



City of San Antonio

Agenda Memorandum

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

Agenda Date: February 14, 2023

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

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

SEP-HCP Application 23-001 – Chesmar Homes, LLC

SUMMARY:

Discussion and possible action on SEP-HCP application for the Chesmar Homes, LLC (SEP 23-001)

BACKGROUND INFORMATION:

LOCATION:

This project is located within northwestern Bexar County. The project consists of approximately 57.75 acres located off of Boerne Stage Road, in the San Antonio ETJ, Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: ETJ

Owner: Chesmar Homes, LLC
Consultant: Pape-Dawson Engineers
Acreage: 57.75 acres

CHESMAR HOMES, LLC 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 CHESMAR HOMES, LLC Project Area includes 47.6 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 70.8 acres of GCW habitat within 300 feet of the Project Area. The CHESMAR HOMES, LLC Project Area will require a total of 130.6 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 95.2 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 35.4 conservation credits).

The CHESMAR HOMES, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The CHESMAR HOMES, LLC Project Area is located entirely over Karst Zone 5 and totals 57.75 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:

- GCW Conservation Credits Fee of: \$522,400.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$52,240.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0
- 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:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

Staff recommends Approval of application SEP-23-001 CHESMAR HOMES, LLC and issuance of the mitigation determination to the applicant.