



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** March 12, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

LAND-PLAT-24-11800259 (I-10 at 1604 Commercial Subdivision)

**SUMMARY:**

LAND-PLAT-24-11800259: Request by Robert J. Grimm, Trio Investments, for approval to subdivide a tract of land to establish I-10 at 1604 Commercial Subdivision, generally located northwest of the intersection of Interstate Highway 10 East and Northeast Loop 1604. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 2

**Filing Date:** June, 12, 2024

**Applicant/Owner:** Robert J. Grimm, Trio Investments

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Amariah Williams, Planner, (210)-207-0111

**ANALYSIS:**

**Zoning:** “C-3” General Commercial District

**Master Development Plan:** NA

**Acreage:** 8.248

**Number of Residential Lots:** 0

**Number of Non-Residential Lots:** 6

**Linear Feet of Streets:** 0

**Street Type:** NA

**ISSUE:**

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

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the appropriate Military Installation were notified.

**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.