



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** June 10, 2025

**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:** ETJ

**SUBJECT:**

SEP-HCP Application LAND-SEP-APP25-46900003- WRPD, LLC

**SUMMARY:**

Discussion and possible action on SEP-HCP application for WRPD, LLC (LAND-SEP-APP25-46900003)

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located at 11540 FM 1957, San Antonio, Texas 78253. The project consists of approximately 24.46 acres and is located outside of the City of San Antonio city limits, in western Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: ETJ  
Owner: WRPD, LLC  
Consultant: Colliers Engineering & Design  
Acreage: 24.46 acres

PROXIMA PIPELINE 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 WRPD, 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 WRPD, 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 WRPD, LLC Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The WRPD, LLC Project Area is located over Karst Zone 3. A total of 24.46 acres occurs within Karst Zone 3. The Project Area is not located within any Critical Habitat Units, but it is within 750-ft of an occupied feature.

Participation in the SEP-HCP for this application will require the following:

- GCW Conservation Credits Fee of \$0.00
- Karst Zone 1 & 2 participation fee of \$0.00
- Karst Zone 3 & 4 participation fee of \$24,460.00
- Plan Administration Fee of \$2,446.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0 acres
- 0.0 Karst Zone 1 and 2 enrollment acres are currently left in the Panther Springs Preserve
- 0.0 Karst Zone 1 and 2 enrollment acres are currently left in the Northern Preserve
- 0.0 Karst Zone 1 and 2 enrollment acres are currently left in the Crane Bat Cave Preserve

#### **ISSUE:**

The property subject to this application is located within golden-cheek warbler (GCW) and is entirely in Karst Zone 3. Therefore, the property is eligible for enrollment in the Southern Edwards Plateau Habitat Conservation Plan.

#### **FISCAL IMPACT:**

The applicant has paid the \$2,500 application fee. The applicant will be required to pay the full mitigation fee of \$26,906.00 prior to completing enrollment in the plan.

#### **ALTERNATIVES:**

The Southern Edwards Plateau Habitat Conservation Plan is voluntary. Should the applicant not enroll, the property owner could consult directly with the United States Fish and Wildlife Department (USFW) for Endangered Species Act (ESA) compliance.

**RECOMMENDATION:**

Staff recommends Approval of application SEP-LAND-SEP-APP25-46900003 WRPD, LLC and issuance of the mitigation determination to the Applicant.