

Z-2022-10700119 PUD  
1.687 acres  
From: "C-2" Commercial District  
To: "PUD R-3" Planned Unit Development Residential Single-Family District  
with a Reduced Perimeter Setback of 10-feet

"I, Nike Nickmaram, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

FIRST CUSTOM HOME  
3834 Fredericksburg Road  
San Antonio, Texas

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction,  
bidding or permit purposes.  
**BAIN MEDINA BAIN, INC.**  
Engineer:  
HERNAN JARAMILLO 06.01.2022  
P.E. No. 92831 Date

PREPARED BY:  
**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
2073 San Pedro Avenue  
San Antonio, Texas 78216  
210.444.7223  
TBPES Registration No. F-1712  
TBPES Registration No. 10020900

THE CITY BOX PROJECT  
BABCOCK ROAD AND SPRINGTIME DRIVE  
SAN ANTONIO, TEXAS

PROJECT NUMBER: C-1563

REVISIONS:

SHEET TITLE  
REZONING  
SITE PLAN

DATE 06.01.2022  
PROJECT NUMBER C-1563  
SHEET NUMBER  
DRAWN BY HJ

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