

# Tree Preservation and Mitigation

Environmental Task Force

May 19, 2020



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## Overview Presentations

Previous presentations  
Common themes

January 14, 2020: Presentation at Council work session by UTA professor David Hopman regarding the Cross Timbers ecoregion

February 25, 2020: Presentation at Council work session comparing Arlington's tree preservation and mitigation ordinances to other cities

March 16, 2020: Presentation to the Environmental Task Force, which included options for improving Arlington's tree preservation and mitigation ordinance

March 24, 2020: Presentation by Mary Graves, Texas Historic Tree Coalition, to the ETF on designating trees or areas as historic

April 28, 2020: Presentation to the Environmental Task Force summarizing previous discussions

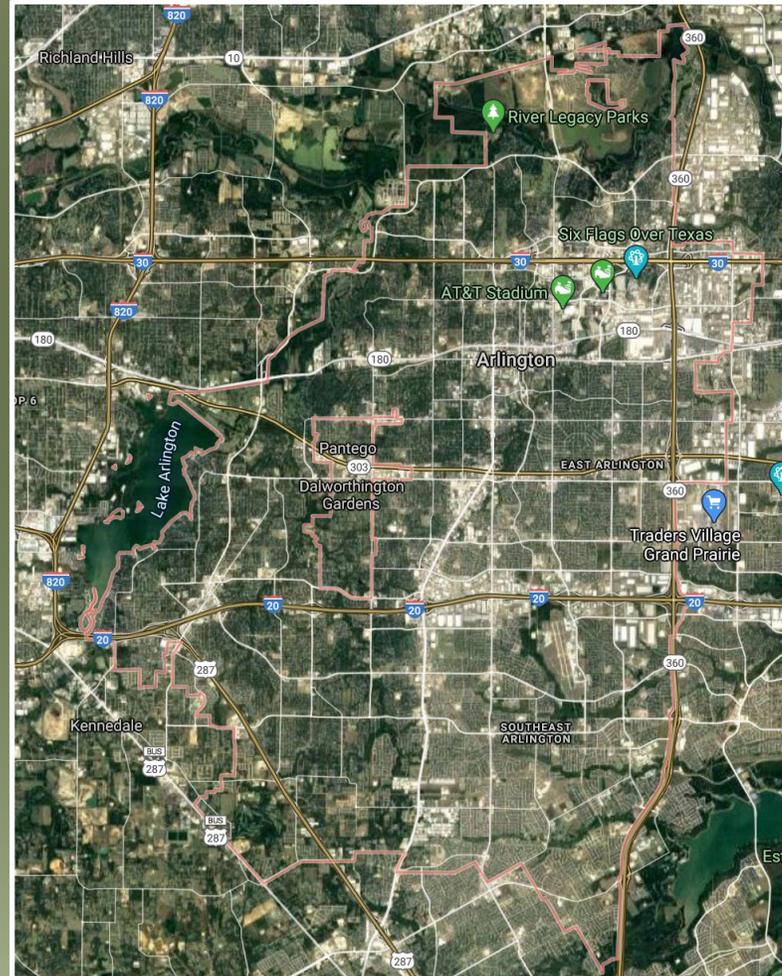
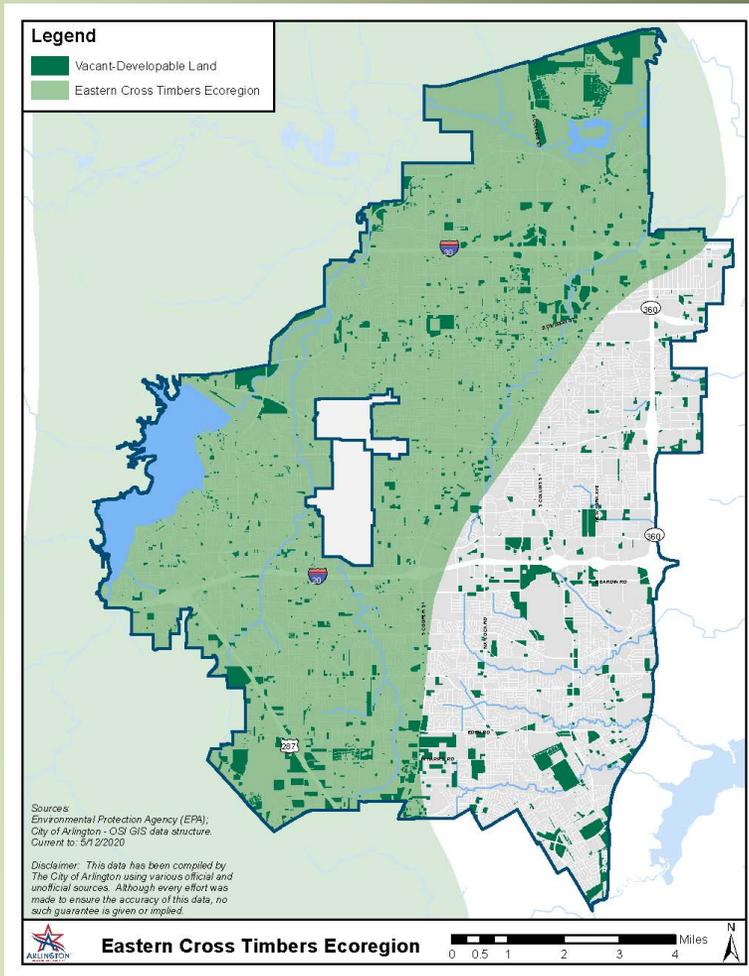
Cross Timbers recognition • Preservation approach vs. Mitigation • Ordinance administration

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## Cross Timbers Designation

Cross Timbers eco-region mapping  
Historic tree area designation  
Considerations of a regulatory approach



## Regulatory Considerations

- Rationale
- Uniform application to properties “similarly situated”
- Voluntary vs. mandatory approach to tree conservation
- How does it impact the development value of property?
- Least restrictive means. E.g., premium on certain trees for inventory/mitigation



## Preservation UDC Amendments

Incentivize the preservation of the valuable Cross Timbers species by looking for the design elements of a site that can be improved with trees

- **Inventory protected oaks within the building footprint** that –  
“...are at least 18 inches or greater in size.”  
(Current commercial development standard is 30 inches or greater)
- **Increase the residential preservation credit** for –  
“...all post oak, blackjack oak, and Texas oak trees 3 inches caliper or greater to be counted twice for credit to achieve the 35 percent preservation requirement.”  
(Current residential credit is two times for oaks 3-5 inches)
- **Increase commercial preservation tree points for Bonus Trees and Significant Stands** to –  
Award two additional tree points per caliper inch preserved.  
(Current commercial award is one-half point)

### Who Benefits?

City      Developer





## Administration UDC Amendments

Suggested amendments to the UDC that would benefit the preparation, review and administration of a Tree Management Plan

- **Submittal of phantom-lined plans** that –  
Depict streets, rights-of-way, easements, and other improvements in order to clearly indicate how the proposed development relates to existing trees that are planned for removal
- **Allow a sampling inventory of not less than 25 percent** for –  
Wooded sites greater than three acres where trees are numerous and are predominately left undisturbed by development
- **Allow an AEC reduction in parking for not more than 10 percent** to –  
Preserve significant sizes, species or stands (clusters) that are located within a proposed parking area, provided the applicant demonstrates adequate parking through industry “best practices”

### Who Benefits?

City

Developer



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## Administration Enforcement

Need for non-developmental tree protection  
How are agricultural uses impacted?

### **Tree Removal Permit**

Arlington's tree permit for non-developmental tree clearance pre-dates the UDC. Standard preservation and mitigation requirements apply. The ordinance foundation needs clarification.

Solution:

“Except as provided in Sections 5.2.3.A(2) and 5.2.3.B(1), a permit shall be required for the removal of trees on property not subject to tree preservation, mitigation and replacement standards for residential or non-residential development.”

### **Agricultural Tree Clearing**

Clearing wooded land for animal or crop production is deemed “development,” which includes the use of open land for a new use. Commercial preservation standards apply.

Solution:

“All open land converted to or developed for animal or crop production shall preserve a minimum of 25 percent of the existing total protected caliber inches.”

This places agriculture into a more lenient residential standard versus commercial.

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## Administration Replacement Fee

Charged when residential preservation is less than 35 percent or non-residential P&R is less than 1:1  
Arlington fee adopted in 1994

Fee per  
caliper  
inch

Average: \$162 / ci (w/A)  
\$175 / ci (wo/A)

\$200

\$150

\$100

Arlington

Fort Worth

Garland

Grand Prairie

Irving

Mansfield

Plano

\$100

\$200

\$150

\$195

\$153

\$175

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Questions?

