



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** October 8, 2024

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

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

SEP-HCP Application LAND-SEP-APP24-46900012 – DHIC- POTRANCO, LLC.

**SUMMARY:**

Discussion and possible action on SEP-HCP application for DHIC- POTRANCO, LLC (LAND-SEP-APP24-46900012).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located at 14690 Potranco Rd San Antonio, TX 78253. The project consists of approximately 22.46 acres and is within the ETJ of the City of San Antonio, in western Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: n/a (ETJ)  
Owner: DHIC- POTRANCO, LLC, LLC  
Consultant: Cambrian Environmental  
Acreage: 22.46 acres

DHIC- POTRANCO, LLC was in the process of the development of the Project Area and encountered various unknown voids during construction activities. DHIC- POTRANCO, LLC consulted with USFWS and USACE regarding the previously unknown voids encountered. After additional investigations and further coordination with the agencies and the SEP-HCP, USFWS has determined that the Applicant is to offset the unavoidable impacts to one or more of the Covered Species through the SEP-HCP and mitigate for those impacts that have already occurred to the SEP-HCP Covered Species from their development activities.<sup>1</sup> The draft mitigation determination detailing the project is attached and a summary of the mitigation needs is included below.

The DHIC- POTRANCO, LLC Project Area includes 0 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 0 acres of GCW habitat within 300 feet of the Project Area. The DHIC- POTRANCO, LLC 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 DHIC- POTRANCO, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The DHIC- POTRANCO, LLC Project Area is located over Karst Zone 3. A total of 22.46 acres occurs within Karst Zone 3. The Project Area is not located within any Critical Habitat Units, but it is within 750-ft of an occupied feature.[1]

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

- GCW Conservation Credits Fee of \$0.00
- Karst Zone 1 & 2 participation fee of \$0.00
- Karst Zone 3 & 4 participation fee of \$421,592.00
- Plan Administration Fee of \$0.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0.0 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

[1] Mitigation obligations for this project have been determined through separate coordination with USFWS, the SEP-HCP, and the Applicant to offset unavoidable impacts to one or more of the Covered Species that have already occurred from ongoing construction activities within the Project Area. Therefore, the fees included herein are different than the standard fee schedule for enrollment in the Program. All mitigation payments to the SEP-HCP associated with this application are required by USFWS to be applied towards the evaluation and establishment of future USFWS-approved KFAs.

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**ISSUE:**

The property subject to this application is entirely in 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 \$421,592.00 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 States Fish and Wildlife Department (USFW) for Endangered Species Act (ESA) compliance.

**RECOMMENDATION:**

Staff recommends approval of application LAND-SEP-APP24-46900012 DHIC- POTRANCO, LLC and issuance of the mitigation determination to the Applicant.