



# City of San Antonio

## Agenda Memorandum

**File Number:**19-3910

---

**Agenda Item Number:** 1.

**Agenda Date:** 5/14/2019

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

---

**DEPARTMENT:** Development Services

**SUBJECT:**

SEP-HCP Application 19-003 - Vantage at Westover Hills

**LOCATION:**

This project is located within western Bexar County, within the City of San Antonio. The Vantage at Westover Hills tract is located approximately 500 feet west of the intersection of Ellison Drive North and West Military Drive in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: 6  
Owner: Wells Fargo / Vantage at Westover Hills, LLC  
Consultant: Vantage at Westover Hills, LLC  
Acreage: 16.15 acres

The project will consist of an approximately 16.15-acre 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 Vantage at Westover Hills Tract includes 0 acres of golden-cheeked warbler (GCW) habitat with the tract and 0 acres of GCW habitat within 300 feet of the tract. The Vantage at Westover Hills Tract will require a total of 0 GCW conservation credits (direct impacts at 2 credits: 1 acre mitigation ratio = 0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ration = 0 conservation credits).

The Vantage at Westover Hills Tract does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The Vantage at Westover Hills Tract is located entirely over Karst Zone 2 and totals 16.15 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:

- Karst Zone 1 & 2 participation fee of \$16,150.00
- Plan Administration Fee of \$1,615.00

Total fees: \$17,765.00

**RECOMMENDATION:**

Staff recommends approval of application SEP-19-003 for the Vantage at Westover Hills Tract and issuance of the mitigation determination to the Applicant.