

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Removal of Historic Tree at 591 Harrison Lane

Town Council Meeting – October 14, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon a request for the removal of a historic tree at 591 Harrison Lane.

Description of Agenda Item:

The initial plan for the construction of a single-family home at 591 Harrison was based upon a 20-foot front building line. This setback would have allowed for the preservation of a 52.9 caliper inch historic pecan tree. However, the decision to construct a front facing garage on the home changed the front building line to 25 feet. The increased setback pushed the foundation of the house within six feet of the tree. This proximity to the tree has caused root damage and will continue to do so, resulting in the eventual death of the tree. This is confirmed by an arborist in the letter included with this report.

Per the Town's Zoning Ordinance, a tree exceeding a 40-caliper inch diameter is classified as a historic tree and its removal requires Town Council approval. Historic trees are required to be mitigated at a rate of 400 percent. Additionally, during the review of the platting for the subdivision, the developer submitted a tree survey to the Town identifying which trees would be preserved and which trees would be removed. In this survey, the historic tree was identified as being preserved. The Town allows for positive credits, in terms of tree mitigation, for trees being preserved within an area that would otherwise be considered a buildable area. Since this tree is now being removed, the developer will also have to pay back the credit received for initially preserving the tree. Per the breakdown below, this would require the developer to replace the tree with 76 trees or pay a \$39,655 fee in lieu of replacement. The developer has opted to pay the fee and Town Staff supports this decision.

Mitigation Calculation (For Information Only):

Historic Tree Removal

52.9 (Historic Tree Caliper Inches) x 4 (400% Mitigation Rate) = 211.6 (Caliper Inches Required)
211.6 (Caliper Inches Required) / 3 (Average Caliper Inches for Tree) = 71 (Replacement Trees)
211.6 (Caliper Inches Required) x 175 (Rate) = \$37,030 (Fee In Lieu of Tree Replacement)

Preserved Tree Credit

1 Positive Credit = 1 Tree (3 Caliper Inches)

52.9 Caliper Inches (Historic Tree) = 5 Positive Credits (Trees Greater Than 24 Caliper Inches)

5 (Positive Credits) x 3 (Average Caliper Inches for Tree) = 15 (Caliper Inches Credited)

Tree Credit Reclamation

15 (Caliper Inches Credited) / 3 (Average Caliper Inches for Tree) = 5 (Replacement Trees)

15 (Caliper Inches Credited) x 175 (Rate) = \$2,625 (Fee In Lieu of Tree Replacement)

Total

71 (Historic Tree) + 5 (Reclaimed Credit) = 76 (Total Number of Replacement Trees)

\$37,030 (Historic Tree) + \$2,625 (Reclaimed Credit) = \$39,655 (Total Fee for Removal of Tree)

The total amount owed to the Town for mitigation is \$39,655.00. This amount is in an escrow account awaiting a final decision from Town Council.

Budget Impact:

There is no budgetary impact affiliated with this item.

Attachments:

1. Tree Survey
2. Plot Plan
3. Tree Exhibit
4. Letter From Arborist
5. Approved Final Plat (DEVAPP-23-0156)

Town Staff Recommendation:

Town Staff recommend that the Town Council approve a request for the removal of a historic tree at 591 Harrison Lane.

Proposed Motion:

I move to approve/deny a request for the removal of a historic tree at 591 Harrison Lane.