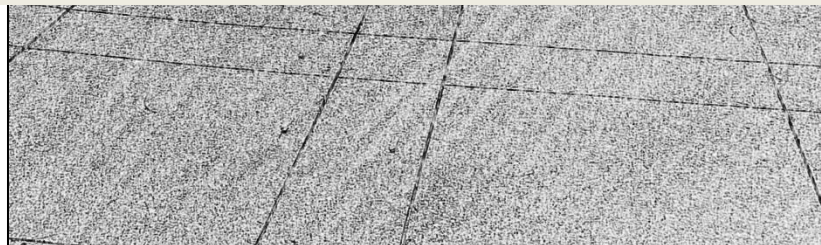




# **ARTICLE X LANDSCAPE AND TREE PRESERVATION REGULATIONS**



**Zoning Ordinance Committee – October 1, 2015**

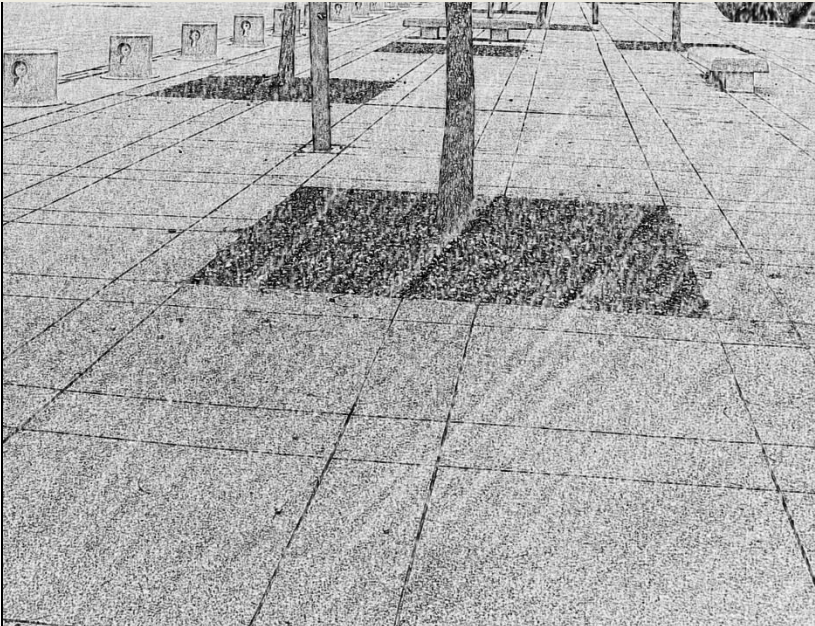




# **ARTICLE X LANDSCAPE AND TREE PRESERVATION REGULATIONS**



**Enforcement**



# Enforcement

- Enforcement – current process

# Enforcement

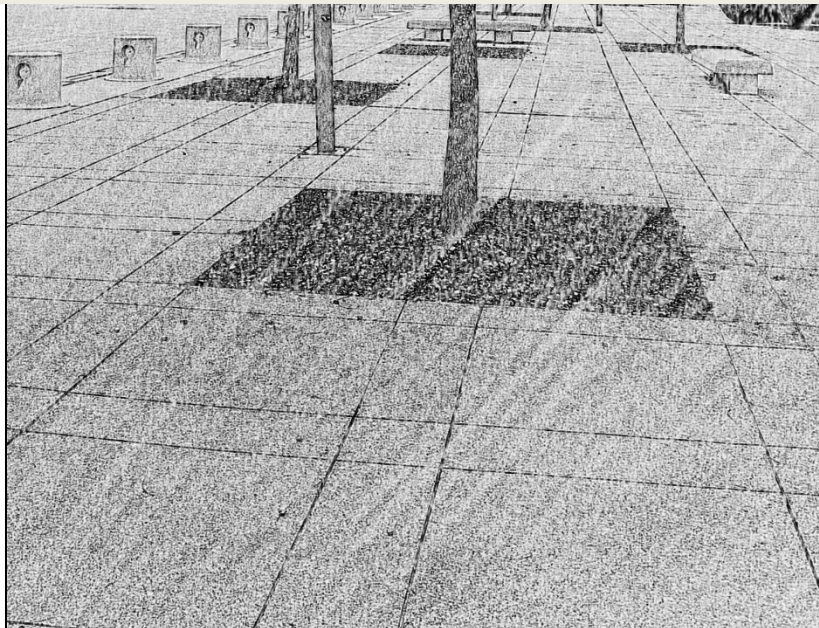
- Penalty fees applicable to Reforestation Fund
  - If trees are removed without an approved tree removal permit or a building permit, mitigation is doubled.
  - Aerial canopy recognition may be used for enforcement



# **ARTICLE X LANDSCAPE AND TREE PRESERVATION REGULATIONS**



**Irrigation / Water Conservation**



# Irrigation/Water Conservation

## Discussion on amendment

- Irrigation Requirements Section – Article X
- Irrigation ordinance
- Water conservation ordinance
- Proposed water requirements for renovations
- Proposed water requirements for all other applications
- Proposed allowances for SITES and conservation plans authorized by the building official

# Irrigation/Water Conservation

## Article X - Irrigation

### Current Irrigation Requirements –

- All plant materials **used as screening** under this article must be irrigated by an automatic irrigation system installed to comply with industry standards.
- Other plant materials used to comply with this article must be located within 100 feet of a verifiable water supply.
- Proposed watering methods (irrigation or otherwise) must be:
  - (a) indicated on the landscape plan, if any; and
  - (b) adequate to maintain the plant materials in a healthy, growing condition at all times.

# Irrigation/Water Conservation

## Irrigation

### **Section 317** (Plumbing and Mechanical Code)

- All irrigation systems must comply with provisions of Appendix J, “Standards for Designing, Installing, and Maintaining Landscape Irrigation Systems,” of this code.
- The purpose of this appendix is to require all irrigation systems to be installed, maintained, altered, repaired, serviced and operated in a manner that will promote water conservation.



# Irrigation/Water Conservation

## Irrigation

### **Section 317 - Appendix J**

- A licensed irrigator or landscape architect must prepare an irrigation plan.
- The irrigation plan must include complete coverage of all areas to be irrigated.
- Irrigation systems must have separate zones.
- Spray over impervious surfaces prohibited.
- Rain and freeze shut-off devices are required.

# Irrigation/Water Conservation

## Water Conservation

### SEC. 49-21.1. CONSERVATION MEASURES RELATING TO LAWN AND LANDSCAPE IRRIGATION.

(a) Purpose. Lawn and landscape irrigation practices within the city, especially during the summer months, can cause a waste of valuable water resources. The purpose of this section is to mandate that water be used for lawn and landscape irrigation in a manner that prevents waste, conserves water resources for their most beneficial and vital uses, and protects the public health.

# Irrigation/Water Conservation

## Recommendation

- Article X requirements to be applied to renovations and additions, on sites less than one acre, having new 'site work' with less than 2,000 square feet of net impervious surface increase.

# Irrigation/Water Conservation

## Recommendation

- Automatic irrigation systems with dedicated water zones are required for all other non-residential landscape designs that include landscape areas of 500 square feet or greater.

# Irrigation/Water Conservation

## Recommendation

- Proposed landscape design option credits based on efficiency for SITES, or water-efficiency, plans, in accordance with Best Practices in the Landscape Manual, and as authorized by the building official.

# Irrigation/Water Conservation

## Recommendation

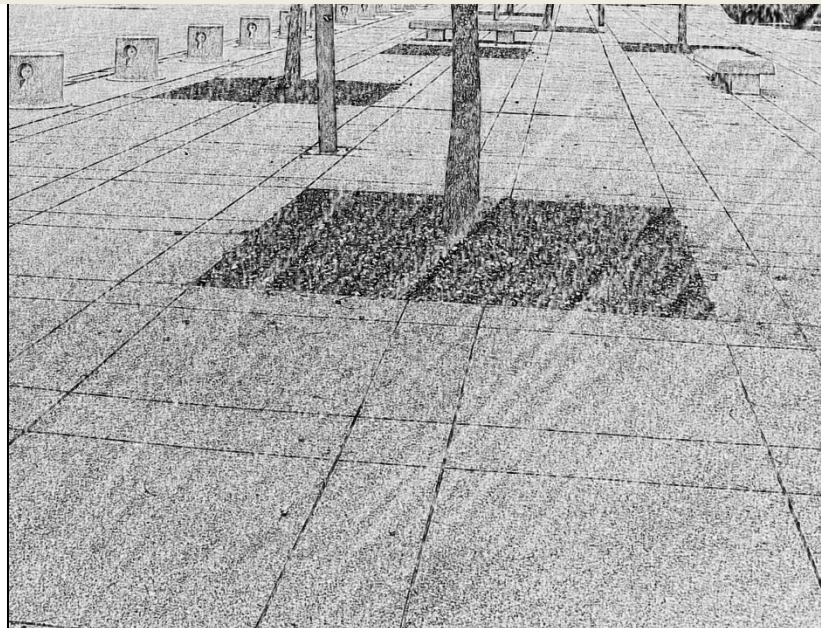
- All required irrigation systems may be subject to an irrigation audit.



# **ARTICLE X LANDSCAPE AND TREE PRESERVATION REGULATIONS**



## **Overview of Topics**



# Article X

## Landscape Regulations

### Single Family and Duplex Uses

#### Current:

- Minimum 3 trees per lot
- Minimum of 2 trees in front yard (*ALL SF/D PROPERTIES*)
- Trees a minimum 2" caliper
- Trees from Approved Replacement Tree list

#### Proposed:

- R-7.5(A) and greater: Minimum 3 trees per lot with minimum 2 trees in front yard
- R-5(A) and Duplex: Minimum 2 trees per lot with minimum 1 tree in front yard
- TH and CH: Minimum 1 tree per lot in front yard
- Trees from Approved Replacement Tree list (current)
- Trees a minimum of 2" cal.(current)
- **Tree Canopy Cover Credit may reduce new tree requirement for property. One tree required in front yard.**



# Article X

## Tree Regulations

Single Family and Duplex Uses

### Current Article X

- Exempted for SF/D uses, lots under 2 acres
- Tree protection required

### Proposed amendments

- Exempted for SF/D uses, lots under 2 acres (current)
- Tree protection required, including boundary trees
- Tree Canopy Cover Credit for tree canopy retention, all SF/D uses
- Neighborhood Forest Overlay

# Article X

## Design Standards/Options

### **Current DESIGN STANDARDS**

- Enhanced perimeter buffers
- Street buffers
- Screening of off-street parking
- Enhanced vehicular pavement
- Permeable vehicular pavement
- Pedestrian facilities
- Foundation planting strip
- Understory preservation
- Enhanced pedestrian walkways

### **Proposed DESIGN OPTIONS**

- Enhanced buffer zones, upgrades
- Enhanced screening options
- Enhanced façade planting options
- Pedestrian facilities options
- Enhanced pavement options
- Tree preservation
- Habitat preservation / restoration
- Low Impact Development
- Parking Lot island, median, and pocket park enhancements
- Enhanced landscape standards, including SITES, maintenance plan, water wise conservation.

# Article X

## Methods of Tree Mitigation

### Current Article X

- Plant on property (priority)
- Donate trees to Parks
- Plant trees within 1 mile
- Reforestation Fund
- Conservation Easement

### Proposed amendments

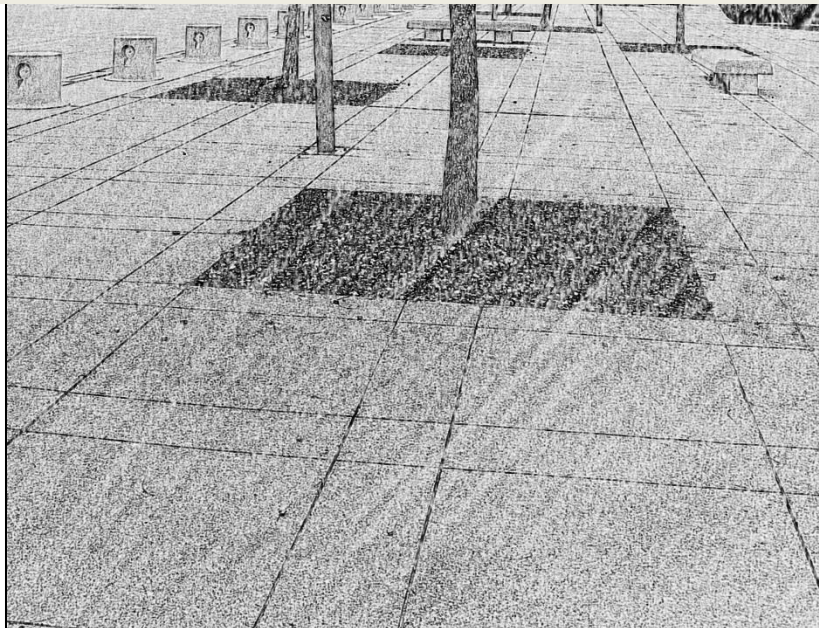
- Plant on property (priority)
- Donate trees to Parks
- Plant trees within 5 miles
- Reforestation Fund
- Conservation easement, as amended
- Sustainable Development Incentives (on-site)



# ARTICLE X LANDSCAPE AND TREE PRESERVATION REGULATIONS



## Tree Lists



# Article X

## Significant Tree List

### Proposed:

12" and larger:

Post oak

24" and larger:

All oaks

American elm

Chittamwood (Gum bumelia)

Bois d'arc

# Article X

## Unprotected Trees

### Proposed:

**PROTECTED TREE** means trees of all species that are at least eight (8) inches in diameter except for trees identified as unprotected in this section, and any eligible canopy tree which projects a tree canopy coverage over a lot or tract when identified within an optional Forest Stand Delineation\* review, and a tree that was planted as a replacement tree.

# Article X

## Unprotected Trees

### Proposed:

#### Common Name

Callery Pear

Chinaberry

Chinese tallow

Palm

Tree-of-Heaven

Invasive species

#### Botanical Name

*Pyrus calleryana*

*Melia azedarach*

*Sabium sebiferum*

*Ailanthus altissima*

*Texas Department of Agriculture Noxious Weed List or Texas Parks and Wildlife Department Prohibited Exotic Species List*

All cultivars

None

None

All plants in Palmae

None

## **NEXT .....**

- No meeting October 15
- November 5 – Review Draft Ordinance