



Agenda Item Report

Legislative Board: Planning and Zoning Commission
Date: June 23, 2026
Contact: Victor Escamilla
Agenda Item ID / Number: 2026-526- / G.3

ITEM TITLE:

Consideration and possible action regarding a request by SSM Design Group, LLC for a Tree Removal Permit to allow removal of a Signature Tree from a property known as RWB Properties I, addressed as 17182 South Interstate Highway 35, Buda, Texas, 78610 (2026-449) (Planner I, Nathan Pino)

1. EXECUTIVE SUMMARY

This is an action item regarding a Tree Removal Permit (2026-449) request to allow for the removal of a 29" Bois D'arc. The 29" Bois D'arc is classified as a signature tree in the Unified Development Code (UDC) and requires approval from the Planning and Zoning Commission.

2. BACKGROUND/HISTORY

The property, located at 17182 Interstate 35, was annexed into city limits in 2013 and is designated as Arterial Business (B-2) zoning district. The property has an ongoing site plan (2026-227) Paradise Mountain Commercial with proposed medical office and general retail use. The site plan permit is currently under review by Development Services staff.

3. ANALYSIS

The applicant has stated that the designated 29" multi-trunk Signature Tree is a poor candidate for preservation due to the tree's structural form and condition. Additionally, the applicant indicates the tree exhibits multiple warning signs that are commonly associated with elevated failure risk such as; multi-stem structure, trunk wounds near the bases, and dead/declining wood.

UDC Section 4.04.01.D outlines the mitigation requirements for Protected (8-19.99 caliper inch trees), Signature (20-29.99 caliper inch trees), and Heritage (30+ caliper inch trees). Signature trees are mitigated at a 3:1 caliper inch ratio, meaning three times the number of inches that are removed must be replaced. With a 29" tree being proposed for removal, a total of 87" must be mitigated for. These replacement trees are required to be planted at a minimum of 3 caliper inches, equating to approximately 29 replacement trees required, if planted at 3 caliper inches.

In addition to the tree mitigation requirements, all nonresidential development is required to meet the base landscaping requirements of UDC Section 2.09.01. The landscaping requirements are presented through two categories; Perimeter Landscaping and Internal Landscaping. The following requirements pertain to the subject property:

a. Perimeter Landscaping

- i. A 15' deep landscaping buffer along I-35 is required, consisting of at least one Shade Tree for every 40' of linear frontage and complete coverage of natural landscape materials provided with shrubs, groundcover, or ornamental grasses with a rock or mulch base.

b. Internal Landscaping

- i. 10 square feet of internal landscaping for each parking space.
- ii. One Shade Tree or two Ornamental Trees for every 15 parking spaces.
- iii. All parking spaces must be within 80' of a Shade Tree.
- iv. Complete coverage of natural landscape materials provided with shrubs, groundcover, or ornamental grasses with a rock or mulch base.

If the tree removal request were approved by the Commission, then the replacement trees would need to be provided in addition to the above base landscaping requirements.

Alternatively, the UDC allows for a fee-in-lieu of mitigation to be paid in certain of the following scenarios:

- a. If the proposed subdivision is heavily treed and the existing canopy would prohibit the growth of the replacement trees; or
- b. If the required replacement trees were to be installed, then the replacement trees would be planted under the canopy of an existing tree.

The applicant intends to opt for the Tree Mitigation option.

4. FINANCIAL IMPACT

The Tree Removal Permit generates standard permit fees.

5. STRATEGIC PLAN/GOALS

OTHER

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

Pros: Allows for the associated Site Plan (2026-227) to continue through review and eventual acceptance, for commercial development to occur.

Cons: Loss of existing multi-trunk Bois D'arc tree.

8. ALTERNATIVES

The Planning and Zoning Commission may:

- Approve the request as presented;
- Approve the request with conditions;
- Table the request for future consideration; or
- Deny the request.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends that the Planning and Zoning Commission consider approval of the request.

Attachments:

[6.23.26 P&Z Slides_Tree Removal Permit.pdf](#)
[2026-449-paradise mtn comm - tree removal letter.pdf](#)
[2026-449-paradise mtn comm - tree image exhibit.pdf](#)
[2026-449-paradise mtn - existing conditions.pdf](#)

2026-449-paradise mtn - tree mitigation plan.pdf
2026-449-paradise mtn - landscape plan.pdf