



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** September 26, 2023

**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:** District 9

**SUBJECT:**

SEP-HCP Application 23-004 – JPMORGAN CHASE BANK – STONE OAK

**SUMMARY:**

Discussion and possible action on SEP-HCP application for JP Morgan Chase Bank-Stone Oak (SEP 23-004).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within northwestern Bexar County. The project consists of approximately 71.00 acres located at 20855 STONE OAK PKWY SAN ANTONIO, TX 78258.

**BACKGROUND INFORMATION:**

Council District: 9

Owner: JPMORGAN CHASE BANK – STONE OAK  
Consultant: Bowman Consulting Group  
Acreage: 71.00 acres

JPMORGAN CHASE BANK – STONE OAK 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 JPMORGAN CHASE BANK – STONE OAK Project Area includes 23.9 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 16.8 acres of GCW habitat within 300 feet of the Project Area. The JPMORGAN CHASE BANK – STONE OAK Project Area will require a total of 56.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 48.0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 8.5 conservation credits).

The JPMORGAN CHASE BANK – STONE OAK Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The JPMORGAN CHASE BANK – STONE OAK Project Area is located entirely over Karst Zone 1 and totals 71.00 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: \$226,000.00
- Karst Zone 1 & 2 participation fee of \$71,000.00
- Plan Administration Fee of \$29,700.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 71.00
- 47.78 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
- 295.64 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 1. 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 \$326,700.00 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-23-004 JPMORGAN CHASE BANK – STONE OAK and issuance of the mitigation determination to the Applicant.