

**Notice of Meeting for the  
Unified Development Code Advisory Committee  
of the City of Georgetown  
April 14, 2021 at 3:30 PM  
at Virtual**

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 April 14, 2021 via teleconference. To participate, please copy and paste the following weblink into your browser:**

**Weblink: <http://bit.ly/3bIDPui>  
Webinar ID: 949-7681-8404  
Password: 523157**

**To participate by phone:  
Call in number: (346)248-7799 or Toll-Free: 833-548-0282  
Password: 523157**

**Citizen comments are accepted in three different formats:**

- 1. Submit written comments to [planning@georgetown.org](mailto: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.**

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## 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 -- Andreina Dávila-Quintero, AICP, Current Planning Manager
- B Nomination and selection of Vice-chair and Secretary for the 2020/21 UDC Advisory Committee -- Andreina Dávila-Quintero, AICP, Current Planning Manager
- C Consideration and possible action to confirm the bylaws for the Unified Development Code (UDC) Advisory Committee relating to membership eligibility requirements -- Andreina Dávila-Quintero, AICP, Current Planning Manager

## Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

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/>.

- D *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

- E Discussion and possible action establishing the regular meeting date, time and place of the Unified Development Code (UDC) Advisory Committee for 2021/22 -- Andreina Dávila-Quintero, AICP, Current Planning Manager.
- F Discussion and possible direction on a proposed Text Amendment to the Unified Development Code (UDC) relating to the Tree Preservation and Landscaping standards specifically as it pertains to tree mitigation requirements (UDC General Amendment No. 20-03) -- Steve McKeown, Landscape Planner, Ethan Harwell, Senior Planner, and Andreina Dávila-Quintero, AICP, Current Planning Manager.
- G 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 \_\_\_\_\_, 2021, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Unified Development Code Advisory Committee  
April 14, 2021

**SUBJECT:**

Consideration and possible action to confirm the bylaws for the Unified Development Code (UDC) Advisory Committee relating to membership eligibility requirements -- Andreina Dávila-Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

<b>Description</b>		<b>Type</b>
	UDCAC Bylaws	Exhibit

**BY-LAWS OF THE CITY OF GEORGETOWN  
UNIFIED DEVELOPMENT CODE ADVISORY COMMITTEE**

**ARTICLE I. NAME AND PURPOSE**

**Section 1.1. Name.** The name of this committee is the "Unified Development Code Advisory Committee," and is sometimes referred to herein as "the Committee."

**Section 1.2. Purpose.** The purpose and goals of the Committee shall be:

1. To review proposed or requested amendments to the Unified Development Code (the "UDC") other than executive amendments which are those amendments that are nondiscretionary, mandatory, or legislative revisions necessary to address state statutes or case laws, ratify published director interpretations, incorporate recently approved Council ordinances, process City Council designated emergency items, or address revisions otherwise determined necessary by legal counsel;
2. To make recommendations and advise the Planning and Zoning Commission and the City Council on the proposed amendments to the UDC;
3. To provide an additional forum for public participation and input regarding proposed amendments to the UDC; and
4. To assist the general public in understanding the proposed amendments to the UDC.

**ARTICLE II. MEMBERSHIP**

**Section 2.1. Number of Members.** The Committee will consist of seven members. The Committee shall include one member from each of the following categories:

1. Past Planning & Zoning Commissioner;
2. Current Planning and Zoning Commissioner;
3. Developer currently active in the local area;
4. Georgetown Chamber of Commerce member;
5. Homebuilder currently active in the local area;
6. Individual with technical expertise related to the development industry such as surveyor, architect, developer, engineer, land planner, etc. – either active or retired; and
7. Citizen at large.

In the event that there is not a qualified applicant from one or more of the categories above, then an individual from one of the other six categories may be selected to fill the position on the Committee.

**Section 2.2. Eligibility.** All members shall reside in the corporate City limits or the extraterritorial jurisdiction of the City.

**Section 2.3. Appointment of Board Members.** Members of the Committee shall be appointed in accordance with the City Charter.

**Section 2.4. Terms of Office.** Generally, terms of office for each Member shall be two (2) years. Generally, a Member may serve two (2) consecutive terms. *See Ordinance Section 2.36.030A or additional provisions regarding terms of office.*

**Section 2.5. Vacancies.** Vacancies that occur during a term shall be filled as soon as reasonably possible and in the same manner as an appointment in accordance with the City Charter and Chapter 2.36 of the Code of Ordinances. If possible, the Member shall continue to serve until the vacancy is filled. An appointment to fill a vacated term is not included as a term for purposes of counting consecutive terms.

**Section 2.6. Compensation and Expenditure of Funds.** Members serve without compensation. The Committee and its Members have no authority to expend funds or incur an obligation on behalf of the City unless authorized and approved by the City Council. Members may be reimbursed for expenses authorized and approved by the City Council and the Committee.

**Section 2.7. Compliance with City Policy.** Members will comply with City Ordinances, Rules and Policies applicable to the Committee and the Members, including but not limited to *Ethics Ordinance Chapter 2.20 and City Commissions, Committees, and Boards Ordinance Chapter 2.36.*

**Section 2.8. Removal.** Any Member may be removed from their position on the Committee for any reason, or for no reason, by a majority vote of the City Council. *See Ordinance Section 2.36.030F.*

### ARTICLE III. COMMITTEE OFFICERS

**Section 3.1. Officers.** The Committee Officers are Chairman, Vice-Chairman, and Secretary. The Chairman is appointed by the City Council during the annual

appointment process. The other Committee Officers are elected by a majority vote of the Members at the first meeting after the annual appointment process. *See Section 2.20.040E for additional provisions regarding Officers.*

**Section 3.2. Terms of Office for Committee Officers.** Committee Officers serve for a term of one year. In the event of vacancy in the office of Chairman, the Vice-Chairman shall serve as Chairman until the City Council appoints a replacement Chairman. A vacancy in the other offices shall be elected by majority vote of the Members at the next regularly scheduled meeting, or as soon as reasonably practical for the unexpired term. If possible, a Committee officer shall continue to serve until the vacancy is filled.

### **Section 3.3. Duties.**

- a. The Chairman presides at Committee meetings. The Chairman shall generally manage the business of the Committee. The Chairman shall perform the duties delegated to the Chairman by the Committee.
- b. The Vice-Chairman shall perform the duties delegated to the Vice-Chairman by the Committee. The Vice-Chairman presides at Committee meetings in the Chairman's absence. The Vice-Chairman shall perform the duties of the Chairman in the Chairman's absence or disability.
- c. The Secretary shall perform the duties delegated to the Secretary by the Committee.

## **ARTICLE IV. MEETINGS**

**Section 4.1. Time and Date of Regular Meeting.** The Committee shall meet when necessary to carry out its responsibilities, but in any event the Committee shall hold an annual meeting during March to elect officers, and to review Chapter 2.20 of the Code of Ordinances, the Committee By-laws, and the Hearing Procedures appended hereto.

**Section 4.2. Agenda.** Items may be placed on the agenda by the Chairman, by the City Manager or designee, or at the request of a Member. The party (or individual) requesting the agenda item will be responsible for the preparation of an agenda item cover sheet and for the initial presentation at the meeting. Items included on the agenda must be submitted to the Staff Liaison no later than one week before the Committee meeting at which the agenda item will be considered. Agenda packets for regular meetings will be provided to the Members in advance of the scheduled Committee meeting. Agenda packets will contain the posted agenda, agenda item cover sheets, and written minutes of the last meeting.

**Section 4.3. Special Meetings.** Special meetings may be called by the Chairman or by three (3) members of the Committee.

**Section 4.4. Quorum.** A quorum shall consist of a majority of the Members. A quorum is required for the Committee to convene a meeting and to conduct business at a meeting.

**Section 4.5. Call to Order.** Committee meetings will be called to order by the Chairman, or if absent, by the Vice-Chairman. In the absence of both the Chairman and Vice-Chairman, the meeting shall be called to order by the Secretary, and a temporary Chairman shall be elected to preside over the meeting.

**Section 4.6. Conduct of Meeting.** Committee meetings will be conducted in accordance with these Bylaws and Council Meeting Rules and Procedures, as applicable to the Committee. See *Ordinance Chapter 2.24*.

**Section 4.7. Voting.** Each Member shall vote on all agenda items, except on matters involving a conflict of interest, substantial financial interest or substantial economic interest under state law, the City's Ethics Ordinance, or other applicable Laws, Rules and Policies. In such instances the Member shall make the required disclosures and shall refrain from participating in both the discussion and vote on the matter. The Member may remain at the dais or leave the dais, at the Member's option, while the matter is being considered and voted on by the other Committee Members. Unless otherwise provided by law, if a quorum is present, an agenda item must be approved by a majority of the Committee Members present at the meeting.

**Section 4.8. Minutes.** A recording or written minutes shall be made of all open sessions of Committee meetings. The Staff Liaison is the custodian of all Committee records and documents.

**Section 4.9. Attendance.** Members are required to attend Committee meetings prepared to discuss the issues on the agenda. A Member shall notify the Chairman and the Staff Liaison if the Member is unable to attend a meeting. Excessive absenteeism will be subject to action under Council policy and may result in the Member being replaced on the Committee. See *Ordinance 2.36.010D*. Excessive absenteeism means failure to attend at least 75% of regularly scheduled meetings, including Committee meetings and Subcommittee meetings. If a Member is removed from the Committee that position shall be considered vacant and a new Member shall be appointed to the Committee in accordance with Section 2.5 above.



**Section 4.10. Public Participation.** In accordance with City policy, the public is welcome and invited to attend Committee meetings and to speak on any item on the agenda. In order to allow for greater input from the public, speakers shall be allowed to speak for longer than three minutes and will be allowed to speak in an open forum style so long as:

1. Speakers desiring to speak wait until they are recognized by the chair to do so;
2. Speakers do not interrupt other Speakers or Committee members;
3. Speakers confine their remarks to the agenda item being considered; and
4. Speakers preserve order and decorum and treat each other, Committee members, and City staff with dignity, respect and civility.

The Chair of the Committee shall have the authority to end speaker input on an agenda item if any speaker fails to abide by the rules above or the Committee, by majority vote, has determined sufficient speaker input has been received to proceed forward to the regular legislative meeting. If a person wishes to speak on an issue that is not posted on the agenda, they must file a written request with the Staff Liaison no later than one week before the scheduled meeting. The written request must state the specific topic to be addressed and include sufficient information to inform the Committee and the public. A person who disrupts the meeting may be asked to leave and be removed.

**Section 4.11. Open Meetings.** Public notice of Committee meetings shall be provided in accordance with the provisions of the Texas Open Meetings Act. All Committee meetings and deliberations shall be open to the public, except for properly noticed closed session matters, and shall be conducted in accordance with the provisions of the Texas Open Meetings Act.

**Section 4.12. Closed Sessions.** The Committee may conduct closed sessions as allowed by law, on properly noticed closed session matters, such as consultation with attorney on legal matters, deliberation regarding the value of real property, competitive utility matters, and economic development negotiations. A recording or certified agenda shall be made of all closed sessions of Committee meetings.

## **ARTICLE V. REPORTS TO CITY COUNCIL**

The Committee shall meet with City Council, as requested, to determine how the Committee may best serve and assist City Council. City Council shall hear reports from the Committee at regularly scheduled Council meetings.

## **ARTICLE VI. SUBCOMMITTEES**

**Section 6.1. Formation.** When deemed necessary by a majority of the Committee, Subcommittees may be formed for specific projects related to Committee matters. Subcommittees comprised of non-Members may only be formed with the prior consent and confirmation of the City Council.

**Section 6.2. Expenditure of Funds.** No Subcommittee, or member of a Subcommittee, has the authority to expend funds or incur an obligation on behalf of the City or the Committee. Subcommittee expenses may be reimbursed if authorized and approved by the Committee or by City Council.


**Section 6.3. Open Meetings.** Subcommittee meetings and deliberations shall be open to the public, except for properly noticed closed session matters, and shall be conducted in accordance with the provisions of the Texas Open Meetings Act.

#### ARTICLE VIII. BYLAW AMENDMENTS

These Bylaws may be amended by majority vote of the Committee Members at any regular meeting of the Committee. The Committee's proposed amendments to the Bylaws must be approved by City Council. Bylaw amendments are not effective until approved by City Council.

Approved and adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

  
City Secretary

THE CITY OF GEORGETOWN

  
Mayor

Approved and adopted at a meeting of the Unified Development Code Advisory Committee on the \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

COMMITTEE:



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Committee Secretary



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Committee Chairman

City of Georgetown, Texas  
Unified Development Code Advisory Committee  
April 14, 2021

**SUBJECT:**

Discussion and possible direction on a proposed Text Amendment to the Unified Development Code (UDC) relating to the Tree Preservation and Landscaping standards specifically as it pertains to tree mitigation requirements (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.

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 and Water Conservation.

The specific list of issues reviewed and proposed to be 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 proposed terms recommended to address each issue were discussed and finalized at the UDC Advisory Committee meetings on October 14, November 11 and December 9, 2020 (Attachment II). Attachment III includes a list of each issue identified, along with the current and proposed terms, and applicable sections that will be revised.

Between January 19 and February 5, 2021, the City accepted feedback from developers, property owners and other stakeholders on the proposed amendments. Comments were provided via email, a quick survey, and in meetings with city staff. The comments received have been included as Attachment V.

At their February 9 and March 23, 2021 workshops, the City Council reviewed the specific issues, current and proposed terms, and recommended amendments for tree preservation, removal and mitigation, and street yard, gateway, landscape, parking, screening and water conservation landscape standards. No changes to the proposed terms and recommendation were made; however, the City Council asked for the review and consideration of two (2) additional tree mitigation issues as part of this amendment review process:

1. Consider allowing smaller trees (smaller than 6 inches) to be counted as credit trees; and
2. Explore the option of allowing trees planted on residential lots as on-site replacement trees.

The purpose of this item to review current state law and city requirements, other nearby cities requirements, other requirements and processes that may be impacted, and options and alternative standards to address these two (2) issues.

**FINANCIAL IMPACT:**

None studied at this time.

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager

**ATTACHMENTS:**

	<b>Description</b>	<b>Type</b>
□	Attachment I - Specific list of Issues to be addressed	Backup Material
□	Attachment II - Summary of Discussions (Sep to Dec 2020)	Backup Material
□	Attachment III - Summary of Proposed Terms	Backup Material
□	Attachment IV - Essential Terms	Backup Material
□	Attachment V - Public Comments	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, Removal and Mitigation

TP.01 Discussion	
<b>Discussion:</b> <ul style="list-style-type: none"><li>UDC requires all species to identify and measure <u>all</u> trees 12" and greater (UDC 8.05).</li><li>It takes time to identify and locate every single tree – should not include excluded trees.</li><li>All trees are typically required to be identified on the survey to not overlook any trees that may be protected</li><li>Another benefit is to know where the "trash" trees are located to know where improvements may better be located as opposed to areas where the protected trees are located.</li></ul>	<b>Follow Up Needed:</b> <ul style="list-style-type: none"><li>None</li></ul>
<b>Direction on Draft Solution:</b> <ul style="list-style-type: none"><li>Specify that the "excluded trees" do not need to be measured or identified.</li><li>Or, add the word "protected" prior to "trees" in the UDC standard.</li><li>Include in the survey if it may be used as some type of credit</li></ul>	
<b>Direction on Final Terms:</b> <ul style="list-style-type: none"><li>Specify/clarify that the excluded trees include all cedar trees (Ashe juniper, Mountain Cedar, Blueberry Juniper, or Post Cedar)</li><li>Codify the method of measurement to determine the multi-trunk trees to be measured</li><li>Proceed as proposed (with Option B for TP.05)</li></ul>	
TP.02 Discussion	
<b>Discussion:</b> <ul style="list-style-type: none"><li>Stem appears to have 3 different meanings</li><li>Hard to distinguish for multi-trunk trees</li><li>Height off the ground to consider a trunk v branch</li></ul>	<b>Follow Up Needed:</b> <ul style="list-style-type: none"><li>Revised definition of trunk and branch (does not use word "stem")</li></ul>
<b>Direction on Draft Solution:</b> <ul style="list-style-type: none"><li>Add definition of "trunk"</li></ul>	
<b>Direction on Final Terms:</b> <ul style="list-style-type: none"><li>Simple is good</li><li>How will this affect multi-trunk definition?</li><li>Include definition for branches and roots as these terms are included in the trunk definition</li></ul>	
TP.03 Discussion	
<b>Discussion:</b> <ul style="list-style-type: none"><li>Using terms "hardwood" and "softwood" may be more vague – do not recommend using these terms</li></ul>	<b>Follow Up Needed:</b> <ul style="list-style-type: none"><li>None</li></ul>



**Direction on Draft Solution:**

- Do not include these terms in the UDC – maintain current definitions
- Using specific species in defining protected and heritage trees is recommended

**Direction on Final Terms:**

- Proceed as proposed.

**TP.04 Discussion****Discussion:**

- There are a lot of varieties of cedar
- Better to define the types of trees that we want to keep

**Follow Up Needed:**

- None

**Direction on Draft Solution:**

- Maintain current UDC list of excluded trees, which includes cedar trees

**Direction on Final Terms:**

- Proceed as proposed

**TP.05 Discussion****Discussion:**

- Need to be included so they may be counted towards mitigation and credit trees
- Identify a way to measure for certain multi-trunk trees (i.e. crepe myrtle)

**Follow Up Needed:**

- Bring back two options for consideration

**Direction on Draft Solution:**

- One way to measure ornamental trees may be by looking at the 5 largest trunks
- EXAMPLE (Option B)  
CP with 4 trunks, largest trunk = 6 in  
 $X = \text{largest trunk}, n = \text{no. of smaller trunks}$   
 $X + 0.5*n$   
 $6 + (0.5*3) = 7.5"$

**Direction on Final Terms:**

- Proceed with Option B

**TP.06 Discussion****Discussion:**

- Look into creating a new tree removal permit so that a SDP would not be required.
- Consider using a minimum size to determine when approval is required.

**Follow Up Needed:**

- Language that mimics heritage trees in the ROW and easements

**Direction on Draft Solution:**

- Create a new removal permit for protected trees

**Direction on Final Terms:**

- Proceed as proposed

**TP.07 Discussion****Discussion:**

- Include it as an option for new development and at the 5/10 year mark to better plan the site
- Inventory also includes location of the tree on the site
- Inventory are completed by arborist

**Follow Up Needed:**

- Identify if and when it will be required
- 

**Direction on Draft Solution:**

- Good to encourage the inventory and where it is beneficial

**Direction on Final Terms:**

- There are different stages of oak wilt – it may be difficult for surveyors to identify oak wilt if they do not have that expertise
- Staff's response: Trees identified as "dead" or "deceased" - identify if oak wilt is the reason for the tree health status
- Add "if dead" at the end of bullet point no. 5; or additional language to specify when applicable
- Consider inventory option for extraordinary conditions
- Trees on a survey identified as "dead" or "deceased" need to be further evaluated to determine if it is oak wilt
- Need clear definition of "Tree Inventory" and what the requirements are for the inventory
- Combine bullet points 1 and 5
- Define/specify how you can reduce mitigation

**TP.08 Discussion****Discussion:**

- Heading in the right direction
- Address what happens if the tree dies (replenish requirement)

**Follow Up Needed:**

- None

**Direction on Draft Solution:**

- More detail

**Direction on Final Terms:**

- Definition for "stands"

### TP.09 Discussion

#### Discussion:

- Floodplain – if not using for credit, do not need to include in survey
- Floodplain – cannot be developed in, thus should not be included for mitigation
- Floodplain – alternatively, developers may want to include these trees as credits if it allows other portions of the property to be developed

#### Follow Up Needed:

- Bring back examples for each possible solution to discuss at next meeting.
  - Alta
  - South Fork Apt site

#### Direction on Draft Solution:

- Need more info.

#### Direction on Final Terms:

- Developer – advantage that there are portions of property that can be counted/credited to allow more development in another portion
- Look at option to give developers a choice to do either Option A or B
- Another option may be to not count trees in the floodplain, but count double/higher credit within the developable area --> look for ways that incentivizes preservation within the developable area
- Bring back Option C for consideration (provide choice it makes sense)
- Consider effect it has on cost of housing (for all proposed amendments)

#### Direction on Final Terms:

- Clarify that the trees in the floodplain can be counted in your total number of trees, but that they cannot be used as credit trees for mitigation
- What might happen if a development had an area of dense trees outside of the floodplain?

### TP.10 Discussion

#### Discussion:

- Requiring vs encouraging – every time something is required it increases price
- Specify the value for encouraging tree inventory requirement

#### Follow Up Needed:

- Incentive options to discuss at next meeting

#### Direction on Draft Solution:

- Bag of options – create incentives

#### Direction on Final Terms:

- Look at TP.07

### TP.11 Discussion

#### Discussion:

- Verify/work with Finance on details for reimbursement process
- Off-site planting on common areas for residential subdivisions an appropriate option

#### Follow Up Needed:

- Work with Legal team to determine what City can require through deed restrictions
- Options for tier process through an administrative process

<ul style="list-style-type: none"> <li>Other jurisdictions that allow credit for trees planted on street yards of SFR lots</li> </ul>	<ul style="list-style-type: none"> <li>Options from other cities</li> <li>Examples of projects to evaluate</li> <li>Options on different fees for mitigation depending on size</li> </ul>
<b>Direction on Draft Solution:</b> <ul style="list-style-type: none"> <li>Need more info.</li> </ul>	
<b>Direction on Final Terms:</b> <ul style="list-style-type: none"> <li>Clarify that developer pays up front and can get credit later</li> <li>Clarify greater than 12 but less than 18</li> <li>Georgetown should have a minimum of 3 classes</li> </ul>	

TP.12 Discussion	
<b>Discussion:</b> <ul style="list-style-type: none"> <li>Street trees should not be allowed to be planted in front of the sign</li> <li>Fee-in-lieu of as an option in the event a tree may not be planted elsewhere on site</li> </ul>	<b>Follow Up Needed:</b> <ul style="list-style-type: none"> <li>None</li> </ul>
<b>Direction on Draft Solution:</b> <ul style="list-style-type: none"> <li></li> </ul>	
<b>Direction on Final Terms (Nov 11, 2020):</b> <ul style="list-style-type: none"> <li>Clarify that it must be planted within the same landscape area (i.e. if in the street yard, it needs to be placed in the street yard)</li> </ul>	

## Streetyards, Gateways, and Parking

SY.01 Discussion	
<b>Discussion:</b> <ul style="list-style-type: none"> <li>Artificial turf heats up quicker</li> <li>No objection to allowance in the rear yard</li> <li>Major concerns allowing it in the front yard</li> <li>Should not be visible from the street.</li> <li>Will not be maintained by property owners.</li> </ul>	<b>Follow Up Needed:</b> <ul style="list-style-type: none"> <li></li> </ul>
<b>Direction on Draft Solution:</b> <ul style="list-style-type: none"> <li>Not recommended.</li> <li>If allowed, should be limited to the rear yard only.</li> </ul>	
<b>Direction on Final Terms:</b> <ul style="list-style-type: none"> <li>Include a standard that restricts artificial turfs within an easement</li> <li>If limiting it to the rear, may not have any value to add maintenance requirements. Keep preferred turf standards.</li> <li>Potential loophole – no permit required. Possible solution - include scope of work in the flat work permit currently issued by the City</li> </ul>	

- Address how impervious cover may be impacted (what is considered impervious cover)

### SY.02 Discussion

#### Discussion:

- Concern that requiring higher level at the street may create conflicts as other phases develop
- Look at limits of construction as an option
- 1 and 2 okay
- 3 and 4 not sure

#### Follow Up Needed (October 14 Discussion):

- Example of thresholds and possible solutions

#### Direction on Draft Solution (November 11 Discussion):

- Option 2 – results in additional trees for smaller lots. Readjust numbers so that the smaller lots do not result in more trees. Run scenarios to compare requirements.

#### Direction on Proposed Terms (December 9 Discussion):

- Comparison were helpful – good with revised option 2.
- Okay with implementation of option 3

### SY.03 Discussion

#### Discussion:

- Goal is to make sure gateway area is heavily landscaped

#### Follow Up Needed:

- 

#### Direction on Draft Solution:

- Proceed as proposed

#### Direction on Final Terms:

- Proceed with Option 2 for defining the boundary

### SY.04 Discussion

#### Discussion:

- Does exempting inventory lots meet the goal of the City?
- Require shade structures?

#### Follow Up Needed:

- 

#### Direction on Draft Solution:

- Recommend reconsidering exemption in a future UDC amendment
- Look at definition of “inventory lot”

#### Direction on Final Terms:

- Proceed as proposed

### SY.05 Discussion

**Discussion:**

- It may take away more developable land
- May be 75% or may be 10 feet – look at percentage vs feet option (bullet point no. 2)

**Follow Up Needed:**

- 

**Direction on Draft Solution:**

- Recommend having all possible solutions as “or” options

**Direction on Final Terms:**

- Proceed as proposed

### Screening, Buffering, & Water Conservation

### SBW.01 Discussion

**Discussion:**

- Concern with adding a company name.

**Follow Up Needed:**

- 

**Direction on Draft Solution (November 11 Discussion):**

- Proceed as proposed
- Do not use specific business when referring to locational standards for enclosures

**Direction on Proposed Terms (December 9 Discussion):**

- All good!

### SBW.02 Discussion

**Discussion:**

- 

**Follow Up Needed:**

- 

**Direction on Draft Solution (November 11 Discussion):**

- Clarify that “turf” means natural turf or turf grass
- Do not add any provision that requires it, but that incentivizes it
- No. 4 – look at it functionally

**Direction on Proposed Terms (December 9 Discussion):**

- Good with Term #2 – IC credit
- Good with Term 3#, but clarify that sod = turf
- Term #4 is good.

## Proposed Terms - Validate direction on draft ordinance

Proposed Terms	
Discussion: <ul style="list-style-type: none"><li>•</li></ul>	Follow Up Needed: <ul style="list-style-type: none"><li>•</li></ul>
Direction: <ul style="list-style-type: none"><li>• Terms are good, reflect work done.</li></ul>	

## Public Outreach

Public Outreach	
Discussion: <ul style="list-style-type: none"><li>•</li></ul>	Follow Up Needed: <ul style="list-style-type: none"><li>•</li></ul>
Direction: <ul style="list-style-type: none"><li>• Groups to Include in Survey:<ul style="list-style-type: none"><li>○ Chamber of Commerce</li><li>○ Development Alliance</li><li>○ Think of new groups? Please let staff know before beginning of January.</li><li>○ Send reminder in "homework" email.</li></ul></li></ul>	

Tree Preservation, Removal and Mitigation

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
TP.01	Consider establishing a threshold for identifying which multi-trunk trees must be included on a survey based on the DBH of the largest trunk.	On non-residential projects, a tree survey is required to include any tree 12 inches + in diameter.	<p>Change the tree survey requirement on non-residential projects to require all trees 12 inches + in diameter except for the excluded species.</p> <ul style="list-style-type: none"><li>• Hackberry</li><li>• Chinaberry</li><li>• Ashe Juniper (cedar) – includes Mountain Cedar</li><li>• Chinese Tallow</li><li>• Mesquite</li></ul> <p>Include educational material in the Development Manual on how to measure trees.</p> <p>Codify terms for calculating the multi-trunk diameter of a tree (refer to TP.05).</p>	8.05.010.A.1 and 8.05.020.A.1
TP.02	Consider adding a definition for tree branch and tree trunk.	No definition of the word trunk.	<p>Define Trunk as in Random House Webster’s Unabridged Dictionary, 2nd Addition as adopted by UDC 1.06 &amp; 16.01:</p> <p><b>Trunk</b> – the main stem of a tree, as distinct from the branches and roots.</p> <p>Include definitions for branches and roots</p> <p><b>Branch</b> – a shoot or stem arising from the trunk.</p> <p><b>Root</b> – The usually underground portion of a plant that lacks buds, leaves, or nodes and serves as support, draws minerals and water from the surrounding soil, and sometimes stores food.</p>	16.02
TP.03	Consider adding a definition for “hardwood” and “softwood” trees as some might have different interpretations.	The UDC makes no reference to “hardwoods” or “softwood”. Heritage Trees may only be trees of the following species. Protected Trees are any species of tree 12” or greater in diameter, save for the excluded species.	<p>Continue to not use terms “hardwood” or “softwood”</p> <p>Do not add or subtract to current list of Heritage Tree Species.</p> <p>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.</p>	N/A



Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
TP.04	Exclude all cedar (ash-juniper and mountain cedar) trees from the protected trees definition.	Cedar is among the UDC list of excluded trees. These include: - Hackberry - Chinaberry - <b>Ashe Juniper (cedar)</b> - Chinese Tallow - Mesquite	Maintain current UDC list of excluded trees.	8.02.020.A and 16.02
TP.05	Consider excluding ornamental trees from the definition of protected trees.	Ornamental trees are allowed to count as credit trees for mitigation and as existing trees for landscaping requirements.	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.	8.02.040.C.2.a.i
TP.06	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.	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. Heritage Trees may be removed with approval of the Urban Forester. Protected Trees are not included under this exemption. Mitigation is required for any tree removed.	Continue current practices for Heritage Trees. Allow Protected Trees to be removed at the discretion of the Urban Forester. Make provisions to include it under the current Heritage Tree Removal Permit. Rename "Heritage Tree Removal Permit" to "Tree Removal Permit". The trimming of any Protected or Heritage Tree within a public right-of-way or public utility easement within the municipal limits of the City per Sec 12.08 of the City Code (adopted Oct 27, 2020).	3.23, 8.02.030.B.3

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
TP.07	Consider requiring a Tree Inventory for new projects and phased projects whose surveys need to be update after 5 and 10 years.	Tree Inventory is only encouraged, not required.	Require the Tree Inventory when existing trees are to be credited toward tree mitigation requirements Require the Tree Inventory when a residential project is proposed to be planned and constructed in three or more phases. Require the Tree Inventory when a master planned development is to be established under a Planned Unit Development or Development Agreement. Require the tree inventory when alternative tree standards are being requested through a Planned Unit Development, Development Agreement, or Subdivision Variance. Require tree surveys to identify if a tree is infected with oak wilt if deceased. Tree Inventory = species, size, disease and type of disease, health of tree, % of canopy cover	8.05.010.A.1 and 8.05.020.A.1
TP.08	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.	To protect a Heritage Tree any of the following may be varied: <ul style="list-style-type: none"><li>• Setbacks</li><li>• Lot design standards</li><li>• Building heights</li><li>• Sidewalks</li><li>• Lighting</li><li>• Signage</li><li>• Parking</li><li>• Drainage criteria</li><li>• Connectivity</li><li>• Driveway separation</li><li>• Utility extension</li></ul> 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.	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. <ul style="list-style-type: none"><li>• Setbacks</li><li>• Lot design standards</li><li>• Building heights</li><li>• Sidewalks</li><li>• Lighting</li><li>• Signage</li><li>• Parking</li><li>• Drainage criteria</li><li>• Connectivity</li><li>• Driveway separation</li><li>• Utility extension</li></ul> Alternative standards shall be approved by the Director under the provisions for an Administrative Exception.	3.16.020.C and 8.02.050.B.

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)														
TP.09	Consider establishing boundaries for calculating protected and heritage trees on projects (i.e. floodplain, ROW, Limit of Construction, Phase or Section specific)	Existing trees within the entire project boundary (including floodplain or ROW dedication) can be credited toward the existing trees remaining.	All trees within a property that has a floodplain may be considered for tree preservation and mitigation credit. <ul style="list-style-type: none"><li>Trees within the floodplain may be counted as credit trees for purposes of tree mitigation</li><li>Credit trees preserved within the developable area may be counted at a higher ratio of 2:1</li></ul> No trees shall be considered existing trees if located in an area proposed for right-of-way dedication/reservation where no public improvements are required to be constructed as a part of the scope of work.	8.02.030.F and 8.02.040.C.2.a.ii														
TP.10	Consider requiring additional information on the health of a protected and heritage tree to address disease control issues as it relates to tree preservation.	Health information is only encouraged, not required.	Require Tree Inventory to learn the health of a tree. Tree Inventory = species, size, disease and type of disease, health of tree, % of canopy cover	8.05.010.A.1 and 8.05.020.A.1														
TP.11	Consider additional options for tree mitigation.	Divide Protected Trees into two classes: <table><tr><th>Tree Size</th><th>Mitigation Fee</th></tr><tr><td>Protected (12" +)</td><td>\$150</td></tr><tr><td>Heritage (26" +)</td><td>\$200</td></tr></table>	Tree Size	Mitigation Fee	Protected (12" +)	\$150	Heritage (26" +)	\$200	Divide Protected Trees into three classes: <table><tr><th>Tree Size</th><th>Mitigation Fee</th></tr><tr><td>Protected (12" – 18")</td><td>\$125</td></tr><tr><td>Protected (18" +)</td><td>\$175</td></tr><tr><td>Heritage</td><td>\$225</td></tr></table> Removals in excess of the number of trees allowed to be removed = standard mitigation plus 50% Clarify that mitigation by “On-Site Replacement Trees” shall first be considered foremost, within site feasibility limitations, before other mitigation options. Developer shall provide a letter of intent which identifies the project trigger for when mitigation plantings are to be installed. <ul style="list-style-type: none"><li>City will draft standard language to be included with letter of intent to address review of plantings and refund of mitigation fees paid, in whole or in part, following verification of on-site mitigation plantings.</li></ul>	Tree Size	Mitigation Fee	Protected (12" – 18")	\$125	Protected (18" +)	\$175	Heritage	\$225	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
Tree Size	Mitigation Fee																	
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Heritage (26" +)	\$200																	
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Protected (12" – 18")	\$125																	
Protected (18" +)	\$175																	
Heritage	\$225																	

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
TP.12	Consider altering the situations in which required landscaping trees can be removed – specifically related to signage.	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.	Remove and replace with a tree or trees that will reach a similar size as the removed tree. <ul style="list-style-type: none"><li>• Grouping replacement tree(s) within the same required planting area where feasible (street yard, parking lot, gateway buffer, etc.)</li><li>• Trees must be planted so that they will not impede signage visibility in the future</li></ul>	8.06.060

Street yards, Gateways and Parking

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SY.01	Consider allowing the use of artificial turf for single-family residential	Artificial turf is not permitted in a single or two-family residential property.	Artificial turf, when proposed, shall be limited to the rear yard only. When the rear yard abuts a local or collector-level street, artificial turf shall be limited to the area screened from view from the adjacent right-of-way. Artificial turf shall be prohibited within an easement. Include standards that define preferred artificial turf. Artificial turf must comply with impervious cover limitations.	8.03.030; 8.06.020.C.3 and 8.06.040.F

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)																																
SY.02	Consider establishing different or alternative street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects.	<p>Street yard requirements are determined by 3 different street yard areas:</p> <table><tr><th>Street yard Size (sq.ft)</th><th>Landscape Area</th><th># Trees</th><th># Shrubs</th></tr><tr><td>&lt;50,000</td><td>20%</td><td>1 / 5,000 sq.ft.</td><td>3 / 5,000 sq.ft.</td></tr><tr><td>50,000 – 500,000</td><td>20%</td><td>10 for 1<sup>st</sup> 50,000 sq.ft. 1 / additional 10,000 sq.ft.</td><td>30 for 1<sup>st</sup> 50,000 sq.ft. 3 / additional 10,000 sq.ft.</td></tr><tr><td>&gt; 500,000</td><td>20%</td><td>55 for 1<sup>st</sup> 500,000 1 / additional 25,000 sq.ft.</td><td>175 for 1<sup>st</sup> 500,000 sq.ft. 3 / additional 25,000 sq.ft.</td></tr></table>	Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs	<50,000	20%	1 / 5,000 sq.ft.	3 / 5,000 sq.ft.	50,000 – 500,000	20%	10 for 1 <sup>st</sup> 50,000 sq.ft. 1 / additional 10,000 sq.ft.	30 for 1 <sup>st</sup> 50,000 sq.ft. 3 / additional 10,000 sq.ft.	> 500,000	20%	55 for 1 <sup>st</sup> 500,000 1 / additional 25,000 sq.ft.	175 for 1 <sup>st</sup> 500,000 sq.ft. 3 / additional 25,000 sq.ft.	<p>Revise Street yard size thresholds to reflect sizes more commonly seen and updated planting requirements for each threshold</p> <table><tr><th>Street yard Size (sq.ft)</th><th>Landscape Area</th><th># Trees</th><th># Shrubs</th></tr><tr><td>&lt;10,000</td><td>20%</td><td>1 / 2,500 sq.ft.</td><td>3 / 2,500 sq.ft.</td></tr><tr><td>10,000 – 100,000</td><td>20%</td><td>4 for 1<sup>st</sup> 10,000 sq.ft. 1.5 / additional 10,000 sq.ft.</td><td>12 for 1<sup>st</sup> 10,000 sq.ft. 4 / additional 10,000 sq.ft.</td></tr><tr><td>&gt;100,000</td><td>20%</td><td>18 for 1<sup>st</sup> 100,000 2 / additional 20,000 sq.ft.</td><td>48 for 1<sup>st</sup> 100,000 sq.ft. 5 / additional 20,000 sq.ft.</td></tr></table> <p>Create a street yard planting percentage option that focus heaviest plantings near the ROW.</p> <ul style="list-style-type: none"><li>Required for phased projects – to be completed in Phase 1</li></ul> <p>Screening and Bufferyard plantings are still in addition to all other requirements.</p> <div><div>10% (<b>Low-level</b>) of street yard plantings located within 28 feet of building façade</div><div>30% (<b>Mid-level</b>) of street yard plantings located between Low-level and High-level planting zone</div><div>60% (<b>High-level</b>) of street yard plantings located between ROW &amp; Mid-level planting zone</div></div>	Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs	<10,000	20%	1 / 2,500 sq.ft.	3 / 2,500 sq.ft.	10,000 – 100,000	20%	4 for 1 <sup>st</sup> 10,000 sq.ft. 1.5 / additional 10,000 sq.ft.	12 for 1 <sup>st</sup> 10,000 sq.ft. 4 / additional 10,000 sq.ft.	>100,000	20%	18 for 1 <sup>st</sup> 100,000 2 / additional 20,000 sq.ft.	48 for 1 <sup>st</sup> 100,000 sq.ft. 5 / additional 20,000 sq.ft.	8.04.030
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Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SY.03	Clarify the applicability of Gateway landscape requirements (and how these relate to other landscape requirements)	Gateway standards do not apply when another zoning overlay district exists. Gateway overlay districts boundary are determined by: - Right-of-way line of each applicable roadway - Centerline of the roadway when conflicting gateway overlay districts occur	Gateway standards shall apply when more stringent than the standard of any other overlay district Clean-up referenced code sections Gateway overlay boundaries extend up to a maximum depth of 100 feet from the edge on the right-of-way line on either side.	4.11, 8.04.050
SY.04	Clarify the applicability of landscape requirements for inventory lots related to an auto sales use	"Vehicle display and sales areas" are exempt from the parking lot landscape requirements.	Define "vehicle display and sales areas" as the area specifically reserved for the display and storage of vehicles actively for sale. These areas shall not include areas reserved for required parking spaces, parking of vehicles in service, or areas reserved for the storage of vehicles not actively for sale.	8.04.040.C
SY.05	Consider measures or alternatives to address conflicts between signage, utilities and easements, and landscape requirements	An Administrative Exception may be requested for an alternative Landscape design.	When required shade trees conflict with signage or utility easement, one or more of the following options may be proposed to meet the requirement: <ul style="list-style-type: none"><li>• 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:<ul style="list-style-type: none"><li>➤ 2 ornamental trees = 1 shade tree, <b>or</b></li><li>➤ 1 ornamental tree and 20 small to medium shrubs = 1 shade tree, <b>or</b></li></ul></li><li>• No more than 25% of the mature canopy size may encroach onto an easement, sign, or any other conflict point; <b>or</b></li><li>• Gateway landscape buffer shall extend a minimum of 10 feet beyond any conflicting easement.</li></ul>	8.06.030.D.6

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SBW.01	Clarify screening requirements for alternative waste containers	Dumpsters are subject to locational and design standards including distance from property line, placement on reinforced concrete pads, screening materials, gate materials, and features to protect enclosures from truck operations.	Other waste and recycling container enclosures shall also be subject to the dumpster locational and design standards. Location of waste and recycling container enclosures shall also comply with the standards of the waste collection service provider.	8.04.070.D
SBW.02	Review current nonresidential landscaping requirements regarding the city's water conservation efforts	Grassed areas are encouraged to be planted with drought resistant species such as (but not limited to) Bermuda, Zoysia, or Buffalo. 50% of plant materials must be low water users. Solid sod shall be used in swales or on 3:1 or greater slopes or other areas subject to erosion. Synthetic or artificial lawns or plants are not allowed.	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. Continue to require a minimum of 50% of the total number of plant materials to be low water user plants. <ul style="list-style-type: none"><li>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.</li></ul> 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. <ul style="list-style-type: none"><li>Exemptions: dog parks; open recreational/common amenity areas; parkland</li></ul> 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. <ul style="list-style-type: none"><li>Include standards that define preferred artificial turf and maintenance requirements.</li></ul>	8.06.020.C.3, 8.06.040.F, 11.02.020.A.7

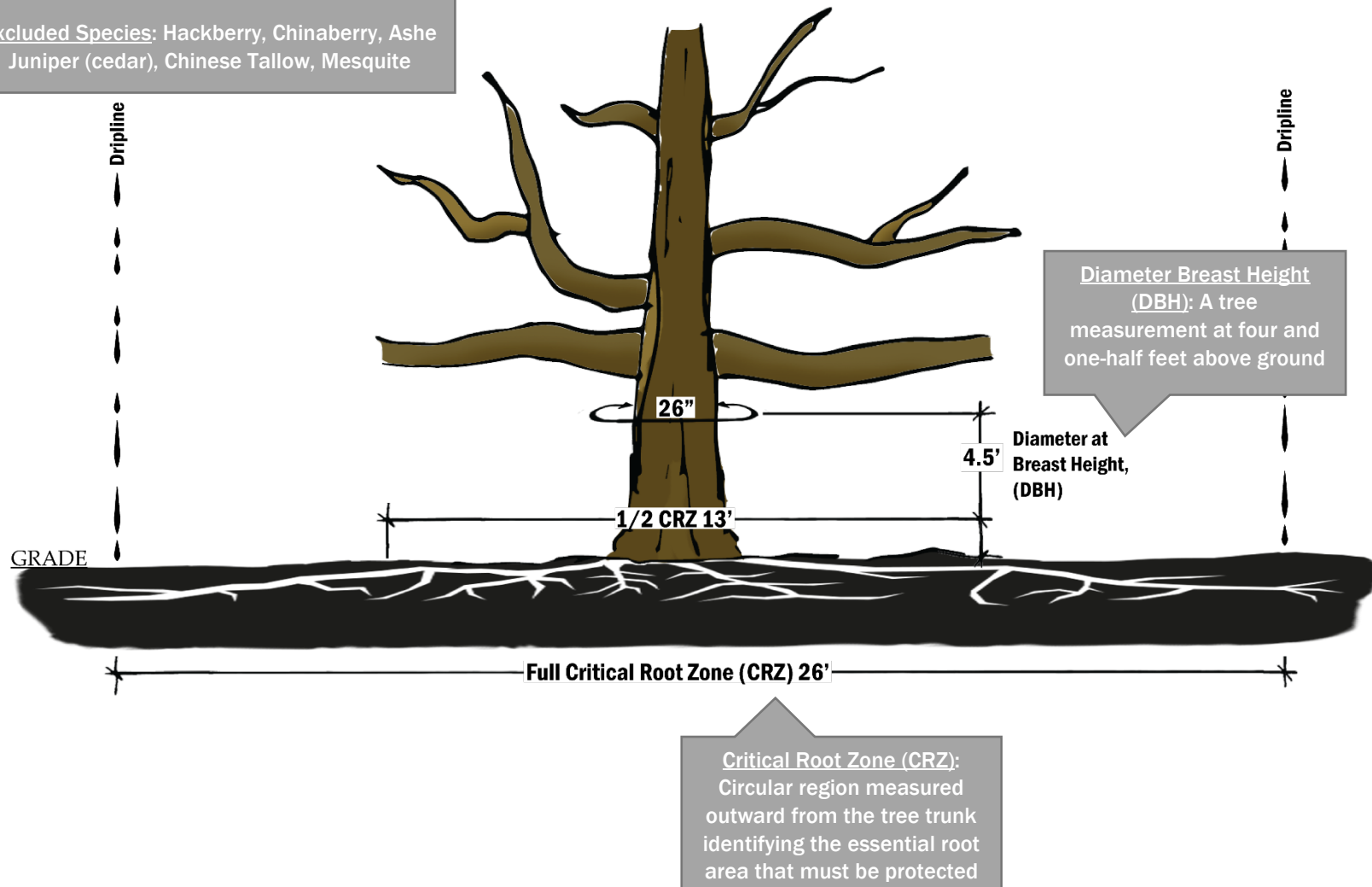
# Essential Terms – Part 1

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





# Essential Terms – Part 2

Shade Tree: The largest plants in the landscape that provide the overhead structure needed for shading and under which other plants live and grow.

Street yard: 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.

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

**Public Comments received**

- \* Office Hours discussion
- \* Survey response
- \* Comment Letters

**Office Hours Public Comments/Feedback (January 19 – February 5)**

**Friday February 5, 9:30am**

- Mitigation fees do not incentivize protection of trees or on-site replacement. Depending on tree species, it is more cost effective to pay the mitigation fee than to replace it with new trees when considering the cost of the tree plus labor.
  - Staff Response: *A study of current mitigation fees may be warranted in the future.*
- Consider counting new shrub plantings, in addition to new trees, as credit for mitigation.
  - Staff Response: *For Tree Mitigation requirements, shrubs do not meet the intent of replacing lost tree canopy or caliper inches.*
- Provide list of recommended tree species for areas along sidewalks/trails, tight spaces, parking lots, in front of buildings, etc. Certain tree species, as they grow, will cause damage to the sidewalk or other public/private improvements, or cover buildings that may want to showcase. Having a list of recommended tree species for these situations may facilitate design of site.
  - Staff Response: *This is something that can be incorporated in the updating of the Preferred Plant list.*

**Friday February 5, 10:30am**

- Landscape Architect (LA) agreed that Tree Amendments are good for Tree Preservation but can be frustrating when looking at large industrial site.
  - Staff Response: *In agreeance*
- If existing trees in the ROW are not counted as existing, then do I still have to mitigate them? What about new Overall Transportation Plan (OTP) roads? Might this also extend to utility work?
  - Staff Response: *Mitigation is required for removed trees within the R.O.W., Mitigation is required on OTP roads as well as utility work projects. This is a current requirement; no changes are proposed.*
- Third tree class is great for developers! Helps with costs on sites that may be former farmland and have been let turn fallow. These sites tend to have trees that land in the lower protected tree class.
  - Staff Response: *In agreeance*
- Can the Preferred Plant List be updated to include more low water users? TAMU has a great low water user list.
- Limits on turf in SBW.02 do not make developers happy, but would make LAs and designers happy. Can temporary irrigation be used to establish native turf species?
  - Staff Response: *In agreeance on turf limitations; Current UDC irrigation requirements allow for 3 options; no changes are proposed to the requirements.*

Tree Preservation and Landscape Standards  
General Amendment No. 20-03

- Synthetic turf would be great to not have to be screened. Especially true on playgrounds, sports fields, K-12 facilities, daycares, etc. – this creates safety issues. Some new glass and buildings materials can create heat that can melt artificial turf.
  - *Staff Response: Screening requirements for playscapes, sports fields, and other similar recreational fields have been adjusted to not hinder safety issues.*
- In street yards, could we use more 3 gallon or 1-gallon shrubs to meet planting requirements? It can be difficult to find 5 gallons plants with heavy demand on suppliers.
  - *Staff Response: Current UDC minimum planting requirements for shrubs are 1 gallon, no changes are proposed to the requirements.*
- Ornamental trees can still block signage. Can more shrubs be used instead of ornamental trees?
  - *Staff Response: UDC would just provide flexibility on location on ornamental trees that should address this concern.*

#1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, January 26, 2021 10:32:22 AM  
**Last Modified:** Tuesday, January 26, 2021 10:33:48 AM  
**Time Spent:** 00:01:25  
**IP Address:** 69.7.160.146

---

Page 1

**Q1** Yes

Do the proposed UDC amendments address the identified issues?

---

**Q2** Yes

Are the proposed changes easy to understand?

---

**Q3** No

Do you need more information?

---

**Q4**

If yes, please provide your contact information below:

no

---

**Q5**

Please provide any additional comments below.

Increase how often pruning permits are reviewed

---

#2

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, February 03, 2021 4:05:05 PM  
**Last Modified:** Wednesday, February 03, 2021 4:11:41 PM  
**Time Spent:** 00:06:35  
**IP Address:** 70.112.239.208

---

Page 1

**Q1** **No**

Do the proposed UDC amendments address the identified issues?

---

**Q2** **Yes**

Are the proposed changes easy to understand?

---

**Q3** **No**

Do you need more information?

---

**Q4** **Respondent skipped this question**

If yes, please provide your contact information below:

---

**Q5**

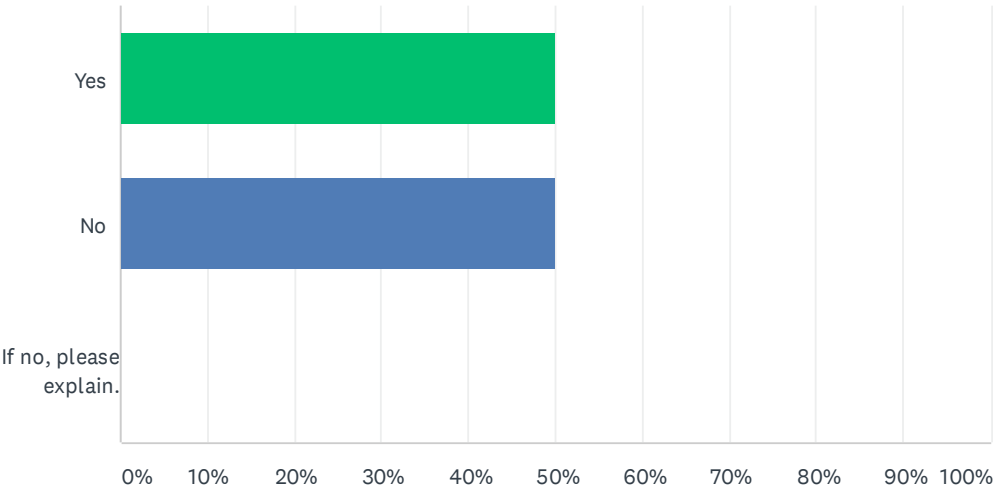
Please provide any additional comments below.

Tree mitigation requirements should be allowed in lots. Protected trees are 12" and above, however mitigation credits are only given for trees 18" and above. This inconsistency should be fixed.

---

Q1 Do the proposed UDC amendments address the identified issues?

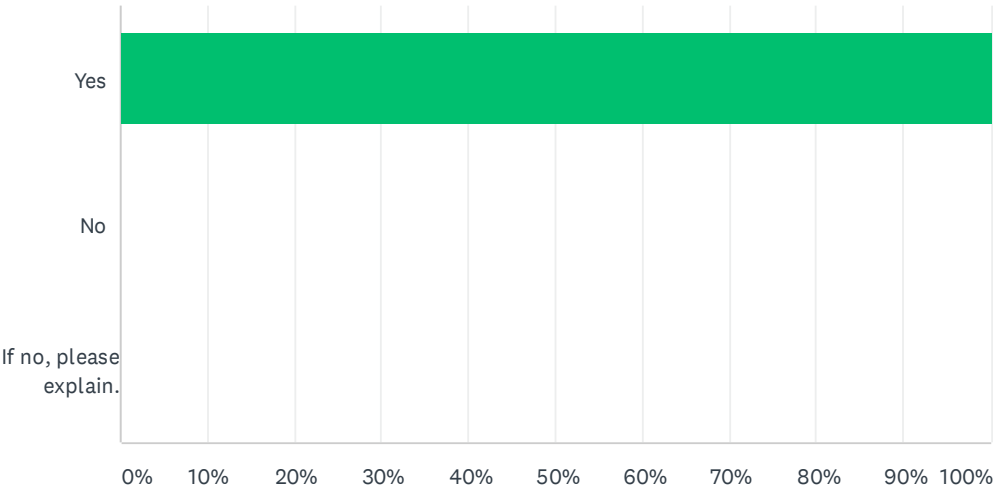
Answered: 2   Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		50.00%	1
No		50.00%	1
If no, please explain.		0.00%	0
TOTAL			2

Q2 Are the proposed changes easy to understand?

Answered: 2    Skipped: 0

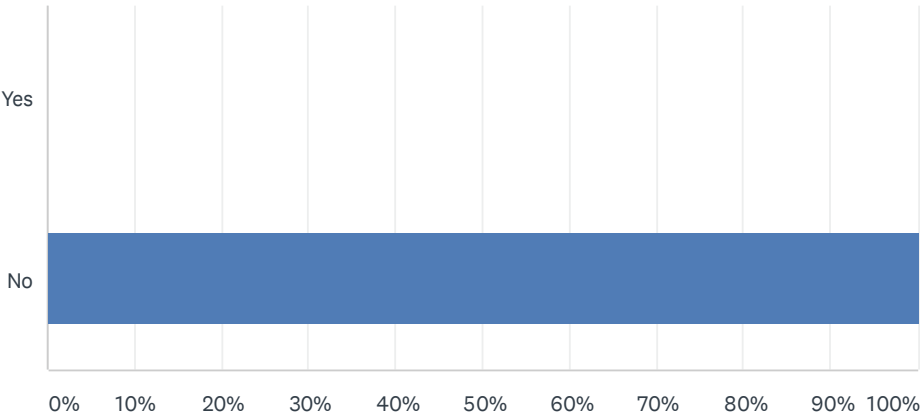


ANSWER CHOICES	RESPONSES	
Yes	100.00%	2
No	0.00%	0
If no, please explain.	0.00%	0
TOTAL		2



Q3 Do you need more information?

Answered: 2    Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	2
TOTAL		2

Q4 If yes, please provide your contact information below:

Answered: 1   Skipped: 1

Q5 Please provide any additional comments below.

Answered: 2   Skipped: 0

February 3, 2021

City of Georgetown

UDC Advisory Committee & Planning Staff

Re: Tree Mitigation Credit – For Residential Single-Family Lots

Dear UDC Advisory Committee,

The purpose of this letter is to request that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed. Many neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots. Our developments require that 2-3" trees and 4- 3" trees are planted on every standard and corner single family lot, respectively. These tree planting requirements are part of our recorded restrictive covenants that run with the land and are enforced by the homeowners association. This code amendment would encourage more trees to be planted within the subdivision. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

We appreciate your willingness and time on this matter.

Sincerely,



Blake J. Magee, President

# OWEN HOLDINGS, INC.

February 4, 2021

City of Georgetown

UDC Advisory Committee & Planning Staff

## **Re: Tree Mitigation Credit – For Residential Single-Family Lots**

Dear UDC Advisory Committee,

Thank you for the time and effort put in by staff and the UDC Advisory Committee on the changes to Chapter 8 of the UDC.

As a developer in Georgetown we continually struggle with Tree Preservation Standards. Generally speak we love trees, and we try to keep as many mature trees on site as possible. The Code isn't always easy to navigate and the effect on each development is often very different. For instance a development on a parcel with no existing trees is much easier to develop and plant mitigation trees than a mature, beautifully wooded site. We continually work to save trees whenever and wherever possible because we believe that they add to a project. However, this becomes strained on a site with decent tree coverage and you start placing trees on site just to fulfill the requirement. I can save trees and have 3 times the required caliper inches yet we are still expected to mitigate trees removed in the development process; this creates inequity between projects.

I join others in asking for consideration that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed; this is a potential solution to the inequity involved between treed properties and properties without trees. Many neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots. This code amendment would encourage more trees to be planted strategically within the subdivision vs. just adding to already landscaped areas. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

We appreciate your willingness and time on this matter.

Sincerely,  
OWEN HOLDINGS, INC.



Joe Owen

February 3, 2021

City of Georgetown

UDC Advisory Committee & Planning Staff

Re: Tree Mitigation Credit – For Residential Single-Family Lots

Dear UDC Advisory Committee,

This letter is intended to request that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed.

Some of neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots.

I believe this amendment to the UDC shall still achieve the intent of best practices in development. Obviously, if not trees are planted on the single family lots, there would be no credit but this will encourage the development community to plant more trees in the sub-divisions. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

If you have any questions, please do not hesitate to contact me at [rpuri@athenadomain.com](mailto:rpuri@athenadomain.com) or at my office at 210-698-3004.

Sincerely,



Rajeev Puri

Athena Domain, Inc.





February 4, 2021

City of Georgetown

UDC Advisory Committee & Planning Staff

Re: Tree Mitigation Credit – For Residential Single-Family Lots

Dear UDC Advisory Committee,

The purpose of this letter is to request that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed. Many neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots. If necessary, the community association docs for the subdivision could include language that requires the tree/s within the single-family lots to remain and be maintained. This code amendment would encourage more trees to be planted within the subdivision. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

We appreciate your willingness and time on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Ashlock".

Stephen Ashlock

Vice President of Land Development



February 4, 2021

City of Georgetown  
UDC Advisory Committee & Planning Staff

Re: Tree Mitigation Credit – For Residential Single-Family Lots

Dear UDC Advisory Committee,

The purpose of this letter is to request that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed. Many neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots. This code amendment would encourage more trees to be planted within the subdivision. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

We appreciate your willingness and time on this matter.

Sincerely,



Ryan Mattox  
Vice President of Land Acquisitions



February 3, 2021

City of Georgetown

UDC Advisory Committee & Planning Staff

Re: Tree Mitigation Credit – For Residential Single-Family Lots

Dear UDC Advisory Committee,

The purpose of this letter is to request that the UDC Advisory Committee and City Planning Staff entertain and investigate the request from the development community to modify the City of Georgetown Unified Development Code (UDC) – Chapter 8 – Section 8.02 to allow for tree mitigation credits to apply towards trees planted on residential single family lots within the subdivision that is being developed. Many neighboring jurisdictions allow for onsite tree credits to be satisfied by trees planted on single family lots. This code amendment would encourage more trees to be planted within the subdivision. Please accept this letter as a formal request for this item to be heard and reviewed by the UDC Advisory Committee and Planning Staff.

We appreciate your willingness and time on this matter.

Sincerely,



Chris Little  
City President

# Tree Preservation and Landscape Standards

## Adjustments and Clean-up

UDC Advisory Committee  
April 14, 2021

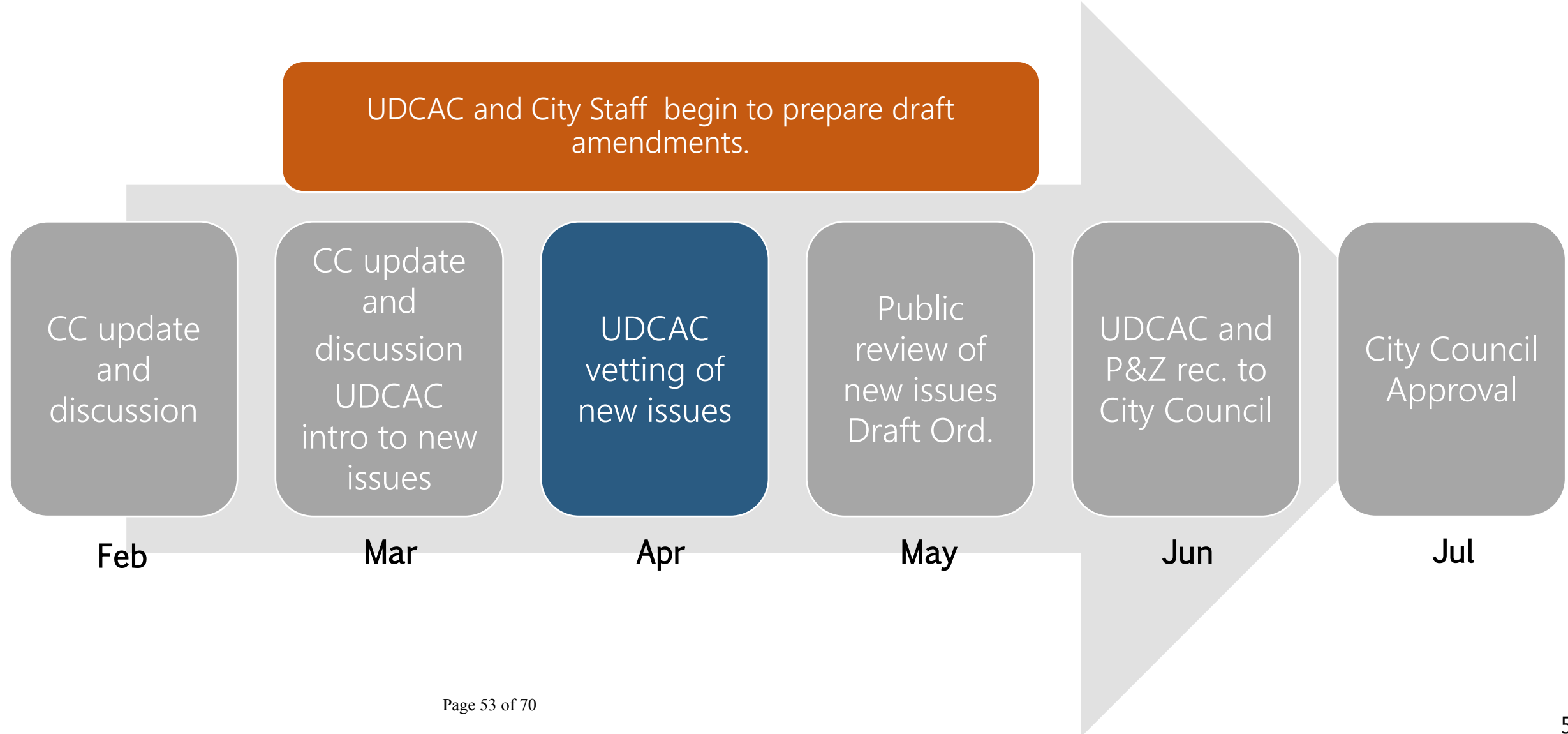
# Purpose

- Discussion on possible amendments to the Unified Development Code (UDC) related to tree mitigation options.

# City Council Workshops

- Feb 9 - Tree Preservation, Removal and Mitigation
  - No changes to proposed terms and recommended amendments
  - Two (2) new items for consideration
    - 1) Consider allowing smaller trees (smaller than 6 inches) to be counted as credit trees
    - 2) Explore the option of allowing trees planted on residential lots as on-site replacement trees
- Mar 23 - Street yards, gateway and parking, and screening and water conservation to be discussed at the next meeting
  - No changes to proposed terms and recommended amendments

# Amendment Process



## 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.

## TP.11.1 – Tree Mitigation Options

### Issue:

Consider allowing existing trees with a DBH smaller than 6 inches as credit trees for mitigation purposes.

### Background:

- Existing trees with a DBH of a minimum of 6-in and no more than 11-in that remain on site are considered credit trees and may be credited toward the required mitigation trees.
- Minimum size for new trees is 3-in DBH

### UDC Sections Affected:

8.02.040

### Georgetown Requirements:

- Existing trees that are at least 6 inches and no more than 11 inches at 4.5 feet above ground that remain are considered credit trees and may be credited toward the required mitigation trees.
- Credit trees may apply towards a maximum of 75% of the required mitigation inches for **protected trees** (all trees 12 inches in diameter at 4.5 feet above the ground).
  - Excludes Hackberry, Chinaberry, Ashe Juniper (cedar), Chinese Tallow, and Mesquite.
  - Will also exclude Mountain Cedar, Blueberry Juniper, Post Cedar, Chinese Tallow.
- Credit trees may not be used towards mitigation for **heritage trees** (certain trees 26 inches or more in diameter at 4.5 feet above the ground).

# TP.11.1 – Tree Mitigation Options

## Other Cities requirements:

- Cedar Park – Between 6 and 8 inches
- Round Rock – Between 3 and 8 inches; Max allowed credit tree inches applicable to Mitigation is 50%

	Diameter at Breast Height (inches)																																									
City	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40+		
Georgetown																																										
Austin																																										
Cedar Park																																										
Leander																																										
Round Rock																																										
San Marcos																																										
Pflugerville																																										

Credit Tree
Classification Lower than GT
Protected Tree Equivalent
Heritage Tree Equivalent
Classification Higher than GT

\$ Mitigation Fee per Inch



## TP.11.1 – Tree Mitigation Options

### Issue:

Consider allowing existing trees with a DBH smaller than 6 inches as credit trees for mitigation purposes.

### Background:

- Existing trees with a DBH of a minimum of 6-in and no more than 11-in that remain on site are considered credit trees and may be credited toward the required mitigation trees.
- Minimum size for new trees is 3-in DBH

### UDC Sections Affected:

8.02.040

### Other Requirements and Processes Impacted:

- *Subdivision Plat, Site Development Plan, Stormwater Permit*
  - Tree Survey typically only includes trees required to be protected, and any that may be used for credit (6 to 11 inches).
  - Issues:
    - Smaller trees are not surveyed due to time and cost.
- *Tree Care*
  - Issues:
    - Existing smaller trees are less likely to survive due to lack of water resource, unestablished root system, and impacts of construction process.

## TP.11.1 – Tree Mitigation Options

### Issue:

Consider allowing existing trees with a DBH smaller than 6 inches as credit trees for mitigation purposes.

### Background:

- Existing trees with a DBH of a minimum of 6-in and no more than 11-in that remain on site are considered credit trees and may be credited toward the required mitigation trees.
- Minimum size for new trees is 3-in DBH

### UDC Sections Affected:

8.02.040

### Possible Solutions:

1. Smaller trees to be used as credit trees will need to be surveyed and included in the Tree Preservation Plan.
2. Smaller trees may be counted based on location (i.e. undisturbed areas), health, survival rate, and potential impact from construction. In no case shall the tree be smaller than 3 inches at 4.5 feet above ground.
3. Provide alternative option- when smaller trees are counted, all on-site credit trees may be counted at a reduced mitigation ratio (i.e. 0.5:1 inch ratio); or at an increased basis for percentage of total diameter inches removed (i.e. 60% of protected trees).

## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### State Law Requirements (LGC Sec 212.095):

- Restricts municipalities from requiring payment of a tree mitigation fee for the removal of a tree:
  - on a property that is an existing one-family or two-family dwelling that is the person's residence; and
  - is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.
- Where tree mitigation fee is imposed, municipalities must provide the option to allow for a credit of tree planting to offset the tree. To qualify, the tree must be:
  - planted on property for which the tree mitigation fee was assessed; or
  - on property mutually agreed upon by the municipality and the person; and
  - at least 2 inches in diameter at the point on the trunk 4.5 feet above ground.
- Municipalities may not prohibit the removal of a tree that "...poses an imminent or immediate threat to persons or property"

## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### Georgetown Requirements (UDC Sec 8.02):

- Requires approval for the removal of a **heritage** (certain trees 26 inches or more in diameter at 4.5 feet above the ground) tree on residential property platted after 2007.
- Requires approval for the removal of a **heritage** or **protected** (all trees 12 inches in diameter at 4.5 feet above the ground) tree on non-residential property.
- When on-site replacement option is selected:
  - New trees may only be counted to meet non-residential landscape requirements.
  - Trees to be planted are required to be identified on the plans in accordance with the UDC's plant selection, installation and maintenance requirements.
  - This is typically done at time of Site Development Plan or Stormwater Permit when site design is finalized and it is known where new trees may be planted.
    - These permits are not required for single-family or two-family residential lots.

## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

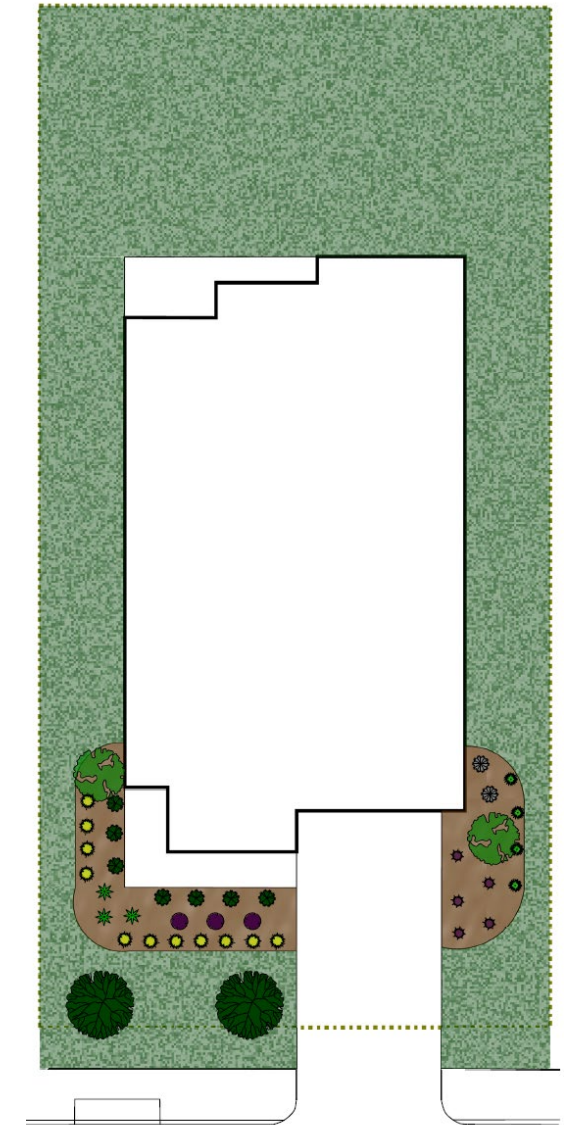
### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

**UDC Sections Affected:**  
 8.02.040

### Residential Landscape Required

- One shade tree is required for every 50' of lot frontage
  - Frontage does not include driveway
  - Existing trees saved count toward the requirement
  - Must be at least a 3-inch caliper tree
  - Trees shall have at least one bubbler installed per newly installed tree.



# TP.11.2 – Tree Mitigation Options

## Other Cities requirements:

- All cities require that tree mitigation be completed by replacement trees to be planted on-site.

	Diameter at Breast Height (inches)																																									
City	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40+		
Georgetown												\$125						\$175								\$225																
Austin								\$100										\$200							\$600																	
Cedar Park								\$150											\$300							\$450																
Leander								\$150										\$300								\$300																
Round Rock								\$150						\$450				\$300																								
San Marcos									\$163																	\$323																
Pflugerville								\$150										\$300								\$450																



## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### Other Requirements and Processes Impacted:

- *Subdivision Construction Plans*
  - Tree Preservation Plan must include a tree mitigation plan, which identifies location of on-site replacement trees.
- Issues:
  - Exact location of building, driveways and other improvements are not known as this is to be determined by the builder.
  - Tree Preservation Plan would need to include where all new trees will be planted in accordance with UDC's plant selection, installation and maintenance requirements.



## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### Other Requirements and Processes Impacted:

- *Building Permit*
  - Residential building permits require a general landscape plan
  - Issues:
    - Building permits only required in the city limits.
    - Builders are unaware of approved Tree Preservation Plan.
    - Builders occasionally allow future homeowners to do own landscaping.
    - On-site replacement tree would be in addition to the minimum landscape standards under current standards.
    - Landscaping is not included in final inspection of home.
    - New review (tracking) and inspection would need to be added to building permit process.



## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### Other Requirements and Processes Impacted:

- Tree Removal Permit*
  - Only required for removal of heritage trees.
  - Issues:
    - No review/approval process for the removal of other trees.
    - Removal review process would be needed to ensure mitigation measures are still being met on residential lots.
    - Minimum size tree to be planted must be at least 3-in in diameter at 6-inches above the ground; however, municipalities cannot impose a mitigation fee to a homeowner who removes a tree that is less than 10 inches in diameter at 4.5 feet above the ground.
      - Trees planted for mitigation may be removed at any time thus nullifying this mitigation.
      - No measures exist to monitor trees on residential lots for compliance with city code requirements

## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

### Other Requirements and Processes Impacted:

- *Tree Care*
  - Maintaining life and health of tree.
  - Issues:
    - Homeowners will not properly maintain tree.
    - Watering issues.
    - Homeowner opts to change landscape on property (i.e. xeriscape).
    - Tree may be removed, which would not be reviewed by the municipality as no process exists for non-heritage trees.
    - Utility and other improvement conflicts (i.e. widening of driveway)
    - Tree placement issues (i.e. tree was planted too close to the house).

## TP.11.2 – Tree Mitigation Options

### Issue:

Explore the option of allowing trees planted on residential lots as on-site replacement trees.

### Background:

- On-site replacement trees have been accepted on sites that are common areas or subject to non-residential review standards and enforcement.

### UDC Sections Affected:

8.02.040

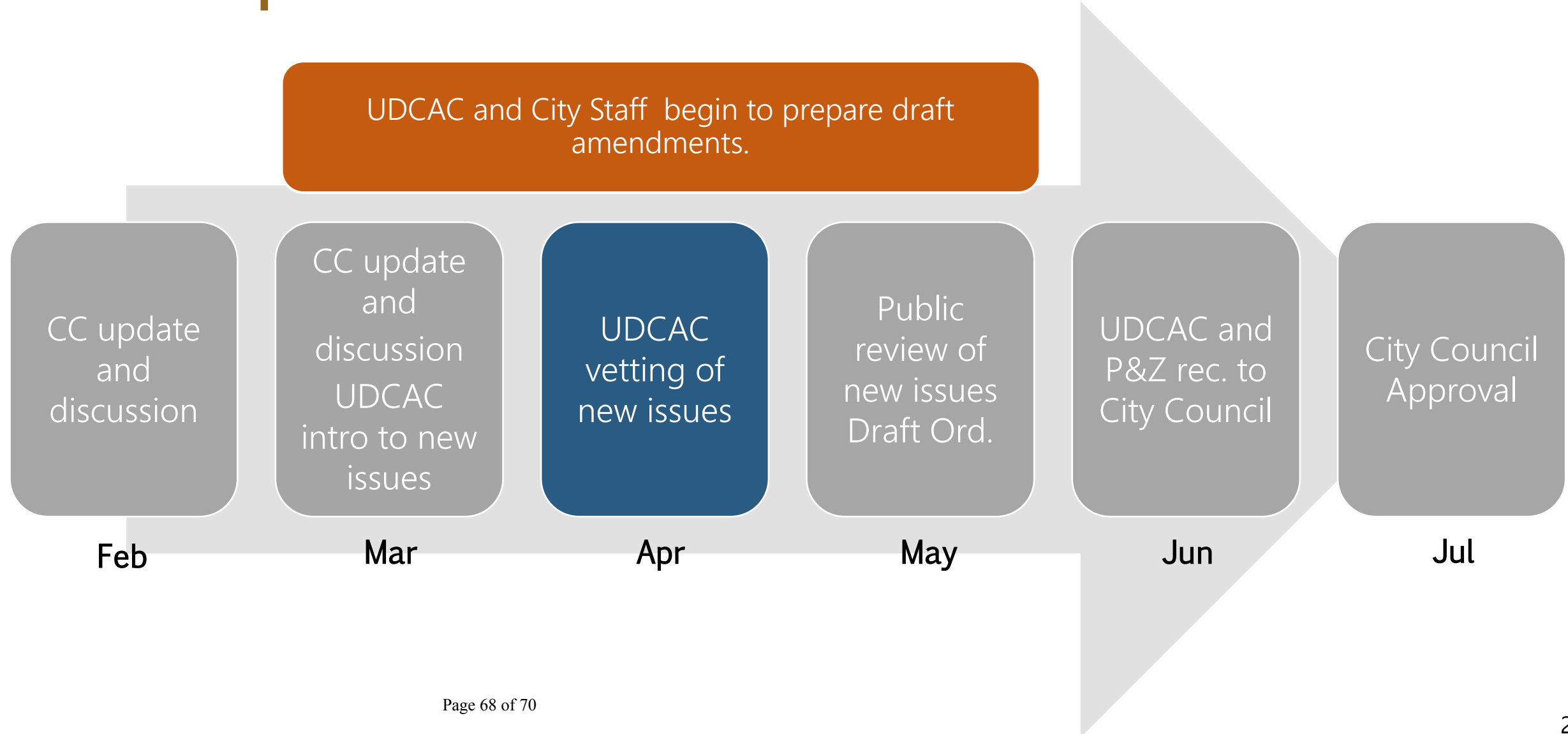
### Possible Solutions:

1. Continue to limit on-site replacement trees to public areas (i.e. ROW, amenity lots, stormwater facility lots, and open space lots)
2. New residential trees in excess of existing requirements as defined in sec. 8.03.020, may only receive partial credit for tree mitigation (city limits only).
3. Limit maximum credit per lot based on 30-foot on-center plantings.
4. New trees must be planted in the street yard within a private landscape easement to be dedicated to the POA/HOA for maintenance. Landscape easement must be depicted on the Plat.
5. Only permitted for subdivisions in the city limits.
  - Property in the ETJ would be limited to amenity lots, stormwater facility lots, and open space lots.

### Alternative Options:

1. Allow trees to be planted within the right-of-way in a landscape median or between the curb and sidewalk with an approved maintenance agreement between the governmental agency and property owners and successors.

# Next Steps



# Requested Feedback

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

City of Georgetown, Texas  
Unified Development Code Advisory Committee  
April 14, 2021

**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 studied at this time.

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager