



CITY OF MCKINNEY, TEXAS

Legislation Text

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Discuss and Provide Direction to Staff Regarding Proposed Revisions to Tree Survey Within the Tree Preservation Ordinance

COUNCIL GOAL: Direction for Strategic Growth

MEETING DATE: June 20, 2016

DEPARTMENT: Development Services

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Mark Hines, Director of Engineering

ITEM SUMMARY:

- City Council input and direction is needed regarding whether or not an amendment to the tree survey requirements within Section 146-136, "Tree Preservation," of the City's Code of Ordinances should be brought forward for the City Council's adoption.
- Currently, a tree survey is required at the time of an application for a tree permit. The tree survey requirements include the location of all buildings, structures, parking and vehicular maneuvering area, utilities, sidewalks, and other improvements (existing and proposed); the creeks, lakes, and other water features (existing and proposed); the location of FEMA 100-year floodplain, NRCS lake tree preservation zone, or erosion hazard setback easement; any proposed non-disturbance area; and the caliper size of all trees six inches or greater.
- Currently, in areas not to be disturbed the survey is only required to extend 15 feet back from the tree perimeter.
- Currently, no protection is afforded for or mitigation required for the removal of trees less than 42 caliper inches to install utility lines; dedicate public rights-of-way; public or private streets or alleys; provide any required easement up to the minimum width needed to accommodate the required service; fire lanes; parking; sidewalks; driveways; construct fences and screening walls; building pads; hike/bike trails; or achieve cut and fill drainage.
- Currently, Specimen trees 42 inches or greater, 70% of quality trees within our flood plain 6 inches or greater, and a 15' perimeter tree zone of quality trees 6 inches or greater are protected and if removed, require mitigation.
- Members of the Development Community have requested that the City evaluate and adopt an amendment to the Tree Preservation ordinance to revise the requirement of a tree survey of all

trees 6 inches or greater for a development_site to 36 inches or greater in those areas that are exempt as noted above.

- Considering revising the tree survey obligations from 6 inch caliper trees or greater to only 36 inch caliper trees or greater in exempt areas might include the following pros and cons:
 - The pros to the removal of requiring a tree survey within exempt areas from 6 inch caliper to 36 inch caliper or greater are as follows:
 - Lower the development cost of projects to the Development Community.
 - Reduce the time associated with some tree surveys.
 - Eliminate unnecessary effort to survey trees less than 36 inches that are allowed to be removed.
 - The cons to the removal of requiring a tree survey of all trees 6 inch caliper or greater to 36 inch or greater within exempt areas are as follows:
 - Through the development process (planning process and civil review) if the exempt area changes, the developer may be required to re-survey areas to comply with the ordinance.
 - There is the potential to lose significant numbers of internal trees when the site is not being surveyed except for 36 inch trees or greater within the exempt areas. This creates a lack of incentive to save trees within open space areas.

Currently, our comparison cities tree survey requirements are as follows:

	McKinney	Plano	Frisco	Fairview	Allen
Required Caliber Size	6" or greater	8" or greater	8" or greater	6" or greater canopy 2" or greater ornamental	6" or greater
Exempt	ROW, utilities, parking, pads, grading	ROW, utilities, parking, pads, grading	ROW and utilities	ROW, utilities, parking, pads, grading	ROW and alleys
Survey Requirements	Location, species, size, existing natural features	Location, species, size, condition, elevation, existing natural features	Location, species, size, dripline, age, color photo of tree to be removed, existing natural features	Location, species, size, elevation, existing natural features	Location, species, size, condition, existing natural features

- Amendments to the Tree Preservation Ordinance could include the provision as follows: Sec. 146-136.-Tree preservation. (e) Tree preservation permit submittal and review. (1) Submittal requirements. 2. (xii) The caliper size of all trees six inches or greater *with the exception of those areas noted within (f) Standards.* (3) *All other developments. Those areas shall be surveyed the caliper size of all trees 36 inches or greater.*

FINANCIAL SUMMARY: N/A