

August 24, 2018

Caitlin Campbell, Environmental Review Specialist
City Arborist Program, Community Tree Preservation Department
City of Austin (COA) – Development Services Department (DSD)
505 Barton Springs Road
Austin TX 78704

RE: Lightfield Subdivision Preliminary Plan and Final Plat
C8-2017-0124 & C8-2017-0124.1A
Southwest Engineers (SWE) Project No. 0690-003-17
Administrative Variance Request Letter
Heritage Tree Removal Summary

Dear Ms. Campbell:

Please allow this letter to act as the official Administrative Variance Request for the removal of four (4) heritage size trees related to the proposed development improvements associated with the Lightfield Subdivision (Preliminary Plan COA Case No. C8-2017-0124 & Final Plat COA Case No. C8-2017-0124.1A).

The current layout for the Lightfield Subdivision has been obtained through continued coordination efforts with multiple city review departments; environmental, heritage tree, subdivision, transportation, and PARD. Due to development related constraints associated with a CEF being located on the property, and multiple requirements related to the COA Transportation Department including the subdivision only having one access point and connectivity requirements to the adjacent park, the current street layout results in the need to remove multiple heritage size trees. Below is a list of the trees proposed to be removed and the justification(s) for their removal:

Tree #1808 – 28” Post Oak

- The new section of Mason Avenue, extending from the existing intersection of Mason Avenue and Lott Avenue, that is being required to connect to the south property line of Springdale Park located to the north of the proposed property, is in direct conflict of the tree’s physical location. Mitigation is required at three hundred percent (300%) of the tree truck diameter or equal to eighty-four (84) inches.

Tree #1809 – 40” Post Oak

- As stated in the site specific Arborist Report completed by *Austin Tree Experts*, and received in June 2018, the report shows this tree having “extensive borer damage/mostly healed, decay, thin canopy”. In addition, the physical location of the tree is in partial conflict with the alignment of the Mason Right-Of-Way (ROW) roadway extension to Springdale Park. Mitigation is required at one hundred fifty percent (150%) of the tree truck diameter or equal to sixty (60) inches.

Tree #1810 – 27” Post Oak

- The subdivision has been approved to have only one point of access, a transportation related variance for this request was approved by the City of Austin Planning Commission in March 2018. The reason for the single access point for the subdivision is based in large part to the setback required for the on-site CEF, which does not allow for connectivity to the Tannehill Street ROW, which abuts the south property line. This tree’s physical location is in direct conflict with the only access point of Mason Avenue, near the intersection of the existing section of Mason Avenue and Lott Avenue. Mitigation is required at three hundred percent (300%) of the tree truck diameter or equal to eighty-one (84) inches.

Tree #1934 – 30” Post Oak

- As stated in the site specific Arborist Report completed by *Austin Tree Experts*, and received in June 2018, the report shows this tree having “borer damage, tumors, wire in trunk, thin canopy”. In addition, the physical location of the tree is in indirect conflict with access road to the water quality pond. The location of the driveway is part of the approved administrative environmental variance associated with the on-site CEF and the COA Hydrogeologist Review Department. Mitigation is required at one hundred fifty percent (150%) of the tree truck diameter or equal to forty-five (45) inches.

Your consideration of this variance request is greatly appreciated.

Respectfully submitted,



Gabriel T. Hovdey
Project Manager
gth