



City of San Antonio

Agenda Memorandum

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

Agenda Date: May 9, 2023

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

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: N/A

SUBJECT:

SEP-HCP Application 23-006 – QT-South, LLC

SUMMARY:

Discussion and possible action on SEP-HCP application for QT-South, LLC (SEP 23-006).

BACKGROUND INFORMATION:

LOCATION:

This project is located within northwestern Bexar County. The project consists of approximately 1.96 acres located at 14826 Bandera Road, Helotes, Bexar County, Texas.

BACKGROUND INFORMATION:

Council District: n/a

Owner: QT-SOUTH, LLC

Consultant: Apex Companies, LLC
Acreage: 1.96 acres

QT-SOUTH, 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 QT-SOUTH, LLC Project Area includes 0.00 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 0.00 acres of GCW habitat within 300 feet of the Project Area. The QT-SOUTH, LLC 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 QT-SOUTH, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The QT-SOUTH, LLC Project Area is located entirely over Karst Zone 3 and totals 1.97 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 3 & 4 participation fee of \$1,960.00
- Plan Administration Fee of \$196.00
- 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-23-006 QT-SOUTH, LLC and issuance of the mitigation determination to the Applicant.

