

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, AUTHORIZING THE REMOVAL AND MITIGATION OF CERTAIN SIGNIFICANT TREES AT 1625 EAST MAIN STREET; MAKING FINDINGS; AND PROVIDING FOR RELATED MATTERS

WHEREAS, the owner of the property located at 1625 East Main Street has proposed redevelopment of the site with a new office development, associated parking, drainage improvements, landscaping, and related site improvements; and

WHEREAS, the subject property is currently vacant and underutilized and its redevelopment will return the property to productive use, improve the appearance of the Main Street corridor, and promote economic development within the City; and

WHEREAS, the property contains eleven (11) significant trees as defined by Article 7 of the Unified Development Code, and the applicant has submitted a tree mitigation plan requesting authorization to mitigate for eight (8) significant trees representing approximately seventy-three percent (73%) of the total significant-tree caliper inches located on the property; and

WHEREAS, the City Council has reviewed the tree mitigation plan, site design, and supporting materials and finds that existing tree locations substantially constrain the placement of buildings, parking areas, drainage facilities, access circulation, and other improvements necessary for redevelopment of the property, and that the applicant has revised the site layout to preserve the largest and most viable significant trees where feasible; and

WHEREAS, the City Council further finds that the applicant proposes to preserve approximately 136 caliper inches of significant trees on the property, including the largest significant tree on the site, and to provide mitigation in accordance with the submitted tree mitigation plan; and

WHEREAS, the City Council finds that approval of the requested mitigation will facilitate redevelopment of a long-vacant commercial property, encourage private investment, improve the visual character of the Main Street corridor, and provide a public benefit to the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein for all purposes.

SECTION 2. The City Council finds that significant trees are located within the feasible buildable area of the property and that no practical alternative layout has been identified that would allow redevelopment while preserving all significant trees proposed for mitigation.

SECTION 3. The City Council finds that the applicant has submitted a mitigation plan addressing the significant trees proposed for removal or impact in accordance with Article 7 of the Unified Development Code.

SECTION 4. The City Council finds that redevelopment of the vacant property will improve

the Main Street corridor, encourage private investment, and provide public benefits to the City.

SECTION 5. The City Council hereby authorizes the removal and mitigation of the eight significant trees identified in the approved Tree Mitigation Plan for the property located at 1625 East Main Street.

SECTION 6. The City Manager or his designee is authorized to execute all documents necessary to complete this transaction.

SECTION 7. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 8. It is hereby found and determined that the meeting at which this resolution was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED the ____ day of _____, 2026.

NICK LONG
Mayor

ATTEST:

DIANA STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (MV)