



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 26, 2024

**In Control:** Conservation Advisory Board Meeting

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**DEPARTMENT:** Parks & Recreation Department

**DEPARTMENT HEAD:** Homer Garcia III

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

A discussion and update regarding the Dutton Ranch, Hoover Property, and Michalak Ranch by The Nature Conservancy.

**SUMMARY:**

The Nature Conservancy will provide an update on the Dutton Ranch, Hoover Property and Michalak Ranch acquisition projects.

**BACKGROUND INFORMATION:**

The Nature Conservancy will provide an update on status of the Dutton Ranch, Hoover Property and Michalak Ranch acquisition projects.

The Dutton Ranch is an approximately 1,619-acre property located in Uvalde and Real Counties within the Edwards Aquifer Contributing Zone. This property ranks in the 60-70% of the SET GIS spatial model. Stage 1 due diligence has been completed. Edwards Aquifer Authority's geological

assessment report confirmed the property will provide high water quality and quantity benefits if protected. An appraisal has also been completed. The Nature Conservancy will be sharing the Stage 1 due diligence update and will be requesting consideration for approval of Stage 2 due diligence in order to proceed with ordering a survey and environmental reports for this property.

The Hoover Property is an approximately 20-acre property located in the Edwards Aquifer Contributing Zone in Bexar County. This property is located on the north side of Scenic Canyon Natural Area, a 453-acre preserve acquired by the City's EAPP in 2009 in partnership with The Nature Conservancy which holds the conservation easement. This property ranks in the Top 10% of the SET GIS spatial model. A geological assessment report ranked the property as providing moderate-to-high water quality and quantity benefits. An updated appraisal has been completed on the property and will be shared with the Conservation Advisory Board for consideration of Stage 2 due diligence (survey and environmental reports).

The Michalak Ranch is an approximately 719-acre property located adjacent to the Roland Smith Ranch and Pouncy Ranch conservation easement projects in the Edwards Aquifer Recharge Zone in Uvalde County. The property ranks in the 70th percentile of the Scientific Evaluation Team (SET) GIS spatial model. This is a new potential conservation easement project and The Nature Conservancy will be requesting consideration for Stage 1 due diligence in order to proceed with an appraisal and geological assessment for this property.

#### **ISSUE:**

The Nature Conservancy will provide an update on status of the Dutton Ranch, Hoover Property and Michalak Ranch acquisition projects. The Conservation Advisory Board may elect to approve the next stages of due diligence on these projects.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

#### **ALTERNATIVES:**

None.

#### **RECOMMENDATION:**

City staff recommends approval of Stage 1 due diligence on the Michalak Ranch property and recommends approval of Stage 2 due diligence on the Dutton Ranch and Hoover Property.