

# MHB Landscape Architect

December 30, 2025

Michael Burrell  
Development Services Director  
City of Manor  
105 E Eggleston Street  
Manor, Texas 78653

**RE: Fee In Lieu of On-site Tree Removal Mitigation Request – 104 Townes Townhomes  
(2025-P-1741-SP)**

Mr. Burrell,

104 Towns Townhomes is a proposed multi-family development on a 0.40 acre parcel located at the intersection of East Townes Street and Lexington Street. There are no improvements on the site. The existing vegetation consists of four (4) trees that were surveyed (3 Spanish Oaks and 1 Hackberry), some small ornamental trees, and grass.

The proposed improvements include one (1) three (3) family dwelling unit & one (1) two (2) family dwelling unit, paving, and stormwater water management structures. Landscape planting per the City of Manor Landscape Ordinance is also proposed.

The Spanish Oaks and the Hackberry trees are proposed to be removed for the construction of the improvements. The removal mitigation for the Spanish Oaks is forty-six (46) inches. Removal mitigation is not required for the Hackberry tree. The total quantity of required mitigation is forty-six (46) inches.

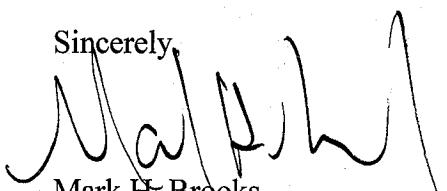
The landscape area left on the site after fulfilling the landscape ordinance and the stormwater management requirements are limited. The only areas left are in between the driveways which only allow for the planting of three (3) trees for mitigation. The quantity of these three trees equals twelve (12) inches. This leaves a deficit of thirty-four (34) inches.

A fee in lieu of planting mitigation trees on site is proposed for the above-mentioned deficit. The proposed fee is five thousand-one hundred dollars (\$5,100.00). The amount is based on a per inch fee of one-hundred and fifty dollars (\$150.00) per one inch removed.

On behalf of the Owner, I respectfully request that the proposed fee in lieu of on-site tree removal planting be approved.

Please let me know if you have any questions or comments.

Sincerely,



Mark H. Brooks  
Landscape Architect