



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 28, 2024

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

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

SEP-HCP Application LAND-SEP-APP24-46900005 – Grey Forest Development, LLC

**SUMMARY:**

Discussion and possible action on SEP-HCP application for Grey Forest Development, LLC (LAND-SEP-APP24-46900005).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within northwestern Bexar County. The project consists of approximately 2.234 acres located at the intersection of Kyle Seale Parkway and Babcock Road, in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: 8  
Owner: Grey Forest Development, LLC  
Consultant: Pape Dawson Engineers  
Acreage: 2.234 acres

GREY FOREST DEVELOPMENT, LLC – KYLE SEALE PARKWAY EXTENSION 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 GREY FOREST DEVELOPMENT, LLC – KYLE SEALE PARKWAY EXTENSION Project Area includes 2.234 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 9.6 acres of GCW habitat within 300 feet of the Project Area. The GREY FOREST DEVELOPMENT, LLC – KYLE SEALE PARKWAY EXTENSION Project Area will require a total of 9.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 4.5 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 5 conservation credits).

The GREY FOREST DEVELOPMENT, LLC – KYLE SEALE PARKWAY EXTENSION Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The GREY FOREST DEVELOPMENT, LLC – KYLE SEALE PARKWAY EXTENSION Project Area is located over Karst Zone 1 and Karst Zone 3 and totals 2.234 acres. Approximately 1.09 acres occurs within Karst Zone 1 and approximately 1.144 acres occurs within Karst Zone 3. 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 \$38,000.00
- Karst Zone 1 & 2 participation fee of \$1,090.00
- Karst Zone 3 & 4 participation fee of \$1,144.00
- Plan Administration Fee of \$4,023.40
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 1.09 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 and Karst Zone 3. 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 \$44,257.40 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-APP24-46900005 Grey Forest Development, LLC and issuance of the mitigation determination to the Applicant.