



*Cla (addendum)*  
1

**Table of Contents for 507 W. 23<sup>rd</sup> Street 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. Draft Copy of Environmental Board Motion
6. Applicant Memorandum and Documentation



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**ITEM FOR PLANNING COMMISSION AGENDA**

**BOARD MEETING**

**DATE REQUESTED:** March 26, 2013

**ADDRESS  
OF PROPERTY:** 507 W. 23<sup>rd</sup> Street

**TREE PERMIT #:** 10884861

**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 31" Pecan meets the City Arborist approval criteria set forth in LDC 25-8-624(A), thus the variance is recommended if transplanting is not a viable option.



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## MEMORANDUM

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

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

**DATE:** March 26, 2013

**SUBJECT:** 507 W. 23<sup>rd</sup> Street Heritage Tree Removal

**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 three lots located at 507 W. 23<sup>rd</sup> Street (Exhibit 1). The zoning for one lot is GO-CO-H-NP and the other two are GO-NP. The three lots are located in the University Neighborhood Overlay District (UNO) (Exhibit 2). The zoning allows for 175' building height, no FAR requirements, and 100% impervious cover. The desired use is an apartment building with structured parking. The property is located in the Shoal Creek Watershed and is subject to urban watershed regulations.

### Tree Evaluation

#### *Measurements*

The subject tree is a 31.0 inch diameter at breast height (dbh) Pecan (*Carya illinoensis*). The tree height is 60 feet and the canopy spread is 62 feet (Exhibit 3).

#### *Canopy Conditions*

The canopy architecture displays minor asymmetry. Storm damage is evident by the presence of broken stems in the canopy (Exhibit 4). Minor cavities, wounds, and previous stem failures are apparent (Exhibit 5).

#### *Trunk*

A major stem (20-24") wound occurs ~6' above grade (Exhibit 6). Callousing of the wound has occurred and minimal decay detected.

#### *Root System*

Root flare is apparent at grade. No defects are apparent. Critical root zone conditions are characterized by a 6" wall abutting the root flare, asphalt parking, turfgrass, and a

building structure (Exhibit 7). The depth of the wall is unknown. Surface and subsurface conditions in the critical root zone are poor due to compaction and impervious cover.

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Overall Condition

The biological and physiology condition of the tree appear sound. The structural condition of the tree is sound though defects of concern (e.g. stem wound, storm damage in canopy) are present. Additional details can be found in the City Arborist tree assessment (Exhibit 8).

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.

Recommendations

Transplanting options should be exhausted prior to considering removal. Tree condition, suitable transplant location, and logistics should be considered. If transplanting is not feasible, then retaining the tree onsite in the current location does prevent reasonable use of the property (Exhibit 9). The variance request meets approval criteria for the City Arborist per LDC 25-8-624(A).

Mitigation

Opportunities to mitigate onsite are not available. Possible mitigation opportunities include: (1) mitigation monies into the Urban Forest Replenishment Fund at 300 percent mitigation (\$18,600), (2) 93.0 inches of native trees planted on public property in the Shoal Creek Watershed, or (3) \$18,600 worth of tree care for public trees in the Shoal Creek Watershed.

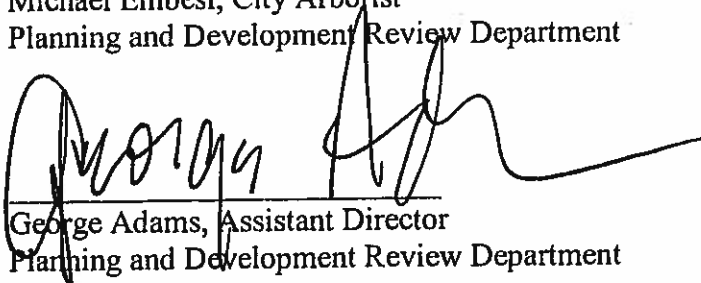
If you need further details, please contact me at 974-2755 or [keith.mars@austintexas.gov](mailto:keith.mars@austintexas.gov).



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



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

Application Address: 507 W. 23<sup>rd</sup> Street

Size and Species of Tree(s): 31.0" 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

Section I – 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.  
**If transplanting the subject tree is not feasible, then, yes, the tree prevents reasonable use of the property. Please see Exhibit 9 for the reasonable use determination rationale.**

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.

No:

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

**Signature:**



**Date:**

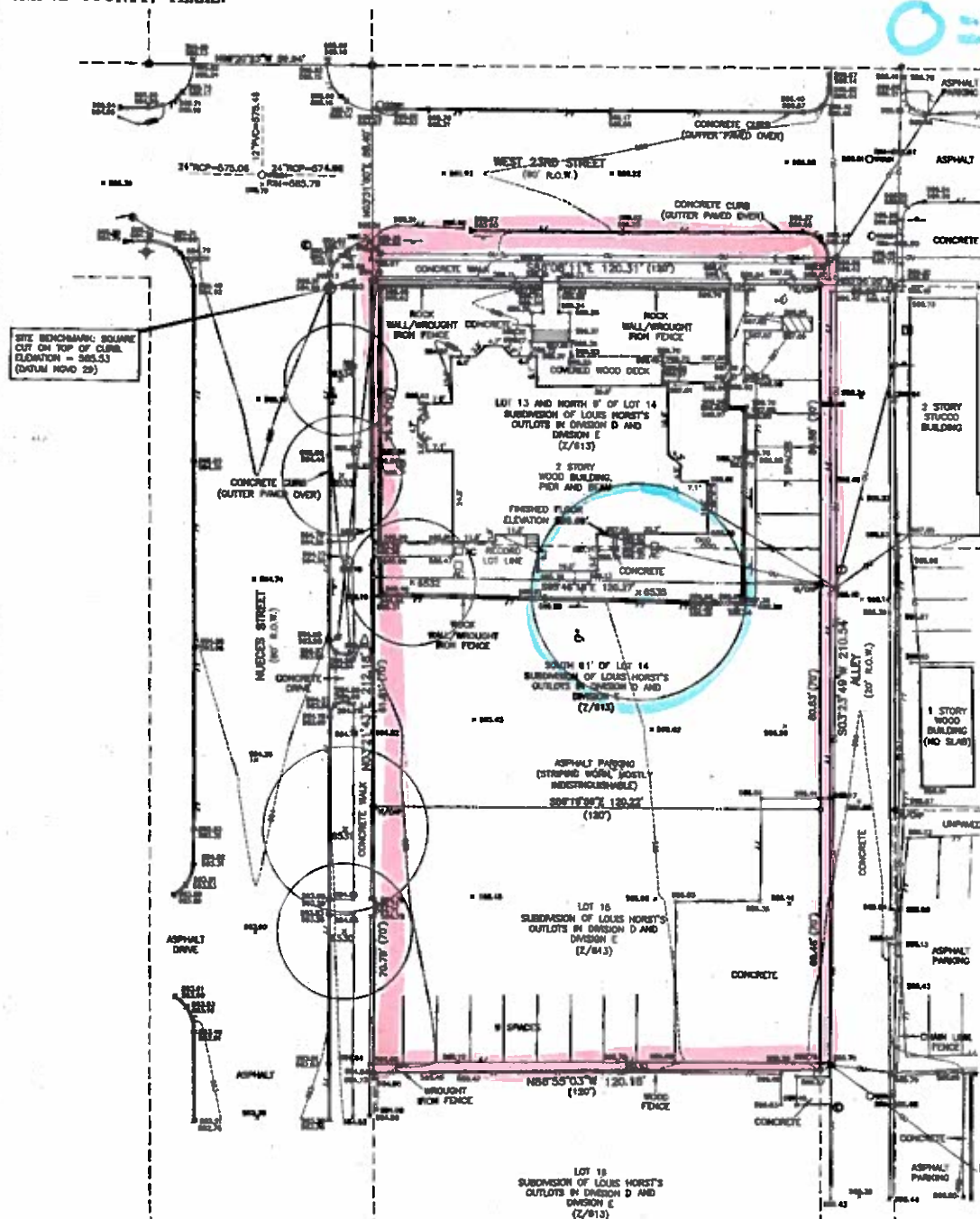
2/26/13

A TOPOGRAPHIC AND TREE SURVEY OF 0.583 ACRES, BEING ALL OF LOTS 13, 14 AND 15, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Exhibit 1

31" Pecan

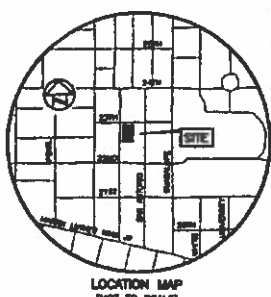
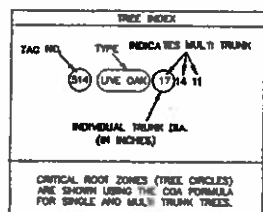
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- LEGEND
- 1/2" REBAR FOUND
  - W/ 1/2" REBAR WITH CAP FOUND
  - COTTON SPINDLE FOUND
  - ▲ NAIL FOUND
  - ▲ 1/2" IRON PIPE FOUND
  - ⊙ BENCHMARK LOCATION
  - CALCULATED POINT
  - WATER METER
  - WATER VALVE
  - ◆ FIRE HYDRANT
  - UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITIES
  - ⊙ ELECTRIC UTILITY
  - ⊙ ELECTRIC MANHOLE
  - ⊙ TELEPHONE UTILITY
  - STORMSEWER MANHOLE
  - WASTEWATER MANHOLE
  - WASTEWATER CLEANOUT
  - SIGN
  - HANDICAPPED PARKING SPACE
  - BOLLARD
  - EDGE OF PAVEMENT
  - ( ) RECORD COURSES

TREE LIST

8530	PECAN	18
8531	PECAN	22
8532	PECAN	17
8533	OLM	18
8534	OLM	11
8535	PECAN	28



SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: 7/15/05

BEARING BASE: Grid estimate for Texas central zone, NAD 1983/83 NAD83 values from LCRA control network.

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category B, Condition 1 Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, revised 8th edition dated 06-05-1995, prepared by the Texas Society of Professional Surveyors.

Robert C. Watta, Jr. Date 7.20.05  
Registered Professional Land Surveyor  
State of Texas No. 4895

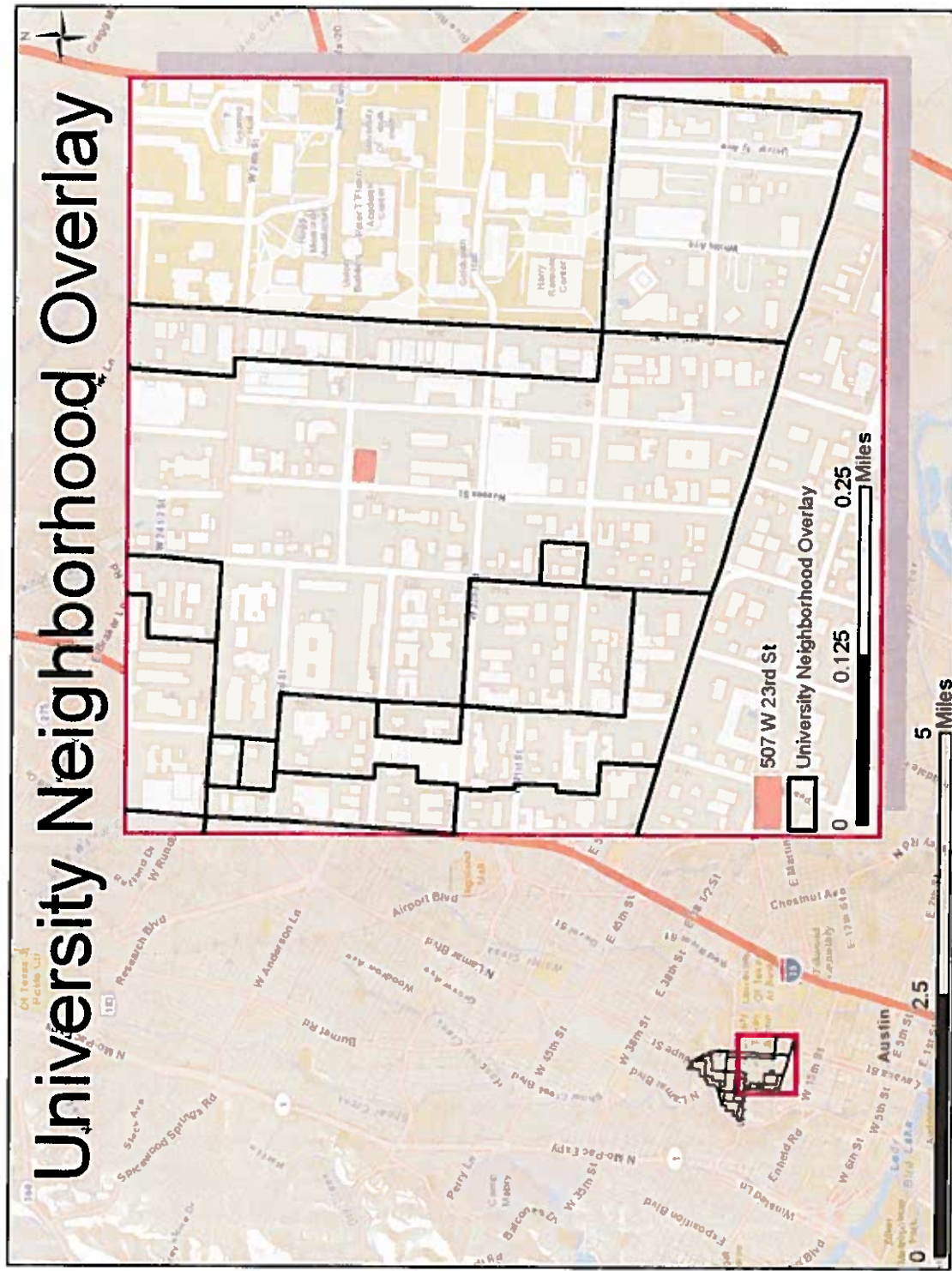


**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
2807 Manchaca Rd., Building 1  
Austin, Texas 78704  
512-443-1724

PROJECT NO.: 484-001  
DRAWING NO.: 484-001-T02  
PLOT DATE: 7/20/05  
PLOT SCALE: 1"=20'  
DRAWN BY: EJD  
SHEET 01 OF 01



# University Neighborhood Overlay



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The City Arborist Program

Tree Preservation and Replenishment

Exhibit 2





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Exhibit 3



The City Arborist Program

Tree Preservation and Replenishment



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Exhibit 4

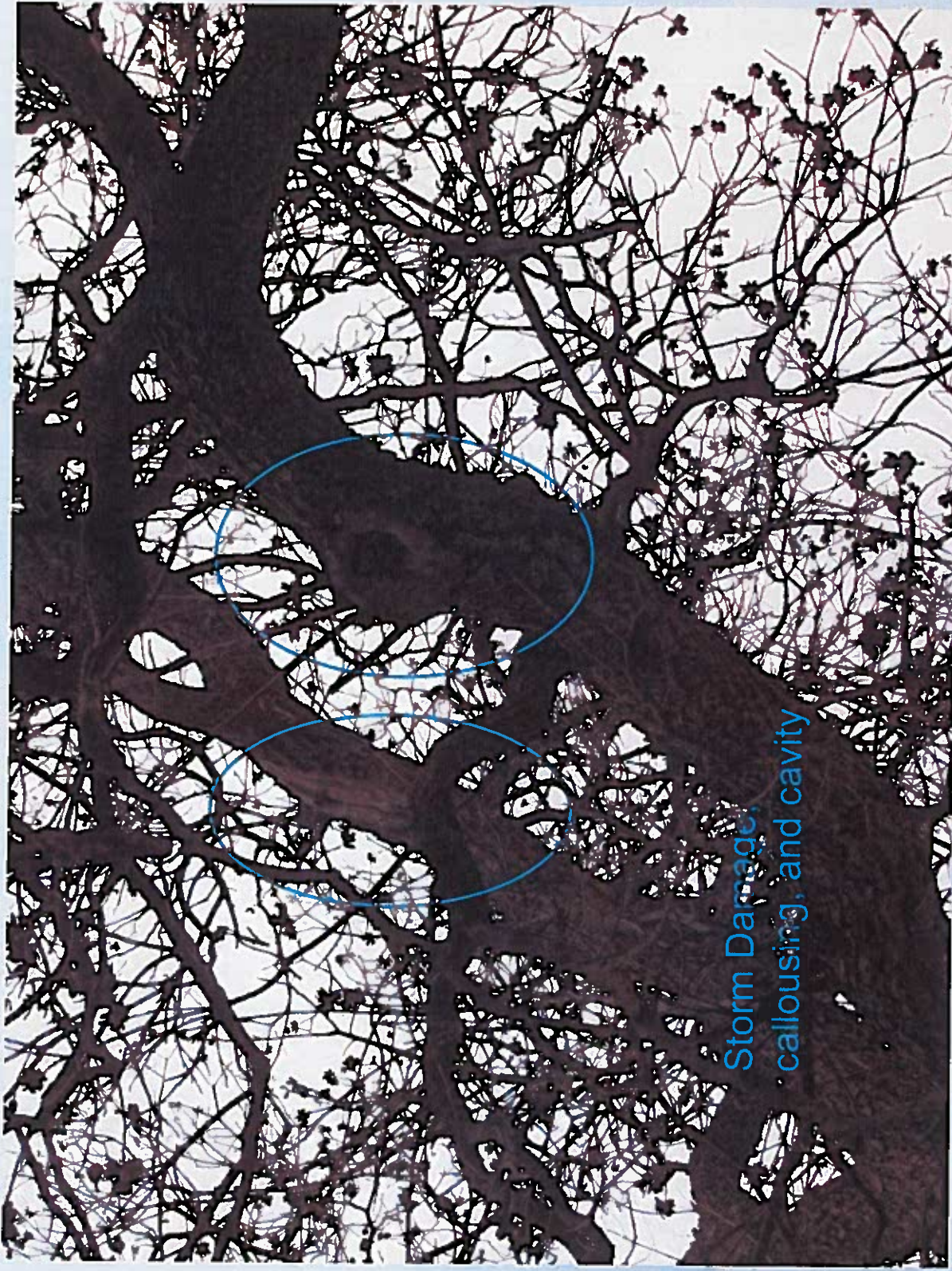


The City Arborist Program

Tree Preservation and Replenishment



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Storm Damage,  
callousing, and cavity

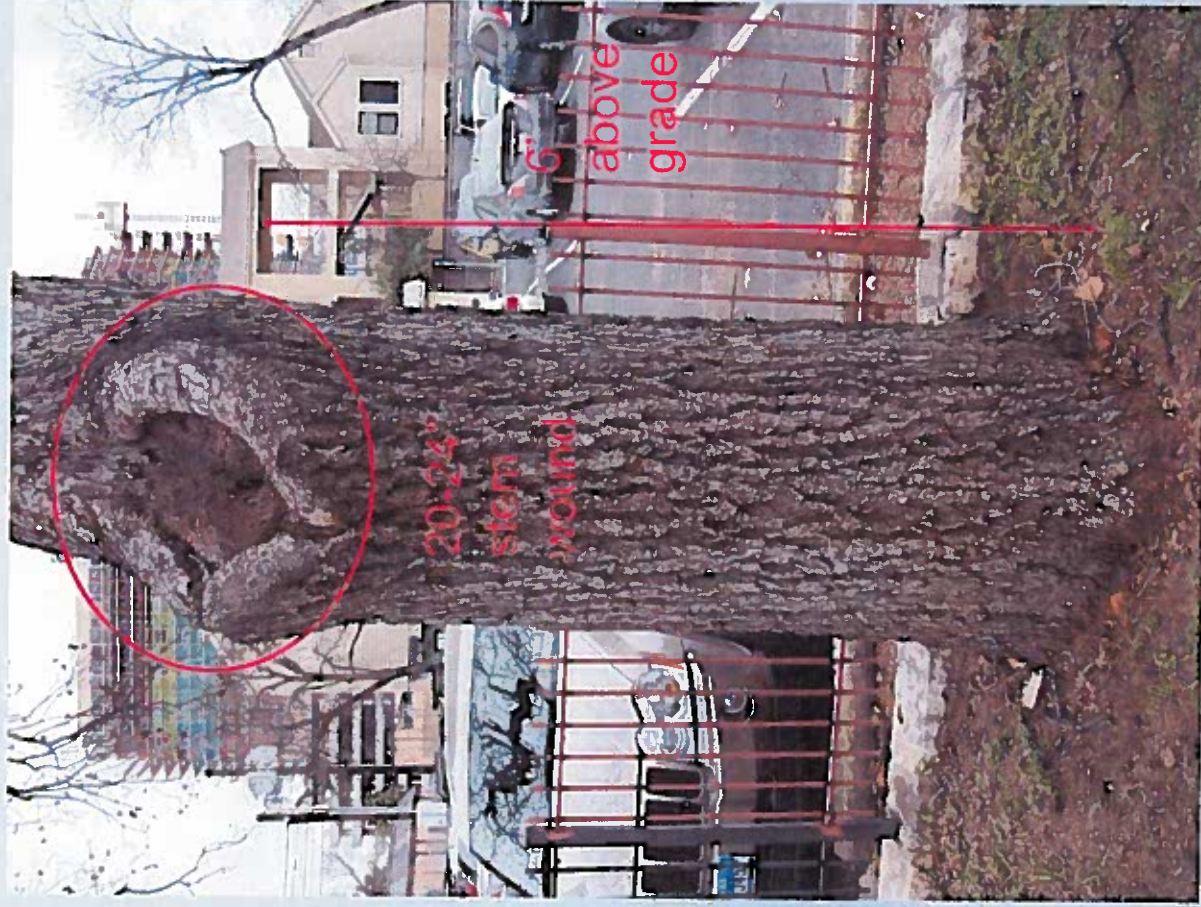


The City Arborist Program.

Tree Preservation and Replenishment

Exhibit 5





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Exhibit 6



The City Arborist Program

Tree Preservation and Replenishment



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Exhibit 7



The City Arborist Program

Tree Preservation and Replenishment



Exhibit 8

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## TREE EVALUATION

Property address: 507 W. 23<sup>rd</sup>  
Date: 2/20/13  
Evaluator: Keith Mays  
SIGNATURE: [Signature]  
ISA/ASCA Certification #: \_\_\_\_\_

### 1. TREE CHARACTERISTICS

DBH of each trunk: 31" Common & Latin name: Pecan  
Location: Private / Public Estimated height & canopy spread (ft): 60' / 60'  
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: none observed & no evidence

### 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				AREA T – Trunk(s) R – Root Flare L – Lateral Roots S – Scaffolds B – Branches
Codominant forks	S	L	branch angle & size ratio	
Multiple attachments	S	L		SEVERITY S – Severe M – Moderate L – Low
Included bark				
Excessive end weight	B	L		
Cracks/splits				
Hangers				
Girdling				
Wounds	T, S, B	M, S		
Decay	T, S, B	L	20-24 scaffold removed collapsing w/ a fall	
Cavity				
Conks/Mushrooms				
Bleeding				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs	B	L	stem damage & abrupt bend	
Borers/termites/ants				
Cankers/galls				
Previous failure	B	L, M		

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#### 7. OTHER FEATURES

Lean: 0 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: 6" wall abutting root flare  
 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



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City Arborist Reasonable Use Determination:  
Criteria and Application to the Subject Property

1. Has the applicant 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?

Due to the location of the tree it does not appear a variance, waiver, exemption, modification or alternative compliance could be sought that would preserve the tree.

2. Is the removal of the heritage tree based on a condition caused by the method chosen by the applicant to develop the property, and if so, will removal of the heritage tree result in a design that will allow for the maximum provision of ecological service, historic, and cultural value of the trees on the site?

Given the central location of the tree, removal does not appear to be based on the method of development chosen.

3. Is this the minimum change necessary?

Yes. No other variances are being sought at this time.

4. What is the zoning and allowable impervious cover for the property? Does intensity of development or size of the lot contribute to reasonable use?

This property is within the UNO district and 100 percent impervious cover is allowed. Yes, the intensity of development contributes to the determination of reasonable use.

5. Is the application to derive reasonable use a result of the actions by the applicant in subdividing the property or adjusting boundary lines (i.e. is this issue self imposed)?

No. The property has not recently been subdivided.

\*This document was created by the City Arborist to assist in determining whether a tree proposed for removal prevents a reasonable use of the property. This is not an official or legally binding document, and the considerations used by the City Arborist are subject to change.

6. Does the proposal mitigate the removal to the maximum extent possible?

Staff has provided mitigation options per the Environmental Criteria Manual.

7. Is there a history of non-compliance with the site?

AMANDA records do not indicate a history of non-compliance.

Conclusion: The tree prevents a reasonable use of the property. The City Arborist recommends granting the variance to allow removal of the tree, once mitigation conditions are established and either satisfied or fiscal security posted to ensure performance of the mitigation conditions.

\*This document was created by the City Arborist to assist in determining whether a tree proposed for removal prevents a reasonable use of the property. This is not an official or legally binding document, and the considerations used by the City Arborist are subject to change.

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## ENVIRONMENTAL BOARD MOTION 030613 5c

Date: March 06, 2013

Subject: 507 W. 23rd Street Tree Permit No 1088486

Motioned By: Robin Gary

Seconded By: Marisa Perales

### Recommendation

The Environmental Board recommends disapproval of the tree variances for 507 W. 23rd Street Tree Permit No 1088486

### Rationale:

No site plan accompanies the tree variance request. The Environmental Board is unable to tell whether design consideration have been exhausted. Tree could possibly be preserved or transplanted, but the Board can't tell because no site plan has been proposed.

Vote 4-2-0-1

For: Gary, Maxwell, Perales, and Walker

Against: Anderson, and Schissler

Abstain:

Absent: Neely

Approved By:

Dr. Mary Gay Maxwell, Chair

# Mike McHone Real Estate

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

February 5, 2013

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19

Re: Heritage Tree Review 507 W. 23<sup>rd</sup> Street

Dear Mr. Mars;

This memo is to explain the request for the removal of a large pecan tree which is located along the rear of the lot approximately midway into the lot. The lot is part of a three lot site and this tree is in the middle of the site. (survey attached)

This three lot site is located in the University Neighborhood Overlay District (UNO). This special redevelopment district was created in 2004 as part of the adopted Combined Central Austin Neighborhood Plan. The goal of UNO is to create a high density, pedestrian oriented student housing district. The UNO district also serves to reduce the conflicts between student housing in the single family neighborhoods adjacent to the University of Texas and the single family home owners. The City encourages high density redevelopment provided the redevelopment provides buildings that meet community goals set forth in the UNO district requirements. These include affordable housing (S.M.A.R.T), green building, enhanced streetscapes, and design requirements (see attached design requirements)

This site is located in the highest density sub-district of UNO (175 ft). Buildings in UNO are required to build to the property lines, to have the street frontage occupied by active uses, and parking is required to be away from the street and leased separately from the housing unit. Most projects have constructed below grade parking garages with the occupied space above. (see UNO District map) The pecan tree (#6535) is located such that it prohibits the construction of a below grade parking garage. The University Cooperative Society (Coop Book Store) owns the property and needs to sell it. Potential developers will not purchase the property with a heritage tree in the middle of the site. No practical alternative design is financially feasible.

The site is adjacent to the newly constructed 23<sup>rd</sup> Street "Safe Street" pedestrian walkway which connects the University with Rio Grande Street. This street has a double row of trees and a 20 ft sidewalk on the south side of the street and a row of trees on the north side of the street with pedestrian lighting, and street furniture. It is designed to be a major pedestrian route for students to the campus without conflicts with cars.

When redeveloped, this site will have the enhanced streetscape on the Nueces Street frontage conforming to the UNO design requirement of 5 inch in diameter class one trees 22 ft on center. These ROW improvements will be installed and maintained under a License Agreement with the City. In this instance, the heritage tree ordinance is in conflict with the Urban Design requirements and the adopted Neighborhood Plan Ordinance set forth for the UNO district.

The University Cooperative Society Inc. respectfully requests the commissions consent to remove tree # 6535.

Sincerely,



Mike McHone, Authorized agent

1904 Guadalupe "On the Drag" • ph: 512-481-9111 • fax: 512-481-1002 • mchone1234@sbcglobal.net  
mailing address: P.O. Box 8142, Austin, TX, 78713

2013 FEB 06 PM 12:23:21

# SITE MAP

120X210 = 25,200  $\pm$  - EXCAVATE TO PROPERTY LINE - FOR 2-3 LEVEL BELOW GRADE PARKING

A TOPOGRAPHIC AND TREE SURVEY OF 0.583 ACRES, BEING ALL OF LOTS 13, 14 AND 15, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

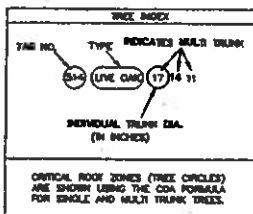
BELOW GRADE PARKING

C1a  
DO

SCALE IN FEET  
20 10 0 20

SIZE BENCHMARK SQUARE  
CUT ON TOP OF CURB  
ELEVATION = 855.53  
(DINWIDY 29)

TREE LIST  
8530 PEDAN 18  
8531 PEDAN 22  
8532 PEDAN 17  
8533 ELM 16  
8534 ELM 15  
8535 PEDAN 29



## SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: 7/15/05

BEARING DATA: Grid azimuth for Texas central zone, NAD 1983/93 WPM values from LORA control network.

I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown. This survey was made independently in accordance with the standards and conditions set forth for a Category 3, Condition 1 Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, revised 9th edition, dated 08-05-1998, prepared by the Texas Society of Professional Surveyors.

Robert C. Wotts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4895

7-20-05



Robert C. Wotts, Jr.  
R.P.L.S. No. 4895

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
2807 Manchaca Rd., Building 1  
Austin, Texas 78704  
512-443-1724

PROJECT NO.:  
484-001  
DRAWING NO.:  
484-001-102  
PLOT DATED:  
7/20/05  
PLOT SCALE:  
1"=20'  
DRAWN BY:  
EJD  
SHEET  
01 OF 01

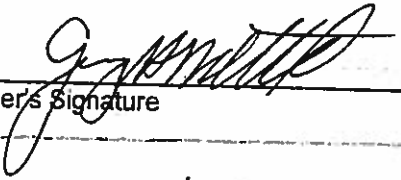
C10/21

**OWNER'S AUTHORIZATION LETTER**

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 507 W. 23<sup>rd</sup>

PR#: TBD.



Owner's Signature

1-9-13

Date

University Co-op

Owner's Signature

Date

George H. Mitchell

1<sup>st</sup> Owner's Printed Name

Resident CEO

2<sup>nd</sup> Owner's Printed Name

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/22

Bartlett Tree Experts

# Tree Inspection Report

Pecan Tree at 507 West 23<sup>rd</sup> Street in Austin, Texas

Submitted to  
**George Mitchell**  
University Co-op Society, Inc.  
507 W. 23<sup>rd</sup> Street  
Austin TX 78713

Submitted by  
**Steve Kinslow, Arborist Representative**  
ISA Certified Arborist #TX-3634A  
Bartlett Tree Experts  
2403 Howard Lane  
Austin TX 78728  
512-310-7545

*December 21, 2012*



**BARTLETT  
TREE EXPERTS**

SCIENTIFIC TREE CARE SINCE 1907



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23

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# Tree Inspection Report

Pecan Tree at 507 West 23<sup>rd</sup> Street in Austin, Texas

Clay

## SUBJECT TREE

32-Inch Pecan Tree located on the south side of the Co-op facility

## SITE

The University Co-op at 507 West 23<sup>rd</sup> Street, Austin, Texas 78713

## INSPECTION DATES

December 6, 2012

December 12, 2012

December 18, 2012

## ASSIGNMENT

Perform a visual inspection from the ground and a climbing inspection of the subject tree to observe its general health and structural condition and perform the following additional investigations for more specific information:

- a root collar excavation to approximately eight inches to examine more area of the buttress roots for any defects that might be visible, and
- sound-wave imaging (using the ArborSonic 3-D Acoustic Tomograph) at two locations on the trunk to determine internal indications of decay.

Upon determining findings of these inspections, render a conclusion about the condition of the subject tree and make any related recommendations.

## Summary of Visit Activities

On December 6, 2012, I met on site with Tammy Migl of Baker-Aicklen & Associates, Inc., and George Mitchell with the University Co-op. We discussed the tree's condition in light of future development activities being considered for the site. I then proceeded to conduct my visual inspection. Based on my findings, Mr. Mitchell approved my returning to conduct the climbing, sound-wave, and root collar inspections. On December 12, 2012, we returned to perform the sound-wave and root collar work. On December 18, 2012, we returned to conduct the climbing inspection to investigate some additional wounds.

## INSPECTION METHODS

In addition to visual and climbing inspections, in which we look for specific health and structural indicators, our investigation methods included excavation and sound-wave examination. To perform the excavations, we used a compressed-air tool (an Airspade) that avoids damage to any roots, underground utilities, or similar features. We used a sonic tomography unit to perform the sound-wave examinations on the stem. An explanation of this instrument follows:

C10/25

### **ArborSonic 3D Acoustic Tomograph**

The ArborSonic 3D Acoustic Tomograph uses sound waves to investigate a tree's internal condition. Typically, a visual inspection reveals external evidence that provides a basis for the examination. The arborist installs a series of sensors around the tree, just through the bark in contact with the sapwood, and taps on one of them, activating the sound waves that travel to the other sensors. The software calculates the sonic velocity, which is correlated to wood density. The resulting color image provides a visual representation of how the sound waves move through the tree, which is an indication of wood density. The accompanying software compares these readings to the known density characteristics of the species and indicates where the tree is less dense than the baseline—an indication of decay.

## **INVESTIGATIONS AND FINDINGS**

### **Findings from Visual Inspection**

My initial observation was that the subject tree was sound-looking. The tree architecture was desirable with good balance and structure. Although the leaves had fallen due to the season, the crown area appeared healthy, with little dead wood apparent. Many pecans were still visible in the crown. At about six feet above grade, a wound was visible on the stem where a branch had been previously removed. Some decay was present in this area (Figure 1). The tree's root flare was visible.

### **Findings from the Sound-Wave Investigation**

We performed sound-wave readings at approximately 16 inches above grade and 63 inches above grade. The higher reading was located just below the stem wound described above. This would provide a better indication of internal decay that might be present in the stem, including toward the tree base, a location more vulnerable to failure risk. The results revealed zero percent decay at the lower location (Figure 2) and one percent decay at the upper location (Figure 3).

### **Root Collar Investigation**

Using the compressed-air tool, we excavated the root collar to about eight inches to expose more area of the buttress roots. No defects were visible based on this examination (Figures 4 and 5).

### **Climbing Inspection**

This inspection revealed three wounds. One appeared on the western most scaffold branch, whose size was approximately 12 inches in length and three inches in depth (Figure 6). The diameter of this branch is 12 inches, and the tree appears to have effectively compartmentalized this wound because sufficient sound wood appears present in the vicinity of the wound.

The second wound is located on the eastern most scaffold branch and was caused by a previous branch failure (Figure 7). No cavity or decay is visible on the wound.

The third wound is located on the south side of the stem (Figure 8). It is a vertical cavity approximately six inches deep, very shallow in relation to the stem diameter.

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## DISCUSSION

Wounding in trees is common. Wounds occur from pruning cuts, failures from storm damage and heavy branch ends, mechanical damage, and other reasons. Whether these are significantly harmful to trees depends on a variety of factors such as wound number and severity; tree species, age, and vigor; and the tree's ability to compartmentalize the wound. When a tree becomes wounded, it doesn't heal; it attempts to wall off the wound by producing chemical and physical boundaries that act to limit the spread of disease and decay organisms<sup>1</sup>. This process, called compartmentalization, is often very successful, and new, healthy wood will form around the wound to strengthen that area over time. The subject tree appears to have effectively compartmentalized the wounds that we observed.

Regarding the sound-wave images, the results indicated near-complete absence of decay. This suggests that the wound directly above the upper reading is effectively walling off movement of decay, especially in a vertical direction, downward. The absence of decay at the lower reading, combined with the good appearance of the buttress roots, suggests that the tree has good strength at a critical area - where the stem and support roots connect.

## CONCLUSION & RECOMMENDATION

Our inspections show the subject tree to be healthy with good structure and enough vigor to resist the impacts of wounding. To err on the side of caution, I do recommend that the western most scaffold branch have weight-reduction pruning to reduce risk of failure, given the wound that we observed on this limb.

## TREE RISK STATEMENT

Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because work has been done to reduce risk, or because no work has been recommended on a specific tree.

---

<sup>1</sup> From the definition of *compartmentalization* provided by the International Society of Arboriculture.

## PHOTO DOCUMENTATION

Claw  
2/2



FIGURE 1: STEM WOUND AT APPROXIMATELY SIX FEET ABOVE GRADE

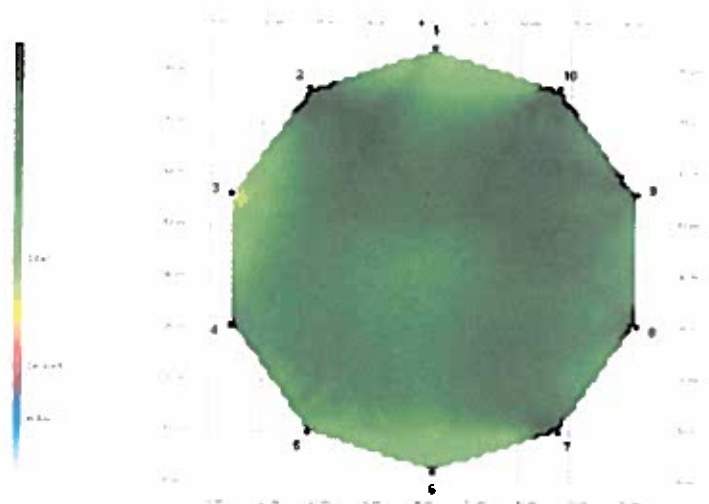
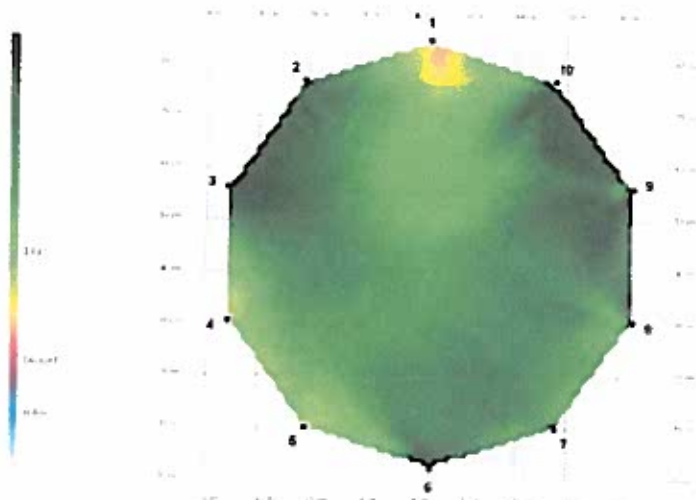


FIGURE 2: SONIC TOMOGRAPH AT 16 INCHES ABOVE GRADE SHOWING ZERO PERCENT DECAY

Color key: Green = intact, Red = Decayed, Blue = Hollow

C10/28



**FIGURE 3: SONIC TOMOGRAPH AT 63 INCHES ABOVE GRADE SHOWING ONE PERCENT DECAY**



**FIGURE 4: EXCAVATED ROOT COLLAR**



02/29



FIGURE 5: EXCAVATED ROOT COLLAR, OPPOSITE VIEW

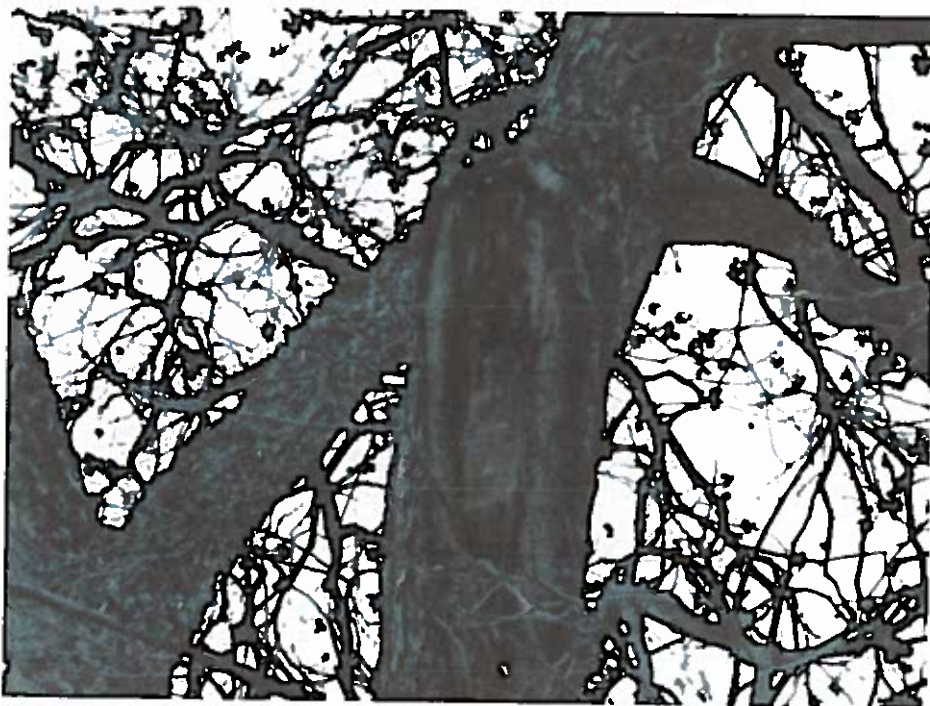


FIGURE 6: WOUND ON WESTERN MOST SCAFFOLD BRANCH



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**FIGURE 6: PREVIOUS FAILURE ON EASTERN MOST SCAFFOLD BRANCH**



**FIGURE 7: SMALL CAVITY ON SOUTH SIDE OF STEM**



C/O  
3/1

2-25-13

To: Michael McHone

Fr: Jon Hillis

RE: Pecan Tree Transplant at 507 W. 23<sup>rd</sup>

Mr. McHone,

Per our conversation this morning, the transplanting of the Pecan tree onsite approximately 100 feet to the southwest of its current location would cost approximately **\$146,000 including tax**. EDI will provide all labor and equipment necessary to perform the relocation of the subject tree.

**Scope:**

Preparation: root pruning, airspading, fertilization, canopy pruning, temporary irrigation, monitoring.

Rootball encapsulation and piping platform insertion.

Hoisting and conveyance / transport to final location and temporary watering system relocation.

**Exclusions:** Rock excavation, spoils haul off, spoils infill / compaction, utility re-routes or interference, traffic control, ROW management, replacement of hard surfaces, irrigation source within 100 feet, aftercare / monitoring post-transplant.

This is a brief summary of the site-specific job. There should be more investigation and discourse about the client's needs and space requirements onsite for the construction project. Please call me to discuss or let me know when you would like a full proposal on the relocation of the tree.

Regards,

Jon Hillis

EDI- GM Central Division

ISA Certified Arborist: TX-3856A

512-801-6810

2013 FEB 26 PM 12:22:38

# **SECTION 12 – UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) ZONING DISTRICT DESIGN REGULATIONS**

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## **12.1.0 UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) DISTRICT**

As governed by Ordinance # 20080925-039, with the goal of promoting high-density and pedestrian-friendly redevelopment in the area generally west of the University of Texas campus, while protecting the single-family residential neighborhoods adjacent to the district.

### **12.1.1 Purpose \***

To establish design criteria for all buildings and streetscapes within the UNO District, including parking structures. The goal is to reinforce the human scale/pedestrian friendly environment of the district. The guidelines discourage the design of monotonous, uninterrupted walls and/or roof planes, and provide the basis for creating active sidewalks through the introduction of street furnishings, street trees and other urban design elements.

### **12.1.2 Building Design Standards**

Buildings, including enclosed and unenclosed parking garages, shall avoid long expanses of blank, unarticulated exterior walls visible from a street, public plaza or public open space. The direction given here regarding massing and articulation of a building's public exterior is considered a matter of human comfort, achievable in any architectural style or design approach.

For a project to be in compliance with the design guidelines, it must score a minimum of 8 points using the following point system:

- a. interruptions in the plane of a building façade shall be introduced at a spacing not to exceed 40-feet. This can be achieved through the articulation of wall surfaces, changes in fenestration patterns, or other building design elements. (2 points)
- b. use of contrasting materials, textures and colors, (2 points)
- c. introduction of windows and openings that promote visual and physical interaction between interior of building and street activity (2 points),
- d. the use of awnings or colonnades at street level, (1 point)
- e. variety of the roof line, (1 point)
- f. articulation of building entrances so they are distinguished from the general massing of the building, (1 point)

g. the use of functional elements such as balconies or projected window boxes to promote the breakdown of a façade. (1 points)

### 12.1.3 Placement of Windows

- a) inhabited spaces on the ground level shall have a minimum of 70% glass at sides facing a street; where inhabited spaces at ground level hold residential uses, the minimum glass percentage shall be reduced to 40%.
- b) inhabited spaces on the second level shall have a minimum of 40% glass at sides facing a street.
- c) glass at ground/street level and second level must have a transmittance ratio of 0.6 or higher.

### 12.1.4 Building Materials

- a) the use of EIFS below a height of 65 feet is not allowed.
- b) the use of highly reflective glass is not allowed.
- c) wood shingles and wood siding are not allowed.
- d) the use of exposed concrete block as a finish material is not allowed. This includes split-faced, ground face and integrally colored flat concrete block.

### 12.1.5 Parking Garages – Flat Slab Requirement

Where adjacent to a public street, the floors of a structured parking garage, either stand-alone or mixed into the mass of a building, must either be flat or, if sloping, be hidden from view from the street(s), public plaza or public open space.

### 12.1.6 Historical Authenticity

Buildings located adjacent to a historic landmark shall create some accommodating element in their massing which will mitigate the contrast between the two.

### 12.1.7 Streetscape Design Standards

Includes standards for placement of street trees, light poles and street furnishings.

#### I. STREET TREES:

An owner shall install, irrigate and maintain street trees along an adjacent street right-of-way.

- a) all new trees shall be shade trees (non-utility compatible), unless conflict with utilities exist; see I (f). Refer to the Environmental Criteria Manual (ECM) Appendix 'F', for approved street trees species..

Cla/33

b) street trees must be in scale with adjacent buildings and must be placed so as to create a continuous canopy at maturity.

c) trees shall have a minimum of 5-inch caliper (measured 12 inches above the root ball) at installation, with a typical canopy height of 14 to 16 feet for Class I Shade trees. Minimum clearance for tree limbs and branches must be 7'-6" above the level of the sidewalk to avoid potential conflict with pedestrians. Trees shall be trimmed proportionally to an ultimate clearance height of 14'-0" above the sidewalk and street at maturity.

d) trees shall be installed 4'-0" O.C. back from face of curb, parallel to the curb.

e) the standard tree spacing is 22'-0" O.C. If existing conditions preclude the standard spacing, shade trees may be planted at a distance not to exceed 30'-0" O.C.; utility compatible trees spacing shall not exceed 24'-0" O.C.

f) where existing utilities are in conflict with in-ground planting of shade trees, applicant shall:

- plant utility compatible trees in above grade planters if both overhead and underground utilities are in place;

- plant utility compatible trees in-ground, if conflict is with overhead lines;

- plant shade trees in above grade planters, if conflict is with underground utilities.

g) a minimum pedestrian clear zone width of 5 feet will be provided between the edge of a tree grate/planting bed and any walls/planters and/or other vertical element associated with a development (refer to COA Detail 710S-6A). If above grade planters are used, the minimum pedestrian clear zone shall be 6 feet (as per COA Detail 432S-7D).

h) a new tree planted in a sidewalk must have a 6 feet x 6 feet tree grating which shall comply with COA Standard Detail 437S-2. A different plant bed configuration with or without a tree grate, may be approved by the Planning and Development Review Department, based on specific needs and an alternative form of equivalent compliance.

## II. PEDESTRIAN SCALE STREET LIGHTING:

All development shall provide pedestrian scale street lighting along an adjacent street right-of-way.

a) the standard pedestrian scale street light pole spacing is 44'-0" O.C.; lights may be placed as far apart as 72'-0" O.C. if existing conditions preclude the recommended spacing.

b) on corner properties, the distance between the corner and the first light pole shall not exceed 25'-0".

c) light poles shall be installed 4'-0" O.C. back from face of curb, aligned with the street trees.

d) A minimum spacing of 11'-0" O.C. shall be maintain between a light pole and a street tree.

e) the "Pecan Street Light Pole" is the University Neighborhood Overlay fixture.

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### III. STREET FURNISHINGS:

Street furnishings, including benches, bike racks and trash receptacles, shall be provided by any development located within the Dobie, Guadalupe and Inner West Campus Sub-districts.

In the Outer West Campus Sub-district, only developments with greater than 150 linear feet of cumulative street frontage shall be required to provide street furnishings described here.

Within a given project, the street furnishings will compliment each other and the development they are a part of.

Permitted finishes shall be one or a combination of the following: decay resistant hardwoods (benches slats only), and corrosion resistant finishes such as aluminum, cast iron, stainless steel or galvanized steel.

Whenever applicable, street furnishings will be anchored with rust-resistant fasteners and treated with rust prohibitive coating, zinc epoxy primer, and powdercoat finish for superior corrosion resistance. All surfaces shall be pretreated with a graffiti preventer.

The street furnishing requirements are as follows:

a) **Trash Receptacles:** A minimum of one (1) receptacle shall be provided:

- For mid-block properties, the receptacle shall be located within 12 feet of a primary entrance(s), aligned with lights and trees.
- For corner properties, two (2) additional receptacles shall be provided adjacent to the corner ramps, facing both streets, (as per COA Standard Detail 432S-8C).

b) **Bike Racks:** A minimum of four (4) bike racks, in addition to those required in other sections of the code.

- Bike racks shall be installed perpendicular to the curb, 4'-0" O.C. back from face of curb, aligned with trees and light poles (as per COA Standard Detail 710S-6A).
- Bike racks shall be Class III, Type 1 inverted "U"(1-2 spaces only) – as per COA Standard Detail 710-S-1 (page 1 of 3).
- Racks shall be made of continuous welds, with smooth edges. Finishes shall be one of the following: cast aluminum, stainless or galvanized steel or plastic color coated carbon steel.
- Stainless steel tubing shall be 1 ½ inch,
- When applicable, a fade resistant powder coat finish color shall use RAL color standards for compatibility with other products.

c) **Benches:** A minimum of two (2) 5-foot wide benches with middle arm shall be installed per street frontage:

- Standard placement: perpendicular to the curb and aligned with the trees and light poles,



and facing each other arranged in a conversational grouping (as per COA Standard Detail 432S-9C),

- If existing conditions preclude the standard placement benches may be placed parallel to the building, facing the street, within 6 inches of the building exterior wall (as per COA Standard Detail 432S),

- Finishes may be metal or a combination of metal frame with wood slats.

- Only hardwoods that are responsibly produced, durable and resistant to fire, moisture, insects, decay or vandalism i.e. Redwoods, shall be used. Stained, painted or varnished wood shall not be allowed.

- If a corner property, two (2) benches will be installed along each street frontage for a total of four (4) benches minimum.

**Disclaimer:**

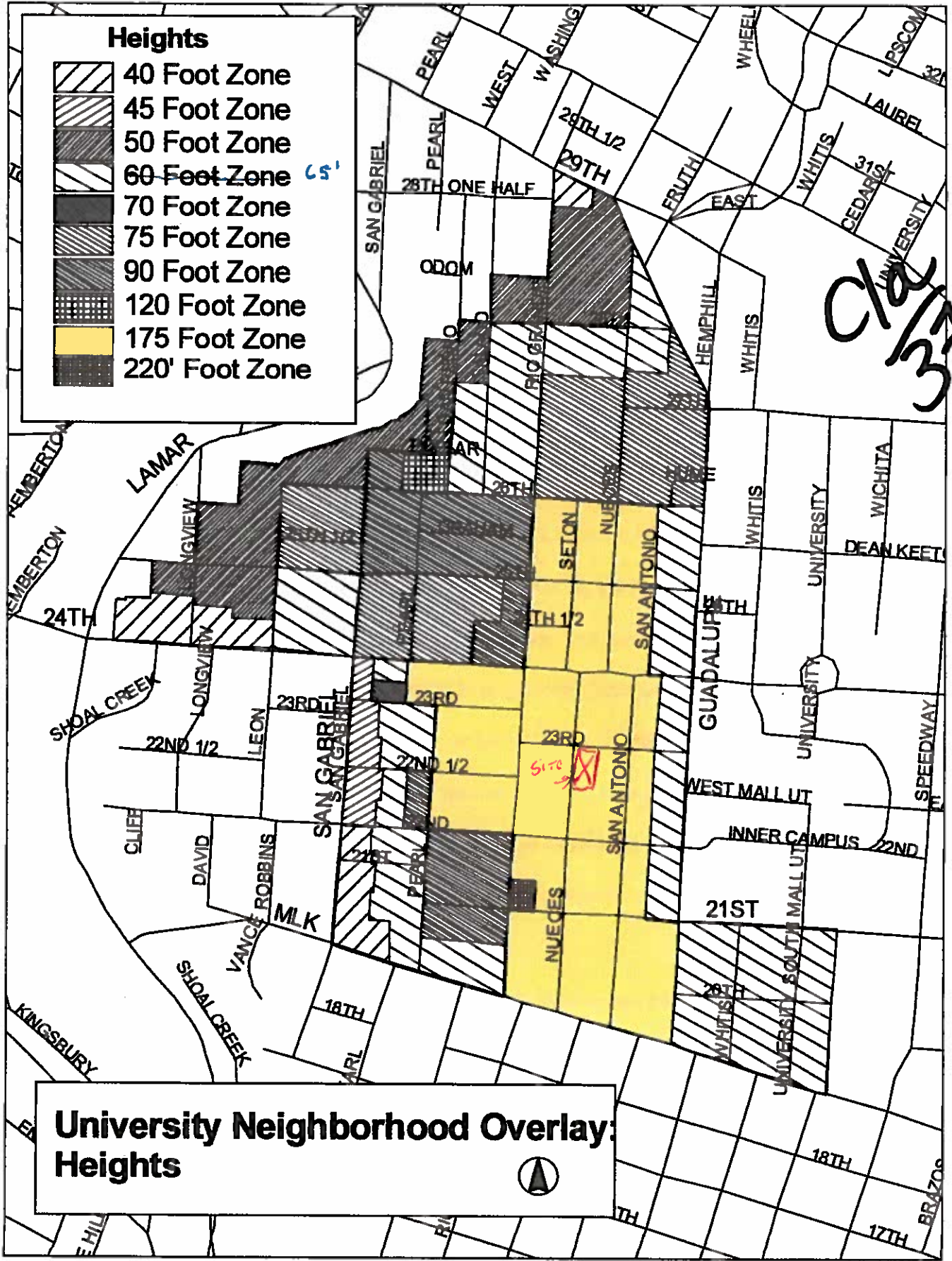
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10/36





CL 10/31

5.70

Mike McHone  
Real Estate

Cl  
38

Keith Mars  
City of Austin  
505 Barton Springs Rd.  
Austin, Texas 78704

February 22, 2013

Re: Heritage Tree Review Application/ Environmental Board Review March 6, 2013

Mr. Mars:

Attached is supplemental information for this application.

1. Site Plan indicating the full 3 lots of the site and the location of the subject tree (# 6535)
2. Three pages of the site plan of 21 Rio a similarly located UNO project at 21<sup>00</sup> Rio Grande
  - a. Elevation showing massing and step back at 65 ft of height (this project is on a site that is 120ft by 140 ft.
  - b. Elevation showing common wall along adjacent property
  - c. Site plan showing 100% building coverage, and adjacent streetscape
3. Aerial view of site showing the adjacent construction
4. Street view of the northeast corner of the site from the alley looking southwest
5. Street view look east from Nueces midway on the site
  - a. Heritage tree to right of frame
  - b. Large pecan in ROW
  - c. Power pole in foreground

This should help the Board get a better context of the challenges in dealing with this tree and conforming to the UNO requirements.

Respectfully,



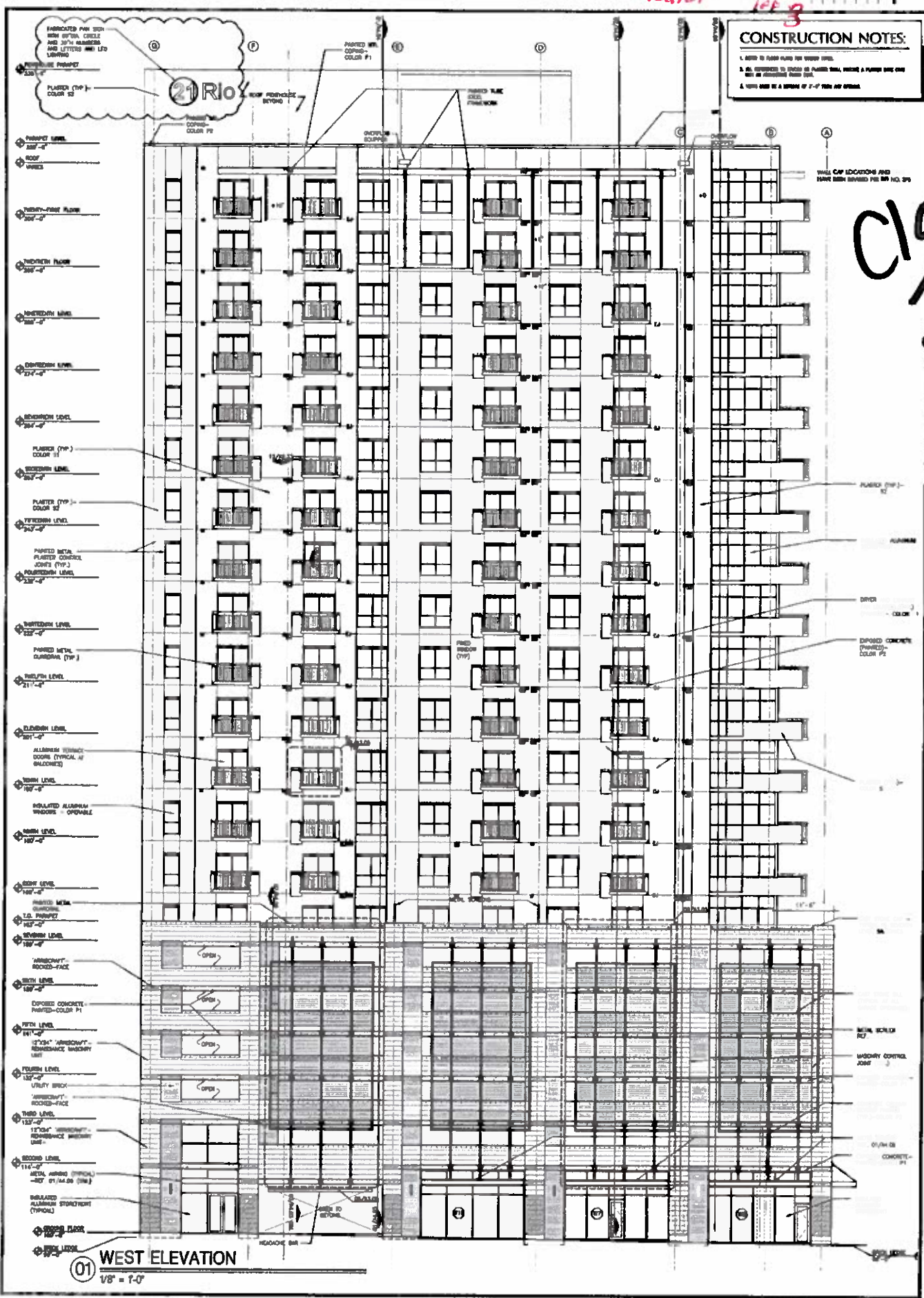
Mike McHone

LINO BUILDINGS SIMILAR TO WHAT COULD BE BUILT

PAGE 1 OF 3

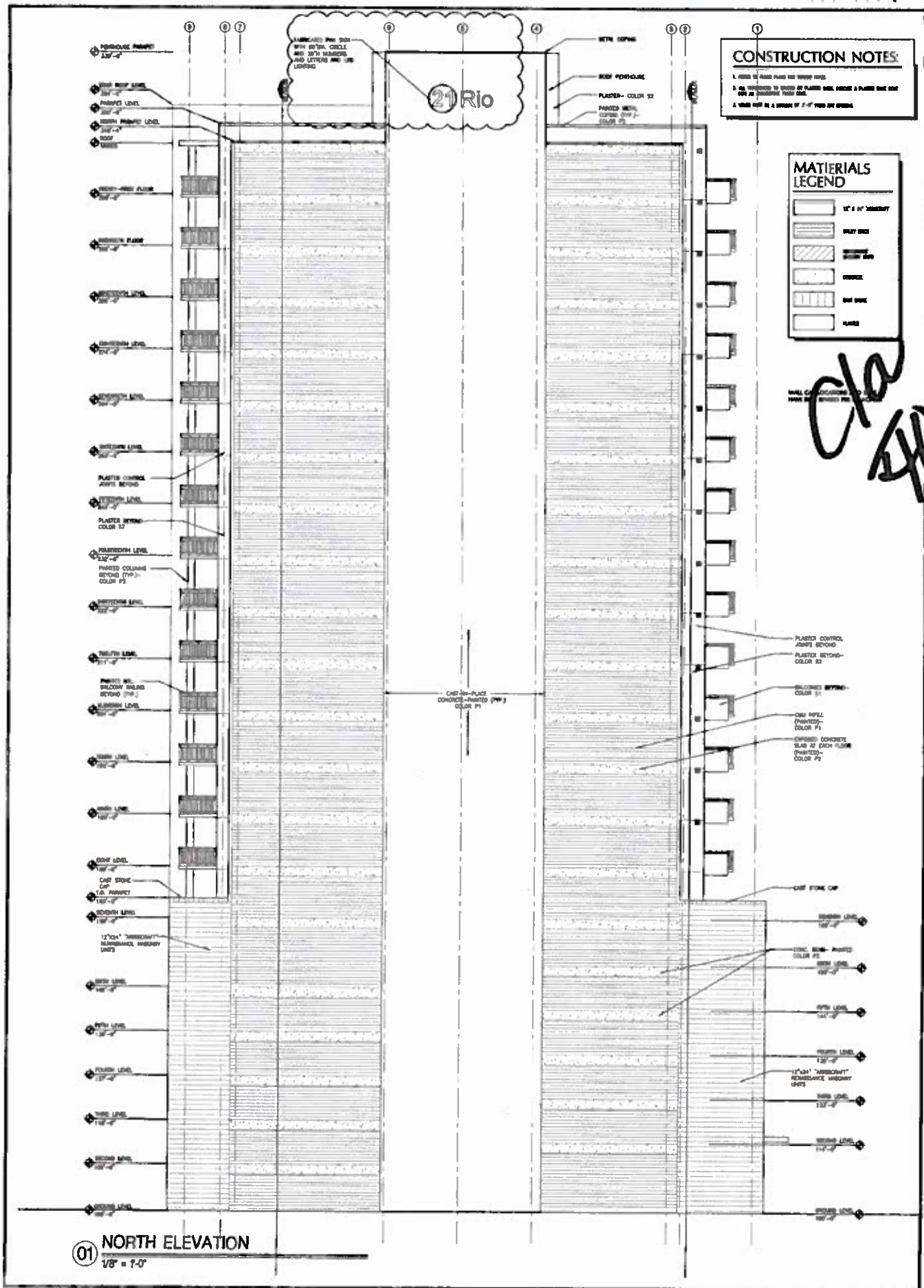
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**CONSTRUCTION NOTES:**  
1. REFER TO PLAN AND SECTION FOR MATERIALS.  
2. ALL EXTERIOR SURFACES TO BE FINISHED WITH PLASTER AND PAINTED WITH ONE COAT OF EXTERIOR PAINT.  
3. ALL JOINTS TO BE A MINIMUM OF 1/4" AND SPACED.



W-Elev.





**CONSTRUCTION NOTES:**

1. REFER TO DRAWINGS FOR WINDOW TYPES.
2. ALL WINDOWS TO BE SET IN PLASTER WALL ABOVE A PLASTER BASE AND SET IN A MINIMUM 2\"/>

**MATERIALS LEGEND**

	12\"/>
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**01 NORTH ELEVATION**  
1/8" = 1'-0"

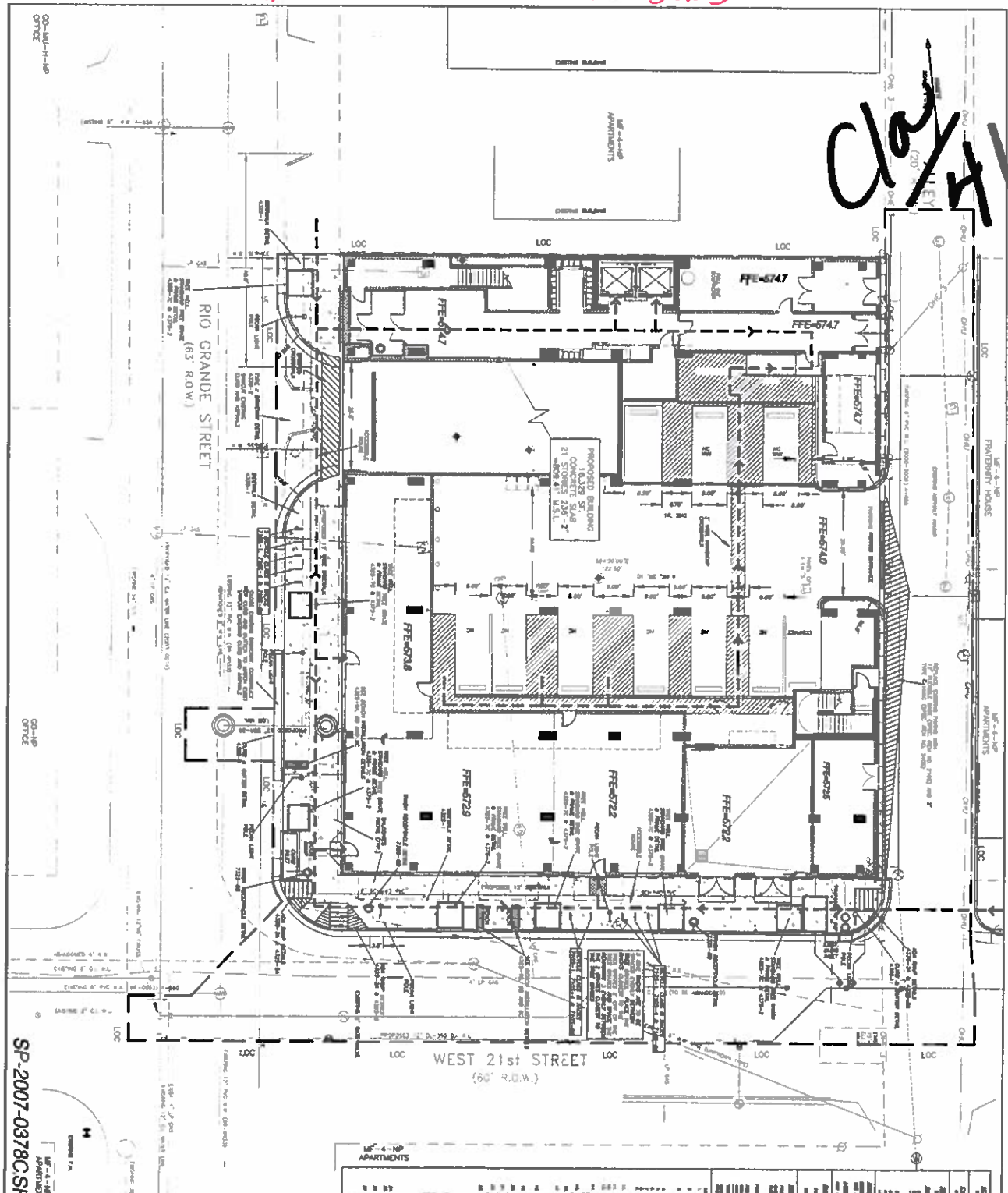
N-Elev.

**21 RIO**  
2101 RIO GRANDE  
AUSTIN, TEXAS



**ma**  
MARTIN ASSOCIATES  
ARCHITECTS  
1000 N. MOPAC EXPRESSWAY  
SUITE 1000  
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TEL: 512.476.1000  
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*Clay*



SP-2007-0378C.S.H

REPLACEMENT SHEET

21 RIO GRANDE STREET	
Project No.	SP-2007-0378C.S.H
Client	21 RIO GRANDE STREET
Design	21 RIO GRANDE STREET
Construction	21 RIO GRANDE STREET
Owner	21 RIO GRANDE STREET
Architect	21 RIO GRANDE STREET
Engineer	21 RIO GRANDE STREET
Surveyor	21 RIO GRANDE STREET
Inspector	21 RIO GRANDE STREET
Recorder	21 RIO GRANDE STREET
Signer	21 RIO GRANDE STREET

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.

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21 RIO GRANDE STREET	
Project No.	SP-2007-0378C.S.H
Client	21 RIO GRANDE STREET
Design	21 RIO GRANDE STREET
Construction	21 RIO GRANDE STREET
Owner	21 RIO GRANDE STREET
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Surveyor	21 RIO GRANDE STREET
Inspector	21 RIO GRANDE STREET
Recorder	21 RIO GRANDE STREET
Signer	21 RIO GRANDE STREET

21 RIO GRANDE STREET  
2101 RIO GRANDE STREET



21 RIO  
SITE PLAN  
2101 RIO GRANDE STREET

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CONSULTING ENGINEERS  
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AUSTIN, TEXAS 78754  
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**HPE**



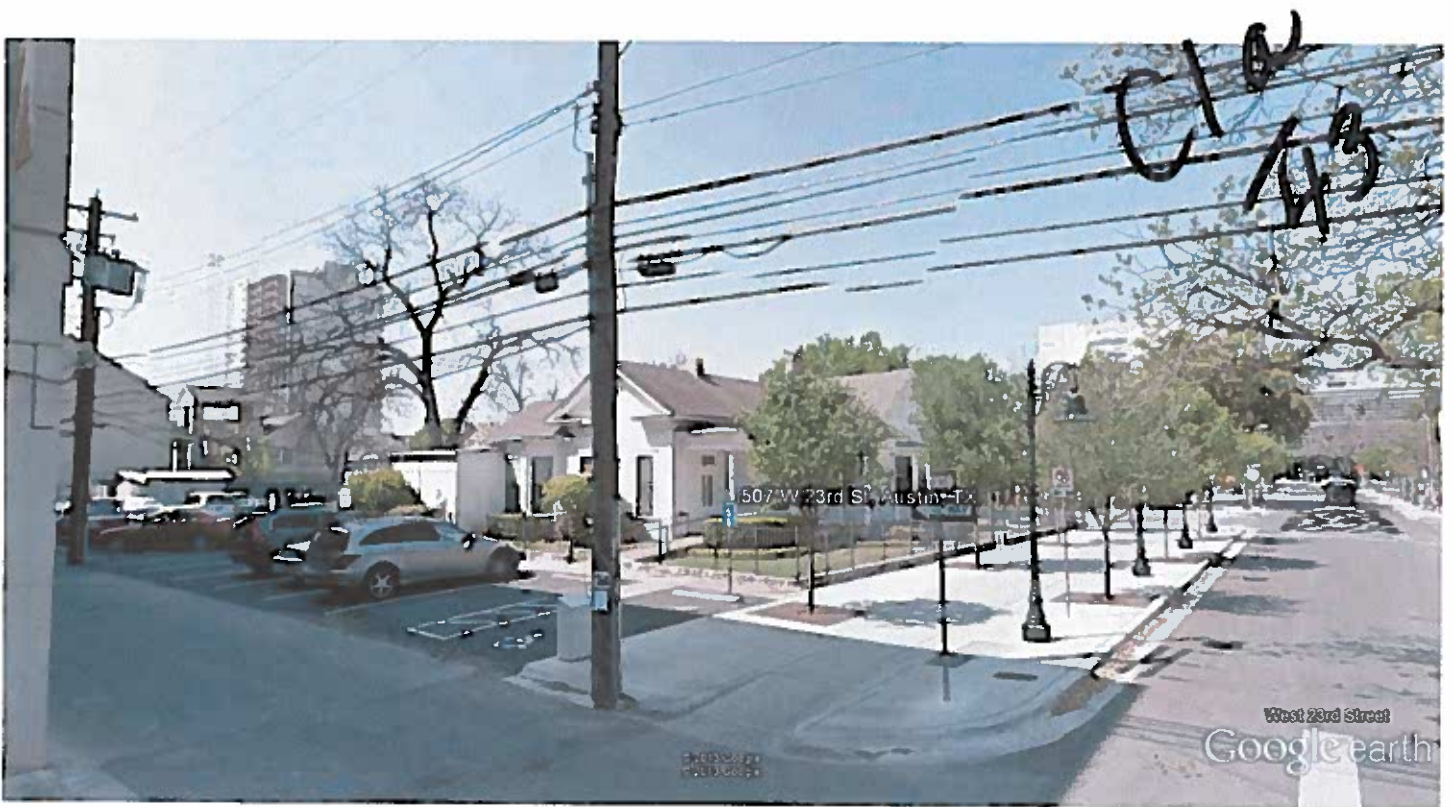


Google earth



EXISTING CONDITION SHOWING  
23<sup>rd</sup> Street PEDESTRIAN WALKWAY

Clay  
42



Google earth

feet  
meters

10

5



View FROM 23<sup>rd</sup> STREET AT ALLEY Looking  $\nwarrow$  W.  
 21 RD IN DISTANT BACK GROUND  
 Subject TREE IN MIDDLE  
 UTILITY LINES IN ALLEY  
 PEDESTRIAN STREETS ~~ARE~~ ON SOUTH SIDE OF 23<sup>rd</sup> STREET.





Google earth

feet 10  
meters 4



SUBJECT TREE TO LEFT - PARKING LOT'S PART OF SITE  
LOOKING EAST FROM NOW STREET  
POWER POLE + TREE IN ROW