

CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

DECEMBER 21, 2016

Council Chamber	Special Session	7:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairman	Commissioner	
Laura Thurmond	Mike Baker	
Commissioner	Vice Chairman	Commissioner
Paul Katz	Danny Spencer	Charles Formica
Commissioner	Commissioner	
Burt Martin	Lee Hampton	

Mission Statement:
The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

A. CALL TO ORDER**B. ANNOUNCEMENT OF QUORUM****C. RULES FOR PUBLIC COMMENT**

1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.
2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.
3. Public Comments of a general nature shall be made at the time designated by the Order of Business.
4. All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.
5. Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.

D. APPROVAL OR CORRECTION OF THE MINUTES

1. Building and Standards Commission - Regular Session - Oct 26, 2016 7:00 PM
2. Building and Standards Commission - Workshop Session - Nov 16, 2016 6:00 PM

E. PUBLIC COMMENT**F. REPORT FROM BUILDING OFFICIAL****G. REPORTS OF COMMITTEES AND COMMUNICATIONS**

1. Communications to Commissioner members outside of posted meetings.
2. Committee Reports
3. Reports from Staff other than the Building Official

H. OLD BUSINESS

1. Discussion, consideration, and possible action on proposed changes to Chapter 9, Article XI, Trees, Section 9-350 M., Undesirable Trees and Section 9-352 D., Tree Disposition Plan, of the City of Bellaire Code of Ordinances.

I. NEW BUSINESS

- 1. The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

J. PUBLIC HEARINGS

K. ANNOUNCEMENTS & COMMENTS BY COMMISSIONERS

L. ADJOURNMENT



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
OCTOBER 26, 2016

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. REGULAR SESSION

A. Call to Order

Chairman Thurmond called the meeting to order at 7:01 PM.

B. Announcement of Quorum

Chairman Thurmond announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Present	
Mike Baker	Commissioner	Present	
Danny Spencer	Vice Chairman	Present	
Lee Hampton	Commissioner	Present	
Charles Formica	Commissioner	Present	
William Davidson	Building Official	Present	
Ashley Parcus	Secretary	Present	
David R. Montague	Council Member	Present	

C. Rules for Public Comment

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**
- 4. All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**

Minutes Acceptance: Minutes of Oct 26, 2016 7:00 PM (Approval or Correction of the Minutes)

5. Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.

Chairman Thurmond stated that the Rules for Public Comment were listed on the agenda.

D. Approval or Correction of the Minutes

1. Building and Standards Commission - Regular Session - Sep 28, 2016 7:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Formica, Commissioner
SECONDER:	Mike Baker, Commissioner
AYES:	Thurmond, Katz, Martin, Baker, Spencer, Hampton, Formica

E. Public Comment

There were no public comments.

F. Report from Building Official

Mr. Davidson informed the Commission that building continues at the same rate as last month, and that the new home showcase seemed to be successful.

Vice Chairman Spencer mentioned the city ordinance dealing with the prohibition of net fill and asked Mr. Davidson why Crosspoint Church's was able to add fill to their youth worship center.

Mr. Davidson stated that he did not remember the specifics of the drainage plan for that property, but that chances are it is because it is commercial construction with a storm drain. He added that the plan is required to be checked by the City Engineer, who would have made sure that they were in compliance with City code.

G. Reports of Committees and Communications

1. Communications to Commission members outside of posted meetings

There were no communications to report.

2. Committee Reports

There were no committee reports.

3. Reports from Staff other than the Building Official

There were no reports from staff other than the Building Official.

H. Old Business

There was no Old Business.

I. New Business

1. Presentation of the City of Bellaire Drainage Study Report (presented to City Council on September 19, 2016), as prepared by ARKK Engineers.

Staff informed the Commission that this item would be postponed until a future meeting, as the City Engineer would like to be the one to give the presentation, and he had a family emergency preventing him from attending.

2. Presentation by Johanna Moran, Vice Chairman of the Environmental and Sustainability Board, on proposed changes to Chapter 9, Buildings, Article XI, Trees, Section 9-350 M., Undesirable Trees and Section 9-352 D., Tree Disposition Plan, of The City of Bellaire Code of Ordinances.

Johanna Moran-Ms. Moran informed the Commission that she is the Vice Chairman of the Environmental and Sustainability Board (ESB) and that she was in attendance on behalf of the Board to suggest a fundamental change in how the City's code defines an undesirable plant. She added that currently residents are allowed, if not encouraged, to retain invasive and alien plants as part of their tree disposition plan when building a new home. She also mentioned that there are only five trees listed as undesirable on the current ordinance. Ms. Moran explained that the Chinese Tallow is a very invasive tree, however, the other four plants listed are not local native plants, and are not alien, invasive, or harmful, so they have not been included on the revised list that the Board is proposing. She added that ESB recognizes that the City has a number of invasive and non beneficial trees and shrubs that adversely affect the biodiversity of the City, and they hope that by naming some specific undesirable alien plants in the ordinance, it will encourage a move towards sustainable, native plants. Ms. Moran then informed the Commission that they have been given a list of the plants that the Board is proposing, which is a good guide to many of the inappropriate plants that have been, and are still being sold by retailers and being used by landscaping companies working within the City. She added that the sources used to gather this information were the Bayou Preservation Association, the Texas Invasive Plant and Pest Control Council, and the Texas Native Plant Society-Houston Chapter. Ms. Moran mentioned that there was only a slight change in the proposed wording and format of Section 9-352 D, which she hopes will help to minimize the loss of desirable plants. She stated that adopting this list will begin the work of rebuilding a community that promotes wildlife and improves the lives of residents, in the process. She stated that the Commissioners can contact her via the City email with any questions that they might have.

Chairman Thurmond asked what the process would be for moving forward with this proposal.

Ms. Moran and staff explained that the ESB is bringing the proposal to the Commission to vote on and send to City Council, if deemed appropriate. Staff added that it could be put to the next agenda at the Commission's request to further discuss this item. Staff also reminded the Commission of the 45 day review period that must be given to the public prior to taking the amendment forward to City Council.

Commissioner Katz felt that a workshop would be beneficial for the Commission to discuss this item in further detail.

Commissioner Baker asked what specifically the ESB is requesting when it comes to the ordinance.

Ms. Moran explained that the Board would like to see the four desirable trees removed from the undesirable list, and the undesirable list expanded to give residents a better idea of what to avoid planting. She also mentioned that the

Board had proposed some revised language with regard to new residential construction.

Chairman Thurmond then reviewed the proposed language for Section 9-352 D, that was provided by the ESB:

"The property owner or the building contractor shall be responsible for removal of undesirable trees and develop the following:

1. A plan for the preservation of desirable trees on the property and
2. A plan for replacement of any undesirable trees removed from the property.

A sample tree disposition plan will be available from the Development Services Department. This plan may not include any of the plants on the list of undesirable trees and shrubs. The code enforcement officer will verify the tree disposition plan. "

Commissioner Hampton asked if a tree disposition plan would be required for landscaping after construction of the home is complete.

Mr. Davidson informed the Commission that landscaping would not require that a permit be pulled, and therefore, no tree disposition plan would be submitted to the City.

Commissioner Hampton asked if the ordinance would still apply to that particular site, in that situation.

Mr. Davidson stated that he would have to defer that to an attorney.

Ms. Moran stated that these changes will not solve all of the problems, but explained that if the City does not begin installing more native plants there will soon be no song birds in Bellaire at all. She added that educating the residents and landscaping companies on this topic is crucial to its success.

Commissioner Hampton agreed that it is good information and that more education needs to be provided on the subject, however, he questioned how the regulations will be enforced and how far City staff will have to go to ensure compliance. He explained that as the builder he would not be permitted to put the undesirable trees in, but the property owner could do it himself after the fact and no one would know.

Ms. Moran pointed out that there are still a lot of homes within the City that need to be rebuilt, and based on the proposed language, the undesirable trees that are already existing on those lots will have to be removed. She stated that it is a step in the right direction.

The Commission thanked Ms. Moran for her presentation.

- 3. The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

A motion was made by Commissioner Katz and seconded by Commissioner Formica to hold a workshop on Chapter 9, Buildings, Article XI, Trees, Sections 9-350 & 9-352 D.

The motion passed with a vote of 7-0.

Staff informed the Commission that the next meeting falls on November 23rd, which is the day before Thanksgiving, so that meeting date may change.

Chairman Thurmond suggested that the Commission look at holding the workshop on November 16th.

Staff added that the 16th had been mentioned as a possibility for the regular meeting date as well, so if nothing else is on the City calendar for that evening then the Commission could hold a regular meeting (if necessary) and a workshop on the same night.

J. Public Hearings

There were no public hearings.

K. Announcements & Comments by Commissioners

Commissioner Baker and Chairman Thurmond reminded everyone that Election Day was quickly approaching and to get out and vote. Chairman Thurmond also mentioned that there are several bonds on the ballot. She urged everyone to go to the City website to get more information on those, and stated that she is very much in favor of all three propositions. She informed the Commissioners that she had some "Support Bellaire Bonds" signs if anyone was interested in putting them up in their yard.

Chairman Thurmond mentioned that there had been an issue recently regarding a mature tree located in the right-of-way at a new residential construction site. She explained that the builder and homeowner decided to preserve the tree, but this situation brought up a couple of interesting questions:

1. What protections does the City have for making demands on trees that live in their R.O.W.?
2. What capabilities does the City have to preserve mature and desirable trees that are already in existence on a property?

Chairman Thurmond stated that this topic may eventually get incorporated into the discussion regarding desirable/undesirable trees. She then added that there had been some discussions/questions dealing with Bellaire High School's compliance with the fire code and occupancy requirements.

L. Adjournment

Motion: a motion was made by Commissioner Baker and seconded by Commissioner Formica to adjourn the Regular Meeting.

Vote: the motion was passed with a vote of 7-0.

The meeting was adjourned at 7:37 PM.



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
NOVEMBER 16, 2016

Council Chamber

Workshop Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. WORKSHOP SESSION

1. Call to Order & Announcement of Quorum

Chairman Thurmond called the Workshop Session to order at 6:04 PM, and announced that a quorum was present consisting of the following members:

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Present	
Mike Baker	Commissioner	Absent	
Danny Spencer	Vice Chairman	Absent	
Lee Hampton	Commissioner	Present	
Charles Formica	Commissioner	Present	
William Davidson	Building Official	Present	
Ashley Parcus	Secretary	Present	
David R. Montague	Council Member	Present	

2. Presentation of the City of Bellaire Drainage Study Report (presented to City Council on September 19, 2016), as prepared by ARKK Engineers.

City Engineer, James Andrews, gave a presentation on the City of Bellaire Drainage Study Report, as prepared by ARKK Engineers. To view the entire presentation or the PowerPoint prepared by Mr. Andrews, please visit the links below:

PowerPoint:

<http://www.bellairetx.gov/DocumentCenter/View/19125>

Presentation:

<http://bellairecitytx.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1612&Format=Agenda>

3. Discussion on the Environmental and Sustainability Board's proposed changes to Chapter 9, Buildings, Article XI, Trees, Section 9-350 M., Undesirable Trees and Section 9-352 D., Tree Disposition Plan, of The City of Bellaire Code of Ordinances.

Chairman Thurmond reviewed the changes that are being proposed by the Environmental and Sustainability Board (ESB).

Commissioner Formica pointed out that a high percentage of the trees within the City of Bellaire are undesirable, and felt that the removal of all of those trees it is going to be a difficult task to accomplish.

Minutes Acceptance: Minutes of Nov 16, 2016 6:00 PM (Approval or Correction of the Minutes)

Chairman Thurmond and Commissioner Hampton pointed out that it will only pertain to new construction.

Ms. Moran agreed that there is a significant amount of undesirable trees within the City, and reiterated that the environment is being negatively impacted by them. She added that if the City doesn't begin adding more native plants to the area then there will soon be no song birds left in Bellaire. Ms. Moran also pointed out that the invasive plants need a lot more care than native plants do.

Council Member Montague asked where the list of undesirable trees came from.

Ms. Moran stated that she got the list from three very credible sources, the Bayou Preservation Association, the Texas Invasive Plant and Pest Council, and the Native Plant Society of Texas-Houston Chapter.

Mr. Davidson mentioned the language in the proposal that states that it will be the responsibility of the property owner or building contractor to replace any desirable trees removed from the property. He asked if the replacement would have to be the same size as the tree that was removed, and stated that the City doesn't have enough staffing to caliber every tree.

Ms. Moran didn't feel as though that would be necessary. She added that there are several great alternatives that may not necessarily be the same caliber. Ms. Moran questioned if the alternatives needed to be spelled out in the language.

Mr. Davidson stated that in his experience, the more specific the rules are, the more likely they will actually be followed.

Commissioner Hampton mentioned that getting residents on board with this is going to be somewhat difficult due to the fact that a lot of them want their landscaping to match their home. He asked if there would be a way to categorize the list of trees by severity of invasiveness, and focus more on the "low-hanging fruit."

Commissioner Martin asked if all of the trees on the undesirable list were on all three of the sources' lists.

Ms. Moran explained that most of them were, however, there were a few that were not listed on all three.

Commissioner Martin was concerned with the inconsistency of the lists. He questioned the justification for adding a tree to the list that is not called out as undesirable by all three sources.

Chairman Thurmond stated that she was comfortable with the list, but that adding a third column of suggested replacements for the undesirable trees would be beneficial.

Ms. Moran pointed out that it might be difficult to do that as the suggested replacements would depend on what characteristics people like about each undesirable plant, and it would be hard to list each option. She stated that she could put the best possible replacement, in her opinion, if the Commission wished for her to do so.

The Commissioners agreed that it would be helpful. Chairman Thurmond mentioned that it wouldn't necessarily have to be just one suggested replacement, she could list several if she wished to do so.

Commissioner Hampton also mentioned that he would like to see a list incorporated of the top 10 worst undesirables.

Ms. Moran suggested leaving the list as it is, and including a link to the website for that information.

The Commissioners agreed that with that idea.

Council Member Montague mentioned that it would also be beneficial to include an explanation of the purpose/goal behind the proposed changes.

Chairman Thurmond pointed out that you don't normally see a lot of explanation within the ordinance language, typically it is just the regulations without discussing the intent behind it.

Commissioner Formica suggested adding one small paragraph describing the reasoning for the proposal.

Chairman Thurmond mentioned that there are always going to be those residents that are highly motivated about their landscaping and will find a way around the regulations.

Commissioner Hampton asked Ms. Moran if she was aware of any cities that currently enforce these types of regulations.

Ms. Moran stated that she was not aware of any. She added that she would like to see Bellaire be proactive on this issue.

Commissioner Formica pointed out that ten years from now people will no longer think of it as restrictive, as it will simply become part of the culture.

Commissioner Hampton pointed out that it could be a slippery slope due to the fact that this list will continuously change. He asked who would maintain it.

Ms. Moran stated that she would like to see the City hire some sort of environmentalist that would be in charge of these types of issues.

The Commissioners asked what the next step would be.

Staff informed the Commission that it could be added to the next agenda, and if the Commission is comfortable with the revised language provided by Ms. Moran then they could vote to recommend the amendment to City Council. Staff pointed out that the proposed changes will then go up on the City website for the 45 day review period, so that public input can be gathered and evaluated.

Chairman Thurmond asked Ms. Moran to revise the proposal to include the column of suggested plants to use instead of the undesirables.

Commissioner Hampton felt that the regulations needs to be a little more "watered down" because he doesn't feel as though Council is going to support it as is.

Commissioner Martin reiterated that he would like to see a list produced strictly by a reputable third party source, rather than a list composed of trees off of multiple sources and put together by the ESB or the Commission.

Chairman Thurmond suggested that Ms. Moran list her sources and possibly speak with someone from the Nature Discovery Center to confirm the list.

Commissioner Formica mentioned including a legend that tells what source each undesirable tree comes from.

Chairman Thurmond also asked that a couple sentences be added to explain the intent of the proposal.

Commissioner Formica volunteered to work with Ms. Moran on preparing a paragraph on the intent.

Chairman Thurmond reiterated that someone will need to update the list, as necessary, and stated that she feels as though that is not something that is solved with the ordinance, but is more of an administrative issue. She suggested that the City hire a third party landscape architect.

Ms. Moran stated that landscape architects are normally not very ecologically correct.

Commissioner Hampton mentioned that he is going to have a hard time supporting this proposal without a solid plan on how to keep the information up to date.

The Commissioners thanked Ms. Moran for all of her hard work.

Chairman Thurmond then asked Council Member Montague what his thoughts were on the proposal.

Council Member Montague stated that this is something that is completely different than what the City Council normally supports, and that he was trying to determine what would be necessary to get them on board with these changes.

Commissioner Formica felt that regulating new construction should not be as controversial due to the fact that it is not affecting anyone that was previously there.

Commissioner Hampton reiterated that a lot of residents are very passionate about their landscaping complementing the style of home that they build, therefore, that would require that landscaping plans be submitted prior to the beginning of construction, which not something that is done today.

Mr. Davidson agreed. He informed the Commission that staff has no problem increasing the list of undesirable trees, however, from an enforcement perspective, this could potentially create a lot of issues.

Chairman Thurmond asked for clarification that there is already a requirement for a tree disposition plan in place.

Mr. Davidson confirmed this and explained that it is a pre demo topographical survey with the existing trees located on it, along with a list of trees that are going to be removed and reason for their removal. He added that if a new home is being built then a copy of the proposed site plan is also required, however, it does not have to show the locations of trees afterwards, just the footprint of the house.

Council Member Montague mentioned the requirement that any desirable trees removed from the property must be replaced and stated that questions will most likely arise regarding the specifics of that regulation.

Commissioner Hampton agreed and stated that he feels as though it is a great concept, but that there still needs to be some practicality in it.

4. Adjournment

Chairman Thurmond adjourned the workshop at 7:45 PM.

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 12/21/16 07:00 PM
Department: Development Services
Category: Amendment
Department Head: John McDonald
DOC ID: 2118

**SCHEDULED
INFORMATION ITEM (ID
2118)**

Item Title:

Discussion, consideration, and possible action on proposed changes to Chapter 9, Article XI, Trees, Section 9-350 M., Undesirable Trees and Section 9-352 D., Tree Disposition Plan, of the City of Bellaire Code of Ordinances.

Background/Summary:

The revised documents, as prepared by Johanna Moran with help from Commissioner Formica, are attached.

ATTACHMENTS:

- Bellaire Trees Introductions 1-3 (PDF)
- Introduction 4 and beneficial plant resource (PDF)
- Tree Ordinance Suggested changes Article XI (PDF)
- Alien Trees to Avoid (PDF)
- Invasive Trees to be Removed (PDF)
- Native Trees for Gulf Coast Ecoregion (PDF)
- TPWD Ecoregions of Texas (PDF)

Tree ordinance

Alt 1

There is no doubt that trees promote richness in our community. However, some trees become a natural nuisance to neighbors and native trees by virtue of their invasiveness. In an effort to eliminate the nuisance and enhance the local environment, this ordinance requires the removal of and prohibits the planting of invasive species on new construction. Homeowners will find a web link to a list of preferred native trees below. These native trees do not require water (except during establishment), chemical pesticides, fertilizers or frequent cutting.

Also included is a list of non-beneficial trees which detrimentally affect the biochemistry of the city. The use of these non-beneficial trees should be avoided.

Alt 2

There is no doubt that trees promote richness in our community. However, some trees are invasive to the detriment of preferred native trees and also to neighbors. This ordinance prohibits the planting and requires the removal of invasive species on new construction. Homeowners will find a link to a list of preferred native trees below. These native trees do not require water (except during establishment), chemical pesticides, fertilizers or frequent cutting.

Also included is a list of non-beneficial trees which detrimentally affect the biochemistry of the city. The use of these non-beneficial trees should be avoided.

Alt 3

Trees help clean our air and water, reduce flooding, combat climate change and are a major player in the food chain that feeds birds. However, some trees are invasive to the detriment of preferred native plants and also adversely impact our neighbors. . This ordinance prohibits the planting and requires the removal of invasive species on new construction. Homeowners will find a link to benefits provided by specific Native trees which, matched to your environment, will not require extra water (except during establishment), chemical pesticides, fertilizers or frequent cutting.

Also included is a list of alien trees which detrimentally affect the biochemistry of the city. The use of these non-beneficial trees should be avoided.

Beyond beautification and increased property values, trees can help clean our air and water, reduce flooding, combat climate change, and support the food chain that feeds birds and other wildlife. However, some trees are invasive to the detriment of beneficial native plants and also adversely impact our neighbors.

This ordinance addresses that by providing a list of trees that are invasive and must be removed as well as a list of additional common alien trees that should be avoided.

Here is a valuable resource to locate the best plant for this region, your unique purpose and space available:

The Native Plant Society of Texas-Houston Chapter has put together the following valuable resource to assist residents and landscapers in choosing the best plants for this region, their unique purpose and space.

From: http://npsot.org/wp/houston/files/2014/08/February-2016-NPSOT_HOUSTON-information-pages.pdf

Page #	Item #	
		Plant lists by type or eco-service
8	7	Native Host Plants for Southeast Texas Butterflies
9	8	Native Vines for the Houston Area
10	9	Native Plants for Erosion Control
11	10	Native Plants that Provide a Food Source for Hummingbirds
14	13	Top 100 Native Plants for Harris County and Adjacent Areas
15	14	Drought Tolerant Native Plants
16	15	Native Grasses for Your Landscape
17	16	Native Trees
18	17	Native Shrubs
19	18	Trees that Attract Birds
20	19	Native Plants for Shady Areas
21	20	Native Plants that Provide Food, Shelter and Nesting for Birds
22	21	Native Groundcovers
27	26	Native Plants for Rain Gardens
28	27	Habitat Gardens (Suggested Native Texas Plants)
29	28	Native Pond Plants
31	30	Native Ferns
		NICE-recommended plants to use in place of certain common alien plants (by size)
24	23	Natives Instead of Common Exotics (NICE) Bird & Butterfly Habitat Plants- Trees & Shrubs
		Other information
13	12	Invasive Questions and Answers
23	22	Benefits of Naturescaping
26	25	Benefits of Using Native Plants
30	29	Doug Tallamy's Bringing Nature Home: Now Native Plants in Your Garden Sustain Wildlife
32	31	How to Add Native Plants to Your Yard
33	32	Native Plant Facts

Additional detailed plant data may be accessed on the Native Plant Database (NPIN): www.wildflower.org or Texas Trees: <http://aggie-horticulture.tamu.edu/ornamentals/natives/INDEXCOMMON.HTM#H>

Article XI. (Based on Ordinance No 99-081, Para 2, 12.6.1999)

Sec. 9-350.-Definitions

M. *Undesirable trees*. Chinese Tallow (*Sapium sebiferum*), Arizona Ash (*Fraxinus velutina*), Hackberry (*Celtis laevigata* or *Celtis occidentalis*), Silver Maple (*Acer saccharinum*), and Cottonwood (*Populus spp.*) variety trees.

Requested revision:

M. *Undesirable trees* A compilation of undesirable trees and large shrubs that are known to exist in our eco-region will be provided to the Development Services Department and updated by the Bellaire Environmental Sustainability Board based on information from the Bayou Preservation Association, a leader in restoration of riparian areas and education www.BayouPreservation.org, the Texas Invasive Plant and Pest Council information on the site hosted and maintained by the LBJ Wildflower Center www.TexasInvasives.org, and The Native Plant Society of Texas, Houston Chapter, which promotes use of Texas ecoregion specific native plants with lists and references [www.http://npsot.org/wp/houston/native-plant-info/](http://www.npsot.org/wp/houston/native-plant-info/).

The list of undesirable trees and shrubs as of October 2016 is attached.

Revised revision:

Sec. 9-350.-Definitions

M. *Invasive trees* The Texas Invasive Plant and Pest Council and/or The Bayou Preservation Association have designated the trees on this list as currently invasive and detrimental to our ecosystems. There are two other lists. One contains alien trees that are still commercially available even though they impact biodiversity and the environment by displacing beneficial native trees. The third list contains the specific lists of native trees and plants for various situations which are suitable for our ecoregion.

Sec. 9-352 D. *Tree disposition plan*.

The property owner or the building contractor shall be responsible for developing a tree disposition plan for the preservation and replacement of trees on the property. A sample tree disposition plan will be available from the Bellaire Community Development Department. The code enforcement officer will verify the tree disposition plan.

Requested revision:

D. Tree disposition plan.

The property owner or the building contractor shall be responsible for removal of undesirable trees and develop the following:

1. A plan for the preservation of desirable trees on the property and
2. A plan for replacement of any desirable trees removed from the property.

A sample tree disposition plan will be available from the Development Services Department. This plan may not include any of the plants on the list of undesirable trees and shrubs. The code enforcement officer will verify the tree disposition plan.

Revised revision:

Sec. 0-352 D. Tree disposition plan.

The property owner or the building contractor shall be responsible for removal of invasive trees and develop the following:

1. A plan for the preservation of beneficial native trees on the property and
2. A plan for replacement of any such trees removed from the property.

A sample tree disposition plan will be available from the Development Services Department. The submitted plan may not include any of the plants on the list of invasive trees and preferably not from the list of alien trees to avoid. The code enforcement officer will verify the tree disposition plan.

Alien Trees to Avoid

Common name- Alien species

Acacia-willow
 African sumac
 Australian bottle
 Bay laurel
 Bonita ash (Arizona ash cultivar)
 Bottlebrush tree
 California pepper
 Carob
 Chilean mesquite
 Chinese flame tree
 Chinese fringe tree
 Eldarica pine
 Eucalyptus
 Indian/Tru-Green, laurel-all cultivars
 Italian cypress
 Jacaranda
 Japanese Blueberry
 Japanese maples
 Japanese yew
 Leyland cypress
 Mexican Sycamore
 Monterrey Oak
 Museum palo verde
 Oleander tree
 Palm trees-non native
 Podocarpus
 Purple leaf plum
 Pyracantha
 Raywood ash
 Red push pistache
 Sawtooth oak
 Shamel ash
 Sissoo
 Timber bamboo
 Tipu
 Wax leaf privet
 Zelkova aka Red elm

Scientific name

Acacia saligna
 Rhus lancea
 Brachychiton populneus
 Laurus nobilis
 Fraxinus bonita (misnamed Calistemon)
 Calistemon
 Shinus molle
 Ceratonia siliqua
 Prosopis chilensis
 Koelreuteria bipinnata
 Chionanthus retusus
 Pinus eldarica
 Eucalyptus spp
 Ficus nitida
 Cupressus sempervirens
 Jacaranda mimosifolia
Elaeocarpus decipiens
 Acer palmatum
 Taxus cuspidata
 Cupressus leylandii
 Platanus mexicana
 Quercus polymorpha
 Cercidium-parkinsonia hybrid
 Nerium oleander
 Areaceae, Palmae or Palmaceae
 Podocarpus marophylla
 Prunus cerasifera
 pyracantha koidzumii
 Fraxinus oxycarpa
 Pistacia chinensis
 Quercus acutissima Carruthers
 Fraxinus udhei
 Dalbergia sissoo
 Phyllostachys oldhamii
 Tipuana tiup
 Ligustrum japonicum texanum
 Zelkova spach, serrata or makino

List of Invasive Trees

Article XI Sec. 9-350.-Definitions

Common name-Invasive species	Scientific name-invasive species
Brazilian Peppertree	<i>Schinus terebinthifolius</i>
Callery pear (Bradford pear)	<i>Pyrus calleryana</i>
Camphor Tree	<i>Cinnamomum camphora</i>
Carrotwood Tree	<i>Cupaniopsis anacardioides</i>
Chinaberry/Chinese Umbrella	<i>Melia azedarach/ var. umbraculifera</i>
Chinese Elm (Drake, Allee, Bosque, Lacebark varieties, 'True Green')	<i>Ulmus parvifolia all cultivars</i>
Chinese parasol tree	<i>Firmiana simplex</i>
Chinese pistache	<i>Pistacia chnensis</i>
Chinese and Japanese privet	<i>Ligustrum sinense, japonicum</i>
Chinese tallow	<i>Sapium sebiferum; Triadica sebifera</i>
Crape Myrtle	<i>Lagerstroemia indica (and indica x fauriei)</i>
Glossy tree privet	<i>Lugustrum lucidum</i>
Golden Rain Tree	<i>Koelreuteria paniculata</i>
Lilac Chastetree	<i>Vitex agnus-castus</i>
Loquat	<i>Eriobotrya japonica</i>
Mimosa, Silk Tree	<i>Albizia julibrissin</i>
Paper mulberry	<i>Broussonetia papyrifera</i>
Princess Tree	<i>Paulownia tomentosa</i>
Salt Cedar	<i>Tamarix spp.</i>
Siberian elm	<i>Ulmus pumila</i>
Smallflower Tamarisk	<i>Tamarix parviflora</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Tree Tobacco	<i>Nicotiana glauca</i>
Trifoliate Orange	<i>Poncirus trifoliata</i>
White mulberry	<i>Morus alba</i>

Information from the Bayou Preservation Association and Texas Invasive Plant and Pest Council which include data from the USDA.

Attachment: Invasive Trees to be Removed (2118 : Undesirable Trees)

Beneficial Native Trees
Gulf Prairies/Marshes Ecoregion

206	Bald Cypress	Taxodium distichum
210	Southern red cedar	Juniperus silicicola
212	Loblolly pine	Pinus taeda
280	Blackjack oak	Quercus marilandica
282	Bluejack oak	Quercus incana
282	Bur oak	Quercus macrocarpa
286	Plateau live oak	Quercus fusiformis
286	Post oak	Quercus stellata
286	Shumard red oak	Quercus shumardii
286	Southern live oak	Quercus virginiana
286	Southern red oak	Quercus falcata
288	American hornbeam (blue beech)	Carpinus caroliniana
288	Swamp chestnut oak	Quercus michauxii
288	Water oak	Quercus nigra
288	Willow oak	Quercus phellos
290	Anaqua [sic]	Ehretia anacua
290	Brasil	Condalia hookeri
290	Carolina buckthorn	Rhamnus caroliniana
290	River birch	Betula nigra
292	Colima	Zanthoxylum fagara
292	Guayacan	Guaiaacum angustifolia
292	Hercules' club	Zanthoxylum clava-herculis
294	Common paw paw	Asimina triloba
294	Lotebush	Ziziphus obtusifolia
294	Titi	Cyrilla racemiflora
296	Common persimmon	Diospyros virginiana
296	Flowering dogwood	Cornus florida
296	Rough-leaf dogwood	Cornus drummondii
296	Texas persimmon	Diospyros texana
298	American elm	Ulmus americana
298	Cedar elm	Ulmus crassifolia
298	Net-leaf hackberry	Celtis reticulata
298	Sugarberry	Celtis laevigata
298	Winged elm	Ulmus alata
300	Bois d'arc	Maclura pomifera
300	Devil's walking stick	Aralia spinosa
300	Red mulberry	Morus rubra
302	American holly	Ilex opaca
302	Farkleberry	Vaccinium arboreum
304	American elderberry	Sambucus canadensis
304	Common winterberry	Ilex verticillata
304	Deciduous holly	Ilex decidua
304	Yaupon	Ilex vomitoria
306	Black-brush acacia	Acacia rigidula
306	Red buckeye	Aesculus pavia
306	Rusty blackhaw viburnum	Viburnum rufidulum
308	Common honey-locust	Gleditsia triacanthos
308	Eastern redbud	Cercis canadensis v. canadensis
310	Gregg acacia	Acacia greggii

Beneficial Native Trees
Gulf Prairies/Marshes Ecoregion

310	Honey mesquite	<i>Prosopis glandulosa</i>
310	Huisache	<i>Acacia farnesiana</i>
310	Mexican poinciana	<i>Caesalpinia mexicana</i>
312	Retama	<i>Parkinsonia aculeata</i>
314	Tenaza (Ape's earring)	<i>Pithecellobium pallens</i>
314	Texas ebony	<i>Pithecellobium ebano</i>
314	Texas kidneywood	<i>Eysenhardtia texana</i>
314	Texas paloverde	<i>Cercidium texanum</i>
316	Carolina basswood	<i>Tilia caroliniana</i>
318	Drummond red maple	<i>Acer rubrum</i> v. <i>drummondii</i>
318	Sweet bay	<i>Magnolia virginiana</i>
320	Fresno	<i>Fraxinus berlandieriana</i>
320	Fringe tree (American)	<i>Chionanthus virginica</i>
320	Green ash	<i>Fraxinus pensylvanica</i>
322	Black cherry	<i>Prunus serotina</i> v. <i>serotina</i>
322	Cherry-laurel	<i>Prunus caroliniana</i>
322	White ash	<i>Fraxinus americana</i>
324	Chickasaw plum	<i>Prunus angustifolia</i>
324	Common chokecherry	<i>Prunus virginiana</i>
324	Green hawthorn	<i>Crataegus viridis</i>
326	Mexican plum	<i>Prunus mexicana</i>
326	Parsley hawthorn	<i>Crataegus marchallii</i>
328	Red chokecherry	<i>Pyrus arbutifolia</i>
330	Chittamwood	<i>Bumelia lanuginosa</i> v. <i>oblongifolia</i>
330	Coma (saffron plum)	<i>Bumelia celastrina</i>
330	Mexican buckeye	<i>Ungnadia speciosa</i>
330	Woolly-bucket bumelia	<i>Sideroxylon lanuginosum</i>
332	Desert yaupon	<i>Schaeferia cuneifolia</i>
332	Flameleaf sumac	<i>Rhus copallina</i>
332	Western soapberry	<i>Sapindus drummondii</i>
334	Black gum	<i>Nyssa sylvatica</i>
334	Sweetleaf	<i>Symplocos tinctoria</i>
334	Sycamore	<i>Platanus occidentalis</i>
336	Black hickory	<i>Carya texana</i>
336	Pecan	<i>Carya illinoensis</i>
338	Black willow	<i>Salix nigra</i>
338	Eastern cottonwood	<i>Populus deltoides</i>
338	Shagbark hickory	<i>Carya ovata</i>
338	Wax myrtle	<i>Myrica cerifera</i>
340	Sweetgum	<i>Liquidambar styraciflua</i>

Page reference refers to Texas Wildscapes; Gardening for Wildlife
by Noreen Damude and Kelly Conrad Bender, Texas Parks and Wildlife Press 1999
While these plants are native to this area, be sure your area provides the inputs needed
for them to thrive independently and fulfill your expectations and requirements.
Detailed plant information is in the book and may also be found here:
<http://aggie-horticulture.tamu.edu/ornamentals/natives/INDEXCOMMON.HTM#H>
<http://www.wildflower.org/plants/>

Wildscapes: Plant Guidance by Ecoregion

- Ecoregion 1: East Texas Pineywoods
- Ecoregion 2: Gulf Coast Prairies and Marshes
- Ecoregion 3: Post Oak Savanna
- Ecoregion 4: Blackland Prairies
- Ecoregion 5: Cross Timbers and Prairies
- Ecoregion 6: South Texas Plains
- Ecoregion 7: Edwards Plateau
- Ecoregion 8: Rolling Plains
- Ecoregion 9: High Plains
- Ecoregion 10: Trans-pecos

