



City of San Antonio

Department of Development Services

June 8, 2007

Mr. Duane A Moy
Moy Civil Engineers
12770 Cimarron Path Ste. 100
San Antonio, TX 78249

Re: Alamo Ranch Town Center

MDP # 017-07

Dear Mr. Moy,

The City Staff Development Review Committee has reviewed Alamo Ranch Town Center Master Development Plan **MDP# 017-07**. 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 right-of-way 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.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been approved for this development – A/P 1052162.
- Streetscape standards apply as per UDC Section 35-512 (we recommend preservation of existing trees where available and possible)

If you have any further questions, please call Joan Miller at (210) 207-8265.

Bexar County states the following:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
- Due to the design of Alamo Ranch Parkway, functioning as a highway frontage road with posted speeds of 45 miles per hour, driveway spacing must meet the minimum requirements of TXDOT frontage road connection criteria.

If you have any further questions, please call Bexar County Infrastructure at (210) 335-6700.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open-space.

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 shall become invalid.

Should you need further assistance, please contact Larry Odis at 210-207-0210.

Sincerely,



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