



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4683

**Type:** Staff Briefing - Without Ordinance

**In control:** Southern Edwards Plateau Habitat Conservation Plan Coordinating Committee

**On agenda:** 8/14/2018

**Title:** Discussion and possible action on an SEP-HCP application for the Deer Canyon Phase I project (SEP 17-002), generally located in unincorporated Bexar County off of San Fidel Road, west of I-10, in northwest Bexar County.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 17-002 SEP-HCP Mitigation Determination, 2. 17-002 Area, 3. 17-002 Deer Canyon SEP-HCP ENROLLMENT AREA

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
SEP-HCP Application 17-002 -Deer Canyon Phase I

**LOCATION:**  
This project is located in unincorporated Bexar County, within the City of San Antonio ETJ. The Deer Canyon Phase I project is located off of San Fidel Road, west of I-10, in San Antonio, northwest Bexar County, Texas.

**BACKGROUND INFORMATION:**  
Council District: Unincorporated Bexar County  
Owner: HOB Partners, LLC  
Consultant: Pape Dawson Engineers  
Acreage: 62.6 acres

The project will consist of the development of residential subdivision. The Applicant has requested to participate in the SEP-HCP to mitigate impacts to the SEP-HCP Covered Species from construction activities. The draft mitigation determination detailing the project is attached and a summary of the mitigation needs is included below.

The Deer Canyon Phase I Project includes 48.63 acres of golden-cheeked warbler (GCW) habitat with the tract and 85.93 acres of GCW habitat within 300 feet of the tract. The Deer Canyon Phase I Project will require a total of 140.5 GCW conservation credits (direct impacts at 2 credits: 1 acre mitigation ratio = 97.5 conservation credits and indirect impacts at 0.5 credits: 1 acre mitigation ration = 43.0 conservation credits).

The Deer Canyon Phase I project does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The Deer Canyon Phase I project is located over Karst Zone 2 and Karst Zone 3 and totals 60.6 acres (51.85 acres within Karst Zone 2 and 10.75 acres within Karst Zone 3). The project 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 project will require the following:

- Purchase of 140.5 GCW preservation credits from an approved 3<sup>rd</sup>-party mitigation bank at a total fee of \$562,000.00
- Karst Zone 1 & 2 and Karst Zone 3 & 4 participation fee of \$62,600.00
- Plan Administration Fee of \$62,460.00

It should be noted that karst coverage for this project will be provided through the Northern Preserve donation.

**RECOMMENDATION:**

Staff recommends approval of application SEP-17-002 Deer Canyon Phase I project and issuance of the mitigation determination to the Applicant.