



# 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:** ETJ

**SUBJECT:**

SEP-HCP Application 23-003 - HIXON PROPERTIES INCORPORATED

**SUMMARY:**

Discussion and possible action on SEP-HCP application for Hixon Properties Incorporated (SEP 23-003).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within northwestern Bexar County. The project consists of approximately 2.883 acres located off of Babcock Road, San Antonio, TX 78253.

**BACKGROUND INFORMATION:**

Council District: ETJ

Owner: HIXON PROPERTIES INCORPORATED  
Consultant: Pape-Dawson Engineers  
Acreage: 2.883 acres

Hixon Properties Incorporated 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 HIXON PROPERTIES INCORPORATED Project Area includes 1.40 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 11.10 acres of GCW habitat within 300 feet of the Project Area. The HIXON PROPERTIES INCORPORATED Project Area will require a total of 8.4 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 2.8 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 5.6 conservation credits).

The HIXON PROPERTIES INCORPORATED Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The HIXON PROPERTIES INCORPORATED Project Area is located over Karst Zone 2 and Karst Zone 3 and totals 1.977 acres in Karst Zone 1 and 0.906 acres in 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 \$36,600.00
- Karst Zone 1 & 2 participation fee of \$1,977.00
- Karst Zone 3 & 4 participation fee of \$906.00
- Plan Administration Fee of \$3,648.30
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 1.977
- 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 \$40,131.30 prior to completing enrollment in the plan.**

**ALTERNATIVES:**

None.

**RECOMMENDATION:**

Staff recommends Approval of application SEP-23-003 HIXON PROPERTIES INCORPORATED and issuance of the mitigation determination to the Applicant.