



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 13, 2026

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park (This Item was Tabled).

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant has submitted the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the City will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

The applicant's application outlines the following:

The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches.

Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant regarding the ratio results in the mitigation requirements of new or preserved trees. Staff will meet and discuss options with the Planning and Zoning Commission ahead of a final recommendation to City Council.

Planning and Zoning Commission Meeting: November 6, 2025:

Commission Member Townsend made a motion to recommend the City Council approve the Freedom Park Tree Mitigation Plan, with no mitigation needing to be performed, and we find that the "1 to 1" is reasonable for this very specific type of project and work.

Commission Deborah Spoor seconded the motion. Chair William Garwood-Aye;
Commission Members: Deborah Spoor- Aye; Michelle Townsend- Aye; Regina Bieri-Aye;
Commission Member Andrew Heston – Nay. Motion carried with a 4-1 Vote.

The P&Z Commission Draft minutes are attached.

Recommendation: The City Council should continue discussions and consider the Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project.