



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 12, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

LAND-PLAT-22-11800597 (Prose Helotes Multi-Family)

**SUMMARY:**

LAND-PLAT-22-11800597: Request by Jeffrey Diltz, CRP/AR Prose Helotes Owner, L.P. and Siavash Sayyadi, CLS Land Development, LTD., for approval to replat and subdivide a tract of land to establish Prose Helotes Multi-Family Subdivision, generally located southwest of the intersection of Loop 1604 and Bandera Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 7

**Filing Date:** May 13, 2024

**Applicant/Owner:** Jeffrey Diltz, CRP/AR Prose Helotes Owner, L.P., and Siavash Sayyadi, CLS Land Development, LTD.

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

**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

**Zoning:** “MF-25” Low Density Multi-Family District

**Master Development Plan:** NA

**Acreage:** 17.908

**Number of Residential Lots:** 0

**Number of Non-Residential Lots:** 1

**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).**

**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.