



# 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:** District 3

**SUBJECT:**

LAND-PLAT-22-11800765 (Lone Oak Subdivision Unit 1)

**SUMMARY:**

Request by Paul Basaldua, Versaterra Development, LLC, for approval to replat and subdivide a tract of land to establish Lone Oak Subdivision, Unit 1 Subdivision, generally located northwest of the intersection of South Loop 1604 and Liedecke Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** November 19, 2024

**Owner:** Paul Basaldua, Versaterra Development, LLC

**Engineer/Surveyor:** KFW Engineers & Surveying  
**Staff Coordinator:** Amiah Parson, Planner, (210)-207-5014

**ANALYSIS:**

**Zoning:** “R-4” Residential Single Family District

**Master Development Plan:** MDP-22-11100036, Lone Oak Amendment Subdivision MDP, accepted on June 12, 2023.

**Acreage:** 23.91

**Number of Residential Lots:** 111

**Number of Non-Residential Lots:** 5

**Linear Feet of Streets:** 3,432

**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).**

**Notices:** 7 notices mailed to property owners within 200 feet of area being replatted.

**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.