



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 12, 2024

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

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

SEP-HCP application LAND-SEP-APP24-46900001-HPI Bulverde Road Storage L.L.C.

SUMMARY:

Discussion and possible action on SEP-HCP application for HPI Bulverde Road Storage L.L.C. (LAND-SEP-APP24-46900001).

BACKGROUND INFORMATION:

LOCATION:

This project is located within northwestern Bexar County. The project consists of approximately 5.512 acres located west of the intersection of Bulverde Road and WR Larson Road; immediately east of US Highway 281 North, in San Antonio, Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: 9
Owner: HPI BULVERDE ROAD STORAGE, L.L.C.
Consultant: Colliers Engineering & Design
Acreage: 5.633 acres

HPI BULVERDE ROAD STORAGE, L.L.C. 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 HPI BULVERDE ROAD STORAGE, L.L.C. 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 HPI BULVERDE ROAD STORAGE, L.L.C. 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 HPI BULVERDE ROAD STORAGE, L.L.C. Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The HPI BULVERDE ROAD STORAGE, L.L.C. Project Area is located over Karst Zone 2 and totals 5.633 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 \$0.00
- Karst Zone 1 & 2 participation fee of \$5,633.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$563.30
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0
- 7.90 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

ISSUE:

The subject property to this application is entirely in Karst Zone 2. 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 \$6,196.30 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-APP24-46900001 HPI BULVERDE ROAD STORAGE, L.L.C. and issuance of the mitigation determination to the Applicant.