





# City of San Antonio

## Department of Development Services

February 12, 2007

Matt Johnson  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Big Springs Development (Amended)

**MDP # 421-A**

Dear Mr. Johnson,

The City Staff Development Review Committee has reviewed Big Springs Development Master Development Plan **M.D.P. # 421-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**DSD – Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Big Springs, at no cost to the City of San Antonio:

- Evans Road (respective portions) needs to be platted, dedicated, and constructed in conjunction with any subdivision plat unit encompassing or adjacent to any portion of the Evans Road right of way.
- A non-access easement will be required along the rear and sides of all lots adjacent to either Evans Road or U.S. 281. at the time of plat submittal.
- The Traffic Planning Engineer needs “gate detail” to assess the queuing situation.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the city of San Antonio. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (MDP) will be invalid.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León". The signature is fluid and cursive, with a large initial "F" and a stylized "De León".

Fernando J. De León, P.E.  
Interim Assistant Director Development Services Department  
Land Development Division