



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** September 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** etj

**SUBJECT:**

LAND-PLAT-22-11800782 (Arcadia Ridge Phase 3 Unit 16)

**SUMMARY:**

Request by Jim Kenney, Arcadia 75, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 16 Subdivision, generally located northeast of the intersection of west Grosenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** August 23, 2024

**Owner:** Jim Kenney, Arcadia 75, LLC.

**Engineer/Surveyor:** KFW Engineers and Surveyors  
**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**ANALYSIS:**

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

**Master Development Plan:** 23-11100030, Arcadia Ridge Subdivision, accepted on January 11, 2023.

**Acreage:** 27.52

**Number of Residential Lots:** 124

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

**Linear Feet of Streets:** 4,465

**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.