



# City Arborist Program

CITY OF AUSTIN

# Tree Ordinance -1983

Protected trees:

Residential 19">

Commercial 8">



# Environmental Criteria Manual

- ▶ [https://library.municode.com/tx/austin/codes/environmental\\_criteria\\_manual?nodeId=S3TRNAARPR](https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=S3TRNAARPR)
- ▶ Rules to implement Tree Ordinance

# Heritage Tree

- ▶ 24" >
- ▶ Texas Ash, Bald Cypress, American elm, Cedar Elm, Texas Madrone, Bigtooth Maple, all Oaks, Pecan, Arizona Walnut, Eastern Black Walnut
- ▶ Mitigated at 300% if removed in good condition
- ▶ A 30 inch heritage tree cannot be removed in good condition without the approval of the Environmental Commission

# No Mitigation Trees

- ▶ All trees 19 inches or greater require a tree permit for removal
- ▶ The following trees do not require mitigation
  - Tree of heaven, Mimosa, Paper mulberry, Russian Olive, Chinese Parasol, Golden Rain Tree, Ligustrum, Chinaberry, Nandina, Photinia, Chinese Pistache, Pyracantha, Salt Cedar, Chinese Tallow, Siberian Elm, Lilac Chaste

# Tree Removal

- ▶ To remove a protected size tree a tree must be dead, diseased, an imminent hazard or preventing reasonable use of the property.
- ▶ This condition must be documented photographically and or by a certified arborist.



# Protecting the Canopy

The ECM limits the removal of canopy to 25% of the total canopy



# Protecting the Roots

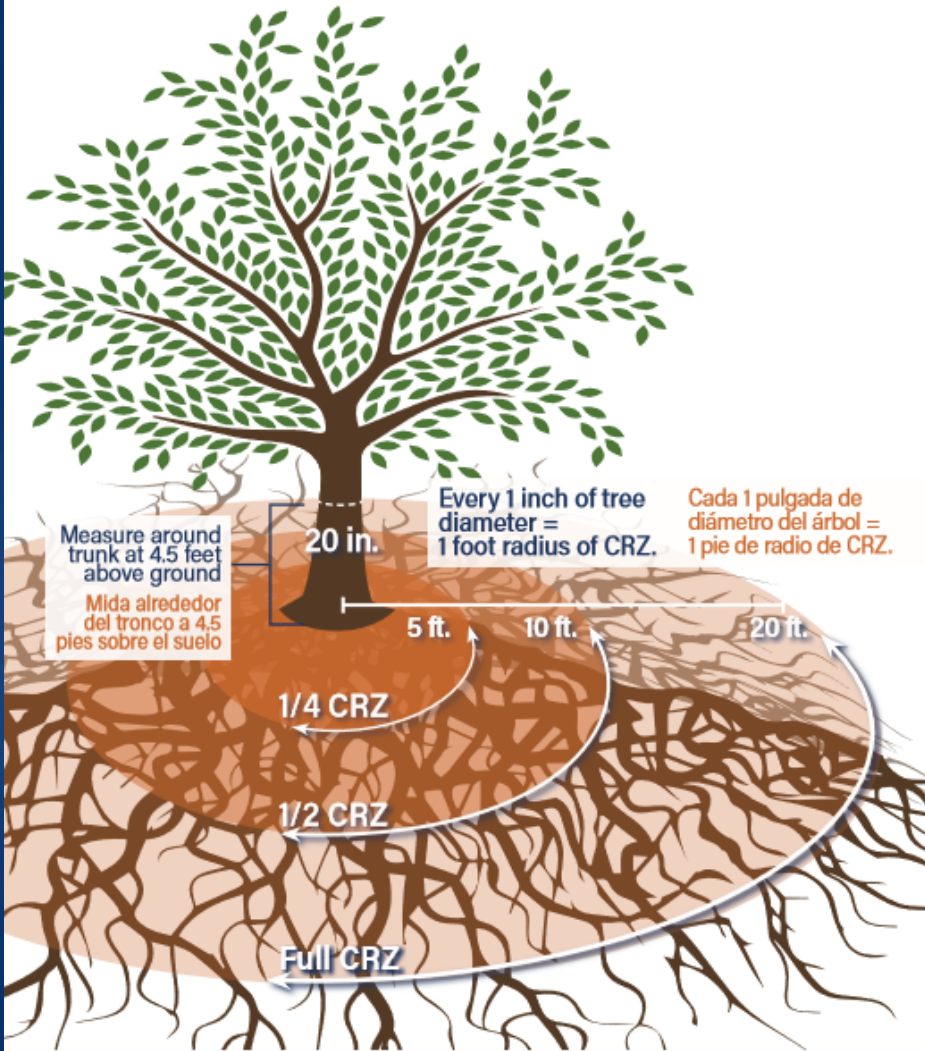
- ▶ Critical Root Zone (CRZ)– Area of the roots protected around the tree
- ▶ The closer to the tree the more building restrictions in the root zone
- ▶  $\frac{1}{4}$ ,  $\frac{1}{2}$ , full critical root zone
- ▶ 1 inch of diameter is 1 foot of root zone in every direction of the tree. 20" diameter, 20 ft crz



# CRITICAL ROOT ZONE (CRZ)

For Residential Trees 19-inch Diameter & Greater

Zona Crítica de Raíces (CRZ): Para árboles residenciales de 19" de diámetro y más



**Development**  
SERVICES DEPARTMENT

**Community Tree Preservation  
Division**

# Full Critical Root Zone

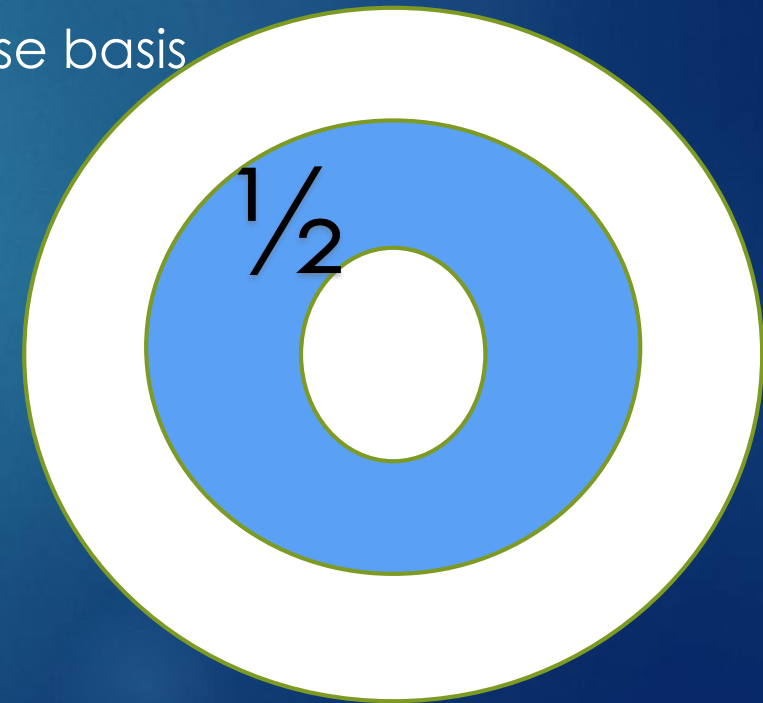
- ▶ You can construct without limitations within the full critical root zone



[https://library.municode.com/tx/austin/codes/environmental\\_criteria\\_manual?nodeId=S3TRNAARPR](https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=S3TRNAARPR)

# $\frac{1}{2}$ Critical Root Zone

- ▶ No cut/fill 4 inches or greater
- ▶ Piers allowed on a case by case basis
- ▶ No slab on grade foundations
- ▶ Floating / cantilevered slabs permitted on a case by case basis



# Cantilever / Floating Slab



Floating

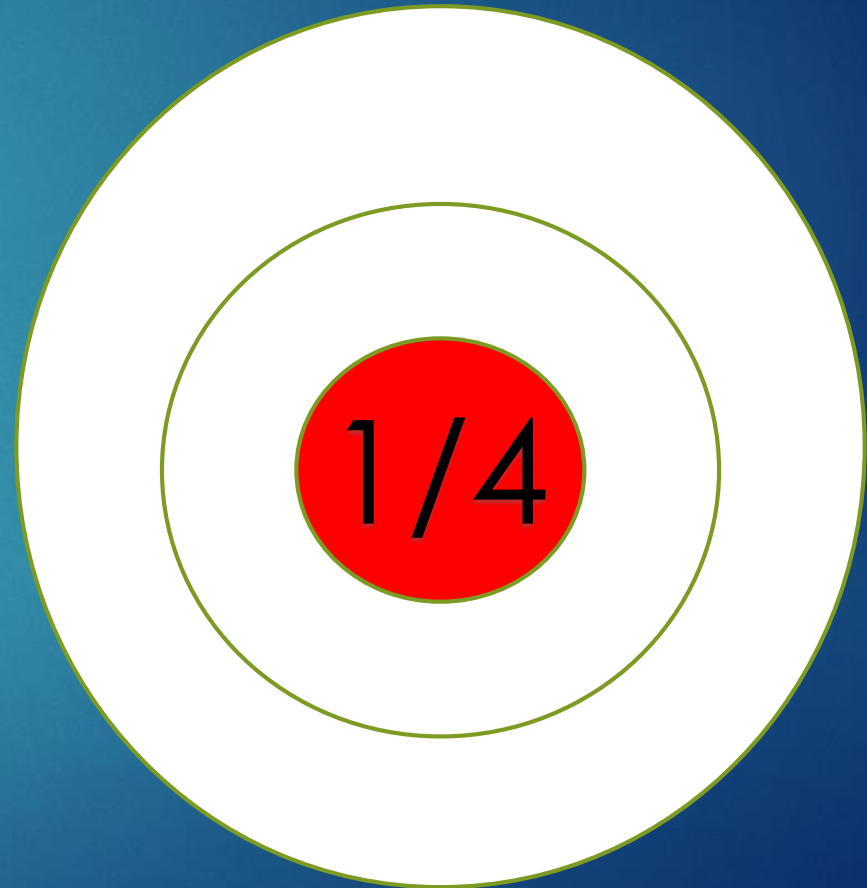


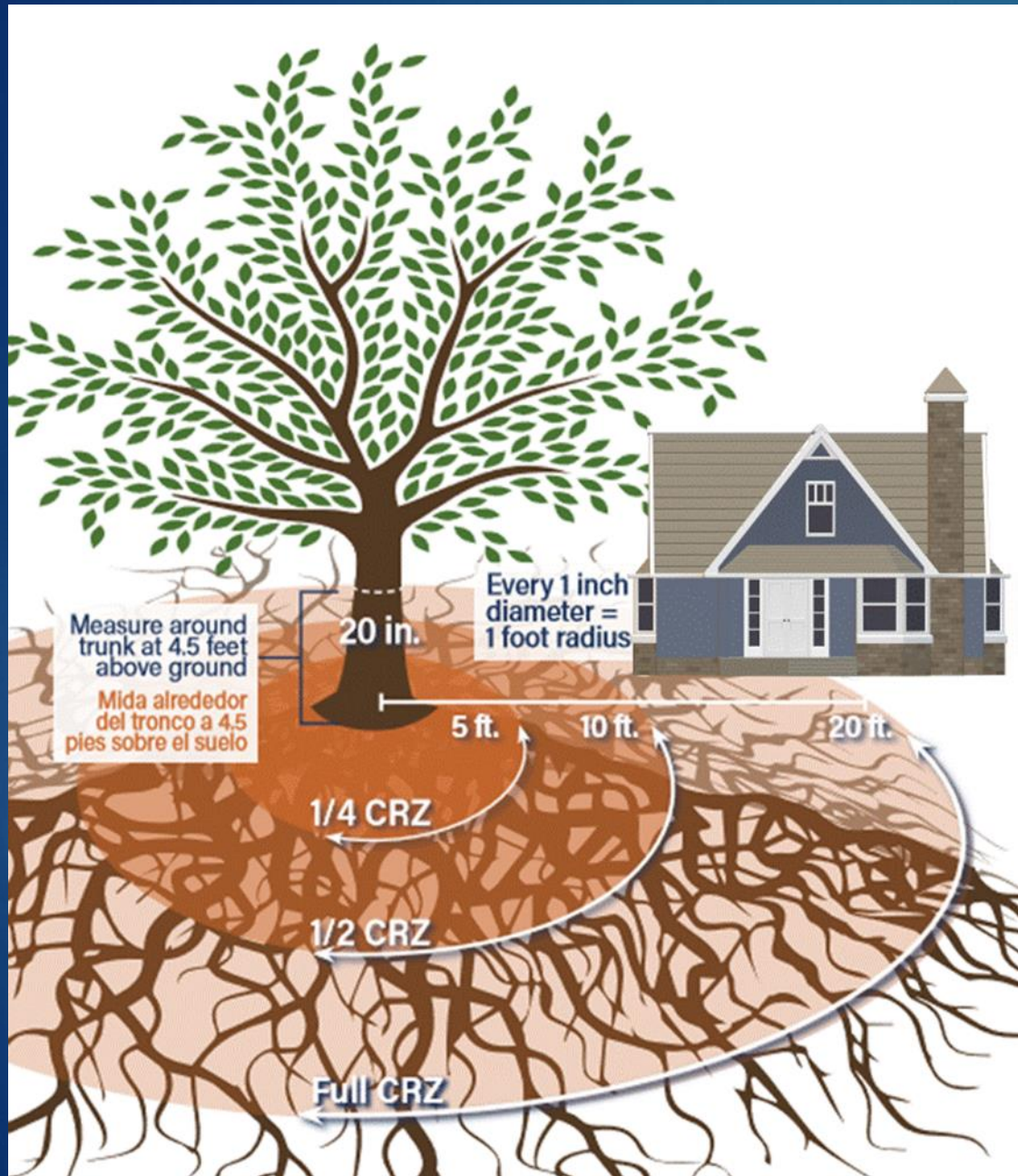
# Pier and Beam Foundation



# $\frac{1}{4}$ Critical Root Zone

- ▶ No impacts allowed at all
- ▶ Most sensitive area of tree



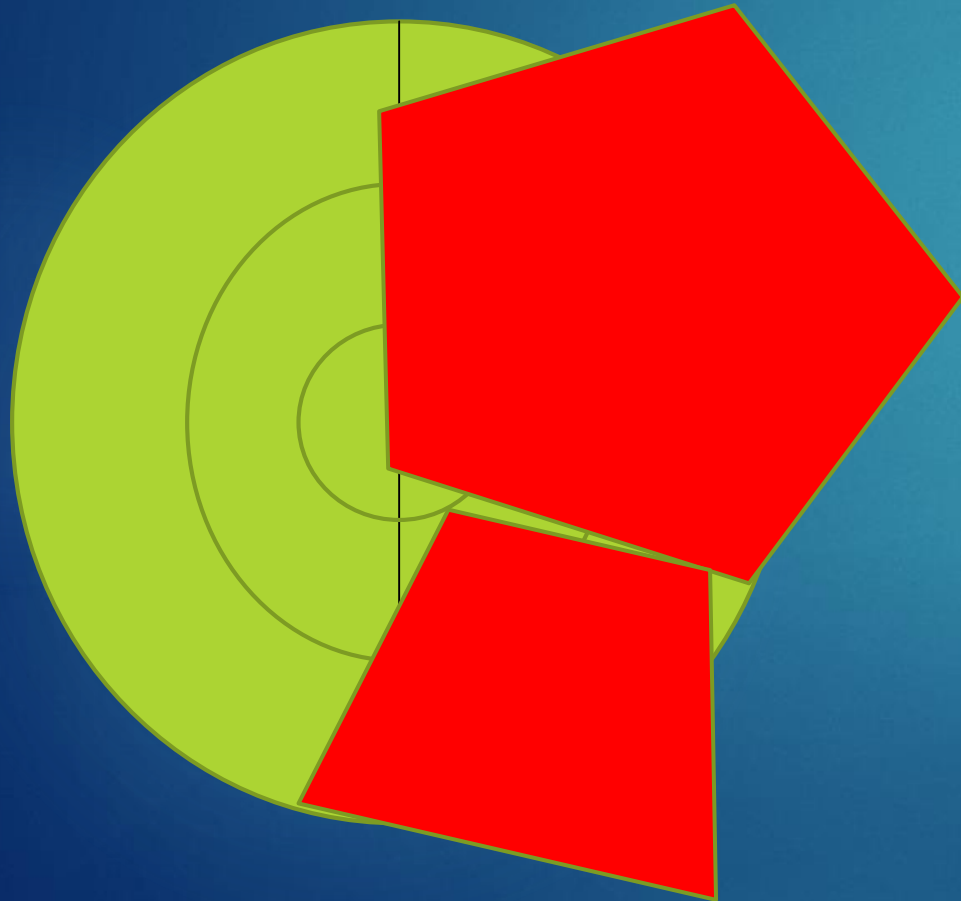


# Airspade: Utilities





50 % of the total root zone must be preserved at grade with natural ground cover



# Types of Tree Permits

- ▶ Stand alone Tree Permit:

- Used for non development related tree permits requesting removal of trees due to condition
- Utility permits

All stand alone Tree Permits can be filed online through Austin Build Connect

- ▶ Development Related tree Permits – Automatically included in Residential Plan Review

# Residential Construction Application



## Residential New Construction and Addition Permit Application

To complete this form electronically: Open with Internet Explorer, then [Click Here to Save and continue.](#)

Residential Review – One Texas Center  
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

### Property Information

Project Address:	Tax Parcel ID:
Legal Description:	Lot Area (sq ft):
Zoning District:	Historic District (if applicable):
Neighborhood Plan Area (if applicable):	

### Required Reviews

Is project participating in S.M.A.R.T. Housing? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)</small>	Does project have a Green Building requirement? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, attach signed conditional approval letter from Austin Energy Green Building)</small>
Is this site within an Airport Overlay Zone? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, approval through Aviation is required)</small>	Does this site have a septic system? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, submit a copy of approved septic permit)</small>
Does the structure exceed 3,600 square feet total under roof? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, Fire review is required)</small>	Is this property within 200 feet of a hazardous pipeline? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, Fire review is required)</small>
Is this site located within an Erosion Hazard Zone? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, EHZ review is required)</small>	Is this property within 150 feet of the 100 year floodplain? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(Proximity to floodplain may require additional review time.)</small>
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <small>(If yes, <a href="#">click here</a> for more information on the tree permit process.)</small>	

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F)  Y  N

Does this site currently have: water availability?  Y  N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)  
wastewater availability?  Y  N

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site?  Y  N  
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source?  Y  N (If yes, submit approved auxiliary and potable plumbing plans.)  
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet?  Y  N (If yes, contact the Development Assistance Center for more information)

Is this site within the Waterfront Overlay?  Y  N (LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay?  Y  N (LDC 25-2-180, 25-2-647)

Does this site front a paved street?  Y  N (If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley?  Y  N (Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance?  Y  N Case # \_\_\_\_\_ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver?  Y  N  
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

### Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft?  Y  N (If yes, construction material recycling is required per LDC 25-11-39)

Existing Use:  vacant  single-family residential  duplex residential  two-family residential  other: \_\_\_\_\_

Proposed Use:  vacant  single-family residential  duplex residential  two-family residential  other: \_\_\_\_\_

Project Type:  new construction  addition  addition/remodel  other: \_\_\_\_\_

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project?  Y  N  
(Note: Removal of all or part of a structure requires a demolition permit application.)

# existing bedrooms: \_\_\_\_\_ # bedrooms upon completion: \_\_\_\_\_ # baths existing: \_\_\_\_\_ # baths upon completion: \_\_\_\_\_

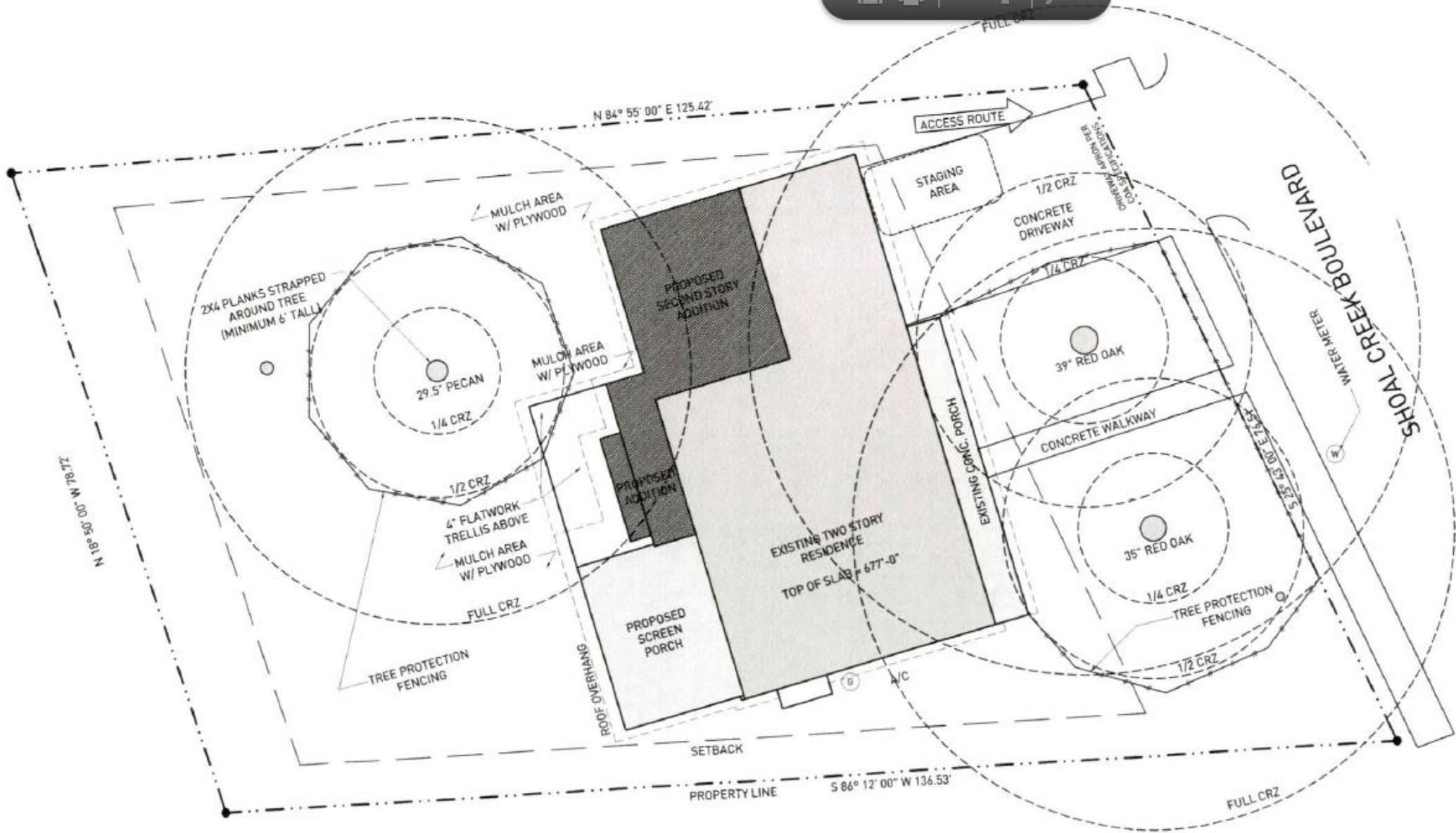
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)  
\_\_\_\_\_  
\_\_\_\_\_

Trades Permits Required (Circle as applicable):  electric  plumbing  mechanical (HVAC)  concrete (R.O.W.)

Is there a protected sized tree on this lot or adjacent lot(s)?  Y  N (If yes, [click here](#) for more information on the tree permit process.)

# Residential Tree Review: Depictions

- ▶ Tree species / size
- ▶ Root zones of trees
- ▶ Site access, material staging, toilets
- ▶ Proposed/ existing utilities
- ▶ Tree protection fencing



# Review Process

- ▶ Request access to the site
- ▶ Visit site, verify tree condition/ size, check for adjacent trees
- ▶ Photograph trees during site visit
- ▶ Document site visit findings / photographs
- ▶ Review development plans for compliance with tree ordinance
- ▶ Reject Plans: provide comments on compliance issues
- ▶ Approve plans, creating a tree permit

# Tree Inspections

- ▶ Applicant calls for a layout inspection triggering a pre construction tree inspection
- ▶ Inspection verified tree protection fencing, pass or fail
- ▶ Construction occurs after inspection is passed
- ▶ Final tree inspection is called to verify tree condition post construction

# Protection During Development





# Construction Mitigation / Violations

- Environmental Code Violation (ECV) - \$\$
- Stop Work Order
- Delay in review
- Mitigation - \$200 per inch- Heritage \$600
- Tree Care Plans from a certified arborist





# Questions?

