



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	18-1450		
<b>Type:</b>	Staff Briefing - Without Ordinance	<b>In control:</b>	Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee
<b>On agenda:</b>	1/23/2018		
<b>Title:</b>	Discussion and possible action on SEP-HCP application for the 123 Heuermann Road Tract (SEP 18-001), generally located at 7386 Heuermann Road Tract.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 123 Heuermann Road Application Location Map, 2. 18-001 Aerial Map, 3. 18-001-SEP-HCP Mitigation Determination - DRAFT20180123		

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

**SUBJECT:**

Discuss and possible action on the participation assessment for SEP-HCP Application 18-001 - 123 Heuermann Road Tract

**LOCATION:**

This project is located within the North Sector Plan and located within the San Antonio city limits. The current zoning of the tract is “RM-4 PUD MLOD-1” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay District. The 123 Heuermann Road Tract is located approximately 0.07 miles east of the intersection of Heuermann Road and Bella Skyway in Bexar County, Texas.

**ISSUE:**

The SEP-HCP requires that the Coordinating Committee approve the participation assessment prior to the assessment being sent to the applicant. Should the Coordinating Committee approve the participation assessment, staff will provide the applicant with the assessment. The applicant then has the option of proceeding with enrollment or not proceeding with enrollment. Approved participation assessments are valid for one year from the date of approval by the Coordinating Committee.

**BACKGROUND INFORMATION:**

Council District: 8  
Owner: 123 Heuermann, LLC  
Consultant: aci Consulting Group, LLC  
Acreage: 6.17 acres

The project will consist of the development of 18 duplexes, 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 determinations detailing the project are attached and a summary of the mitigation needs is included

below.

The 123 Heuermann Road Tract includes 6.17 acres of golden-cheeked warbler (GCW) habitat with the tract and 13.47 acres of GCW habitat within 300 feet of the tract. The 123 Heuermann Road Tract will require a total of 19.08 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 12.34 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 6.74 conservation credits).

The 123 Heuermann Road Tract does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The 123 Heuermann Road Tract is located entirely over Karst Zone 1 and totals 6.17 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 19.08 GCW preservation credits from an approved 3<sup>rd</sup>-party mitigation bank at a total fee of \$76,320.00
- Karst Zone 1 & 2 participation fee of \$6,170.00
- Plan Administration Fee of \$8,249.00

**ALTERNATIVES:**

The Coordinating Committee may reject the proposed Participation Assessment which would terminate the enrollment process.

**RECOMMENDATION:**

Staff recommends approval of applications SEP-18-001 123 Heuermann Road Tract and issuance of the mitigation determinations to the Applicant.