



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** October 8, 2024

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

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

SEP-HCP Application LAND-SEP-APP24-46900009 – Forefront Living (Bella Vida)

**SUMMARY:**

Discussion and possible action on SEP-HCP application for Forefront Living (Bella Vida) (LAND-SEP-APP24-46900009).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located in the northwest corner of the intersection of La Cantera Terrace and IH-10, San Antonio, TX, consists of approximately 26.581 acres, and is within the City of San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: 8  
Owner: FOREFRONT LIVING (BELLA VIDA)  
Consultant: Pape-Dawson Engineers  
Acreage: 26.581 acres

FOREFRONT LIVING (BELLA VIDA) is considering the future development of the Project Area. As such, the Applicant wishes to enroll in the SEP-HCP to mitigate impacts to the SEP-HCP Covered Species from the development activities. The draft mitigation determination detailing the project is attached and a summary of the mitigation needs is included below.

The FOREFRONT LIVING (BELLA VIDA) Project Area includes 23.0 acres of golden-cheeked warbler (GCW) habitat within the Project Area and 18.2 acres of GCW habitat within 300 feet of the Project Area. The FOREFRONT LIVING (BELLA VIDA) Project Area will require a total of 55.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 46.0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 9.1 conservation credits).

The FOREFRONT LIVING (BELLA VIDA) Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The FOREFRONT LIVING (BELLA VIDA) Project Area is located over Karst Zone 1. A total of 26.581 acres occurs within Karst Zone 1. The Project Area 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:

- GCW Conservation Credits Fee of \$222,000.00
- Karst Zone 1 & 2 participation fee of \$26,581.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$24,858.10
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 26.581 acres
- 45.81 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve
- 0.85 Karst Zone 1 and 2 enrollment acres are currently left in the Northern Preserve
- 295.64 Karst Zone 1 and 2 enrollment acres are currently left in the Crane Bat Cave Preserve

#### **ISSUE:**

The property subject to this application is located within golden-cheek warbler (GCW) and is entirely in Karst Zone 1. Therefore, the property is eligible for enrollment in the Southern Edwards Plateau Habitat Conservation Plan.

#### **FISCAL IMPACT:**

**The applicant has paid the \$2,500 application fee. The applicant will be required to pay the full mitigation fee of \$273,439.10 prior to completing enrollment in the plan.**

#### **ALTERNATIVES:**

The Southern Edwards Plateau Habitat Conservation Plan is voluntary. Should the applicant not enroll, the property owner could consult directly with the United States Fish and Wildlife Department (USFW) for Endangered Species Act (ESA) compliance.

**RECOMMENDATION:**

Staff recommends approval of application LAND-SEP-APP24-46900009 FOREFRONT LIVING (BELLA VIDA) and issuance of the mitigation determination to the Applicant.