



DEPARTMENT OF THE ARMY
CAMP STANLEY STORAGE ACTIVITY, MCAAP
25800 RALPH FAIR ROAD, BOERNE, TX 78015-4800

October 26, 2018

U-013-19

SUBJECT: US Army Concern re Safety of Cielo Ranch (Gombert Tract subdivision)
Intersection at FM 3351

Dale L. Picha, P.E., PTOE
Traffic Operations Manager
TxDOT - San Antonio District
4615 NW Loop 410
San Antonio, TX 78229

Dear Mr. Picha:

On behalf of the US Army at Camp Stanley, I am submitting a comment regarding the 518-lot Cielo Ranch housing development's access point to FM 3351/Ralph Fair Rd. Their proposed primary driveway and turn-in lane area is directly across from our only munitions truck ingress and egress gate (gate 5). The Army has a significant concern over safety unless this access is controlled by a traffic light, and this should be done early on in the development phasing.

The Army has been at this location since the creation of the Leon Springs Military Reservation in 1906. The ongoing munitions storage operations began in the 1920s with the San Antonio Arsenal. Our Camp has three military gates onto FM 3351, a south gate for warehouse shipments and large contractor vehicles, a main gate for employees, post housing occupants, and smaller contractor vehicles, and a north gate about 700 yards north of Old Paseo Way for munitions shipment trucks, see map enclosed. We cannot mix munitions truck traffic with our other traffic, so switching gates is not an option.

Having up to 1,000 vehicles exiting directly across from our only munitions/cargo gate at an uncontrolled intersection raises significant safety concerns. These trucks can carry large quantities of explosives (up to UN Hazard Class 1.1) and one accident would be one too many. Although the materials are packaged IAW Department of Transportation standards for safe transit, in the event of a fire, the resulting explosion could be catastrophic. We have never had an accident involving one of our ammunition trucks and would like to keep it that way. In addition to Camp Stanley's munitions, we are also a DoD area Safe Haven for munitions trucks transiting IH-10 which need a safe/secure area to park overnight. In a typical month we average 81 semi-trucks carrying ammunition/cargo use our gate with our heaviest month totaling 146 trucks.

See enclosed Aug 14, 2017 TCI review letter of this project, which we received a copy of last week from TXDOT. The 2nd page notes a traffic signal should be installed by the developer. From a meeting with Cude Engineering and TXDOT yesterday, we understand the developer plans on delaying this for several years later in the phasing.

This delay is not acceptable given the safety issues that this new flow of oncoming traffic would present.

If you have any questions please feel free to contact Mr. Martin Martinez, Facilities Engineer, at (210) 295-7034 or our counsel, Mr. Jim Cannizzo at (210) 295-7082.

Sincerely,

Jason D. Shirley
Installation Manager

Enclosures

1. Map of CSSA Gates
2. Map Excerpt from Driveway permit
3. TCI 2017 Request for Review

CC:

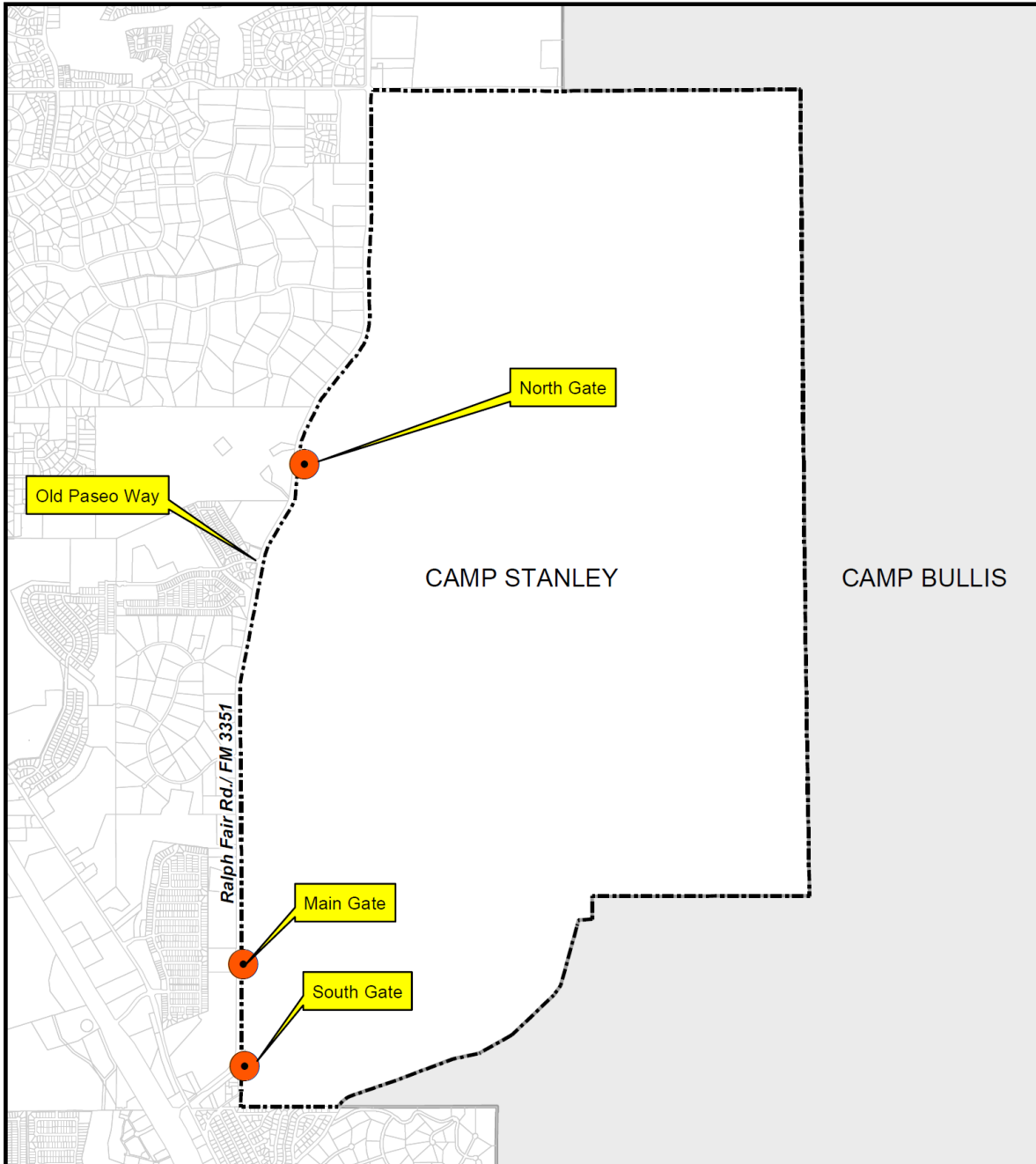
Mike Frisbie, P.E.,
City Engineer/Director of the Capital Improvement Management Services (CIMS)
City of San Antonio
P.O. Box 839966

San Antonio, TX 78283-3966

Richard De La Cruz, P.E., and William Trefzer, Engineering Specialist
Texas Department of Transportation (TXDOT)
4615 NW Loop 410
San Antonio, TX 78229-5126


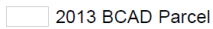
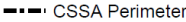
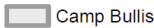
Robert Brach, PE
Development Services Engineer
Bexar County Public Works Dept
233 N. Pecos, Suite 420
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David Cupit, PE
Project Manager, Cielo Ranch
Cude Engineering
4122 Pond Hill Rd, Ste. 101,
San Antonio, TX 78231



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1 inch = 2,500 feet
0.25 Miles

 Gate	 2013 BCAD Parcel
 CSSA Perimeter	 Camp Bullis

PARSONS



Transportation & Capital Improvements Department (TCI)
Traffic Plan Review Section
Traffic Impact Analysis
REQUEST FOR REVIEW

Project Name: Gombert Tract Residential Development

TIA ID. #: TIA20170806

MDP# 17-00013

Engineer/Surveyor: Dannenbaum Engineering Corporation

Review Type: Rough Proportionality Traffic Impact Analysis

FROM: Marc A. Courchesne, Engineering Associate.

Date: August 14, 2017

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval

I do not recommend approval

The following on-site improvements, as well as, improvements along the projects limits are necessary and shall be provided by the developer, on and before the completion of the Development project, at no cost to the City of San Antonio.

Required Mitigations:

Phase I - 2019, Units 1 & 2 – (334 Total Dwelling Units (D.U.)):

- Design and construct a northbound left-turn lane on Ralph Fair (FM 3351) at Proposed Collector Roadway. Minimum 100' of storage and 345' of deceleration for a total length of 445' of which 100' is taper. To be reviewed and permitted by TxDOT.
- Design and construct a southbound right-turn deceleration lane on Ralph Fair (FM 3351) at Proposed Collector Roadway. Minimum 30' of storage and 345' of deceleration for a total length of 375' of which 100' is taper. To be reviewed and permitted by TxDOT.
- Mark a two-lane eastbound approach on the Proposed Collector Roadway at Ralph Fair Road (FM 3351). Minimum 100' in length in order to provide for separate left and right turn movements. To be reviewed and permitted by Bexar County Public Works.

Phase II – 2020, Unit 3 – 51 Add'l Units – (355 Total D.U.):

- No Mitigation Required.

Phase III – 2024, Units 4 & 5 - 160 Addt'l Units – (545 Total D.U.):

- Modify signal timings at Ralph Fair Road (FM 3351) & IH 10 WBFR. To be reviewed and permitted by TxDOT.
- Modify signal timings at Ralph Fair (FM 3351) and Old Paseo Way. To be reviewed and permitted by TxDOT.
- Design and construct a traffic signal at Ralph Fair Road (FM 3351) and Proposed Collector Roadway solely at the Developers expense. To be reviewed and permitted by TxDOT.

It should be understood that this is a general review of a conceptual plan not in-depth review of internal and external traffic flow, streets and/or drainage plans. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.



Marc A. Courchesne
Engineering Associate
Transportation & Capital Improvements Dept.
Traffic Plan Review Section
Tel: (210) 207-7081