



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 15, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on tree mitigation fee-in-lieu for Shadowglen Phase 3 Section 1 and 2.

### BACKGROUND/SUMMARY:

Due to revisions to floodplain modeling (Atlas 14), the area of the Wilbarger Floodplain has expanded some. Meritage Homes is planning to construct in Shadowglen Phase 3 and to reduce the risk of flooding within the subdivision they are proposing to modify the floodplain by grading some acreage within the city's property. This grading will cause the removal of trees totaling 1,241 caliper inches. Trees cannot be planted back into the area because they would impede floodwaters and reduce the effectiveness of the grading, causing the floodwaters to potentially reach developed areas.

Fees-in-lieu for tree mitigation are determined by the City Council at the time of the request. Fees are based on the average cost of a 3" tree the city would need to purchase at the time. Below are the costs provided by the Public Works Department:

Live Oak - 3-inch diameter 65 gallon \$535.00  
 Red Oak - 2 ½ to 3- inch diameter 65 gallon \$535.00  
 Cedar Elm - 2 ½ to 3-inch 65 gallon \$570.00

These average to \$547 for a 3" tree, or \$182.33 per caliper inch. This request is for 1,241 caliper inches so a recommended fee-in-lieu is \$226,271.53. This money is paid into a dedicated tree fund for the city to purchase and maintain trees on city properties and rights-of-way.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Mitigation letter
- Exhibit

### STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a tree mitigation fee-in-lieu for Shadowglen Phase 3 Section 1 and 2 in the amount of \$182.33 per caliper inch.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**