



City of San Antonio

Agenda Memorandum

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

Agenda Date: September 10, 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 6

SUBJECT:

SEP-HCP Application LAND-SEP-APP24-46900008 – DXD SS FII LAND, LLC

SUMMARY:

Discussion and possible action on SEP-HCP application for DXD SS FII LAND, LLC

BACKGROUND INFORMATION:

LOCATION:

This project is located at 11202 and 11214 Misty Woods Street, San Antonio, TX, 78253. The project consists of approximately 2.043 acres located at the intersection of Misty Woods Street and W Loop 1604 N., and is within the City of San Antonio, Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: 6

Owner: DXD SS FII LAND, LLC
Consultant: Colliers Engineering & Design
Acreage: 2.043 acres

DXD SS FII LAND 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 DXD SS FII LAND Project Area includes 0 acres of golden-cheeked warbler (GCW) habitat within the Project Area and 0 acres of GCW habitat within 300 feet of the Project Area. The DXD SS FII LAND Project Area will require a total of 0 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 0 conservation credits).

The DXD SS FII LAND Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The DXD SS FII LAND Project Area is located over Karst Zone 1. A total of 2.043 acres occurs within Karst Zone 1. The Project Area is not located within any Critical Habitat Units. The project is located within 750-ft of an occupied feature, however, USFWS approved the enrollment of this property via email confirmation on August 22, 2024. Because there is a high likelihood that a feature may be hit when developing this parcel, based on past adjacent projects, an additional condition is required by USFWS in order for this property to enroll in the SEP-HCP. Any karst feature discovered during the development of the parcel will be required to be surveyed by a USFWS-permitted biologist and all specimens collected and sent to the appropriate geneticists for identification.

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

- GCW Conservation Credits Fee of \$0.00
- Karst Zone 1 participation fee of \$2,043.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$204.30
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 2.043 acres
- 0.85 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve
- 2.27 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 Pre

ISSUE:

The property subject to this application is not located within golden-cheek warbler (GCW) and is entirely in Karst Zone 1. Therefore the property is eligible for enrollment in the Southeastern 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 \$2,247.30 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-APP24-46900008 DXD SS FII LAND and issuance of the mitigation determination to the Applicant.