

## **AGENDA**

### **TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION REGULAR MEETING**

**August 2, 2016**

**FLOWER MOUND TOWN HALL  
2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

**6:30 P.M.**

\*\*\*\*\*  
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT  
[HTTPS://TX-FLOWER MOUND.CIVICPLUS.COM/AGENDACENTER](https://tx-flowermound.civicplus.com/agendacenter)  
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#### **A. CALL REGULAR MEETING TO ORDER – 6:30 PM**

#### **B. CITIZENS/VISITORS COMMENTS**

1. Please fill out an "Appearance Before Environmental Conservation Commission" form in order to address the Environmental Conservation Commission, and turn the form in prior to Citizens and Visitors Comments, or by 6:40 p.m. to the Town staff. Speakers are normally limited to three minutes. Time limits can be adjusted by the Chair as to accommodate more or fewer speakers.

#### **C. INVOCATION AND PLEDGE OF ALLEGIANCE**

#### **D. STAFF REPORT**

1. Update and status report related to environmental issues and events, regulatory activities, and projects.

#### **E. CONSENT AGENDA - CONSENT ITEMS**

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Environmental Conservation Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on June 7, 2016.

#### **F. REGULAR ITEMS**

1. Consider an application for a tree removal permit for twenty-six (26) specimen trees on property proposed for development as Bradford Park. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

#### **G. ADJOURNMENT – REGULAR SESSION**

**Environmental Conservation Commission Meeting Agenda**  
**August 2, 2016**  
**Page 2**

**H. CALL WORK SESSION TO ORDER**

**I. WORK SESSION ITEMS**

2. Discuss the status of the proposed tree ordinance amendments and the sustainability initiatives.

**J. COORDINATION OF FUTURE AGENDAS/MEETINGS**

**K. ADJOURNMENT – REGULAR SESSION**



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**Matthew Woods**  
**Director of Environmental Services**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: July 29, 2016, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



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**Emily Chapman**  
**Administrative Assistant**



## ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 1

### CONSENT ITEM

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**DATE:** August 2, 2016

**FROM:** Emily Chapman, Administrative Assistant

**ITEM:** Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on June 7, 2016.

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**BACKGROUND INFORMATION:** This agenda item is to consider approval of the minutes from the June 7, 2016, regular meeting of the Environmental Conservation Commission.

**CITIZEN FEEDBACK:** N/A

**ALTERNATIVES/OPTIONS:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. A copy of the draft minutes from the June 7, 2016, regular meeting of the Environmental Conservation Commission.

**RECOMMENDATION:** Move to approve the minutes from the June 7, 2016, regular meeting of the Environmental Conservation Commission.

## FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 7, 2016

**THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 7TH DAY OF JUNE 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.**

The Environmental Conservation Commission met in regular session, with the following members present constituting a quorum:

|                |                             |
|----------------|-----------------------------|
| Craig Bromley  | Chair                       |
| Russ McNamer   | Vice Chair                  |
| Marilyn Lawson | Commission Member, Place 4  |
| Alton Bowman   | Commission Member, Place 5  |
| James Gerber   | Commission Member, Place 7  |
| Thomas Bailey  | Commission Member, Place 8  |
| Karen Kroesen  | Commission Member, Place 9  |
| Jim Cumbest    | Commission Member, Place 10 |

Constituting a quorum with the following members absent:

|                |                            |
|----------------|----------------------------|
| Ellen Stallcup | Commission Member, Place 2 |
| Elaine Takacs  | Commission Member, Place 6 |

*Places 8, 9, and 10 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)*

And the following members of Town staff present:

|               |                                    |
|---------------|------------------------------------|
| Matthew Woods | Director of Environmental Services |
| Emily Chapman | Administrative Assistant           |
| James Hoefert | Environmental Review Analyst       |

**A. CALL TO ORDER - REGULAR SESSION: 6:30 P.M.**

**B. CITIZENS/VISITORS COMMENTS**

**C. INVOCATION AND PLEDGE OF ALLEGIANCE**

**D. STAFF REPORT**

- 1. Update and status report related to environmental issues and events, regulatory activities, and projects.**

**E. CONSENT AGENDA**

- 1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on May 3, 2016.**

**Commission Deliberation**

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 7, 2016

Vice Chair McNamer made a motion to approve the May 3, 2016, minutes as presented. Commission Member Lawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Gerber, Bowman, Lawson, McNamer, Kroesen, Cumbest  
**NAYS:** None  
**ABSTAIN:** None

**The motion passed with a vote of 6-0-0**

**F. REGULAR ITEMS**

- 2. Consider a recommendation to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed The Lakes cluster development. The property is generally located west of Shiloh Road and north of Cross Timbers Road.**

**Staff Presenter**

James Hoefert, Environmental Review Analyst, gave a presentation with the following items included:

- Cluster Development Options
- Project Information
- Site Location
- Environmentally Sensitive Area Map
- Topographic Slope Map
- Open Space Plan
- Recommendation

**Applicant Presentation**

Reginald Rembert- Rembert Custom Builders (3625 Bonanza Lane, Flower Mound, TX 75028), gave a presentation with the following items included:

- Our Belief
- Our Plan
- Development Challenges
- Location Information
- Site Overview
- List of Trees Requested for Removal
- Tree Removal Map
- Photo of Trees Requested for Removal
- Open Space Plan
- View Corridors and Vistas

## FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 7, 2016

- Development Data
- Open Space Management Plan
- Conclusion

**Commission Deliberation**

Vice Chair McNamer made a motion to approve the recommendation to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed The Lakes cluster development. The property is generally located west of Shiloh Road and north of Cross Timbers Road. Commission Member Lawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Gerber, Bowman, Lawson, McNamer, Kroesen, Cumbest

**NAYS:** None

**ABSTAIN:** None

The motion passed with a vote of 6-0-0

3. Consider an application for a tree removal permit for nineteen (19) specimen trees on property proposed for development as The Lakes. The property is generally located west of Shiloh Road and north of Cross Timbers Road.

**Staff Presenter**

James Hoefert, Environmental Review Analyst, gave a presentation with the following items included:

- Cluster Development Options
- Project Information
- Site Location
- Environmentally Sensitive Area Map
- Topographic Slope Map
- Open Space Plan
- Recommendation

**Applicant Presentation**

Reginald Rembert- Rembert Custom Builders (3625 Bonanza Lane, Flower Mound, TX 75028), gave a presentation with the following items included:

- Our Belief
- Our Plan
- Development Challenges
- Location Information
- Site Overview

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 7, 2016

- List of Trees Requested for Removal
- Tree Removal Map
- Photo of Trees Requested for Removal
- Open Space Plan
- View Corridors and Vistas
- Development Data
- Open Space Management Plan
- Conclusion

**Commission Deliberation**

Vice Chair McNamer made a motion to approve the application for a tree removal permit for nineteen (19) specimen trees on property proposed for development as The Lakes. The property is generally located west of Shiloh Road and north of Cross Timbers Road. Commission Member Bowman seconded the motion.

**VOTE ON THE MOTION**

AYES: Gerber, Bowman, Lawson, McNamer  
NAYS: Kroesen, Cumbest  
ABSTAIN: None

The motion passed with a vote of 4-2-0

G. COORDINATION OF FUTURE AGENDAS/MEETINGS

H. ADJOURNMENT –REGULAR SESSION 7:32 P.M.

TOWN OF FLOWER MOUND, TEXAS



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MATTHEW WOODS

DIRECTOR OF ENVIRONMENTAL SERVICES

ATTEST:



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EMILY CHAPMAN

ADMINISTRATIVE ASSISTANT



## ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

### REGULAR ITEM

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**DATE:** August 2, 2016

**FROM:** James Hoefert, Environmental Review Analyst

**PRESENTER:** Curtis Young, with the Sage Group, Inc.

**ITEM:** **Consider an application for a tree removal permit for twenty-six (26) specimen trees on property proposed for development as Bradford Park. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.**

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#### BACKGROUND INFORMATION:

The Bradford Park development is generally located south and west of the intersection of Rippy Road and Waketon Road. The site is approximately 46.90 acres in size. The site is currently zoned for Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses and is master planned for Low Density Residential and Village Retail. The applicant is requesting to change the landuse use designation to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend certain development controls outlined within SPA 5 that apply to the subject property. The applicant is also requesting to rezone the property to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain exceptions and modifications to the Code of Ordinances. According to the tree survey for the project, the site contains a total of eighty (80) specimen trees. The applicant is requesting to remove twenty-six (26) of the specimen trees from the site in order to build a residential subdivision. The specimen trees proposed for removal are all in fair to good condition and are located within the proposed buildable area, street R.O.W., or outside the buildable area.

The following is a list of the twenty-six (26) specimen trees requested for removal:

Tree #149 (located in the street R.O.W.) – 26" blackjack oak

Tree #176 (located in the street R.O.W.) – 31" post oak

Tree #258 (located outside the buildable area) – 26" pecan

Tree #261 (located in the buildable area) – 30" pecan

Tree #268 (located in the buildable area) – 25" pecan

Tree #332 (located in the buildable area) – 25" post oak

Tree #350 (located in the buildable area) – 27" post oak

Tree #589 (located in the street R.O.W.) – 29" pecan

Tree #722 (located in the buildable area) – 22" blackjack oak

Tree #723 (located in the buildable area) – 25" blackjack oak

Tree #753 (located in the buildable area) – 23" blackjack oak

Tree #756 (located in the buildable area) – 19" blackjack oak

Tree #760 (located in the buildable area) – 35" american elm

Tree #764 (located in the buildable area) – 30" post oak

Tree #765 (located in the buildable area) – 26" post oak

Tree #766 (located in the buildable area) – 28" post oak

Tree #767 (located in the buildable area) – 30" blackjack oak

Tree #782 (located in the street R.O.W.) – 25" american elm

Tree #783 (located in the buildable area) – 28" pecan

Tree #786 (located in the buildable area) – 30" pecan

Tree #813 (located in the street R.O.W.) – 25" american elm

Tree #818 (located in the buildable area) – 23" blackjack oak

Tree #849 (located in the buildable area) – 21" blackjack oak

Tree #851 (located in the buildable area) – 29" pecan

Tree #994 (located in the buildable area) – 35" water oak

Tree #1158 (located in the buildable area) – 30" post oak

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their sizes, 1,406" of replacement trees, equaling 469 three-inch caliper trees, will be required for the removal of the twenty-six (26) specimen trees on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. Protected tree mitigation / replacement will be determined with the record plat application – once final engineering has been completed for the project.

**CITIZEN FEEDBACK:** As of June 29, 2017, staff has received one correspondence in regards to this project.

**ALTERNATIVES/OPTIONS:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Letter from the applicant indicating the reason(s) for the tree removal permit request.
2. Specimen tree removal permit application.
3. Correspondence received
4. Photographs of the specimen trees proposed for removal.
5. Photograph of approved signage onsite.
6. Project Tree Survey.

**RECOMMENDATION:** Move to recommend approval or denial of the requested permit for the removal of twenty-six (26) specimen trees on property proposed for development as Bradford Park. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.



July 28, 2016  
SP18-00

Mr. James Hoefert  
Environmental Review Analyst  
Town of Flower Mound  
2121 Cross Timbers Road  
Flower Mound, TX 75022

Dear Mr. Hoefert,

Applications have been submitted on behalf of our client, CalAtlantic Homes, for the proposed residential subdivision, Bradford Park. The applications include MPA 16-0004 and ZPD 16-0006. The subject property is approximately 50.5 acres and is generally located west of Rippy Road and south of Waketon Road.

We have designed the project to enable the preservation of the majority and most significant groupings of the specimen trees, and are utilizing those areas to enhance great project entries off Waketon Road, and provide a buffer to some of the adjacent existing homes to the southwest. Over 24% of the property has been reserved as open space- primarily with the intent to save the significant Specimen Trees.

Of course, not all of the trees can be saved, and although- of the 80 Specimen Trees identified on the property, our plans will save 54 of them- we respectfully request approval to remove the following Specimen Trees as a part of the development improvements we are planning:

| Original Tree Number/New<br>Tree Number | Name          | Size | Location     |              |
|-----------------------------------------|---------------|------|--------------|--------------|
|                                         |               |      | Northing     | Easting      |
| 149                                     | Blackjack Oak | 26   | 7072060.8942 | 2403900.5038 |
| 176                                     | Post Oak      | 31   | 7072222.7002 | 2403612.8080 |
| 258                                     | Pecan         | 26   | 7073182.2794 | 2403482.0283 |
| 261                                     | Pecan         | 30   | 7072281.8089 | 2403245.4743 |
| 268                                     | Pecan         | 25   | 7072928.5473 | 2403538.6528 |
| 332                                     | Post Oak      | 25   | 7072587.7609 | 2403576.1181 |
| 350                                     | Post Oak      | 27   | 7072584.0483 | 2403661.4262 |
| 589                                     | Pecan         | 29   | 7071984.0784 | 2403353.7221 |
| 722                                     | Blackjack Oak | 22   | 7073205.4048 | 2403371.7371 |
| 723                                     | Blackjack Oak | 25   | 7073205.0964 | 2403402.6327 |
| 753                                     | Blackjack Oak | 23   | 7072993.2155 | 2403375.8233 |
| 756                                     | Blackjack Oak | 19   | 7072901.2845 | 2403353.8256 |
| 760                                     | American Elm  | 35   | 7072786.9635 | 2403363.7001 |
| 764                                     | Post Oak      | 30   | 7073141.3344 | 2403017.1910 |
| 765                                     | Post Oak      | 26   | 7073091.2577 | 2403010.2034 |

|      |               |    |              |              |
|------|---------------|----|--------------|--------------|
| 766  | Post Oak      | 28 | 7072905.0003 | 2403005.5826 |
| 767  | Blackjack Oak | 30 | 7072581.7843 | 2403042.8327 |
| 782  | American Elm  | 25 | 7072403.0474 | 2402860.3140 |
| 783  | Pecan         | 28 | 7072444.7853 | 2402798.1731 |
| 786  | Pecan         | 30 | 7072547.4688 | 2402806.8145 |
| 813  | American Elm  | 25 | 7072409.6593 | 2402862.0164 |
| 818  | Blackjack Oak | 23 | 7072566.7404 | 2403109.0741 |
| 849  | Blackjack Oak | 21 | 7072634.7251 | 2403347.1382 |
| 851  | Pecan         | 29 | 7072629.1269 | 2403324.5817 |
| 994  | Water Oak     | 35 | 7071637.4537 | 2404022.4065 |
| 1158 | Post Oak      | 30 | 7071458.5398 | 2403775.1239 |

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|         |          |     |  |  |
|---------|----------|-----|--|--|
| TOTALS: | 26 trees | 703 |  |  |
|---------|----------|-----|--|--|

We are including in this submittal, as requested, the appropriate exhibits, photographs of each of the trees requested for removal (in PDF) and the installed Tree Removal Request signage, and a spreadsheet of all the data requested. This information has been updated to include new on-site tree survey data, for the areas you requested.

If there are any further questions, or you need any additional information, please contact me.

Thanks-  
Sage Group, Inc.



Curtis W. Young AIA  
Principal

CWY/db

**Town of Flower Mound**  
Application for:  
**TREE REMOVAL PERMIT**

(Effective for Developments submitted 10/6/08 - present)

Check one:    ☐ Protected Tree    ☒ Specimen Tree    ☐ Historic Tree

**1. Applicant-** Note: Must be a licensed Landscape Architect or Registered Arborist

Name: Bryan Lyness

Address: 2810 Hollywood Drive  
Arlington TX 76013

Phone: 214 - 649 - 8467

**Applicant's Legal Interest in the Property:**

NONE

**2. Property Owner(s)**

Name(s): RICK CHAIN

Address: 5401 WALKER RD  
Flower Mound, TX 75028

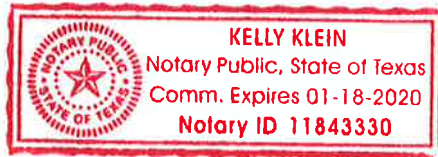
**3. Location and Legal Description of Property:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Owner's Authorization of Representation**

I, RICK CAN, the owner of the above described real property, do hereby authorize \_\_\_\_\_ to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

Rick Can  
Signature of Owner



Given Under My Hand and Seal of Office  
This the 19 Day of July, 2016  
Kelly Klein  
Notary Public  
In and For Denton County, Texas.

**5. Applicants Affidavit- Note: Applicant must be a licensed Landscape Architect or Registered Arborist.**

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Bryan Lyness, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

Bryan Lyness  
Signature of Applicant



Landscape Architect License No. 2701  
State of Licensure TEXAS  
Or ISA Certified Arborist No. \_\_\_\_\_

Given Under My Hand and Seal of Office  
This the 18 Day of July, 2016  
Marcus Dunn  
Notary Public  
In and For Throckmold County, Texas

6. Received by Town of Flower Mound on (Date) 7/15/2016 by (initials) JRH.

**Town of Flower Mound**  
Application for:  
**TREE REMOVAL PERMIT**

(Effective for Developments submitted 10/6/08 - present)

Check one:    ☐ Protected Tree    ☒ Specimen Tree    ☐ Historic Tree

**1. Applicant-** Note: Must be a licensed Landscape Architect or Registered Arborist

Name: Bryan Lyness

Address: 2810 Hollywood Drive  
Arlington TX 76013

Phone: 214-649-8467

**Applicant's Legal Interest in the Property:**

NONE

**2. Property Owner(s)**

Name(s): W.E. Bradford  
Address: 5301 Rippy Rd.  
Flower Mound, TX 75028

**3. Location and Legal Description of Property:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Owner's Authorization of Representation**

I, W. E. Bradford, the owner of the above described real property, do hereby authorize \_\_\_\_\_ to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.



W. E. Bradford  
Signature of Owner

Given Under My Hand and Seal of Office  
This the 19 Day of July, 2016  
Terri Kofoed  
Notary Public  
In and For Denton County, Texas.

**5. Applicants Affidavit-** Note: Applicant must be a licensed Landscape Architect or Registered Arborist.

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Bryan Lyness, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.



Bryan Lyness  
Signature of Applicant

Landscape Architect License No. 2701  
State of Licensure TEXAS  
Or ISA Certified Arborist No. \_\_\_\_\_

Given Under My Hand and Seal of Office  
This the 18 Day of July, 2016  
Marcus Dunn  
Notary Public  
In and For Tarrant County, Texas

6. Received by Town of Flower Mound on (Date) 7/15/2016 by (initials) JRH.

**Town of Flower Mound**  
Application for:  
**TREE REMOVAL PERMIT**

(Effective for Developments submitted 10/6/08 - present)

Check one:    ☐ Protected Tree       ☒ Specimen Tree       ☐ Historic Tree

**1. Applicant-** Note: Must be a licensed Landscape Architect or Registered Arborist

Name: Bryan Lyness

Address: 2810 Hollywood Drive  
Arlington TX 76013

Phone: 214 - 649 - 8467

**Applicant's Legal Interest in the Property:**

NONE

**2. Property Owner(s)**

Name(s): DONALD & MARGARET PARKS

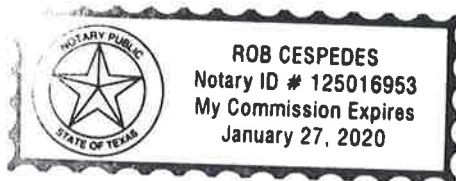
Address: 3433 Waketon Rd.  
Flower Mound, TX 75028

**3. Location and Legal Description of Property:**

**4. Owner's Authorization of Representation**

I, Donald R. Parks and Margaret Mary Parker, the owner of the above described real property, do hereby authorize \_\_\_\_\_ to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

Donald R. Parks and Margaret Mary Parker  
Signature of Owner



Given Under My Hand and Seal of Office

This the 19 Day of July, 2016

[Signature]  
Notary Public

In and For Denton County, Texas.

**5. Applicants Affidavit-** Note: Applicant must be a licensed Landscape Architect or Registered Arborist.

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Bryan Lyness, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

[Signature]  
Signature of Applicant

Landscape Architect License No. 2701

State of Licensure TEXAS

Or ISA Certified Arborist No. \_\_\_\_\_



Given Under My Hand and Seal of Office

This the 18 Day of July, 2016

[Signature]  
Notary Public

In and For Theriot County, Texas

6. Received by Town of Flower Mound on (Date) 7/15/2016 by (initials) JRH.

**From:** [REDACTED]  
**To:** [Richard Brown](#); [James Hoefert](#)  
**Cc:** [REDACTED]  
**Subject:** ZPD16-0006 1st Submittal Comments  
**Date:** Tuesday, June 14, 2016 10:07:51 PM

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Hi Richard,

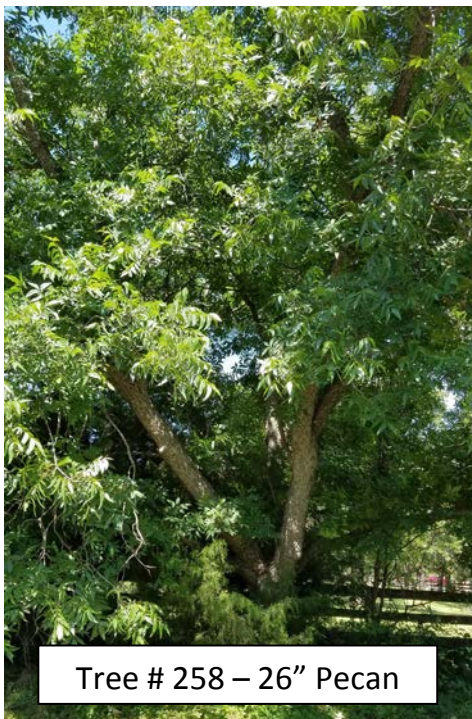
Thanks for forwarding the initial Staff comments on this project. I was glad to see that Environmental required a Tree Survey since a number of large canopy trees on their Conceptual Site Plan are not marked as a "Specimen Tree to Remain" on their Conceptual Landscape Site Plan. I conclude from this omission that those trees not marked are planned to be removed. Of particular concern is the specimen tree that looks to be removed from Lot 43. This tree is easily seen from Rippy Road. It is on our home's property line and part of its large canopy hangs over our yard. See photos below - note that our property line goes to the barbed wire fence beyond the iron fence.



Please keep up apprised of any submissions to ECC for the removal of specimen trees for this project. And also advise if there is any reason why the Town would require this particular tree be removed in order to allow for development.

Thanks,  
Selina McUmbler

## Bradford Park – Specimen Trees for Removal





Tree # 268 – 25” Pecan



Tree # 332 – 25” Post oak



Tree # 350 – 27” Post oak



Tree # 589 – 29” Pecan



Tree # 722 – 22" Blackjack oak



Tree # 723 – 25" Blackjack oak



Tree # 753 – 23" Blackjack oak



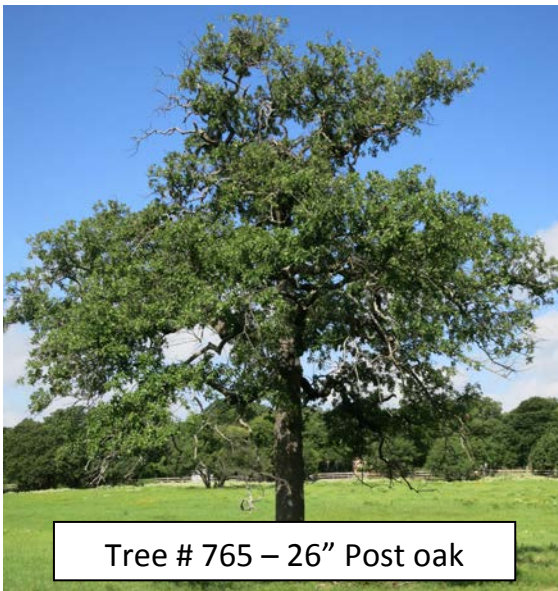
Tree # 756 – 19" Blackjack oak



Tree # 760 – 35" American elm



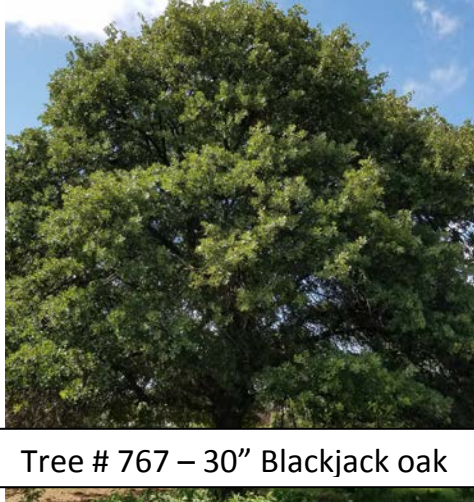
Tree # 764 – 30" Post oak



Tree # 765 – 26" Post oak



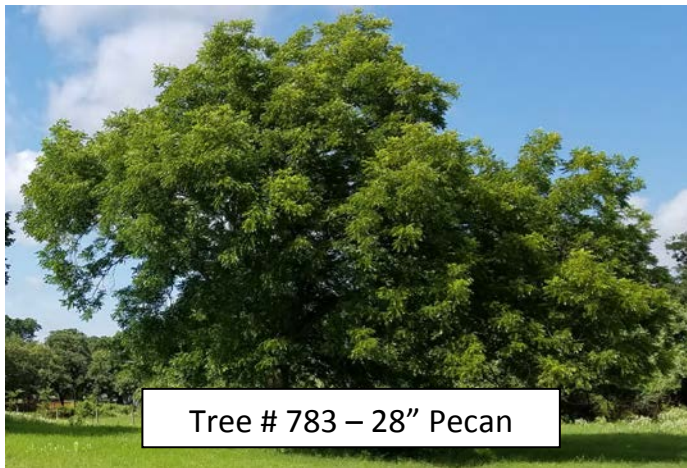
Tree # 766 – 28" Post oak



Tree # 767 – 30" Blackjack oak



Tree #s 782, 813 – 25" American elms



Tree # 783 – 28" Pecan



Tree # 786 – 30" Pecan



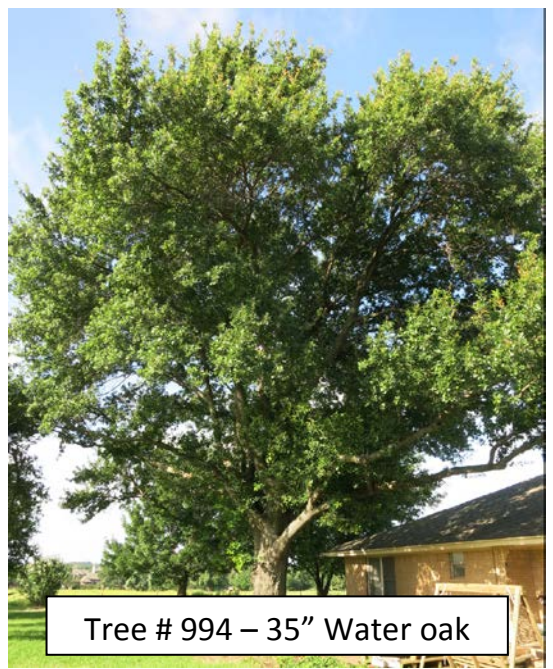
Tree # 818 – 23" Blackjack oak



Tree # 849 – 21" Blackjack oak



Tree # 851 – 29" Pecan



Tree # 994 – 35" Water oak



Tree # 1158 – 30" Post oak

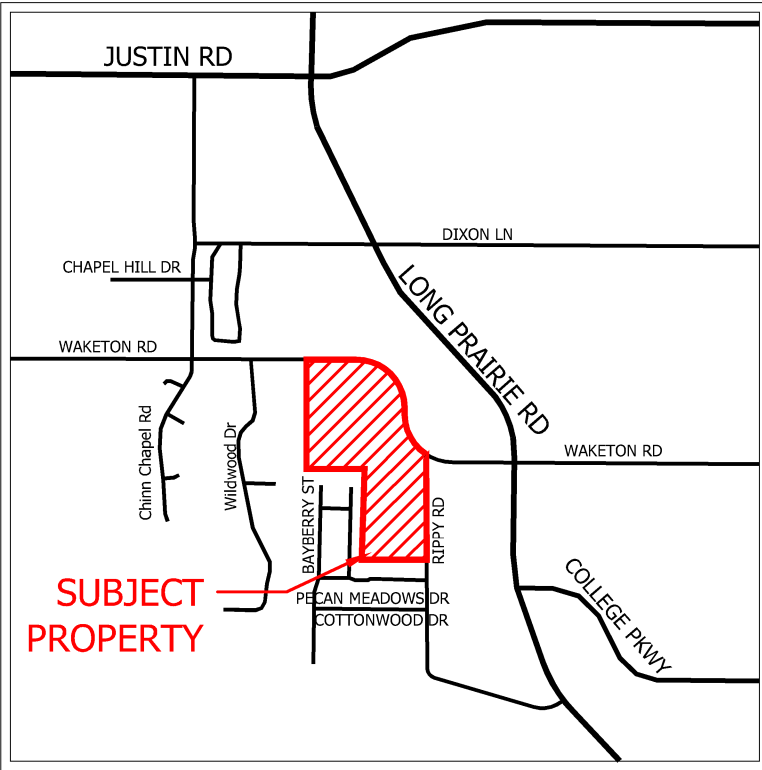
# Tree Removal Request Signage

Along Rippy Road



Along Waketon Road





**Legend**

Specimen Tree to Remain

Specimen Tree to be Removed

**Engineer / Surveyor:**

J. Volk Consulting  
830 Central Parkway East, Suite 300  
Plano, TX 75074  
972-201-3100  
Contact: Jay Volk

**Applicant:**



CalAtlantic Homes of Texas, Inc.  
909 Lake Carolyn Parkway, Suite 1700  
Irving, TX 75039  
972-590-2400

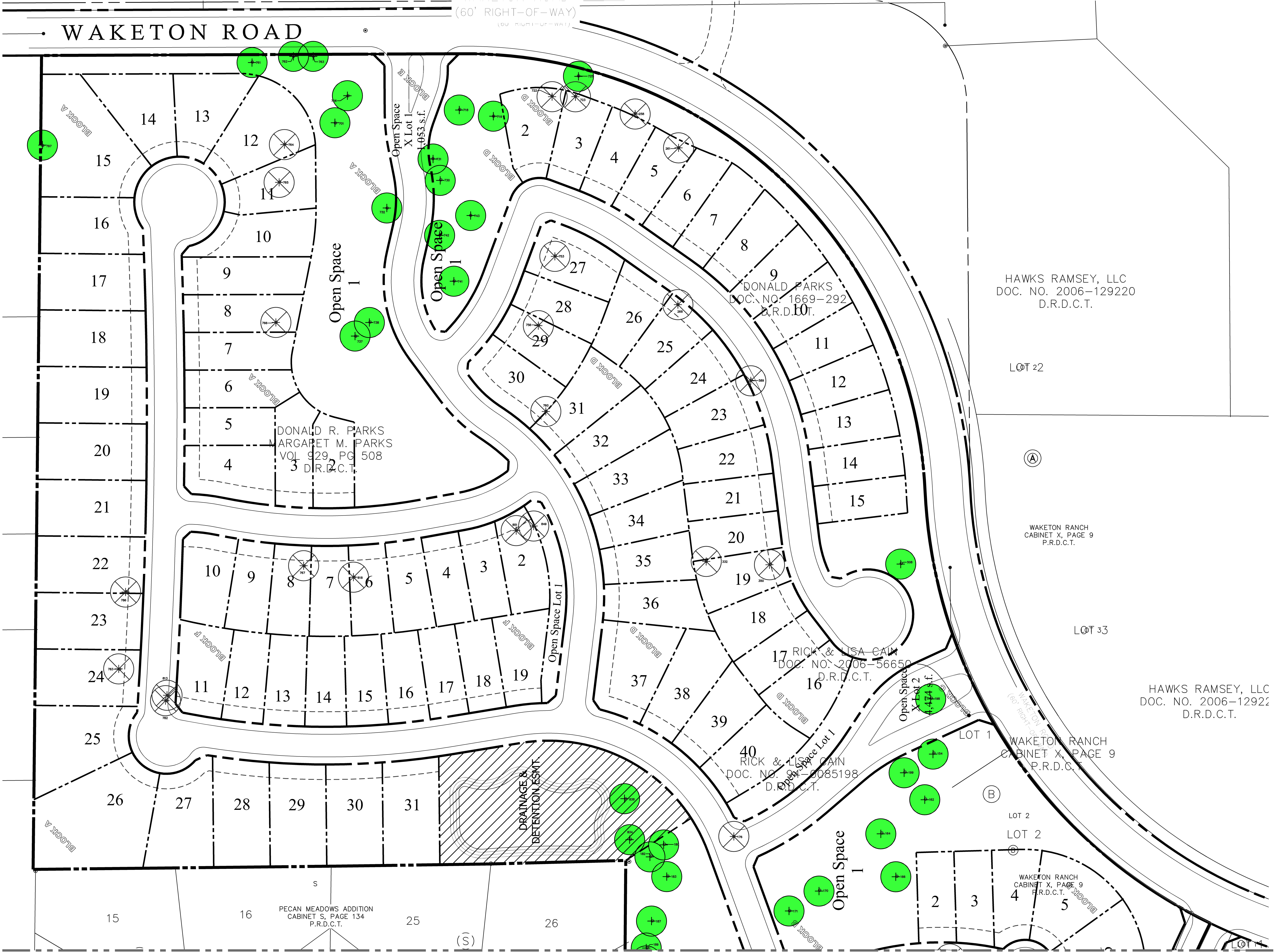
**Planner:**

**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
TEL. 817-424-2626

28 JULY 16

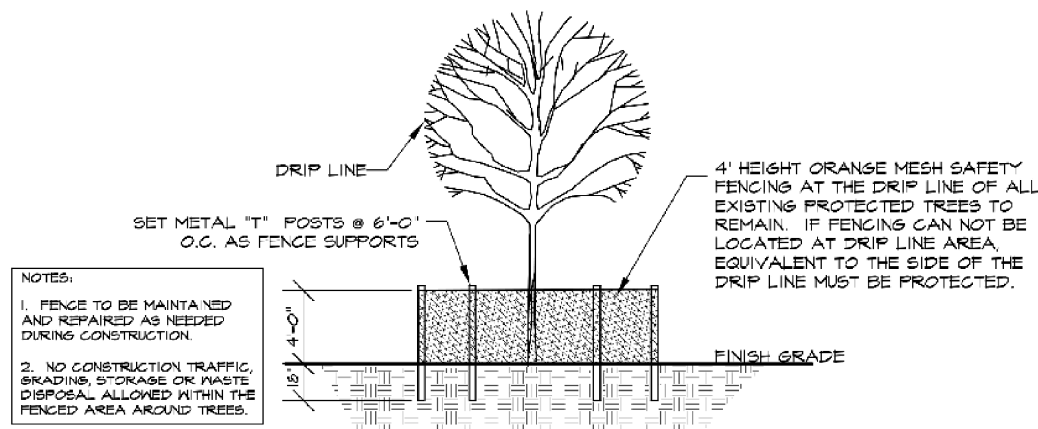
1" = 60'

0 60' 120' 240'

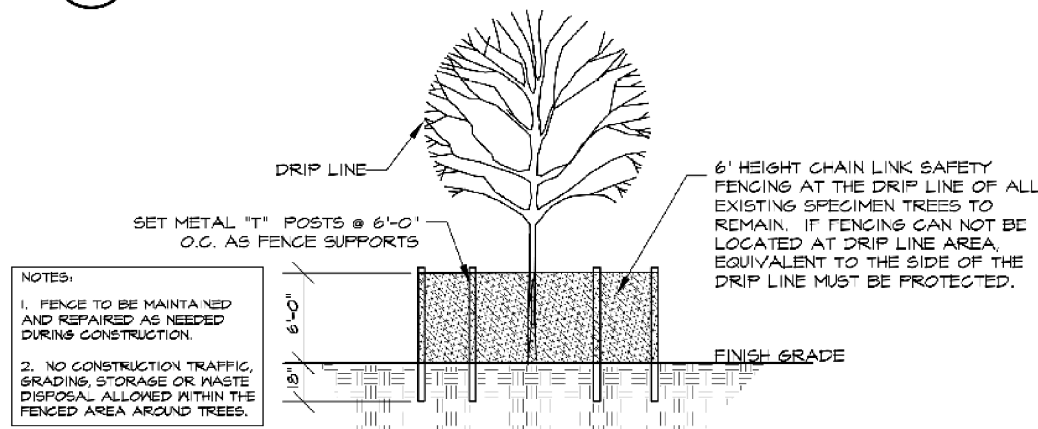


# Tree Survey - Preliminary Reference Plan (1 of 2) Bradford Park

- Specimen Tree to Remain 
- Specimen Tree to be Removed 



## 5 PROTECTED TREES - TREE PROTECTION DETAIL

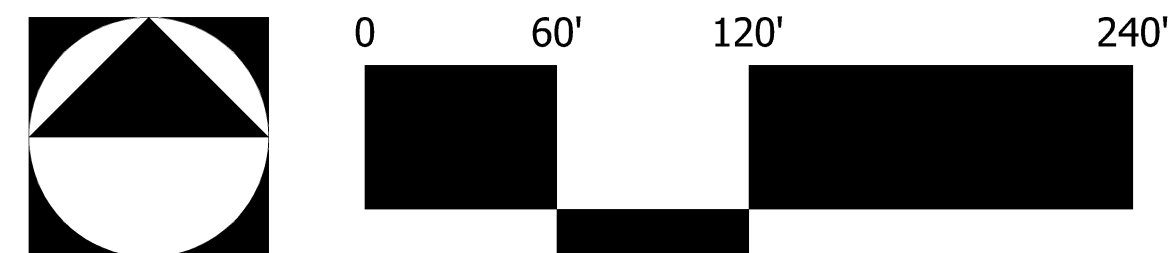


**6 SPECIMEN TREE - TREE PROTECTION DETAIL**  
L2 NOT TO SCALE

J. Volk Consulting  
830 Central Parkway East, Suite 300  
Plano, TX 75074  
972-201-3100  
Contact: Jay Volk

  
**CALATLANTIC**  
 HOMES<sup>SM</sup>

**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture

$$1'' = 60'$$


| Original Tree No. / New Tree No. | Species       | Diameter (caliper in.) | Town of Flower Mound Classification (Ord. No. 63.08, Sec. 3(94-5), 10-6-2008) | Remain/Remove | Location of Specimen Trees | Caliper Inches Removed | Replacement Caliper Inches | Inches Preserved in Buildable Area | Tree Credit | Health Status                         |
|----------------------------------|---------------|------------------------|-------------------------------------------------------------------------------|---------------|----------------------------|------------------------|----------------------------|------------------------------------|-------------|---------------------------------------|
| 149                              | Blackjack Oak | 26                     | Specimen                                                                      | Remove        | FUTURE DEDICATED R.O.W.    | 26                     | 52                         |                                    |             | Healthy                               |
| 154                              | Pecan         | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 162                              | Pecan         | 27                     | Specimen                                                                      | Remain        | FUTURE DEDICATED R.O.W.    |                        |                            |                                    |             | Healthy                               |
| 164                              | Post Oak      | 26                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 166                              | Post Oak      | 26                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 170                              | Post Oak      | 32                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 171                              | Post Oak      | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 176                              | Post Oak      | 31                     | Specimen                                                                      | Remove        | FUTURE DEDICATED R.O.W.    | 31                     | 62                         |                                    |             | Healthy                               |
| 180                              | Post Oak      | 31                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 182                              | Post Oak      | 26                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 183                              | Post Oak      | 28                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 187                              | Post Oak      | 27                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 189                              | Post Oak      | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 190                              | Post Oak      | 34                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 191                              | Post Oak      | 28                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 198                              | Pecan         | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Dead branches in the top              |
| 199                              | Pecan         | 29                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy, but weird trunk              |
| 238                              | Pecan         | 26                     | Specimen                                                                      | Remove        | OUTSIDE BUILDABLE AREA     | 26                     | 52                         |                                    |             | Healthy w/ a few dead limbs           |
| 261                              | Pecan         | 30                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 30                     | 60                         |                                    |             | Healthy                               |
| 268                              | Pecan         | 25                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 25                     | 50                         |                                    |             | Healthy, but some dead limbs          |
| 332                              | Post Oak      | 25                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 25                     | 50                         |                                    |             | Healthy                               |
| 350                              | Post Oak      | 27                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 27                     | 54                         |                                    |             | Healthy                               |
| 508                              | Post Oak      | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 588                              | Pecan         | 29                     | Specimen                                                                      | Remain        | FUTURE DEDICATED R.O.W.    | 29                     | 58                         |                                    |             | Healthy                               |
| 701                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 706                              | Post Oak      | 27                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 718                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 719                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy - some trunk down             |
| 722                              | Blackjack Oak | 22                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 22                     | 44                         |                                    |             | Healthy                               |
| 723                              | Blackjack Oak | 25                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 25                     | 50                         |                                    |             | Healthy                               |
| 725                              | Blackjack Oak | 26                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 730                              | Post Oak      | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 731                              | Blackjack Oak | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | 25% Dead branches                     |
| 732                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 737                              | Live Oak      | 25                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 738                              | Water Oak     | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Under Stress                          |
| 741                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 742                              | Post Oak      | 35                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | In Decline                            |
| 743                              | Post Oak      | 42                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 753                              | Blackjack Oak | 23                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 23                     | 46                         |                                    |             | Under Stress                          |
| 756                              | Blackjack Oak | 19                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 19                     | 38                         |                                    |             | Healthy - trunk damage                |
| 760                              | American Elm  | 35                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 35                     | 70                         |                                    |             | Healthy                               |
| 761                              | Post Oak      | 30                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy, but old trunk wound (healed) |
| 762                              | Post Oak      | 27                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 763                              | Post Oak      | 40                     | Specimen                                                                      | Remain        | OUTSIDE BUILDABLE AREA     |                        |                            |                                    |             | Healthy                               |
| 764                              | Post Oak      | 30                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 30                     | 60                         |                                    |             | Moderate health                       |
| 765                              | Post Oak      | 26                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 26                     | 52                         |                                    |             | Healthy                               |
| 766                              | Post Oak      | 28                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 28                     | 56                         |                                    |             | Healthy                               |
| 767                              | Blackjack Oak | 30                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 30                     | 60                         |                                    |             | Healthy                               |
| 782                              | American Elm  | 25                     | Specimen                                                                      | Remove        | FUTURE DEDICATED R.O.W.    | 25                     | 50                         |                                    |             | Healthy                               |
| 783                              | Pecan         | 28                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 28                     | 56                         |                                    |             | Healthy                               |
| 786                              | Pecan         | 30                     | Specimen                                                                      | Remove        | BUILDABLE AREA             | 30                     | 60                         |                                    |             | Healthy                               |
| 7                                |               |                        |                                                                               |               |                            |                        |                            |                                    |             |                                       |

|                                  |                               |
|----------------------------------|-------------------------------|
| 25"-30" caliper trees preserved  | 3 trees x 5 = 15 tree credits |
| 30" caliper plus trees preserved | 9 trees x 6 = 54 tree credits |
| Total Tree Credits               | <u>69 tree credits</u>        |
| Total Mitigation Required        | 400 Trees at 3"               |



# Tree Survey - Preliminary Reference Plan (2 of 2) **Bradford Park**



## ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

### WORK SESSION ITEM

---

**DATE:** August 2, 2016  
**FROM:** Matthew Woods, Director of Environmental Services  
**ITEM:** Discuss the status of the proposed tree ordinance amendments and the sustainability initiatives.

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**BACKGROUND INFORMATION:** This work session item provides the ECC the opportunity to receive an update on the proposed tree ordinance amendments and discuss the sustainability initiatives. The ECC recommended approval of the proposed tree ordinance amendments at the May 3, 2016, regular meeting. The Planning and Zoning Commission recommended approval of the proposed amendments at their May 23, 2016, regular meeting. The Planning and Zoning Commission did recommend additional research as part of their approval prior to the item being considered by Town Council. The request for additional research included adding another review of the potential impact to a development project located within the Cross Timbers Conservation Development District and assessing additional cost impacts to developers.

Staff completed the review of an additional development project and requested information from representatives of the development community related to other potential cost impacts associated with the proposed amendments. Staff will present this updated information to the ECC.

Staff will also present the current sustainability initiatives during the work session. The work session provides the ECC an opportunity to discuss the status of the prioritized list of initiatives discussed at the April 5, 2016, ECC work session.

In addition to providing updates on the recent tree ordinance research and sustainability initiatives, staff will discuss the feedback received at the July 22, 2016, Town Council Strategic Planning Session with the ECC.

#### **ALTERNATIVES/OPTIONS:**

N/A

#### **ATTACHMENTS:**

1. ECC Sustainability Initiatives 2016

**RECOMMENDATION:** This item is for discussion purposes; therefore, no formal action is required.

| ECC Sustainability Initiatives 2016 |                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority Rank                       | Initiative                                                                                                                                         | Performance Measure                                                                 | Notes                                                                                                                                                                                                                                                                                            |
| 1                                   | Conduct a review of the Tree Ordinance mitigation requirements (A comprehensive review of the Tree Ordinance was added to this initiative in 2015) | ☑ Mitigation Exception                                                              | Completed mitigation exception review.                                                                                                                                                                                                                                                           |
|                                     |                                                                                                                                                    | 🔄 Tree Ordinance Review                                                             | ECC recommended approval on May 3, 2016; P&Z recommended approval on May 23, 2016.                                                                                                                                                                                                               |
| 2                                   | Evaluate options to enhance Town-wide recycling; including LISD and multifamily options                                                            | 🔄 Town-wide Recycling                                                               | Recycling & brush diversion options discussed prior to adoption of the new service provider contract. Seasonal diversion/green waste recylcling options adopted.                                                                                                                                 |
|                                     |                                                                                                                                                    | 🔄 Waste Reduction at Town facilities                                                |                                                                                                                                                                                                                                                                                                  |
| 3                                   | Enhance Stormwater Management Program educational material                                                                                         | 🔄 Create FMTV spots, use social media, distribute educational material              | Initiated and ongoing component of the SWMP. Opportunity to added educational items.                                                                                                                                                                                                             |
| 4                                   | Promote and conduct environmental classes and programs                                                                                             | 🔄 Conduct Stormwater and Stream Team classes at the Library                         | Combined initiatives relative to environmental education.                                                                                                                                                                                                                                        |
|                                     |                                                                                                                                                    | 🔄 Utilize Town resources to promote and conduct more environmental programs         | Initiated and ongoing. Opportunity to add programs and presenters.                                                                                                                                                                                                                               |
| 5                                   | Promote and adopt enhanced drought tolerant landscaping practices at Town                                                                          | 🏠 Drought Tolerant landscape practices at Town Facility                             | Proposed landscaping list discussed and recommended for approval by ECC; initiated and ongoing for Town projects.                                                                                                                                                                                |
|                                     |                                                                                                                                                    | 🏠 Water conservation material distributed through water bill. Conservation Classes. |                                                                                                                                                                                                                                                                                                  |
|                                     |                                                                                                                                                    | ☑ Review recommended planting list                                                  | Planting list was discussed and approved by ECC.                                                                                                                                                                                                                                                 |
| 6                                   | Establish a program to manage small natural areas for preservation                                                                                 | 🏠 Conduct research on 501c3 options                                                 | This initiative needs to be reviewed to determine if it's still a priority due to recent interest from an additional third party/conservancy to address habitat preservation and the Cluster Development option for residential projects in the Cross Timbers Conservation Development District. |
| 7                                   | Energy conservation                                                                                                                                | 🏠 Include LEED guided design principles for new Town projects                       | Town Staff/Departmental Responsibility; initiated and ongoing.                                                                                                                                                                                                                                   |
|                                     |                                                                                                                                                    | 🏠 Implement reduced energy use practices in Town facilities                         |                                                                                                                                                                                                                                                                                                  |
|                                     |                                                                                                                                                    | ☑ Conduct an energy audit of Town Facilities                                        | Preliminary energy audit completed; future audits and implementation dependent upon Budget.                                                                                                                                                                                                      |
| 8                                   | Conduct a Town-wide tree canopy analysis                                                                                                           | ☑ Town-wide tree canopy analysis completed                                          | Completed 2014 data analysis; ongoing process on a proposed 2-year cycle.                                                                                                                                                                                                                        |

|                             |
|-----------------------------|
| ☑ Completed Initiatives     |
| 🔄 Ongoing Initiatives       |
| 🏠 Town/Departmental Ongoing |