

STAFF REPORT

Planning and Zoning 6/7/2021

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Agenda Item: 2021-0456

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Case No. ARB2104-01

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SUBJECT: Discuss and consider an application for a Landscape Architectural Waiver Request to reduce the minimum tree planting requirements for a multi-family development pursuant to Subchapter 11 Table 11.3 C, of the Unified Development Code for the 19365 Wilke Lane multi-family project. (ARB2104-01).

At the May 3, 2021 Planning and Zoning Commission meeting, the Commission heard a request for a proposed landscape reduction for a future multi-family project. Through the discussion, the Commissioners moved to table consideration of the request until a future meeting for further discussion between the applicant and staff, and to allow an opportunity for missing Commissioner's to participate in the consideration. Following the meeting, the applicant met with staff and provided additional exhibits with supplemental information to further clarify their request.

The additional provided exhibits illustrate the difference between the code requirements and the proposed request. In all exhibits, the future extension of Abbeyglen Castle Drive and the existing utility easement were subtracted from the total site area to not penalize the applicant for those encumbrances. The applicant also maximized the number of smaller ornamental trees (Type C) allowed by the UDC (50% of trees) to provide as many trees as possible within the constraints of the site. For clarification, the proposed request does not include a reduction in the required bufferyard trees.

Current Code: 1:300

- **Exhibit A:** Intended to depict the required landscape area of 40% and the 1 tree per 300 sf ratio on the lot. The result is a requirement of 939 landscape trees and 52 buffer trees. The larger trees in this scenario (Type A/B) are proposed as the minimum 3" caliper, while the smaller ornamental trees are proposed to be increased in size from the minimum 2" caliper to 3" caliper.
- **Exhibit B:** Further illustrates the code requirement when planted at the recommended spacing established by the Tree Technical Manual found in the Unified Development Code. Trees are not required to be planted at this spacing but is a recommendation to ensure adequate space for maturity. The larger trees in this scenario (Type A/B) are proposed as the minimum 3" caliper, while the smaller ornamental trees are proposed to be increased in size from the minimum 2" caliper to 3" caliper.

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Reduction: 1:600

- **Exhibit C:** Illustrates the required landscape area of 40%, the 1 tree per 600 sf ratio, and the generally recommended spacing established by the Tree Technical Manual found in the Unified Development Code. The result is a requirement of 469 landscape trees and 52 buffer trees. The larger trees in this scenario (Type A/B) are proposed as the minimum 3" caliper, while the smaller ornamental trees are proposed to be increased in size from the minimum 2" caliper to 3" caliper.

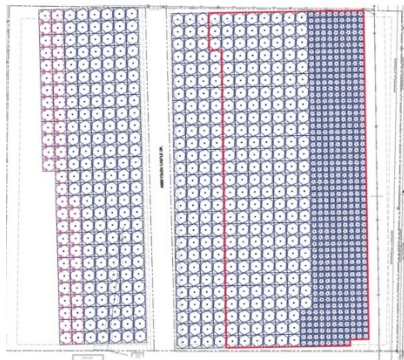
Proposed: 1:600 w/ reductions

- **Exhibit D:** The proposed request which has been identified by the applicant as a realistic number of trees to be provided on-site. The proposed request includes an administrative 20% reduction in the required landscape area, a 20% administrative reduction in the number of trees, and a proposed ratio of 1 tree per 600 sf of landscape area. The result is a requirement of 375 landscape trees and 52 buffer trees. The larger trees in this scenario (Type A/B) are proposed to be increased from the minimum 3" caliper to 4" caliper, while the smaller ornamental trees are proposed at the minimum 2" caliper.
- **Exhibit E:** Represents the same calculation and quantity as Exhibit D but depicts the proposed trees in the site configuration with the buildings and parking area.

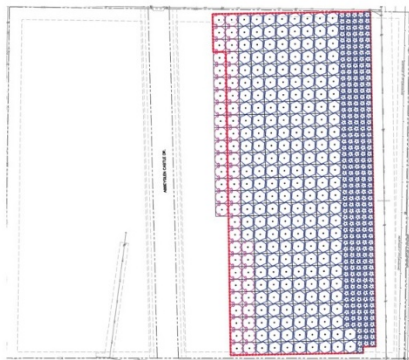
Exhibit B: 1:300

Exhibit C: 1:600

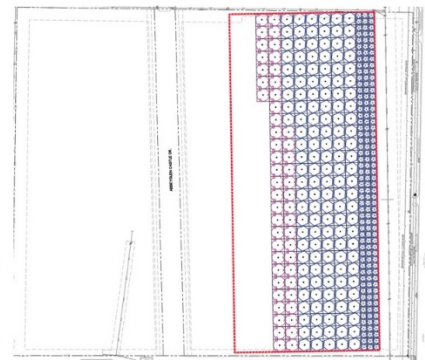
Exhibit D: 1:600 w/reductions



Landscape Area: 281,614 sf
 Landscape Trees: 939 landscape trees
 Bufferyard Trees: 52 buffer trees
 Eventual Canopy Coverage: 198% of landscape area



Landscape Area: 281,614 sf
 Landscape Trees: 469 landscape trees
 Bufferyard Trees: 52 buffer trees
 Eventual Canopy Coverage: 104% of landscape area



Landscape Area: 225,291 sf (20% reduction)
 Landscape Trees: 375 (20% reduction as fee in lieu)
 Bufferyard Trees: 52 buffer trees
 Eventual Canopy Coverage: 76% of landscape area

STAFF RECOMMENDATION:

Over time, the Unified Development Code landscaping requirements have been adjusted with code changes. When the current code provision was established in 2015, the intent was to establish a uniform landscaping requirement for all multi-family properties which was not in place previously. With the influx of multi-family developments, challenges have been encountered to meet the requirements. Compliance has been generally obtained through the alternative landscaping provisions of the UDC. Popular solutions

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through the administrative reduction include the 20% reduction in landscape area and the increasing in caliper inch of trees to obtain the overall caliper inches required. For the proposed request, the applicant has proposed the administrative reduction in landscape area, proposed to increase the caliper inch of the larger trees from 3" to 4", and proposed a reduction in the number of trees by paying a fee in lieu.

In lieu of the proposed reduction, the applicant could redesign the project to establish fewer buildings and incorporate structured parking to reduce the development footprint and increase the available room for the required trees. Another option is to increase the size of trees at planting to achieve an equivalent number of trees proposed with the request. Based on the current requirement, trees would need to be increased to approximately 6-inch caliper to meet the number of trees provided in the 1:600 scenario (Exhibit C) and increased to approximately 8-inch caliper to meet the number of trees provided with the proposed request (Exhibit D).

The proposed reduction from the 1:300 to 1:600 ratio with the administrative alternative compliance in place provides an opportunity for trees to be provided on-site without impacting the buildable area. Per the tree coverage percentage provided by the applicant on each exhibit, the proposed request will allow the site at maturity to have a tree cover percentage of 76% of the total landscape area, enabling other use of the landscape area besides tree coverage. Staff continues to recommend support for the proposed request.

ATTACHMENTS:

- Wilke Lane Exhibits (separate attachment)