



Tree Mitigation Variance Request  
PZ-2024-35  
7408 Linkwood Street

Susana Huerta, AICP  
Planning and Zoning Director  
City Council Meeting  
December 17, 2024

# Summary

- Question

- Should the Council grant a Tree Mitigation Variance to Allow the Removal of one (1) Medium, and Three (3) Large Trees, and Reduce the Tree Mitigation Fee in Lieu of from \$4,400 to \$1,500.00, Located at 7408 Linkwood Street, Being Lot 2, Block F, CB 4446A, Linkwood Addition Subdivision, on Approximately 0.17 Acres of Land.

- Options

- Grant the variance
- Deny
- Other

- Declaration

- At Council's discretion - tree removal will accommodate orderly development of area and encourage planting of native trees

# Background

- The Tree Mitigation Plan is to plant nine (9) three-inch (3") trees including six (6) Crape Myrtles, one (1) Mexican Laurel/Mexican Olive and two (2) Mountain Laurels/yaupon/redbud
- Tree Mitigation fees in the amount of \$4,400 would be due to the City
- Applicant is requesting a fee reduction of \$2,900, which would result in a \$1,500 fee-in-lieu of

# Mitigation Summary

## Mitigation Summary: 7408 Linkwood

	Tree #	Type	Caliper Size
1	20	Hackberry	10.5
2	21	Oak	23*
3	22	Oak	11*
4	23	Oak	21*
5	24	Oak	16*
6	25	Hackberry	12
7	26	Hackberry	12
8	27	Hackberry	12
9	28	Hackberry	13.5
10	29	Hackberry	17
11	30	Hackberry	15.5
12	31	Hackberry	14.5
13	32	Mesquite	12.5
14	33	Elm	9
<b>Total:</b>			<b>199.5</b>

### 3" Trees to be Planted per the plans\*

Type	Caliper Size
Mountain Laurel/Mexican Olive	3
Crape Myrtle	3
Crape Myrtle	3
Mountain Laurel/ yaupon/redbud/ Crape myrtle/cherry laurel	3
Crape Mrytle	3
Crape Mrytle	3
Mountain Laurel/yaupon/redbud	3
Crape Mrytle	3
Crape Mrytle	3
<b>Total:</b>	<b>27</b>

### Observations:

#### As per Arborist Report:

(Tree maintenance over a span of 10 years)

- Tree Pruning @ \$2,598.00      \$10,392.00  
(recommended every 2-2.5 yrs)
- Ball Moss treatment @ 351.81    \$ 1,064.43  
(recommended for 3 yrs)
- Fertilization/SoilCare  
(1 treatment per year@ \$460.06    \$ 4,600.60)
- Total:                                    \$16,057.03**

#### (Complete Tree Removal- one time expense)

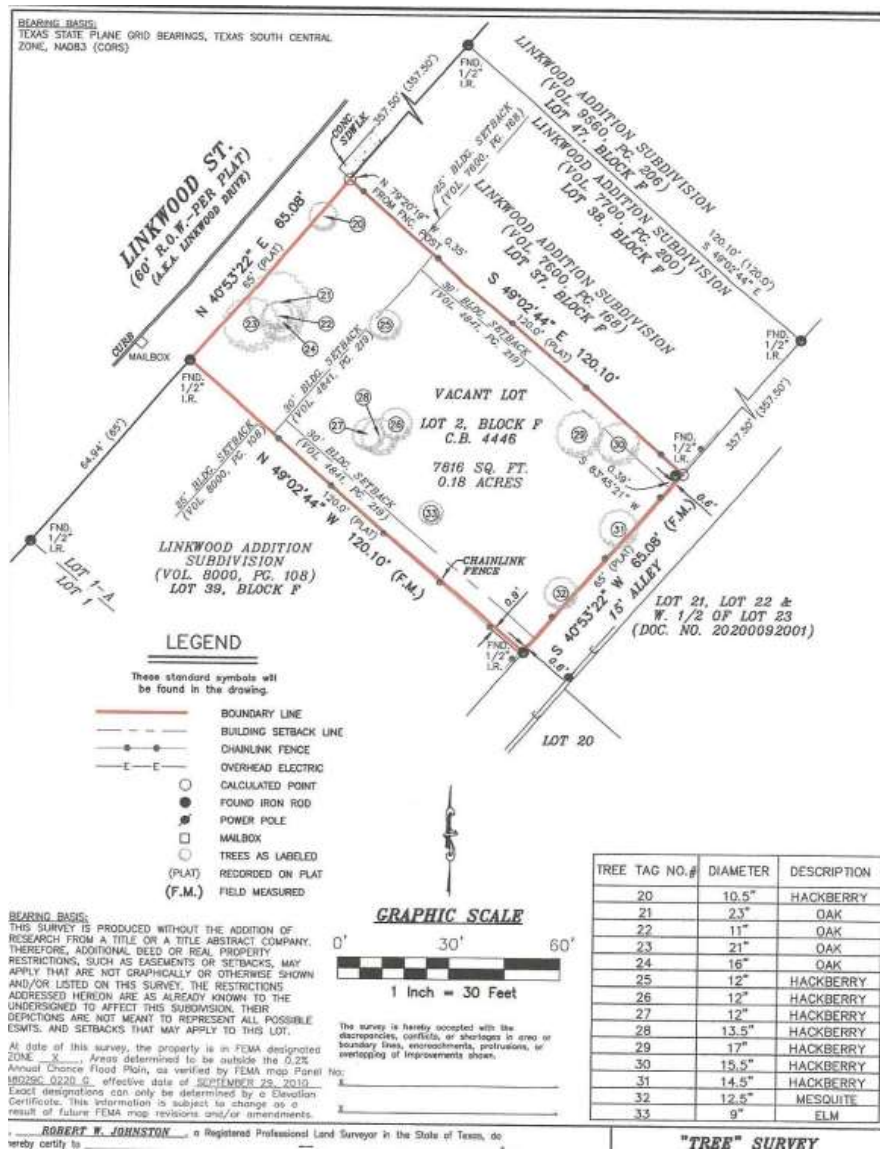
- Tree Removal                            \$ 8,118.75
- Stump grinding                         \$ 3,113.50
- Total:                                    \$12,232.25**

### Therefore:

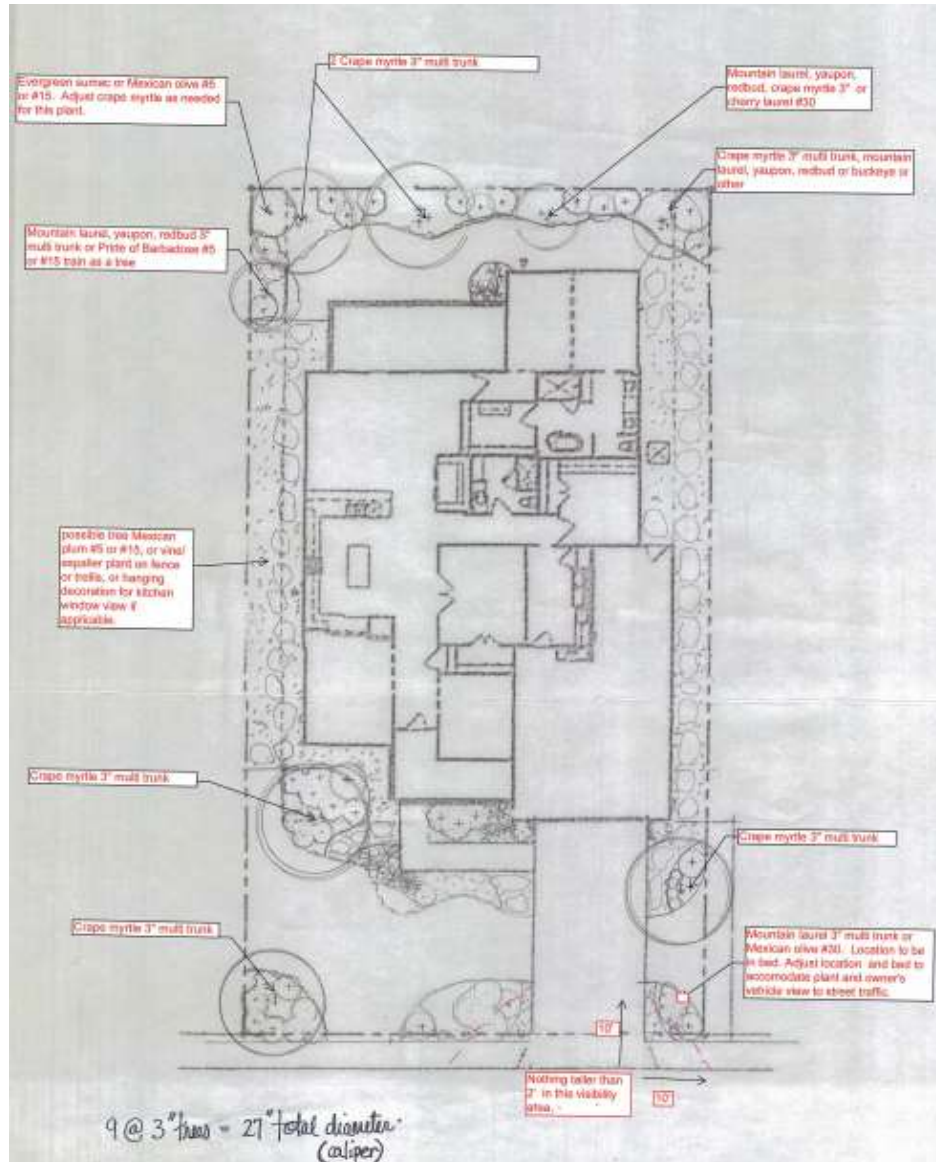
Tree Variance Request:	Caliper	# of Trees
<b>Total Caliper of trees</b>	<b>199.5</b>	<b>14</b>
<b>Caliper of dead trees</b>	<b>128.5</b>	<b>10</b>
(Hackberry, Elm & Mesquite)		
<b>Total remaining Caliper</b>	<b>71.0</b>	<b>4</b>
<b>requiring mitigation</b>		
<b>Trees to be planted as per</b>	<b>27.0</b>	<b>9</b>
<b>Plan*</b>		
<b>Total remaining Caliper</b>	<b>44.0</b>	
<b>Fee-in Lieu Remaining</b>	<b>\$ 4,400</b>	
<b>Reduction Request</b>		
<b>for Variance</b>	<b>\$ 2,900</b>	
<b>TOTAL:</b>	<b>\$ 1,500</b>	



# Tree Survey



# Tree Mitigation Plan



# Code Requirements

- Code mandates that for each medium tree removed, 1 tree of 6" or more in diameter be planted & for each large tree, 1 tree of 8" or more in diameter be planted
- Per Code, up to 25% of required trees may be mitigated, unless insufficient land area exists to plant the required total caliper width of replacement trees, then "cash in lieu of" amount may be increased up to 50% of the required replacement tree amount
- Applicant plans to keep 22 trees



# Code Requirements

- City Code states:
  - Variances may be granted after consideration and approval of the City Council, where a literal enforcement of the provision of the Article will result in unnecessary hardship
  - No variance may be granted unless:
    - Such variance will not be contrary to the public interest;
    - Such variance will be in harmony with the spirit and purposes of the article;
    - The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
    - The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.



# Fiscal Impact

- Tree mitigation fees in the amount of \$1,500.00 will be paid into the Tree Mitigation Fund
- This fund is restricted to supporting additional tree planting at approved sites in Leon Valley
- The granting of this variance would facilitate the development of a residential home, which will increase the City's property tax base

# Recommendation

- At the discretion of the City Council



Tree Mitigation Variance Request  
PZ-2024-35  
7408 Linkwood Street

Susana Huerta, AICP  
Planning and Zoning Director  
City Council Meeting  
December 17, 2024