



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 25, 2024

**In Control:** Planning Commission Meeting

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**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.