

Tree Preservation and Landscape Standards

Adjustments and Clean-up

City Council Workshop

February 9, 2021

Purpose

- Review and discuss proposed amendments to the Unified Development Code (UDC) related to tree preservation and landscape standards
- Seeking concurrence on proposed terms and recommendations to revise the UDC

UDC Amendment Team

- Steve McKeown, Landscape Planner
 - Ethan Harwell, Senior Planner
 - Andreina Dávila-Quintero, Current Planning Manager
 - Sofia Nelson, Planning Director
- UDC Advisory Committee
 - PJ Stevens, Chair
 - Philip Wanke, Vice-Chair
 - Brian Ortego, Secretary
 - Brian Robinson
 - Jen Henderson
 - Stuart Garner
 - Tracy Dubcak

Agenda

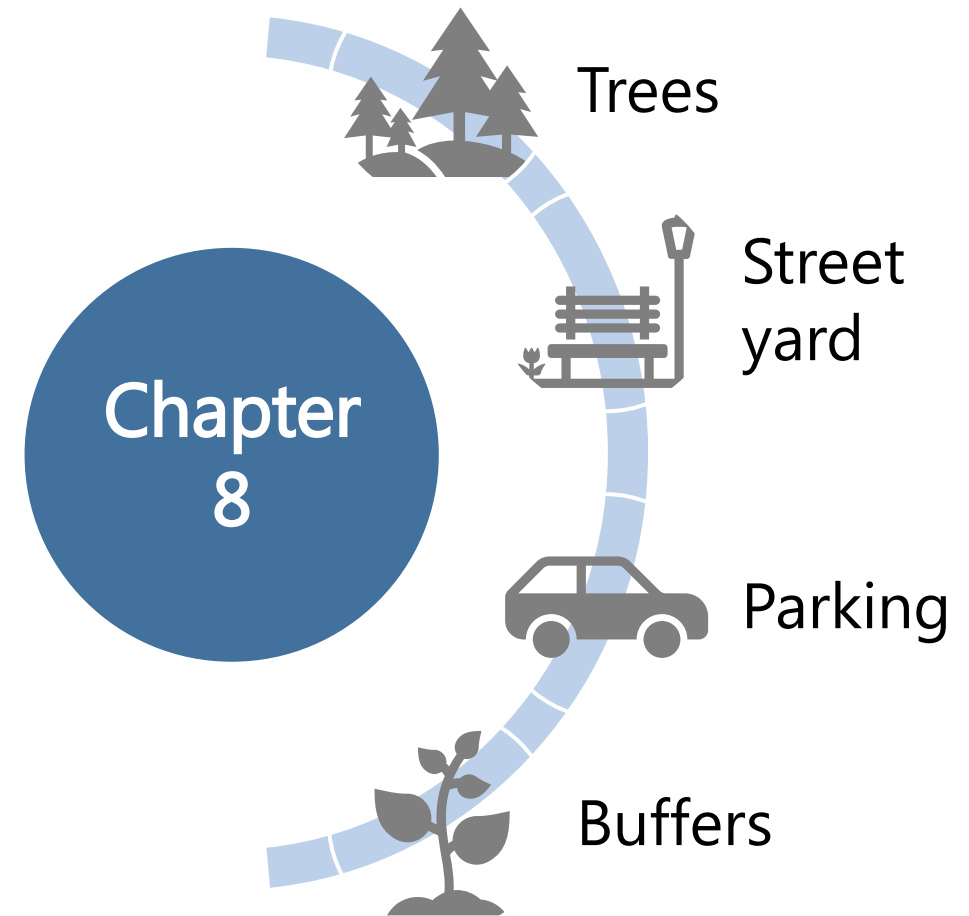
- Part 1 – Background
- Part 2 – Process Recap
- Part 3 – Issues, Current and Proposed Terms
 - Tree preservation, removal and mitigation
 - Street yards, gateways and parking landscape standards
 - Screening and water conservation landscape standards
- Part 4 – Public Outreach efforts
- Part 5 – Next Steps

Part 1

Background

Tree Preservation and Landscape in the UDC

- Most Landscape Requirements are found in Chapter 8
 - Landscape standards since adoption of zoning ordinance
 - Tree Preservation adopted in February 2007
- Related Chapters:
 - Ch. 3 – Tree Removal/Pruning Permit
 - Ch. 4 – Gateway Overlay Districts
 - Ch. 11 – Stormwater Facilities
 - Ch. 12 – Street Trees, Safety
 - Ch. 13 – Landscaping in Utility Easements
 - Ch. 15 – Enforcement
 - Ch. 16 – Definitions



Part 2

Process Recap

Amendment Review Process

- Tree Presentation and Landscape standards clean-up included in the UDC's General Amendment List for 2020
 - Address conflicts, ambiguity, and include alternative options
 - Included implementation of water conservation efforts for non-residential landscape standards
- 2020 General Amendment List approved by City Council in July 2020

Amendment Review Process

UDCAC and City Staff begin to prepare draft amendments.

UDCAC introduction to the Tree Preservation & Landscape ordinances
Discussion on Action Plan

8/12

UDCAC finalizes list of Tree Preservation & Landscape issues
Discuss Tree Preservation, Removals & Mitigation

9/9

Confirm direction on Tree Preservation, Removals, and Mitigation
Discuss Street yards, Gateways, & Parking

10/14

Confirm direction on Street yards, Gateways, & Parking
Discuss Screening & Water Conservation

11/11

Confirm direction on Screening & Water Conservation
Validate direction on draft Ordinance
Public Outreach efforts

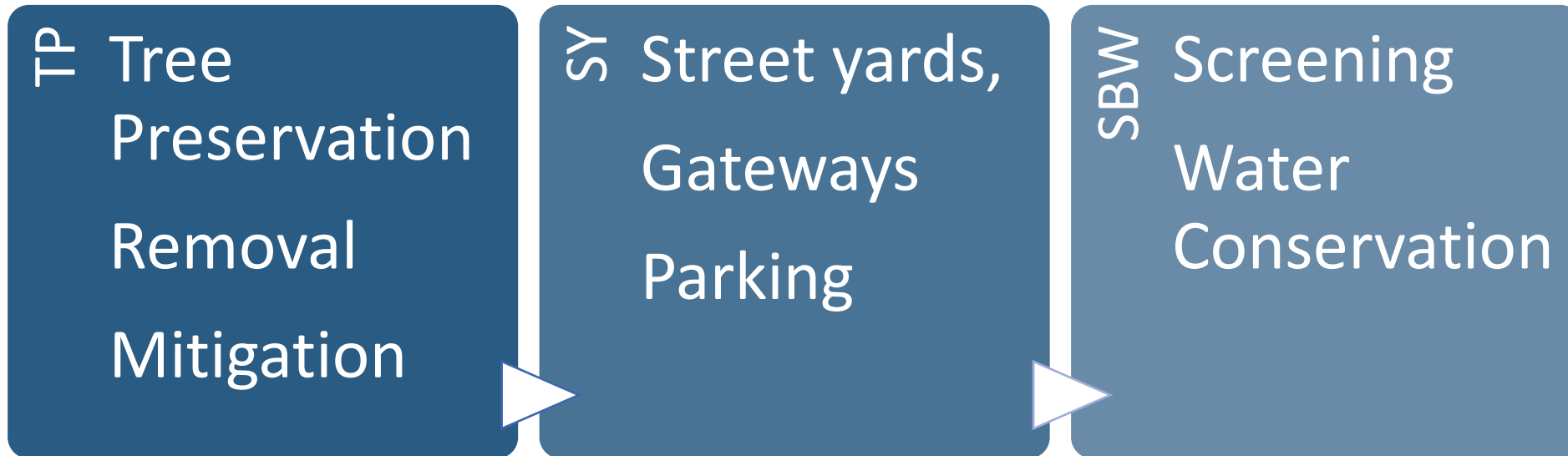
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Part 3

Issues, Current and Proposed Terms

Amendment Review Process

- Tree Preservation and Landscape standards amendment broken into 3 focus areas



Tree Preservation, Removal and Mitigation

- 12 specific issues relating tree preservation, removal and mitigation
- Issues and solutions identified addressed
 - how existing trees may be measured, counted and used for credit,
 - removal of trees when in conflict with easements and signs,
 - tree inventory option, and
 - clarification on trees exempt from preservation requirements
- Complete list has been included to the agenda packet
- New terms were recommended for 3 specific issues

TP.07 – Tree Inventory Option

Issue:

Consider requiring a Tree Inventory for new projects and phased projects whose surveys need to be update after 5 and 10 years.

Background:

- Only a Tree Survey is required on applications. This only includes information on the location, size, species, and status of each tree.
- Currently, every 5 and 10 years a survey is required to update only tree sizes
- Existing phased projects are beginning to experience tree health decline which affects previously established tree preservation requirements

UDC Sections Affected:

8.05.010.A.1 and 8.05.020.A.1

Current Terms:

1. Tree Inventory is only encouraged, not required.

Proposed Terms:

1. Require the Tree Inventory when existing trees are to be credited toward tree mitigation requirements
2. Require the Tree Inventory when a residential project is proposed to be planned and construction in three or more phases.
3. Require the Tree Inventory when a master planned development is to be established under a Planned Unit Development or Development Agreement.
4. Require the tree inventory when alternative tree standards are being requested through a Planned Unit Development, Development Agreement, or Subdivision Variance.
5. Require tree surveys to identify if a tree is infected with oak wilt.

TP.09 – Project Boundaries for Tree Preservation

Issue:

Consider establishing boundaries for calculating protected and heritage trees on projects (i.e. floodplain, ROW, Limit of Construction, Phase or Section specific)

Background:

- Boundaries may be determined by the project or property line.
- Leander prohibits the counting of trees within the floodplain

UDC Sections Affected:

8.02.030.F and 8.02.040.C.2.a.ii

Current Terms:

1. Existing trees within the entire project boundary (including floodplain or ROW dedication) can be credited toward the existing trees remaining.

Proposed Terms:

1. All trees within a property that has a floodplain may be considered for tree preservation and mitigation credit.
 - Trees within the floodplain may be counted as credit trees at a 1:1 ratio
 - Credit trees preserved within the developable area may be counted at a higher ratio of 2:1
2. No trees shall be considered existing trees if located in an area proposed for right-of-way dedication where no public improvements are required to be constructed as a part of the scope of work.

TP.09 – Project Boundaries for Tree Preservation

Issue:

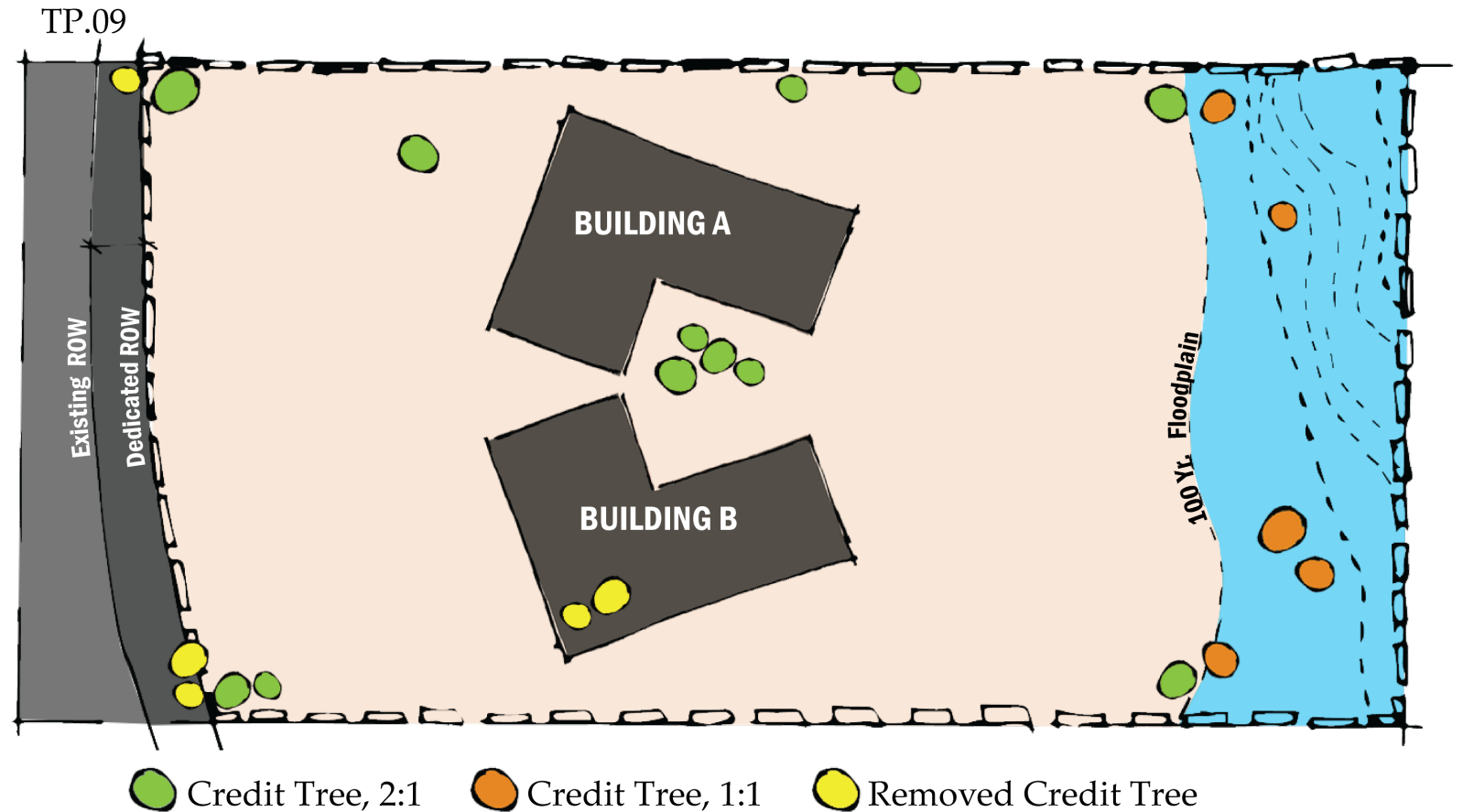
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UDC Sections Affected:

8.02.030.F and 8.02.040.C.2.a.ii



TP.11 – Tree Mitigation Options

Issue:

Consider additional options for tree mitigation.

Background:

Current options include:

- On-site replacement
- Fee-in-lieu
- Aeration & Fertilization
- Off-site replacements (not commonly used)

UDC Sections Affected:

8.02.030.E.2.b, 8.02.040.C ,
 8.02.040.C.4.b and c, 8.05.010.A.3, and
 8.05.020.A.4

Proposed Terms:

1. Divide Protected Trees into two classes.

Current Tree Classifications			Proposed Classifications		
Protected	12"+	\$150	Protected	12"-18"	\$125
			Protected	18"+	\$175
Heritage	26"+	\$200	Heritage	26"+	\$225

2. Removals in excess of allowable removals trees = standard mitigation plus 50%
3. Clarify that mitigation by "On-Site Replacement Trees" shall first be considered foremost, within site feasibility limitations, other mitigation options.
4. Developer shall provide a letter of intent which identifies the project trigger for mitigation plantings are to be installed.
 - City will draft standard language to be included with letter of intent to address review of plantings and return of mitigation paid.

Example A – 14.9 acre multi-family site, W. SH 29

Current Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected	2137	1,638

	Inches Removed	Ratio	Fee	Total
Heritage	194.5	3:1	\$200	\$116,700
Protected	1638	0.4:1	\$150	\$98,280
Total:				\$214,980

Proposed Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected Lg.	322.5	289
Protected Sm.	1804.5	1,349

	Inches Removed	Ratio	Fee	Total
Heritage	194.5	3:1	\$225	\$131,287
Protected Lg.	289	0.4:1	\$175	\$20,230
Protected Sm.	1349	0.4:1	\$125	\$67,450
Subtotal:				\$218,967

Net Change
+\$3,987 or 1.85%

Example B – 18.5 acre office park, Williams Drive

Current Terms

	Total Inches	Inches Removed
Heritage	284	0
Protected	845	128

	Inches Removed	Ratio	Fee	Total
Heritage	0	3:1	\$200	\$0
Protected	128	0.4:1	\$150	\$7,680
Total:				\$7,680

Proposed Terms

	Total Inches	Inches Removed
Heritage	284	0
Protected Lg.	415	41
Protected Sm.	430	87

	Inches Removed	Ratio	Fee	Total
Heritage	0	3:1	\$225	\$0
Protected Lg.	41	0.4:1	\$175	\$2,870
Protected Sm.	87	0.4:1	\$125	\$4,350
Subtotal:				\$7,220

Net Change
-\$460 or 5.99%

TP.11 – Tree Mitigation Options

Issue:

Consider additional options for tree mitigation.

Background:

Current options include:

- On-site replacement
- Fee-in-lieu
- Aeration & Fertilization
- Off-site replacements (not commonly used)

UDC Sections Affected:

8.02.030.E.2.b, 8.02.040.C ,
 8.02.040.C.4.b and c, 8.05.010.A.3, and
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 - City will draft standard language to be included with letter of intent to address review of plantings and return of mitigation paid.

Street yards, Gateway and Parking

- 5 specific issues relating to the street yard, gateway and parking landscape requirements
- Issues and solutions identified addressed
 - artificial turf on residential property,
 - landscaping for auto display areas
 - gateway overlay district boundary, and
 - street yard requirements for large street yards
- Complete list has been included to the agenda packet
- New terms were recommended for 2 specific issues

SY.02 – Street yard landscape requirements and thresholds

Issue:

Street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects

Background:

- Surrounding cities require a set quantity to area or linear distance on projects.
- Leander allows large landscaped activity areas (i.e. school facilities) a reduction in required quantities per sf calculation
- Georgetown UDC identifies (3) thresholds with increasing requirements, similar to other cities but with less qty. req. overall.

UDC Sections Affected:

8.04.030

Current Terms:

Street yard requirements are determined by 3 different street yard areas

Street yard Size (sq.ft)	Required Landscape Area	Required number of Trees	Required number of Shrubs
<50,000	20% of street yard	1 per 5,000 sq.ft.	3 per 5,000 sq.ft.
50,000 – 500,000	20% of street yard	10 for first 50,000 sq.ft. 1 per additional 10,000 sq.ft.	30 for first 50,000 sq.ft. 3 per additional 10,000 sq.ft.
>500,000	20% of street yard	55 for first 500,000 1 per additional 25,000 sq.ft.	175 for first 500,000 sq.ft. 3 per additional 25,000 sq.ft.

Proposed Terms:

1. Revise Street yard size thresholds to reflect sizes more commonly seen and updated planting requirements for each threshold

Street yard Size (sq.ft)	Required Landscape Area	Required number of Trees	Required number of Shrubs
<10,000	20% of street yard	1 per 2,500 sq.ft.	3 per 2,500 sq.ft.
10,000 – 100,000	20% of street yard	4 for first 10,000 sq.ft. 1.5 per additional 10,000 sq.ft.	12 for first 10,000 sq.ft. 4 per additional 10,000 sq.ft.
>100,000	20% of street yard	18 for first 100,000 2 per additional 20,000 sq.ft.	48 for first 100,000 sq.ft. 5 per additional 20,000 sq.ft.

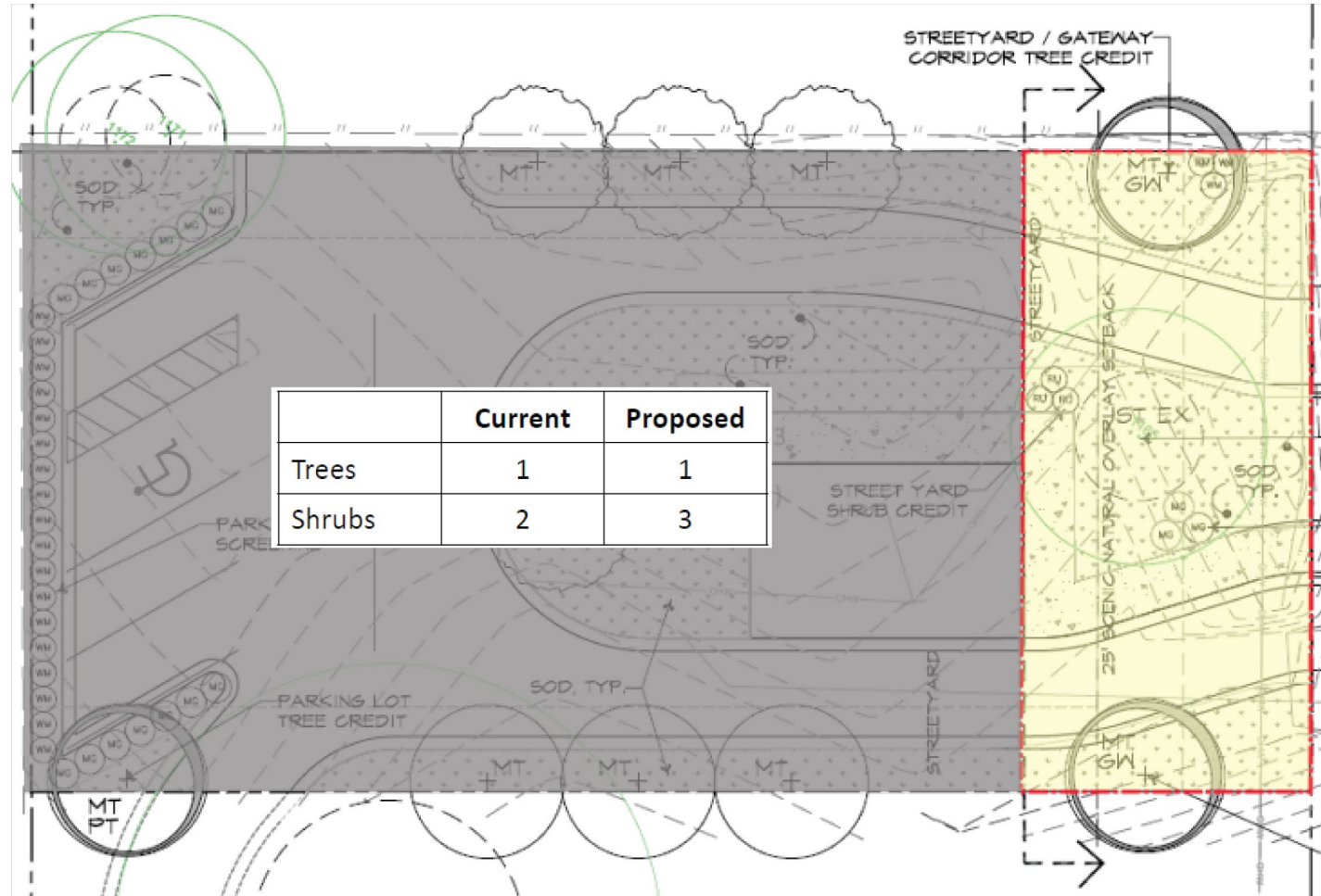
SY.02 – Street yard landscape requirements and thresholds

Breakdown of Existing vs New thresholds & quantities

Current Requirement							Proposed Requirement							Difference of old to new req'd. Trees	Difference of old to new req'd. Shrubs
Trees			Shrubs				Trees			Shrubs					
SY area	Req. Trees 1 per 5k sf	Req. Trees 10 for 1st 50k, 1 per Add. 10k	Req. Trees 55 for 1st 500k, 1 per Add. 25k	Req. Shrubs 3 per 5k	Req. Shrubs 30 for 1st 50k, 3 per Add. 10k	Req. Shrubs 175 for 1st 500k, 3 per Add. 10k	SY area	Req. Trees 1 per 2,500 sf	Req. Trees 4 for 1st 10k, 1.5 per Add 10k	Req. Trees 18 for 1st 100k, 2 per Add 20k	Req. Shrubs 3 per 2,500 sf	Req. Shrubs 12 for 1st 10k, 4 per Add. 10k	Req. Shrubs 48 for 1st 100k, 5 per Add. 20k		
< 5k	1			3			2,500	1			3			0	0
5,000	1			3			5,000	2			6			1	3
< 10k	2			6			7,500	3			9			1	3
10,000	2			6			10,000		4			12		2	6
20,000	4			12			20,000		5.5			16		1.5	4
30,000	6			18			30,000		7			20		1	2
40,000	8			24			40,000		8.5			24		0.5	0
50,000		10				30	50,000		10			28		0	-2
60,000		11				33	60,000		11.5			32		0.5	-1
90,000		14				42	90,000		16			44		2	2
100,000		15				45	100,000			18			48	3	3
110,000		16				48	< 120k			20			53	4	5
120,000		17				51	120,000			20			53	3	2
130,000		18				54	< 140k			22			58	4	4
320,000		37				111	320,000			38			103	1	-8
330,000		38				114	< 340k			39			108	1	-6
340,000		39				117	340,000			39			108	0	-9
350,000		40				120	< 360k			40			113	0	-7

SY.02 – Street yard landscape requirements and thresholds

SY.02



Streetyard Area: 2,521 sf

SY.02 – Street yard landscape requirements and thresholds

Issue:

Street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects

Background:

- Surrounding cities require a set quantity to area or linear distance on projects.
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- Georgetown UDC identifies (3) thresholds with increasing requirements, similar to other cities but with less qty. req. overall.

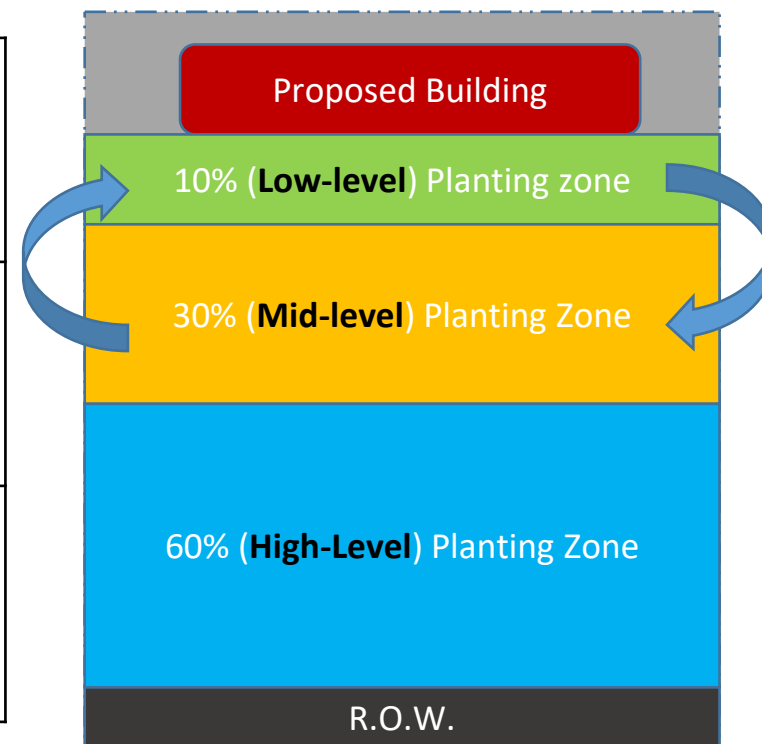
UDC Sections Affected:

8.04.030

Proposed Terms:

2. Create a street yard planting percentage option that focus heaviest plantings near the ROW.
 - Required for phased projects – to be completed in Phase 1
 - Screening and Bufferyard plantings are still in addition to all other requirements.

❖ 10% (Low-level) of street yard plantings located within 28 feet of building façade
❖ 30% (Mid-level) of street yard plantings located between Low-level and High-level planting zone
❖ 60% (High-level) of street yard plantings located between ROW & Mid-level planting zone



SY.05 – Conflicts between signage, utilities and easements, and Landscape requirements

Issue:

Consider clean-up of language and available solutions that address conflicts between commercial signage, utility easements, and landscape requirements

Background:

- Georgetown currently requires an AE submittal to consider any variation to landscape requirements
- Shade tree buffers at ponds are required to be pushed back in order to accommodate when utility conflicts occur

UDC Sections Affected:

8.06.030.D.6

Current Terms:

1. An Administrative Exception may be requested for an alternative Landscape design.

Proposed Terms:

When required shade trees conflict with signage or utility easement, one or more of the following options may be proposed to meet the requirement:

1. Ornamental trees, additional medium and small shrubs around monument signs may be used to meet required gateway shade trees at a ratio as defined below:
 - a. 2 ornamental trees = 1 shade tree, or
 - b. 1 ornamental tree and 20 small to medium shrubs = 1 shade tree, **or**
2. No more than 25% of the mature canopy size may encroach onto an easement, sign or any other conflict point; **or**
3. Gateway landscape buffer shall extend a minimum of 10 feet beyond any conflicting easement.

SY.05 – Conflicts between signage, utilities and easements, and Landscape requirements

Issue:

Consider clean-up of language and available solutions that address conflicts between commercial signage, utility easements, and landscape requirements

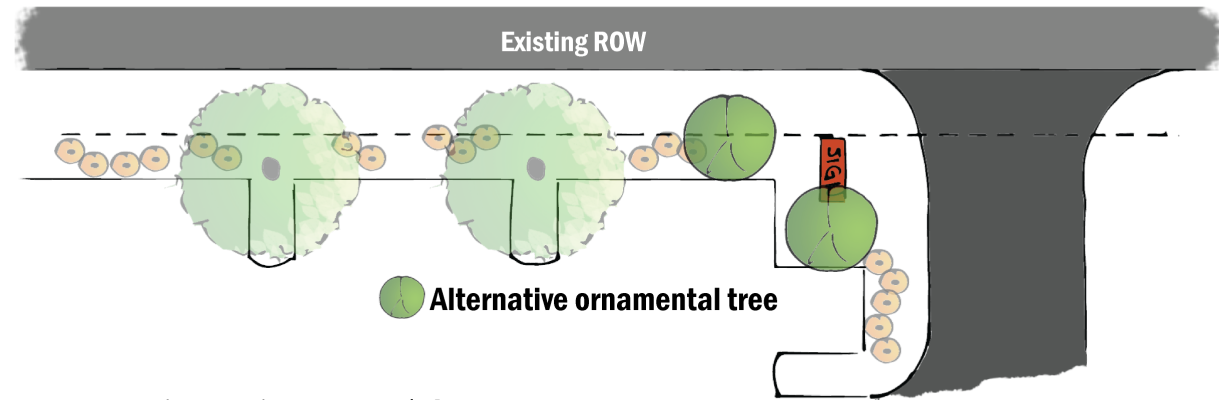
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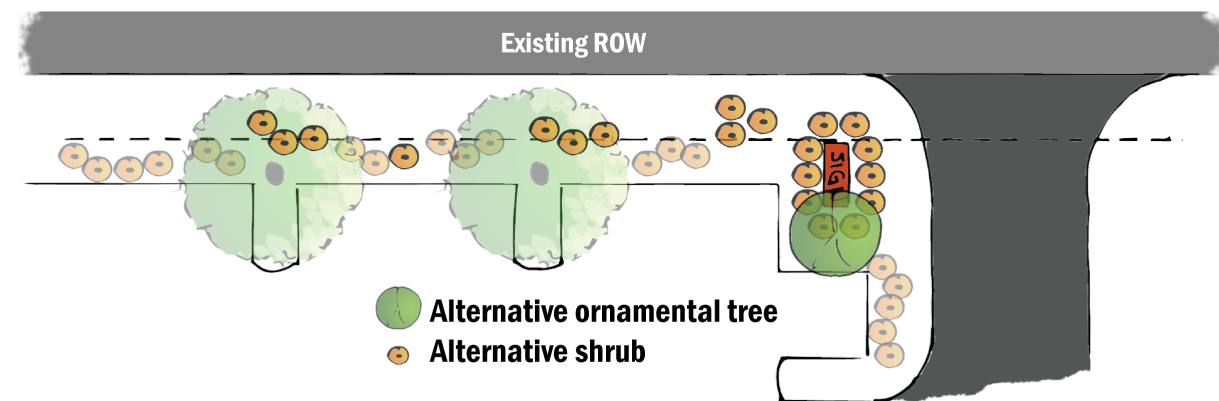
UDC Sections Affected:

8.06.030.D.6

SY.05



Proposed Landscape w/ Opt. 1



Proposed Landscape w/ Opt. 2

Screening and Water Conservation

- 2 specific issues relating to requirements for landscaping that may be installed on site
- Issues and solutions identified addressed
 - screening requirements for waste containers, and
 - implementation of water conservation efforts for non-residential landscape
- Complete list has been included to the agenda packet
- New terms were recommended for 1 specific issue

SBW.02 – Water conservation efforts for non-residential development

Issue:

Review current nonresidential landscaping requirements with regard to the city's water conservation efforts.

Background:

- City's water conservation standards include irrigation maintenance practices and additional landscape standards for residential property.
- City's UDC requires 50% of plant materials to be low water users
- Grassed areas are encouraged to be planted with drought resistant species

UDC Sections Affected:

8.06.020.C.3, 8.06.040.F,
 11.02.020.A.7

Proposed Terms:

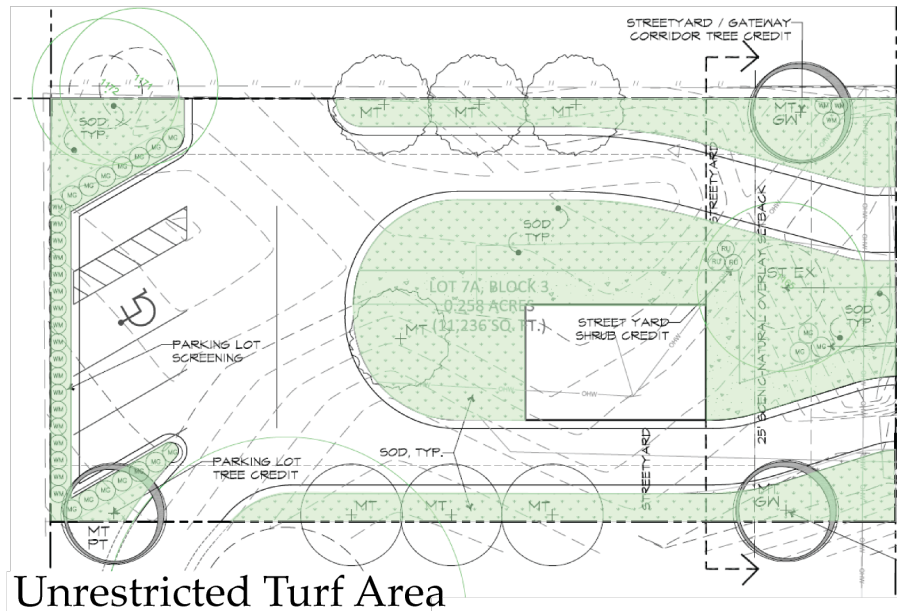
1. Continue to encourage grassed areas to be planted with drought resistant species such as (but not limited to) Bermuda, Zoysia, or Buffalo, when grassed areas are provided.
2. Continue to require a minimum of 50% of the total number of plant materials to be low water user plants.
 - a. For every additional 10% of plants classified as low water users, an additional 1% of impervious cover, up to a maximum of 3%, may be granted.
3. Continue to require solid sod in swales, and on 3:1 or greater slopes or other areas subject to erosion. For all other areas, sod shall be limited to the remaining percentage of plant material that are not low water user plants.
 - a. Exemptions:
 - i. Dog parks
 - ii. Open recreational/common amenity areas
 - iii. Park

SBW.02 – Water conservation efforts for non-residential development (Term 3)

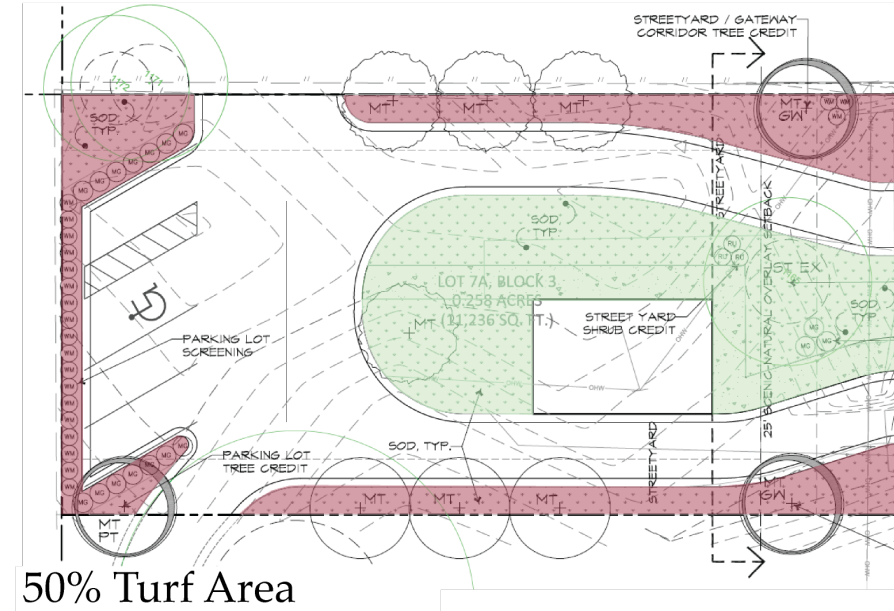
Project Breakdown:

- Required Landscape area
- 50% of landscape area for plant material
 - ✓ 50% ground cover or other low water plant material
 - ✓ 50% sod

SBW.02



Current allowable turf area includes all landscape areas on-site



50% Turf Area

Proposed allowable turf area at 50%, base on min. 50% low water plant material requirement

KEY

- Turf
- Other Plant Material and Groundcover

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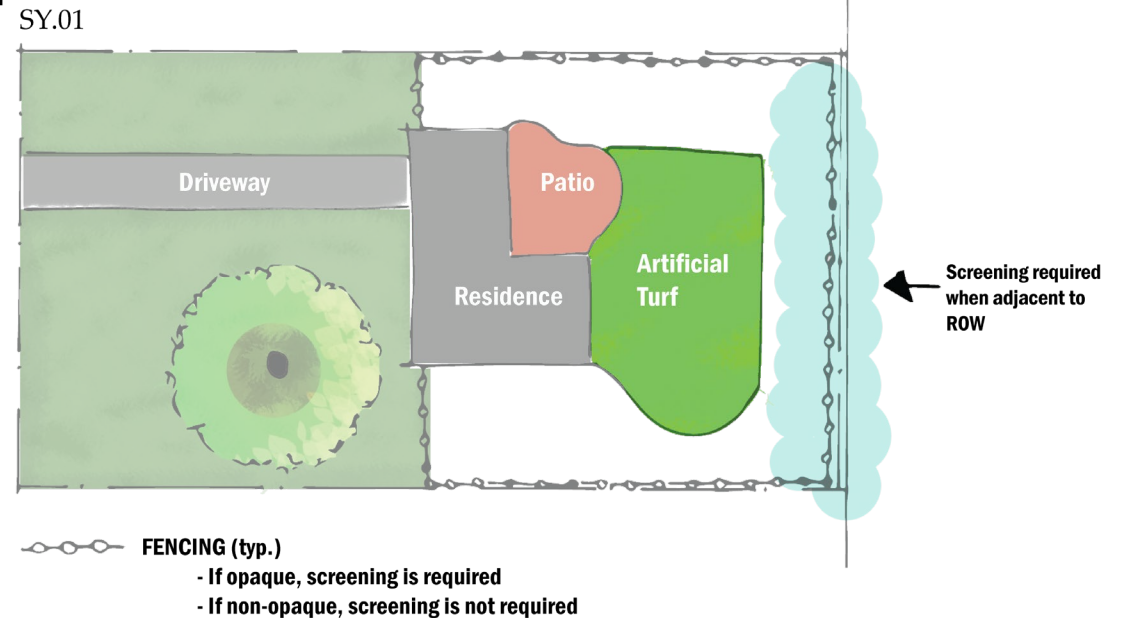
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- Grassed areas are encouraged to be planted with drought resistant species

UDC Sections Affected:

8.06.020.C.3, 8.06.040.F,
 11.02.020.A.7

Proposed Terms (continued):

4. Allow artificial turfs in areas screened from streets and adjacent properties, and in accordance with the impervious cover requirements of the project. Artificial turf shall be prohibited within required bufferyards and gateway landscape buffers.
 - a. Include standards that define preferred artificial turf and maintenance requirements.



* Screening is to consist of evergreen trees, shrubs, or a fence material that is non-opaque

Part 4

Public Outreach

Public Review – January 2021

- Online posting (Jan 19)
- Survey (Jan 19)
- Email announcement (Jan 25)
- Office hours (2 hrs; Jan 20, Jan 25, Jan 27, Feb 1, Feb 5)



Window for
submission of
comments
(Jan 19 – Feb 5)

Part 5

Next Steps

Next Steps

UDCAC and City Staff begin to prepare draft amendments.

Draft Ordinance
Public Review
P&Z and CC update
and discussion

Jan/Feb

UDCAC
recommendation to
P&Z and City
Council

Feb

P&Z
recommendation to
City Council

Feb

City Council
Approval

Mar

Requested Feedback

- Seeking City Council concurrence on proposed terms and recommendations