



C7  
/

**Table of Contents for 2818 Rio Grande Tree Permit**  
**Heritage Tree Variance Package**

The variance package is organized as follows:

1. Cover Sheet
2. Staff Memorandum
3. Staff Findings of Fact
4. Exhibits
5. Applicant Memorandum and Documentation



C<sup>1</sup>/<sub>2</sub>

**ITEM FOR PLANNING COMMISSION AGENDA**

**BOARD MEETING  
DATE REQUESTED:** March 12, 2013

**PROJECT NAME:** 2818 Rio Grande

**ADDRESS  
OF PROPERTY:** 2818 Rio Grande

**TREE PERMIT #:** 10827869

**NAME OF APPLICANT:** Mike McHone  
1904 Guadalupe St.  
Austin, TX 78713  
512-481-9111

**CITY ARBORIST  
STAFF:** Keith Mars, 974-2755  
keith.mars@austintexas.gov

**ORDINANCE:** Heritage Tree Ordinance (LDC 25-8-641)

**REQUEST:** The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.

**STAFF  
RECOMMENDATION:** The request to remove the 30" Pecan meets the City Arborist approval criteria set forth in LDC 25-8-624(A). Variance is recommended.



C1/3

## MEMORANDUM

**TO:** Dave Anderson, Chair  
Members of the Planning Commission

**FROM:** Keith Mars, City Arborist Program  
Planning and Development Review

**DATE:** March 12, 2013

**SUBJECT:** 2818 Rio Grande

**REQUEST:** The applicant is requesting to remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643

### Area Description

The subject property is comprised of two lots located at 2818 Rio Grande (Exhibit 1). The zoning is MF-4 and is adjacent to, but not in, the University Neighborhood Overlay District (UNO) (Exhibit 2). The zoning allows for 60 feet building height, .75:1 FAR, and 70% impervious cover. The desired use is an apartment building. The property is located in the Shoal Creek Watershed and is subject to urban watershed regulations.

### Tree Evaluation

#### *Measurements*

The subject tree is a 30.0 inch diameter at breast height (dbh) Pecan (*Carya illinoensis*). The tree height is 53 feet and the canopy spread is 42 feet (Exhibit 3). The tree has a 45 degree lean from vertical with no evidence of root decay or soil heaving (Exhibit 4).

#### *Canopy Conditions*

The canopy has major asymmetry, extensive storm damage, and moderate decay. Storm damage is evident by the presence of multiple broken stems and subsequent decay (Exhibits 5, 6, 7 and 8).

#### *Trunk*

30 inch diameter trunk with a 45 degree lean to the northeast.

#### *Root System*

Critical root zone conditions are characterized by compacted turf grass and bare soil, base material serving as a parking lot, and a housing structure (Exhibit 9). Root flare is present with no signs of wounding or decay.

### Overall Condition

There are considerable structural defects, but the hazard is not likely imminent since there is no evidence of root decay or soil heaving; however, the subject tree is certainly predisposed to failure simply due to the tree structure and biomechanics of staying upright. The biological and physiological functions of the tree appear sound. However, the structural condition is of concern for the aforementioned statements. The City Arborist Tree Evaluation provides additional details (Exhibit 10).

CM  
H

### Variance Request

The variance request is to allow removal of a heritage tree with one stem greater than 30 inches as allowed under LDC 25-8-643.

### Recommendation

Though not an imminent hazard, the subject tree should not be preserved due to the aforementioned structural conditions. Further, it is not reasonable to incorporate the tree into the design given the predisposition to failure, particularly in the event of root loss due to construction activities that will affect the roots opposite the plane of tree lean. The variance request meets approval criteria for the City Arborist per LDC 25-8-624(A) (1).

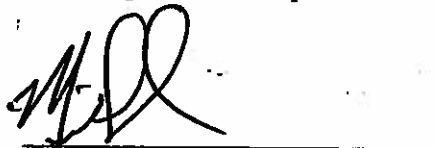
### Mitigation

Opportunities to mitigate onsite are not available. Possible mitigation opportunities include: (1) mitigation monies into the Urban Forest Replenishment Fund at 150 percent mitigation (\$9,000), (2) 45.0 inches of native trees planted on public property in the Shoal Creek Watershed, or (3) \$9,000 worth of tree care for public trees in the Shoal Creek Watershed. Transplanting the subject tree is not recommended due to the lean, distribution of weight from the asymmetrical canopy and storm damaged canopy.

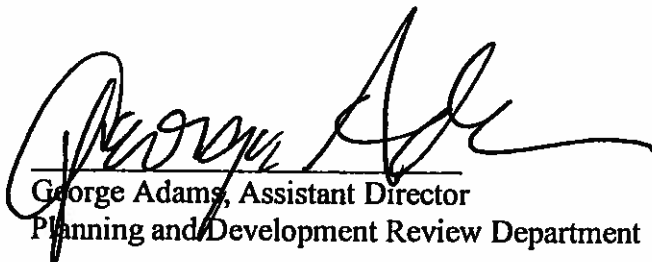
If you need further details, please contact me at 974-2755 or [keith.mars@austintexas.gov](mailto:keith.mars@austintexas.gov).



Keith Mars, Environmental Program Coordinator  
Planning and Development Review Department



Michael Embesi, City Arborist  
Planning and Development Review Department



George Adams, Assistant Director  
Planning and Development Review Department



C7  
/5

**City Arborist  
Planning and Development Review Department  
Staff Recommendations Concerning Heritage Tree Variances**

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**Application Address: 2818 Rio Grande**

**Size and Species of Tree(s): 30.0" Pecan (*Carya illinoensis*)**

**Reason for Request: The applicant is requesting to remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643**

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**Section 1 – Approval Criteria**

1) The requirement for which a variance is requested prevents a reasonable access to the property.

**No.**

2) The requirement for which a variance is requested prevents a reasonable use of the property.  
**Yes. It is unreasonable to preserve this tree in a forthcoming development due to the structural defects. Further, the tree should not be incorporated into the design since loss of counterbalancing roots (opposite the plane of the lean) would increase the likelihood of tree failure.**

3) The tree presents an imminent hazard to life or property and the hazard cannot be reasonably mitigated without removing the tree.

**No.**

4) Is the tree dead?

**No.**

5) Is the tree diseased? If so, is restoration to a sound condition practicable or can the disease be transmitted?

**No.**

6) For a tree located on public property or a public street or easement, the requirement for which a variance is requested prevents:

- a) the opening of necessary vehicular traffic lanes in a street or ally, or
- b) the construction of utility or drainage facilities that may not feasibly be rerouted.

**NA.**

7) The applicant has applied for and been denied a variance, waiver, exemption, modification, or alternative compliance from another City Code provision which would eliminate the need to remove the heritage tree, as required in Section 25-8-646 (*Variance Prerequisite*).

**No.**

- 8) Removal of the heritage tree is not based on a condition caused by the method chosen by the applicant to develop the property, unless removal of the heritage tree will result in a design that will allow for the maximum provision of ecological service and historic and cultural value from the trees preserved on the site.

C7/6

No.

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**Name:** Keith Mars, Environmental Program Coordinator  
City Arborist Program  
Planning and Development Review Department

**Signature:** Keith Mars

**Date:** 2/22/2013

# Exhibit 1

CA  
7

HOLT CARSON INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1901 PORTVIEW ROAD  
AUSTIN, TX 78764  
800.442.6699

Copyright 2012 A 300051

SCALE 1" = 40'

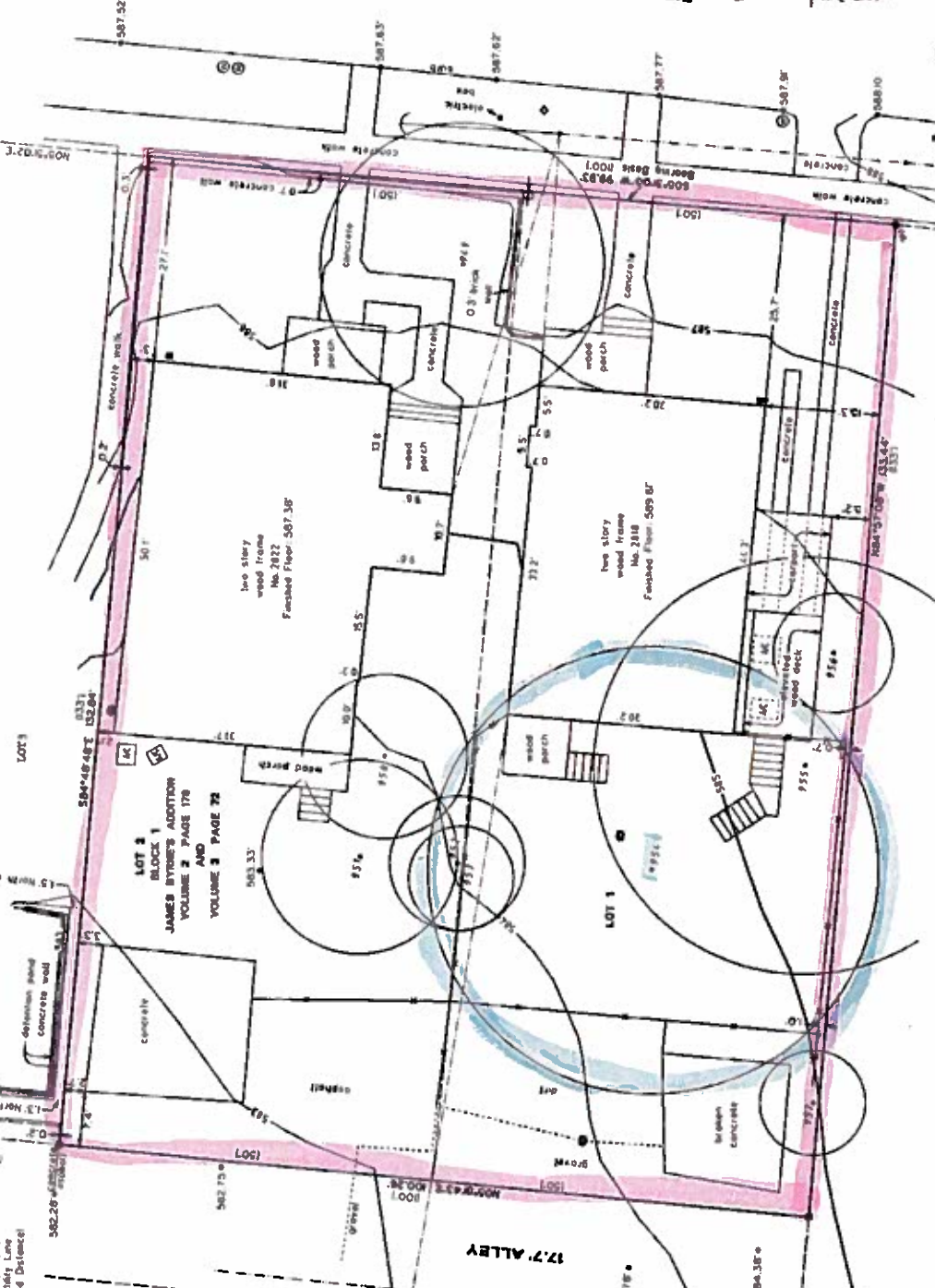
PK was found  
of the Northwest corner of  
Lot 4, Block 1,  
James Byrnes Addition

RIO GRANDE STREET (60' R.O.W.)

= subject tree  
30" Pecan

Temporary Backman  
checked triangle set on curb  
MAYO 1988 Elevation 508.30  
508.34

- NOTES:
1. This map does not represent a boundary survey.
  2. This map was prepared without the benefit of a current title commitment and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
  3. MAYO 1988 Elevation shown hereon are based upon post processed static GPS observations.
  4. Tree "crown" shown hereon are drawn as a fraction of one inch of trunk diameter should one foot of "crown" radius.



LOT 2  
JAMES BYRNES ADDITION  
VOLUME 84 PAGE 108C

MAP OR TOPOGRAPHIC SURVEY OF

LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES SUBDIVISION OF OUTLOT 68, DIVISION OF CITY OF AUSTIN, TEXAS, COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 179 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES SUBDIVISION OF OUTLOTS 68.70 AND 71.70 OF CITY OF AUSTIN, TEXAS, COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2818 AND 2822 RIO GRANDE STREET.

PREPARED August 14, 2012

BY

Holt Carson  
Registered Professional Land Surveyor No. 5146

## Legend

- 3" Iron Rod Found
- 3" Iron Pipe Found
- ▲ Air Condenser
- Water Meter
- Sewer Manhole
- Fire Hydrant
- Street Light
- Street Lamp
- 600' Nail Fence
- Chain Link Fence
- 500' 0" or Greater Steel Elevation
- Overhead Utility Line
- Record Boundary and Distinct



TREE LISTING

948 19' Pecan
950 11' Pecan
951 13' Pecan
952 8' Elm
953 7' Elm
954 30' Pecan
955 28' Pecan
956 8' Red Cedar
957 7' Highberry

# 2818 Rio Grande

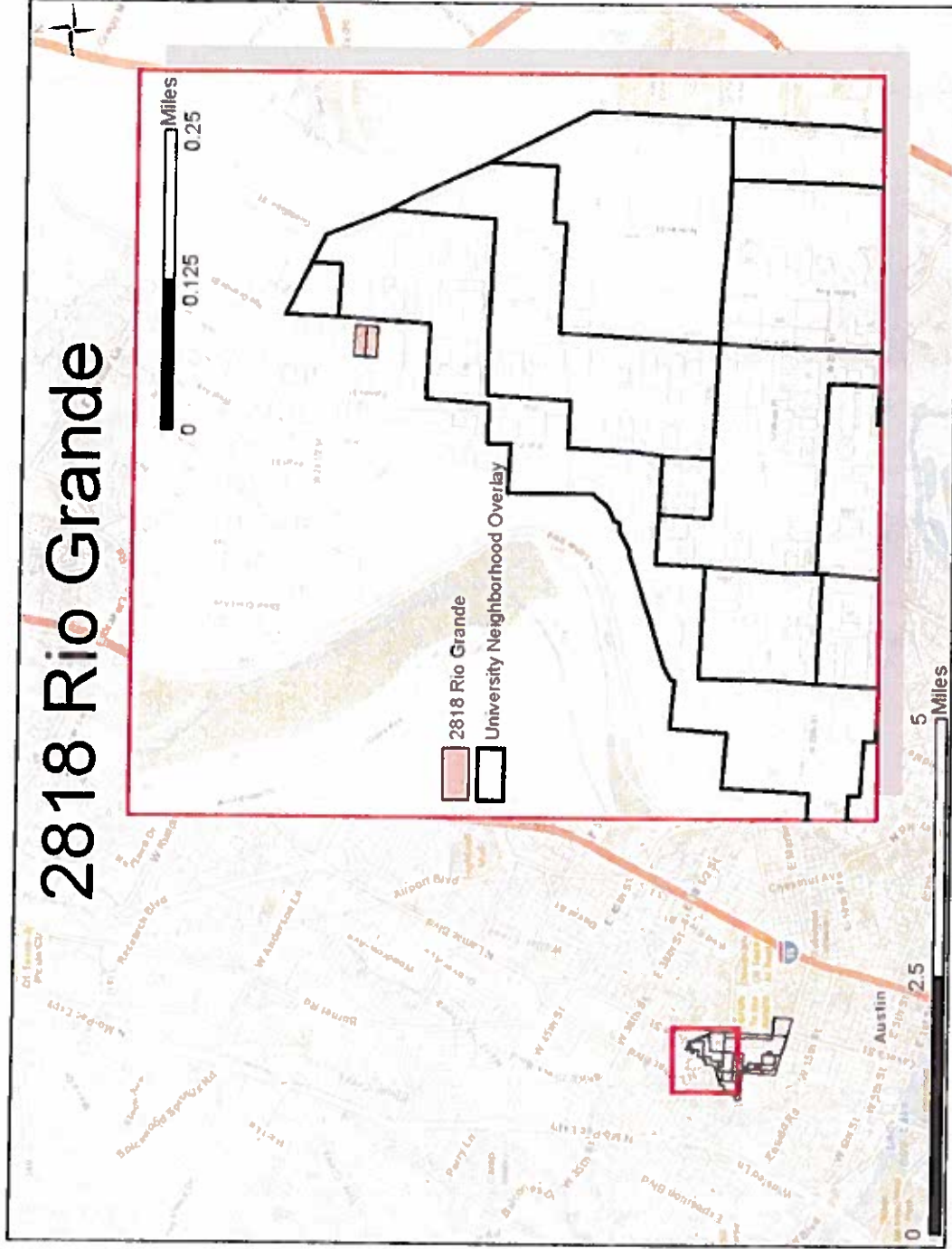


Exhibit 2



The City Arborist Program

Tree Preservation and Replenishment

C3  
8/2



C7/a

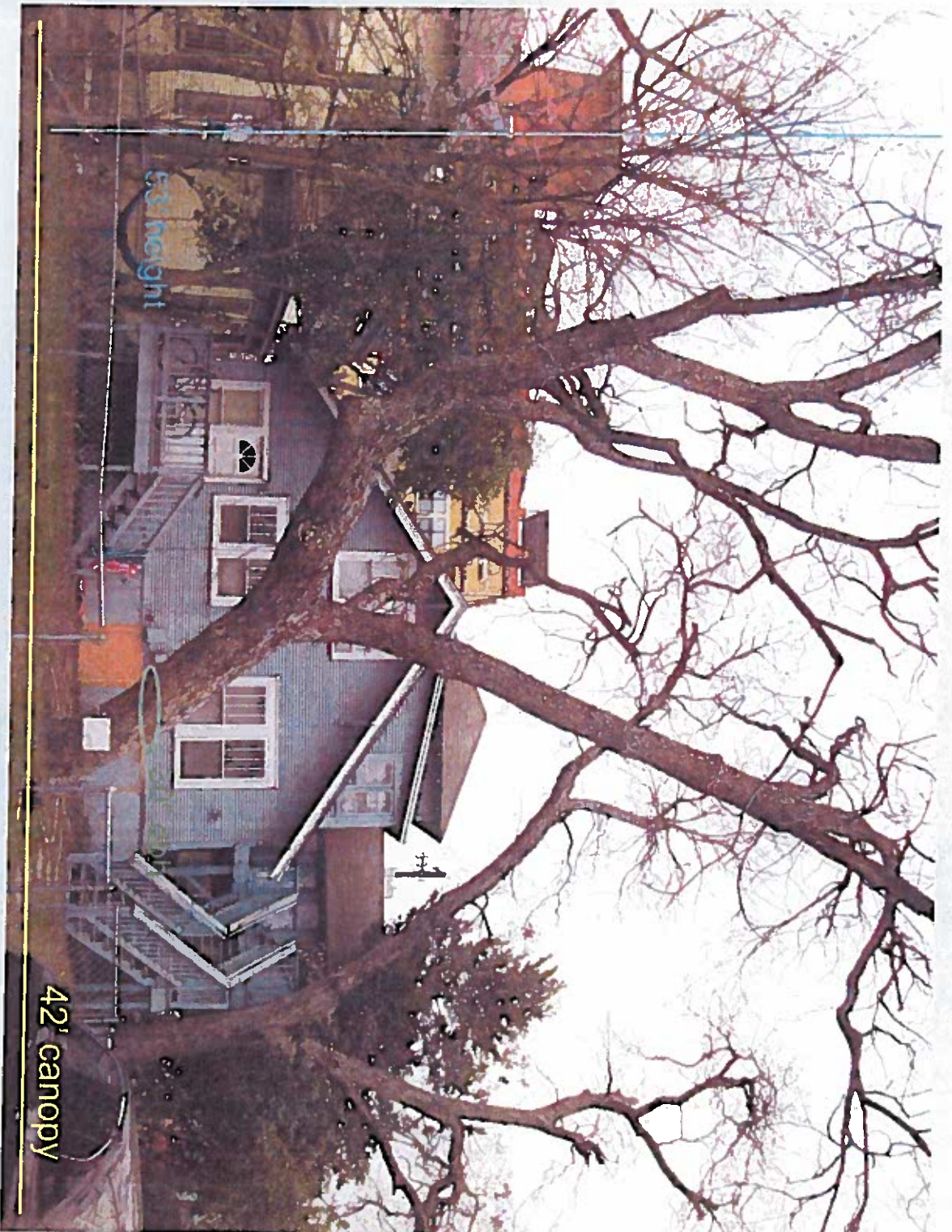


Exhibit 3



The City Arborist Program

Tree Preservation and Replenishment



C<sup>1</sup>/<sub>10</sub>



Exhibit 4



The City Arborist Program

Tree Preservation and Replenishment



C7/11

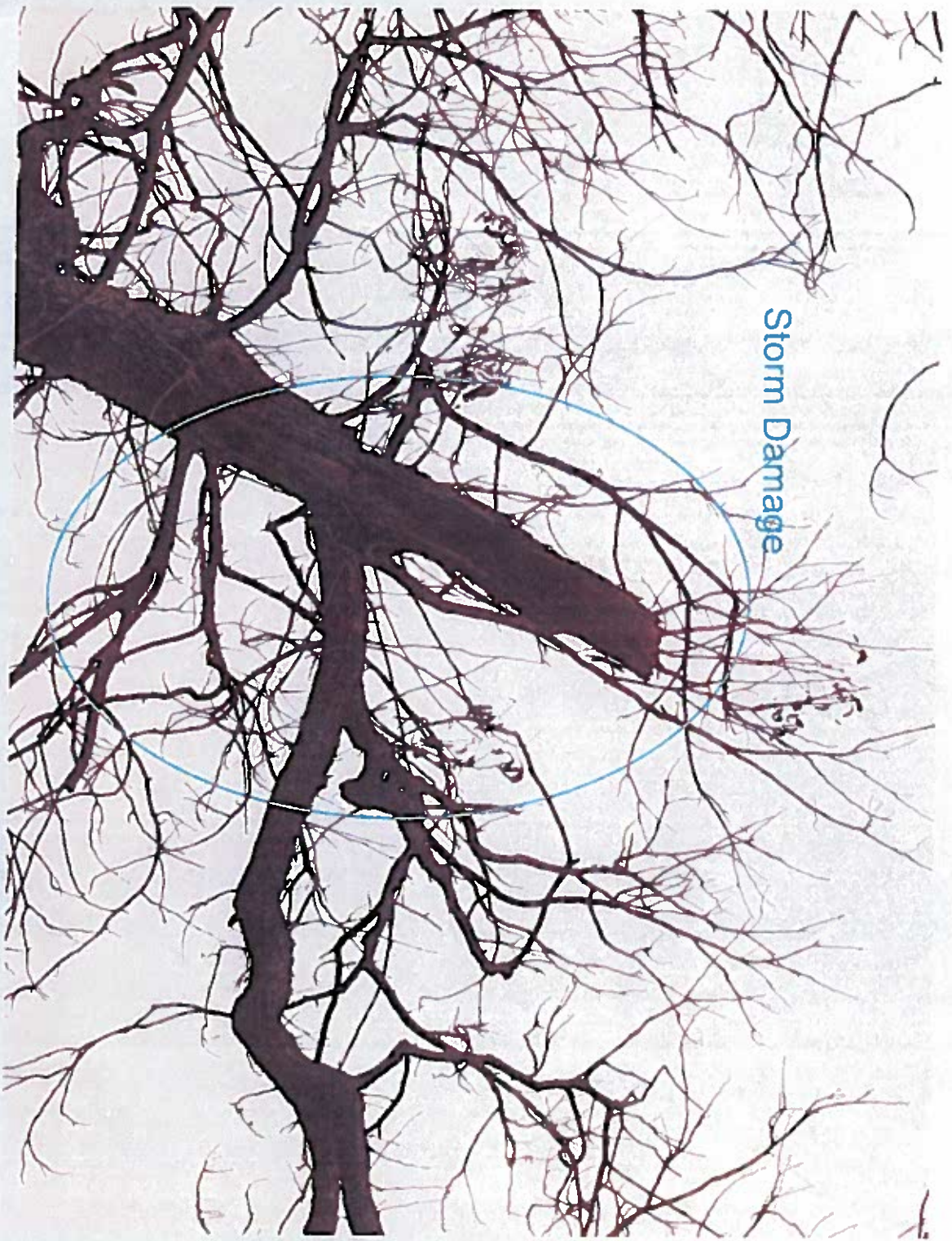


Exhibit 5



The City Arborist Program

Tree Preservation and Replenishment



C1/12

Storm  
Damage



Exhibit 6



The City Arborist Program

Tree Preservation and Replenishment



C7/13

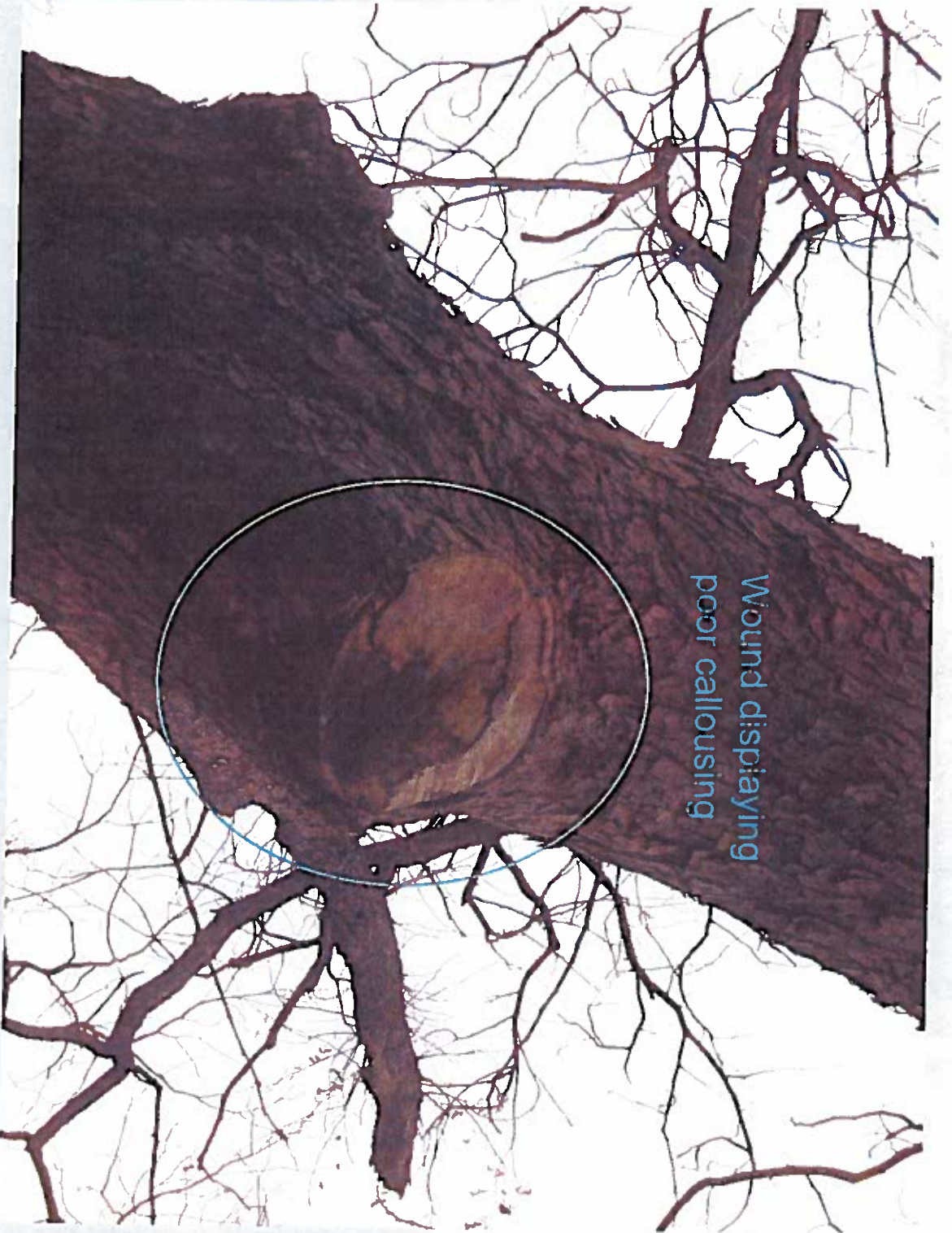


Exhibit 7



The City Arborist Program

Tree Preservation and Replenishment

M  
7/14

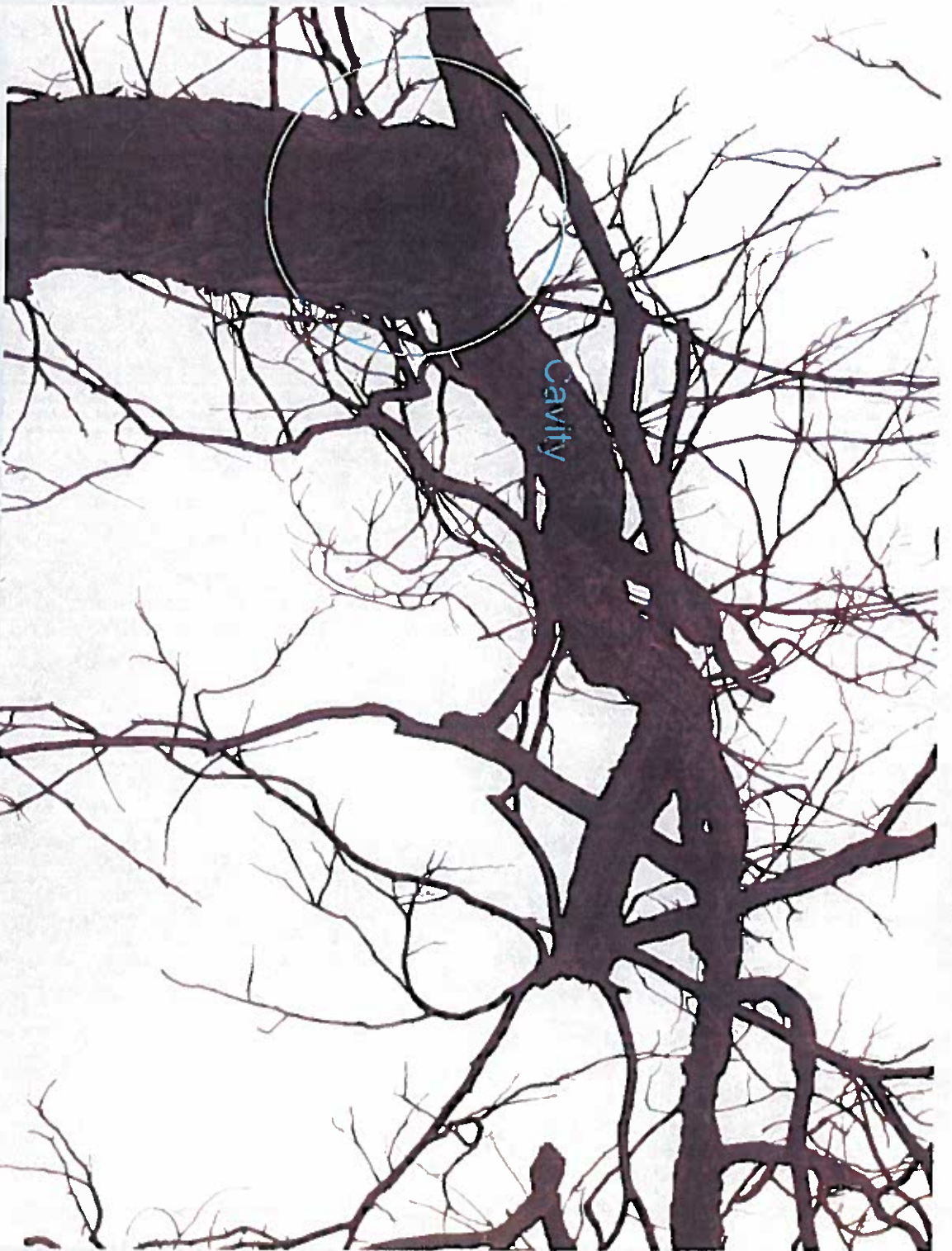


Exhibit 8



The City Arborist Program

Tree Preservation and Replenishment



CV  
1/15

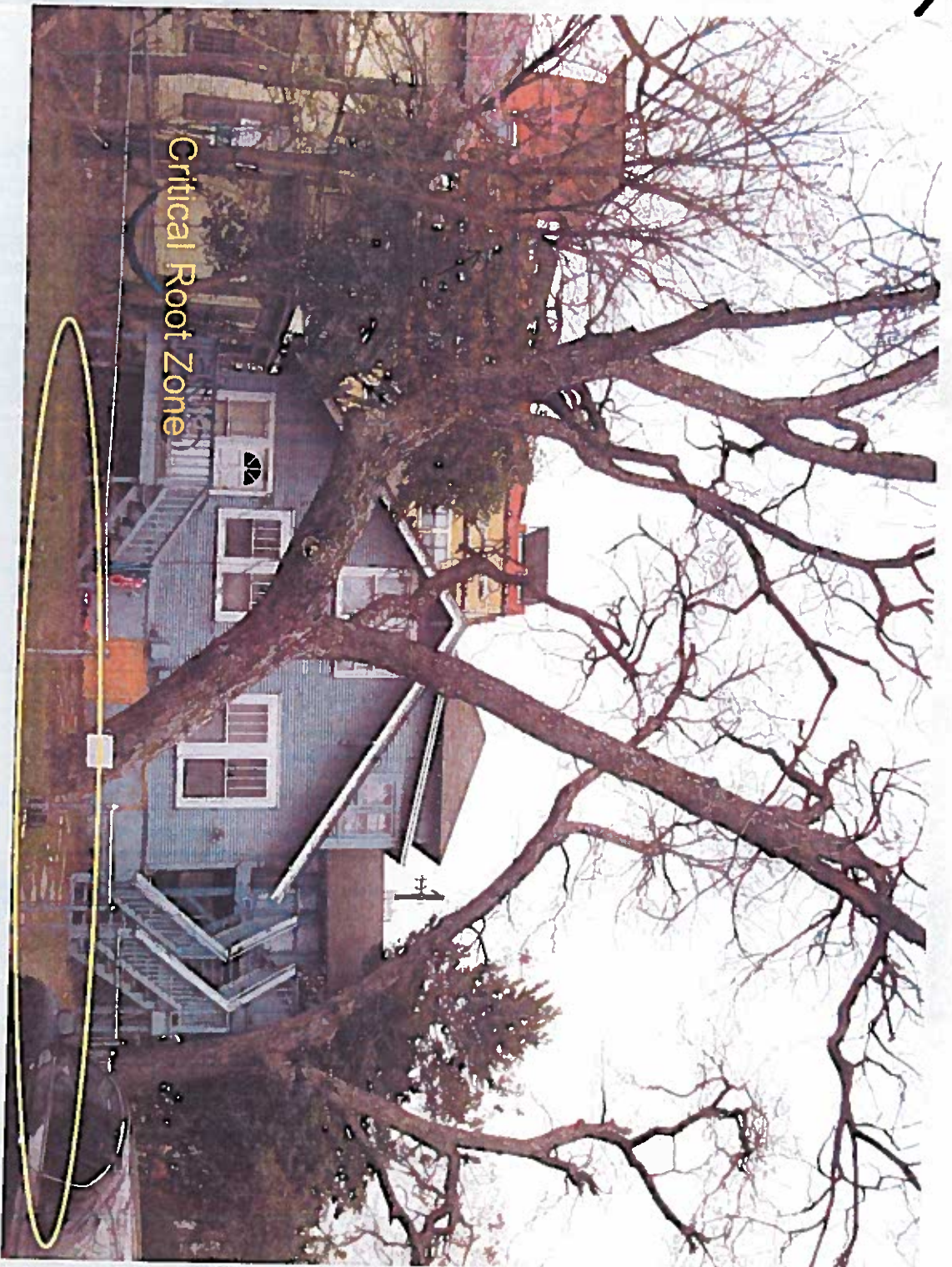


Exhibit 9



The City Arborist Program

Tree Preservation and Replenishment



Exhibit 10

C7  
16

## TREE EVALUATION

Property address: 5818 Rio Grande

Date: 2/20/13

Evaluator: Kevin M. J.

SIGNATURE: Kevin M. J.

ISA/ASCA Certification #: TX-3677AM

### 1. TREE CHARACTERISTICS

DBH of each trunk: 30.0 Common & Latin name: Pecan, *Carya illinoensis*  
Location: Private / Public Estimated height & canopy spread (ft): 53' / 42'  
Age class: young / mature / over-mature / dead (if dead, there is no need to fill out section 2)  
Deadwood: 0% 0-10% 10-25% 25-50% >50% (unknown)  
Form: generally symmetric / minor asymmetry / major asymmetry / stump sprout  
Pruning history: crown cleaned / excessively thinned / topped / crown raised  
pollarded / crown reduced / utility clearance / storm damage cleaning / none  
Crown class: dominant / co-dominant / intermediate / suppressed.

### 2. TREE HEALTH

Foliage color: normal / chlorotic / necrotic Epicormics: Y / N  
Foliage density: normal / sparse Leaf size: normal / abnormal  
Annual shoot growth: \_\_\_\_\_ inches Twig dieback: Y / N  
Callus development: Y / N If so, is callusing: excellent / average / fair / poor  
Vigor class: excellent / average / fair / poor  
Major pests/diseases: \_\_\_\_\_

### 3. SITE CONDITIONS

Site character: residence / commercial / industrial / park / open space / natural / other (see below)  
Landscape type: parkway / raised bed / container / open / other (see below)  
Irrigation: none / adequate / inadequate / excessive / trunk wetted  
Dripline paved: 0% 10-25% 25-50% 50-75% 75-100%  
Dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%  
Dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%  
Dripline grade raised: 0% 10-25% 25-50% 50-75% 75-100%  
Soil problems: drainage / shallow / compacted / small volume / other (see below)  
Obstructions: lights / signage / line of sight / view / overhead lines / traffic / other (see below)  
Wind (tree position): single tree / below canopy / above canopy / recently exposed / canopy edge  
Other: \_\_\_\_\_



#### 4. TREE DEFECTS – IDENTIFY ALL AREAS AND SEVERITY THAT APPLY TO EACH DEFECT

DEFECT TYPE	DEFECT AREA	DEFECT SEVERITY	NOTES	LEGEND
Poor taper	S, B	M, S	storm damage has resulted in canopy development	<b>AREA</b> T – Trunk(s) R – Root Flare L – Lateral Roots S – Scaffolds B – Branches  <b>SEVERITY</b> S – Severe M – Moderate L – Low
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	B	L, M		
Hangers				
Girdling				
Wounds	T, S, B	M, S	extensive storm damage	
Decay	T, S, B	M	likely resulting from storm damage	
Cavity	S, B	L, M		
Conks/Mushrooms				
Bleeding				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs	B	S	every stem/leader has storm damage	
Borers/termites/ants				
Cankers/galls				
Previous failure				

#### 7. OTHER FEATURES

Lean: 45° degrees from vertical natural or unnatural      Soil heaving: Y / (N)  
 Decay in plane of lean: Y / (N)      Roots exposed: Y / (N)      Soil cracking: Y / (N)  
 Lean severity: S / (M) / L      Compounding factors: imbalanced canopy  
 Suspect root rot: Y / (N)      Mushroom/conk present: Y / (N) ID: \_\_\_\_\_  
 Exposed roots: S / M / L      Undermined: S / M / L  
 Root pruned: \_\_\_\_\_ feet from trunk      Root area affected: \_\_\_\_\_%      Buttress wounded: Y / (N)  
 Restricted root area: S / M / L      Potential for root failure: S / (M) / L

#### 6. TARGET AND ABATEMENT

Use under tree: building / parking / traffic / pedestrian / recreation / landscape / hardscape  
 Occupancy: occasional use / medium, intermittent use / frequent use      Can target be moved: Y / (N)

#### RISK ABATEMENT

Action: prune / remove / other      Comments: \_\_\_\_\_

#### 7. COMMENTS OR OTHER RISK FACTORS

Mike McHone  
Real Estate

C1  
18

Keith Mars  
Heritage Tree Review  
City of Austin  
505 Barton Springs Rd.  
Austin, TX 78704

February 5, 2013

Re: Heritage Tree Review, 2818 Rio Grande

Dear Mr. Mars;

This memo is to explain the request for the removal of a large leaning pecan (# 954) which is located in the middle of the lot in the rear yard of 2818 Rio Grande. This lot is a part of a two lot site consisting of 2818 and 2822 Rio Grande. (Note the tree report is for three lots. Lot 2816 was deleted from consideration due to the large number of trees located on it.) (Survey attached)

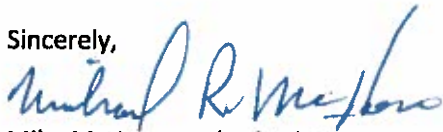
This two lot site is located across the street from the University Neighborhood Overlay District (UNO). The plan is to redevelop the site with a modern apartment building which will meet all current building code requirements, especially fire sprinklers and energy efficiency. The project will be developed in compliance with the MF-4 base district zoning and will comply with compatibility requirements. It will serve as a buffer between the more dense UNO projects across the street and the single family neighborhood to the west.

The MF-4 zoning requires front rear and side yards. The project has been designed to meet these requirements. Compatibility requirements greatly reduce the allowable height. The site plan attached is the best that can be accomplished as it saves the best trees but will require the removal of the large leaning pecan. (See sketch attached).

The attached tree report recommends the removal of this tree due to its "hazardous lean".

The owner has secured demolition permits for the existing improvements and respectfully request the commissions consent to remove this hazardous tree.

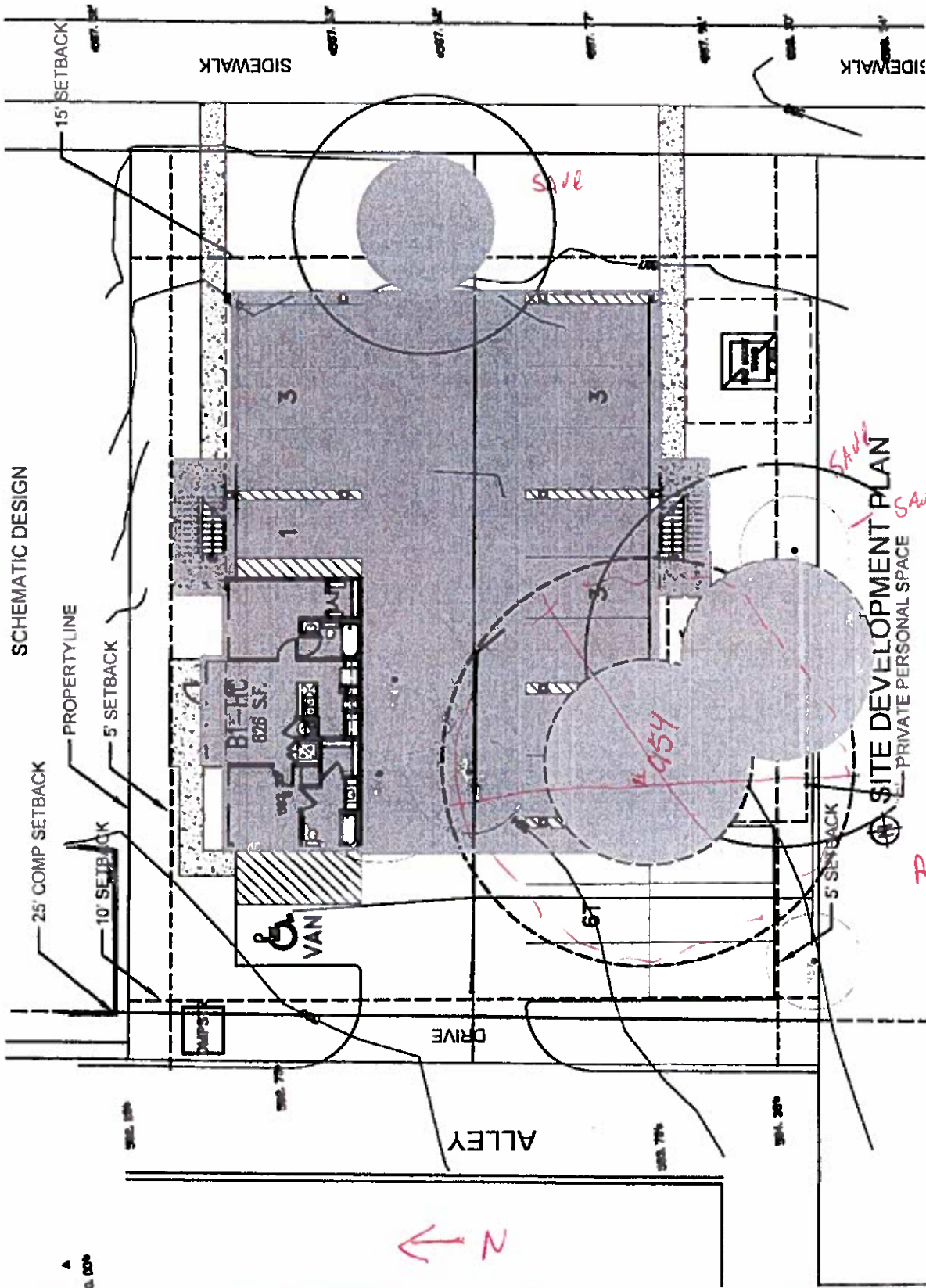
Sincerely,



Mike McHone, authorized agent

# 2822 RIO GRANDE ST

SCHEMATIC DESIGN



RIO GRANDE

C7/19

Mark Hart Architecture, Inc  
5801 Mojave Drive Austin TX 78745  
Phone 512-960-1505 Email mhart@markhartarch.com

02/20

SCALE 1" = 10'

1/2" pins found  
at the Northeast corner of  
Lot 4, Block 1,  
James Byrnes Addition

NOTES  
1. This map does not represent a boundary survey.  
2. The lines are prepared without the benefit of a current title commitment.  
3. The lines are prepared without the benefit of a current title commitment.  
4. The lines are prepared without the benefit of a current title commitment.  
5. The lines are prepared without the benefit of a current title commitment.  
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10. The lines are prepared without the benefit of a current title commitment.

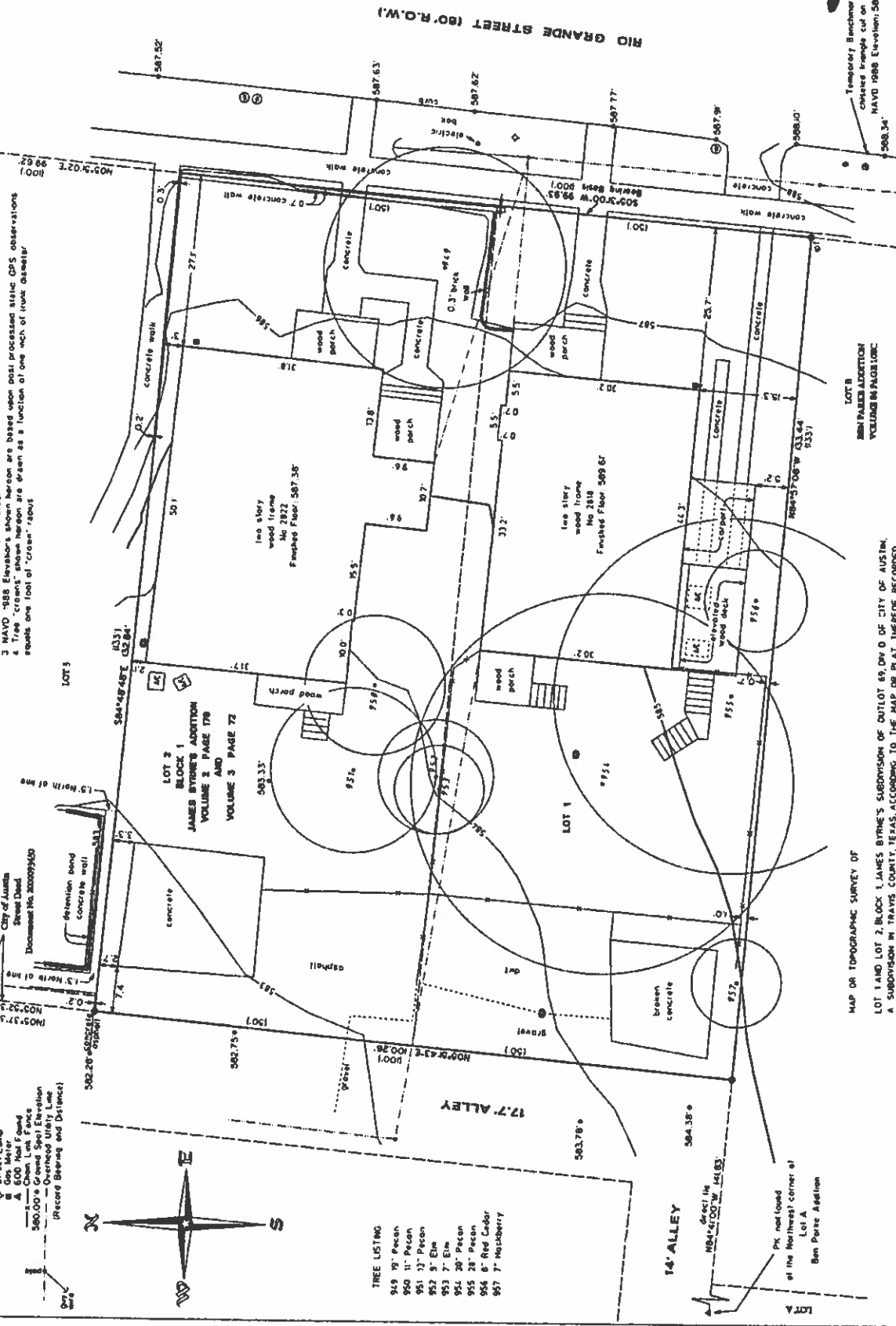
1/2" pins found  
at the Northeast corner of  
Lot 4, Block 1,  
James Byrnes Addition

City of Austin  
Document No. 300099420

500.00'± Ground Spot Elevation  
(Record Bearing and Distance)

500.00'± Ground Spot Elevation  
(Record Bearing and Distance)

500.00'± Ground Spot Elevation  
(Record Bearing and Distance)



LOT 2  
JAMES BYRNES ADDITION  
VOLUME 3 PAGE 72

LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES'S SUBDIVISION OF OUTLOT 69, DIV. D OF CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 178 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES'S SUBDIVISION OF OUTLOTS 69, 70 AND 71, DIV. D OF CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2818 AND 2822 RIO GRANDE STREET

MAP OR TOPOGRAPHIC SURVEY OF  
LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES'S SUBDIVISION OF OUTLOT 69, DIV. D OF CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 178 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING LOT 1 AND LOT 2, BLOCK 1, JAMES BYRNES'S SUBDIVISION OF OUTLOTS 69, 70 AND 71, DIV. D OF CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2818 AND 2822 RIO GRANDE STREET

HOLT CARSON (INCORPORATED)  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
4128 442-8888

02/20/2017 A 100054

Holt Carson  
Registered Professional Land Surveyor No. 5166

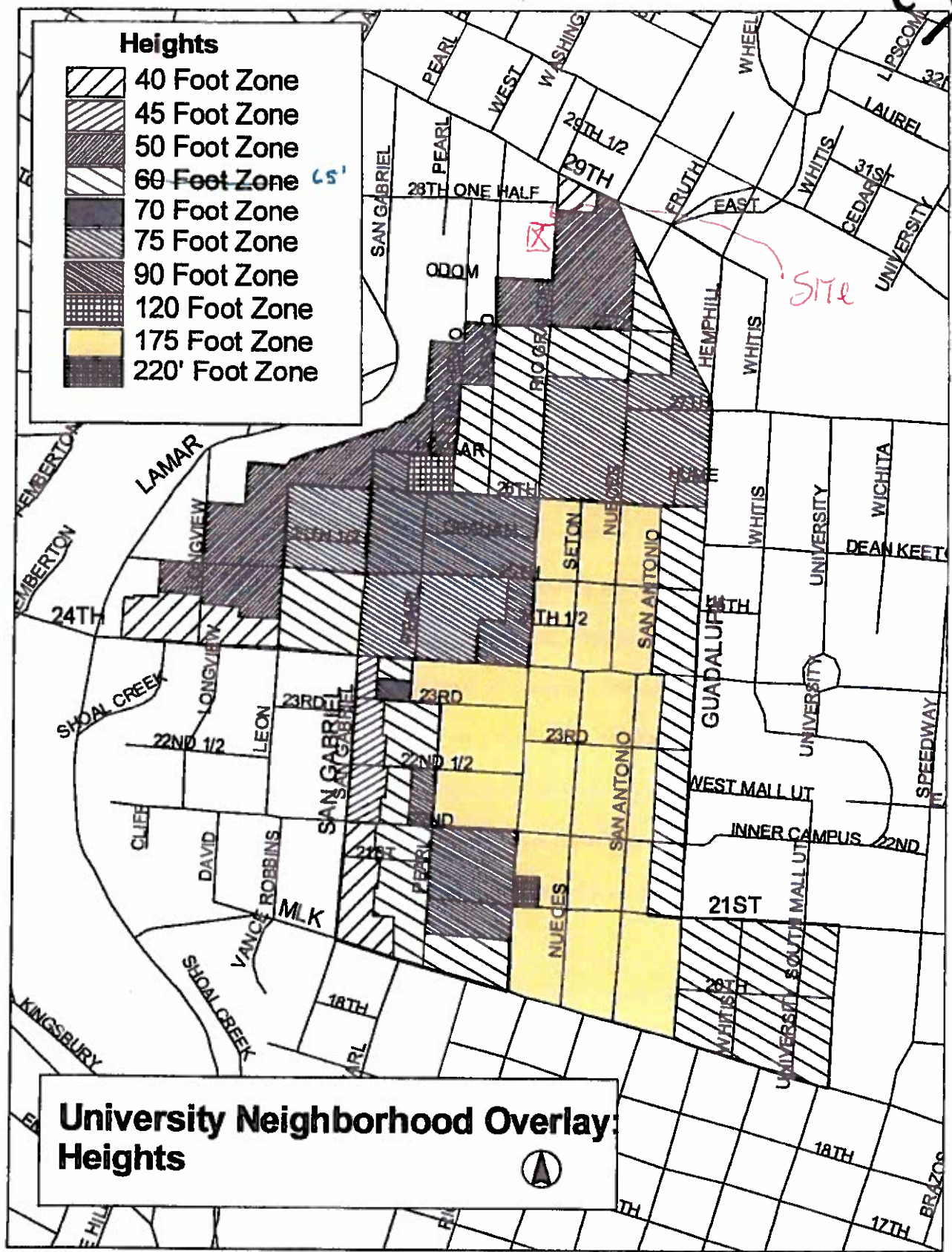
PREPARED August 28, 2012  
BY

TREE LISTING  
949 10' Pecan  
950 11' Pecan  
951 13' Pecan  
952 8' Elm  
953 7' Elm  
954 20' Pecan  
955 28' Pecan  
956 8' Red Cedar  
957 7' Hackberry





2721



C1/22

**Mike Mchone**

---

**From:** Mark Hart [mailto:~~mark.hart@markhartarch.com~~]  
**Sent:** Friday, October 26, 2012 9:33 AM  
**To:** Mike Mchone  
**Subject:** rio grande site and trees  
**Attachments:** site-trees-102612.pdf

Mike, I can't move the building any closer to rio grande because of the other tree there, unless Embezi is willing to let that one go? I highly doubt it.

I'll have to fracture the rectangular shape of the building to dodge the trees.

See attached pdf. As you can see, the layout was perfect when the leaning pecan wasn't a player.

Mark

Mark Hart, AIA  
LEED AP BD+C



Mark Hart Architecture Inc.  
5801 Mojave Drive  
Austin TX, 78745  
512-680-7905  
[www.markhartarch.com](http://www.markhartarch.com)



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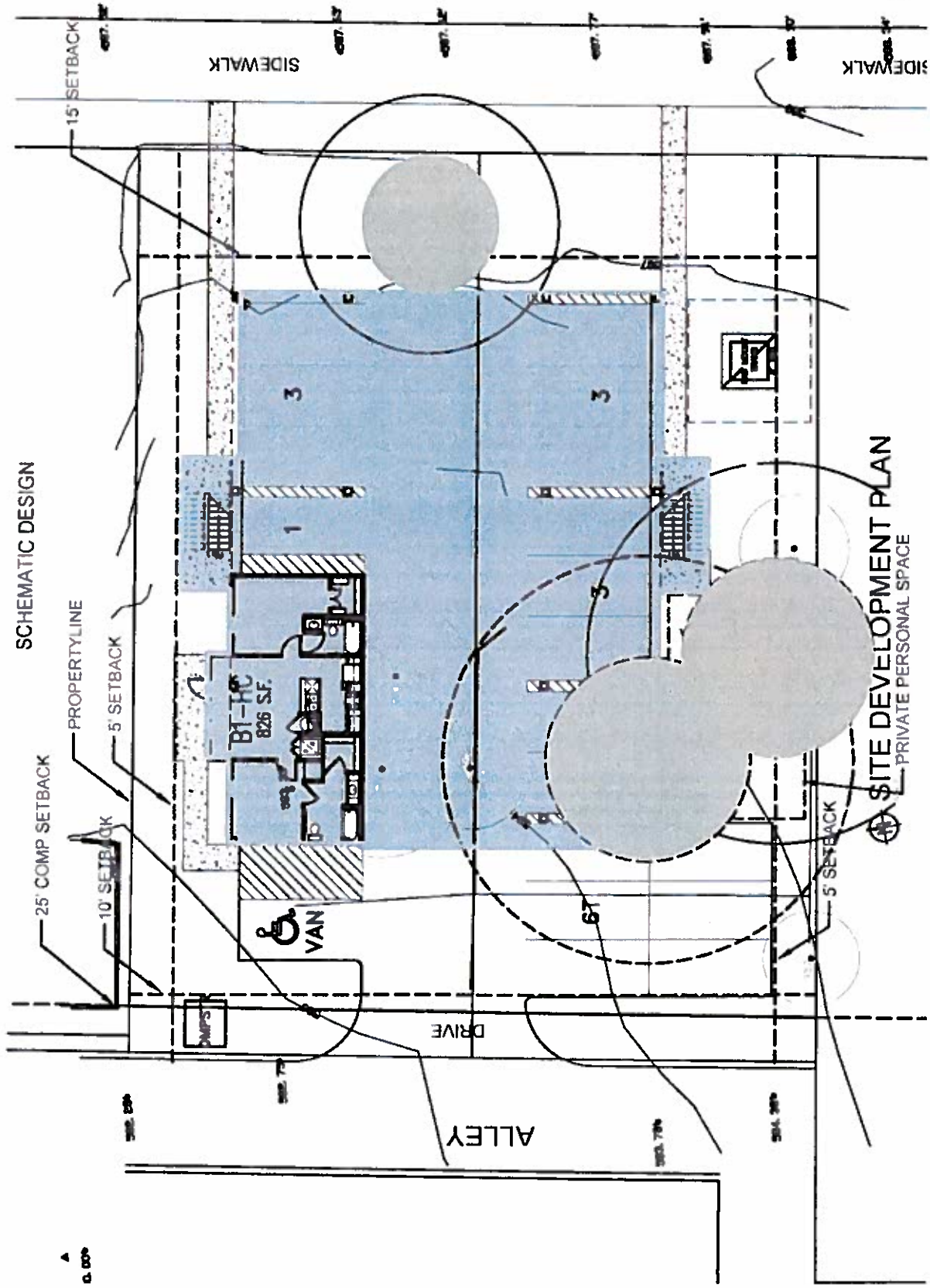
No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2013.0.2741 / Virus Database: 2616/5847 - Release Date: 10/22/12

2822 RIO GRANDE ST

## SCHEMATIC DESIGN



C7/23



## The Davey Tree Expert Company

9224 Research Blvd.

Austin, TX 78758

(512) 451-4986

Fax: (512) 451-6482

Tribecca Capital Group, LLC

17551 Gillette St.

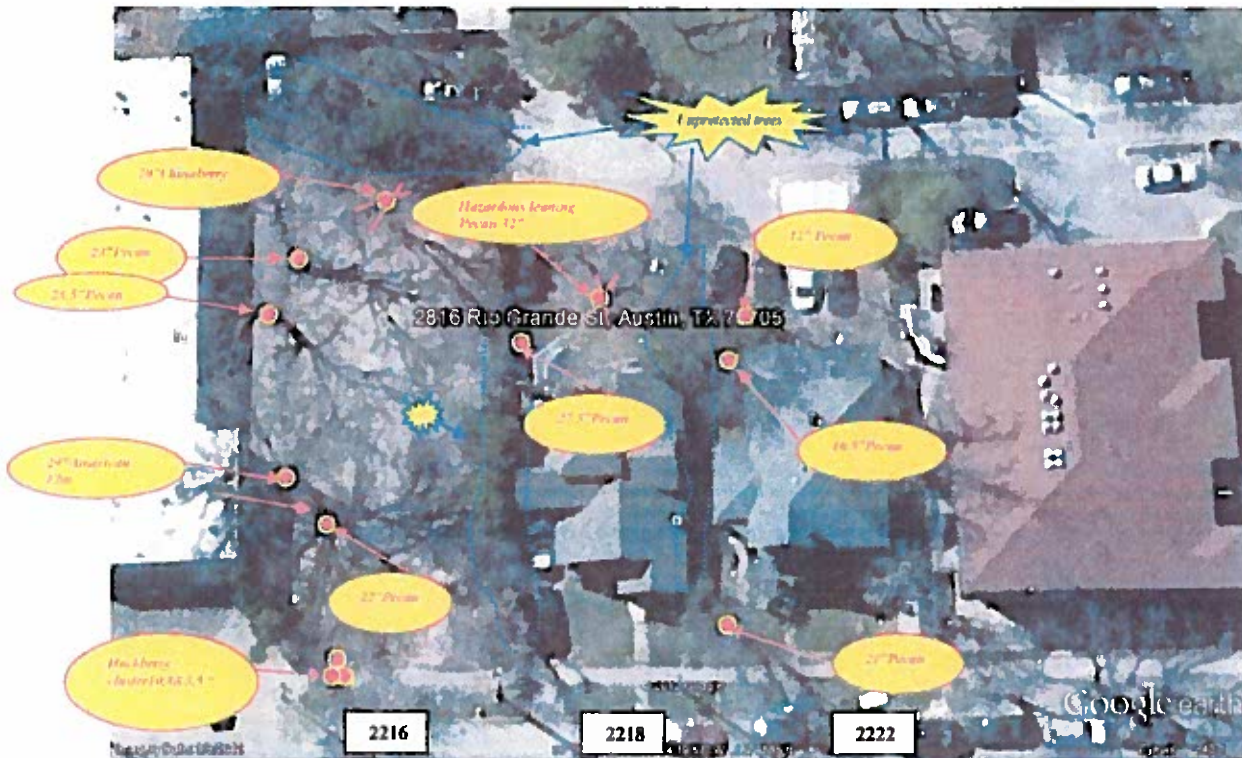
Irvine, CA 92614

RE: Tree Evaluation – 2816-2818-2822 Rio Grande, Austin, TX

Dear Sirs:

First of all, I would like to thank you for the opportunity to inspect the trees at the above-mentioned site. We appreciate your patronage for selecting The Davey Tree Expert Company for your tree care. We trust that you will find our commitment to excellence to be of the highest standards. Listed in this report is data concerning the conditions of the established trees on site. (Photo's included)

- ❖ American Elm Tree 29" (*Ulmus americana*) is considered Average-in-condition.
- ❖ All Pecan Trees (*Carya illinoensis*) are in Above Average-to-Excellent in condition; \*With the exception of the 32" on lot 2218, NOTE: it is leaning at a 45 degree angle and is very top heavy. This Pecan tree needs to be removed. Due to the liability, it is Poor in condition, (see photo).
- ❖ Cluster of Common Hackberry Trees (*Celtis occidentalis*) in City right-of-way, are weak and considered Poor-in-condition.
- ❖ Chinaberry Tree 20" (*Melia azedarach*) is considered an invasive species
- ❖ Remaining Trees and shrubs are less than 8" can be removed without tree permit.



Should you have any questions, please feel free to contact me at 451-4986. Thank you for your time and attention to this matter.

Sincerely,

**Daniel R. Hunsicker**

District Manager

DAVEY TREE EXPERT COMPANY

Certified Arborist #TX 0309

International Society of Arboriculture

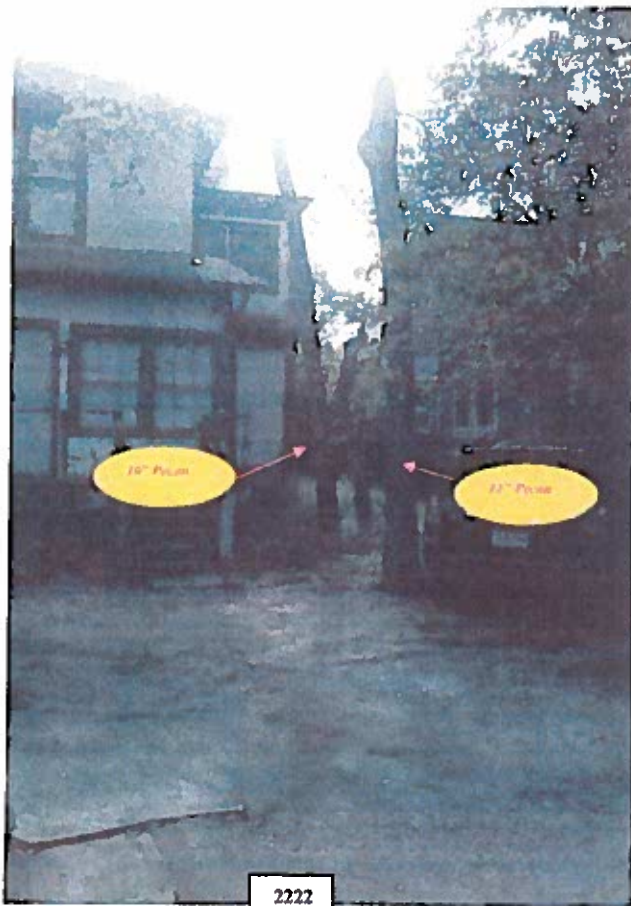
\*See photos below



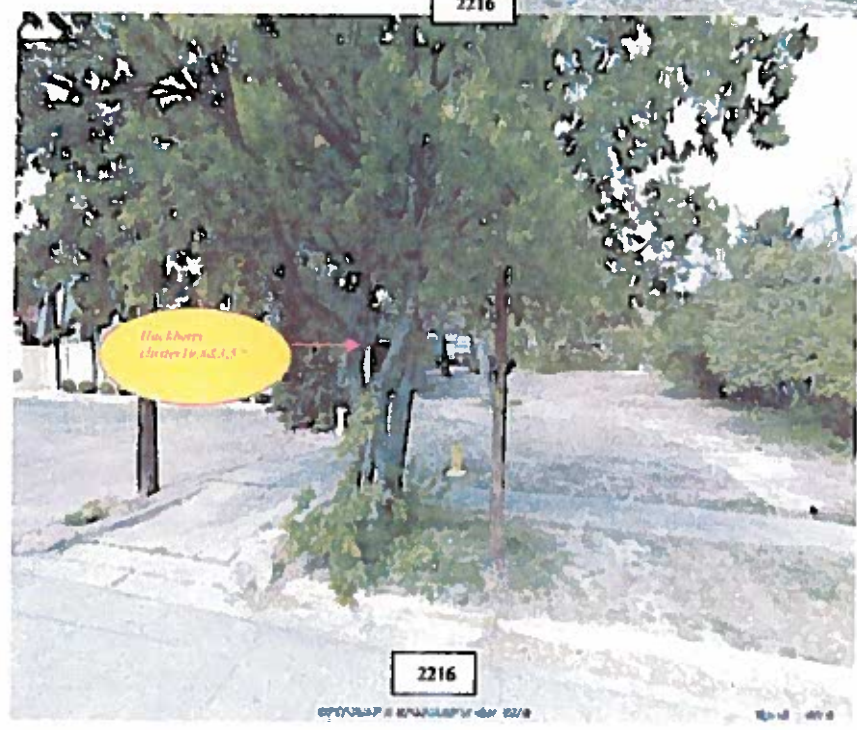
C1  
25



C7  
26



C7  
27





# Tree Ordinance Review Application

Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704  
Phone: (512) 974-1876 Fax: (512) 974-3010  
Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/department/city-arborist](http://www.austintexas.gov/department/city-arborist)

ROW ID: 16827869  
Mapaco Pg: 585A

C7/28

## Application request\* (specify all that apply):

- ☒ Tree removal (LDC 25-8-602(3))  
☐ Critical Root Zone impacts (ECM 3.5.2 A)  
☐ Live canopy impacts of more than 25% (ECM 3.6.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 2818 R.O. GANDE AUSTIN, TX 78705

Name of owner or authorized agent: MIKE McHANE REAL ESTATE MIKE McHANE

Building permit number (if applicable): \_\_\_\_\_

Telephone #: (512) 554-8440 Fax #: (512) 481-1002 E-mail: \_\_\_\_\_

Tree Species: PECAN Tree location on lot: REAR

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) \_\_\_\_\_ or diameter (across) 32"

General tree condition: ☐ Good / ☐ Fair / ☒ Poor / ☐ Dead

Reason for request: ☒ Development ☒ Tree condition ☐ Other: TREE IS A HAZARD

LEANING AT 45° ANGLE

Michael McHane 9/13/2012

Owner/ Authorized Agent Signature Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

## Application Determination -- To be completed by City Arborist Program Personnel

- ☐ Approved ☐ \*Approved With Conditions ☒ Statutory Denial (more information required) ☐ Denied

Comments: PLEASE PROVIDE SUBSTANTIAL PROOF TO ADDRESS THIS CONCERN  
11-6. RISK ASSESSMENT FROM A CERTIFIED ARBORIST, BUTNESS RPT. INVESTIGATION,  
DISCUSSION OF TECHNIQUES TO MITIGATE RISKS)

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant \_\_\_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  
☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.  
☐ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.  
☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.  
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012



# TREE RISK EVALUATION FORM

(EXAMPLE)

C7/29

Property address: 2818 R.C. Grande Date: 9-24-12  
 Property owner: (Legal) Mr. Phone Evaluator: Daniel Ray Hunsicker  
 SIGNATURE: [Signature]  
 ISA/ASCA Certification #: 18-2004

## 1. TREE CHARACTERISTICS

DBH of each trunk: 32 Common & Latin name: Pine (Pinus Monmonensis)  
 Location: Private / Public Estimated height & canopy spread (ft): 25 x 25  
 Age class: young / mature / over-mature / dead (if dead, there is no need to fill out section 2)  
 Deadwood: 0% 0-10% 10-25% 25-50% >50%  
 Form: generally symmetric / minor asymmetry / major asymmetry / stump sprout  
 Pruning history: crown cleaned / excessively thinned / topped / crown raised  
 pollarded / crown reduced / utility clearance / storm damage cleaning / none  
 Crown class: dominant / co-dominant / intermediate / suppressed

## 2. TREE HEALTH

Foliage color: normal / chlorotic / necrotic Epicormics: Y / N  
 Foliage density: normal / sparse Leaf size: normal / abnormal  
 Annual shoot growth: Y inches Twig dieback: Y / N  
 Callus development: Y / N If so, is callusing: excellent / average / fair / poor  
 Vigor class: excellent / average / fair / poor  
 Major pests/diseases: \_\_\_\_\_

## 3. SITE CONDITIONS

Site character: residence / commercial / industrial / park / open space / natural / other (see below)  
 Landscape type: parkway / raised bed / container / open / other (see below)  
 Irrigation: none / adequate / inadequate / excessive / trunk wetted  
 Dripline paved: 0% 10-25% 25-50% 50-75% 75-100%  
 Dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%  
 Dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%  
 Dripline grade raised: 0% 10-25% 25-50% 50-75% 75-100%  
 Soil problems: drainage / shallow / compacted / small volume / other (see below)  
 Obstructions: lights / signage / line of sight / view / overhead lines / traffic / other (see below)  
 Wind (tree position): single tree / below canopy / above canopy / recently exposed / canopy edge  
 Other: None

#### 4. TREE DEFECTS – IDENTIFY ALL AREAS AND SEVERITY THAT APPLY TO EACH DEFECT

DEFECT TYPE	DEFECT AREA	DEFECT SEVERITY	NOTES	LEGEND
Poor taper	T	S		AREA T – Trunk(s) R – Root Flare L – Lateral Roots S – Scaffolds B – Branches
Codominants/forks				
Multiple attachments				
Included bark	B S T	M		
Excessive end weight	B	M		
Cracks/splits	B	M		SEVERITY S – Severe M – Moderate L – Low
Hangers				
Girdling				
Wounds	B	M		
Decay	B	M		
Cavity				
Conks/Mushrooms				
Bleeding				
Loose/cracked bark	B	M		
Nesting hole/bee hive				
Deadwood/stubs	S B	M		
Borers/termites/ants				
Cankers/galls				
Previous failure	T	M	Has been getting worse	

C7  
30

#### 7. OTHER FEATURES

Lean: 75 degrees from vertical      natural or unnatural      Soil heaving: Y / N  
 Decay in plane of lean: Y / N      Roots exposed: Y / N      Soil cracking: Y / N  
 Lean severity: S / M / L      Compounding factors: decayed, covered soil  
 Suspect root rot: Y / N      Mushroom/conk present: Y / N      ID: \_\_\_\_\_  
 Exposed roots: S / M / L      Undermined: S / M / L  
 Root pruned: \_\_\_\_\_ feet from trunk      Root area affected: \_\_\_\_\_%      Buttress wounded: Y / N Completed  
 Restricted root area: S / M / L      Potential for root failure: S / M / L

#### 6. TARGET AND ABATEMENT

Use under tree: building / parking / traffic / pedestrian / recreation / landscape / hardscape  
 Occupancy: occasional use / medium, intermittent use / frequent use      Can target be moved: Y / N  
 RISK ABATEMENT  
 Action: prune / remove / other      Comments: \_\_\_\_\_

#### 7. COMMENTS OR OTHER RISK FACTORS

See file 1-2-18-69

#### 8. TREE RISK (SEE THE ADDITIONAL RISK ASSESSMENT GUIDELINES)

RATING: Risk rating (circle one):  
 Failure potential: 1 2 3 4      Size of Part: 1 2 3      Target: 1 2 3      Other Risk Factors: 0 1 2  
 Risk rating: Low: 3 4      Moderate: 5 6      High: 7 8 9      Extremely high: 10 11 12