



# City of San Antonio

## Agenda Memorandum

**File Number:**18-5665

---

**Agenda Item Number:** 2.

**Agenda Date:** 10/9/2018

**In Control:** Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee

---

**DEPARTMENT:** Development Services

**SUBJECT:**

SEP-HCP Application 18-006 -Stevens Ranch - 494.52 Acre Project

**LOCATION:**

This project is located off of Stevens Parkway, north of Potranco Road, within the Stevens Ranch Master Planned Community in western Bexar County.

**BACKGROUND INFORMATION:**

Council District: Unincorporated Bexar County

Owner: Potranco 2013 Land Ltd., Cumberland 21 I Ltd., Cumberland Potranco Joint Venture, and Dorothy Doss 2002 Grantor Trust #1

Consultant: Pape-Dawson Engineers

Acreage: 494.52 acres

The project will consist of the development of the proposed Stevens Ranch residential development. The project plans include constructing 494.52-acres of single family residential with associated streets, drains, utilities, amenities, and/or schools to support the development. 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.

No acres of golden-cheeked warbler (GCW) habitat occur within the project area or within 300 feet of the proposed project route. The Stevens Ranch - 494.52 Acre Project will require a total of 0 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 0 conservation credits).

The Stevens Ranch - 494.52 Acre Project does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The Stevens Ranch - 494.52 Acre Project is located over Karst Zone 1 and Karst Zone 2 and totals 494.52 acres (410.71 acres within Karst Zone 1 and 83.81 acres within Karst Zone 2). 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:

- Karst Zone 1 & 2 participation fee of \$0.00 (\$494,520.00 - \$494,520.00 for the 494.52 karst enrollment acres reserved as part of the Northern Preserve Donation Agreement Approved April 24, 2018 by Bexar County Commissioners Court)
- Plan Administration Fee of \$49,452.00

**RECOMMENDATION:**

Staff recommends approval of application SEP-18-006 Stevens Ranch - 494.52 Acre Project and issuance of the mitigation determination to the Applicant.