



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 25, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800611 (City Box @ Babcock P.U.D & Commercial)

SUMMARY:

Request by Majid Nikmaram, Mellad Group, LLC, and Frank Corte, University Baptist Church for approval to subdivide a tract of land to establish City Box @ Babcock P.U.D & Commercial Subdivision, generally located southeast of the intersection of Spring Time and Babcock Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: September 5, 2024

Applicant/Owner: Majid Nikmaram, Mellad Group, LLC, and Frank Corte, University Baptist Church

Engineer/Surveyor: Bain Medina Bain, Inc.

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

Zoning: “C-2” Commercial District and “R-3” Single Family Residential District

Master Development Plan: NA

Acreage: 3.433

Number of Residential Lots: 18

Number of Non-Residential Lots: 2

Linear Feet of Streets: 332

Street Type: Private

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends Approval.