

AESA24-0004b

Harris Ranch ESA Mitigation Plan

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January 14, 2025

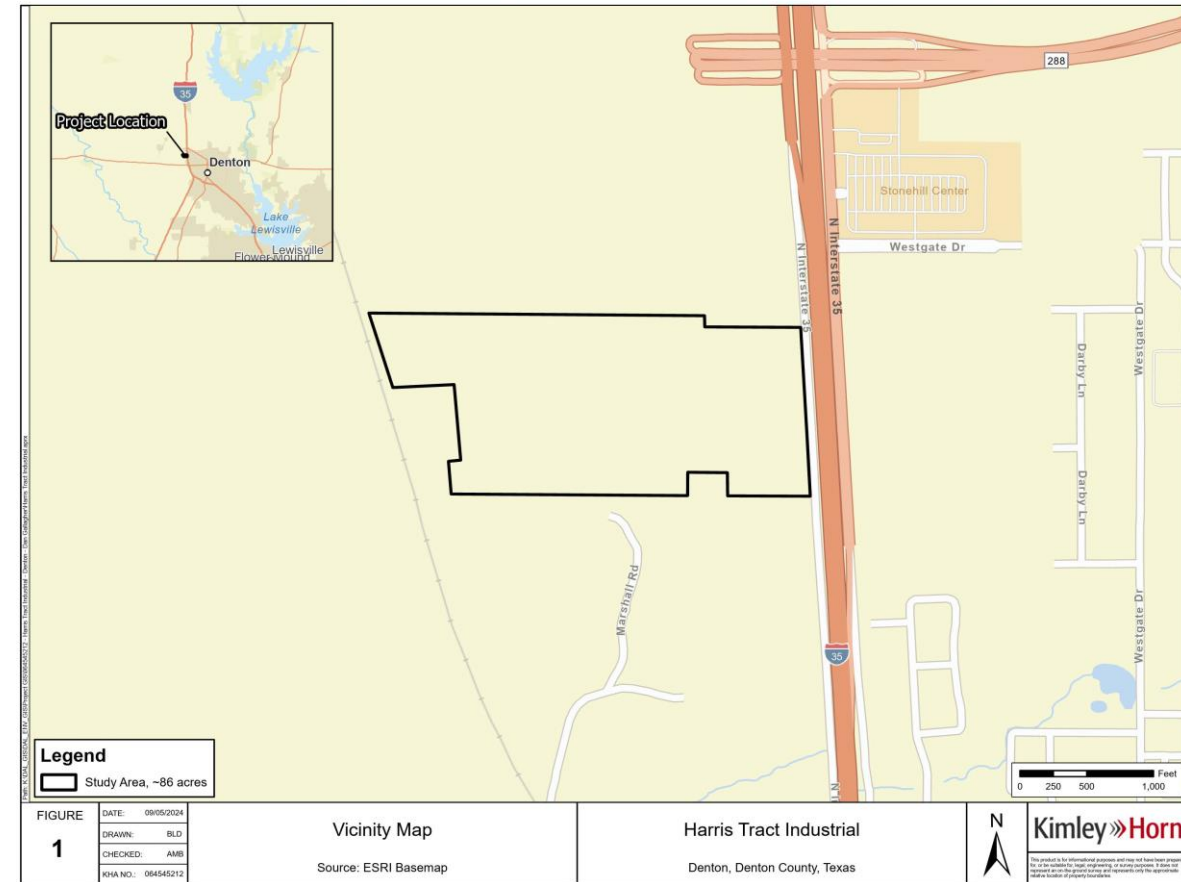


Request

- Approve an Alternative ESA Plan
- Proposes:
 - Remove 1.92 acres of Water-Related Habitat
 - Restore and expand the functions of the ESA in a planned detention basin

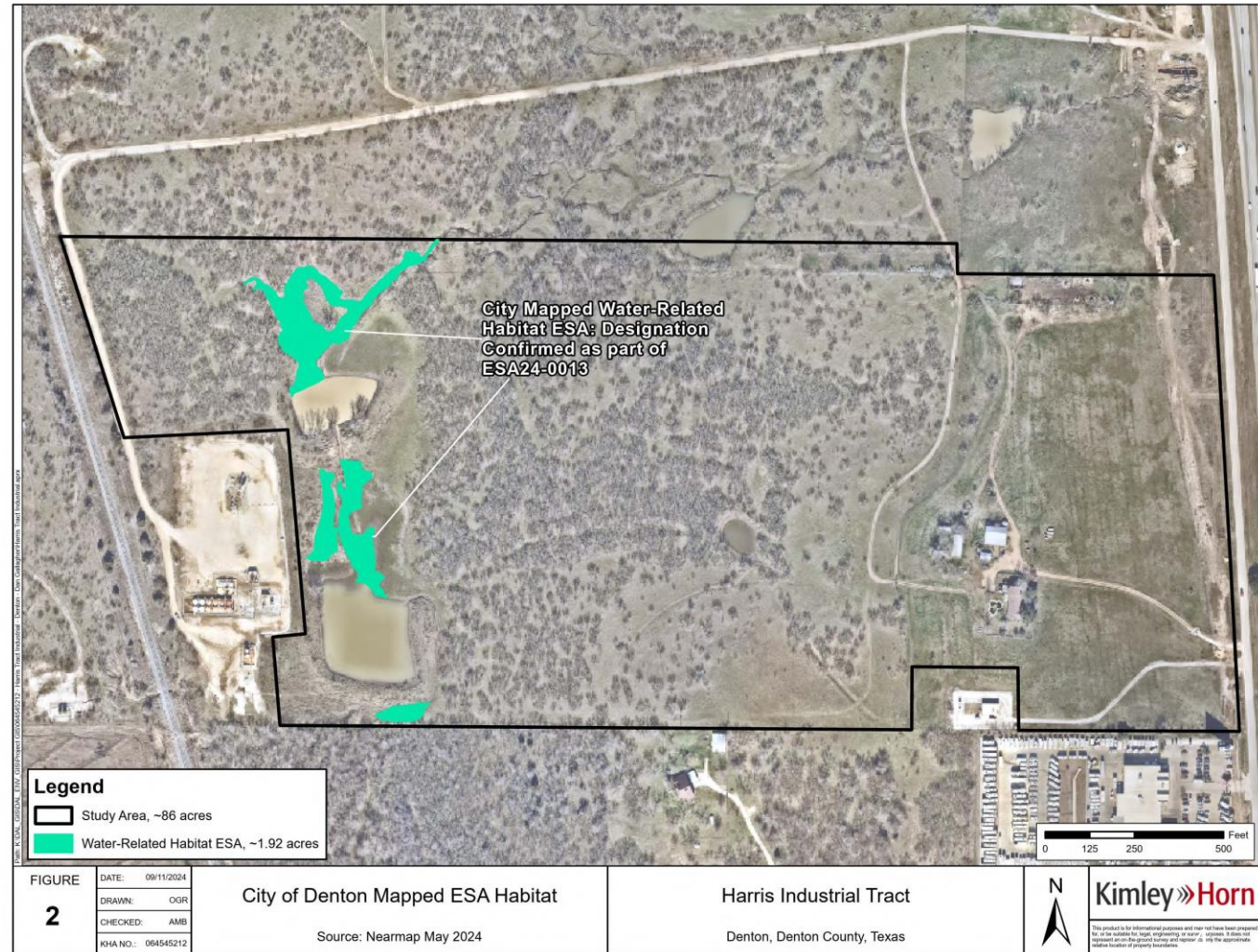
Harris Ranch

- 84.1 acre site, southwest of I-35N and Loop 288
- 2021: Annexation and zoning
- Industrial warehousing and supporting infrastructure



Establishing ESAs

- ESA Field Assessment (ESA24-0013)
- 1.92 acres of Water-Related Habitat



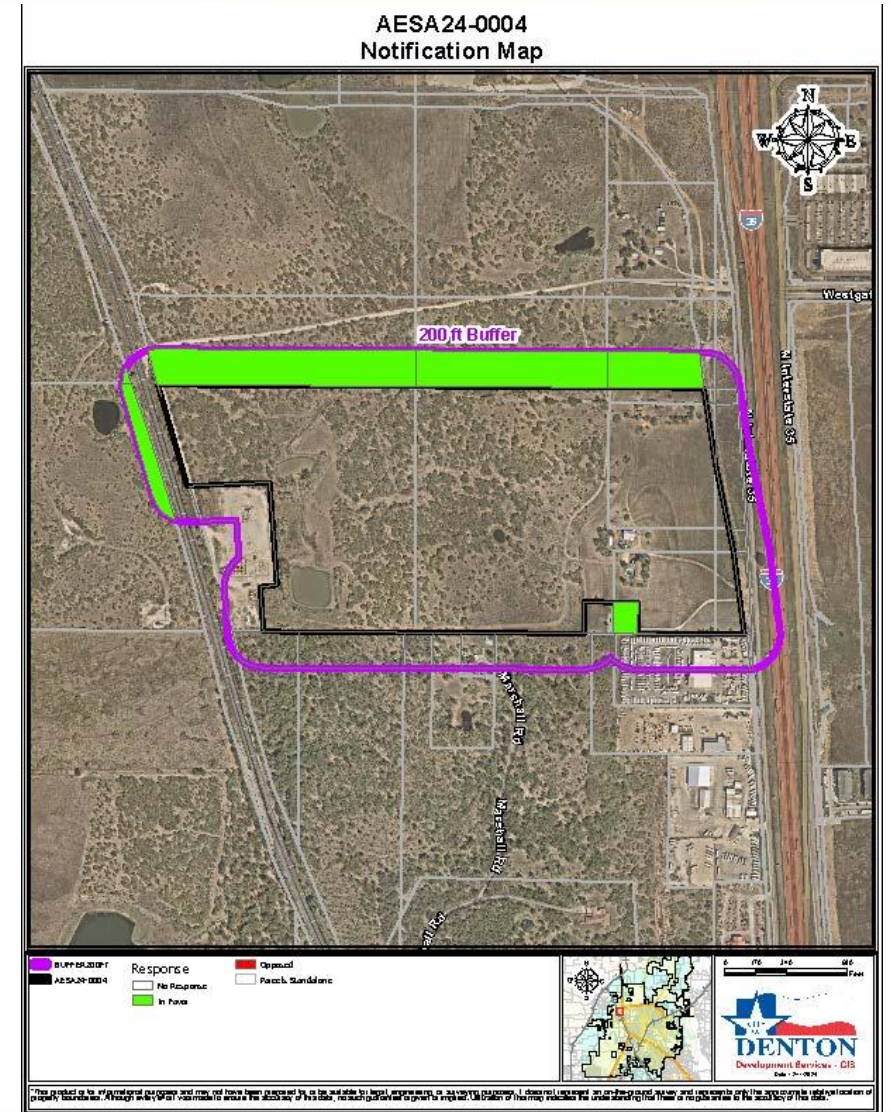
Mitigation

- 5 acres
- Pollution capturing structure at the inlets
- Varied habitat depths
- Wide variety of plants
- Perpetual maintenance plan specific to ecological functionality



Notification

- **Website Notice:** November 20, 2024
- **Newspaper Notice:** November 24, 2024
- **Posted Signs:** November 21, 2024
- **Mailed Notices:**
 - 200 ft. Public Hearing Notices mailed: 25
 - 500 ft. Courtesy Notices mailed: 7
- **Responses:**
 - In Opposition: 0
 - In Favor: 3 (41%)
 - Neutral: 0
- **Neighborhood Meeting:** No meetings were held.



Recommendation

- Planning and Zoning Commission recommends approval [5-0] with the conditions in the backup materials.
- Highlights:
 - Improvements are to commence prior to the issuance of the first building permit
 - Vegetation will be monitored for growth until the project is accepted by Environmental Services and Sustainability
 - A perpetual maintenance plan shall be filed with the city
 - The property owner retains all responsibilities of the feature

Questions?

