



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	19-9114			
<b>Type:</b>	Staff Briefing - Without Ordinance			
		<b>In control:</b>	Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee	
<b>On agenda:</b>	12/10/2019			
<b>Title:</b>	Discussion and possible action a one year extension of the Mitigation Determination letter for SEP-HCP application for the Babcock Cielo Vista project (SEP 17-006), generally located in unincorporated Bexar County in the Cross Mountain Community at the northeast corner of Babcock Road and Cielo Vista Drive.			
<b>Sponsors:</b>				
<b>Indexes:</b>				
<b>Code sections:</b>				
<b>Attachments:</b>	1. 17-006-SEP-HCP Mitigation Determination - Signed, 2. Applicant's Request for Extension, 3. SEP 17-0006 Babcock Cielo Vista Aerial, 4. SEP 17-0006 Babcock Cielo Vista Project Map			
Date	Ver.	Action By	Action	Result

**DEPARTMENT:** Development Services

### **SUBJECT:**

Extension of the Mitigation Determination for SEP-HCP Application 17-006 - 20.53 Acre Babcock Road, LLC

### **LOCATION:**

This project is located Bexar County, outside of the city limits of San Antonio, in the Cross Mountain Community. The 20.53 Acre Babcock Road, LLC Tract is located at the northeast corner of Babcock Road and Cielo Vista Drive, in Bexar County, Texas.

### **BACKGROUND INFORMATION:**

Council District: N/A (Unincorporated Bexar County)  
Owner: 20.53 Acre Babcock Road, LLC  
Consultant: Frost GeoSciences, Inc.  
Acreage: 20.53 acres

The project will consist of the development of 20 residential lots, roads, and building sites, and 2 acres of commercial development. 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 20.53 Acre Babcock Road, LLC Tract includes 20.53 acres of golden-cheeked warbler (GCW) habitat with the tract and 26.10 acres of GCW habitat within 300 feet of the tract. The 20.53 Acre Babcock Road, LLC Tract will require a total of 54.11 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 41.06 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 13.05 conservation

credits).

The 20.53 Acre Babcock Road, LLC Tract does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The 20.53 Acre Babcock Road, LLC Tract is located entirely over Karst Zone 1 and totals 20.53 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 54.11 GCW preservation credits from an approved 3<sup>rd</sup>-party mitigation bank at a total fee of \$216,440.00
- Karst Zone 1 & 2 participation fee of \$20,530.00
- Plan Administration Fee of \$23,697.00

The Mitigation Determination Letter was originally issued on May 8, 2018, and expired on May 8, 2019. The applicant is requesting a one year extension to May 8, 2020.

**RECOMMENDATION:**

As there have been no changes to the property or the mitigation fee structure, the extension may be granted. Staff recommends approval of a one year extension for the Mitigation Determination for application SEP-17-006 20.53 Acre Babcock Road, LLC Tract and issuance of the mitigation determinations to the Applicant. The extension would expire the Mitigation Determination on May 8, 2020.