

**Notice of Meeting for the
Unified Development Code Advisory Committee
of the City of Georgetown
October 14, 2020 at 3:30 PM
at Teleconference**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

The regular meeting will convene at 3:30 p.m. on October 14, 2020 via teleconference. To participate, please copy and paste the following weblink into your browser:

Weblink: <https://bit.ly/2GUMrRx>

Webinar ID: 999-8563-5251

Password: 211390

To participate by phone:

Call in number: (Toll Free) 833-548-0282 or +1(301)715-8592

Password: 211390

Citizen comments are accepted in three different formats:

- 1. Submit written comments to planning@georgetown.org by 2:30p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.**
- 2. Log onto the meeting at the link above and "raise your hand" during the item**
- 3. Use your home/mobile phone to call the toll-free number**

To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your Hand" option at the bottom of the Zoom meeting webpage once that item has opened. When you are called upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.

Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

- A Discussion on how the Unified Development Code Advisory Committee virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director
- B *On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.*

At the time of posting, no persons had signed up to speak on items not on the agenda.

Legislative Regular Agenda

- C Consideration and possible action to approve the minutes of the August 12, 2020 and September 9, 2020 regular meetings of the Unified Development Code Advisory Committee. -- Mirna Garcia, Management Analyst
- D Discussion and possible direction on proposed amendments to the Tree Preservation and Landscaping standards of the Unified Development Code (UDC) specifically as it relates to tree preservation, removal and mitigation, and streetyard, gateway and parking landscape standards (UDC General Amendment No. 20-03) -- Steve McKeown, Landscape Planner, Ethan Harwell, Senior Planner, and Andreina Dávila-Quintero, AICP, Current Planning Manager
- E Update on the Unified Development Code (UDC) amendment process, and the 2020 UDC Annual Review Plan, Schedule and Next Steps -- Andreina Dávila-Quintero, AICP, Current Planning Manager

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Unified Development Code Advisory Committee
October 14, 2020

SUBJECT:

Consideration and possible action to approve the minutes of the August 12, 2020 and September 9, 2020 regular meetings of the Unified Development Code Advisory Committee. -- Mirna Garcia, Management Analyst

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Mirna Garcia, Management Analyst

ATTACHMENTS:

Description		Type
☐	8.12.20 Meeting Minutes	Backup Material
☐	9.9.20 Meeting Minutes	Backup Material

City of Georgetown, Texas
Minutes of the Regular Meeting of the
Unified Development Code Advisory Committee Meeting
Wednesday, August 12, 2020 at 3:30 P.M.
Teleconference meeting: <https://bit.ly/3gDRdQ6>

The regular meeting convened at 3:30PM on August 12, 2020 via teleconference at <https://bit.ly/3gDRdQ6>. Webinar ID: 973-8589-0952. To participate by phone: call in number 833-548-0276. Password: 408310. Public comment was allowed via the conference call number or the “ask a question” function on the video conference option; no in-person input was allowed.

Committee Member(s) in Attendance: PJ Stevens, Chair; Brian Robinson; Stuart Garner; Jen Henderson; Brian Ortego; Tracy Dubcak

Committee Member(s) Absent: Philip Wanke

Staff Present: Andreina Dávila-Quintero, Current Planning Manager; Mirna Garcia, Management Analyst; Sofia Nelson, Planning Director; Steve McKeown, Landscape Planner; Ethan Harwell, Senior Planner

Meeting called to order at 3:30 P.M.

Regular Session

- A. Discussion on how the Unified Development Code Advisory Committee virtual conference will be conducted, to include options for public comments and how the public may address the Commission – Sofia Nelson, CNU-A, Planning Director
- B. On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker’s name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please log on to <http://government.georgetown.org/category/boards-commissions/>.

Legislative Regular Agenda

- C. Consideration and possible action to approve the minutes of the December 4, 2019 and July 8, 2020 regular meeting of the Unified Development Code Advisory Committee. – Mirna Garcia, Management Analyst

Motion to approve the minutes of the December 4, 2019 meeting by Henderson. Second by Dubcak. Motion to approve the minutes of the July 8, 2020 meeting by Henderson. Second by Robinson. Approved (6-0).

D. Update on the Unified Development Code (UDC) amendment process, and the 2020 UDC Annual Review Plan, Schedule and Next Steps. – Andreina Davila-Quintero, AICP, Current Planning Manager

The purpose of this item is to discuss the Unified Development Code (UDC) amendment process and provide an update on the UDC Annual Review Plan, tentative schedule and next steps. In addition, City Staff and members of the UDCAC will discuss the tasks identified at the previous meeting, as well as new tasks to be completed for the next meeting. Feedback and information received on each task will be incorporated when related UDC topics are scheduled and presented for discussion.

Staff seek the Committee's feedback regarding the applicable sections of the UDC. It is helpful if the Committee members visit sites/areas of the City to see the impact of standards, review old cases, and bring back ideas and possible solutions to share with the Committee and staff for the next meeting.

E. Presentation and Discussion on proposed amendments to the Unified Development Code related to tree preservation and landscaping standards - Andreina Davila-Quintero, AICP, Current Planning Manager

The purpose of this item is to provide an overview of the current ordinances related to tree preservation and landscape standards, identify issues and/or opportunities for improvements, and to overview focus areas for discussion over the review cycle.

Next steps include:

- Review of issues related to:
 - o tree preservation and mitigation
 - exclusion of ornamental trees
 - lack of guidance on DBH measurement
 - tree mitigation options
 - boundaries for calculating protected and heritage trees on site additions, floodplain
 - priority of tree protection over certain site design elements
 - address issues with tree preservation/disease control
 - o Streetyards, gateways and parking
 - conflicts between signage, utilities and easements, and landscape requirements
 - applicability of Gateway landscape requirements (and how these relate to other landscape requirements)
 - street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects
 - landscape requirements for inventory lots related to an auto sales use
 - use of artificial turf for single-family residential
 - o Screening, buffering and water conservation
 - Screening requirements for alternative waste containers

- Review of current nonresidential landscaping requirements with regard to the City's water conservation efforts

Staff seek the Committee's feedback on UDC landscape requirements and identify areas of concern or interest. In addition, staff ask the Committee to observe existing landscapes throughout the city, especially in gateways and provide comments for the next meeting on Chapter 8 and potential solutions or discussion points.

Adjournment

Motion to adjourn by Stevens. Second by Garner. Meeting adjourned at 4:39 p.m.

PJ Stevens, Attest

Attest,

City of Georgetown, Texas
Minutes of the Regular Meeting of the
Unified Development Code Advisory Committee Meeting
Wednesday, September 9, 2020 at 3:30 P.M.
Teleconference meeting: <https://bit.ly/317IUYX>

The regular meeting convened at 3:30PM on September 9, 2020 via teleconference at <https://bit.ly/317IUYX>. Webinar ID: 995-3378-5336. To participate by phone: call in number 833-548-0276. Password: 675042. Public comment was allowed via the conference call number or the “ask a question” function on the video conference option; no in-person input was allowed.

Committee Member(s) in Attendance: PJ Stevens, Chair; Stuart Garner; Brian Robinson; Philip Wanke; Brian Ortego; Jen Henderson; Tracy Dubcak

Committee Member(s) Absent: Brian Ortego

Staff Present: Andreina Dávila-Quintero, Current Planning Manager; Mirna Garcia, Management Analyst; Sofia Nelson, Planning Director; Steve McKeown, Landscape Planner; Ethan Harwell, Senior Planner

Meeting called to order at 3:32 P.M.

Regular Session

- A. Discussion on how the Unified Development Code Advisory Committee virtual conference will be conducted, to include options for public comments and how the public may address the Commission – Sofia Nelson, CNU-A, Planning Director
- B. On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker’s name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please log on to <http://government.georgetown.org/category/boards-commissions/>.

Legislative Regular Agenda

- C. Consideration and possible action to approve the minutes of the August 12, 2020 regular meeting of the Unified Development Code Advisory Committee. – Mirna Garcia, Management Analyst

Motion to reconsider minutes at the next scheduled meeting by Henderson. Second by Dubcak. Approved (6-0).

- D. Discussion and possible direction on proposed amendments to the Tree Preservation and Landscaping standards of the Unified Development Code (UDC) particularly as it relates to tree

preservation, removal and mitigation (UDC General Amendment No. 20-03) -- Steve McKeown, Landscape Planner

This item is a continuation from the last meeting regarding tree preservation. Staff report presented by McKeown. On July 14, 2020, the City Council directed staff to review the City's tree preservation and landscaping standards as a part of the 2020 UDC Annual Review Cycle. The purpose of these revisions is to address ambiguity, conflicts with other code sections, and challenges found in its implementation on several development projects. Tree Preservation standards are part of the City's development standards for subdivisions and development of property. Landscaping standards as part of the City's zoning standards for development of property. Relevant sections of the UDC include, but are not limited to:

- Section 4.11, Gateway Overlay Districts
- Section 8.02, Tree Preservation & Protection
- Section 8.03, Residential Landscaping
- Section 8.04, Non-Residential Landscape Requirements
- Section 8.05, Review & Approval Process
- Section 8.06, Plant Selection, Installation, & Maintenance
- Section 11.04, Stormwater Management System Requirements
- Section 16.02, Definitions

In addition, staff reviewed possible solutions to address each issue, sought direction on possible code language based on the solutions identified, and what public outreach or additional information is needed to make a recommendation on proposed amendments. The remaining items pertaining to Streetyard, Gateway and Parking, and Screening, Bufferyard and Water Conservation will be addressed at the next two meetings.

There was discussion between staff and the Committee regarding the intent of measuring every tree. The Committee stated it takes time to identify and locate every single tree. Staff stated all trees are typically required to be identified on the survey to not overlook any trees that may be protected. Staff will review wording.

There was also discussion regarding definitions for the following terms: trunk, branch, stem. The Committee asked staff to bring back these definitions at the next meeting. The Committee commented that the terms hardwood and softwood are too vague and recommend they not be used. The Committee also stated there are a lot of varieties of cedar and it would be better to define the types of tree we may want to keep.

The discussion also continued to consider excluding ornamental trees from the definition of protected trees. The Committee stated the ornamental trees need to be included so they may be included in mitigation and credit trees, and to identify a way to measure for certain multi-trunk trees. Staff will bring back two options for consideration at the next meeting.

The Committee and staff continued to discuss the applicability of City approval for the removal of protected trees within a right-of-way or public utility easement and assessment of mitigation fees. The Committee suggested creating a new tree removal permit so that a site development plan would not be required. Staff stated they can bring back language that mimics heritage trees in the right-of-way at the next meeting for the Committee's review. There was also discussion to consider requiring a tree inventory for new projects and phased projects whose survey need to be updated after 5 and 10 years. Staff stated they will include it as an option for new development and at the 5/10 year mark. The Committee asked staff to explore options to potentially provide incentives to provide a tree inventory and bring back for their review at the next meeting.

There was discussion to establish boundaries in which we are considering the project as it relates to the tree preservation plan mitigation. Staff explained the boundaries may be determined by the project or property line and not the limits of construction. Staff stated the City of Leander prohibits the counting of trees within the floodplain. Staff reviewed the possible solutions and the Committee requested staff bring back some examples and more information to clarify during the next meeting.

Discussion continued to consider additional options for tree mitigation.

Chair Stevens opened the Public Hearing.

Amy Payne commented on the Parkside on the River master planned community, and their challenge to allow credit for trees planted in their project.

Chair Stevens closed the Public Hearing.

Discussion continued between the Committee and staff regarding how other jurisdictions allow credit for trees planted on street yards of single-family residential lots. Staff stated the City does not enforce deeds, nor the Homeowners Association regulations, but they will review with the Legal team to determine what the City can encourage.

There was also discussion to consider altering the situations in which required landscaping trees can be removed, specifically related to signage. Staff stated current code allows for trees to be removed in four situations including when blocking existing signage. The Committee asked if the applicant can do a "fee-in-lieu" option in the event a tree may not be planted elsewhere on the site.

- E. Update on the Unified Development Code (UDC) amendment process, and the 2020 UDC Annual Review Plan, Schedule, and Next Steps – Andreina Davila-Quintero, AICP, Current Planning Manager

Adjournment

Motion to adjourn by Stevens. Second by Garner. Meeting adjourned at 6:32 p.m.

PJ Stevens, Attest

Attest, Brian Ortego, Secretary

City of Georgetown, Texas
Unified Development Code Advisory Committee
October 14, 2020

SUBJECT:

Discussion and possible direction on proposed amendments to the Tree Preservation and Landscaping standards of the Unified Development Code (UDC) specifically as it relates to tree preservation, removal and mitigation, and streetyard, gateway and parking landscape standards (UDC General Amendment No. 20-03) -- Steve McKeown, Landscape Planner, Ethan Harwell, Senior Planner, and Andreina Dávila-Quintero, AICP, Current Planning Manager

ITEM SUMMARY:

On July 14, 2020, the City Council directed staff to review the City's tree preservation and landscaping standards as a part of the 2020 UDC Annual Review Cycle. The purpose of these revisions is to address ambiguity, conflicts with other code sections, and challenges found in its implementation on several development projects. Tree Preservation standards are part of the City's development standards for subdivisions and development of property. Landscaping standards as part of the City's zoning standards for development of property.

Relevant sections of the UDC include, but are not limited to:

- Section 4.11, Gateway Overlay Districts
- Section 8.02, Tree Preservation & Protection
- Section 8.03, Residential Landscaping
- Section 8.04, Non-Residential Landscape Requirements
- Section 8.05, Review & Approval Process
- Section 8.06, Plant Selection, Installation, & Maintenance
- Section 11.04, Stormwater Management System Requirements
- Section 16.02, Definitions

To facilitate the review process for this amendment, issues that have been identified by the public, the UDC Advisory Committee and City staff were grouped into three (3) focus areas:

1. Tree Preservation, Removal and Mitigation;
2. Streetyards, Gateways and Parking landscape standards; and
3. Screening, Buffering and Water Conservation.

For each of these focus areas, we will be looking to:

- Discuss each issue in detail:
 - What we are trying to resolve
 - Background on how we got here
 - What we can do to resolve each issue
- Validate the recommended solutions; and
- Seek direction to draft the Ordinance

The specific list of issues to be reviewed and amended for each of these three (3) focus area was finalized by the UDC Advisory Committee at their September 9, 2020 meeting (Attachment I). The specific UDC sections associated with each items have been provided for reference.

The discussion for this item will be completed in four (4) parts:

- Part 1: September 9, 2020 UDCAC Meeting Recap
- Part 2: Continue discussion on issues related to tree preservation, removal and mitigation, specifically:

- Discussion of follow-up issues as they relate to:
 - Definition of ornamental trees (TP.05);
 - Removal of trees in the right-of-way or public utility easement (TP.06);
 - Project boundary for tree preservation (TP.09);
 - Tree Inventory Option (TP.10); and
 - Additional Tree Mitigation options (TP.11).
- Discussion of possible solutions and recommended terms for all issues
- Part 3: Discussion on the issues related to streetyards, gateways and parking landscape standards.
- Part 4: Next Steps

The remaining items pertaining to screening, bufferyard and water conservation will be addressed at the next meeting.

FINANCIAL IMPACT:

None studied at this time.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

Description	Type
☐ Attachment I - Specific list of Issues to be addressed	Backup Material
☐ Presentation	Presentation

Tree Preservation and Landscape Regulations
2020 UDC General Amendments
UDC Amendment No. 20-03

Tree Preservation, Removal and Mitigation			
Issue No.	Relevant UDC Section(s)	Issues	Requestor
TP.01	8.02.020	Consider establishing a threshold for identifying which multi-trunk trees must be included on a survey based on the DBH of the largest trunk.	UDCAC
TP.02	16.02	Consider adding a definition for tree branch and tree trunk.	UDCAC
TP.03	16.02	Consider adding a definition for “hardwood” and “softwood” trees as some might have different interpretations.	UDCAC
TP.04	8.02.020	Exclude all cedar (ash-juniper and mountain cedar) trees from the protected trees definition.	UDCAC
TP.05	8.02.020	Consider excluding ornamental trees from the definition of protected trees.	UDCAC
TP.06	8.02.030, 8.02.040, 8.06.040, 3.23	Clarify applicability of City approval for the removal of protected trees within a right-of-way or public utility easement and assessment of mitigation fees.	Staff
TP.07	8.05	Consider requiring a Tree Inventory for new projects and phased projects whose surveys need to be update after 5 and 10 years.	Staff
TP.08	8.02.050	Consider prioritizing the preservation of protected trees to allow flexibility in site design elements (I.e. parking layout, monument sign location). Clarify the existing process for Heritage Trees.	Staff
TP.09	8.04.040, 8.05	Consider establishing boundaries for calculating protected and heritage trees on projects (i.e. floodplain, ROW, Limit of Construction, Phase or Section specific)	Staff, Public
TP.10	New, 8.02, 8.05	Consider requiring additional information on the health of a protected and heritage tree to address disease control issues as it relates to tree preservation.	Staff
TP.11	8.02.040	Consider additional options for tree mitigation.	Staff, Public
TP.12	8.06.060	Consider altering the situations in which required landscaping trees can be removed – specifically related to signage.	Staff

Tree Preservation and Landscape Regulations
2020 UDC General Amendments
UDC Amendment No. 20-03

Streetyards, Gateways and Parking			
Issue No.	Relevant UDC Section(s)	Issues	Requestor
SY.01	8.03.030	Use of artificial turf for single-family residential	Public
SY.02	8.04.030	Street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects	Public
SY.03	4.11, 8.04.030, 8.04.050	Applicability of Gateway landscape requirements (and how these relate to other landscape requirements)	Staff
SY.04	8.04.040	Landscape requirements for inventory lots related to an auto sales use	Staff, Public
SY.05	8.05, 8.06, 10, 13.03	Conflicts between signage, utilities and easements, and landscape requirements	Staff, UDCAC

Screening, Buffering and Water Conservation			
Issue No.	Relevant UDC Section(s)	Issues	Requestor
SBW.1	8.04.070	Screening requirements for alternative waste containers	Staff
SBW.2	New	Review current nonresidential landscaping requirements with regard to the city's water conservation efforts	Public, UDCAC, P&Z

Tree Preservation and Landscape Standards

Adjustments and Clean-up

UDC Advisory Committee

October 14, 2020

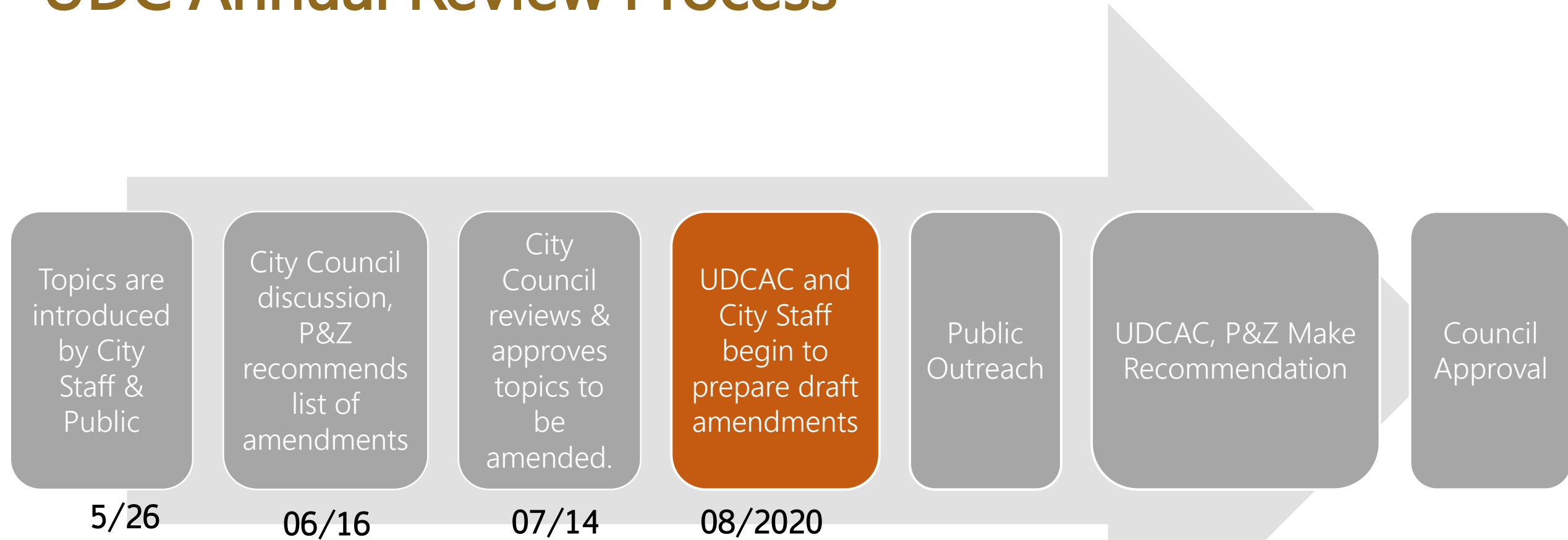
Purpose

- Review and discuss issues and possible solutions to address conflicts, ambiguity, and alternative standards relating to:
 1. Tree preservation, removal and mitigation (continuation from the September 9 UDCAC meeting)
 2. Streetyards, gateways and parking

Agenda

- Part 1 - September 9, 2020 UDCAC meeting recap
 - Amendment review process
 - Review list of issues submitted by UDCAC, Public
- Part 2 - Discussion Tree Preservation Issues
 - Validate solutions for TP items 1-4, 7, 8, and 12
 - Discuss the issues for TP items 5, 6, 9, 10, and 11
 - What we are trying to resolve
 - Background on how we got here
 - What we can do to resolve the issue
 - Validate solutions for TP items 5, 6, 9, 10, and 11
- Part 3 - Discussion Streetyard, Gateways and Parking landscape issues
 - Discuss the issues
 - What we are trying to resolve
 - Background on how we got here
 - What we can do to resolve the issue
 - Validate solutions and direction to draft Ordinance
- Part 4 - Next Steps

UDC Annual Review Process



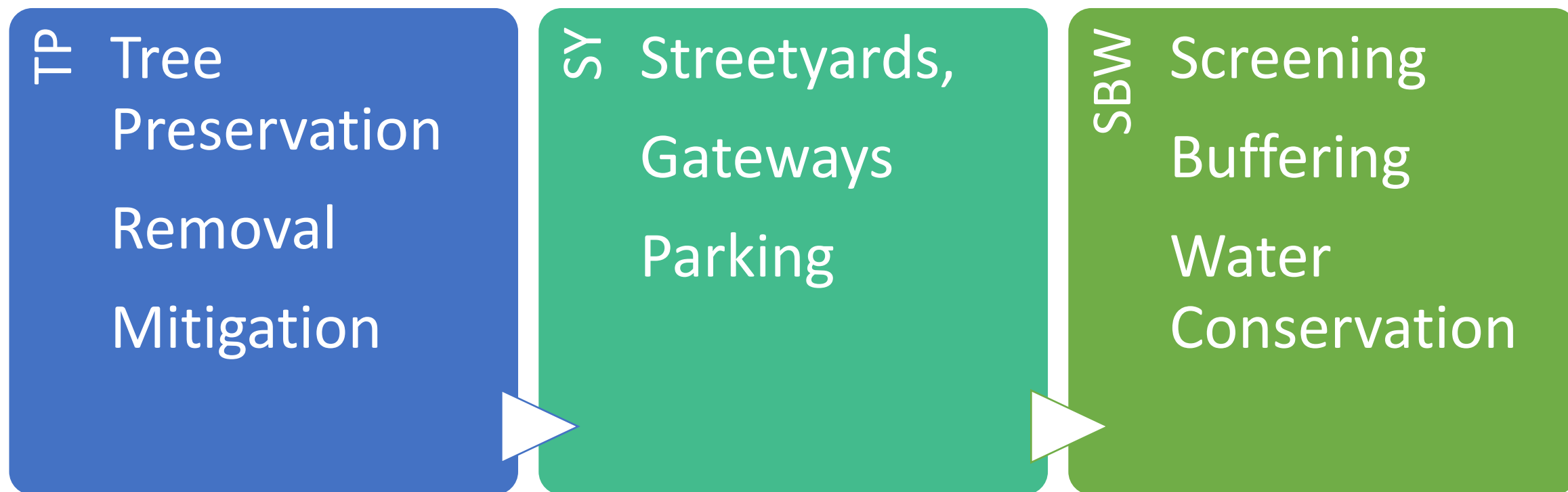
Given the COVID-19 pandemic the UDC Advisory Committee has not been meeting and have not been included in the review of the annual list of amendments.

Part 1

September 9 UDCAC Meeting Recap

Amendment Review Process

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



Amendment Review Process

- For each of these buckets/focus areas, issues were identified and presented by:
 - Public
 - UDCAC
 - Staff

Issues Submitted

Tree Preservation, Removal, and Mitigation

Issue No.	Relevant UDC	Issues	Requestor
TP.01	8.02.020	Consider establishing a threshold for identifying which multi-trunk trees must be included on a survey based on the DBH of the largest trunk	UDCAC
TP.02	16.02	Add a definition for tree branch and tree trunk	UDCAC
TP.03	16.02	Add a definition for “hardwood” and “softwood” trees as some might have different interpretations	UDCAC
TP.04	8.02.020	Exclude all cedar (ash-juniper and mountain cedar) trees from the protected trees definition.	UDCAC
TP.05	8.02.020	Consider excluding ornamental trees from the definition of protected trees.	UDCAC
TP.06	8.02.030, 8.02.040, 8.06.040, 3.23	Clarify applicability of City approval for the removal of protected trees within a right-of-way or public utility easement and assessment of mitigation fees.	Staff
TP.07	8.05	Consider requiring a Tree Inventory for new projects and phased projects whose surveys need to be update after 5 and 10 years.	Staff

Tree Preservation, Removal, and Mitigation, cont'd.

Issue No.	Relevant UDC	Issues	Requestor
TP08	8.02.050	Consider prioritizing the preservation of protected trees to allow flexibility in site design elements (i.e. parking layout, monument sign location).	Staff
TP09	8.04.040, 8.05	Consider establishing boundaries for calculating protected and heritage trees on projects (i.e. floodplain, ROW, Limit of Construction, Phase or Section specific)	Staff, Public
TP10	New, 8.02, 8.05	Consider requiring additional information on the health of a protected and heritage tree to address disease control issues as it relates to tree preservation.	Staff
TP11	8.02.040	Consider additional options for tree mitigation.	Staff, Public
TP12	8.06.060	Consider altering the situations in which required landscaping trees can be removed – specifically related to signage.	Staff

Streetyards, Gateways and Parking

Issue No.	Relevant UDC	Issues	Requestor
SY.1	8.03.030	Use of artificial turf for single-family residential	Public
SY.2	8.04.030	Street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects	Public
SY.3	4.11, 8.04.030, 8.04.050	Applicability of Gateway landscape requirements (and how these relate to other landscape requirements)	Staff
SY.4	8.04.040	Landscape requirements for inventory lots related to an auto sales use	Staff, Public
SY.5	8.05, 8.06, 10, 13.03	Conflicts between signage, utilities and easements, and landscape requirements	Staff, UDCAC

Screening, Buffering and Water Conservation

Issue No.	Relevant UDC	Issues	Requestor
SBW.1	8.04.070	Screening requirements for alternative waste containers	Staff
SBW.2	New	Review current nonresidential landscaping requirements with regard to the city's water conservation efforts	Public, UDCAC, P&Z

Part 2

Discussion Tree Preservation Issues (continuation from the September 9, 2020 meeting)

Streetyard, Gateway, & Parking Ordinance Purpose & Essential Terms

• **Chapter 8 Essential Terms:**

- Residential: Single-family & Two-family
- Non-residential: All other uses
- Exempt Properties: Single & Two-family lots platted prior to Feb 13, 2007
- Diameter Breast Height (DBH): A tree measurement at four and one-half feet above ground
- Critical Root Zone (CRZ): Circular region measured outward from the tree trunk identifying the essential root area that must be protected
- Protected Tree: 12" + , non-excluded species
- Heritage Tree: 26" +, Varieties of Oak, Pecan, Walnut, Bald Cypress, Am. Elm, Cedar Elm, Texas Ashe, Southern Magnolia
- Credit Tree: 6" – >12", non-excluded species
- Excluded Species: Hackberry, Chinaberry, Ashe Juniper (cedar), Chinese Tallow, Mesquite

TP.01 – Multi-trunk Tree DBH Threshold

Issue:

Consider establishing a threshold for identifying which multi-trunk trees must be included on a survey based on the DBH of the largest trunk.

Background:

- No minimum DBH threshold established for what must be measured.
- UDC measurement practices are consistent with the industry standard.

UDC Sections Affected:

8.02.020

Possible Solutions:

1. Continue current practices.
2. Establish scale based on number of trunks and the size of the largest trunk that could easily facilitate the process to ID these trees, but require a certified arborist to complete surveys.
3. Educational materials to explain and facilitate the tree survey process.



TP.01 – Multi-trunk Tree DBH Threshold

Issue:

Consider establishing a threshold for identifying which multi-trunk trees must be included on a survey based on the DBH of the largest trunk.

Background:

- No minimum DBH threshold established for what must be measured.
- UDC measurement practices are consistent with the industry standard.

UDC Sections Affected:

8.02.020

Current Terms:

1. On non-residential projects, a tree survey is required to include any tree 12 inches + in diameter.

Proposed Terms:

1. Change the tree survey requirement on non-residential projects to require all trees 12 inches + in diameter except for the excluded species.
 - Hackberry
 - Chinaberry
 - Ashe Juniper (cedar)
 - Chinese Tallow
 - Mesquite
2. Include educational material in the Development Manual on how to measure trees.
3. Codify terms for calculating the multi-trunk diameter of a tree.

TP.02 – Trunks, Branches, & Stems

Issue:

Consider adding a definition for tree branch and tree trunk.

Background:

- Standard definitions from the International Society of Arboriculture

UDC Sections Affected:

16.02

Possible Solutions:

1. Trunk

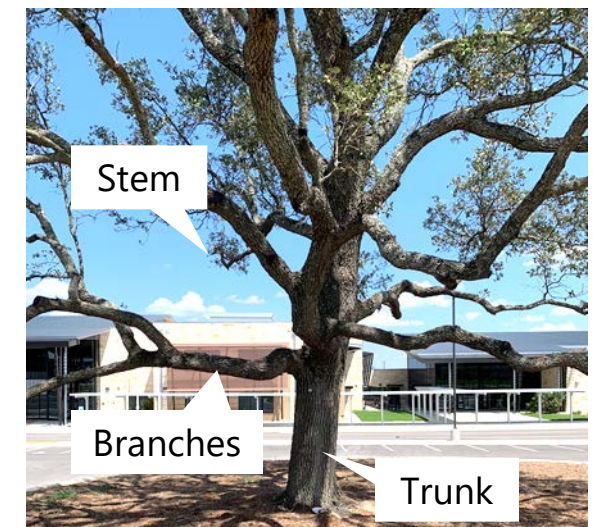
- The main woody stem of a tree, from which its branches grow.
- The main woody part of a tree beginning at the ground and extending up into the canopy from which primary branches grow.

2. Primary Branches - Branches attached directly to the trunk.

3. Branch

- A secondary shoot or stem arising from the main stem of a trunk.
- A stem arising from a larger stem; a subdominant or subordinate stem; the pith in true branches has no connection to the parent stem.

4. Stem - Slender woody structure bearing foliage and buds that gives rise to other stems.



TP.02 – Trunks, Branches, & Stems

Issue:

Consider adding a definition for tree branch and tree trunk.

Background:

- Standard definitions from the International Society of Arboriculture

UDC Sections Affected:

16.02

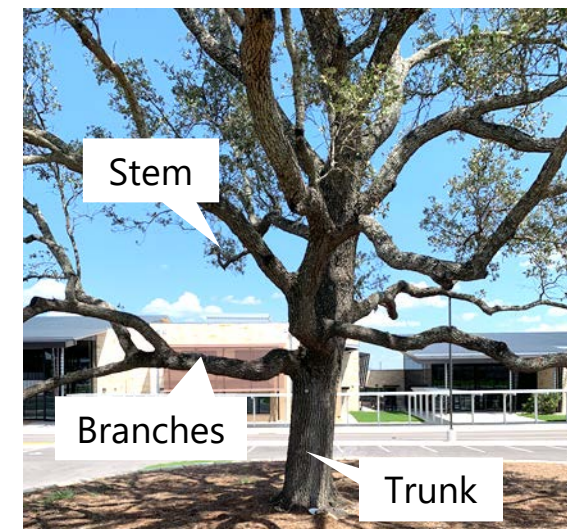
Current Terms:

- No definition of the word trunk.

Proposed Terms:

- Define Trunk as in *Random House Webster's Unabridged Dictionary, 2nd Addition* as adopted by UDC 1.06 & 16.01:

Trunk – the main stem of a tree, as distinct from the branches and roots.



TP.03 – Hardwoods vs. Softwoods

Issue:

Consider adding a definition for “hardwood” and “softwood” trees as some might have different interpretations.

Background:

- “Hardwood” and “softwoods” are not referenced in the UDC.
- Protected Trees are not restricted to certain species, but Heritage Trees are determined by species.

UDC Sections Affected:

16.02, 8.02.020, 8.02.030

Possible Solutions:

1. Maintain current definition of Heritage Trees which designates by species.
 - Varieties of Oak:
 - Live, Post, Shumard, Bur, Chinquapin, Monterey
 - Bald Cypress
 - American Elm
 - Cedar Elm
 - Pecan
 - Walnut
 - Texas Ash
 - Southern Magnolia.
2. Consider expanding Heritage Tree species list.



TP.03 – Hardwoods vs. Softwoods

Issue:

Consider adding a definition for “hardwood” and “softwood” trees as some might have different interpretations.

Background:

- “Hardwood” and “softwoods” are not referenced in the UDC.
- Protected Trees are not restricted to certain species, but Heritage Trees are determined by species.

UDC Sections Affected:

16.02, 8.02.020, 8.02.030

Current Terms:

1. The UDC makes no reference to “hardwoods” or “softwood”.
2. Heritage Trees may only be trees of the following species.
3. Protected Trees are any species of tree 12” or greater in diameter, save for the excluded species.

Proposed Terms:

1. Continue to not use terms “hardwood” or “softwood”
2. Do not add or subtract to current list of Heritage Tree Species.
3. Continue to allow Protected Trees to be of any species, except for the excluded species, to allow maximum credit for various types of shade trees and ornamental trees.

TP.04 – Tree Species Excluded

Issue:

Exclude all cedar (ash-juniper and mountain cedar) trees from the protected trees definition.

Background:

- Cedar trees are not considered protected trees.
- This is a standard practice in Central Texas.

UDC Sections Affected:

8.02.020

Possible Solutions:

1. Maintain current UDC list of excluded trees. These include:
 - Hackberry
 - Chinaberry
 - **Ashe Juniper (cedar)**
 - Chinese Tallow
 - Mesquite



TP.04 – Tree Species Excluded

Issue:

Exclude all cedar (ash-juniper and mountain cedar) trees from the protected trees definition.

Background:

- Cedar trees are not considered protected trees.
- This is a standard practice in Central Texas.

UDC Sections Affected:

8.02.020

Current Terms:

1. Cedar is among the UDC list of excluded trees. These include:
 - Hackberry
 - Chinaberry
 - **Ashe Juniper (cedar)**
 - Chinese Tallow
 - Mesquite

Proposed Terms:

1. Maintain current UDC list of excluded trees.

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

Possible Solutions:

1. Require a Tree Inventory in lieu of a Tree Survey. This would allow for a better understanding of:
 - The health of a tree
 - Canopy cover
 - Site feasibility
 - Disease hotspots in the City
 - The tree's aesthetic and environmental value
 - Requests for removals
2. On long term multi-phase projects require a tree inventory to verify health of all trees originally identified as protected (i.e. Credit, Protected, & Heritage)

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 415 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

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.

UDC Sections Affected:

8.05

TP.08 – Tree Protection as a Priority

Issue:

Consider prioritizing the preservation of protected trees to allow flexibility in site design elements (i.e. parking layout, monument sign location). Clarify the existing process for Heritage Trees.

Background:

- Preservation of heritage trees take priority over conflicting UDC development standards (i.e. setbacks, sidewalks, signage, parking, drainage criteria, etc).
- Protected Trees may take priority over the design and construction of public sidewalks.

UDC Sections Affected:

3.16, 8.02.050

Possible Solutions:

1. Clean up Heritage Tree Priority Determination process to allow to be processed as an Administrative Exception. Current UDC provision is unclear on the process and review authority.
2. Protected Trees over 20" could take priority over site features, site layout, and building design. Triggers may be determined by DBH size and groves of protected.
3. Incentives:
 - a. Square inch of canopy to square foot impervious cover. (Must meet approved installation specifications)
 - b. Allowing of overlap between streetyard and gateway requirement (i.e. 20-25 inch protected, or grove of protected trees count toward gateway requirement)



TP.08 – Tree Protection as a Priority

Issue:

Consider prioritizing the preservation of protected trees to allow flexibility in site design elements (i.e. parking layout, monument sign location). Clarify the existing process for Heritage Trees.

Background:

- Preservation of heritage trees take priority over conflicting UDC development standards (i.e. setbacks, sidewalks, signage, parking, drainage criteria, etc).
- Protected Trees may take priority over the design and construction of public sidewalks.

UDC Sections Affected:

3.16, 8.02.050

Current Terms:

1. To protect a Heritage Tree any of the following may be varied:
 - Setbacks
 - Lot design standards
 - Building heights
 - Sidewalks
 - Lighting
 - Signage
 - Parking
 - Drainage criteria
 - Connectivity
 - Driveway separation
 - Utility extension
- Protected Trees may take priority over design and construction of public sidewalks
- Alternative Standards shall be approved by the Director for administrative applications and by P&Z for applications under their approval.

TP.08 – Tree Protection as a Priority

Issue:

Consider prioritizing the preservation of protected trees to allow flexibility in site design elements (i.e. parking layout, monument sign location).

Clarify the existing process for Heritage Trees.

Background:

- Preservation of heritage trees take priority over conflicting UDC development standards (i.e. setbacks, sidewalks, signage, parking, drainage criteria, etc).
- Protected Trees may take priority over the design and construction of public sidewalks.

UDC Sections Affected:

3.16, 8.02.050

Proposed Terms:

1. Maintain list of possible alternatives for Heritage Trees and expand the same list to Protected Trees or stands of Protected Trees with a cumulative DBH of at least 20" or more.
 - Setbacks
 - Lot design standards
 - Building heights
 - Sidewalks
 - Lighting
 - Signage
 - Parking
 - Drainage criteria
 - Connectivity
 - Driveway separation
 - Utility extension
- Alternative standards shall be approved by the Director under the provisions for an Administrative Exception.

TP.12 – Tree Mitigation Options

Issue:

Consider altering the situations in which required landscaping trees can be removed – specifically related to signage.

Background:

Current code allows for trees to be removed in four situations, including “[when] blocking existing signage”.

UDC Sections Affected:

8.02.040

Possible Solutions:

1. Remove and replace with a tree that will reach a similar size as the removed tree in the same general area.



TP.12 – Tree Mitigation Options

Issue:

Consider altering the situations in which required landscaping trees can be removed – specifically related to signage.

Background:

Current code allows for trees to be removed in four situations, including “[when] blocking existing signage”.

UDC Sections Affected:

8.02.040

Current Terms:

1. Removed trees and mitigate for the size and species of the tree. Mitigation trees must be planted along the same side of the building or parking lot.

Proposed Terms:

1. Remove and replace with a tree or trees that will reach a similar size as the removed tree.
 - Grouping replacement tree/s within required planting area where feasible (streetyard, parking lot, gateway buffer, etc.)
 - Trees must be planted so that they will not impede signage visibility in the future

TP.05 – Ornamental Trees as Protected Trees

Issue:

Consider excluding ornamental trees from the definition of protected trees.

Background:

- All trees greater than 12 inches in DBH, including ornamental trees, are considered protected trees.
- In review of other cities it is not standard to consider the classification of a tree to determine if it is Protected or Heritage.

UDC Sections Affected:

8.02.020

Possible Solutions:

1. Continue to include ornamental trees in the definition of protected trees to allow them to be credited toward mitigation when site appropriate.
2. Exclude only ornamental trees identified under Georgetown's 'Preferred Plant List' as Prohibited species.



TP.05 – Ornamental Trees as Protected Trees

Issue:

Consider excluding ornamental trees from the definition of protected trees.

Background:

- All trees greater than 12 inches in DBH, including ornamental trees, are considered protected trees.
- In review of other cities it is not standard to consider the classification of a tree to determine if it is Protected or Heritage.

UDC Sections Affected:

8.02.020

Current Terms:

1. Ornamental trees are allowed to count as credit trees for mitigation and as existing trees for landscaping requirements.

Proposed Terms – Option A:

- Follow new practice as defined under TP.01

Proposed Terms – Option B:

- Establish a ratio based on the size of largest trunk that is specific to ornamental trees, where all additional trunks will be considered at half the largest inch trunk size.

TP.06 – Removals of Trees within a ROW or PUE

Issue:

Clarify applicability of City approval for the removal of protected trees within a right-of-way or public utility easement and assessment of mitigation fees.

Background:

- City approval is required to remove Heritage Trees from a City right-of-way and public utility easements.
- Current UDC is silent on the procedures for removal of Protected Trees in the ROW. Currently, can be processed through SDP or CON plan.

UDC Sections Affected:

8.02.030, 8.02.040, 8.06.040, 3.23

Possible Solutions:

1. Add language to address the removal of Protected Trees for work in the ROW or PUE. This may include:
 - Clarify that removal is allowed for Protected Trees in the ROW or a PUE if mitigation fees are assessed
 - Clarify when pruning is allowed on Protected Trees without City approval
 - Clarify that standard tree protection practices should be observed around Protected Trees in the ROW and PUEs.
- Clean up and determine appropriate permitting and review process based on current practices.

TP.06 – Removals of Trees within a ROW or PUE

Issue:

Clarify applicability of City approval for the removal of protected trees within a right-of-way or public utility easement and assessment of mitigation fees.

Background:

- City approval is required to remove Heritage Trees from a City right-of-way and public utility easements.
- Current UDC is silent on the procedures for removal of Protected Trees in the ROW. Currently, can be processed through SDP or CON plan.

UDC Sections Affected:

8.02.030, 8.02.040, 8.06.040, 3.23

Current Terms:

1. Heritage Trees Protected in the ROW need no review for pruning when done by a certified arborist for work being conducted by a public utility provider.
2. Heritage Trees may be removed with approval of the Urban Forester. Protected Trees are *not* included under this exemption.
3. Mitigation is required for any tree removed.

Proposed Terms:

1. Continue current practices for Heritage Trees.
2. Allow Protected Trees to be removed at the discretion of the Urban Forester.
3. Make provisions to include it under the current Heritage Tree Removal Permit.
4. Rename "Heritage Tree Removal Permit" to "Tree Removal Permit".

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

Possible Solutions:

1. Exclude trees located within the 100-year floodplain from Credit Tree calculations
2. Evaluate tree removal criteria to consider areas along existing and proposed roadways. Determine whether or not these trees should be considered toward mitigation credits.
3. Limit only trees located within the Limit of Construction (LOC) to be included in tree preservation and mitigation calculations, when the project boundary is larger than the LOC.
4. Phased projects are required to meet tree preservation and mitigation calculations independently per phase.

UDC Sections Affected:

8.05.010, 8.05.020

TP.10 – Information on Tree Health

Issue:

Consider requiring additional information on the health of a protected and heritage tree to address disease control issues as it relates to tree preservation.

Background:

- Currently, collected tree information does not include health of the tree.
- Generally considered an industry best practice

UDC Sections Affected:

8.05.010

Possible Solutions:

1. Consider a scalable requirement for providing additional information based on:
 - Acreage, lot size, project type, tree density
 - Residential, Commercial
 - Location within the subdivision (e.g. public parkland, along trails)
 - Negotiated agreements
2. Include a requirement for a geo-referenced CAD file of tree survey required to be submitted with all projects (if applicable).
3. Trees on-site identified with Oak Wilt are required to be evaluated for survivability, impact to surrounding trees, and properly handled in accordance with ISA disease control standards.

TP.09 – Project Boundaries for Tree Preservation – Option A

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:

8.05.010, 8.05.020

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 – Option A:

1. Only trees within the limit of construction of a project may be considered for the purposes of tree mitigation. The limit of construction shall exclude:
 - a. Area within FEMA 100-year floodplain and water quality stream buffers (per UDC 11.02), except that area which is disturbed for the construction of masterplanned trails, required parkland, common amenity areas, stormwater facilities, or utilities.
 - b. Right-of-way dedication along existing roadways where no public improvements are required to be constructed as a part of the scope of work.

TP.09 & 10 – Project Boundaries for Tree Preservation – Option B

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:

8.05.010, 8.05.020

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 – Option B:

1. All trees within a property may be considered for tree preservation and mitigation credit.
 - Only 50% of Protected Trees within the FEMA 100-year floodplain or water quality stream buffer may be considered existing trees. In the same area no Heritage Trees shall be considered as existing trees.
 - No trees shall be considered existing trees if located in an area of right-of-way dedication along existing roadways where no public improvements are required to be constructed as a part of the scope of work.

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:
 8.02.040

Possible Solutions:

1. Divide Protected Trees into two classes for the mitigation & reevaluate fees and mitigation ratios. Reevaluate Heritage Tree mitigation fees.

City	No. of Classes	Ranges (inches)
Round Rock	3	8-20; 20-Monarch; Monarch
Leander	3	8-18; 18-26; 26+
Pflugerville	4	8-18; 18-25; 25+ (Not HT); 25+ (HT)
Cedar Park	3	8-19; 19-26; 26+

2. Revise language and administrative process to allow removals over min. percentages of trees to remain. Consider additional fees or mitigation ratios for these removals.

Avg. Tree Density	Min. % of Protected Trees to be Saved
1-10 Trees per Acre	30%
11+ Trees per Acre	20%

3. Encourage more on-site mitigation in residential subdivisions. Planting in common spaces maintained by an HOA or other community organization or in residential streetyards.
4. Allow developers to pay mitigation fees in advance, issue reimbursement for fees after on-site plants are installed/inspected.

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:
 8.02.040

- 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 - 2.75-acres commercial site, Williams Drive

Current Terms

	Total Inches	Inches Removed
Heritage	86	86
Protected	937	639

	Inches Removed	Ratio	Fee	Total
Heritage	86	3:1	\$200	\$51,600
Protected	639	0.4:1	\$150	\$38,340
Total:				\$89,940

Proposed Terms

	Total Inches	Inches Removed
Heritage	86	86
Protected Lg.	204	102
Protected Sm.	733	537

	Inches Removed	Ratio	Fee	Total
Heritage	86	3:1	\$225	\$58,050
Protected Lg.	102	0.4:1	\$175	\$7,140
Protected Sm.	537	0.4:1	\$125	\$26,850
Subtotal:				\$92,040

Net Change

+\$2,100 or 2.34%

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

Current Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected	2137	1638

	Inches Removed	Ratio	Fee	Total
Heritage	194.5	3:1	\$200	\$51,600
Protected	1638	0.4:1	\$150	\$38,340
Total:				\$89,940

Proposed Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected Lg.	322.5	289
Protected Sm.	1804.5	1349

	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 C – 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%

Part 3

Discussion Streetyards, Gateways and Parking landscape standards

Streetyard, Gateway, & Parking Ordinance Purpose & Essential Terms

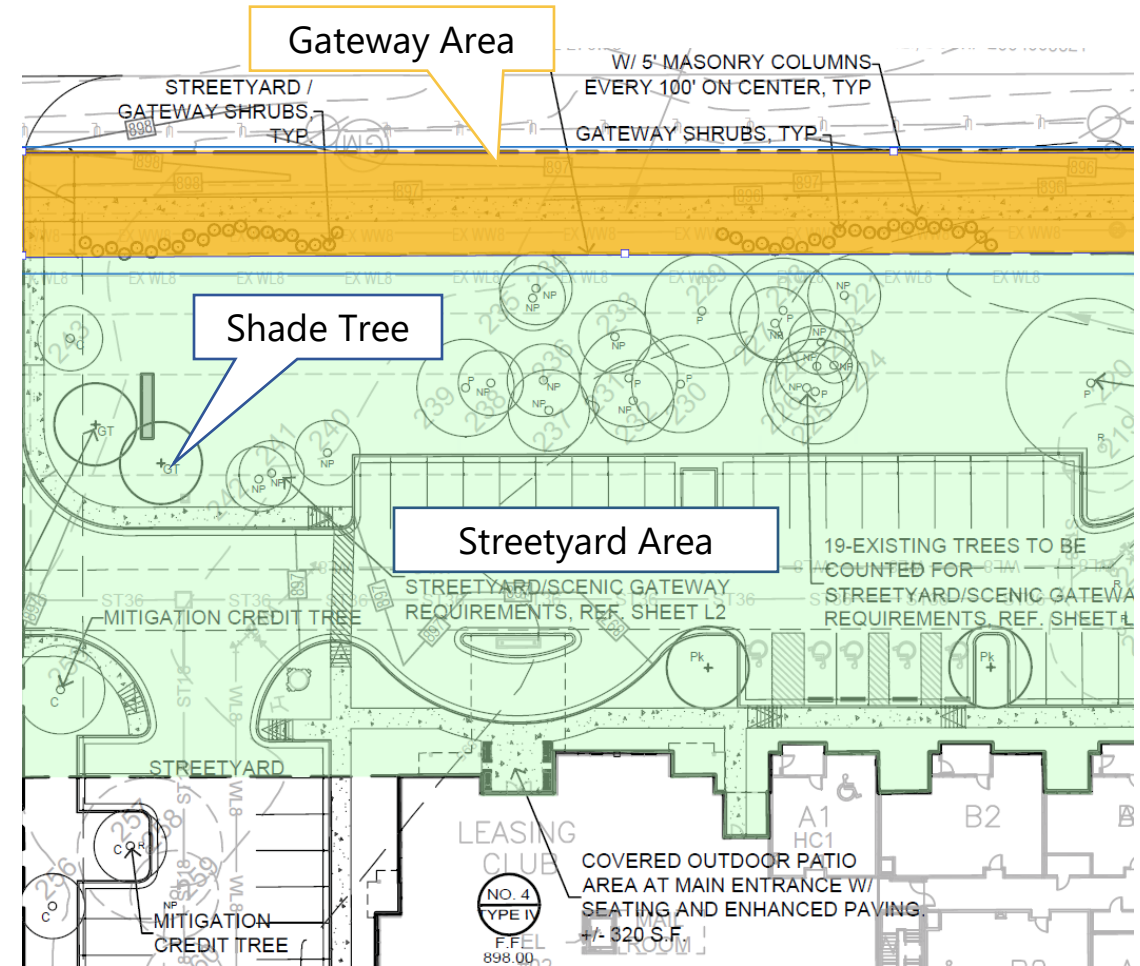
- **Purpose:**

- The purpose of these site-specific landscape elements is to :
 - protect and enhance the character and wellbeing of Georgetown's residences and visitors.
 - reduces thermal impact, carbon emissions, and stormwater run-off while
 - heralding the approach to the City,
 - defining destinations, linking common elements together, and
 - promoting a pedestrian friendly and active lifestyle.

Streetyard, Gateway, & Parking Ordinance Purpose & Essential Terms

• Chapter 8 Essential Terms:

- Streetyard: The area between any adjoining street right-of-way and existing or proposed building, the portion of which is closest to the right-of-way line.
- Gateway: Roadways within the City limits to be considered gateways into Georgetown of which properties fronting such roadways shall be subject to special landscaping and design standards.
- Shade Tree: The largest plants in the landscape that provide the overhead structure needed for shading and under which other plants live and grow.



SY.01 – Use of artificial turf for single-family residential

Issue:

Consider establishing an acceptable threshold for incorporating Synthetic/Artificial turf within the residential landscape.

Background:

- No surrounding city allows the use of synthetic turf in the residential setting.
- Georgetown UDC prohibits the use of synthetic turf in the residential setting.
- Per min. required live vegetation percentages, commercial projects can incorporate synthetic turf during the design process.

UDC Sections Affected:

8.03.030

Proposed Solutions:

1. Allow rear yard application unrestricted except for meeting impervious requirements.
2. Determine an acceptable percentage for residential streetyard applications
3. Create Preferred Artificial Turf List that meets visually standards and demonstrate minimum City pervious (Drainage rate) requirements.

▪ Pros:

- Trifecta of savings: Time, Money, and Water
- Year-round healthy lawn appearance
- Permeability
- Pest and Bacteria Immune
- Eco-friendly

▪ Cons:

- Installation cost
- Maintenance of underlayment every couple of years
- Hot to the touch if in direct sunlight
- Not Natural, lacks organic material
- No cooling-effect
- No Oxygen production (50 sf of grass produces enough oxygen for 4 humans)
- No erosion control
- No pollution control

SY.02 – Streetyard landscape requirements and thresholds

Issue:

Streetyard 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

Proposed Solutions:

1. Keep current code and thresholds as is.
2. Adjust thresholds to smaller square foot ranges to reduce requirements on mid-range sites; similar to other cities requirements.
3. Base streetyard on proposed final build out of phased projects, specify installation of Shade tree requirements with completion of first phase/section.
4. Add percentages to the highest threshold where the highest percentage of plantings are closest to ROW and lowest percentage closest to face of building

SY.03 – Applicability of Gateway landscape requirements

Issue:

Clarity of Gateway Landscape requirements and how these relate/overlap with other landscape requirements.

Background:

- Surrounding cities do not reference/classify corridors as Gateways which have enhanced landscape requirements.
- Georgetown identifies (3) types of gateways; Highway, Scenic/Natural, & Downtown which have enhanced landscape requirements

UDC Sections Affected:

4.11.010, 8.04.030 & 8.04.050

Proposed Solution:

1. Clarify Gateway code standards so it supersedes all other landscape requirements and overlay districts when it's the more intense requirement.
2. Clarify the boundary of the overlaying districts.

SY.04 – Landscape requirements for inventory lots

Issue:

Clarify landscape requirements for inventory lots as they relate to auto sales use.

Background:

- Surrounding cities require either special use permits or parking lot landscape standards inline with their commercial parking lot landscape requirements.
- Georgetown does not clearly define the landscape requirements of inventory lots
- Inventory lots do not fit within existing Outdoor storage or display definitions

UDC Sections Affected:

5.09.030 & 8.04.030, 16.02

Proposed Solutions:

1. Create a definition for "Auto or Vehicle inventory lot"
2. Clarify that inventory lots are exempt from shade tree parking lot requirements

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:

8.04.030, Ch.13,

Proposed Solutions:

1. Offer enhanced landscape options (ornamental trees, additional shrubs, and groundcover) around monument signs in-lieu of meeting a percentage of Gateway shade tree requirement.
2. Shade Trees shall be offset internally to the site at a distance not to exceed 75% of mature size to avoid conflicts and utilities.
3. A minimum 10 foot depth of Gateway buffer shall extend beyond any conflicting easement.

Part 4

Next Steps

UDC Annual Review Process



Next Steps

UDCAC and City Staff begin to prepare draft amendments.

Confirm direction on
tree preservation,
removals, and
mitigation

Discuss Streetyards,
Gateways, & Parking

10/14

Confirm direction on
Streetyards, Gateways,
& Parking

Discuss Screening,
Buffering, & Water
Conservation

11/11

Confirm direction on
Screening, Buffering, &
Water Conservation
Validate direction for draft
Ordinance

12/09

Public Outreach Efforts
Draft Ordinance

Jan 2021

Call to Action (Homework)

- Review UDC landscape requirements and identify areas of concern or interest
- Observe existing landscapes as you move around the city – especially in gateways
- Bring with you to our next meeting:
 - Comments on Chapter 8 (section specific)
 - Potential solutions or discussion points

Requested Feedback

- What additional information/resources do you need for the next meeting?

City of Georgetown, Texas
Unified Development Code Advisory Committee
October 14, 2020

SUBJECT:

Update on the Unified Development Code (UDC) amendment process, and the 2020 UDC Annual Review Plan, Schedule and Next Steps -- Andreina Dávila-Quintero, AICP, Current Planning Manager

ITEM SUMMARY:

The purpose of this item is to discuss the Unified Development Code (UDC) amendment process, and provide an update on the UDC Annual Review Plan, tentative schedule and next steps. In addition, City Staff and members of the UDCAC will discuss the tasks identified at the previous meeting, as well as new tasks to be completed for the next meeting. Feedback and information received on each task will be incorporated when related UDC topics are scheduled and presented for discussion.

FINANCIAL IMPACT:

None.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager