



# City of San Antonio

## Agenda Memorandum

**File Number:**21-5188

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**Agenda Item Number:** 1.

**Agenda Date:** 8/24/2021

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

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**DEPARTMENT:** Development Services

**SUBJECT:**

SEP-HCP Application 21-001 - PHSA-NW315, LLC

**LOCATION:**

This project is located within western Bexar County. The project consists of approximately 215.03 acres of undeveloped land bound by Government Canyon State Natural Area to the north and west, and undeveloped lands to the south and east, in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: ETJ  
Owner: PHSA-NW315, LLC  
Consultant: ESE Partners  
Acreage: 215.03 acres

PHSA-NW315, LLC is considering the future residential development of the Project Area, including single-family homes, driveways, 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 PHSA-NW315, LLC Project Area includes 34.3 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 45.8 acres of GCW habitat within 300 feet of the Project Area. The PHSA-NW315, LLC will require a total of 91.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 68.6 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 22.9 conservation credits).

The PHSA-NW315, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The PHSA-NW315, LLC Project Area is located over Karst Zones 2, 3, and 5 and totals 215.03 acres (6.72 acres within Karst Zone 2, 51.51 acres within Karst Zone 3, and 156.80 acres within Karst Zone 5). 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:

- Purchase of 91.5 GCW preservation credits from an approved 3rd-party mitigation bank at a total fee of

\$366,000.00

- Karst Zone 1 & 2 participation fee of \$6,720.00
- Karst Zone 3 & 4 participation fee of \$51,510.00
- Plan Administration Fee of \$42,423.00
- Total: \$466,653.00

**RECOMMENDATION:**

Staff recommends Approval of application SEP-21-001 PHSA-NW315, LLC and issuance of the mitigation determination to the Applicant.