

Proposed Amendments – Landscape Requirements & Tree Preservation



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Ordinance Amendments



Amendments to the Landscape Requirements and Tree Preservation sections to address the following:

- Relating the number of trees required for a single family lot to the lot size
- Concerns regarding the 15' tree preservation zone requirements with respect to the type of trees on the developing property to be saved.
- Mitigation tree placement with respect to which type of trees may be used for mitigation purposes, and
- Future preservation of mitigation trees during development by adding a preservation easement

Landscape Requirements



Current Landscape Requirement

- For single family builders are required to plant two canopy trees per lot, prior to obtaining a certificate of occupancy. At least one the canopy trees shall be located in the front yard.

Issue

- Smaller single family lot sizes are now being submitted making it difficult to place the two canopy trees per lot.

Proposed Landscape Amendment

- Single family lots 40 feet or greater would require two canopy trees, one of the canopy trees would be within the front yard.
- Single family lots less than 40 feet one canopy tree shall be required, and it shall be located in the front yard.

Tree Preservation Requirements



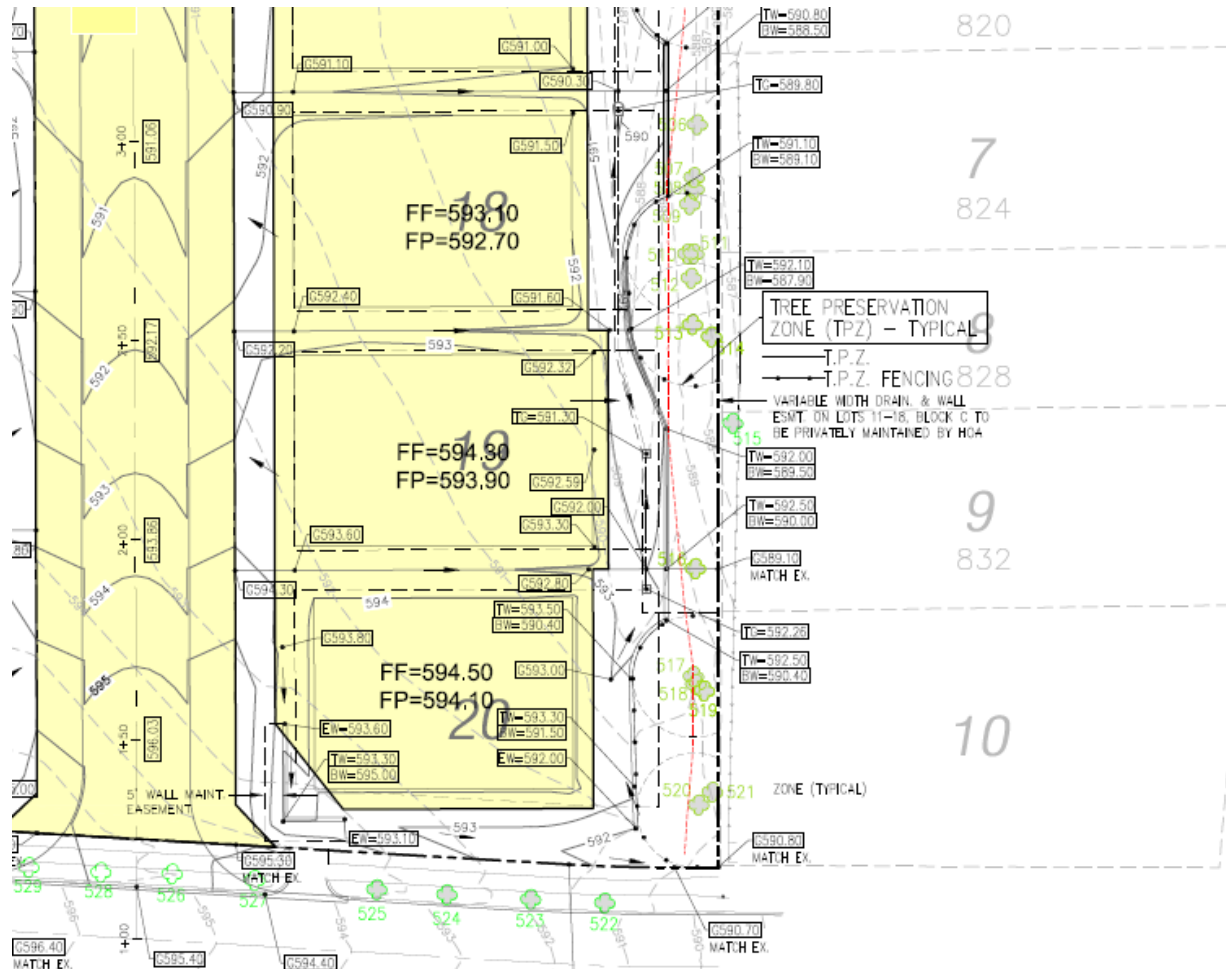
Current Tree Preservation Requirement

- The perimeter tree zone requirements states if a quality tree six inches or greater exists within 15 feet of the boundary line between an existing platted single family residential and a proposed development, a perimeter tree zone shall be provided. The perimeter tree zone shall extend 15 feet out from each quality tree six inches or greater onto the proposed development for a maximum 30-foot wide perimeter tree zone.

Tree Preservation Requirements



Tree Preservation Plan & Perimeter Tree Zone



Tree Preservation Requirements



Issue

- Citizens that back to a 15 foot perimeter tree zone do not differentiate between a quality tree and simply a tree.

Proposed Tree Preservation Amendment

- The proposed amendment to the Tree Preservation ordinance will require a perimeter tree zone for all trees 6" or greater regardless of the type of tree and requires this zone to be indicated on the plat as a perimeter tree zone easement.

Tree Preservation Requirements



Current Tree Mitigation Requirement

- The trees that currently may be used for tree mitigation come from our quality plant list within the City of McKinney Approved Plant List attached to our ordinances

Issue

- The quality plant list has not only canopy trees (i.e. Oaks) but also ornamental trees (i.e. Yaupon), thus allowing mitigation for a large Oak tree with a Yaupon tree

Proposed Tree Mitigation Requirement

- The amendment to the Tree Preservation Mitigation amends the term quality tree to canopy tree as approved on the tree preservation plan

Tree Preservation Requirements



Current Tree Mitigation and Protection Easement

- The current ordinance does not require a protection easement for planted mitigation trees.

Issue

- There is nothing in the Tree Preservation ordinance that protects trees that have been planted as mitigation from mitigation tree removal due to future development.

Tree Preservation Requirements



Proposed Tree Mitigation Requirement

- No mitigation trees may be removed for future development. A Mitigation Plan must be submitted and approved indicating placement of all required mitigation trees. If future phases are to be a part of the development a Tree Mitigation and Protection easement must be indicated on the plat where mitigation trees have been placed.