



City of San Antonio

Agenda Memorandum

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

Agenda Date: July 9, 2024

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

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

SEP-HCP Application LAND-SEP-APP24-46900003 – BRIGHT LAKES – CIELO VISTA VILLAS LLC

SUMMARY:

Discussion and possible action on SEP-HCP application for Cielo Vista Villas LLC (LAND-SEP-APP24-46900003)

BACKGROUND INFORMATION:

LOCATION:

This project is located within northwestern Bexar County. The project consists of approximately 13.81 acres located off of Babcock Road, in San Antonio, Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: ETJ
Owner: BRIGHT LAKES – CIELO VISTA VILLAS LLC
Consultant: Frost GeoSciences, Inc and MTR Engineers
Acreage: 13.81 acres

BRIGHT LAKES – CIELO VISTA VILLAS LLC 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 BRIGHT LAKES – CIELO VISTA VILLAS LLC Project Area includes 13.81 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 0 acres of GCW habitat within 300 feet of the Project Area (previously mitigated for under SEP-HCP Participant 17-006). The BRIGHT LAKES – CIELO VISTA VILLAS LLC Project Area will require a total of 28 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 28 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 0 conservation credits).

The BRIGHT LAKES – CIELO VISTA VILLAS LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The BRIGHT LAKES – CIELO VISTA VILLAS LLC Project Area is located over Karst Zone 1 and totals 13.81 acres. 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 \$112,000.00
- Karst Zone 1 & 2 participation fee of \$13,810.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$12,581.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 13.81
- 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 \$138, 391.00 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 State Fish and Wildlife Department (USFW) for Endangered Species Act (ESA) compliance.

RECOMMENDATION:

Staff recommends Approval of application SEP-LAND-SEP-APP24-46900003 BRIGHT LAKES – CIELO VISTA VILLAS LLC and issuance of the mitigation determination to the Applicant.