

PLAY

LEWISVILLE

Proposed Updates to the Unified Development Code



Topics to Cover

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 **3 Parkland Dedication**

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Background

Lewisville Parks & Recreation

Background



Tree Preservation and Mitigation

Section_VIII.3.3._All_Uses

Lewisville Parks & Recreation

Landscaping Standards Update

Add: 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.

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

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>brevilba</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>



Tree Preservation and Mitigation

Section_VIII.4_Tree_Preservation

Lewisville Parks & Recreation

Tree Preservation Update

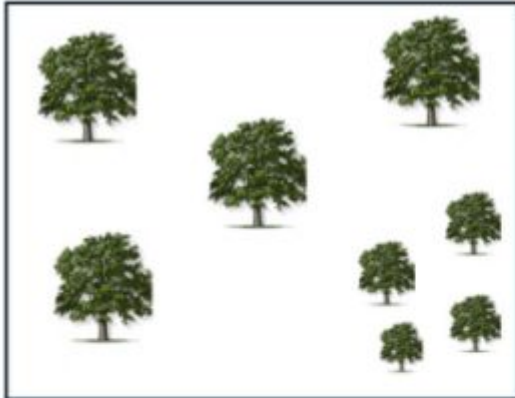
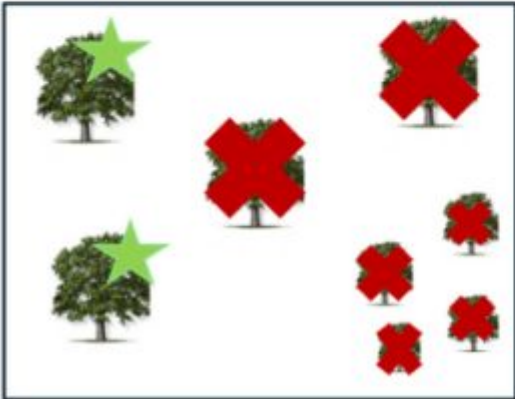
Proposed changes include:

- 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, the current credits incentivize 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		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)
Protected Post Oaks and Blackjack Oaks	Two (2) inches for every inch preserved		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
All Other Protected Trees	One (1) inch for every inch preserved		



Tree Preservation and Mitigation

Section II.2.1. Definitions

Lewisville Parks & Recreation

Heritage Tree Designation

Heritage Tree - A heritage tree is defined as a tree with a **DBH (Diameter at Breast Height) of 26 inches or greater**, except for species specifically exempted or deemed invasive. 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

Unprotected Tree	Protected Tree	Heritage Tree
Current: 0-8" Proposed: 0-6" - Bois d'Arc - Cottonwood - Chinese pistache - Junipers - Mesquite - Callery pear cultivars - Any tree species determined to be invasive	Current: 8" and greater Proposed: 6-26" - Hackberry trees >12 inches in DBH - All trees between 6-26" with the exclusion of species previously listed.	Current: No designation Proposed: 26" and greater All trees between over 26" with the exclusion of species previously listed.
Hackberry trees <12 inches in DBH		



Parkland Dedication

Section_X.1_Parkland_Dedication, Improvement and Park Fee Requirements

Lewisville Parks & Recreation

Parkland Dedication Update

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

PLANT SCHEDULE						
SYM	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	CANOPY
TREES						
RO	Shumard Red Oak	Quercus shumardii	3"	10'-12'	PER PLAN	1,256 SF
LO	Southern Live Oak	Quercus virginiana	3"	10'-12'	PER PLAN	1,256 SF
BC	Bald Cypress	Taxodium distichum	3"	10'-12'	PER PLAN	1,256 SF
CE	Cedar Elm	Ulmus crassifolia	3"	10'-12'	PER PLAN	1,256 SF
LE	Lacebark Elm	Ulmus parvifolia	3"	10'-12'	PER PLAN	1,256 SF
ORNAMENTAL TREES						
RB	Eastern Redbud	Cercis canadensis	20 GAL	7'-8'	PER PLAN	314 SF
CT	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	MULTI TRUNK	79 SF
SHRUBS						
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	30"	3'-0"	36" o.c.
LC	Loropetalum	Loropetalum chinense	3 gal	36"	PER PLAN	48" o.c.
PM	Pink Muhly	Muhlenbergia capillaris	3 gal	18"	3'-0"	36" o.c.
GROUND COVERS						
PB	Prairie Buffalo Grass	Buchloe dactyloides 'Prairie'	Sod			
LG	Giant Liriope	Liriope gigantea	1 gal	6"	8" min	12" o.c.

Next Steps

- **Prior Action: Received Park Board Support:** on 10/8/25
- City Council workshop **Target Date:** 11/3/25
- City Council Action **Target Date:** 11/17/25 or 12/1/25



Discussion | Questions?