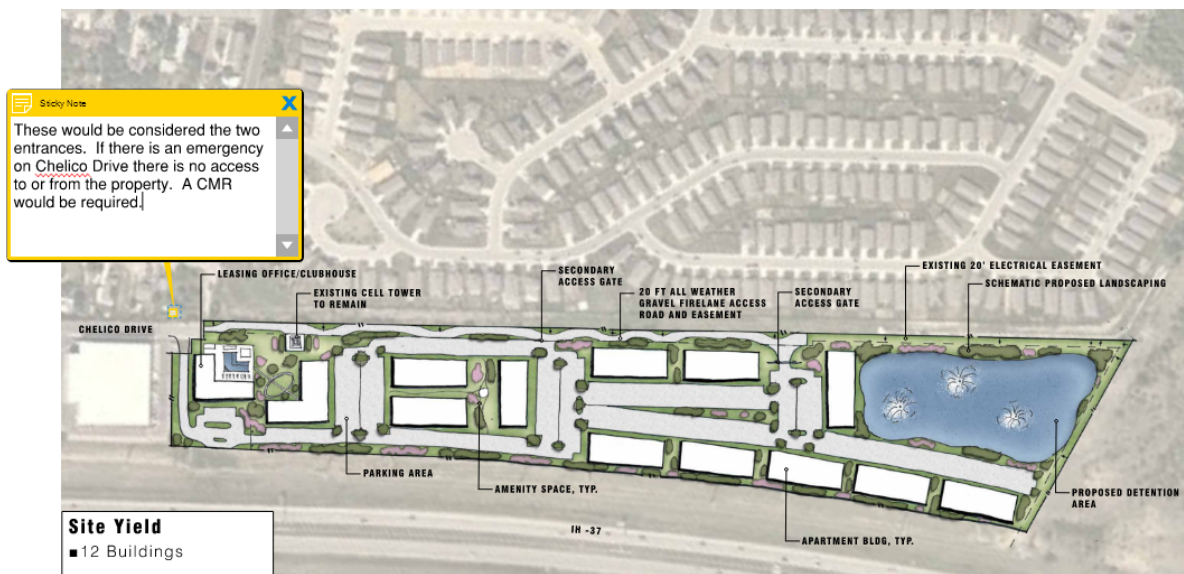


Rob,

Below is a summary of what we've learned about the site and next steps:

1. The preliminary detention analysis shows that the existing pond has enough additional capacity to detained the remaining 21 acres in ultimate development conditions. We recommend relocating and reshaping the pond to provide additional real estate on site.
2. The City's traffic department confirmed that a TIA will not be required and that access is met with the existing private roads; Larry Key Ave. and Chelico Dr. No additional studies or improvements are anticipated to be required by Traffic for the development of the site.
3. The Fire Chief has reviewed our site plan options and confirmed that the points of access into the site will be considered to be at the tie-ins to Chelico Dr. With the two entrances being located closer than half of the overall diagonal distance of the site, a Code Modification Request (CMR) would be required for this site. I recommend this effort being conducted by the end developer so that the appropriate layout is submittal for the CMR review. See attached IB for the CMR application process.
4. The site will need to be rezoned to MF-18. Since you have support from the City, this should be a straightforward process (likely 4-5 months). The CMR can run concurrently with the rezoning.



Let me know if you have any additional questions.

Matthew Matney, P.E. (TX)

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Kimley»Horn

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From: collisionrepair <collisionrepair@aol.com>

Sent: Wednesday, October 5, 2022 9:21 AM

To: Matney, Matthew <Matthew.Matney@kimley-horn.com>

Cc: LAWRENCE KEY <keyappraising@yahoo.com>; Mikulik, Blaine <Blaine.Mikulik@kimley-horn.com>

Subject: Re: [EXTERNAL] 21 Acre MF Along I-37 & SE Military

Yes, I need to know if the layout is viable.

Ro

Sent from my Verizon, Samsung Galaxy smartphone