



City of San Antonio

Agenda Memorandum

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

Agenda Date: November 19, 2024

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

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

SEP-HCP Application LAND-SEP-APP24-46900013 – PEDCOR INVESTMENTS, LLC

SUMMARY:

Discussion and possible action on SEP-HCP application for LAND-SEP-APP24-46900013 – PEDCOR INVESTMENTS, LLC

BACKGROUND INFORMATION:

LOCATION:

This project is located off of US HWY 281 N, San Antonio, TX 78260. The project consists of approximately 37.729 acres and is within the City of San Antonio city limits, in western Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: 9
Owner: PEDCOR INVESTMENTS, LLC
Consultant: Pape-Dawson Engineers
Acreage: 37.729 acres

PEDCOR INVESTMENTS, 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 PEDCOR INVESTMENTS, LLC Project Area includes 27 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 33 acres of GCW habitat within 300 feet of the Project Area. The PEDCOR INVESTMENTS, LLC Project Area will require a total of 70.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 54.0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 16.5 conservation credits).

The PEDCOR INVESTMENTS, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The PEDCOR INVESTMENTS, LLC Project Area is located over Karst Zone 2 and Karst Zone 4. A total of 6.0 acres occurs within Karst Zone 2 and a total of 31.729 acres occurs in Karst Zone 4. The Project Area is not located within any Critical Habitat Units, but it is within 750-ft of an occupied feature.

Participation in the SEP-HCP for this application will require the following:

- GCW Conservation Credits Fee of \$282,000.00
- Karst Zone 2 participation fee of \$6,000.00
- Karst Zone 4 participation fee of \$31,729.00
- Plan Administration Fee of \$31,972.90
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 6.0 acres
- 0.2 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve
- 0.0 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 2 and Karst Zone 4 . 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 \$351,701.90 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 SEP-LAND-SEP-APP24-46900013 PEDCOR INVESTMENTS, LLC and issuance of the mitigation determination to the Applicant.