



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 12, 2022

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 22-001 – SAWS Ranch Town #2

SUMMARY:

Discussion and possible action on SEP-HCP application for the SAWS Ranch Town #2.

BACKGROUND INFORMATION:

LOCATION:

This project is located within western Bexar County. The project consists of approximately 1.530 acres located at 17715 W. Apache Bluff, Helotes, TX 78023.

BACKGROUND INFORMATION:

Council District: ETJ

Owner: San Antonio Water System

Consultant: Blanton & Associates, Inc.
Acreage: 1.530 acres

SAWS is considering the future improvement 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 SAWS Project Area includes 1.0 acre of golden-cheeked warbler (GCW) habitat with the Project Area and 12.5 acres of GCW habitat within 300 feet of the Project Area. The SAWS Project Area will require a total of 8.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 2 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 12.5 conservation credits).

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

The SAWS Project Area is located entirely over Karst Zone 1 and totals 1.53 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 Habitat impacts participation fees of \$34,000.00
- Karst Zone 1 & 2 participation fee of \$1,530.00
- Plan Administration Fee of \$3,553.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 1.53
- Karst Zone Enrollment Acres will be coming from Panther Springs Preserve
- 74.72 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve

ISSUE:

None.

FISCAL IMPACT:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

Staff recommends Approval of application SEP-22-001 SAWS Ranch Town #2 and issuance of the mitigation determination to the Applicant.

