



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

October 26, 2018

U-012-19

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

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

Dear Mr. Frisbie:

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 2<sup>nd</sup> 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

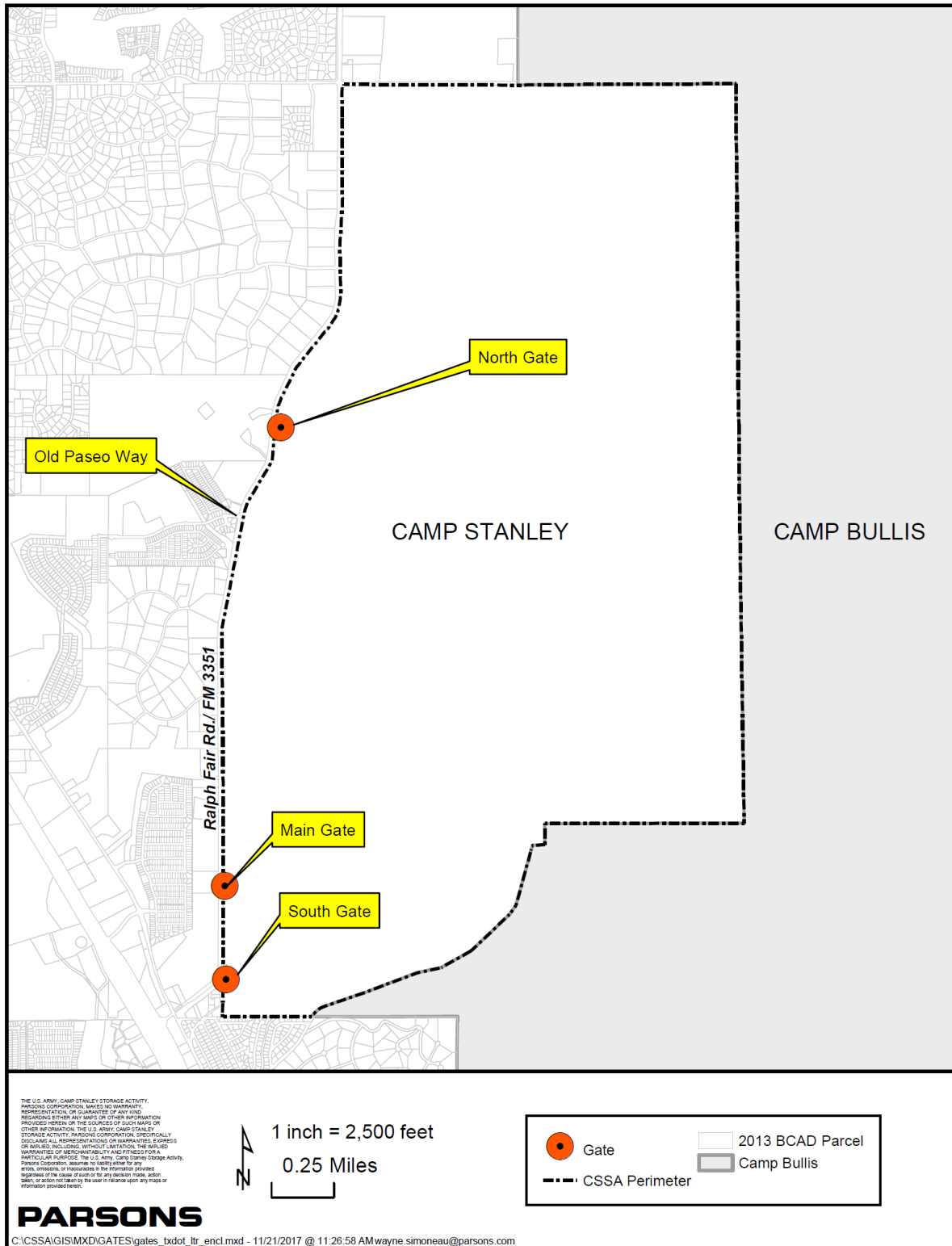
1. Map of CSSA Gates
2. Map Excerpt from Driveway permit
3. TCI 2017 Request for Review

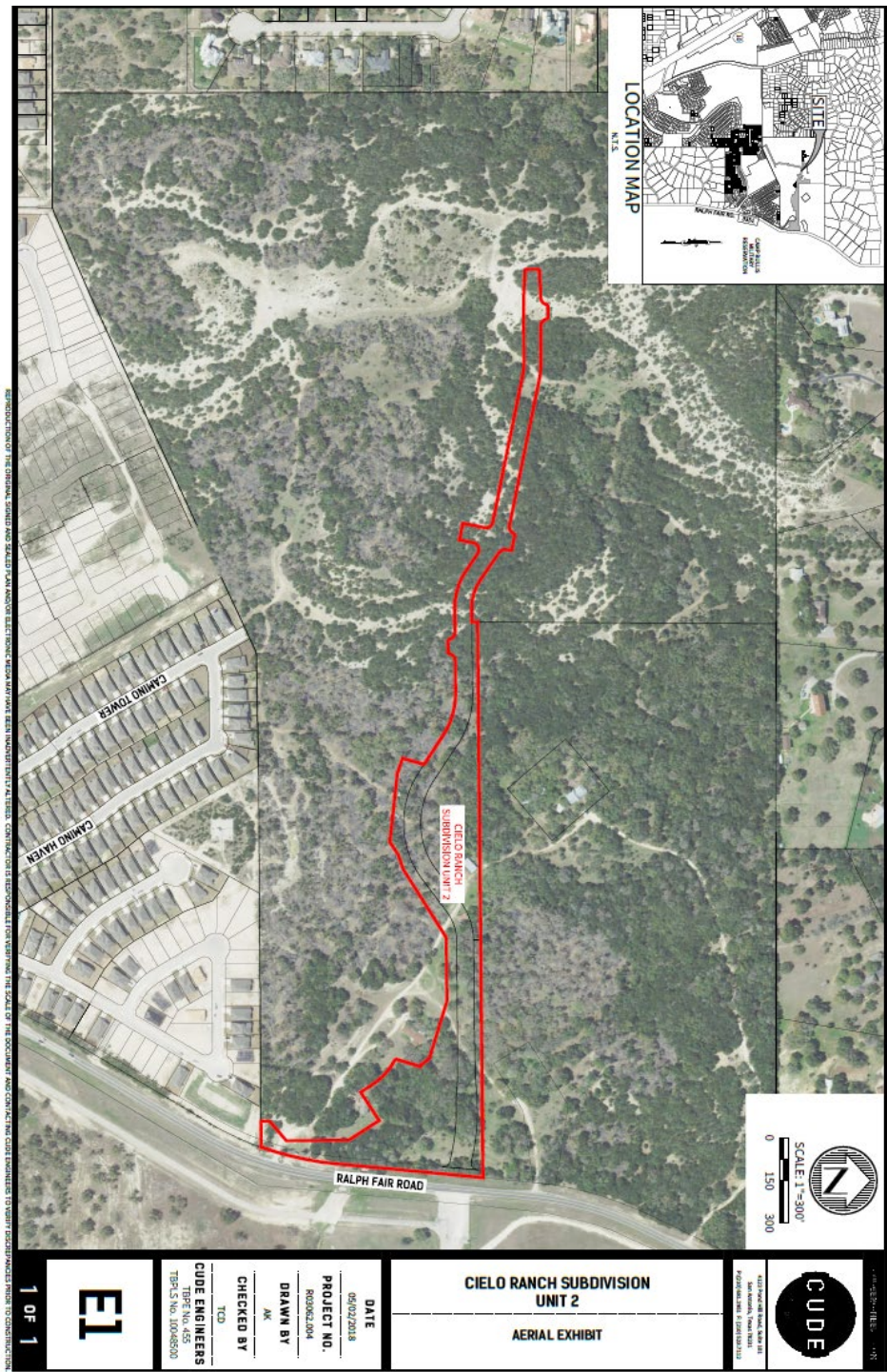
CC:

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  
San Antonio, Texas 78207

David Cupit, PE  
Project Manager, Cielo Ranch  
Cude Engineering  
4122 Pond Hill Rd, Ste. 101,  
San Antonio, TX 78231







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 Addtl 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