



AGENDA

TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION

REGULAR MEETING

March 5, 2019

**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)

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

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. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee tasks, activities, and projects.

E. STAFF REPORT

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

F. 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

Environmental Conservation Commission Meeting Agenda

March 5, 2019

Page 2

Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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 February 5, 2019.

G. REGULAR ITEMS

2. Consider an application for a tree removal permit for one hundred seven (107) specimen trees on property proposed for development as Lakewood development. The property is generally located north of Long Prairie Road and east of Silveron Boulevard.
3. Consider an application for a tree removal permit for nine (9) specimen trees on property proposed for development as Windhaven Assisted Living. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

H. ADJOURNMENT - REGULAR SESSION

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

4. Review discussion topics for the April joint work session with Town Council.

K. COORDINATION OF FUTURE AGENDAS/MEETINGS

L. 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: March 1, 2019, 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: March 5, 2019

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on February 5, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the February 5, 2019, 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 February 5, 2019, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the February 5, 2019, regular meeting of the Environmental Conservation Commission.

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 5, 2019

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 5TH DAY OF FEBRUARY 2019, 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:

Thomas Bailey	Chair
James Seastrom	Vice Chair
James Naylor	Commission Member, Place 1
Russell McNamer	Commission Member, Place 3
Marilyn Lawson	Commission Member, Place 4
Alton Bowman	Commission Member, Place 5
James Gerber	Commission Member, Place 7
Shery Layne	Commission Member, Place 9
Kathryn Wells	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.)

Constituting a quorum with the following members absent:

Elaine Takacs	Commission Member, Place 8
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And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Emily Chapman	Administrative Assistant
James Hoefert	Environmental Review Analyst
Matthew Green	Environmental Review Analyst
Misty Adams	Environmental Programs Coordinator

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None.

D. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee's tasks, activities, and projects.

E. STAFF REPORT

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

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 5, 2019

F. PRESENTATIONS

Receive annual report presentation from Republic Services.

G. CONSENT AGENDA

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on December 4, 2018.

Commission Deliberation

Commission Member McNamer made a motion to approve the December 4, 2018, minutes as presented. Vice Chair Seastrom seconded the motion.

VOTE ON THE MOTION

AYES: Gerber, Bowman, Lawson, Seastrom, McNamer, Naylor
NAYS: None
ABSTAIN: None

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

H. ADJOURNMENT- REGULAR SESSION AT 7:31 PM

I. CALL WORK SESSION TO ORDER AT 7:31 PM

J. WORK SESSION ITEMS

2. Receive a presentation on the Town's Land Development Regulations and Master Plan.

Lexin Murphy, Director of Planning Services, gave a presentation and answered questions regarding this item.

Chuck Russell, Planning Manager, and Laile Neal, Vice Chair of the Planning and Zoning Commission answered questions regarding this item.

3. Review the Environmental Services Outreach Education Program.

4. Review the Town of Flower Mound's Stormwater Program and 2019 Annual Report.

K. COORDINATION OF FUTURE AGENDAS/MEETINGS

L. ADJOURNMENT- WORK SESSION AT 9:07 PM

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 5, 2019

TOWN OF FLOWER MOUND, TEXAS

THOMAS BAILEY, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT

DRAFT



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE: March 5, 2019
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Mark Meyer, with TBG Partners
ITEM: **Consider an application for a tree removal permit for one hundred seven (107) specimen trees on property proposed for development as Lakewood development. The property is generally located north of Long Prairie Road and east of Silveron Boulevard.**

BACKGROUND INFORMATION:

The Lakewood development is generally located north of Long Prairie Road and east of Silveron Boulevard. The site is approximately 122.1 acres in size. The site is currently zoned for Campus Commercial uses as a portion of Planned Development District No. 31 (PD-31) and master planned for the Lakeside Business District. The applicant is requesting to rezone the property to Planned Development District No.163 (PD-163) with both non-residential and residential uses for both residential and non-residential uses. According to the tree survey for the project, the site contains one hundred twenty-two (122) specimen trees. The applicant is requesting to remove one hundred seven (107) specimen trees from the site in order to build both residential and non-residential developments. The specimen trees proposed for removal are in good to fair condition and located within the proposed buildable area.

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 size, 1,944" of replacement trees, equaling 648 three-inch caliper trees, will be required for the removal of the forty eight (48) specimen trees that are located outside of Upland Habitat on this site. In addition, protected trees removed from the buildable area, and located outside of Upland Habitat, will also require replacement at a tree-for-tree rate. The mitigation for the removal of specimen and protected trees located within the defined Upland Habitat is addressed separately. 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 February 28, 2019, 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. Photographs of approved signage onsite.
4. Tree Survey.
5. Land Use Plan.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of one hundred seven (107) specimen trees on property proposed for development as Lakewood. The property is generally located north of Long Prairie Road and east of Silveron Boulevard.

Mr. James Hoefert
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75028

March 1, 2019

Dear Mr. Hoefert,

A development containing a mixture of commercial and residential uses, Lakewood is being proposed for the 122-acre vacant tract of land at the corner of Long Prairie Road and Silveron Boulevard. In order to allow for development in conformance with Flower Mound's current Master Plan, it is necessary to remove 107 of the 122 specimen trees.

Sincerely,

Jim Wills,
Manager for PS Silveron/RMR LP

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:

Alex M. Brown

Address:

13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240

Phone:

972-770-3029

Applicant's Legal Interest in the Property:

None

2. Property Owner(s)

Name(s):

PS Silveron/RMR LP

Address:

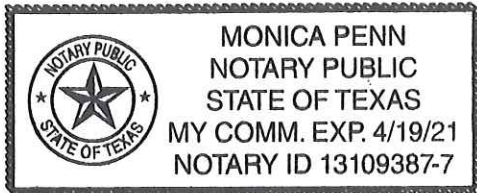
212 S. Palm Ave
Alhambra, Ca 91801

3. Location and Legal Description of Property:

NEC Silveron and FM2499

4. Owner's Authorization of Representation

I, Sam Wiles ~~Ed~~ the owner of the above described real property, do hereby authorize Kimley-Horn 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

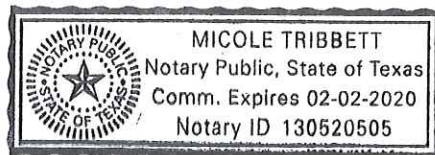
Given Under My Hand and Seal of Office
This the 21 Day of January, 2019
Monica Penn
Notary Public
In and For Dallas County, Texas.

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 Alex M. Brown, 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. _____
State of Licensure _____
Or ISA Certified Arborist No. TX-4383A



Given Under My Hand and Seal of Office
This the 10 Day of January, 2019
Micole Tribbett
Notary Public
In and For Dallas County, Texas

6. Received by Town of Flower Mound on (Date) 1/22/2019 by (initials) JRH.

Tree Removal Request Signage

The first along Long Prairie Rd.

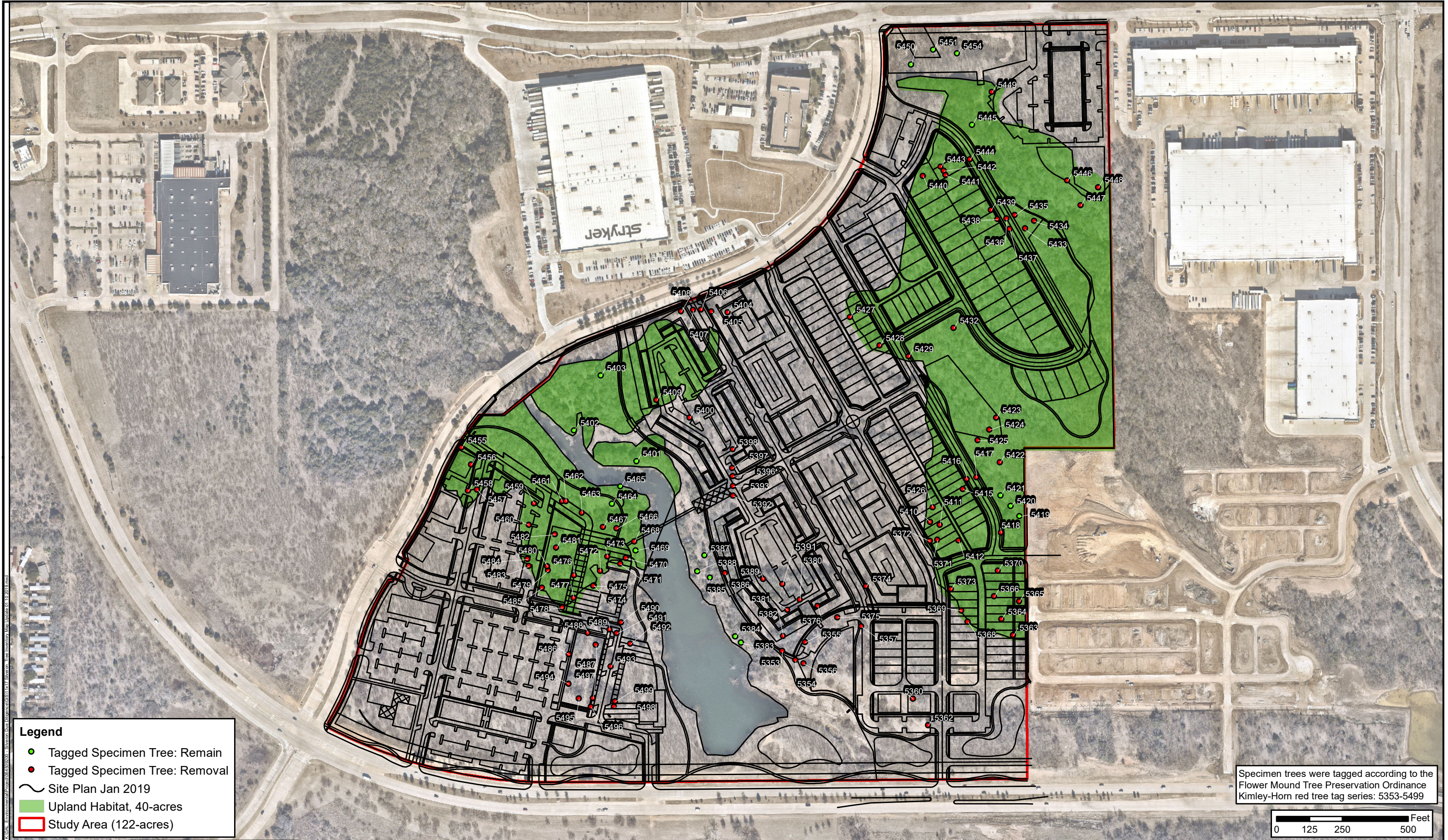


The second along Silveron Pkwy.



The third along Lakeside Pkwy.





SHEET 1	DATE:	01/10/2019	Specimen Tree Inventory with Concept Site Plan Quad Name: Grapevine	Silveron Mixed-Use Flower Mound, Denton County, Texas		Kimley»Horn This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
	DESIGN:	AMB				
	CHECKED:	LDC				
	KHA NO.:	064509200				

Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 02/28/2019

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5353	28.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5354	23.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5355	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5356	26.2	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5357	23.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5360	25.9	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	N
5362	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5363	20.3	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5364	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5365	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5366	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5368	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5369	19.5	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5371	22.2	post oak	<i>Quercus stellata</i>	Declining	Multi	Remove	Y
5372	24.1	cedar elm	<i>Ulmus crassifolia</i>	Declining	Multi	Remove	Y
5373	25.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Forked	Remove	Y
5374	25.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5375	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5376	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5380	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5381	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5382	28.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5383	26.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5384	22.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5385	23.4	post oak	<i>Quercus stellata</i>	Declining	Multi	Remain	N
5386	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5387	22.0	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5388	19.6	blackjack oak	<i>Quercus marilandica</i>	Declining	Single	Remain	N
5389	24.3	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	N
5391	23.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5392	29.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5393	28.3	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5396	28.1	blackjack oak	<i>Quercus marilandica</i>	Declining	Multi	Remove	N
5397	19.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Forked	Remove	N
5400	29.7	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5401	23.6	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Remain	Y
5402	25.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5404	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5405	25.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5406	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5407	24.8	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Remove	N
5408	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5409	33.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5411	24.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5412	24.4	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5415	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5416	22.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5417	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5418	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5419	22.2	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	Y
5420	29.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5421	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y

Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 02/28/2019

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5422	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5423	24.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5424	19.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5425	24.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5426	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5427	24.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5428	22.1	blackjack oak	<i>Quercus marilandica</i>	Declining	Multi	Remove	Y
5429	25.1	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	Y
5432	28.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5433	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5435	23.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5436	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5437	26.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5438	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5439	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5441	24.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5442	22.7	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	Y
5444	23.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5445	20.8	post oak	<i>Quercus stellata</i>	Declining	Single	Remain	Y
5446	22.2	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5447	18.5	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5448	25.8	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5449	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5450	31.9	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remain	N
5454	25.1	post oak	<i>Quercus stellata</i>	Declining	Single	Remain	N
5455	23.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5456	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5457	31.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5458	28.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5459	23.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5460	22.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5461	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5462	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5463	20.8	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5464	24.7	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	Y
5465	24.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5466	22.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5467	27.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5468	22.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5469	26.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5470	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5471	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5472	23.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5473	20.8	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5474	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5475	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5476	27.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5477	27.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5478	28.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5479	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5480	24.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5481	26.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	Y
5482	22.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y

Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 02/28/2019

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5483	19.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5484	19.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	Y
5485	27.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5486	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5487	22.2	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5488	20.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5489	19.9	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5490	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5491	19.7	cedar elm	<i>Ulmus crassifolia</i>	Declining	Single	Remove	N
5492	22.1	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5493	27.4	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5494	24.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5495	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5496	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5497	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5498	22.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5499	28.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N

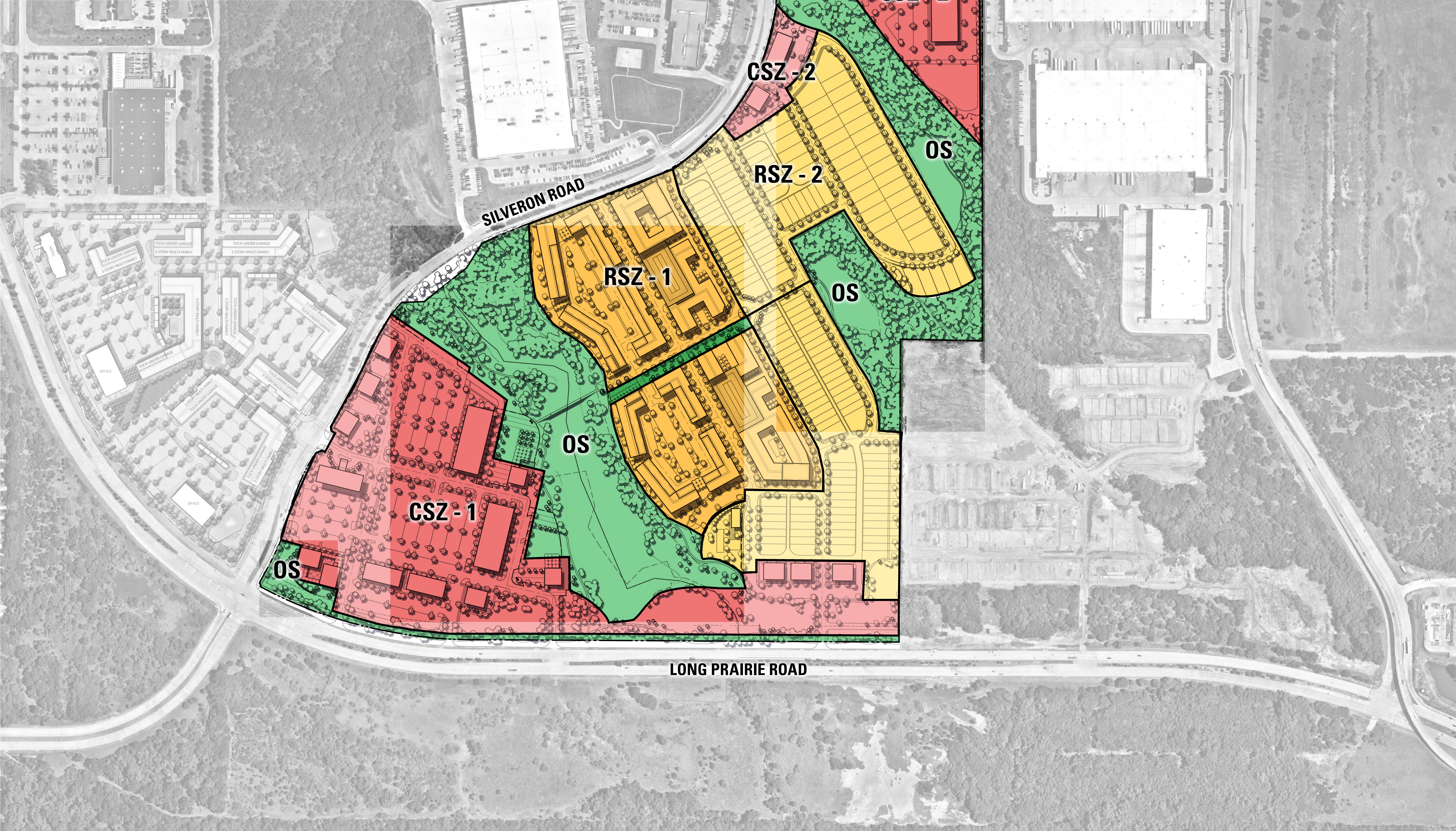
- Kimley-Horn red tree tag series: 5353-5499

- Specimen trees were tagged according to the Flower Mound Tree Preservation Ordinance*

- Multiple trunk trees are measured by adding the diameter of the largest stem with one-half of the diameter of each additional stems, all measured at DBH.

* Specimen trees are defined as any tree listed in the town's small protected tree list that measures 13-inches or more at DBH, medium protected tree list that measures 19-inches or more at DBH, or large protected tree list that measures 25-inches or more at DBH. Post oaks are designated a specimen tree if they measure 22-inches or greater at DBH.

LEGEND		
LAND USE		GROSS AREA
	COMMERCIAL (CSZ)	40.1 ACRES
	URBAN RESIDENTIAL (RSZ-1)	20.5 ACRES
	SINGLE FAMILY RESIDENTIAL (RSZ-2)	26.2 ACRES
	PUBLIC OPEN SPACE	35.3 ACRES
TOTAL:		122.1 ACRES



LAKEWOOD

LAND USE PLAN

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



Reference sheet

Name	Description
Land Use Plan	Shows proposed land use and acreages
Concept Plan	Color rendered conceptual master plan
Open Space & Trail Access Plan	Shows types of proposed open space with acreage and proposed different type, width, location of trails.
Open Space Amenity Key	Shows open space with labels that is referenced in planned development, shows matrix of proposed type of amenities in each open space area and the quantities
Vehicular Network	Shows proposed street network, street types and cross sections, location of utility, enlargement of firelane trail, enlargement of lots that have landscape easement in front yard, enlargement of street tree detail.
Concept Plan - Black and White	Detail drafted site plan with building summary
Conceptual Landscape Plan	Detail drafted landscape plan with landscape requirement compliance chart.

General Note

All plans are conceptual in nature and subject to change based on site and development conditions.

TBG

Scale 1" = 200'

0' 200' 400'

January 7, 2019

The information shown is based on the best information available and is subject to change without notice.

LEGEND

- OFFICE/ HOTEL
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

NOTE

LAND INDICATED AS COMMERCIAL LAND USE MAY NOT BE USED FOR RESIDENTIAL OCCUPANCY. LAND INDICATED AS RESIDENTIAL LAND USE MAY BE CHANGED TO COMMERCIAL LAND USE.



LAKEWOOD

CONCEPT PLAN

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
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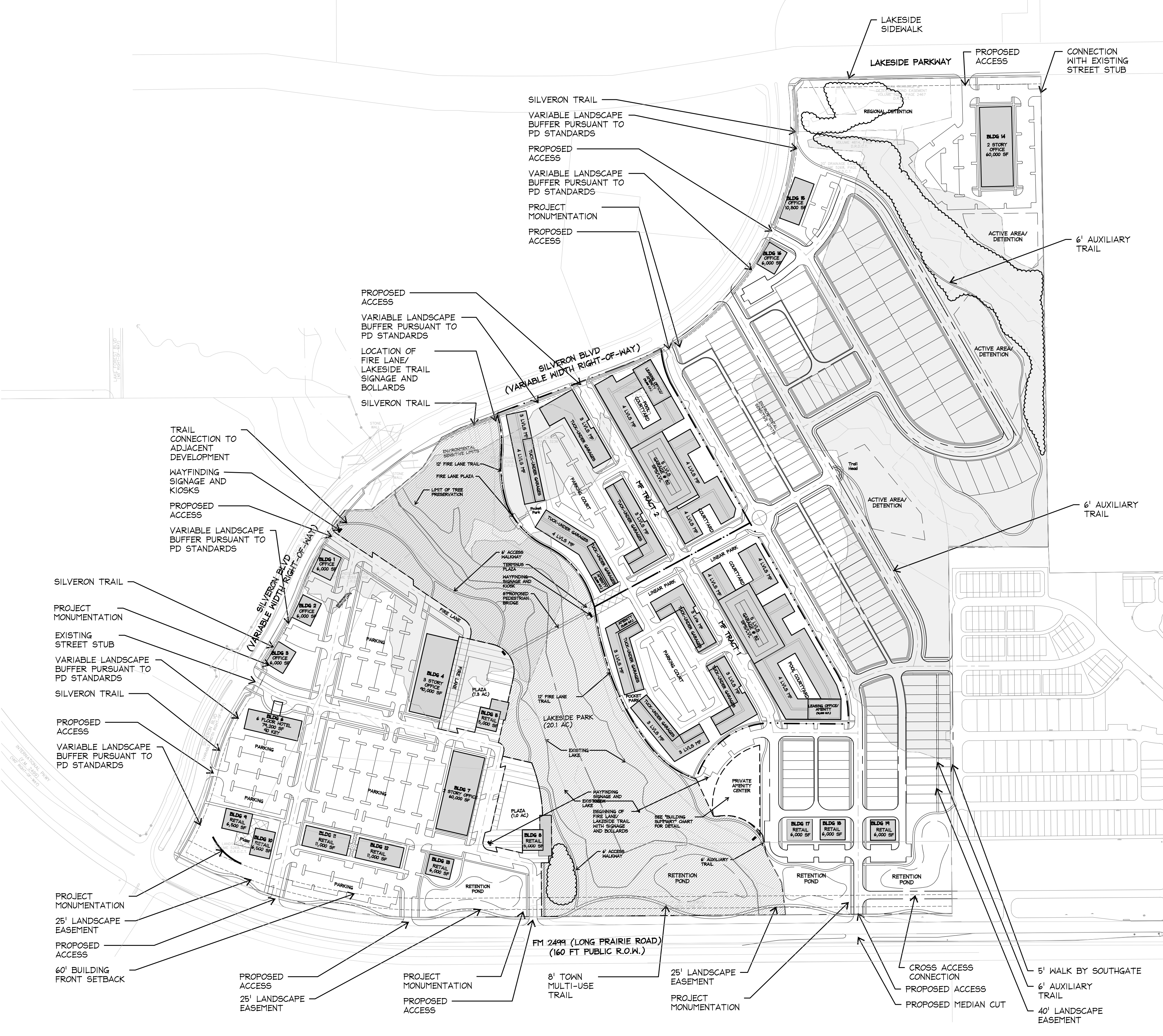
VICINITY MAP



MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT / CAMPUS COMMERCIAL
PARKS AND TRAILS	REQUIRED MULTI USE TRAIL ALONG FM2499
THOROUGHFARE PLAN	FM 2499(MAJOR ARTERIAL),SILVEORN BLVD (URBAN MINOR ARTERIAL), LAKESIDE PARKWAY (MAJOR ARTERIAL).
WATER PLAN	LAKESIDE SERVICE AREA - 12" WATER ALONG FM 2499, 12" WATER ALONG SILVERON BLVD.
WASTEWATER PLAN	EXISTING 8" GRAVITY SANITARY SEWER MAIN IN SILVERON BLVD, EXISTING 12" GRAVITY SANITARY SEWER MAIN IN LAKESIDE PKWY, EXISTING 18" GRAVITY SANITARY SEWER MAIN SOUTH OF THE DEVELOPMENT.
ECONOMIC IMPACT	\$250 MILLION AD VALOREM; HOTEL AND ADDITIONAL REVENUE STREAMS TBD.

ALL DRIVE APPROACHES TO BE 24 FEET WITH 20 FEET TURNING RADIUS; ALL FIRE LANES TO BE 26 FEET, WITH 25 FEET TURNING RADIUS.

SEE OPEN SPACE AND TRAIL ACCESS PLAN FOR ALL TRAIL LOCATIONS AND WIDTH.



PROJECT BUILDING SUMMARY									
BLDG.	NUMBER OF STORIES	GROSS SQUARE FEET	USE	NUMBER OF DWELLING UNITS	CITY REQUIRED PARKING RATIO	CITY REQUIRED PARKING	CITY REQUIRED PARKING	CITY REQUIRED REDUCE PARKING	PROVIDED PARKING
1	1	6,000	OFFICE	NA	1 / 300 SF	20	1070	856	1290
2	1	6,000	OFFICE	NA	1 / 300 SF	20			
3	1	6,000	OFFICE	NA	1 / 300 SF	20			
4	3	90,000	OFFICE	NA	1 / 300 SF	300			
5	1	5,000	RETAIL/ RESTAURANT	NA	1 / 75 SF	67			
6	6	79,200 (90' KEY)	HOTEL	NA	1 / 1 KEY	90			
7	2	60,000	OFFICE	NA	1 / 300 SF	200			
8	1	5,000	RETAIL / RESTAURANT	NA	1 / 75 SF	67			
9	1	6,500	RETAIL / RESTAURANT	NA	1 / 75 SF	87			
10	1	6,500	RETAIL / RESTAURANT	NA	1 / 75 SF	87			
11	1	11,000	RETAIL	NA	1 / 250 SF	44	200	200	244
12	1	11,000	RETAIL	NA	1 / 250 SF	44			
13	1	6,000	RETAIL	NA	1 / 250 SF	24			
14	2	60,000	OFFICE	NA	1 / 300 SF	200	56	56	56
15	2	10,800	OFFICE	NA	1 / 300 SF	36			
16	2	6,000	OFFICE	NA	1 / 300 SF	20	72	72	73
17	1	6,000	RETAIL	NA	1 / 250 SF	24			
18	1	6,000	RETAIL	NA	1 / 250 SF	24			
19	1	6,000	RETAIL	NA	1 / 250 SF	24	1,700	1360	1,275 (PARKING FOR MULTIFAMILY LAND USE ASSIGNED TO FOLLOW REQUIREMENTS OUTLINED FOR THE PROPOSED PLANNED DEVELOPMENT DISTRICT)
MF TRACT 1	3-4	399,950	MULTI FAMILY RESIDENTIAL	421	2 /UNIT	842			
MF TRACT 2	3-4	407,550	MULTI FAMILY RESIDENTIAL	429	2 /UNIT	858			
SF 31'X105'	1-2	NA	SINGLE FAMILY RESIDENTIAL	87		NA	NA	NA	NA
SF 50' X 120'	1-2	NA	SINGLE FAMILY RESIDENTIAL	42		NA	NA	NA	NA
TOTAL:				979		3098	3098	2544	2,938

NOTE: REFER TO P.D. TEXT FOR SHARED USE PARKING CALCULATION.

- NOTES:
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THE DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL OF THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGN DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - RETAINING WALLS 4 FEET IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.
 - LOCATIONS OF ALL OUTDOOR SEATING AREAS, GATHERING AREAS, DINING AREAS, AND PERMEABLE OPEN SPACE AREAS MAY BE REVISED DURING SITE PLAN REVIEW FOR EACH BUILDING.
 - BUILDING FOOTPRINTS, GROSS AREA, AND PROJECTED USE MAY BE REVISED IN THE SITE PLAN APPLICATION

PROJECT NAME: LAKEWOOD
STREET ADDRESS: UNPLATTED, NOT ASSIGNED
SITE AREA: 122.1 AC
EXISTING ZONING: PD 31
EXISTING LAND USE: CAMPUS COMMERCIAL

LAKWOOD

CONCEPT PLAN
- BLACK AND WHITE

EXHIBIT FOR **ZPD 17-0013**

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

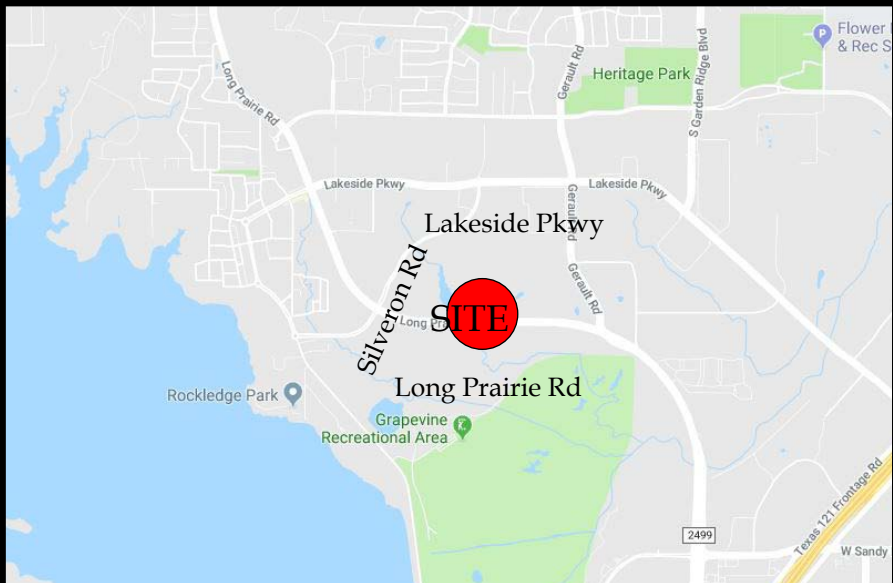
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TBG

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0' 200' 400'

January 7, 2019

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ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE: March 5, 2019
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Verity Cox, with G&A | McAdams
ITEM: **Consider an application for a tree removal permit for nine (9) specimen trees on property proposed for development as Windhaven Assisted Living. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

BACKGROUND INFORMATION:

The Windhaven Assisted Living development is generally located south of Cross Timbers Road and west of Auburn Drive. The site is approximately 4.36 acres in size. The site is currently zoned for Agriculture (A) uses, with a current use as a mobile home park and master planned for Low Density Residential within the Cross Timbers Protection Area. The applicant is requesting a Specific Use Permit for a nursing or congregate care facility. According to the tree survey for the project, the site contains ten (10) specimen trees. The applicant is requesting to remove nine (9) specimen trees from the site in order to build an assisted living facility. The nine (9) specimen trees proposed for removal are in good to fair condition and located within the proposed buildable area.

The following is a list of the nine (9) specimen trees requested for removal:

Tree #505 – 26" pine

Tree #506 – 25" american elm

Tree #507 – 31" american elm

Tree #518 – 22" blackjack oak

Tree #975 – 25" american elm

Tree #981 – 30" pine

Tree #984 – 29" pine

Tree #2953 – 24" post oak

Tree #2968 – 33" 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 size, 492" of replacement trees, equaling 164 three-inch caliper trees, will be required for the removal of the nine (9) specimen trees that are located 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 February 28, 2019, 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 nine (9) specimen trees on property proposed for development as Windhaven Assisted Living. The property is generally located south of Cross Timbers Road and west of Auburn Drive.



March 1, 2018

Jimmy Hoefert, Environmental Review Analyst
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, TX 75028

Reference: Tree Removal Permit Application
Lots 13 and 14
4.36 Acres P. Malone Survey, Abstract No. 836
3801 FM 1171
Town of Flower Mound
Denton County, Texas

Dear Mr. Hoefert:

On behalf of the owner/developer on the aforementioned property, we are requesting that (9) specimen trees (as outlined on the attached tree removal exhibit), as defined in the TOFM Tree Preservation Code, be removed. The trees are being requested to be removed due to site and design conditions which thereby mean the subject development cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.

TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees	10 Trees
Total specimen trees removed	9 Trees

Several plans were generated with various renditions of each based on saving the specimen trees as per the owner. Due to preexisting conditions, grading, Town of Flower Mound Engineering Standards, and site conditions, the specimen trees are not able to be saved. The site plan before you appears to be the most beneficial for taking into account all the site constraints and opportunities.

The following are the specimen trees we are requesting to be removed:

- | | |
|--------------|---------------------------|
| 1. Tree #505 | 26" caliper Pine |
| 2. Tree #506 | 25" caliper American Elm |
| 3. Tree #507 | 31" caliper American Elm |
| 4. Tree #518 | 22" caliper Blackjack Oak |
| 5. Tree #975 | 25" caliper American Elm |

Tree Removal Permit Letter of Intent
Flower Mound Church of Christ
Page 2

- | | |
|---------------|----------------------|
| 6. Tree #981 | 30" caliper Pine |
| 7. Tree #984 | 29" caliper Pine |
| 8. Tree #2953 | 24" caliper Post Oak |
| 9. Tree #2968 | 33" caliper Post Oak |

These trees are being removed due to existing conditions and site constraints.

Based on the above data, I respectfully ask that the trees enumerated above be allowed to be removed from the site.

Thank you for your consideration.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Ron Stewart', followed by a long, sweeping horizontal line that extends across the page.

Ron Stewart, ASLA
Landscape Architect, TX #791

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:

Ron Stewart

Address:

111 Hillside Dr.
Lewisville, TX 75057

Phone:

972-436-9712

Applicant's Legal Interest in the Property:

Landscape Architect on project

2. Property Owner(s)

Name(s): Windhaven Senior Living

Address: 4500 Ratliff Ln, Suite 115
Addison, TX 75001

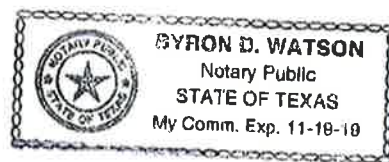
3. Location and Legal Description of Property:

Lots 13 & 14
4.36 Acres P. Malone Survey, Abstract No. 436
Town of Flower Mound, Denton County, Texas

4. Owner's Authorization of Representation

I, Edward Sedacca, the owner of the above described real property, do hereby authorize 1519 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 11 Day of February, 20 19
[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 _____, 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. #791
State of Licensure TX
Or ISA Certified Arborist No. _____



Given Under My Hand and Seal of Office
This the 11 Day of February, 20 19
[Signature]
Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 2/11/2019 by (initials) JRH.

Windhaven Assisted Living -
Specimen trees proposed for removal



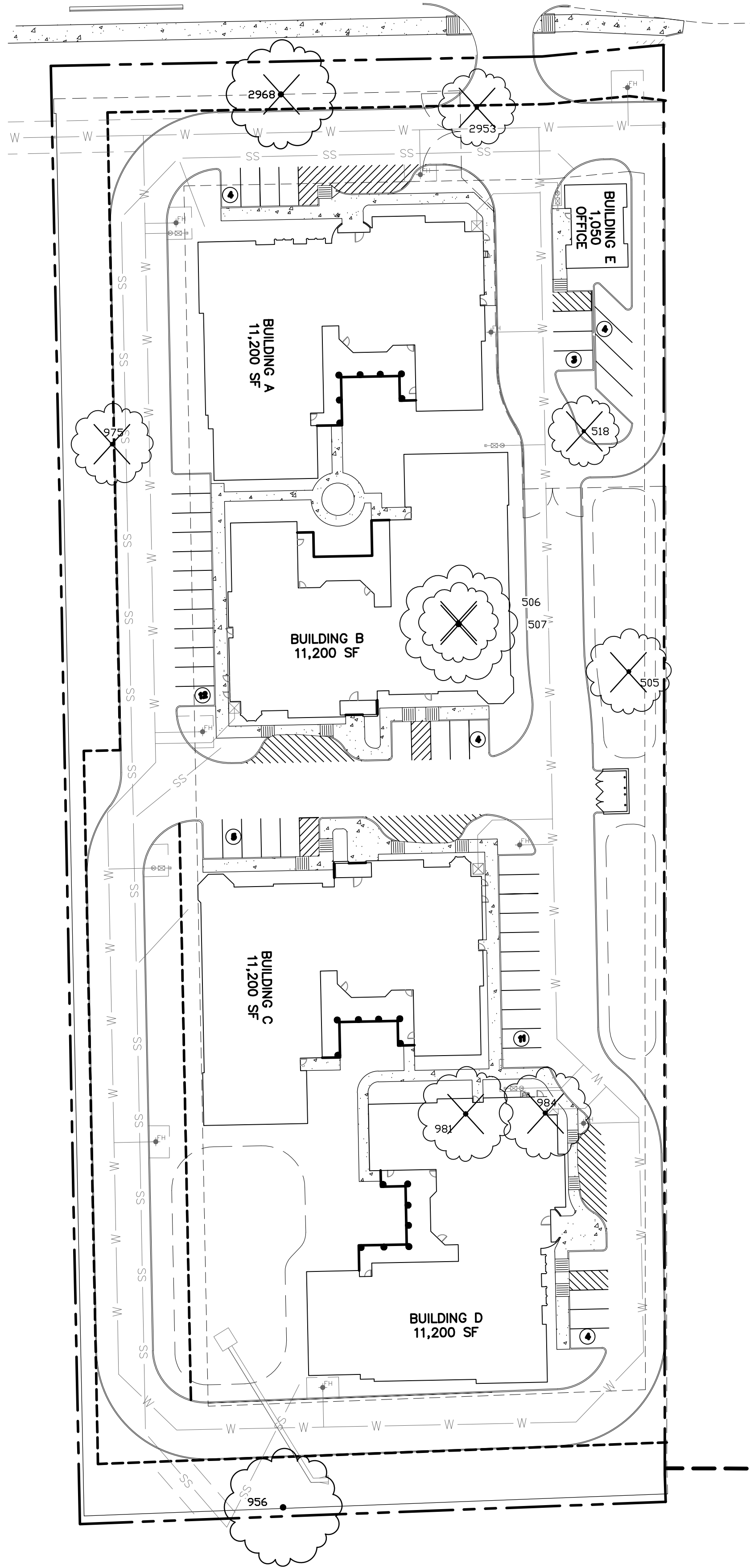


Tree Removal Request Signage

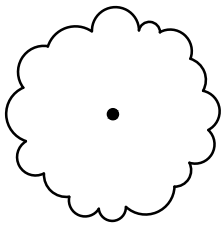
Along Cross Timbers Rd.

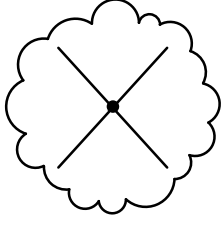


File: A:\2018\1519\Drawings\VP & Civil\Plan\SPV\TREE TREE SURVEY
Plotted: 2/7/2019 11:10 AM, by Wendy Cox, Date: 2/7/2019 3:54 PM, by Wendy



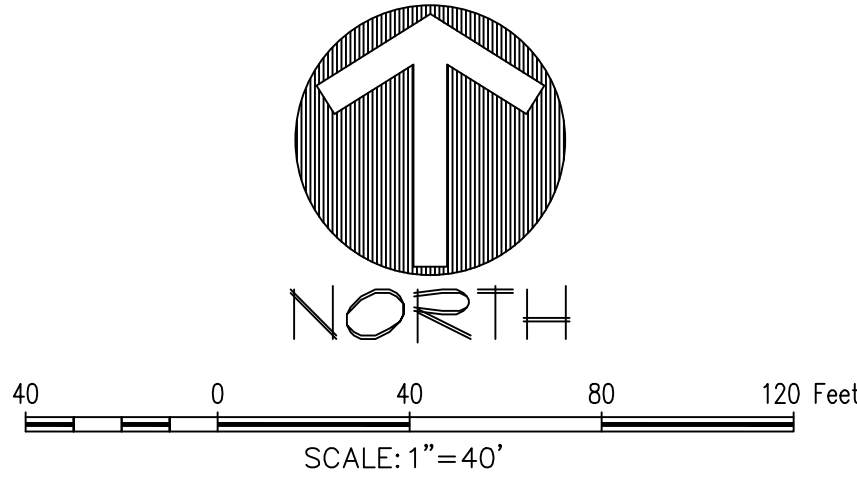
LEGEND

 SPECIMEN TREE
TO REMAIN

 SPECIMEN TREE
TO BE REMOVED

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED	MITIGATION
505	26	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA, measured 3' above grade	Yes	52
506	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
507	31	American Elm	<i>Ulmus americana</i>	Yes	Stressed, in Decline	Yes	62
518	22	Blackjack Oak	<i>Quercus marilandica</i>	Yes	Specimen, BA	Yes	44
956	31	Pine	<i>Pinus taeda</i>	Yes	Specimen, OBA	No	
975	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
981	30	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	60
984	29	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	58
2953	24	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	48
2968	33	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	66
TOTAL SPECIMEN TREES ON SITE							10
TOTAL SPECIMENS REMOVED							9
TOTAL INCHES TO MITIGATE							490



5054 Franklin Avenue
Suite A
Waco, TX 76710
Ph: 254-776-1519
www.1519LLC.com
TBPLS # 10193968
TBPE # F-17299



WINDHAVEN ASSSISTED LIVING
4.36 ACRES
3801 GROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
RON STEWART LANDSCAPE ARCHITECTS, P.C.
DATED 3/1/2019



DRAWN: VC
DATE: 03/01/2019
1519 JOB#: 41669
SHEET NO:
T1.0



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 4

WORK SESSION ITEM

DATE: March 5, 2019

FROM: Matthew Woods, Director of Environmental Services

ITEM: Review discussion topics for the April joint work session with Town Council.

BACKGROUND INFORMATION: This work session item provides ECC the opportunity to discuss proposed topics which will be presented to Town Council at the April 18, 2019, joint work session. The ECC may include program updates and a status report related to the 2018/2019 goals and objectives.

Other topics that may be included in the discussion are the ECC's review of the Open Space Plan as it relates to cluster and conservation development projects, tree preservation regulations, recycling initiatives, the Outdoor Learning Area, and public engagement. Staff will work with the ECC to compile information which the Commission desires to present to the Town Council in April.

ALTERNATIVES/OPTIONS:

N/A

ATTACHMENTS:

1. 11-6-18 ECC Annual Goals and Objectives Presentation

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

Environmental Conservation Commission November 6, 2018

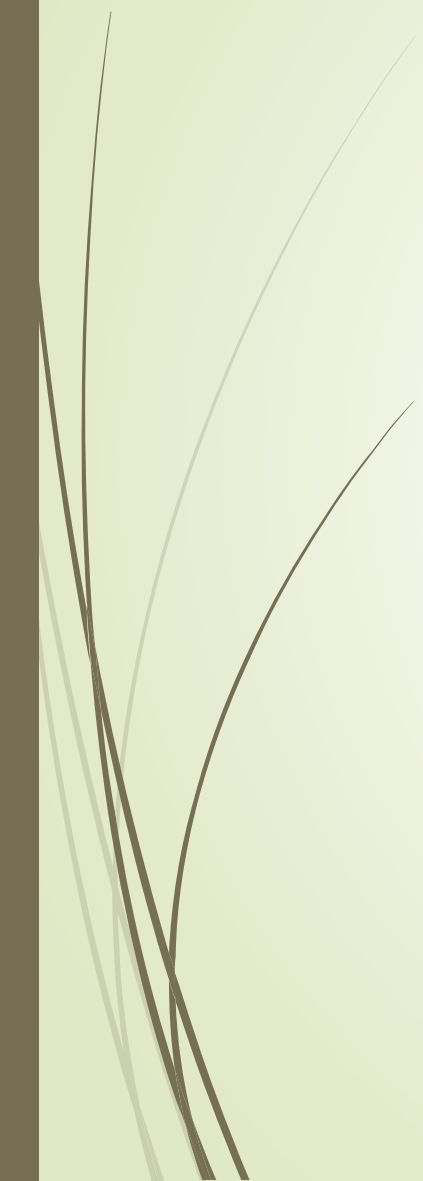


Annual Goals and Objectives





Proposed Objectives



- Improve access to the Outdoor Learning Area
- Establish a Town Arboretum
- Address tree canopy decline
- Expand Town-wide recycling
- Increase ECC visibility and bring awareness to environmental concerns
- Promote and conduct environmental classes/programs
- Evaluate options to require Land Trusts/Homeowner Associations to provide the Town with annual reports
- Other objectives...

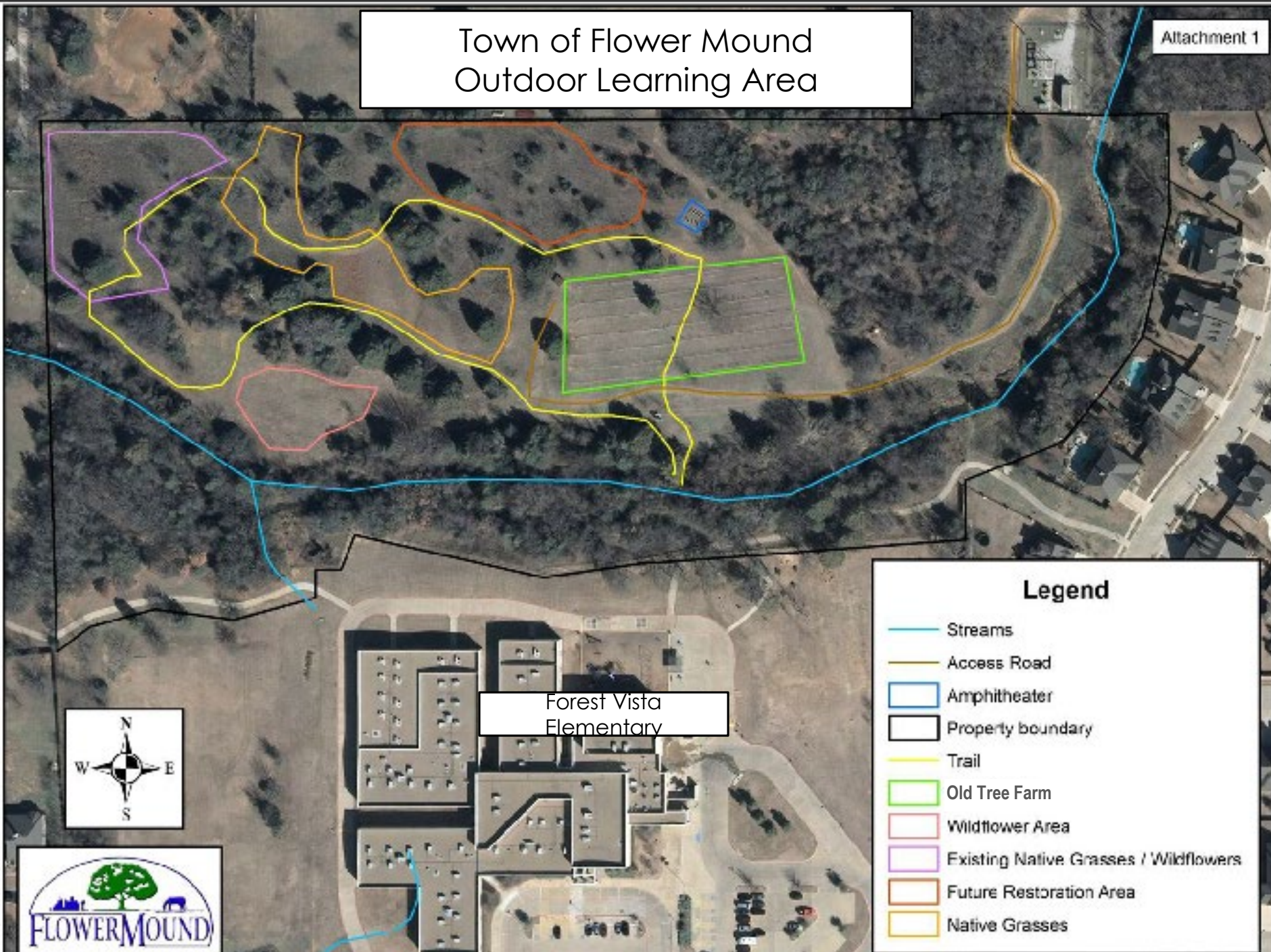


Improve Access to the Outdoor Learning Area

- Potential Improvements include
 - Improve vehicular access to the OLA from Oak Drive
 - Evaluate parking options at the property; possible addition of a small parking area
 - Install a footbridge across the creek at the southern boundary of the property; connection to the Purple Coneflower Trail

Town of Flower Mound Outdoor Learning Area

Attachment 1





Outdoor Learning Area
Approximately 15.86 acres

Forest Vista Elementary



Establish a Town Arboretum

- The Arboretum subcommittee recommended two locations for a Town arboretum
 - Glenwick/Westchester Park
 - Outdoor Learning Area
- 2019 objectives for the Glenwick/Westchester Park may include replacing, enhancing and creating tree/habitat identification signs along the trail and proceeding with additional tree plantings
 - Establish a timeframe and review process
- The Outdoor Learning Area option for an arboretum depends on future access improvements



Address Tree Canopy Decline

- The 2008 Tree Ordinance established a canopy goal of 35% as recommended by American Forests
- Town staff continues to assess the Town-wide tree canopy every two years
 - ~25% canopy based on 2016 data analysis
- Tree ordinance amendments recommended by the ECC and approved by Town Council over the years have been adopted to encourage tree preservation and require mitigation
- Staff presented a public tree planting initiative to the ECC in 2017
 - Identify areas where trees are needed, evaluate irrigation needs & plant trees where possible



Expand Town-wide Recycling

- The ECC established a recycling subcommittee to evaluate the Town's recycling program and opportunities for improvement
- Multi-family options are being evaluated
- "Green waste" diversion options may be evaluated



Increase ECC Visibility and Promote Environmental Programs

- ECC member attendance encouraged at Town events to promote the ECC and programs, and to bring awareness to environmental concerns impacting the Town
 - Spring and Fall KFMB/Environmental Fair events
 - Arbor Day
 - Earth Day
 - 2nd and 7th grade environmental education program
 - Other Town or environmental events



Land Trust and HOA Annual Easement/Open Space Reporting

- Establish a requirement for conservation developments and cluster developments which requires the Land Trust and/or Homeowners Association (HOA) to provide an annual status report to the ECC
- A provision may be added to the development standards for each conservation or cluster development project
 - As part of the zoning and development plan review and approval processes, a reporting requirement could be included in the zoning standards and HOA open space management plans

Discussion and Other Objectives

