



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

---

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

**Agenda Date:** August 8, 2023

**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 23-009 – CPS ENERGY

**SUMMARY:**

Discussion and possible action on SEP-HCP application for CPS Energy (SEP 23-009).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within northwestern Bexar County. The project consists of approximately 7.243 acres located at 25047 Toutant Beauregard Road, San Antonio, Texas 78255.

**BACKGROUND INFORMATION:**

Council District: ETJ

Owner: CPS ENERGY

Consultant: Zara Environmental  
Acreage: 7.243 acres

CPS ENERGY 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 CPS ENERGY Project Area includes 5.91 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 11.01 acres of GCW habitat within 300 feet of the Project Area. The CPS ENERGY Project Area will require a total of 17.3 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 11.8 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 5.6 conservation credits).

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

The CPS ENERGY Project Area is located over Karst Zone 5 and totals 7.243 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 \$69,200.00
- Karst Zone 1 & 2 participation fee of \$0.00
- Karst Zone 3 & 4 participation fee of \$0.00
- Plan Administration Fee of \$6,920.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0.00
- 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:**

The property subject to this application is located within goldern-cheeked warbler (GCW) habitat and is entirely in Karst Zone 5. Therefore, the property is eligible for enrollment in the Southern Edwards Plateau Habitat Conservation Plan.

#### **FISCAL IMPACT:**

The applicant has paid the \$2,500.00 application fee. The applicant will be required to pay the full mitigation fee of \$76,120.00 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-23-009 CPS ENERGY and issuance of the mitigation determination to the Applicant.