



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1773  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 2/24/2021

**Title:** 20-11800157: Request by Becky Carroll, Pape Dawson Engineers , for approval to subdivide a tract of land to establish Copper Canyon Unit 4 Subdivision, generally located southeast of the intersection of Wiley Road and FM 1863. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Copper Canyon Unit 4            20-11800157

**SUMMARY:**  
 Request by Becky Carroll, Pape Dawson Engineers , for approval to subdivide a tract of land to establish Copper Canyon Unit 4 Subdivision, generally located southeast of the intersection of Wiley Road and FM 1863. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District:        ETJ - San Antonio  
 Filing Date:            February 8, 2021  
 Owner:                    Continental Homes of Texas, L.P.  
 Engineer/Surveyor:    Pape Dawson, Engineers  
 Staff Coordinator:     Joshua Orton, 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 Plans:**  
 MDP 16-00015.01, Cibolo Valley Ranch, accepted on June 11, 2018

**ALTERNATIVE ACTIONS:**

Plat consideration **without** a Variance:

- Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivison Plat that consists of a 22.108 acre tract of land, which proposes one hundred fifteen (115) single-family residential lots, two (2) non-single family residential lots, and approximately four thousand six hundred forty-five (4,645) linear feet of public streets.