



City of San Antonio

Legislation Details (With Text)

File #:	16-5378
Type:	Staff Briefing - Without Ordinance
In control:	Planning Commission
On agenda:	10/26/2016
Title:	160297: Request by Chester Drash, Elm Creek 1604, LLC, for approval to subdivide a tract of land to establish Elm Creek Crossing Subdivision, generally located southwest of the intersection of Loop 1604 and Jones Maltsberger. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. 160297 - Elm Creek Crossing - Aquifer Protection Plan - Letter of Certification 082216, 2. 160297 - Elm Creek Crossing - revised FINAL - 20Oct16

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Elm Creek Crossing 160297

SUMMARY:
Request by Chester Drash, Elm Creek 1604, LLC, for approval to subdivide a tract of land to establish Elm Creek Crossing Subdivision, generally located southwest of the intersection of NW Loop 1604 and Jones Maltsberger. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
Council District: 10
Filing Date: October 10, 2016
Owner: Chester Drash, Elm Creek 1604, LLC
Engineer/Surveyor: CDS Muery Engineers / Surveyors
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:
Zoning:
"C-2 ERZD" Commercial Edwards Aquifer Recharge Zone District

Aquifer Review:
The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT #2). No significant recharge features were observed on

this site. The request meets all of the requirements for development over the recharge zone.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision plat that consists of a 12.523 acre tract of land, which proposes six (6) non-single family residential lots.