



AGENDA

TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION REGULAR MEETING

August 7, 2018

**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-FLOWERMOUND.CIVICPLUS.COM/AGENDACENTER](https://tx-flowermound.civicplus.com/agendacenter)

A. CALL REGULAR MEETING TO ORDER – 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. 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.

D. STAFF REPORT

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

E. PRESENTATIONS

1. Receive a presentation from Recycle2Support.

F. SUBCOMMITTEE UPDATE

1. Receive an update from the Recycling subcommittee.

G. CONSENT AGENDA - CONSENT ITEMS

Environmental Conservation Commission Meeting Agenda

August 7, 2018

Page 2

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 A member of the Environmental Conservation Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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 5, 2018.

H. REGULAR ITEMS

2. Consider an application for a tree removal permit for five (5) specimen trees on property proposed for development as Townlake East. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.
3. Consider recommendation to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed Townlake East cluster development. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

I. ADJOURNMENT- REGULAR SESSION

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

4. Review the sustainability initiatives and objectives for 2018.

L. COORDINATION OF FUTURE AGENDAS/MEETINGS

M. ADJOURNMENT- WORK SESSION



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: August 3, 2018, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Emily Chapman
Administrative Assistant



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 1

CONSENT ITEM

DATE: August 8, 2018

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on June 5, 2018.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the June 5, 2018, 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 5, 2018, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the June 5, 2018, regular meeting of the Environmental Conservation Commission.

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 5, 2018

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 5TH DAY OF JUNE 2018, 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 PM.

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
James Gerber	Commission Member, Place 7
Elaine Takacs	Commission Member, Place 8
James Seastrom	Commission Member, Place 10
Shery Layne	Commission Member, Place 9

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
Misty Adams	Environmental Programs Coordinator
Matt Green	Environmental Review Analyst

A. CALL TO ORDER - REGULAR SESSION: 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

D. STAFF REPORT

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

E. PRESENTATIONS

1. Receive information from Connemara Conservancy related to conservation easements in the Town.

F. SUBCOMMITTEE UPDATE

1. Receive an update from the Open Space and Recycling subcommittees.

G. CONSENT AGENDA

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 5, 2018

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on May 1, 2018.

Commission Deliberation

Vice Chair Bailey made a motion to approve the May 1, 2018, 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

H. REGULAR ITEMS

2. Consider an application for a tree removal permit for four (4) specimen trees on the Hillside of Flower Mound residential development. The four (4) specimen trees are located at 4305 Belle Drive.

Staff Presenter

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

- Site Location
- Project Information Overview
- Concept Plan
- Site Plat
- Pictures of trees proposed for removal

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 approve application for a tree removal permit for four (4) specimen trees on the Hillside of Flower Mound residential development. The four (4) specimen trees are located at 4305 Belle Drive. 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

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF JUNE 5, 2018

3. Consider a recommendation from the arboretum subcommittee to designate locations to establish an arboretum in the Town.

Staff Presenter

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

- Arboretum Sub-Committee Overview
- Glenwick/ Westchester Park Map
- Glenwick/ Westchester Park Information
- Outdoor Learning Area Map
- Outdoor Learning Area Information
- Next Steps
- Draft Motion

Commission Deliberation

Commission Member Naylor made a motion to approve the recommendation from the arboretum subcommittee to designate locations to establish an arboretum in the Town. Commission Member Lamminen 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

- I. COORDINATION OF FUTURE AGENDAS/MEETINGS
- J. ADJOURNMENT – REGULAR 7:59 PM

TOWN OF FLOWER MOUND, TEXAS



MATTHEW WOODS
DIRECTOR OF ENVIRONMENTAL SERVICES

ATTEST:



EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE: August 7, 2018
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Matthew Hancock, with Studio 13
ITEM: **Consider an application for a tree removal permit for five (5) specimen trees on property proposed for development as Townlake East. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

BACKGROUND INFORMATION:

The Townlake East development is generally located south of Cross Timbers Road and east of Flower Mound Road. The site is approximately 89.924 acres in size. The site is currently zoned for Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 166 (PD-166) for a cluster development.. According to the tree survey for the project, the site contains one hundred and five (105) specimen trees. The applicant is requesting to remove five (5) specimen trees from the site in order to build a residential subdivision. The specimen trees proposed for removal are all in good condition and are located within the proposed buildable area.

The following is a list of the five (5) specimen trees being requested for removal:

Tree #902 – 25” post oak

Tree #1397 – 23” post oak

Tree #1398 – 23.25” post oak

Tree #1459 – 26.5” post oak

Tree #1530 – 32” 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, 129” of replacement trees, equaling 43 three-inch caliper trees, will be required for the removal of the five (5) 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. The developer is proposing to preserve a significant number existing protected and specimen trees on the site, so there will be credits available for the preservation of those trees.

CITIZEN FEEDBACK: As of August 3, 2018, staff has not received feedback related to this item.

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. Photograph of the specimen trees proposed for removal.
4. Photograph of approved signage onsite.
5. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of five (5) specimen trees on property proposed for development as Townlake East. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

July 24, 2018

James Hoefert
Environmental Review Analyst
1001 Cross Timbers Road
Flower Mound, Texas 75028



LANDSCAPE ARCHITECTURE
SITE PLANNING
TREE MITIGATION

Re: Townlake, Phase 4 : Tree Removal Application

Mr. Hoefert,

As required, we are submitting this document explaining the reasons for the tree removal at Townlake, Ph. 4. The purpose of the removal of (5) five Specimen Trees is for single family development.

Tree 902 – 25” Post Oak: Tree is proposed to be removed due to it’s close proximity to propped building pad and approximate grade changes. (Lot 6, Block B)

Tree 1397– 23” Post Oak & 1398 – 23.25” Post Oak: Trees are proposed to be removed due to it’s close proximity to adjacent grading changes and proposed lot pad location. Significant construction measures will be taking place inside the canopy cover and critical root zones of both trees.

Tree 1459 – 26.5” Post Oak: Tree is proposed to be removed due to the location of the critical root zone being next to and affected by adjacent right-of-way, utilities & utility easement, and minimal grade changes.

Tree 1530 – 32” Post Oak: Tree is proposed to be removed due to the location of the critical root zone being next to and affected by being in the right-of-way, utilities & utility easement, and minimal grade changes.

If you should have any questions, please do not hesitate to call.

Sincerely,

Leonard Reeves, RLA, ASLA, PLA
Studio 13 Design Group
386. West Main Street
Lewisville, TX 75057

Studio 13 Design Group
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
www.studio13.bz

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:

LEONARD REEVES

Address:

386 West Mainstreet
Louisville, Texas 75057

Phone:

469.635.1900

Applicant's Legal Interest in the Property:

Consultant for the Owner of Property

2. Property Owner(s)

Name(s):

TOLL DALLAS TX, LLC

Address:

2557 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

3. Location and Legal Description of Property:

89.924 ACRES TO BE AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857 M.E.P. & J.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

4. Owner's Authorization of Representation

I, Robert G. Paul, the owner of the above described real property, do hereby authorize LEONARD W. REEVES 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.

[Signature]
Signature of Owner



Given Under My Hand and Seal of Office

This the 23 Day of July, 2018

[Signature]
Notary Public

In and For Tarrant County, Texas.

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

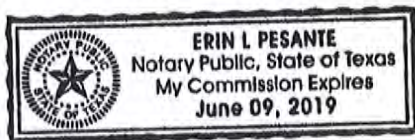
Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I LEONARD W. REEVES, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct 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. 1977

State of Licensure TEXAS

Or ISA Certified Arborist No. _____



Given Under My Hand and Seal of Office

This the 23 Day of July, 2018

[Signature]
Notary Public

In and For Denton County, Texas

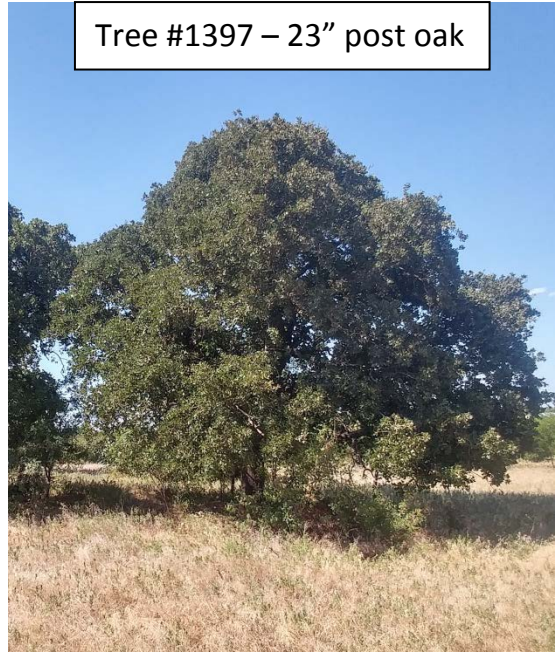
6. Received by Town of Flower Mound on (Date) 7/24/2018 by (initials) JRH.

Townlake East -
Specimen trees proposed for removal

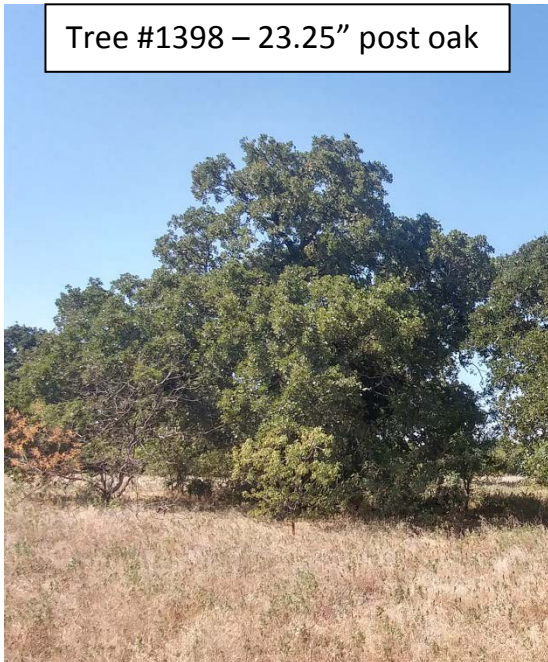
Tree #902 – 25" post oak



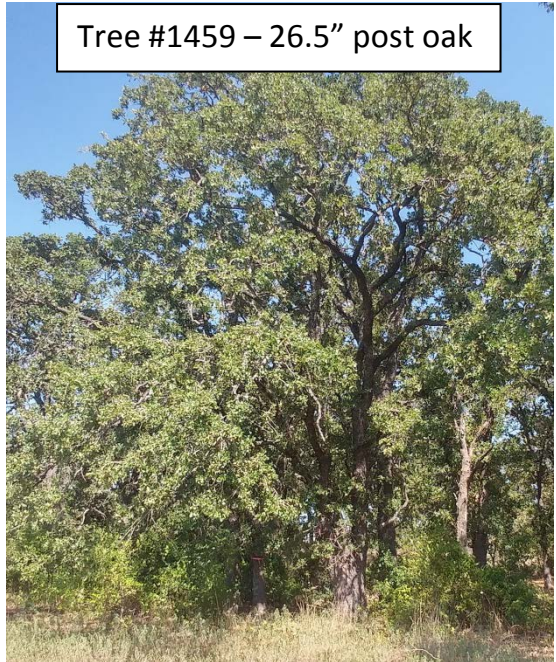
Tree #1397 – 23" post oak



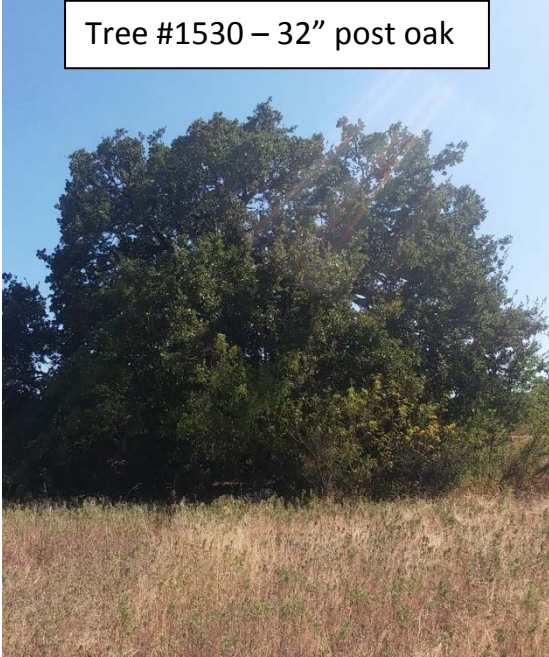
Tree #1398 – 23.25" post oak



Tree #1459 – 26.5" post oak



Tree #1530 – 32" post oak



Tree Removal Request Signage

The first along Flower Mound Rd.



The second along Flower Mound Rd.



Along Cross Timbers Rd.



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD LANDSCAPE ARCHITECT
1971
STATE OF TEXAS

Leonard W. Reese
July 31, 2018

NORTH

120 60 0 60 120

1" = 120' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Overall Tree Survey Layout Plan

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Trees per town comments	MRH	08/02/2018
PROJECT			
TBI016			
SHEET			
TR1 of TR2			





ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE: August 7, 2018
FROM: James Hoefert, Environmental Review Analyst
PRESENTER: Matthew Hancock, with Studio 13
ITEM: **Consider a recommendation to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed Townlake East cluster development. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

BACKGROUND INFORMATION: The applicant will present the conceptual plan for the Townlake East cluster development. The Townlake East development is a proposed residential cluster development project consisting of approximately 89.924 acres. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

The project site is located in the Cross Timbers Conservation Development District, as designated within the Town's Master Plan. This site is characteristic of the Eastern Cross Timbers Forest that is found in this part of Texas, throughout eastern Oklahoma, and into Kansas. The current zoning for the property is agricultural with a minimum two acre lot size. The developer is proposing to do a cluster development. The Town's cluster development option provides standards for residential development projects in which dwelling units are clustered on smaller lots than would otherwise be allowed for the purpose of preserving open or natural lands.

For projects with agricultural zoning within the Cross Timbers Conservation Development District, the preservation of 50% of the gross land as open space is established within the Town's conservation development standards and is also applied to the cluster development model as the preservation objective. The portion of the site that is left undeveloped may be placed in a conservation easement that is held by a third-party land trust or other qualified entity or through other approved methods established within the cluster development standards. All of the open space areas within the proposed subdivision would be maintained by the Homeowners' Association.

An Environmentally Sensitive Area (ESA) survey was conducted previously on the property for a prior application. The ESA survey found only minor topographic slope which is addressed through the development standards outlined in the Town's SMARTGrowth Program and Waters of the State which is being addressed through a U.S. Army Corps of Engineers (USACE) permit. Town staff reviewed the previously completed ESA Survey as part of the new submittal process and determined that the only change was the establishment of wetlands along the stream that crosses through the property. The developer engaged a third party consulting firm to mark the extent of the wetlands and they will be working with the USACE on potential impacts to those areas. The predominant tree species on the property include: post oak, blackjack oak, cedar elm, and common persimmon trees.

The current design and layout of the development proposes to preserve the ESAs on the site, except for the impacts to portions of the site with slopes between 5% and 12%. The impact to 5% - 12% slope is permitted as long as the project is in compliance with the SMARTGrowth development standards.

CITIZEN FEEDBACK: As of August 3, 2018, Environmental Services has not received feedback related to this item.

ALTERNATIVES/OPTIONS: The Environmental Conservation Commission may recommend revisions to the proposed conceptual plan.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Concept Plan
3. Draft Open Space Management Plan
4. Open Space Plan
5. Environmentally Sensitive Area Survey

RECOMMENDATION: Move to recommend approval or denial to the Planning and Zoning Commission and Town Council of a Concept Plan for the proposed Townlake East cluster development. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

July 2, 2018

Chuck Russell
Planning Services
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

**RE: Townlake East (DAA No.12004E)
Flower Mound, Texas**

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan and Zoning Planned Development.

Townlake East is a 89.924 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan; Ordinance No. 64-13. The tract is identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

A proposed Cluster Development Zoning PD application for the subject tract is under formal review by Town staff. The existing land use for the property is compatible with Master Plan, Ordinance No. 64-13 for cluster and conservation development within the Cross Timber Conservation Development Area.

The attached Development Plan proposes 56 residential lots and 8 common area lots across the site's 89.924 acres and conforms to the corresponding Zoning Concept Plan under review. The plan also conforms to the Town's Development Code and we are not requesting any additional variances. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Development Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

Please contact Michael Dowdey or myself should you have any questions regarding this request. Thank you.

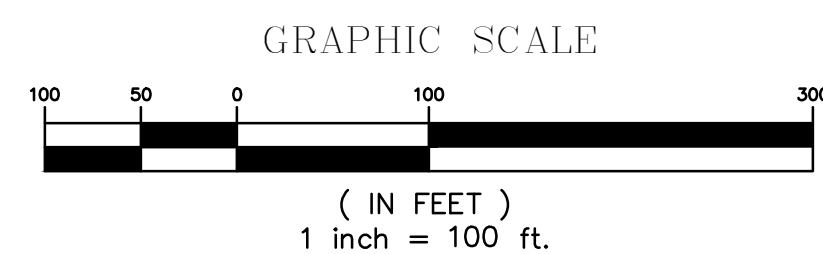
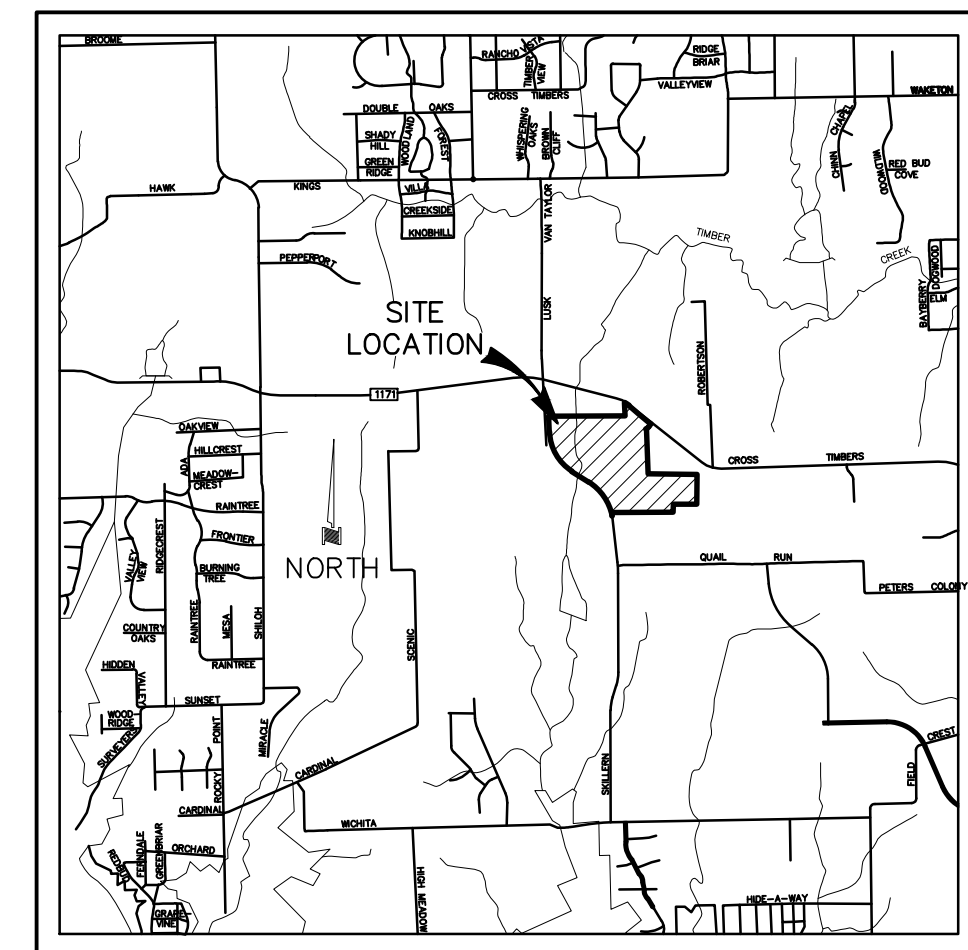
Sincerely,

Thomas D. Moss, P.E.

Cc: Rob Paul, & Mike Boswell – Toll Brothers;
File;

TOWNLAKE PHASE FOUR:**MASTER PLAN FEATURES**

LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE. A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD. THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION.
THOROUGHFARE PLAN	FLOWER MOUND ROAD (MAJOR ARTERIAL) CROSS TIMBERS ROAD (MAJOR ARTERIAL)
WATER PLAN	12' WITHIN FLOWER MOUND ROAD (FM 3040), CROSS TIMBERS ROAD (FM 1171), & QUAIL RUN
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

**LEGEND**

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
---	BUILDING LINE
---	LOT LINE
---	TREE LINE
●	SPECIMEN TREE
×	PROTECTED (NON-SPECIMEN) TREE
+	TREE TO BE REMOVED
■	PROPOSED ZONING PLANNED DEVELOPMENT AREA

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

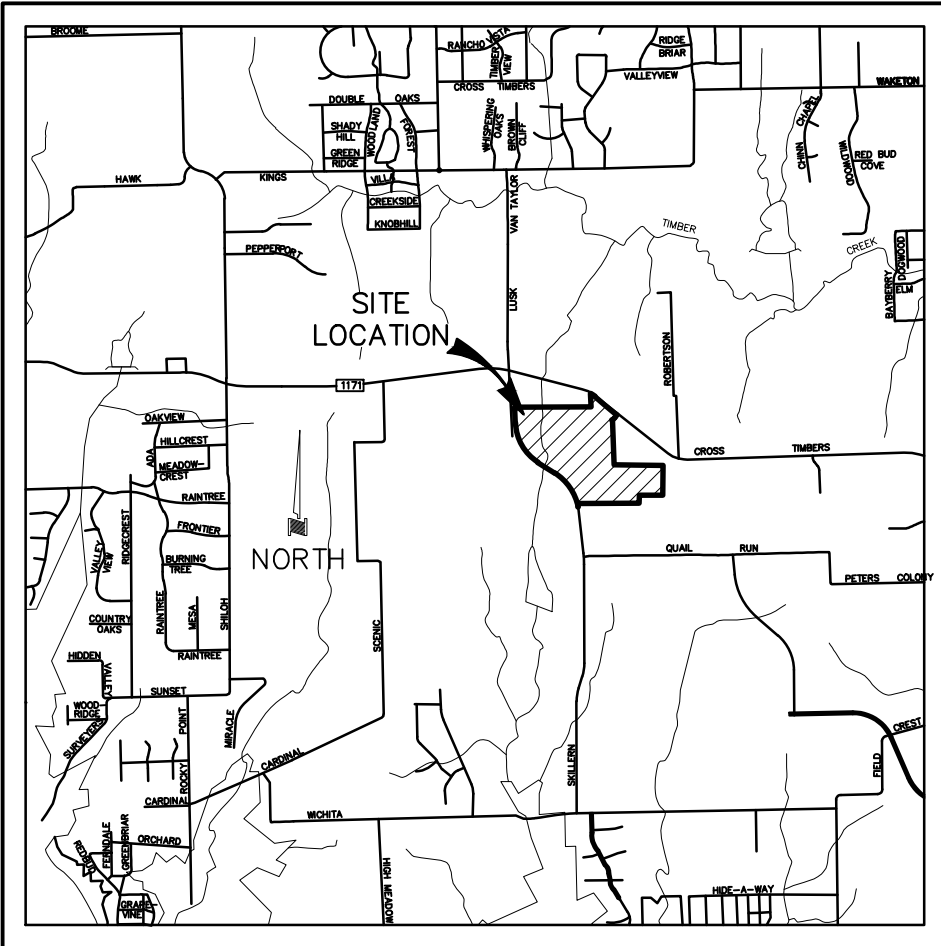
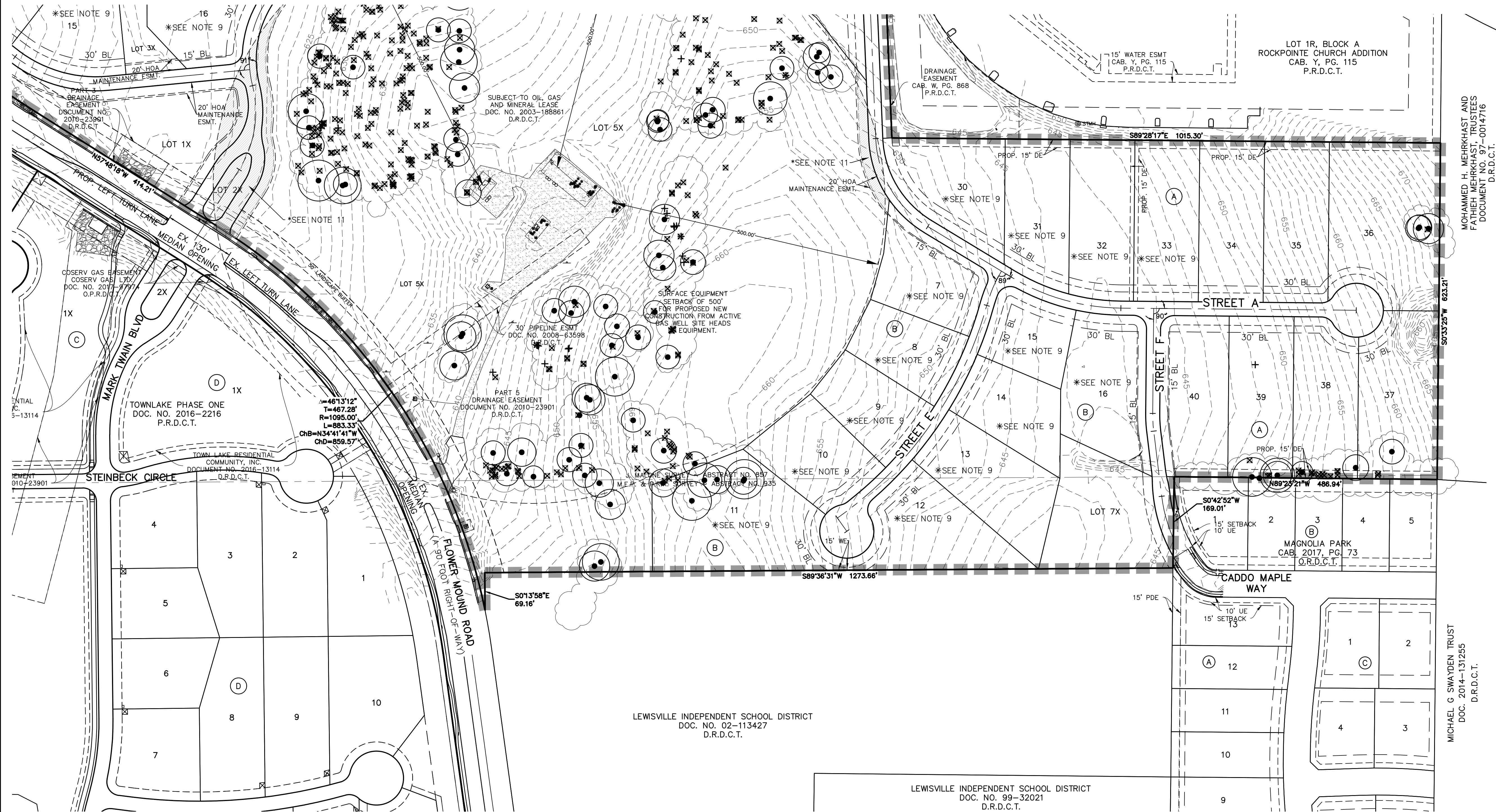
REVISED:

1 OF 3

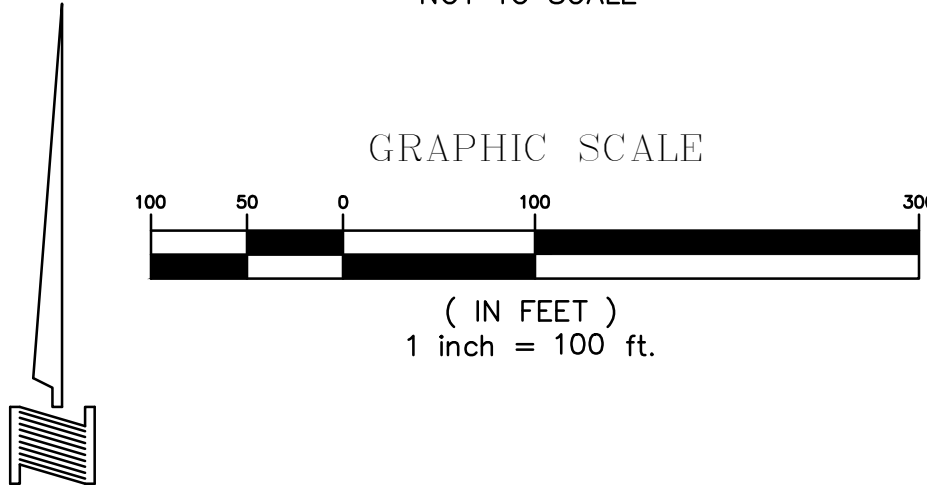
12004E

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD _____
2. THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
 - 2.1. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (89,924/1.6=56 UNITS).
 - 2.2. AS A CLUSTER DEVELOPMENT, PD-_____ SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
3. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
4. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
6. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 6.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 6.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
7. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
8. THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X, BLOCK A SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND BARRICADES.
9. PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
10. PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL DALLAS TX LLC, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TOLL DALLAS TX LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
11. PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON JUNE 20, 2018, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422(c)(4), AS SET FORTH IN ORDINANCE NO. 23-07 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 500 FOOT SETBACK TO APPROXIMATELY 400 FEET ON THE WEST SIDE OF THE PAD SITE & APPROXIMATELY 460 FEET ON THE EAST SIDE OF THE PAD SITE. THIS VARIANCE ALLOWS UP TO 50,000 SQUARE FEET OF LAND FOR PROPOSED PAVEMENT & EASEMENTS TO BE PERMITTED WITHIN THE 500 FOOT SETBACK.



LOCATION MAP
NOT TO SCALE



LEGEND

- WE WATERLINE EASEMENT
- DE DRAINAGE EASEMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- - - BUILDING LINE
- - - LOT LINE
- - - TREE LINE
- SPECIMEN TREE
- ✕ PROTECTED (NON-SPECIMEN) TREE
- + TREE TO BE REMOVED
- PROPOSED ZONING PLANNED DEVELOPMENT AREA

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

REVISED:

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NO. 857 AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO JANET F. BUNN, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 4945, PAGE 1458, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PART 2 IN DEED TO JANET F. ACKER, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23898, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 1616, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LEWISVILLE INDEPENDENT SCHOOL DISTRICT, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 5167, PAGE 418, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, WITH THE NORTH LIEN OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 1,273.70 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 00 DEGREES 13 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 69.17 FEET TO A POINT FOR THE INTERSECTION OF SAID WEST LINE WITH THE EAST LINE OF FLOWER MOUND ROAD, A 90 FOOT RIGHT-OF-WAY, AS DESCRIBED IN DEED TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23899, DEED RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 12 SECONDS, A RADIUS OF 1,095.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 41 MINUTES 41 SECONDS WEST, 859.57 FEET;

THENCE NORTHERLY, WITH SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 883.33 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 414.21 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56 DEGREES 00 MINUTES 19 SECONDS, A RADIUS OF 1,005.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 48 MINUTES 08 SECONDS WEST, 943.72 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 982.36 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 328.31 FEET TO A POINT FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO METRO INVESTMENTS, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 656, PAGE 303, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, A DISTANCE OF 1,590.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE SOUTHEAST CORNER OF SAID METRO INVESTMENTS TRACT;

THENCE NORTH 02 DEGREES 17 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID METRO INVESTMENTS TRACT, A DISTANCE OF 274.67 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK STAMPED '5093' FOUND FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHWESTERLY LINE OF FARM TO MARKET ROAD NO. 1171, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 1,373.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 03 MINUTES 16 SECONDS EAST, 107.71 FEET;

THENCE SOUTHEASTERLY, WITH SAID SOUTHWESTERLY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTHEASTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.74 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.35 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 47 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 131.33 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

SOUTH 50 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 262.46 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 54 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 79.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

THENCE SOUTH 39 DEGREES 49 MINUTES 01 SECONDS WEST, LEAVING SAID SOUTHWESTERLY LINE, A DISTANCE OF 73.64 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 188.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 19 MINUTES 21 SECONDS WEST, 75.25 FEET;

THENCE SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 75.76 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 26 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 23.80 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 02 DEGREES 21 MINUTES 29 SECONDS EAST, A DISTANCE OF 917.40 FEET TO A 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED 'G&A' FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36064, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS EAST, WITH THE SOUTH LINE OF SAID ROCKPOINTE CHURCH OF DENTON COUNTY TRACT, A DISTANCE OF 1,015.30 FEET TO A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED 'G&A' FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOHAMMED H. MEHRKHAFT AND FATHIEH MEHRKHAFT, TRUSTEES, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 97-0014716, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36063, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 33 MINUTES 25 SECONDS WEST, LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, A DISTANCE OF 623.21 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS WEST, LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 486.94 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS WEST, WITH THE WEST LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.925 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN L. MELTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of THE Town of Flower Mound, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2018.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	22576	0.52
2	A	22725	0.52
3	A	24618	0.57
4	A	30560	0.70
5	A	24437	0.56
6	A	27107	0.62
7	A	25697	0.59
8	A	22440	0.52
9	A	21971	0.50
10	A	28009	0.64
11	A	30053	0.69
12	A	24850	0.57
13	A	41065	0.94
14	A	31895	0.73
15	A	33233	0.76
16	A	28997	0.67
17	A	30387	0.70
18	A	23212	0.53
19	A	22119	0.51
20	A	21780	0.50

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	22394	0.51
23	A	34869	0.80
24	A	34957	0.80
25	A	22791	0.52
26	A	30168	0.69
27	A	30510	0.70
28	A	32359	0.74
29	A	29925	0.69
30	A	35703	0.82
31	A	31563	0.72
32	A	35395	0.81
33	A	35791	0.82
34	A	35791	0.82
35	A	35779	0.82
36	A	59935	1.38
37	A	44347	1.02
38	A	34292	0.79
39	A	35818	0.82
40	A	37068	0.85

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2	B	26569	0.61
3	B	26569	0.61
4	B	25711	0.59
5	B	23402	0.54
8	B	24502	0.56
9	B	24502	0.56
10	B	29458	0.68
11	B	58171	1.34
12	B	37652	0.86
13	B	37295	0.86
14	B	26464	0.61
15	B	21971	0.50
16	B	39392	0.90

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1X	A	132459	3.04
LOT 2X	A	4993	0.11
LOT 4X	A	4910	0.11
LOT 5X	B	1069300	24.55
LOT 6X	A	25400	0.58
LOT 7X	B	41768	0.96

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	571062	13.11

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
 **DOWDEY, ANDERSON & ASSOCIATES, INC.**
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

OPEN SPACE MANAGEMENT PLAN
Townlake, Ph. 4

Maintenance of Common Areas:

Townlake Ph. 4 is comprised of 89.924 Acres total. Out of the 89.924 Acres a sum of 45.4 Acres (1,978,930.80 square foot) has been dedicated, which is equivalent to 50.5% of the required land.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (H.O.A.) by the Developer. The H.O.A. will be established by the developer as a non-profit Corporation. The Members will be the **Townlake Lot** owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected to manage and oversee the business and all other matters of the H.O.A., including the conservation requirements of the Town.

The structure and guidelines for the H.O.A. will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer concurrently with the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth Restriction and Enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the H.O.A. Board of Directors. It will be the responsibility of the H.O.A. to submit an annual status report of the maintenance areas, as outlined and determined by the Town and the H.O.A. Board of Directors.

The Common Areas and their care will be as follows:

1. Entry Open Spaces

1) Entry Features and Open Space

a) Description:

- i) All Entry Hardscape Monuments, Masonry Columns, and Entry Fence.
Located on Lot 1X, Block A, Lot 2X, Block B, and Lot 5X Block B.

b) Maintenance:

- i) Service and repairs of all the above items.

c) Uses:

- i) Locations for the major entrance/exit by the residence and guests.

2. Street Buffer Open Space

1) Street Buffer

a) Description:

- i) Linear 50'-0" Landscape buffer along Flower Mound Road
- ii) Street buffer land shall include the 30'-0" pipeline easement, a 20'-0" H.O.A. Maintenance easement, and a varying width drainage easement.
- iii) Street buffer area shall include an existing 8'-0" concrete trail, Primary Entry Monuments, Enhanced Landscape, Required Street Trees, and Split Rail Fencing.

- iv) Street buffer area is comprised of approximately 2.83 acres (123,371.59sf)
- b) Maintenance:
 - i) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A., as outlined in the Dedications Restrictions. Service and repairs of all the items listed above.
- c) Uses:
 - i) Street buffer will be open to the public to contribute to the aesthetic rural vistas as well as for use of the existing 8'-0" hike and bike trail located along Flower Mound Road.

3. Existing Woodland Upland Habitat

1) Woodland Upland Habitat

- a) Description:
 - i) Outcrop of existing Wooded open space with trees covering 20%-100%
 - ii) Most of the existing Wooded Upland Habitats are comprised of Post Oaks and Cedar Elms. Other notable species on the site included American Elms, Eastern Red Cedars and Black Jack Oaks.
 - iii) Wooded open spaces make up approximately 4.977 acres (216,834sf). Current proximity is located in an existing surface equipment setback located on Lot 5X, Block B.
- b) Maintenance:
 - i) This Open Space will remain natural state with all wildlife habitats undisturbed.
 - ii) Gas well site will be under the supervision of the gas well site Operator.
 - iii) Heavily treed areas will be under the supervision of a licensed arborist, forester or landscape architect retained by the Developer and/or the H.O.A.
- c) Uses:
 - i) In coordination with the Private Meadows Open Space, the Wooded Upland Habitat areas will contribute to buffering the sound of the active gas system adjacent to the residences.
 - ii) The approved and finalized areas of the Surface Equipment Setback shall be open to the homeowners and their guests to enjoy these areas for hiking, wildlife observations, and passive recreation.

4. Private Open Space Eco-Fringe

1) Private Wooded Open Space Eco-Fringe

- a) Description:
 - i) Wooded Upland Habitats with tree coverage ranging from 20%-100%. Eco-Fringe is considered within 20 foot off of a residential lot property line or trail system and within 20 foot of a Private Meadow, Entry Open Space or Street Buffer Open Space.
 - ii) At this time, vines and undergrowth have been left to take over the trees which is causing damage by invading trees and their canopies. The Vines and undergrowth are mainly comprised of poison ivy and greenbrier – other notable vines present on site are, Carolina Snailseed, Cow Itch, Grape Vine and Virginia Creeper. Selective vines shall be pruned as outlined by the H.O.A. maintenance agreement - All vine species that is selected to be removed shall be managed by pruning, cutting or selected herbicides.
 - iii) Wooded open space eco-fringe areas are comprised of approximately 1.09 acres (47,845sf)

- iv) Invasive and non-native brush, vines and undergrowth should be cleared and removed. Mistletoe, Oak Wilt, Oak Decline, relative Canker Funguses, and Leaf Mildew may be cleared or dealt with immediately to insure the health of the particular tree. Developer or H.O.A. should contact the local registered Arborists or Landscape Architect to help outline further maintenance schedules for appropriate trees.
 - v) All selected non-protected trees, as outlined by the Town Ordinance-Section 94-22: The Protected Tree List & section 94-66: The Approved Tree Planting List, may be removed to allow appropriate room for planting native trees, plants, and groundcover. Any removal is subject to Town standards and permitting processes.
 - vi) Initial restoration measure will be done by the developer. Subsequent measures will be seen by the H.O.A.
 - vii) Heavily treed areas will be under the supervision of a licensed landscape architect, arborist or forester, retained by the Developer and/or the H.O.A. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded habitat or native Prairie Habitat.
- b) Uses:
- i) In coordination with the Private Meadows Open Space, the Wooded Open Space Eco-Fringe areas will contribute to buffering the sound of the active gas system adjacent to the residences.

5. Bar Ditch Open Space

- 1) Bar Ditch
- a) Description:
 - i) Located along streets in open space common areas approximately 17'-6" off of the Right-of-Way. Bar Ditch Open Space is currently comprising 1.23 acres (58,210sf)
 - ii) Bar ditches are to be seeded with native mix, lined with Curlex erosion control blanket, or sodded with Bermuda grass.
 - b) Maintenance:
 - i) Required mowing as needed per seasonal grass growth, and as outlined by developer and H.O.A. agreements.
 - ii) Edged between Bermuda grass or native mix and open space meadows or pastures should be maintained by a constant mowed 'natural' edge.
 - iii) Natural edge will define the spaces and a continuous shoveled edge will be the divider. Once the shoveled edge is created selected herbicides should be utilized twice a month during appropriate seasons to ensure that no new growth of turf transfers to the natural open space.
 - iv) Supervision and maintenance of culverts or other natural drainage structures.
 - v) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A. Continuous measures will be taken to ensure that the constant mowed portions of Bar Ditch to be kept low. All adjacent vegetation will only be mowed, at a minimum, twice per year.
 - c) Uses:
 - i) Pedestrian access throughout the open spaces for the residents and guests
 - ii) Drainage and utilities

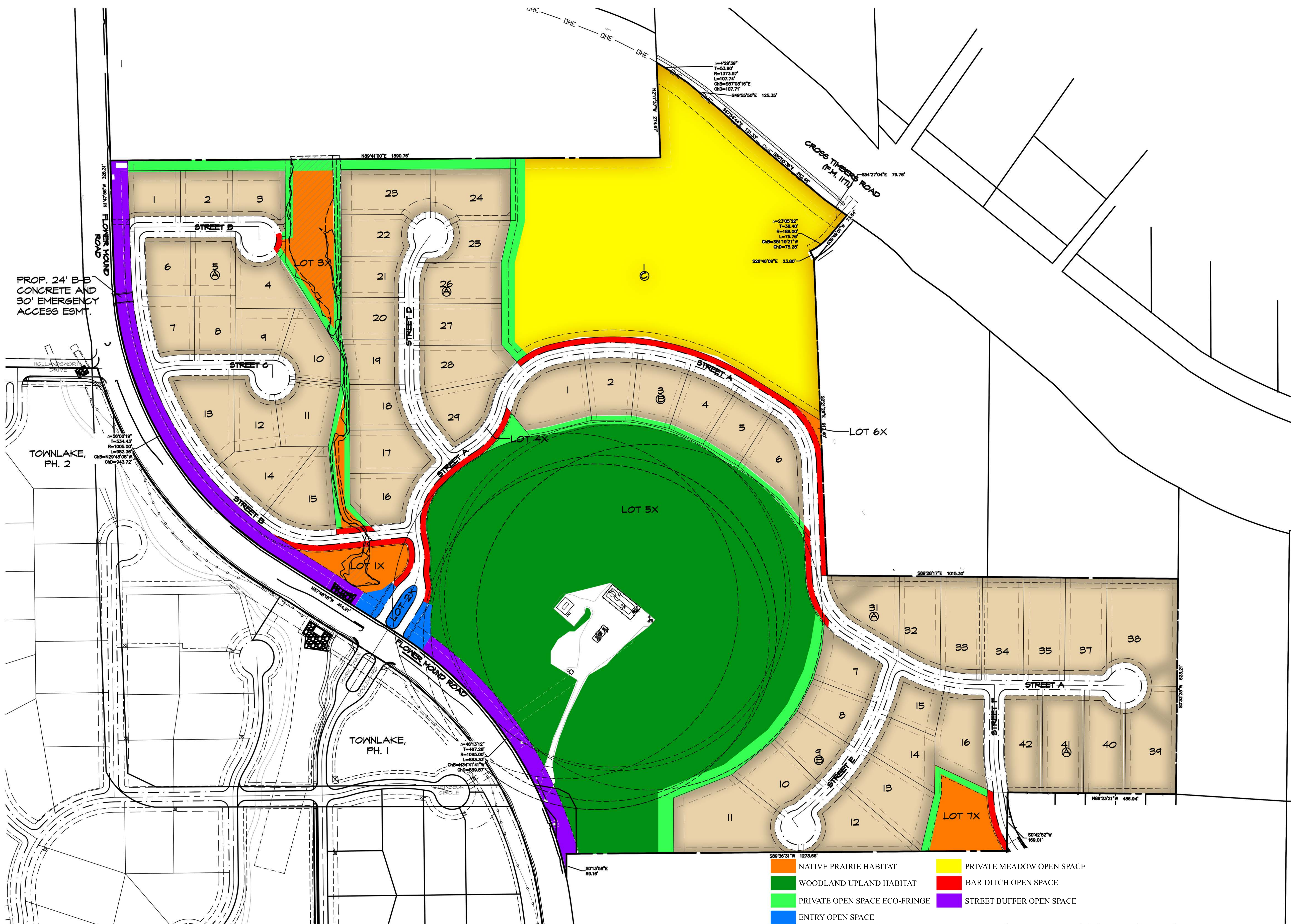
6. Private Meadow Open Space

- 1) Meadows
- a) Description:
 - i) Open spaces within the development that lacks significant tree cover. Private Meadow Open Space will remain in its current native habitat.

- b) Maintenance:
 - i) Undergrowth and unwanted controllable weeds shall be handled by cultivation or approved herbicides or selective controlled burn as outlined by the Town.
 - ii) Meadows shall be mowed once each spring and once each fall.
 - iii) Meadows shall be over-seeded with approved native grasses in the spring where construction activity has disturbed natural states.
 - iv) Lot 1, Block C is to be maintained by the developer initially, then by the H.O.A., as outlined in the dedications and restrictions.
 - v) Private Meadows Open Space comprise approximately 13.11 acres (571,602sf)
- c) Uses:
 - i) Scenic views are a significant function for the meadows, and may be used for passive recreation.

7. Native Prairie Habitat

- 1) Native Prairie Habitat
 - a) Description:
 - i) These meadows presently have Little and Big bluestem grass, Switch Grass, Muhly Grass and Indian Grasses. This will be expanded to include more wildflowers, native grasses, and wetland groundcover & plants, seasonally, to keep the concept of true conservation development.
 - ii) Native Prairie Habitat areas comprise approximately 3.76 acres (163,886sf)
Located on Lot 1X, Block A, Lot 3X, Block A, Lot 6X, Block A, and Lot 7X, Block A
 - b) Maintenance:
 - i) Native mix groundcover, wildflowers, and other approved seed mixes shall be seeded seasonally.
 - ii) The developer and H.O.A. to create a schedule to coincide with appropriate seasonal timing. Developer and H.O.A. to seek consultant supervision and information over appropriate seeding measures and specifications.
 - c) Uses:
 - i) The rural pastoral open space vistas will be significant and the homeowners and their guests may enjoy these areas for picnics, parties and passive recreation.



OPEN SPACE MANAGEMENT PLAN

Open Space Plan

Townlake, Ph. 4
Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT
TBI016

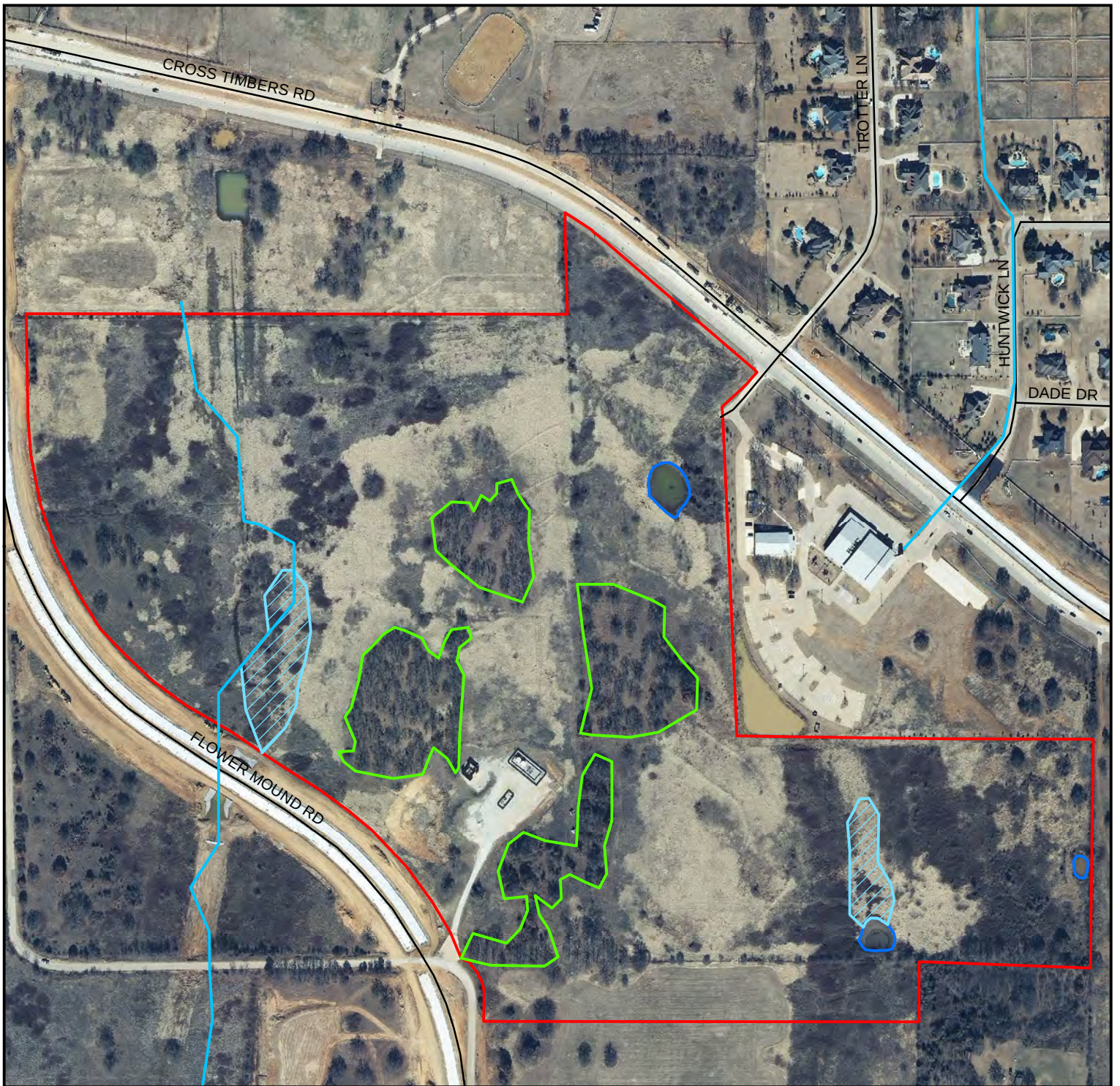
SHEET
EXHIBIT A



Environmentally Sensitive Area Survey

Property Name: Bunn–Gourley Tract (east of Flower Mound Road)		Contact:
Property Address: Generally located south of FM 1171 and east of Flower Mound Road		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☐ Yes ☒ No	There are several stands of protected (and potentially specimen) trees located on this site. While these stands contain the tree species and quantity of trees necessary to qualify as upland habitat, the individual stands do not cover enough land area to qualify as upland habitat – per the Town's definition. Tree species found in these tree stands include: post oak, cedar elm, ash, and blackjack oak. Every effort should be made to preserve significant trees in these areas, and elsewhere on this site, whenever possible. Mitigation / Replacement requirements could apply per the Town's tree preservation ordinance – Chapter 94 – Trees.	
<u>Riparian Habitat</u> Criteria Present? ☐ Yes ☒ No	There is one stream located on this site; however, it does not have a well-defined riparian habitat associated with it.	
<u>Prairie Habitat</u> Criteria Present? ☐ Yes ☒ No	There are several large open space areas on this site with a high concentration of wildflowers. These wildflowers are native and desirable; however, none of the four main prairie grasses listed in the Town's SMARTGrowth Program were found on this site- except in scattered locations. Further, the site has been used for grazing purposes and possibly other agricultural uses. There are no areas on this site that qualify as prairie habitat per the Town's definition.	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	There are three small ponds, one wet drainage area without a clearly defined stream channel, and one stream located on this site. The ponds are all smaller than ½ acre in size. The stream channel and one (or more) of the ponds is indicated on the USGS Topographic map for this area and they are also found on the National Wetland Inventory map. The ponds, the stream, and potentially the wet drainage area (the status of this area is unknown) qualify as waters of the State and could potentially be jurisdictional waters of the US. Further study is required by the applicant to determine the status of waters on this site.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No	There is no FEMA floodplain on this site.	
<u>Wetlands</u> Criteria Present? Possible	It is possible that a wetland(s) exists on this site. Please see "waters of the State" above. There are "wet areas" on this site that are low in elevation, and contain different – potentially water loving – plant species. The plants found in these areas are different than those found in the surrounding pasture area. Due to the presence of water and potentially water loving plants, additional study is required by the applicant to determine the status of these areas and to determine if wetlands are present on the site.	
<u>Water Impoundment Protection</u> Criteria Present? ☐ Yes ☒ No	None of the ponds located on this site are large enough to qualify for water impoundment protection; however, it is possible that wetlands exist on this site – and one or more of the ponds on the site could be part of a wetland. Further study is needed to determine the status of waters / wetlands on this site.	
<u>Topographical Slope Protection</u>	According to approximate slope maps, there doesn't appear to be any areas on this site that exceed 12% in slope. There are several areas on	

Criteria Present? ☒ Yes ☐ No		this site; however, that are between 5% and 12% in slope. While development in these areas is not prohibited, these slopes do need to be incorporated into the development. Modifications of these areas are only allowed to occur within 5 feet of proposed structures. More information about this requirement can be found in the Town's SMARTGrowth Program – Environmental Quality Section.	
Action Steps/Additional Notes			
As previously mentioned – There are waters of the State and potentially jurisdictional waters of the US located on this site. Further, some areas appear to hold water and contain water loving plant species. Further study is required by the applicant to determine the presence of jurisdictional waters of the US / wetlands on this site. Please be advised that if these areas are determined to be jurisdictional waters of the US or wetlands, no construction or construction related activities will be allowed in these areas until all required Federal permits are issued. Regarding topographic slope protection, the construction plans need to show that the development is working with existing slopes on the site. This information / verification should be submitted with the record plat application for the project. As minor topographic slope issues and waters of the state are the only ESAs located on this site, a formal EPP is not required. The applicant does need to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section. Additionally, delineation for jurisdictional waters of the US is required to determine the status of waters (stream, ponds, wet areas, etc.) on this site. Modifications to jurisdictional waters of the US can only be done once proper Federal permission has been received. If it is determined that jurisdictional waters of the US are not present on the site, the developer will handle waters of the State issues through their drainage area maps and grading plans associated with the record plat application.			
ESA Plan Required? ☐ Yes ☒ No		Attachments ☒ Site Orthographic Aerial Photograph ☐ Other:	
ESA Plan Consultant:			
Submitted by: (print) Jared J. Martin		Signature & Date: Jared J. Martin 5-20-2013	
Forwarded to ESA Plan Consultant:	Filed with Development Services & Environmental Services	Last Modified: 5-20-3013	

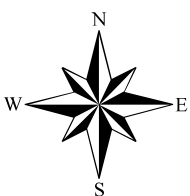


Environmentally Sensitive Area Survey Bunn-Gourley Tract

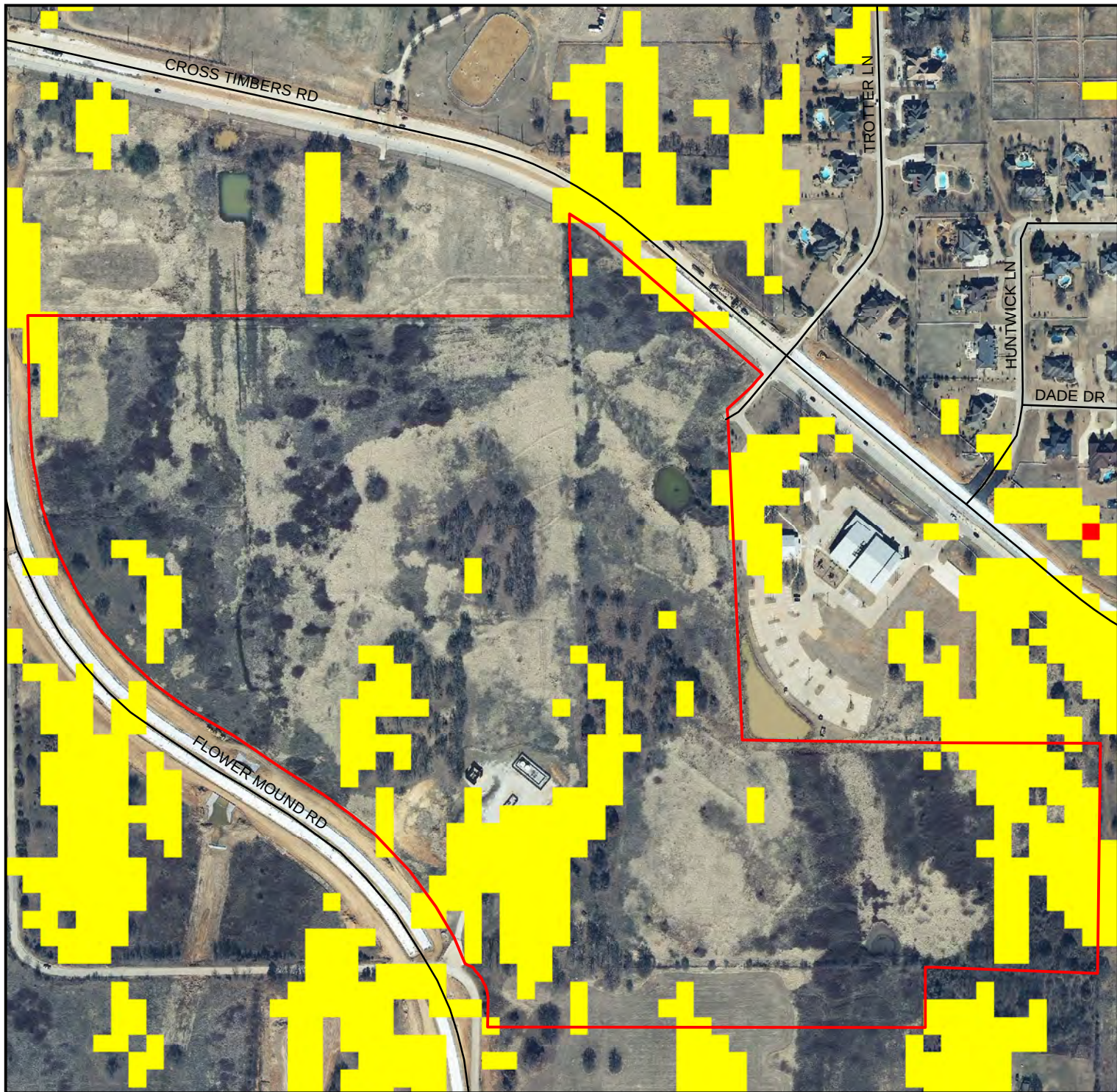
Map Created: May 20, 2013
Environmental Services Department
Town of Flower Mound

1 inch = 400 feet

0 155 310 620 930 1,240 Feet



— Stream — Streets  Wet Area  Ponds  Tree Stands  Property Boundary

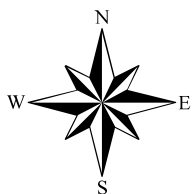


Environmentally Sensitive Area Survey Bunn-Gourley Tract

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1 inch = 400 feet

0 155 310 620 930 1,240 Feet



— Streets Property Boundary **Slope Percent** < 5.0 > 5.0 - 12.0 > 12.0



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 4

WORK SESSION ITEM

DATE: August 7, 2018
FROM: Misty Adams, Environmental Programs Coordinator
ITEM: Review the sustainability initiatives and objectives for 2018.

BACKGROUND INFORMATION: This work session item provides the ECC the opportunity to review items and objectives ongoing in 2018, continue the discussion of the sustainability initiatives, and to reprioritize initiatives for the remaining year, if necessary. Staff will provide the Commission with the current status report for the following prioritized list of initiatives.

- 1. Evaluate options to enhance Town-wide recycling and waste management practices; including LISD and multifamily options** – The ECC members have recognized that the Town's recycling efforts recently have been effective for single-family residential recycling rates; however, the members identified that the commercial, educational/LISD, and multi-family properties either do not have the same options or there may be some limiting factors that affect their ability to recycle. ECC members indicated a desire to initiate a review and an assessment of multi-family recycling options. In addition, ECC members indicated a desire to add green waste diversion to the Republic Services contract as part of this initiative.

*Status: **Ongoing.** Republic's recycling options, such as green waste, can continue to be evaluated. ECC members and staff have begun reviewing multi-family recycling options. The formation of a separate recycling committee has been established to address multi-family recycling.*

- 2. Open Space Plan** – The ECC formed an Open Space Subcommittee to evaluate the ECC's role relative to the Open Space Plan and implement appropriate measures to promote and update the plan if necessary. The subcommittee held four meetings and conducted a thorough review of the plan and the open space brochure. The subcommittee has completed recommended amendments to the brochure which will be placed on a future ECC agenda for consideration.

*Status: **Ongoing.** The subcommittee met on March 19, April 16, May 16, and June 18. Recommendations for updates to the open space brochure will be placed on a future ECC agenda; currently scheduled for October.*

- 3. Enhance Stormwater Management Program (SWMP) educational material** – Enhancing the current educational and promotional aspects of the Town's Stormwater Management Program (SWMP) would help meet the objectives proposed within the new five-year SWMP. This initiative would result in additional resources being dedicated to creating FMTV spots and enhanced webpages, educational programs and presentations, and an increase in the amount of information disseminated through utility bill inserts and other formats for stormwater-related education.

*Status: **Ongoing.** Stormwater educational items have included the second grade environmental education program, seventh grade watershed education program, fall and spring trash off and environmental fairs, FMTV spots, Stream Team promotion, and three utility bill inserts. Staff is now Stream Team Teacher Certified and will begin conducting Stream Team Classes in Flower Mound at the end of October, 2018. In addition, the ECC recommended approval of a resolution to adopt the Denton County Greenbelt Plan which will be placed on a September Town Council agenda.*

- 4. Promote and conduct environmental classes and programs** – The ECC would be actively involved with this initiative to increase the number of educational classes held at the Library, schools, and at other appropriate sites within the Town. Town resources would also be utilized to promote and conduct additional environmental programs and educational classes.

Status: **Ongoing.** Education programs scheduled for 2018 includes an Earth Day Celebration, Arbor Day Celebration, Mayors' Monarch Pledge, the spring/fall 2nd grade Environmental Education Program, fall 7th grade watershed education program, and classes on water conservation classes hosted by the Upper Trinity Regional Water District at the Flower Mound Public Library.

5. **Promote and adopt enhanced drought tolerant landscaping practices at Town facilities** – This initiative incorporates a drought tolerant landscaping standard for new Town projects and requires the inclusion of drought tolerant landscaping options during the project review process. In addition to new projects, it is proposed that landscaping revisions to existing Town facilities include drought tolerant landscaping components when landscaping is replaced. Promotion and education of drought tolerant landscaping is an additional component of this initiative. The Town has included such practices at the Senior Center and Operations and Maintenance Facility, so this initiative would be improving upon or enhancing a recent practice.

Status: **Ongoing.** The proposed landscaping list was recommended for approval by ECC. The continued implementation of drought tolerant landscaping for Town projects is recommended. Drought tolerant landscaping practices have been incorporated within the plans for the new Town Hall project and other new Town facilities.

6. **Establish an Arboretum** – ECC added this new initiative to evaluate the potential addition and location of an Arboretum. Establishing an Arboretum in the future would be an addition to the Town's educational initiatives related to trees. This initiative includes updating the acorns to oaks program to grow post oak seedlings at the new Tree Farm for potential use at an arboretum.

Status: **Under Review.** ECC has identified two locations that are determined to be viable locations for an Arboretum; Glenwick Park and the Outdoor Learning Area. These locations will need review from additional Town Boards/Commissions.

7. **Energy conservation** – This initiative includes implementing energy saving practices at Town facilities and potentially utilizing recommendations from a prior energy audit and potential future energy audits. The previously recommended implementation of LEED guided design principles for new Town facilities or enhancements for existing Town facilities may also be included within this initiative.

Status: **Ongoing.** Town Staff/Departmental Responsibility; initiated and ongoing.

8. **Conduct a Town-wide tree canopy analysis** – The tree canopy analysis will enable the ECC and staff to compare the approximate Town-wide canopy growth or loss over time and review policies and practices related to canopy protection and growth. The Town purchased Feature Analyst software to more effectively assess the Town's canopy. The most recent assessment utilizing the 2016 National Agriculture Imagery Program (NAIP) data resulted in approximate Town-wide canopy coverage of 25%.

Status: **Completed Initial Assessment.** The 2016 data analysis has been completed. The canopy analysis is an ongoing process on a proposed 2-year cycle. The next assessment is scheduled for the summer of 2019 to analyze new 2018 aerial data.

ALTERNATIVES/OPTIONS:

N/A

ATTACHMENTS:

1. ECC Sustainability Initiatives 2018

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

ECC Sustainability Initiatives 2018				
MISSION STATEMENT: To promote responsible environmental stewardship by adopting policies and procedures that will enhance our quality of life and benefit our future communities while preserving our heritage.				
Priority Rank	Initiative	Performance Measure	ECC	Notes
1	Evaluate options to enhance Town-wide recycling; including LISD and multifamily options	🔄 Town-wide Recycling - Multi-family recycling option assessment	Marilyn Lawson & Elaine Takacs	The Town approved the new waste/recycling services contract with Republic Services; effective 10/1/16. Recycling options can continue to be evaluated. An update from Republic will be requested for the 2/6 ECC meeting
		🔄 Waste Reduction at Town facilities		Recycling Subcommittee formed to discuss and review recycling options in Flower Mound. Seeking external member to join committee.
		🔄 Green Waste option review		The ECC discussed a desire to review options to add green waste diversion to the Republic contract & assess multi-family recycling options.
2	Open Space	🔄 Update Open Space Informational Packet	Tom Bailey, Jim Seastron, and Elaine Takacs	The Open Space Subcommittee met on 3/19, 4/16, 5/16, & 6/18 to review the Open Space Plan, discuss options for promotion and update the open space brochure. The committee completed it's work and the updates will be provided to the ECC in October.
3	Enhance Stormwater Management Program educational material	🔄 Conduct Stormwater and Stream Team classes at the Library	James Naylor	Staff received Stream Team Trainer Training on July 25th and will soon be able to host Stream Team Classes here in Flower Mound. First tentative Stream Team class will be hosted in late Oct. 2018
		🔄 Watershed Protection Education		Denton County Greenbelt Plan to be presented to Town Council Sep.-Oct. 2018
		🔄 Create FMTV spots, use social media, distribute educational material		Ongoing initiative through the SWMP. Stormwater educational items have included the second grade environmental education program, fall and spring trash off and environmental fairs, FMTV spots, utility bill inserts, and the new seventh grade stormwater/watershed education program.
4	Promote and conduct environmental classes and programs	🔄 Utilize Town resources to promote and conduct more environmental programs	Tom Bailey	Opportunities for new classes/programs include expanding environmental education to 7th grade curriculum, High School curriculum, and other areas of ECC member interest for classes and community programs. Upcoming classes at the library include; ULandscapeIT: Water Efficient Landscape Design – Monday, September 10, 6:30-8:30 p.m. and Water U Doing? Water Efficient Sprinklers – Monday, September 24, 6:30-8:30 p.m.
		🔄 Utilize New Tree Farm to conduct educational programs		Tentatively host Arbor Day on November 2 or 3rd, 2018 at the Tree Farm . Celebrate the 25th anniversary of being an Arbor Day Member.
		🔄 Utilize the Outdoor Learning Area (OLA) for educational events/programs		ECC requested staff to evaluate access options to the current OLA to utilize the area in 2017 & beyond. Access is currently limited and future trail connectivity is being evaluated.
		🔄 Mayors' Monarch Pledge Yearly Report		Mayors' Monarch Pledge was approved by the Mayor at the TC & ECC Joint Work session on Feb. 16, 2017. This pledge is an ongoing initiative to engage and educate residents about the decline of Monarch butterflies and help in their conservation.
5	Promote and adopt enhanced drought tolerant landscaping practices at Town	9 Drought Tolerant landscape practices at Town Facility		The proposed landscaping list was recommended for approval by ECC; initiated and ongoing for Town projects. The continued implementation of drought tolerant landscaping for Town projects is recommended.
		9 Water conservation material distributed through water bill. Conservation Classes.		
		☑ Review recommended planting list		Planting list was discussed and approved by ECC.
6	Establish an Arboretum	9 Review and discuss options for an Arboretum	Russ McNamer, Alton Bowman, & James Gerber	ECC proposed that the Outdoor Learning Area and Glenwick/Westchester Park are great locations for an Arboretum. Next steps would be a review of the locations and improvements with Parks staff and the Parks Board.
7	Energy conservation	9 Include LEED guided design principles for new Town projects		Town Staff/Departmental Responsibility; initiated and ongoing.
		9 Implement reduced energy use practices in Town facilities		Send out Town-wide informational emails about energy use practices.
		☑ 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 2016 aerial data analysis; ongoing process on a proposed 2-year cycle. The next assessment is scheduled for early 2019 to analyze new 2018 aerial data.

☑ Completed Initiatives
🔄 Ongoing Initiatives
9 Town/Departmental Ongoing