
The Cynthia & George Mitchell Foundation

Mayer Property Conservation Planning

Montgomery, Texas



An 857-acre ranch is transformed into a marketable commodity while establishing permanent ecological and hydrological health protections.

SERVICES

Conservation Planning
Ecological Restoration
Research & Development

Spanning 857 acres and situated just north of the Cook's Branch Conservancy, Mayer Ranch was deemed a valuable land investment by The Carrie and George Mitchell Foundation (CGMF), who sought to establish permanent ecological protections while allowing for limited residential areas. As a key member of an interdisciplinary team led by Compton Creative Solutions, Biohabitats provided ecological services throughout three phases of the project's discovery portion.

Biohabitats conducted a desktop analysis and field reconnaissance to identify environmental challenges and map and summarize hydrological, ecological, wildlife and cultural resources. The team completed an assessment with recommendations and presented a draft suitability analysis to the Mayer Committee. Biohabitats used feedback to develop a conceptual design including riparian and habitat protection setbacks, environmental framework plan, trail system analysis, and stormwater and habitat management strategies. Biohabitats worked with Compton Creative Solutions to develop a Concept Plan and narrative for proposed building envelope restrictions and buyer benefits. They also provided input on conservation easement restrictions and presented the final plan for approval.

Biohabitats collaborated with the lead conservation specialist, Committee and stakeholders, presenting analyses and draft plans through each phase to incorporate feedback and ensure the concept aligned with project goals. This work engendered a legacy conservation project and serves as a model of stewardship for returning capital while protecting the hydrologic health of land acquisitions.