

Tree Preservation Requirement Changes – One-Sheet Summary

This sheet contrasts League City's existing Tree Preservation rules with the proposed Amendments. It is written for City Council members, developers, and consultants who need a quick reference.

Section	Topic	Old Rule	New Rule	Why it Matters
125-7.1.3	Significant Tree Removal	Only if State/Federal Law allowed	- Admin Ok (up to $\leq 10\%$ caliper inch) - Council Ok (10 – 25% caliper inch)	Small Trimming flexibility without losing full protection of significant tree coverage
125-7.3.3	Protected Tree Base Removal Allowance	Every inch removed required Fee or Replacement	Up to 10% of total site protected caliper inches may be removed for free	Makes small development easier and cheaper
125-7.3.5	Payment In-Lieu Fees	Flat fee of \$250/Inch	Tiered by size: 6"-12" \$100/inch 12.1"-18" \$150/inch >18" \$200/inch	Fairer costs as bigger trees cost more, no surprise big bills
125-7.6	Appeals Process	Appeal to CM; fines continue during appeal	- Appeal to CM - All fines stop while appeal is pending - Decision w/i 30 days	Fair process – no surprise fees while waiting.
125-7.7.2	Restitution Penalty	Fee + 200% extra (3 x the base)	Fee + 100% penalty (2x the base). If a site is cleared without a permit, total fees + restitution may reach up to 50% of unimproved land value instead of 30%.	Keeps penalties fair but adds teeth for egregious violations while maintaining predictability for standard cases.
125-7.7.3	Cost-Cap Safeguard	No overall cap on fees and fines	Total fees + restitution $\leq 30\%$ of unimproved land value (standard cap); up to 50% for unpermitted site clearings	Prevents excessive costs in normal projects but ensures major violations have meaningful restitution.

Key Takeaways

- Planning Director can permit removal of up to 10% of big tree (Oak/Pecan $\geq 38"$) caliper inches administratively under certain conditions. Removals above 10% and up to 25% require a simple majority City Council sign-off.
- Any development may remove up to 10% of protected caliper inches on site with no replacement or fee required.
- Illegal removal would incur the in-lieu fee plus 100% penalty instead of the 200% penalty.
- Total tree related charges (fees + restitution) cannot exceed 30% of the unimproved land's appraised value if site is properly permitted. If site is cleared without a permit, total tree-related chargers can increase to 50% of the unimproved land value to reflect the severity of the violation.
- Appeals to the City Manager now suspend all fines while under review and establishes a 30-day window for appeal review.