



# City of San Antonio, Texas

Planning and Development Services Department

RECEIVED  
08 NOV 26 AM 8:46  
LAND DEVELOPMENT  
SERVICES DIVISION

November 18, 2008

Concord Properties Trustee  
310 W. Sunset Rd.  
San Antonio, TX 78209

RE: Encinal Estates #29

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Encinal Estates #29, has failed to comply with Sec. 35-2110. **Time limit UDC:**

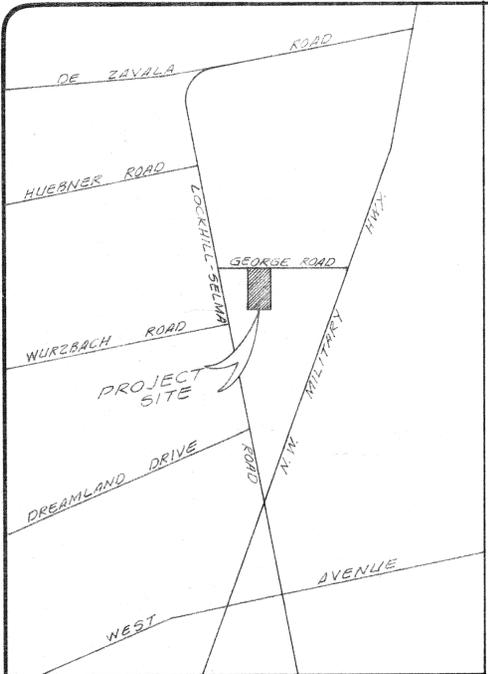
*An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is 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 scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

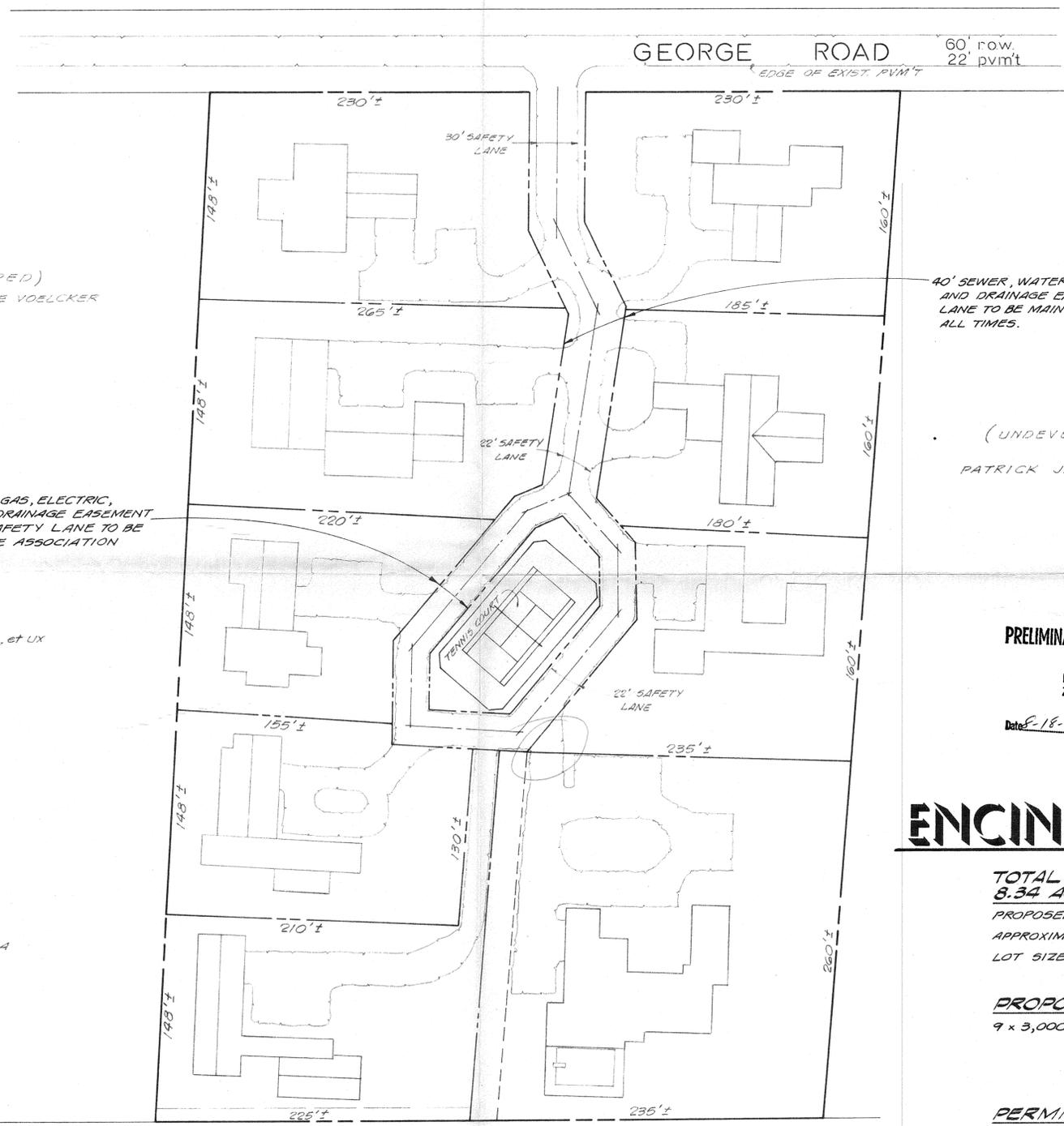
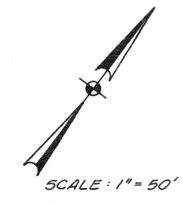
If you have any questions regarding this matter, contact Melissa Ramirez at (210) 207-7038.

Sincerely,

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



location map



(UNDEVELOPED)  
ESTATE OF GEORGE VOELCKER

26' SEWER, WATER, GAS, ELECTRIC,  
TELEPHONE, AND DRAINAGE EASEMENT  
WITH 22' PAVED SAFETY LANE TO BE  
MAINTAINED BY THE ASSOCIATION  
AT ALL TIMES.

(UNDEVELOPED)  
CLARENCE WATSON, et ux

(UNDEVELOPED)  
AURELIANO URUTIA

(UNDEVELOPED)  
MAX H. VOELCKER, et ux

40' SEWER, WATER, GAS, ELECTRIC, TELEPHONE  
AND DRAINAGE EASEMENT WITH 22' PAVED SAFETY  
LANE TO BE MAINTAINED BY THE ASSOCIATION AT  
ALL TIMES.

(UNDEVELOPED)  
PATRICK J. PAPE, TRUSTEE

PRELIMINARY PLAN OF DEVELOPMENT  
APPROVED

Planning Commission   
Zoning Commission   
City of San Antonio   
Date: 6-18-76 Chairman: Margaret Legnar

# ENCINAL ESTATES P U D

TOTAL AREA OF PROPOSED PROJECT P-1, R-1  
8.34 ACRES OR 363,290.4 S.F.  
PROPOSED 9 SINGLE FAMILY RESIDENCES  
APPROXIMATELY 3000 S.F. FLOOR SPACE EACH  
LOT SIZE 160' x 230' : 0.93 UNITS PER ACRE

**PROPOSED PROJECT**  
9 x 3,000 = 27,000 S.F. PROPOSED FLOOR AREA  
332,040 S.F. PROPOSED OPEN SPACE  
280,040 S.F. PROPOSED LIVABILITY SPACE

**PERMITTED BY PUD ORDINANCE**  
363,290.4 x 0.289 = 102,811.2 S.F. ALLOWABLE FLOOR SPACE (FA)  
27,000 x 2.6 = 70,200 S.F. REQUIRED OPEN SPACE (OS)  
27,000 x 1.7 = 45,900 S.F. REQUIRED LIVABILITY SPACE (LS)

PROPOSED P-1, R-1 DEVELOPMENT  
ENCINAL ESTATES  
SAN ANTONIO, TEXAS

**R.W. Opitz & Associates**  
enviro-engineering consultants  
SAN ANTONIO, TEXAS



Scale: 1" = 50'  
Design: R.W.O.  
Drawn: R.O.  
Checked: R.W.O.  
Date: JUNE 76  
Job No. 7604-33

SHEET NO.

OF \_\_\_\_\_