



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 28, 2025

**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 ESD 7/Kallison Ranch Land Swap Proposal and Babcock Road 165 project by EAPP staff.

**SUMMARY:**

Edwards Aquifer Protection Program staff will present the Emergency Services District #7's request for consideration of a land swap of Kallison Ranch property which protected under the Kallison Ranch conservation easement and will present the Babcock Road 165 project for consideration of Stage 1 due diligence by the Conservation Advisory Board.

**BACKGROUND INFORMATION:**

Edwards Aquifer Protection Program staff will present the Emergency Services District #7's request for consideration of a land swap of Kallison Ranch property which protected under the Kallison Ranch conservation easement and will present the Babcock Road 165 project for consideration of Stage 1 due diligence by the Conservation Advisory Board.

Emergency Services District #7 (ESD 7) is requesting consideration to swap approximately three acres of land at Government Canyon State Natural Area (GCSNA) for three acres of land located adjacent to GCSNA in order to construct a new fire station which is needed to meet emergency response needs in their district. Texas Parks and Wildlife Department acquired the three acres as part of the Kallison Ranch acquisition project in 2001. The Edwards Aquifer Protection Program financially assisted in the acquisition of the Kallison Ranch project and holds a conservation easement on the property which is now maintained as part of GCSNA. The requested three acre parcel is located in the Edwards Aquifer Artesian Zone and is surrounded by residential development. The property that ESD 7 wishes to swap is located on the NW side of GCSNA and is within the Edwards Aquifer Recharge Zone. This proposed swap would require amendment of the Kallison Ranch conservation easement by City Council. In order to determine if the swap is feasible, EAPP staff is requesting the Conservation Advisory Board's consideration of Stage 1 due diligence in order to conduct a geological assessment on the three acres to be swapped in order to confirm whether or not the property would provide equal or greater recharge benefits to the City if protected than the existing property currently under easement.

The Babcock Road 165 property is approximately 137 acres located in Bexar County over the Edwards Aquifer Contributing Zone. This property is located adjacent to Friedrich Wilderness Park and the Bloomfield Hills property which is currently under evaluation by the Edwards Aquifer Protection Program. Approximately 24 acres on the property contains a portion of the drainage area for the Breathless Cave karst feature located on Friedrich Wilderness Park property. Acquisition of the Babcock Road 165 property along with purchase of the Bloomfield Hills property may allow for establishment of a karst fauna preserve and partnership with the Southern Edwards Plateau Habitat Conservation Plan. This property ranks in the Top 10% of the SET GIS spatial model. EAPP Staff will be requesting consideration of Stage 1 due diligence in order to proceed with a geological assessment and appraisal.

**ISSUE:**

Edwards Aquifer Protection Program staff will present the Emergency Services District #7's request for consideration of a land swap of Kallison Ranch property which protected under the Kallison Ranch conservation easement and will present the Babcock Road 165 project. The Conservation Advisory Board may elect to approve Stage 1 due diligence for these two projects.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**ALTERNATIVES:**

None.

**RECOMMENDATION:**

Staff recommends approval of Stage 1 due diligence for the ESD 7/Kallison Ranch Land Swap project and the Babcock Road 165 property.