



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** August 28, 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 Hoover Property, Gilleland Ranch Phase II, and Stoner Ranch Divisions 1 and 3 by The Nature Conservancy.

**SUMMARY:**

The Nature Conservancy will provide an update on the Hoover Property, Gilleland Ranch Phase II, and Stoner Ranch Divisions 1 and 3.

**BACKGROUND INFORMATION:**

The Nature Conservancy will provide an update on the Hoover Property, Gilleland Ranch Phase II, and Stoner Ranch Divisions 1 and 3.

The Hoover Property is a 20-acre parcel located adjacent to Scenic Canyon Natural Area in Bexar County within the Edwards Aquifer Contributing Zone. This property ranks in the Top 10% of the SET GIS spatial model. Stage 2 due diligence (survey and Phase I Environmental Site Assessment)

has been completed. Edwards Aquifer Authority's geological assessment report confirmed the property will provide moderate water quantity and high water quality benefits if protected. The Nature Conservancy will be requesting final approval from the Conservation Advisory Board. If approved, the Edwards Aquifer Protection Program will proceed with requesting authorization from City Council to purchase this property in Fiscal Year 2025.

The Gilleland Ranch Phase II property is 562 acres located in Uvalde County over the Edwards Aquifer Recharge Zone. This property ranks in the Top 10% of the SET GIS spatial model. Stage 2 due diligence (survey and Phase I Environmental Site Assessment) has been completed. Edwards Aquifer Authority's geological assessment report confirmed the property will provide moderate water quantity and moderate water quality benefits if protected. The Nature Conservancy will be requesting final approval from the Conservation Advisory Board. If approved, the Edwards Aquifer Protection Program will proceed with requesting authorization from City Council to purchase a conservation easement on this property in Fiscal Year 2025.

Stoner Ranch consists of three divisions totaling 2,044 acres in Uvalde County over the Edwards Aquifer Contributing Zone. This property ranks in the 40<sup>th</sup> percentile of the SET GIS spatial model. Stage 2 due diligence (survey and Phase I Environmental Site Assessment) has been completed on all three divisions. Edwards Aquifer Authority's geological assessment report confirmed the properties will collectively provide high water quantity and high water quality benefits if protected. The properties were initially appraised in 2022 and reappraised in 2024. The Nature Conservancy will present the revised appraisal figures and will be requesting final approval from the Conservation Advisory Board for Stoner Ranch Divisions 1 and 3 (1,673 acres). If approved, the Edwards Aquifer Protection Program will proceed with requesting authorization from City Council to purchase the two conservation easements in Fiscal Year 2025. Final approval will be requested for acquisition of a conservation easement on Stoner Ranch Division 2 (371 acres) in Fiscal Year 2026.

#### **ISSUE:**

The Nature Conservancy will provide an update on status of the Hoover Property, Gilleland Ranch Phase II, and Stoner Ranch Divisions 1 and 3 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 final approval for the Hoover Property, Gilleland Ranch Phase II, and Stoner Ranch Divisions 1 and 3 projects.

