



City of San Antonio

**Agenda Memorandum**

**File Number:**  
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**Agenda Item Number:** 3

**Agenda Date:** January 22, 2025

**In Control:** Conservation Advisory Board Meeting

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**DEPARTMENT:** Parks & Recreation Department

**DEPARTMENT HEAD:** Homer Garcia III

**COUNCIL DISTRICTS IMPACTED:** Citywide|District 10

**SUBJECT:**

A discussion and update regarding the Tabbakh and Maverick Ranch properties by Edwards Aquifer Protection Program staff.

**SUMMARY:**

Edwards Aquifer Protection Program staff will present the Tabbakh property and Maverick Ranch project to the Conservation Advisory Board for consideration of Stage 1 due diligence and program assistance, respectively.

**BACKGROUND INFORMATION:**

Edwards Aquifer Protection Program staff will present the Tabbakh Property and the Maverick Ranch project to the Conservation Advisory Board for consideration of Stage 1 due diligence and program assistance, respectively.

The Tabbakh Property is approximately 68 acres located in City Council District 10 in northern

Bexar County. The property is located within the Edwards Aquifer Recharge Zone and ranks in the Top 10% of the SET GIS spatial model. This project is located adjacent to Mud Creek Park and presents an opportunity to partner with and leverage funding with Great Springs Project. EAPP staff will request consideration for approval of stage 1 due diligence in order to proceed with a geological assessment and an appraisal to determine the fair market value to acquire the property in fee simple.

The Maverick Ranch project is an approximately six acre parcel located in northwestern Bexar County over the Edwards Aquifer Contributing Zone. Edwards Aquifer Authority is pursuing acquisition of this property from The Pond Foundation. In exchange, the Pond Foundation will donate approximately 600 acres of non-contiguous property located along Toutant Beauregard to Edwards Aquifer Authority which is already protected by a conservation easement held by The Nature Conservancy and was previously presented to the Conservation Advisory Board as the Moonfrog Property. The seller is requesting the inclusion of restrictive covenants in the deed for the six-acre property to prevent partitioning of the property and to restrict construction of improvements outside of the designated building envelope or during Golden Cheeked Warbler nesting season. Edwards Aquifer Authority and Pond Foundation are requesting for the EAPP to serve as Trustee to enforce the terms of the proposed restrictive covenants within the deed through annual monitoring of the property. EAPP will request authorization from the CAB to sign the proposed deed upon closing as Trustee.

**ISSUE:**

Edwards Aquifer Protection Program staff will present the Tabbakh Property and the Maverick Ranch project to the Conservation Advisory Board for consideration of Stage 1 due diligence and program assistance, respectively. The Conservation Advisory Board may elect to approve Stage 1 due diligence for the Tabbakh Property and may elect to authorize the EAPP to serve as Trustee on the deed for the six-acre Maverick Ranch property to be acquired by Edwards Aquifer Authority.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**ALTERNATIVES:**

None.

**RECOMMENDATION:**

Staff recommends approval of Stage 1 due diligence for the Tabbakh Property and authorization to serve as Trustee on the deed for the Maverick Ranch project.