

AESA25-0001c

Spencer Road Industrial ESA Mitigation Plan

Jennifer Rovezzi / Environmental Services and Sustainability

September 16, 2025



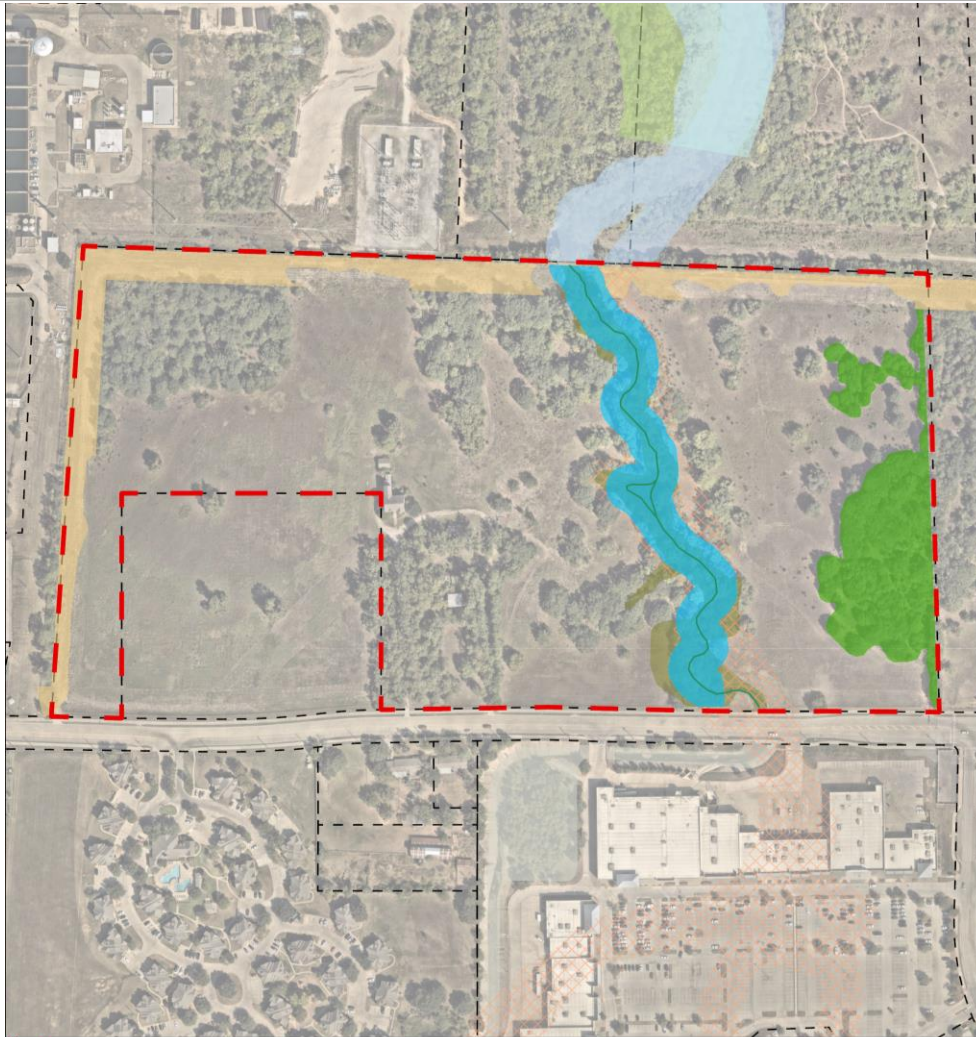
Project : Spencer Road Industrial

- 53.3 acres site, north of Spencer Road and west of Loop 288
- General Office Zoning
- Proposed industrial warehousing and supporting infrastructure



Existing ESAs

- ESA Field Assessment (ESA25-0001)
- 3.13 acres of 50' Riparian Buffer ESA along intermittent, unnamed tributary of Pecan Creek
- 2.75 acres of Undeveloped Floodplain ESA mostly overlaps Riparian Buffer ESA
- 3.19 acres of Upland Habitat ESA on the property, connected to a forest of >10 acres



Property	Floodplain ESA	Cross Timbers Forest
Riparian Buffers	Developed Floodplain	Confirmed
Confirmed	Not Assessed or Expired	Not Assessed
Not Assessed	Undeveloped Floodplain	Does not Exist
Does not Exist		

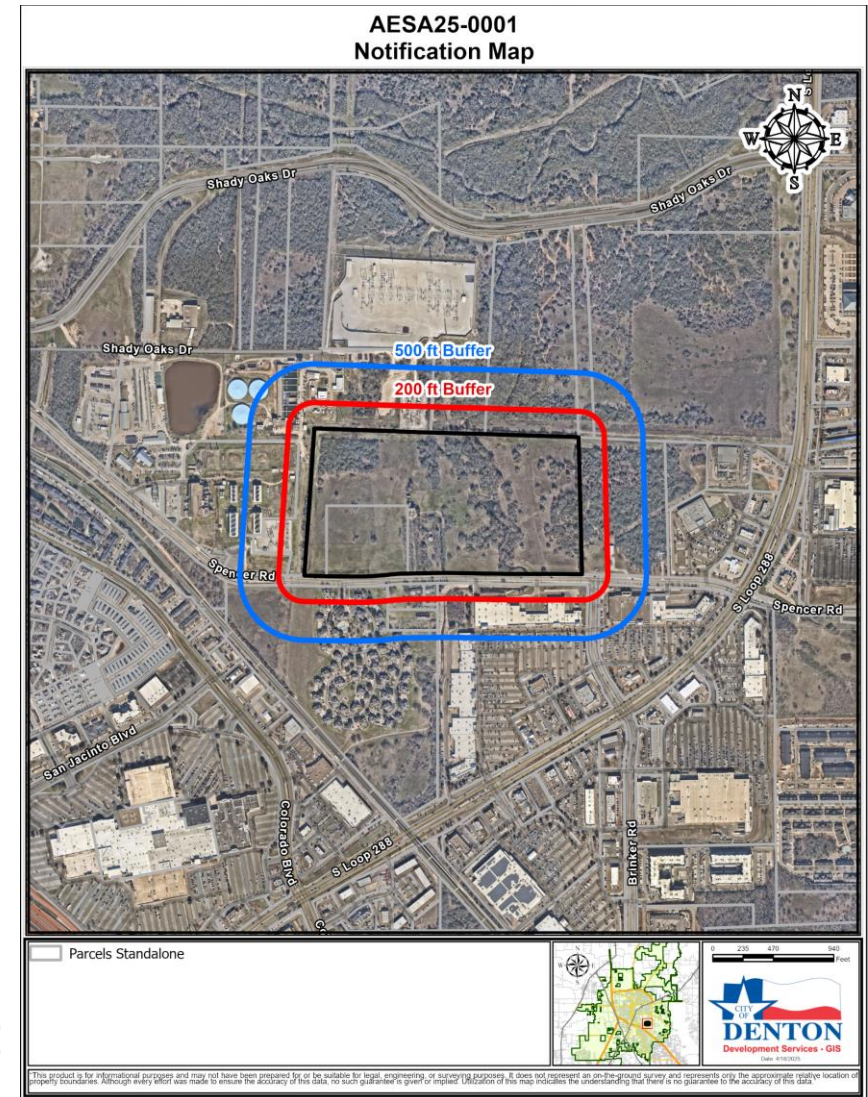
Request and Mitigation

- Construction of a Drive Aisle
- Remove 0.23 acres of a complex of ESAs protecting the waterway
- Ecological improvements of the remainder stream system ESAs
 - remove invasive plant (privet)
 - Restore and expand functions of the stream system ESAs by planting native grass and wildflowers



Notification

- **Newspaper Notice:** August 30, 2025
- **Website Notice:** August 28, 2025
- **Posted Signs:** July 10, 2025
- **Mailed Notices:**
 - 200 ft. Public Hearing Notices mailed: July 2, 2025
 - 500 ft. Courtesy Notices mailed: July 2, 2025
- **Responses:**
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 0
- **Neighborhood Meeting:** canceled due to lack of interest



Recommendation

The Planning and Zoning Commission voted [5-0] to recommend approval of the request.

Highlights:

- Improvements are to commence prior to the issuance of the first building permit
- Vegetation will be monitored for growth until the project is accepted by Environmental Services and Sustainability
- A perpetual maintenance plan will be filed with platting

Questions?

