



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** May 28, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-24-11800186 (Riverbreeze Multifamily)

**SUMMARY:**

Request by Jeff Kittle, Kittle Property Group Inc. and Zuke Investments, LLC., for approval to subdivide a tract of land to establish Riverbreeze Multifamily Subdivision, generally located southwest of the intersection of Loop 410 and Interstate Highway 16. 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:** 4

**Filing Date:** May 13, 2025

**Owner:** Jeff Kittle, Kittle Property Group Inc. and Zuke Investments LLC.

**Engineer/Surveyor:** Kimberly Horn  
**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**ANALYSIS:**

**Zoning:** “MF-33” Multi-Family District  
**Acreage:** 14.004  
**Number of Residential Lots:** 1  
**Number of Non-Residential Lots:** 0  
**Linerar 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).**

**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.