



Proposed Updates to the Unified Development Code

City Council Workshop | November 3



Topics to Cover

 **1 Background**

 **2 Tree Preservation and Mitigation**

 **3 Parkland Dedication**

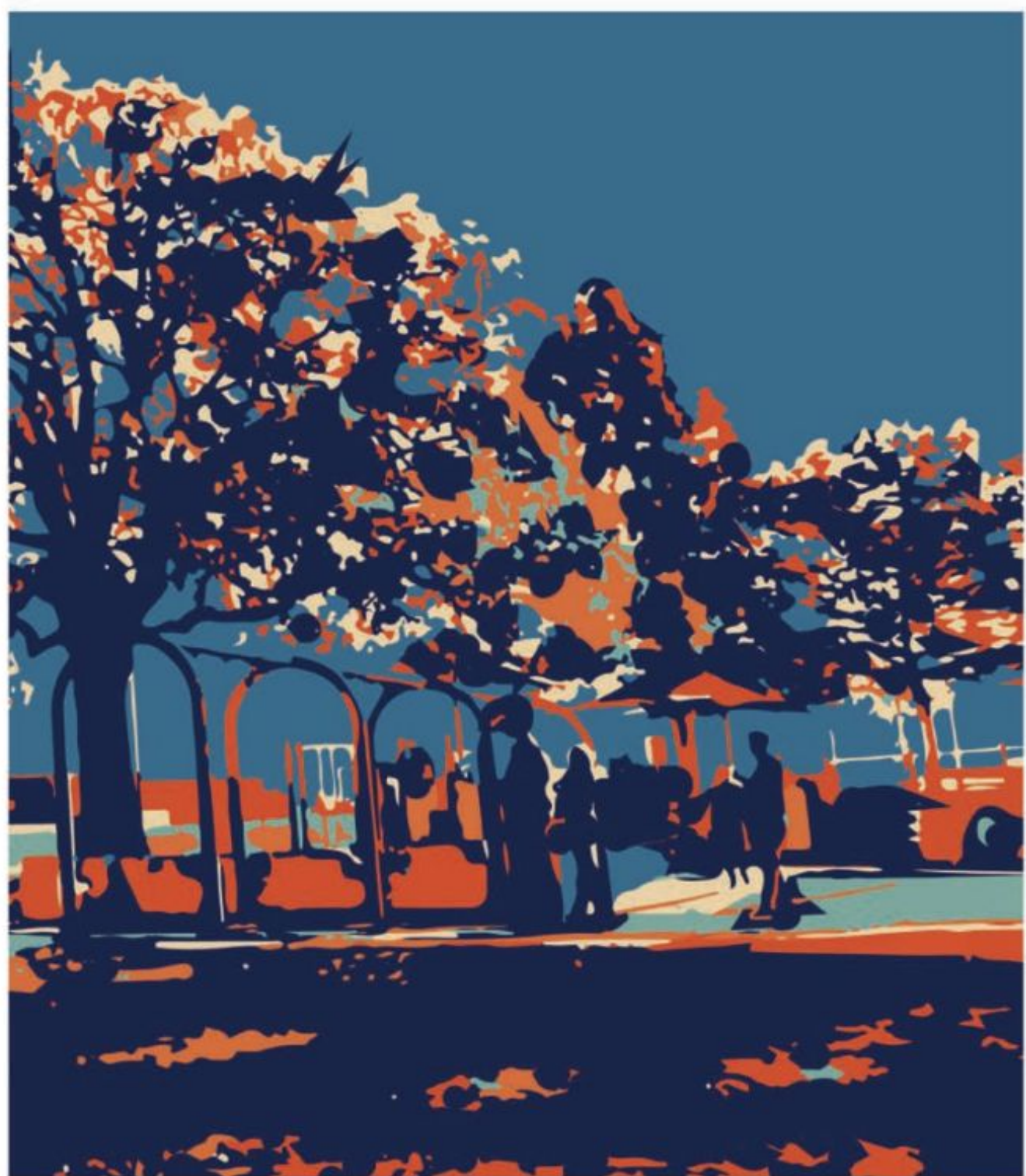
 **4 Next Steps**

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Background

Lewisville Parks & Recreation



**EXPLORE
MORE**

CITY OF LEWISVILLE

HEALTHY INFRASTRUCTURE PLAN



ADOPTED FEBRUARY 20, 2023

PLAY
LEWISVILLE

Background

February 2025

City Council Retreat

PARD introduced proposed updates to the **Unified Development Code (UDC)** regarding:

- Park Development Agreement
- Tree Preservation and Mitigation

April 2025

Park Board Presentation

PARD and Dr. Lauren Fischer presented observations and preliminary **recommendations:**

- Developed as part of the Tree Equity and Human Health Grant

May 2025

City Council Presentation

UNT and Dr. Lauren Fischer presented **recommended Tree Equity policy updates on:**

- Revising outdated ordinances
- Improving tree preservation standards
- Adjusting mitigation costs for replenishing Lewisville’s urban tree canopy



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FOREST SERVICE**



UNIVERSITY OF NORTH TEXAS

Landscaping Standards Update

Section VIII.3.2 Applicability and 3.3. All Uses

Add: Commercial property owners in Lewisville must replace dead or damaged required landscaping with materials listed on the city's current shrub, understory and shade tree list, and maintain to the quantities and locations of the original landscape plan at a minimum.

Remove: Sawtooth Oak from the Approved Shade Tree Recommendation

Rationale:

- Current ordinance can result in landscape plans that use non-native or less sustainable species
- Ensure that replacement material aligns with the city's current tree and shrub list
- Give flexibility to property owners when updating their landscape plan
- Sawtooth Oak is no longer recommended for planting in the US by the National Park Service and U.S. Fish and Wildlife Service

EXHIBIT VIII.3.3-2 APPROVED SHADE TREES

SHADE TREES	
Common Name	Scientific Name
Afghan Pine	<i>Pinus eldarica</i>
American Elm ^{1,2}	<i>Ulmus americana</i>
Austrian Pine	<i>Pinus nigra</i>
Bald Cypress ¹	<i>Taxodium distichum</i>
Bigelow Oak ¹	<i>Quercus sinuate</i> var. <i>breviloba</i>
Black Hickory ^{1,2}	<i>Carya texana</i> (aka <i>Carya buckleyi</i>)
Black Locust	<i>Robinia pseudoacacia</i>
Bur Oak ¹	<i>Quercus macrocarpa</i>
Caddo Maple	<i>Acer saccharum</i> "Caddo"
Cedar Elm ^{1,2}	<i>Ulmus crassifolia</i>
Chinquapin Oak ¹	<i>Quercus muhlenbergii</i>

EXHIBIT VIII.3.3-4 APPROVED SHRUBS

Shrubs	
Common Name	Scientific name
Agarita* ¹	<i>Berberis trifoliolata</i>
American Beautyberry*	<i>Callicarpa americana</i>
Apache Plume*	<i>Fallugia paradox</i>
Aromatic Sumac*	<i>Rhus aromatica</i>
Coralberry* ¹	<i>Symphoricarpos orbiculatus</i>
Dwarf Wax Myrtle* ¹	<i>Myrica pusilla</i>
Dwarf Yaupon Holly*	<i>Ilex vomitoria</i> 'Nana'
Evergreen Sumac* ¹	<i>Rhus virens</i>
Flame Acanthus*	<i>Anisacanthus quadrifidus</i>
Flowering Quince	<i>Chaenomeles japonica</i>
Fragrant Mimosa*	<i>Mimosa borealis</i>
Indian Hawthorn ¹	<i>Rhapiolepis indica</i>
Lindheimer Nolina* ¹	<i>Nolina lindheimeri</i>
Tam Juniper ¹	<i>Juniperus sabina</i> 'Tamariscifolia'
Texas Nolina* ¹	<i>Nolina texana</i>
Turks Cap*	<i>Malvaviscus drummondii</i>

*Native species, which is preferred but not required.
¹ Considered Evergreen

Tree Preservation Update

Section VIII.4 Tree Preservation

Proposed changes include:

- Reducing the minimum survey size for inclusion in tree preservation plans from **8" to 6" DBH**
- Removing two inches of tree credit for protected post oaks and blackjack oaks.

Rationale:

- Healthy Infrastructure Plan's Tree Study showed more than 60% of Lewisville's canopy consists of trees under 6".
- For Post Oaks or Blackjack Oaks, in practice the current credit structure incentivizes removal of protected trees.

Prior Action: City Council approved a tree mitigation fee increase from \$150 to \$200 per Caliper Inch in FY26 Budget

Tree Classification	Tree Preservation Credit
Post Oaks and Blackjack Oaks less than 8 inches DBH	One (1) inch for every inch preserved
Protected Post Oaks and Blackjack Oaks	Two (2) inches for every inch preserved
All Other Protected Trees	One (1) inch for every inch preserved

Assume a property has 8 Protected Trees (ex. Post Oaks).
Half are Large (10-caliper inch DBH) and Half are Small (5-caliper inch DBH)

Preserving Two Large Post Oaks = 40 tree credits
40 Tree Credits allows for:
• Removal of 6 Post Oaks (2 large + 4 small)
• Removal of 4 Large Post Oaks

Heritage Tree Designation

Heritage Tree:

- Section II.2.1 Definition - A Post Oak or Blackjack Oak tree 12 inches or greater, and any tree 26 inches or greater, except for species deemed invasive
- Section VIII.4 Tree Preservation Plan - Removal of heritage trees shall require prior city approval in the form of a tree survey and tree preservation plan or tree removal permit, as provided for herein unless otherwise exempted.

Proposed Mitigation Fee: \$300 per Caliper Inch

Rationale:

- Large-Scale Ecosystem Services
 - Sequester more carbon
 - Intercept more stormwater
 - Significantly higher oxygen output
 - Enhanced urban heat island mitigation
- Slow Replacement Rate
- Higher Cost
- Regional Best Practice



This American Elm tree in Raldon Park has a 57 inch Diameter at Breast Height (4.5 feet) and is estimated to be 225 years old

Summary of Proposed Tree Tiers

Unprotected Tree	Protected Tree	Heritage Tree
<p>Current: 0-8"</p> <p>Proposed: 0-6"</p> <hr/> <ul style="list-style-type: none"> ● Chinese pistache ● Junipers ● Mesquite ● Callery pear cultivars ● Any tree species determined to be invasive ● Hackberry, <i>Bois D' Arc</i>, Cottonwood Trees <12 inches in DBH ● Current Fee: \$200 per caliper inch 	<p>Current: 8" and greater</p> <p>Proposed: 6-26"</p> <hr/> <ul style="list-style-type: none"> ● Hackberry, <i>Bois D' Arc</i>, Cottonwood Trees <12 inches in DBH ● All trees between 6-26" with the exclusion of species previously listed. ● Current Fee: \$200 per caliper inch 	<p>Current: No designation</p> <p>Proposed: 26" and greater</p> <hr/> <ul style="list-style-type: none"> ● <i>All trees over 26" with the exclusion of species previously listed.</i> ● <i>Blackjack Oaks and Post Oaks >12 inches in DBH</i> ● Proposed Fee: \$300 per caliper inch



Parkland Dedication

Lewisville Parks & Recreation

Parkland Dedication Update

Section X.1 Parkland Dedication, Improvement and Park Fee Requirements

Proposed changes include:

- Updates to minimum park improvement standards
- Modification of mechanism for park development agreements that includes a system for credits after department approval of park plans that meet eligible improvements
- Clarification of how parks should be labeled on final plats: *City Park*
- Clarification of timeline developers have to request a refund of cash-in-lieu or development fees if a park has not been developed to serve the area: *10 Years*

Other process improvements:

- A standardized template for park development agreements. This tool will create consistency, increase predictability for developers, and expedite agreement execution.

Prior action:

- City Council approved an increase to the parkland development fee from \$1,100 to \$1,682 per dwelling unit in FY26 Budget Process

Next Steps

- **Prior Action:**
 - **Received Park Board Support:** on 10/8/25
 - **Received Guidance from Planning & Zoning Commission:** on 10/21/25
- **Planning and Zoning Commission Formal Recommendation Target Date:** 11/4/25
- **City Council Action Target Date:** 12/1/25



Discussion | Questions?