



AGENDA SUMMARY/STAFF REPORT-

Revised 11/6/2025

MEETING DATE: November 6, 2025

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.

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.

Staff Comments received from Parks and Recreation:

Freedom Park – Detention and Drainage Project

Current staff are not aware of any formal agreement establishing a one-to-one (1:1) tree mitigation ratio for the Freedom Park Detention and Drainage Project. This ratio was not referenced in prior discussions or documentation, despite the project being underway for a considerable time. Staff previously requested documentation supporting the use of a 1:1 ratio but, to date, no formal documentation or Council action has been provided to verify such an agreement.

To ensure consistency with the City of Angleton's adopted tree preservation and mitigation standards, staff recommends that the Planning and Zoning Commission and City Council evaluate this request in accordance with the existing ordinance requirements. Staff further recommends that any mitigation credit or fee in lieu be calculated based on those standards, rather than an unverified project-specific ratio.

Recommended Action:

The Planning and Zoning Commission should discuss and consider the Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project and make a recommendation to City Council.