



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 27, 2023

**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 6

**SUBJECT:**

SEP-HCP Application 22-003 – Westover Hills Town Center, LTD

**SUMMARY:**

Discussion and possible action on SEP-HCP application for Westover Hills Town Center, LTD (SEP 22-003).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within western Bexar County. The project consists of approximately 13.87 acres located southeast of the intersection of the SH 151 access road and Nationwide Drive, San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: 6  
Owner: Westover Hills Town Center, LTD  
Consultant: Bowman Consulting  
Acreage: 13.868 acres

WESTOVER HILLS TOWN CENTER, LTD 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 WESTOVER HILLS TOWN CENTER, LTD Project Area includes 0.0 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 0.0 acres of GCW habitat within 300 feet of the Project Area. The WESTOVER HILLS TOWN CENTER, LTD 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 WESTOVER HILLS TOWN CENTER, LTD Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The WESTOVER HILLS TOWN CENTER, LTD Project Area is located entirely over Karst Zone 2 and totals 13.87 acres. 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:

- Karst Zone 1 & 2 participation fee of \$13,870.00
- Plan Administration Fee of \$1,387.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 13.868
- Karst Zone Enrollment Acres will be coming from the next preserve to be established by the SEP-HCP
- 0.69 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

**ISSUE:**

None.

**FISCAL IMPACT:**

The applicant has paid the \$2,500.00 application fee. The applicant will be required to pay the full mitigation fee of \$15,257.00 prior to completing enrollment in the plan.

**ALTERNATIVES:**

None.

**RECOMMENDATION:**

Staff recommends Approval of application SEP-22-003 WESTOVER HILLS TOWN CENTER, LTD and issuance of the mitigation determination to the Applicant.