



City of San Antonio, Texas

Planning and Development Services Department

April 14, 2009

Hallenberger Engineering
11322 Sir Winston
San Antonio, TX 78237

RE: Cobblestone Hill #95-005

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Cobblestone Hill #95-005, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. Time limit:**

An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission.

This PUD has been deemed invalid. The PUD will be archived within the Department's files for a period of five (5) years. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

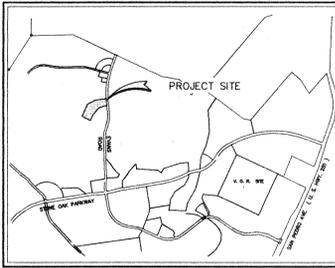
Sincerely,

Fernando J. Deleón, P.E.
Assistant Director,
Land Development Division
Planning and Development Services Department

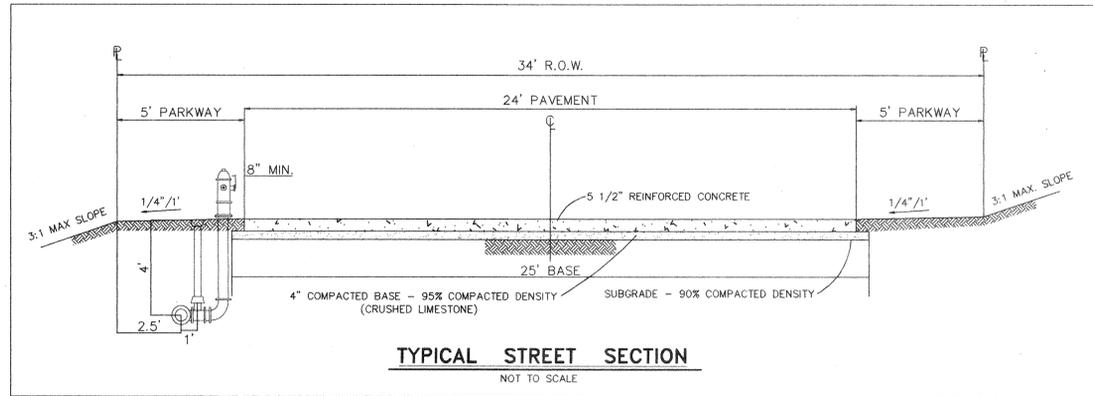
LAND DEVELOPMENT
SERVICES DIVISION

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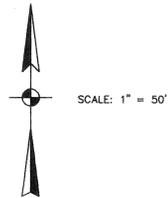


LOCATION MAP

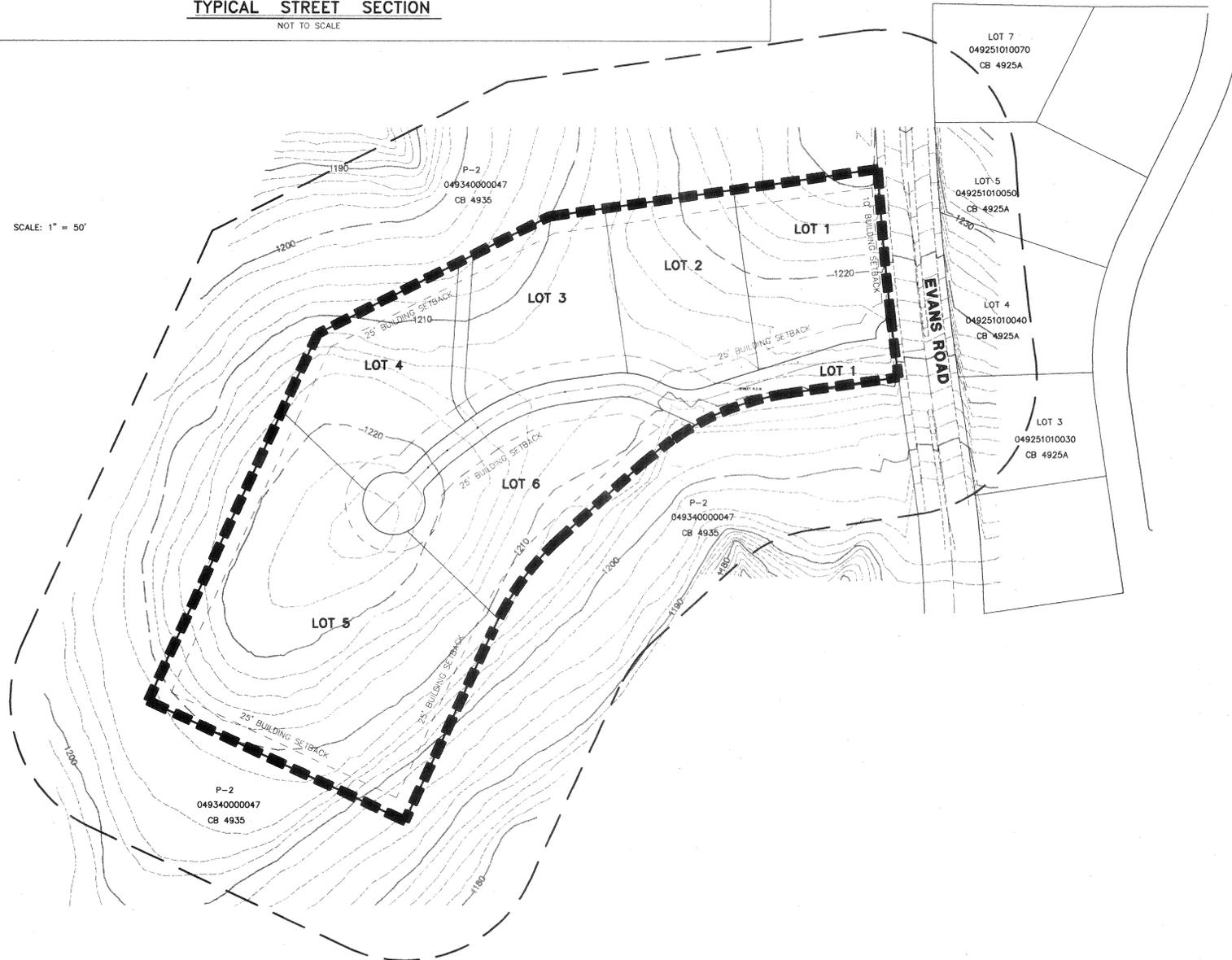


TYPICAL STREET SECTION

NOT TO SCALE



SCALE: 1" = 50'



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95 DEC 11 PM 4:27

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: *JK Ingle* Date: 12-27-95
Secretary: *D. Jay* Date: 12-27-95

PUD LEGEND	
P-2	PARCEL NUMBER
049340000047	PROPERTY TAX ID NUMBER
CB 4935	COUNTY BLOCK NUMBER
---	200' AREA OF NOTIFICATION
---	PUD BOUNDARY

TABLE A YARD REQUIREMENTS AND SIDEWALKS		DISTANCE
1.	FRONT YARD SETBACK	25'
2.	SIDE YARD SETBACK ALL LOTS	10'
3.	REAR YARD SETBACK ALL LOTS	25'

TABLE B AREA COMPUTATIONS AND RATIOS		AREA (AC)
1.	GROSS SITE AREA	10.600
	LESS	
A.	TOTAL STREET RIGHT OF WAY	0.857
B.	TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.055
C.	TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	0.344
2.	TOTAL OPEN SPACE	9.344
3.	OPEN SPACE RATIO	88.15%

TABLE C DENSITY TABLE	
AREA OF PUD (AC)	10.600
DWELLING UNITS (EA)	6
DENSITY (UNITS/ACRE)	0.566

TABLE D - GATE DETAIL	
# OF GATES	2
TYPE OF GATE	ARM
MAX. CAPACITY CARS/HR	60
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	40'
# OF LANES INTO UNIT	1
LANE WIDTH	15'
# CARS/LANE	2

95-065

JOB No.
94710

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571
78216

DATE: JUN., 1995
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 100'
FILE NAME: 94710PUD.DWG
SUPPORT: P 94710

NO.	DATE	DESCRIPTION	BY

COBBLESTONE HILL P.U.D.
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY OAK PARK INTERESTS, INC.

P.U.D. PLAN
PUD PLAN

SHEET 01 OF 01

95-065