



City of San Antonio

Legislation Details (With Text)

File #: 18-2077

Type: Staff Briefing - Without Ordinance

In control: Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee

On agenda: 2/27/2018

Title: Discussion and possible action on SEP-HCP application for the Cresta Bella Unit 4B Tract (SEP 18-002), generally located at the northern terminus of Bella Mist Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 18-002 Map, 2. 18-002 Aerial Map, 3. 18-002 SEP-HCP Mitigation Determination - DRAFT20180219

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
SEP-HCP Application 18-002 - Cresta Bella Unit 4B

LOCATION:
This project is located within the Northwest Corridor located within the city limits of San Antonio. The Cresta Bella Unit 4B tract is located at the end of Bella Mist Drive in Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: 8
Owner: 242 Cresta Bella, Ltd.
Consultant: aci Consulting Group, LLC
Acreage: 4.66 acres

The project will consist of the development of single-family residences, 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 Cresta Bella Unit 4B Tract includes 4.06 acres of golden-cheeked warbler (GCW) habitat with the tract and 9.77 acres of GCW habitat within 300 feet of the tract. The Cresta Bella Unit 4B Tract will require a total of 13.0 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 8.12 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 4.89 conservation credits).

The Cresta Bella Unit 4B Tract does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The Cresta Bella Unit 4B Tract is located entirely over Karst Zone 1 and totals 4.66 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 13.0 GCW preservation credits from an approved 3rd-party mitigation bank at a total fee of \$52,040.00
- Karst Zone 1 & 2 participation fee of \$4,660.00
- Plan Administration Fee of \$5,670.00

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of applications SEP-18-002 Cresta Bella Unit 4B Tract and issuance of the mitigation determination to the Applicant.