



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** December 14, 2021

**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 4

**SUBJECT:**

SEP-HCP Application 21-006 – Santikos Potranco Raw Land, LLC

**SUMMARY:**

Discussion and possible action on a SEP-HCP application for the Santikos 26.5-Acre Potranco Road Site.

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within western Bexar County. The project consists of approximately 26.5 acres of undeveloped land located off of W Loop 1604 S Access Road, just south of Potranco Road, in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: 4  
Owner: SANTILOS POTRANCO RAW LAND, LLC  
Consultant: Bowman Consulting  
Acreage: 26.5 acres

SANTILOS POTRANCO RAW LAND, LLC is considering the future development of the Project Area, including buildings, roadways, and associated utilities. 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 SANTILOS POTRANCO RAW LAND, 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 SANTILOS POTRANCO RAW LAND, LLC 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 SANTILOS POTRANCO RAW LAND, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The SANTILOS POTRANCO RAW LAND, LLC Project Area is located entirely over Karst Zone 3 and totals 26.5 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 3 & 4 participation fee of \$26,500.00
- Plan Administration Fee of \$2,650.00
- Total Karst Enrollment Acres needed for this project : 26.5
- Enrollment Acres will be coming from Panther Springs Preserve
- 108.27 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve

**ISSUE:**

None.

**FISCAL IMPACT:**

None.

**ALTERNATIVES:**

If the SEP-HCP Coordinating Committee choose not to approve the SEP-HCP application for the Santikos 26.5-Acre Potranco Road Site, then the applicant would need to coordinate with U.S. Fish and Wildlife Services.

**RECOMMENDATION:**

Staff recommends Approval of application SEP-21-006 Santikos Potranco Raw Land, LLC and issuance of the mitigation determination to the Applicant.