

## FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF NOVEMBER 7, 2017

**THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 7TH DAY OF NOVEMBER 2017, 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:

|                  |                             |
|------------------|-----------------------------|
| Russell McNamer  | Chair                       |
| Thomas Bailey    | Vice Chair                  |
| James Naylor     | Commission Member, Place 1  |
| Michael Lamminen | Commission Member, Place 2  |
| Marilyn Lawson   | Commission Member, Place 4  |
| Alton Bowman     | Commission Member, Place 5  |
| Thomas Bailey    | Commission Member, Place 6  |
| James Gerber     | Commission Member, Place 7  |
| Elaine Takacs    | Commission Member, Place 8  |
| Shery Layne      | Commission Member, Place 9  |
| James Seastrom   | Commission Member, Place 10 |

*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. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CITIZENS/VISITORS COMMENTS**

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower mound unless otherwise indicated.*

|    | <b>Speaker names and address</b>  | <b>Subject (as written on the form)</b> |
|----|-----------------------------------|-----------------------------------------|
| 1. | KC Walsh, 3525 High Road          | Serenity Open Space Plan                |
| 2. | Melissa Wilson, 3200 High Road    | Open Space Serenity Cluster             |
| 3. | Caroline Finley, 2600 Bourne Lane |                                         |

**D. STAFF REPORT**

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

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**E. CONSENT AGENDA**

- 1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on October 3, 2017.**

**Commission Deliberation**

Vice Chair Bailey made a motion to approve the October 3, 2017, minutes as presented. Commission Member Naylor seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Gerber, Bowman, Lawson, Bailey, Lamminen, Naylor  
**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 Serenity cluster development. The property is generally located south of FM 1171 and west of High Road.**

**Staff Presenter**

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

- Cluster Development Option Overview
- Project Information
- Property Overview
- EPP Exhibit 6 - Habitat and Proposed Habitat Impacts
- EPP Exhibit 7 - Riparian Habitat
- EPP Exhibit 8 - Water Impact
- EPP Exhibit 9 - FEMA 100 Flood Plain
- EPP Exhibit 10 - Topographic Slope
- Open Space Plan
- Unauthorized Grading
- Recommendation

Tracy LaPiene, Ridinger Associates Inc. (550 S Edmonds Ln., Ste. 101, Lewisville, TX 75067), answered questions regarding the project and gave a presentation with the following items included:

- Development Projects
- Town's Mission/ Vision
- Project Overview
- Zoning Map
- Project Site Plan

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- Our Objective
- Our Plan
- Town Ordinance 64-13
- CTDD Standards
- Development Data
- Concept Plan
- Aerial with Lot Layout
- Tree Survey
- Tree Survey with Aerial
- Photos of the Property

Reginald Rembert, Rembert Enterprises, Inc. (3625 Bonanza Lane, Flower Mound, TX 75022), answered question regarding the project.

**Commission Deliberation**

Vice Chair Bailey made a motion to deny the recommendation to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed Serenity cluster development. The property is generally located south of FM 1171 and west of High Road. Commission Member Naylor seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Bowman, Lawson, Bailey, Naylor  
**NAYS:** Gerber, Lamminen  
**ABSTAIN:** None

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

3. **Consider application for a tree removal permit for two (2) specimen trees on the Edgewood residential development. The first specimen tree is located at 805 Carter Court. The second specimen tree is located at 1708 Beckwood Court.**

**Staff Presenter**

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

- Site Location
- Project Information Overview
- Lot Layout
- Tree Survey
- Photo of Tree Proposed for Removal

Ron Stewart, G&A Consultants, LLC (111 Hillside Drive, Lewisville, TX 75057), gave a presentation with the following items included:

- Letter of Intent
- Tree Survey
- Site Development Plan

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**Commission Deliberation**

Vice Chair Bailey made a motion to approve the application for a tree removal permit for two (2) specimen trees on the Edgewood residential development. The first specimen tree is located at 805 Carter Court. The second specimen tree is located at 1708 Beckwood Court. Commission Member Naylor seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Gerber, Bowman, Lawson, Bailey, Lamminen, Naylor  
**NAYS:** None  
**ABSTAIN:** None

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

4. Consider a request to amend the Land Development Regulations (LDR17-0003 – Tree Ordinance Amendment) by amending Chapter 94, entitled “Trees,” of the Town’s Code of Ordinances.

**Staff Presenter**

Matthew Woods, Director of Environmental Services and James Hoefert, Environmental Review Analyst, answered questions and gave a presentation with the following items included:

- House Bill No. 7
- Chapter 94 “Trees”
- Development Example
- Next Steps

**Commission Deliberation**

Vice Chair Bailey made a motion to approve the request to amend the Land Development Regulations (LDR17-0003 – Tree Ordinance Amendment) by amending Chapter 94, entitled “Trees,” of the Town’s Code of Ordinances. Commission Member Gerber seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Gerber, Bowman, Lawson, Bailey, Lamminen, Naylor  
**NAYS:** None  
**ABSTAIN:** None

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

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

**H. ADJOURNMENT – REGULAR SESSION 8:23 P.M.**

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TOWN OF FLOWER MOUND, TEXAS



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MATTHEW WOODS

DIRECTOR OF ENVIRONMENTAL SERVICES

ATTEST:



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EMILY CHAPMAN

ADMINISTRATIVE ASSISTANT