



City of Dallas Urban Forest Advisory Committee

Quality of Life Committee Briefing

Monday, January 24, 2010

Dallas City Hall - 2:00 pm

Robert Curry

Chairman, UFAC

**Revisions to Article X
Tree and Landscaping Ordinance**

Why Trees

- Integral to overall air quality improvements
 - Large trees 70 times more important than small ones
- Reduce heat island effect and lowers utility bills for residents
- Remove toxins from soil and reduces stormwater runoff
- An important amenity to quality of life

Why Revise the Ordinance

- Increased awareness that trees are an important element in addressing air, water and quality of life issues
- Development community contends that the current ordinance is a burden
- Tree advocates contend that the ordinance passed in 1994 failed to preserve trees

Timeline

- 1994 -Modified tree ordinance established
- 2005 -Urban Forest Advisory Committee (UFAC) formed
- September 2007 - Ordinance revision process began by UFAC
- June 15, 2009 - Public hearing
- 2009 -Collaboration with Green Building Task Force include development input

Timeline (continued)

- 2010 - Representatives from development community, Real Estate Council, Home and Apartment Builders Association, Oak Cliff Chamber of Commerce, and architects
- 2010 - Review and discussion with City technical staff support
- 2010 - Concluded with agreed conceptual changes and established a sustainability matrix to reward developers for best practices

Timeline (continued)

- Received input from environmental groups such as Save Open Space and several individuals
- The changes agreed during this process were concurred in by UFAC on January 4, 2011
- Subsequent suggested changes have been received but are not concurred by all groups

Summary of Changes

- Many proposed changes are “fine tuning” the existing ordinance;
 - Staff is given more discretion to allow more flexibility in plan review process
 - Establish a user-friendly “technical manual” to specify standards and procedures for various issues, for example:
 - Lists of acceptable and prohibited plant species
 - Tree spacing
 - Standards for tree protection during construction
 - In general, issues that can change over time

New Ordinance Features

- Incentive Matrix
 - A list of sustainable practices that a developer can use to lower tree mitigation costs
- Provide for “Historic Trees” with increased mitigation costs
- Encourages native plant species to reduce water use and improve neighborhood appeal

New Ordinance Features (2)

- Changes to tree removal
 - Establishes credit for transplanting trees on property from which they were removed
 - Increased cost for removing large irreplaceable Historic Trees
- Reforestation Fund
 - Allow donated wooded land
 - Expand to allow education of Quality Tree Conservation and Sustainable Development Incentives

New Ordinance Features (3)

- Additional measures to preserve trees during construction
- Ordinance violations
 - Authorize use of aerial photographs in assessing fines for illegal removal



Additional Suggestions (not concurred)

- Find a method to permit reforestation funds to be used for trees on private property
- Eliminate the 2 acre residential exemption
- Restrict “clear cutting” of development sites
- Amend 51A-4.702 to limit exemption of Article X from planned development districts
- Require licensing of tree services

Conclusion

- We request the Quality of Life Committee send UFAC's recommendations forward for consideration by the Zoning Ordinance Committee

