



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	18-6466		
<b>Type:</b>	Staff Briefing - Without Ordinance	<b>In control:</b>	Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee
<b>On agenda:</b>	11/27/2018		
<b>Title:</b>	Discussion and possible action on an SEP-HCP application for the Pulte Davis Ranch project (SEP 18 -008), generally located in unincorporated Bexar County, off of Mill Park Road, within the Davis Ranch Development, in western Bexar County.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 18-008 Pulte Davis Ranch Mitigation Determination - DRAFT201801119, 2. 18-008 AERIAL MAP		

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
SEP-HCP Application 18-008 -Davis Ranch Take 2

**LOCATION:**  
This project is located off of Mill Park Road, within the Davis Ranch Development in western Bexar County.

### BACKGROUND INFORMATION:

Council District: n/a  
Owner: Pulte Homes  
Consultant: SWCA, Inc.  
Acreage: 75.65 acres

The project will consist of the development of the property for the purpose of residential development including single-family homes, driveways, roadways, and associated utilities. The project plans include constructing 75.65-acres. The Applicant has requested to participate in the SEP-HCP to mitigate impacts to the SEP-HCP Covered Species from construction activities. The draft mitigation determination detailing the project is attached and a summary of the mitigation needs is included below.

113.37 acres of golden-cheeked warbler (GCW) habitat occur within the project area or within 300 feet of the proposed project route. The Davis Ranch Take 2 Property will require a total of 156.25 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 132.50 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 23.56 conservation credits).

The Davis Ranch Take 2 Property does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The Davis Ranch Take 2 Property is located over Karst Zone 3 and totals 75.65 acres. The project is not located within any Critical Habitat Units nor is it within 750-ft of any occupied features.

Participation in the SEP-HCP for this application will require the following:

- Purchase of 156.25 GCW preservation credits from an approved 3rd-party mitigation bank at a total fee of \$625,000.00
- Karst Zone 3 & 4 participation fee of \$75,650.00
- Plan Administration Fee of \$70,065.00

**RECOMMENDATION:**

Staff recommends approval of application SEP-18-008 Davis Ranch Take 2 Property and issuance of the mitigation determination to the Applicant.