



# Landscape and Tree Manual

Sustainable Development and Construction Department





# Landscape and Tree Manual

Phillip Erwin, Chief Arborist  
Sustainable Development  
and Construction  
Department

March 1, 2019



**Table of contents**

**1.0 Introduction**

Table of Contents ..... 3  
 Acknowledgments ..... 10  
 10.109 Landscape and Tree Manual in ordinance ..... 11  
     1.1 Why Dallas Needs Trees  
     1.2 How to use the Dallas Landscape and Tree Manual  
     1.3 How the Dallas Landscape and Tree Manual was written  
     1.4 Other City of Dallas policies and regulations  
     1.5 Additional resources and links  
     1.6 Article X – Purpose statement – Article XIII (Form Districts)  
         History of amendments ..... 25

**2.0 Landscaping**

- Overview – Division 51A-10.120 ..... 1
  - Applicability
  - Single family and duplex requirements
  - Shared access development
  - Other uses
  - City Council
- 2.1 Soil and Planting Area Requirements (10.104) ..... 4
  - Soil Resource Plan
  - Soil Resource Assessment
    - Soil analysis parameters
  - Planting area requirements
  - Waiver
  - Tree locations
    - Overhead electric lines
  - Acceptable plan materials
- 2.2 Landscape Plan Submission (10.123) and Compliance (10.127)... 1
  - Reading the ordinance, application process, inspection process
  - Single family and duplex permits
    - Private license requirements
    - Approved tree list, overhead electric line, boundary tree
  - Shared Access Development permits
    - Landscape plan before building permit or contract.
  - Other uses
  - Reading the ordinance, application, appeals
  - Artificial lots (10.122)
  - Irrigation requirements (10.106)
  - Landscape submission (10.126)..... 6

- Plan review (10.124)
  - Special exceptions (10.110)
  - Completion (10.127)
  - General maintenance and enforcement (10.108)..... 10
- 2.3 Mandatory requirements (10.125)..... 1
  - Zone landscaping
  - Street buffer zone
    - Urban Streetscape
    - Right of way
    - Required planting
    - Buffer zone reduction
  - Residential buffer zone ..... 6
  - Interior zone – Parking lots ..... 7
  - Additional provisions ..... 10
    - Off-street loading spaces
    - Site trees
    - Minimum sizes
- 2.4 Landscape Design Options (10.126) ..... 1
  - Points required for a building site.
  - Design options – Examples included in manual
    - Plant material bonus (final option)..... 2
    - Buffer zone enhancements ..... 3
    - Engineered solutions for soil volume ..... 4
    - Screening ..... 6
    - Building façade ..... 8
    - Pedestrian uses ..... 10
    - Pavements ..... 12
    - Conservation ..... 14
    - Low Impact Development ..... 15
    - Parking Lots ..... 17
    - General: SITES and maintenance plan ..... 20

### 3.0 Urban Forest Conservation – Tree Removal, Replacement, Conservation

- 3.1 Tree removal authorization ..... 1
  - Exceptions to the ordinance (10.131) (see **Appendix E**)
    - Removal of exception by demolition permit
    - Historic trees allowed and recognized on Article X excepted lots
  - Defenses to Prosecution (10.140)
    - Tree condition
    - City infrastructure and management
  - Decision of the building official (10.132(e))

- o Irreparable damage (10.136) – Damage to protected trees – topping ... 6
- o Tree Transplanting (10.133.1)..... 6
  - Procedure
  - Credit for transplanted trees
  - Tree canopy coverage
- o Historic Trees (see **Appendix C** for application/instruction) ... 8
- o Intent of Council (10.131.1)
- o Planned Development Districts (10.131.2)
  
- 3.2 Tree removal applications ..... 9
  - o Tree removal application and posting
  - o Tree Survey
  - o Forest Stand Delineation (see **Appendix G**)..... 10
    - Old-Field Succession reduction
    - Tree canopy cover credit for single family and duplex construction
    - Tree canopy cover assessment for SDI
    - Tree canopy cover assessment on properties over 5 acres
    - Conservation easement FSD
    - Illegal tree removal
  - o Form of approval
  - o Separate offense for each tree removed or seriously injured without a permit
  - o Clearing ..... 12
  
- 3.3 Enforcement ..... 13
  - o Criminal responsibility
  - o Fines
  - o Violation of the division
    - Stop work order
    - Mitigation (illegal removals)
  - o Appeals ..... 15
    - Appeal of the decision of the building official
    - Special exceptions
  
- 3.4 Tree Replacement requirements
  - o In General
    - Unrestricted zone ..... 1
  - o Tree Classification and selection..... 1
    - Quantity
    - Tree classification for mitigation
    - Species
      - Approved trees (**Appendix A**)
      - 35% diversity requirement for property two acres or more
    - Location

- Minimum size.
  - Timing ..... 2
  - Exceptions and additional requirements ..... 5
    - Forest stand delineation exceptions
    - Additional requirements for FSD for properties 5 acres or greater...
- 3.5 Development Impact Area Waivers ..... 6
  - Qualifications
  - Tree removal property waiver requirements
    - 2 acres or more – SDI qualifications
    - < 2 acres – 10.132(f)(1) requirements
    - Waivers when requirements are met.
      - Limitations
      - Waiver calculations
      - Significant trees
      - Primary natural area
      - Special exception
      - Completion
      - Denial
- 3.6 Alternative methods of replacement ..... 1
  - In general
  - Mitigation by Legacy trees
  - Habitat preservation and restoration areas
  - Sustainable Development Incentives (see **Appendix F**)..... 2
    - Requirements
    - Sustainable development assessment
    - Sustainable development credits
    - Green site points
  - Tree canopy cover credit for single family and duplex uses ..... 11
  - Conservation easement (see section 9.0) ..... 12
  - Use of other property for tree replacement ..... 13
  - Park Land Dedication (effective July 1, 2019)..... 14
  - Reforestation Fund (see **Appendix D** or calculations)..... 14

## 4.0 Tree Specifications, Planting, and Care

- 4.1 Tree Identification ..... 1
- 4.2 Tree Species Selection ..... 2
  - Purpose of the tree ..... 4
  - Aesthetics ..... 5
  - Palms and other special purpose trees ..... 7
- 4.3 Nursery stock ..... 8
  - Size measurement of nursery stock ..... 11
  - Tree inspection ..... 12

- Root ball and root system ..... 12
- Common root defects ..... 13
- Trunk ..... 14
- Common trunk defects ..... 15
- Branch structure and form ..... 15
- Common branch defects ..... 16
- Foliage ..... 16
- Common foliage defects ..... 16
  
- 4.4 Tree Planting ..... 17
  - Planting season
  - Locate the root flare
  - The planting pit
  - Drainage
  - Placing the tree
  - Back filling the plant pit
  - Watering saucer
  - Mulch
  - Staking
  
- 4.5 Tree maintenance after planting ..... 22
  - The establishment period
  - Irrigation
  - Duration of irrigation
  - Frequency of irrigation
  - Where do I put the water?
  - How do I water mature trees?
  
- Proper pruning ..... 26
  - Pruning newly planted trees
  - Pruning large or mature trees
  
- Fertilization ..... 29
- Insects and disease ..... 29
- Root pruning large or mature trees ..... 30
  - Root pruning must be minimized
  - Response of trees to root pruning
  - Alternatives to root pruning
  - Root pruning procedures
  - When to root prune
  - How to root prune
  - How close to the trunk can roots be cut?
  - Root pruning standard operating procedure
    - ANSI A300 (Part 8) – 2013 Root Management Standard

## 5.0 Soils

- 5.1 Soil basics ..... 1
- 5.2 Common soil issues affecting vegetation growth ..... 2
- 5.3 Soil volumes ..... 3
- 5.4 Soil Protection Plan (with Soil Resource Plan) ..... 7
- 5.5 Soil restoration and revitalization ..... 8
- 5.6 Engineered soils ..... 11
- 5.7 Structural soil cell systems ..... 12
- 5.8 Soil protection and drainage ..... 13
- 5.9 Soil Management ..... 13
- Resources ..... 15

## 6.0 Tree Protection and Construction

- 6.1 City Property requirements ..... 1
- 6.2 Before Construction ..... 2
  - Tree protection plan ..... 2
  - Tree protection fencing ..... 3
  - Additional protections ..... 4
  - Clearing ..... 5
- 6.3 During Construction ..... 5
  - Implementation of tree protection plan ..... 5
  - Damage to protected trees ..... 6
  - Topping ..... 7
- 6.4 After Construction ..... 8

## 7.0 Bedding plants, shrubs and sod specifications

- 7.1 Specifications for Soil Preparation ..... 1
- 7.2 Bedding plants and shrubs ..... 3
- 7.3 Sod ..... 5
- 7.4 Seed Specifications ..... 7
- 7.5 Native Herbaceous Seeding ..... 9

## 8.0 Prairie Restoration

- 8.1 Conducting a Site Assessment ..... 2
- 8.2 Planting/ Seeding ..... 3
- 8.3 Seed Specifications ..... 3
- 8.4 City policies and regulations ..... 4
- Resources ..... 7

## 9.0 Conservation easements

- 9.1 In General ..... 1

City of Dallas Landscape and Tree Manual



- 9.2 Regulation ..... 2
  - Article X Ordinance ..... 2
- 9.3 Documentation ..... 5
- 9.4 Procedure ..... 6
- 9.5 Managing the conservation easement ..... 8
- Conservation Easement Listing ..... 11
- Conservation Easement Map ..... 12

## 10.0 Neighborhood Forest Overlay (pending)

### APPENDICES

Appendix A - Dallas Approved Tree List

Appendix B – Shrub, Grasses and Bedding Plants List (acceptable plant materials – 10.103)

Appendix C – Checklists

Standard requirements – Article X

Mandatory and Design Options – Article X

SDI – Article X

Form Districts – Article XIII

PD 193 Part 1 – Oak Lawn Special Purpose District

Historic Tree Nomination Application

Historic Tree Application Instructions

Appendix D – Calculations for tree replacement

Appendix E – Tree Removal Process

Appendix F – Sustainable Development Incentives

Appendix G – Forest Stand Delineation

Appendix H - Definitions

## Acknowledgements

The City of Dallas would like to thank the citizens and staff for all their hard work. Each and everyone felt the critical need to assemble science-based information that could be then used by one and all. Through countless hours of research, writing and review, the City of Dallas Tree and Landscape Manual has come together.

As this is a living document, with ongoing research into urban forestry, landscaping and plants, the City of Dallas looks forward to working alongside these very knowledgeable individuals for years to come!

Dustin Bullard, Professional Landscape Architect (PLA), American Society of Landscape Architects (ASLA)

Dustin is the Vice President of Public Space and Design for Downtown Dallas, Inc. (DDI). Since joining DDI in March of 2011, Bullard has labored to ensure that every possible public space in the Central Business District (CBD) is well-designed, active, and clean. Striving to provide distinguished design and an exceptional pedestrian experience alongside the City of Dallas, independent developers, and stakeholders, he adds to Downtown's sustained success. As a licensed landscape architect, Bullard previously worked in private practice designing parks, trails, and open spaces throughout Dallas/Fort Worth. Living in Downtown for over a decade has led to a deep connection to the neighborhood; one of Bullard's main goals is to listen to his neighbors and help promote growth in his neighborhood.

Kris Brown, Professional Landscape Architect (PLA), Council of Landscape Architectural Registration Boards (CLARB), American Society of Landscape Architect (ASLA), Certified Arborist (ISA)

Kris is President and a founding principal of la terra studio<sup>SM</sup>. Kris obtained his Bachelor of Landscape Architecture degree from Texas Tech University and is a Certified Arborist. Kris's problem solving, and creative design solutions have helped him oversee many successfully constructed projects. He has a sincere appreciation for client needs and a passion for flawless execution during the construction of each project. Kris writes questions and grades candidates for the national landscape architecture registration exam (LARE).

Herman Thompson, Professional Landscape Architect (PLA), Council of Landscape Architectural Registration Boards (CLARB), American Society of Landscape Architect (ASLA), Licensed Irrigator.

Herman is Principal of hta Landscape Architecture / Herman Thompson Associates and attended Iowa State University School of landscape architecture. Appointed to the original State of Iowa Landscape Architecture Licensing Board and assigned license number three his firm was responsible for the design of numerous parks and open spaces throughout the Mid-West until recruited by Lamberts as Director of Design in the early 80's. Upon leaving Lamberts he returned to private practice specializing in the design of life enhancing "Outdoor Spaces" by applying experienced master planning, site planning, planting, and Irrigation design to all projects.

Michael Parkey, Professional Landscape Architect (PLA), American Society of Landscape Architect (ASLA)

Michael has designed landscapes in North Central Texas since receiving his Master of Landscape Architecture (MLA) in 1985 from the University of Texas at Arlington. Before founding his own firm in 1993, he was a landscape architect for Hellmuth Obata and Kassabaum, Myrick Newman and Dahlberg, the Dallas Arboretum and Botanical Garden, and Slaney Santana Group. His special interests are sustainable landscapes and the use of native plants in gardens and restored habitats. Spanning a wide range, his projects include residential gardens, commercial developments, and specialized landscapes for botanic gardens, parks, schools, zoos and nature study areas.

In addition to his practice, Michael has taught courses on landscape design and native plants for Southern Methodist University, and frequently lectures on the same topics. His articles, designs, and illustrations have appeared in several books and periodicals, and he was a frequent contributor to The Dallas Morning News. His designs have received awards from the City of Dallas and the American Society of Landscape Architects.

Pat Haigh, Professional Landscape Architect (PLA), American Society of Landscape Architect (ASLA), Certified Arborist (ISA)

Patrick is a landscape architect with the City of Dallas. Following his graduation from Texas A&M, he served 4 years in the US Navy before returning to Texas. He started with TxDOT in 1986 and earned his landscape architectural registration in 1987. For nearly three decades he was responsible for the landscape and aesthetic designs for the highways of the 7 counties that make up the Dallas District. During this time, he also earned a Master of City and Regional Planning degree from UT Arlington.

For the past three years, he has worked in Dallas' Public Works department focusing on urban design and sustainable development for the department.

Yessenia Ojeda, Professional Landscape Architect (PLA), American Society of Landscape Architects (ASLA).

Yessenia is a landscape architect with the Public Works Department for the City of Dallas. She graduated from Texas A&M University with a Bachelor of Landscape Architecture in 2015 and earned her landscape architectural registration in 2018. She focuses on urban design and the conservation of Dallas' urban forest, and advocates for the implementation of low impact design and equitable urban design approaches.

Jessie Farris, District Arborist, graduate of Texas Christian University, 2017.

Jessie developed a passion for conservation and native plants at Texas Christian University before graduating in 2017. She worked as a horticulturist at the Shangri La Botanical Research and Nature Center before joining the City of Dallas as the Northwest District Arborist. When she's not in the field or meeting with clients, Jessie's focus is on public education and developing training materials for the City. She also serves as the Secretary for the Trinity Blacklands Urban Forestry Council.

Phil Erwin, Certified Arborist (ISA)

Phil is the Chief Arborist for the City of Dallas, working in the Building Inspection Division of Sustainable Development and Construction Department.

Graduating from Stephen F Austin State University, 1995, with a Bachelor of Science in Forestry and became a ISA certified arborist since 2001.

In 1998, Phil came to work for the City, starting as the Southwest District Arborist covering all Oak Cliff, then in 2007 taking on the role of Chief Arborist. He leads a crew of 4 arborists in conducting landscape plan reviews, inspections, zoning reviews and tree survey verifications and enforcement of the urban forest conservation ordinance.

For over three years Phil has served as technical manager in crafting the Article X landscape and urban forest conservation ordinance amendments which was passed by the city council on June 27, 2018.

Karen Woodard, Certified Forester (ISA, Tree Risk Assessment Qualified (ISA), Registered Environmental Manager (NREP)

Karen is the City Forester, assisting all departments with natural resource issues. She came to the City of Dallas in 2008 with degrees in Horticulture, Environmental Science and Master of Science in Forestry. Previously with the Texas Forest Service where she worked as a Regional Urban Forester, with her last assignment being the Hurricane Rita Urban Tree Recovery Project.

While working on forest, wetland and prairie management projects, she also teaches/trains both City of Dallas personnel and the public through the Arborist School and Citizen Forester Academy.

**UPDATE: March 1, 2019 – UNDER FINAL REVIEW**

**The Landscape and Tree Manual is still a work in progress. At the time of the first issue date, the manual includes Article X ordinance and supporting sections which may require additional updates and edits in the coming months.**

**SEC. 51A-10.109. LANDSCAPE AND TREE MANUAL.**

*A landscape and tree manual is provided by the director as a technical guide for conserving, protecting, maintaining, and establishing the green infrastructure, landscape, and urban forest of the city in conjunction with this article. The director shall maintain the landscape and tree manual.*

# 1.0 Introduction

Trees and lively landscape are vital to a flourishing urban community. The Dallas Landscape and Tree Manual helps citizens conserve, choose, plant, and care for trees, and make the best landscape choices using best practices based on current scientific research. The Manual may be used as a stand-alone guide. The Manual is especially helpful when used with Article X, "Landscape and Urban Forest Conservation Regulations", adopted on June 27, 2018, to implement the goals and provisions of that ordinance.

## 1.1 Why Dallas Needs Trees

Trees give beauty and grace to our city. But the urban forest provides many other practical benefits that save money and improve our health.

- Trees provide shade for our homes and businesses which saves citizens money by reducing air conditioning costs.
- Trees help recharge ground water.
- Trees provide protection from storm water run-off and flooding for homes and businesses which are downstream.
- Existing trees assist in remediating the impacts of new development and save millions of dollars on drainage infrastructure improvements.
- Trees provide better water quality and air quality by filtering pollutants which directly improves the health of citizens.
- Properties and communities with mature trees provide higher quality of life, increasing property values, attracting new businesses, and increasing tax revenues without increasing tax rates.
- New public health research indicates that trees improve psychological, social, and physical health of citizens in ways we have just begun to understand.

*(Bullet points adapted and expanded from ASLA Texas position letter of 20 July 2017.)*

## 1.2 How to Use the Dallas Landscape and Tree Manual

The Dallas Landscape and Tree Manual is divided into 10 sections and multiple appendices, all listed in the Table of Contents. The manual can be used as a single complete document, but many citizens will not need all of the information and all of the sections. Here is a quick guide to finding the section that you need:

- To understand how the landscape ordinance works, see **2.0 Landscape Plan Submission and Review**.
- Are my trees legally protected? Can I remove them? See **3.0 Tree Removal Application and Vegetation Management Process**.
- Professionals and interested citizens who want to choose, plant, and care for new trees, see **4.0 Tree Specifications and Standards**.
- To understand the unique soils of North Central Texas and how they affect tree growth, see **5.0 Soils**.
- Save that tree! See **6.0 Tree Protection and Construction**.
- Plants other than trees that may be required by the Landscape Ordinance, see **7.0 Bedding Plants, Shrubs, and Sod** and **Appendix B – Shrub, Grasses, and Bedding Plants List**.
- Dallas was built on the Blackland Prairie. This grassland can be recreated in the city, see **8.0 Prairie Restoration. (WORK IN PROGRESS)**
- Sensitive environmental areas can be protected in special ways, see **9.0 Conservation Easement Management. (WORK IN PROGRESS)**
- Need help choosing the right tree for the right place? See **Appendix A – Dallas Tree List**.

## 1.3 How the Dallas Landscape and Tree Manual Was Written

The Dallas Landscape and Tree Manual was written over a period of about two years by a panel of local professionals. The Manual was developed during the same period as Article X, "Landscape and Tree Preservation Regulations", adopted on June 27, 2018. Sections 2 and 3 were edited after ordinance passage and includes actual Article X ordinance for reference. While the Manual can be used as a stand-alone document, it is also intended as a complement to the ordinance.

The panel included local certified arborists, registered landscape architects, and city staff. See the Acknowledgments for information on the panel. Professionals from the

private sector served as volunteers and were not paid for their time or contributions. For content, the panel reviewed and compiled current professional and scientific literature on arboriculture and urban forestry. Where necessary, this information was adapted for the unique conditions of North Central Texas.

The Dallas Landscape and Tree Manual and Tree List are living documents which are intended to be revised and updated as necessary. The Manual and List can be viewed at

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/index.aspx>

and downloaded as PDF files.

## 1.4 Other City of Dallas Policies and Regulations

The citizens and developers in the City of Dallas are subject to additional regulations, codes, ordinances, and jurisdictions which govern trees, landscaping, and private property ownership. You may find the related city code information by going to [dallascityattorney.com](http://dallascityattorney.com) and look to Codes (Volumes I-III). This will take you to the **American Legal Publishing** website which contains updated ordinances.

- **Arborist Note: Civil matters between property owners.**

*At times, private property matters can arise around our trees and this can affect our neighbors. Most commonly, conflicts come from the location of boundary trees and their tree limbs, or new home construction adjacent to a private residence. In these civil matters between neighbors, the City of Dallas will not typically interject to address the personal issue unless there is a direct matter of a code violation. You should seek your own counsel through friends, professional tree services, personal legal counsel, or your insurance company for advice.*

### **City codes regarding property owner responsibilities with vegetation**

- Chapter 48. Trees and Shrubs

Pertains to the planting and protection of trees on highways, unauthorized injury to trees or shrubs that belong to others, discharges around vegetation, and the duty to remove dead, diseased, and damaged trees from the parkway abutting the property owned, occupied, or controlled by the person.

- Section 27-11 Minimum Standards, Responsibilities of Owner

Property standards for an owner who shall eliminate any object or condition that exists on the land and is reasonable capable of causing injury to a person and requires the owner to remove dead trees and tree limbs that are reasonably capable of causing injury.

- [Section 49-21.1 Conservation Measures Relating to Lawn and Landscape Irrigation](#)

Requirements for lawn and landscape irrigation practices to conserve water resources. See **Appendix B** for more information.

- [Article II Weeds, Grass, and Vegetation](#)

Describes when a person commits an offense for weed or grass height, and discusses the failure to remedy the nuisance or fire hazard, and states 15-foot clearance requirements for vegetation above the street or alley, and 8-foot clearance for sidewalks. Also, the owner is required to maintain the vegetation on the lot and the premises (parkway and to the center line of the alley) and lists penalties.

## Additional zoning ordinances

Go to [Dallascityattorney.com/City Codes/Volumes 1-3](http://Dallascityattorney.com/City Codes/Volumes 1-3)

There are multiple ordinance which apply to Dallas' natural resources and landscape and buffering requirements to separate incompatible uses. Some of these ordinances refer directly to Article X or Article XIII (Form Districts) on landscaping. The city arborist can assist with specific questions related to your property.

- Article V Floodplain

This division applies to filling and all activities in the floodplain. The code has specific language for tree protection on properties affected by floodplain. The ordinance pre-dates Article X.

- Article V Escarpment

The second division of Article V also pre-dates Article X and establishes protections for specific land areas in proximity to the Eagle Ford Shale and Austin Chalk boundary areas in Southwest Dallas. Development is restricted in the escarpment zone and the geologically similar area asserts other protections.

- Article VIII Community Unit Development (8.510)

A platting regulation encouraging conservation development to increase open space relative to the developed property.

- Article VIII Conservation Easement (8.511)

The regulation allows for platting of conservation easements with specific restrictions.

- Article IV Parkland Dedication (4.1000)

The ordinance goes into effect July 1, 2019.



- Article IV Utility and Public Service Uses (4.212)

Utility and public service uses are not required to comply with any landscape regulation, but there are requirements for buffering of the use near residences.

- Article IV Central Area Districts (4.124)

The CA districts apply Article X landscaping requirements, but Article X states CA districts are excepted from the ordinance. Therefore, no landscaping for general construction is required. However, some landscape standards do apply for surface parking lots and commercial parking garage structures.

- Article IV Urban Corridor Districts (4.127)

This rarely used ordinance applies an 'urban streetscape' condition for landscaping.

- Article IV Office Districts (4.121)
- Article IV Off-Street Parking Regulations (4.301)
- Article IV Fence, Screening and Visual Obstructions (4.602)
- Article IV Planned Development District Regulations (4.702)
- [Article XIII Form Districts](#)
- [Chapter 52 Administrative Procedures for Construction Codes](#)

## Ordinances with separate landscaping regulations

Go to [Dallascityattorney.com/City Codes/Volume 4](http://Dallascityattorney.com/City Codes/Volume 4)

There are presently more than 1,000 planned developments and special purpose districts, with numerous other subdistricts and specific use permits. Many of these ordinances have either conditions which pre-date any landscape ordinance, have council-approved landscape plans, have distinct landscape regulations that vary from Article X, and then others which conform directly to Article X or provide minor alterations to the general code. In many instances, it is necessary to research the earlier history of a site to confirm the landscape regulation that is applicable to your use. If there are questions as to what landscaping is required for your project, you may contact the city arborist for assistance.

Listed below are a short group of districts with their own specific landscape regulations:

PD 193 Oak Lawn Special Purpose District

PD 225 State Thomas Special Purpose District

PD 366 Buckner Boulevard Special Purpose District

PD 621 Old Trinity and Design Special Purpose District

PD 714 West Commerce/Fort Worth Avenue Special Purpose District

## Policies and guidelines

[Dallas Sustainability Plan](#)

[Forward Dallas!](#)

[Complete Streets](#)

[Save Dallas Water](#)

## 1.5 Additional Resources and Links

In the past 30 years, there has been an ever-growing amount of research and new technologies made available to the public on the many facets of urban forestry. This is only a short list of potential sources which may aid you in researching and understanding the basic premise of landscaping and tree conservation in the community. We have this broken down for each section of the manual with some links duplicated in another. Let this be a starting place for learning more about our forest.

### **Section 1.0 Introduction**

Landscape and Urban Forest Conservation (Building Inspection – City of Dallas)

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/pages/irrigation-landscape.aspx>

Dallas City Arborist web page

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/pages/irrigation-landscape.aspx>

The Sustainable Urban Forest: A Step-By-Step Approach (Davey Institute)

[https://www.itreetools.org/resources/content/Sustainable Urban Forest Guide 14Nov2016.pdf](https://www.itreetools.org/resources/content/Sustainable_Urban_Forest_Guide_14Nov2016.pdf)

Vibrant Cities Lab

<http://www.vibrantcitieslab.com/>

A Research Toolkit for Building the Ultimate Urban Forest (Meeting of the Minds)

<https://meetingoftheminds.org/a-research-toolkit-for-building-the-ultimate-urban-forest-29208>

## Section 2.0 Landscaping

Dallas Development Plan

[https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/DCH%20documents/pdf/BI\\_Dallas%20Development%20Guide%202016.pdf](https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/DCH%20documents/pdf/BI_Dallas%20Development%20Guide%202016.pdf)

City of Dallas Zoning Website

<http://gis.dallascityhall.com/zoningweb/>

Dallas City Attorney Website (PD's, zoning)

<http://dallascityattorney.com/>

STREET BUFFER ZONE – Thoroughfare / CBD plan

[gis.dallascityhall.com/thoroughfare](http://gis.dallascityhall.com/thoroughfare)

STREET BUFFER ZONE – Tree Space Design (CaseyTrees)

<https://caseytrees.org/resources-list/tree-space-design-growing-tree-box/>

STREET BUFFER ZONE and RESIDENTIAL BUFFER ZONE - Plant Smart (ONCOR)

[http://www.oncor.com/EN/Documents/About%20Oncor/Tree%20Pruning/KBYG\\_Brochure\\_FINAL\\_02.pdf](http://www.oncor.com/EN/Documents/About%20Oncor/Tree%20Pruning/KBYG_Brochure_FINAL_02.pdf)

Water University (Texas A&M AgriLife Research Extension)

<https://wateruniversity.tamu.edu/>

Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA, UK)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/716510/pb13298-code-of-practice-090910.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/716510/pb13298-code-of-practice-090910.pdf)

## Section 3.0 Urban Forest Conservation

ANSI A300 Standards (TCIA) and ISA Best Management Practices

[http://www.tcia.org/TCIA/BUSINESS/ANSI\\_A300\\_Standards\\_/TCIA/BUSINESS/A300\\_Standards/A300\\_Standards.aspx?hkey=202ff566-4364-4686-b7c1-2a365af59669](http://www.tcia.org/TCIA/BUSINESS/ANSI_A300_Standards_/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx?hkey=202ff566-4364-4686-b7c1-2a365af59669)

[https://www.tcia.org/TCIA/Shop/Shop\\_Products.aspx?ProductCategory=TCSTANDS](https://www.tcia.org/TCIA/Shop/Shop_Products.aspx?ProductCategory=TCSTANDS)

i-Tree Tools for Assessing and Managing Forests and Community Trees (USFS)

<https://www.itreetools.org/>

Find a Texas Arborist (ISA Texas)

<https://isatexas.com/>

Sustainable Sites Initiative (SITES)

<http://www.sustainablesites.org/>

Complete Streets Design Manual (SDI)

[http://dallascityhall.com/departments/transportation/DCH%20Documents/Transportation\\_Planning/pdf/DCS\\_ADOPTED\\_Jan272016.pdf](http://dallascityhall.com/departments/transportation/DCH%20Documents/Transportation_Planning/pdf/DCS_ADOPTED_Jan272016.pdf)

City of Dallas Landscape and Tree Manual

Forest Inventory and Analysis National Core Field Guide (USFS)

[https://www.fia.fs.fed.us/library/field-guides-methods-proc/docs/core\\_ver\\_4-0\\_10\\_2007\\_p2.pdf](https://www.fia.fs.fed.us/library/field-guides-methods-proc/docs/core_ver_4-0_10_2007_p2.pdf)

## **Section 4.0 Tree Specifications and Standards**

Tree Planting Details and Specifications <http://www.jamesurban.net/specifications/>

Urban Tree Foundation Planting Details and Specifications

<http://www.urbantree.org/index.shtml>

Texas Tree Planting Guide (Texas A&M Forest Service)

<http://texastreeplanting.tamu.edu/>

Water University (Texas A&M AgriLife Research Extension)

<https://wateruniversity.tamu.edu/>

American Standard for Nursery Stock

[https://c.ymcdn.com/sites/americanhort.site-ym.com/resource/collection/38ED7535-9C88-45E5-AF44-01C26838AD0C/ANSI\\_Nursery\\_Stock\\_Standards\\_AmericanHort\\_2014.pdf](https://c.ymcdn.com/sites/americanhort.site-ym.com/resource/collection/38ED7535-9C88-45E5-AF44-01C26838AD0C/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf)

Texas Smartscape

<http://www.txsmartscape.com/>

Earth-Kind Landscaping – North and Central Texas

[http://ekps.tamu.edu/regionsearch?region=zone\\_b](http://ekps.tamu.edu/regionsearch?region=zone_b)

Texas Tree Trails

<http://www.texastreetrails.org/>

Texas Invasives

<https://www.texasinvasives.org/>

Texas Forest Information Portal

<http://texasforestinfo.tamu.edu/>

The Vegetation Types of Texas

[https://tpwd.texas.gov/publications/pwdpubs/pwd\\_bn\\_w7000\\_0120/](https://tpwd.texas.gov/publications/pwdpubs/pwd_bn_w7000_0120/)

Texas Plant Disease Handbook

<https://plantdiseasehandbook.tamu.edu/>

ISA Standards and BMP's Store

<https://www.isa-arbor.com/store/category/117/>

[https://www.tcia.org/TCIA/Shop/Shop\\_Products.aspx?ProductCategory=TCSTANDS](https://www.tcia.org/TCIA/Shop/Shop_Products.aspx?ProductCategory=TCSTANDS)

## Section 5.0 Soils

Web Soil Survey (USDA NRCS) <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Soil Testing (Texas A&M AgriLife Extension) <http://soiltesting.tamu.edu/>

Soil Profile Rebuilding: A technique for rehabilitating compacted urban soils in place.  
<https://www.urbanforestry.frec.vt.edu/SRES/>

Soil Compaction Stress & Trees (Dr. Kim D. Coder, Warnell School, U. of Georgia)  
<https://www.warnell.uga.edu/sites/default/files/publications/WSFNR-16-38%20Coder.pdf>

## Section 6.0 Tree Protection and Construction

Paving and Design Manual (City of Dallas)  
<http://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/PavingDesignManual-searchable.pdf>

Drainage Design Manual (City of Dallas)  
<http://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/Building/DrainageDesignManual-searchable.pdf>

Roadway Design Manual (TXDOT) <http://onlinemanuals.txdot.gov/txdotmanuals/rdw/rdw.pdf>

Construction Damage Assessments: Trees and Sites (Dr. Kim Coder)  
[https://www.extension.iastate.edu/forestry/publications/PDF\\_files/for96-039a.pdf](https://www.extension.iastate.edu/forestry/publications/PDF_files/for96-039a.pdf)

Assessing Tree Damage (NDSU Extension – Burleigh County)  
<https://www.ag.ndsu.edu/burleighcountyextension/hot-topics/2018-hot-topics/assessing-tree-damage>

Trees and Storms (Purdue Extension) <https://www.extension.purdue.edu/extmedia/FNR/FNR-FAQ-12-W.pdf>

## Section 7.0 Bedding, Plants, Shrubs, and Sod Specifications

American Standard for Nursery Stock

[https://c.ymcdn.com/sites/americanhort.site-ym.com/resource/collection/38ED7535-9C88-45E5-AF44-01C26838AD0C/ANSI\\_Nursery\\_Stock\\_Standards\\_AmericanHort\\_2014.pdf](https://c.ymcdn.com/sites/americanhort.site-ym.com/resource/collection/38ED7535-9C88-45E5-AF44-01C26838AD0C/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf)

## **Section 8.0 Prairie Restoration**

Water University (Texas A&M AgriLife Research Extension)

<https://wateruniversity.tamu.edu/>

## **Section 9.0 Conservation Easements**

Dallas County Trail and Preserve Program Board (Dallas County)

<https://www.dallascounty.org/departments/plandev/openspaces/open-space-board.php>

## **Section 10.0 Neighborhood Forest Overlay (pending)**

### 1.6 Article X

The Landscape and Urban Forest Manual is a guide for navigating through the vast amount of information for citizens, developers, designers and government staff, to better understand how to be good stewards of our community forest. In addition, the manual serves as a complement to better understand the requirements of the landscaping and urban forest conservation ordinances of Article X and other related codes. We hope it will also help you better understand how the procedures of tree removal work and how it ties to development. It's a technical guide to aid us in nurturing and caring for our urban forest environment and all that lives within this community.

The original Article X landscaping ordinance was approved in 1986 near the time of the completion of the PD 193 ordinance for the Oak Lawn SPD. After a Council resolution in 1990 to establish an ordinance for the preservation of large trees, it was later amended in 1994 with a tree preservation division and an additional stated purpose 'to encourage the preservation of large trees.' It has received multiple minor amendments over the years and was given its current status by City Council on June 27, 2018.

The very condensed, yet well-stated, purpose statement for this ordinance, which was created with the initial passage, was given the very important amendments to recognize specifically the conservation of water, and to recognize the urban forest as a part of the city's functioning green infrastructure, working in unison with our built systems. Whereas the preservation of trees is the best effort for individuals in an urban community, this statement also addressed the key point that this ordinance was about the growing community supporting the conservation of our natural resources.

**SEC. 51A-10.102. PURPOSE.**

*The process of urban growth and development with its alteration of the natural topography, vegetation, and creation of impervious cover can have a negative effect on the ecological balance of an area by causing increases in air temperatures and accelerating the processes of runoff, erosion, and sedimentation. The economic base of the city can and should be protected through the conservation and enhancement of the unique natural beauty, environment, and vegetative space in this area. Recognizing that the general objectives of this article are to promote and protect the health, safety, and welfare of the public, the city council further declares that this article is adopted for the following specific purposes:*

- (1) To aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, ground-water recharge, and storm water runoff retardation and filtration, while at the same time aiding in noise, glare, wind, and heat abatement.*
- (2) To provide visual buffering between land uses of differing character to alleviate the harshness of urban life.*
- (3) To enhance the beautification of the city.*
- (4) To safeguard and enhance property values and to protect public and private investment.*
- (5) To conserve energy.*
- (6) To provide habitat for wildlife.*
- (7) To encourage the preservation of large trees which, once removed, can be replaced only after generations.*
- (8) To conserve water.*
- (9) To recognize and conserve the urban forest as part of the city's green infrastructure.*

## Article XIII – Form Districts

<http://www.dallascityattorney.com/51A/article13.pdf>

The Form District regulations were created 'to provide an additional tool for the implementation of *forwardDallas!*' The concepts included are for creating walkable

urban neighborhoods with higher-density mixed uses and housing-types. Some planned developments have introduced the form district process into their regulations for some or all of those districts.

The function of the urban streetscape adaptation of the street buffer zone (**see Section 2.0**) in Article X was derived from the designs in Form Districts and through the Complete Streets manual.

Article XIII refers to Article X for general landscape requirements, but is adapted for the style of development in the form district ordinance.



History of amendments of Landscape and Tree Manual

March 1, 2019 .....	First online-only publication	
March 19, 2019 .....	First amendments (all sections)	290 pp.