



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** December 12, 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:** ETJ

**SUBJECT:**

SEP-HCP Application LAND-SEP-APP23-46900002 – H-E-B, LP, A LIMITED PARTNERSHIP

**SUMMARY:**

Discussion and possible action on SEP-HCP application for H-E-B, LP, A LIMITED PARTNERSHIP (LAND-SEP-APP23-46900002).

**BACKGROUND INFORMATION:**

**LOCATION:**

This project is located within northwestern Bexar County. The project consists of approximately 30.000 acres located at the intersection of TX-211 and Culebra Road, on the east side of TX-211 and north side of Culebra Road, in San Antonio, Bexar County, Texas.

**BACKGROUND INFORMATION:**

Council District: ETJ  
Owner: H-E-B, LP, A LIMITED PARTNERSHIP  
Consultant: Adams Environmental Inc  
Acreage: 30.000 acres

H-E-B, LP, A LIMITED PARTNERSHIP 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 H-E-B, LP, A LIMITED PARTNERSHIP Project Area includes 24.5 acres of golden-cheeked warbler (GCW) habitat with the Project Area and 10.6 acres of GCW habitat within 300 feet of the Project Area. The H-E-B, LP, A LIMITED PARTNERSHIP Project Area will require a total of 54.5 GCW conservation credits (direct impacts at 2 credits:1 acre mitigation ratio = 49.0 conservation credits and indirect impacts at 0.5 credits:1 acre mitigation ratio = 5.5 conservation credits).

The H-E-B, LP, A LIMITED PARTNERSHIP Project Area does not have any black-capped vireo (BCV) habitat and will not require any BCV conservation credits.

The H-E-B, LP, A LIMITED PARTNERSHIP Project Area is located over Karst Zone 3 and Karst Zone 5 and totals 28.64 acres within Karst Zone 3. 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 \$217,200.00
- Karst Zone 1 & 2 participation fee of \$0.00
- Karst Zone 3 & 4 participation fee of \$28,640.00
- Plan Administration Fee of \$24,584.00
- Total Karst Zone 1 & 2 Enrollment Acres needed for this project : 0
- 45.81 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 3 and 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 application fee. The applicant will be required to pay the full mitigation fee of \$270,424.00 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-APP23-46900002 H-E-B, LP, A LIMITED PARTNERSHIP and issuance of the mitigation determination to the Applicant.