



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2594

**Type:** Staff Briefing - Without Ordinance

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

**On agenda:** 3/12/2019

**Title:** Discussion and possible action on an SEP-HCP application for the Sonoma Verde Tract 2 project (SEP 19-002), generally located in unincorporated Bexar County, at the northwest corner of Kyle Seale Parkway and Vista Colina Drive, in northwest Bexar County.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 19-002 SEP-HCP Mitigation Determination - DRAFT, 2. 19-002 Subject Property Aerial

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

**SUBJECT:**  
SEP-HCP Application 19-002 - Sonoma Verde - Tract 2

**LOCATION:**  
This project is located within northwest Bexar County, within the City of San Antonio ETJ. The Sonoma Verde - Tract 2 tract is located at the northwest corner of Kyle Seale Parkway and Vista Colina Drive in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: N/A - Unincorporated Bexar County

Owner: 2i Sonoma Verde, LP

Consultant: Terracon Consultants, Inc

Acreage: 48.38 acres

The project is proposed to consist of approximately 48.4-acre of multifamily development, 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 is included below.

The Sonoma Verde - Tract 2 Tract includes 42.72 acres of golden-cheeked warbler (GCW) habitat with the tract and 18.65 acres of GCW habitat within 300 feet of the tract. The Sonoma Verde - Tract 2 Tract will require a total of 94.75 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 85.42 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 9.32 conservation credits).

The Sonoma Verde - Tract 2 Tract does not have any black-capped vireo (BCV) habitat and will not require any

BCV conservation credits.

The Sonoma Verde - Tract 2 Tract is located entirely over Karst Zone 1 and totals 48.38 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 94.75 GCW preservation credits from an approved 3<sup>rd</sup>-party mitigation bank at a total fee of \$379,000.00
- Karst Zone 1 & 2 participation fee of \$48,380.00
- Plan Administration Fee of \$42,738.00

**RECOMMENDATION:**

Staff recommends approval of applications SEP-19-002 Sonoma Verde - Tract 2 Tract and issuance of the mitigation determination to the Applicant.