

Sims, Christopher

From: Sims, Christopher
Sent: Thursday, September 4, 2025 6:39 PM
Cc: Carpenter, Kris; Sims, Christopher; Mengueta, Ron
Subject: Seeking Early Input on Upcoming Tree Preservation Ordinance Update
Attachments: CoLC Tree Preservation Revision- FINAL DRAFT.pdf; Tree Preservation_1-Sheet_Proposed Changes DRAFT.pdf

Good afternoon,

I hope you are all doing well. As part of our on-going commitment to bring together our City's growth, environment, and community, Development Services is preparing to update the City's Tree Preservation, Mitigation & Maintenance standards ([Chapter 125 - Article VII of the UDC](#)).

Because your firm currently has active projects in various phases, anywhere from due diligence to construction, and we value our partnership with you, we wanted to give you a heads-up and an opportunity to share thoughts before we enter the formal amendment process next month.

For clarity, the attached draft is the full ordinance:

- **Red Text** highlights the sections that have been revised.
- **Black Text** reflects the City's existing ordinance language that is not being amended.
- I have also included a 1 Sheet Recap summarizing the proposed revisions at a high level.

We would appreciate it if you would please review the materials and let us know if you **love it, like it, hate it**, or have **specific change suggestions**. While we may not adopt every idea, your real-world perspective helps us find the right balance between healthy tree preservation and efficient development.

I would appreciate if you could send any comments in writing back to me by end of business, Friday, September 12, 2025.

Thank you in advance for taking a few moments to weigh in. Your feedback will help ensure League City's "green spirit" and quality development stay connected.

Thanks,

Christopher

Christopher Sims
Executive Director
Development Services

O: 281-554-1440
City of League City



500 W Walker St. League City, Texas 77573
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Sims, Christopher

From: Sims, Christopher
Sent: Monday, September 15, 2025 5:38 PM
To: frankdominguez01@gmail.com
Cc: Carpenter, Kris
Subject: RE: Request for Feedback on Draft Tree Ordinance Amendment

Frank,

Thank you for taking the time to review the document and thanks again for catching that as your interpretation is spot on that the current wording could be clearer. As drafted, we intend for applicants to complete these steps cumulatively, not selectively. Here's the revised flow we'll insert under Sec. 125-7.6:

125-7.6.1. An applicant may appeal the planning director's decision to deny a tree disposition permit for the removal of a significant tree to the city council by filing the following with the city secretary's office:

(a) Notice of Appeal

A written notice of appeal within ten (10) business days from notification of the planning director's decision.

(b) Supporting Materials (due within 30 days of notice)

The applicant must submit either:

- 1. A written legal opinion from an attorney licensed in Texas that details how the failure to grant the permit would violate state or federal law, within 30 days of the filing of the notice of appeal; or*
- 2. A site plan for the subject property showing the location of the significant tree and explaining why retaining it makes the proposed improvement unfeasible.*

(c) Council Agenda Placement

Once the notice of appeal and one of the supporting materials are filed, the planning director shall place the appeal on a City Council agenda within 30 days of receiving those documents.

This structure ensures a clear, step-by-step process while streamlining the timeline for every appeal.

Thank you again. Our hope is to have this to P&Z for review/comment/vote of support in late October.

Christopher

Christopher Sims
Executive Director
Development Services
City of League City
281-554-1440

From: Frank Dominguez <frankdominguez01@gmail.com>

Sent: Sunday, September 7, 2025 11:26 AM

To: Sims, Christopher <christopher.sims@leaguecitytx.gov>

Subject: Re: Request for Feedback on Draft Tree Ordinance Amendment

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Hi Christopher,

Thanks for sharing this document and allowing us to review it for comments.

The level of detail and planning required to maintain and improve the quality of life for residents of the City continues to amaze me.

My only comment/question would be regarding filing of an appeal. Would an appellant need to satisfy a,b,c and d; to file the appeal; or just one of the items to satisfy the requirement? I think clarification is needed. I have copied the section below *in italics* for your review.

I think the rest of the document looks good.

Have a great week,

Frank

Sec. 125-7.6. Appeals;

125-7.6.1. An applicant may appeal the planning director's decision to not grant a tree disposition permit for the removal of a significant tree to the city council by filing the following with the city secretary's office:

(a) A written notice of appeal within ten business days from notification of the planning director's decision;

(b) A written legal opinion from an attorney licensed in Texas that details how the failure to grant the permit would violate state or federal law, within 30 days of the filing of the notice of appeal; and

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(c) A site plan for the subject property showing the locations of the significant tree and the proposed improvement(s) that not removing the significant tree would render unfeasible, within 30 days of the filing of the notice of appeal.

(d) the planning director shall place the appeal on a City Council agenda within 60 days of a formal appeal filing.

On Thu, Sep 4, 2025 at 6:16 PM Sims, Christopher <christopher.sims@leaguecitytx.gov> wrote:

Members of the Strategic Planning Advisory Committee,

Thank you for your ongoing commitment to League City's growth and quality development. As part of our Year 2 Strategic Plan initiative, we have finalized the draft amendment to Chapter 125, Article VII (Tree Preservation, Mitigation & Maintenance) and produced a one-page summary of key.

For clarity:

- The attached draft is the full ordinance.
- Red Text highlights the sections that have been revised.
- Black Text reflects the City's existing ordinance language that is not being amended.
- I have also included a 1 sheet recap summarizing the proposed revisions at a high level.

At this stage, we kindly request your review to ensure that nothing you feel is essential that has been omitted, and no provisions are unexpectedly too restrictive or too permissive.

Please provide any written comments or concerns by end of business, Friday, September 12, 2025.

If there are no further issues, we will proceed to the formal amendment process, beginning with Planning & Zoning Commission, and ultimately City Council.

Your insights are invaluable in striking the right balance between developer flexibility and our community's expectation for robust tree canopy coverage.

Thank you for your time and expertise on this issue.

Thanks,

Christopher

Christopher Sims
Executive Director
Development Services



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Sims, Christopher

From: Sims, Christopher
Sent: Friday, September 12, 2025 4:43 PM
To: Lynn Watkins
Cc: Carpenter, Kris; Menguita, Ron
Subject: RE: Seeking Early Input on Upcoming Tree Preservation Ordinance Update

Mr. Watkins, Thanks for the review! Hope you have been doing well.

My understanding of the Friendswood ordinance is that all in-lieu rates are set by Council resolution, and there's no formal cap on total charges. So, in theory those fees could be quite high if their Council chose.

Our current League City ordinance is much the same with no hard cap in place so mitigating a heavily wooded property could in theory exceed the cost of the land. That's why in our draft amendment we built in a clear 30% cap. The thought was that providing property owners a firm ceiling we could keep costs more predictable.

In your years of developing in League City, have you run into a project where tree mitigation fees ran above 30% of the land cost? Any real-world examples or numbers you can share would be a big help in getting this number right.

Thanks again for the insight.

Christopher

Christopher Sims
Executive Director
Development Services
City of League City
281-554-1440

From: Lynn Watkins <lynn@watkinsprojects.com>
Sent: Friday, September 12, 2025 4:05 PM
To: Sims, Christopher <christopher.sims@leaguecitytx.gov>
Cc: Carpenter, Kris <kris.carpenter@leaguecitytx.gov>; Menguita, Ron <Ron.Menguita@leaguecitytx.gov>
Subject: RE: Seeking Early Input on Upcoming Tree Preservation Ordinance Update

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All,

Tree Ordinance Revisions Comments
September 10, 2025

Has the proposed (and existing) ordinance been vetted vis a vis the state law as it applies to tree regulation?

The 30% of property value cap on the tree compensation is way above an acceptable range. If a property is valued at \$500,000 per acre this would amount to \$150,000 in fees per acre. This is effectively a condemnation of the property without compensation. Please explain why this is not a taking or taxation on an individual basis in the name of serving the common good. What is the cap in Friendswood?

From: Sims, Christopher <christopher.sims@leaguecitytx.gov>

Sent: Thursday, September 4, 2025 6:39 PM

Cc: Carpenter, Kris <kris.carpenter@leaguecitytx.gov>; Sims, Christopher <christopher.sims@leaguecitytx.gov>;

Mengueta, Ron <Ron.Mengueta@leaguecitytx.gov>

Subject: Seeking Early Input on Upcoming Tree Preservation Ordinance Update

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