



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** February 4, 2026  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a tree mitigation fee-in-lieu for 104 E. Townes St., Manor, TX.

**BACKGROUND/SUMMARY:**

The applicant is requesting the ability to pay a fee in lieu to account for the caliper inches they are removing from the site to enable construction. The current lot configuration, with reference to the proposed number of units, prevents the developer from meeting the requirement.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** Yes – Money is contributed to the tree fund for planting elsewhere.

**FORM 1295 FILED:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Fee-in-lieu request
- Landscape plan

**STAFF RECOMMENDATION:**

The city staff recommends that the City Council approve a tree mitigation fee-in-lieu for 104 E. Townes St., Manor, TX, with a suggested price per caliper inch.