



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5083

**Type:** Staff Briefing - Without Ordinance

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

**On agenda:** 9/12/2017

**Title:** Discussion and possible action on application SEP 17-003, Hilltop and Howell.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Hilltop and Howell Tracts

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

**SUBJECT:**  
Hilltop and Howell Application - SEP 17-003

**LOCATION:**  
This project is located within the Dominion development within the city limits of San Antonio. The Hilltop Tract is located north of West Tejas Trails and south of Brenthurst Lane. The Howell North Tract is located at the end of Majestic Way and immediately south of the Camp Bullis Military Reservation.

**BACKGROUND INFORMATION:**

- Council District: 8
- Owner: INTCO Dominion Partnership
- Applicant: SWCA Environmental Consultants
- Acreage: 12.71 ac.
- Karst Zone: 3

The project will consist of the development of two single-family residential lots, and the Applicant has requested to participate in the SEP-HCP to mitigate impacts to the SEP-HCP Covered Species from development activities. The draft mitigation determination detailing the project is attached and a summary of the mitigation needs are included below.

The Hilltop Tract includes 7.88 acres of golden-cheeked warbler (GCW) habitat with the tract and 8.46 acres of GCW habitat within 300 feet of the tract. The Hilltop Tract will require a total of 20 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 15.8 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 4.2 conservation credits).

The Howell North and green belt Tracts include 2.88 acres of GCW habitat within the tracts and 14.89 acres of GCW habitat within 300 feet of the tract. The Howell North and greenbelt Tracts will require a total of 13.3

conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 5.8 conservation credits and indirect impacts at 0.5 credits:1 acre = 7.5 conservation credits).

Neither tract has BCV habitat and both tracts are located entirely over Karst Zone 3 and total 12.71 acres (9.43 acres Hilltop Tract and 3.28 acres Howell North Tract). The tracts are not located within any Critical Habitat Units nor are they within 750-ft any occupied features.

Participation in the SEP-HCP for these tracts will require the following:

- Purchase of 33.2 GCW preservation credits from an approved 3<sup>rd</sup>-party mitigation bank at a total fee of \$86,080.00
- Karst Zone 3 & 4 participation fee of \$12,710.00
- Plan Administration Fee of \$14,551.00

**RECOMMENDATION:**

Staff recommends approval of application SEP-17-003 Hilltop and Howell Tract and issuance of the mitigation determination.