



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 17-915, **Version:** 1

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Consider/Discuss Potential Amendments to the Tree Survey Requirements Contained Within the Tree Preservation Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** September 18, 2017

**DEPARTMENT:** Development Services Division

**CONTACT:** Michael Quint, Executive Director of Development Services

### **RECOMMENDED CITY COUNCIL ACTION:**

- Consider and discuss whether or not the tree survey requirements contained within the Tree Preservation Ordinance should be modified to reduce potential delays in the development process.

### **ITEM SUMMARY:**

- Staff is seeking direction from the City Council regarding whether or not the tree survey requirements contained within the Tree Preservation Ordinance should be modified to reduce potential delays in the development process.
- This topic was originally discussed during the summer (June/July) of 2016 and the consensus from the City Council at that time was not to make changes to the existing Tree Preservation Ordinance's tree survey requirements. Since that time, Mayor Fuller and Mayor Pro-Tem Rogers have requested that this item be revisited.
- In May of 2016, Staff was made aware of a potential delay in the development process that could be caused by the requirement to survey trees that may otherwise be removed without mitigation or penalty.
- Staff evaluated the potential issue and confirmed that delays could occur if a large site with significant amounts of trees that could be removed with no penalty was required to individually survey and mark each tree on site.
- An example would include the Auburn Hills development, which is located to the north of U.S. Highway 380 and generally east of Future Ridge Road, and is approximately 324 acres in size. This development was required to individually survey 6,588 trees with a 6" caliper or greater, the majority of which could be removed with no mitigation or penalty. Only 233 of these trees were a 20" caliper or greater. This survey took approximately 3-4 months to

complete.

- An example of a typical tree survey that's currently submitted is attached for reference purposes. An example of a potential tree survey is also attached for reference. In this potential tree survey example, the red dots reflected thereon could represent trees at or above an established caliper size threshold and could be further detailed (including caliper size and species) on subsequent pages similar to what is currently submitted as part of a tree survey. This type of tree survey could be offered to the development community in limited situations where a typical tree survey may not be necessary, similar to how non-disturbance areas and aerial canopy exhibits are currently offered.
- If modified tree survey requirements create concerns regarding the overall preservation of trees, perhaps other requirements could be strengthened as part of any potential amendments. For example, the specimen tree size could be modified from 42" to an acceptable lower caliper inch size, the perimeter tree zone adjacent to platted single family residential neighborhoods could be increased from 15', or some exemptions could be modified or removed.