



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** December 11, 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-22-11800783 (Arcadia Ridge Phase 3 Unit 17)

**SUMMARY:**

Request by Jim Kenney, Arcadia 75, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 17 Subdivision, generally located northwest of the intersection of West Groesenbacher Road and Groesenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 22, 2024

**Applicant/Owner:** Jim Kenney, Arcadia 75, LLC

**Engineer/Surveyor:** KFW Engineers & Surveying  
**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP #13-00009, Arcadia Ridge Subdivision, accepted on January 28, 2014.

**Acreage:** 24.91

**Number of Residential Lots:** 125

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 5,533

**Street Type:** Public

**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.