

Tree Preservation and Mitigation

City Council Work Session

February 25, 2020



Applicability Exceptions Standards Enforcement

Fort Worth Garland Grand Prairie Irving Mansfield Plano



Applicability
Arlington

Residential: Vacant / undeveloped /
redeveloped >1Acre
Non-residential: All, including mixed-use,
parking, buffers

Fort Worth

- Removal of trees >6ci
- If bldg. permit required
- All clearing of property

Garland

Any development or redevelopment

Grand Prairie

Industrial

Irving

All property in the city

Mansfield

Any property in the city

Plano

All vacant and undeveloped property; all property to be redeveloped, including additions and alterations



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Exceptions
Arlington

Resident: Occupied < 1 Acre
Nonresidential: Diseased, dead, prohibited species; public utilities within ROW

Fort Worth

Residential:
1-2 family dwellings < 1A

Nonresidential

- Within any design district
- "H" central business
- Airport area
- Diseased, dead
- Public safety
- Gas well sites

Garland

Residential:
Occupied 1-2 family lot of record

Grand Prairie

Irving

Residential:
Occupied 1-3 family

Nonresidential

- Multi-family + other < 2A
- Franchised utilities
- Storm damage

Mansfield

Residential:
Property used for individual residence or homestead

Nonresidential

- Diseased, damaged or beyond recovery
- Public safety
- Landscape nursery

Plano

Residential:
1-2 family after initial development and final inspection

Res/Nonres:

- Developed area plus construction area
- Franchised utilities



Standards
Arlington

Residential: 35% protected caliper inch (ci)
 Nonresidential: Ci preserved + replaced ≥ ci removed (1:1)
 Extra points: Bonus trees and “Significant Stand”

Fort Worth	Garland	Grand Prairie	Irving	Mansfield	Plano
Residential: 40% protected ci MF = 50% of open space Nonresidential 50% ci Industrial 20% ci	Replacement ratios: Large canopy <18ci = 1:1 >18ci = 2:1 Small ornmtl <10ci = 0.5:1 10>x<18 ci = 1:1 >18ci = 2:1 <ul style="list-style-type: none"> • Sampling • AECs w/DAGmt • Parking reductions 	(Industrial) 30% of total existing ci Trees >24ci must be preserved up to 30% of site; credited at 150% toward required ci	Replacement ratios: Historic 3:1 Specimen 1.5:1 Class 1 – 1:1 Class 2 – 0.7:1 Class 3 – 0.4:1 <ul style="list-style-type: none"> • 50% mitigation credit • Alternates: tree donation; conservation esmt; transplantation 	Replacement ratios: 1:1 (measured at 4.5' above grade) <ul style="list-style-type: none"> • Shall consider design alternatives to reduce impact 	Replacement ratios: 8>x<30ci = 1:1 >30ci = 1.5:1 <ul style="list-style-type: none"> • Excess replacement trees in ROW, parks



Enforcement
Arlington

Tree Preservation Plan required at site plan submittal
Replacement fee (1994): \$100/ci into tree replacement fund

Fort Worth	Garland	Grand Prairie	Irving	Mansfield	Plano
<p>Urban Forestry Permit req'd Tree Removal Permits required</p> <p>Replacement fee: \$200/ci</p> <ul style="list-style-type: none"> • Inspections: pre- and post grading \$100 first inspection • Root zone protection • 5-year warranty 	<p>Tree Management Plan req'd Non developmental mitigation and tree removal permits required</p> <p>Replacement fee: \$150/ci</p> <ul style="list-style-type: none"> • Phantom-lined plans required • Civil penalties = \$250/ci into reforestation fund 	<p>Tree Protection Plan req'd</p> <p>No replacement fee</p>	<p>Tree removal permits req'd</p> <p>Replacement fee: \$195/ci into tree fund</p> <ul style="list-style-type: none"> • 2-year maintenance plan required • Tied to BPs and DAs • Pre-requisite to PI acceptance and CO 	<p>Tree removal permit req'd</p> <p>Replacement fee: \$153/ci</p>	<p>Tree Preservation Plan req'd</p> <p>Replacement fee: \$175/ci</p> <ul style="list-style-type: none"> • City inspection of tree markings

8



In Lieu Fee
Arlington

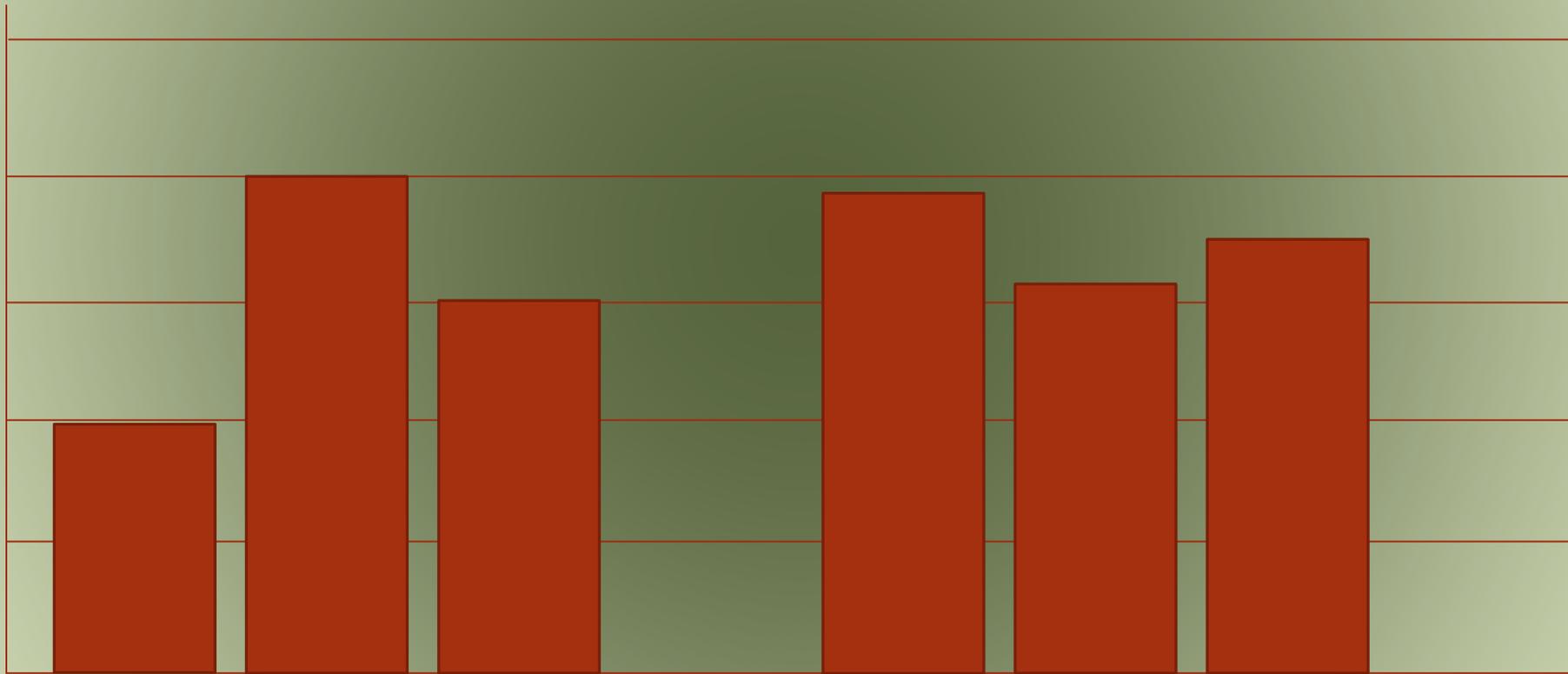
Replacement Fee (1994): \$100/ci

Fee per
caliper
inch

\$200

\$150

\$100



Arlington

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