



AGENDA

TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION

SPECIAL MEETING

September 12, 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. CONSENT AGENDA - CONSENT ITEMS

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 A member of the Environmental Conservation Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on August 6, 2019.

Environmental Conservation Commission Special Meeting Agenda

September 12, 2019

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E. REGULAR ITEMS

2. Consider an application for a tree removal permit for six (6) specimen trees on property proposed for development as St. Philip the Apostle Catholic Church. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.
3. Consider an application for a tree removal permit for one (1) specimen tree on property proposed for development as Parkway Office Lakeside. The property is generally located south of Lakeside Parkway and east of Gerault Road.
4. Consider an application for a tree removal permit for one (1) specimen tree on property proposed for development as Block B, Lot 13, of Oakbridge at Flower Mound Phase 2. The property is generally located at 2233 Sullenberger Way.

F. COORDINATION OF FUTURE AGENDAS/MEETINGS

G. ADJOURNMENT- REGULAR 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: September 6, 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: September 12, 2019

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on August 6, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the August 6, 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 August 6, 2019, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the August 6, 2019, regular meeting of the Environmental Conservation Commission.

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF AUGUST 6, 2019

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 6TH DAY OF AUGUST 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
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:

Alton Bowman	Commission Member, Place 5
Elaine Takacs	Commission Member, Place 8

And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Emily Chapman	Administrative Assistant
James Hoefert	Environmental Review Analyst
Tyler Leverenz	Environmental Programs Coordinator

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None.

D. PRESENTATION AND DISCUSSION ON THE NEW PUBLIC COMMUNICATION PROCESS FOR BOARDS AND COMMISSIONS

E. STAFF REPORT

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

F. CONSENT AGENDA

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF AUGUST 6, 2019

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on June 4, 2019.

Commission Deliberation

Commission Member McNamer made a motion to approve the June 4, 2019, minutes as presented. Commission Member Seastrom seconded the motion.

VOTE ON THE MOTION

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

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

G. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee activities and establish subcommittees as necessary.

H. ADJOURNMENT- REGULAR SESSION AT 7:30 PM

I. CALL WORK SESSION TO ORDER AT 7:30 PM

J. WORK SESSION ITEMS

2. Discuss upcoming environmental education opportunities, events, and programs.

3. Discuss the Environmental Conservation Commission Powers and Duties related to conservation projects.

- a. Conservation projects: Review, evaluate, and/or propose conservation projects in relation to objectives expressed in the open space plan and advise town council on appropriateness of conservation incentives.

K. COORDINATION OF FUTURE AGENDAS/MEETINGS

L. ADJOURNMENT- WORK SESSION – 8:17 PM

TOWN OF FLOWER MOUND, TEXAS

THOMAS BAILEY, CHAIR

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF AUGUST 6, 2019

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT

DRAFT



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE: September 12, 2019
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Leonard Reeves, with Studio 13 Design Group
ITEM: **Consider an application for a tree removal permit for six (6) specimen trees on property proposed for development as St. Philip the Apostle Catholic Church. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.**

BACKGROUND INFORMATION:

The St. Philip the Apostle Catholic Church development is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road. The site is approximately 40.59 acres in size. The site is currently zoned for Agriculture (A) use and is master planned for the Cross Timbers Conservation Development District. According to the tree survey for the project, the site contains fifty-seven (57) specimen trees. The applicant is requesting to remove six (6) trees. 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 six (6) specimen trees being requested for removal:

Tree #767 – 24” post oak

Tree #768 – 29” post oak

Tree #769 – 27” post oak

Tree #792 – 27” post oak

Tree #797 – 27” post oak

Tree #815 – 23” blackjack 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, 314” of replacement trees, equaling 105 three-inch caliper trees, will be required for the six (6) specimen trees being requested for removal on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. The developer is proposing to preserve a significant number of existing protected and specimen trees on the site, so there will be credits available for the preservation of those trees.

CITIZEN FEEDBACK: As of September 5, 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 six (6) specimen trees on property proposed for development as St. Philip the Apostle Catholic Church. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

August 16, 2019

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



LANDSCAPE ARCHITECTURE
SITE PLANNING
TREE MITIGATION

Re: St. Philip Church : Tree Removal Application

Mr. Hoefert,

As required, we are submitting this document explaining the reasons for the tree removal at St. Philip Church. The purpose of the removal of (6) six Specimen Trees is for site development for a new church.

Tree 767 – 24” Post Oak: Tree is proposed to be removed due the required fire lane turn around. The tree falls within the required fire lane.

Tree 768 – 29” Post Oak: Tree is proposed to be removed due the required fire lane turn around. More than 25% of the critical rootzone will be impacted.

Tree 769 – 27” Post Oak: Tree is proposed to be removed due to the required fire lane turn around. More than 25% of the critical root zone will be impacted.

Tree 792 – 27” Post Oak: Tree is proposed to be removed due to close proximity to the water utilities as well as the required fire lane alignment.

Tree 797 – 27” Post Oak: Tree is proposed to be removed due to the location alignment of the water utilities as well as the required fire lane.

Tree 815 – 23” Black Jack Oak: Tree is proposed to be removed due to its close proximity to the proposed church building. It is also in close proximity to required handicap parking. More than 25% of the critical root zone will be impacted.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Leonard", followed by a horizontal line.

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 W REEVES

Address:

386 W. MAIN ST.

LEWISVILLE TX 75057

Phone:

469-635-1900

Applicant's Legal Interest in the Property:

LANDSCAPE DESIGNER / ARCHITECT

2. Property Owner(s)

Name(s):

MICHAEL F. OLSON, STD

Address:

BISHOP OF THE CATHOLIC DIOCESE OF FT. WORTH

800 W. LOOP 820 SOUTH

FT. WORTH TX 76108

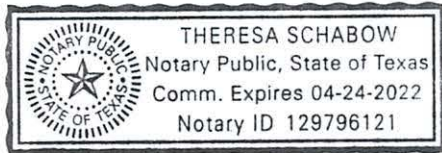
3. Location and Legal Description of Property:

JOSEPH CLARK SURVEY, ABSTRACT No 231 * the RAE E SKILLERN TRUST SURVEY ABSTRACT No. 1732

SOUTHWEST CORNER FM 1171 (CROSS TIMBERS) * FLOWER MOUND RD.

4. Owner's Authorization of Representation

I, Rev. Msgr. E. James Hart, Attorney-in-fact for Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth, 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.



E. James Hart
Signature of Owner Rev. Msgr. E. James Hart, Attorney-in-fact for Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth

Given Under My Hand and Seal of Office

This the 21 Day of August, 2019

Theresa Schabow
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.

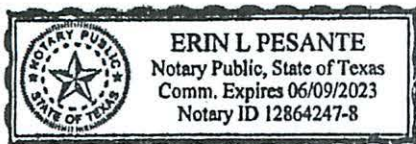
Leonard W. Reeves

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 20 Day of August, 2019

Erin L. Pesante
Notary Public

In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 8/21/2019 by (initials) JRH

St. Philip the Apostle Catholic Church -
Specimen trees proposed for removal

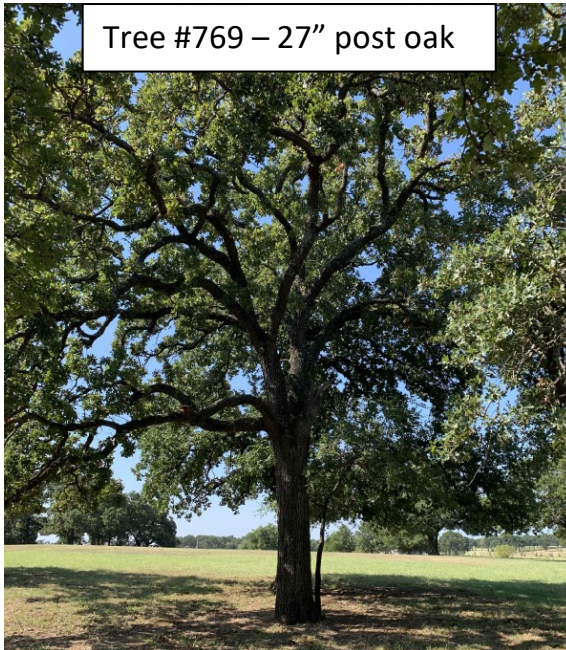
Tree #767 – 24" post oak



Tree #768 – 29" post oak



Tree #769 – 27" post oak



Tree #792 – 27" post oak



Tree #797 – 27" post oak



Tree #815 – 23" blackjack oak



Tree Removal Request Signage

Along Cross Timbers Rd.

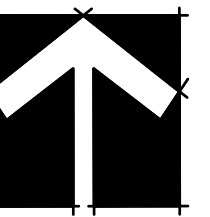


Along Flower Mound Rd.



Along Walsingham Dr.





NORTH



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

TREE MITIGATION PLAN

Tree Survey Layout

St. Philip the Apostle

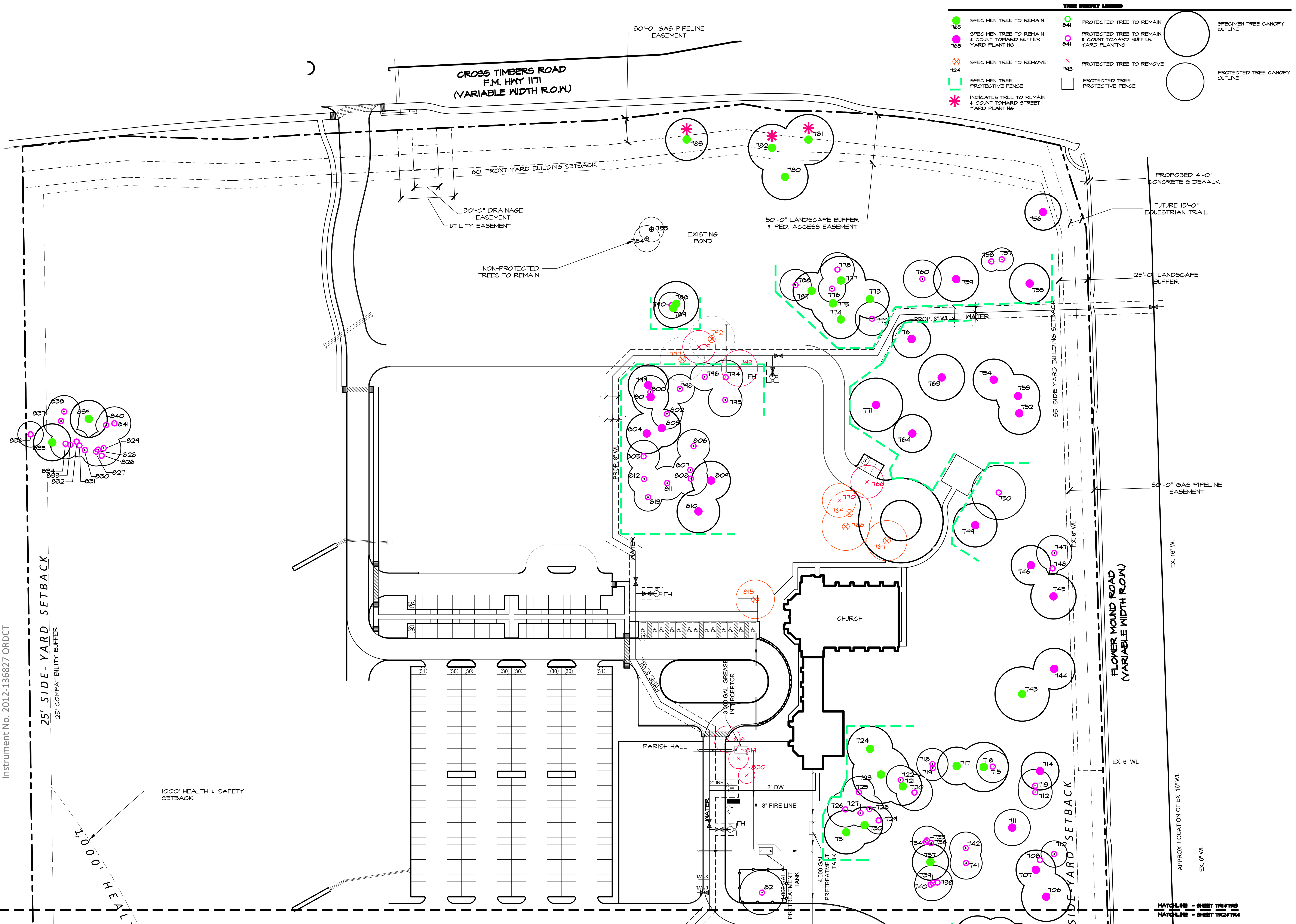
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			
2	CITY COMMENTS	LNR	8/4/19

PROJECT
CPT026

SHEET

TR1 of 4



Tract Three Shady Oaks Family Ranch, LTD
Instrument No. 2012-136827 ORDC

N00°46'10"W

25' COMPATIBILITY BUFFER

1000' HEALTH & SAFETY
SETBACK

S89°29'32"W

- TREE SURVEY LEGEND**
- 165 SPECIMEN TREE TO REMAIN
 - 166 SPECIMEN TREE TO REMAIN & COUNT TOWARD BUFFER YARD PLANTING
 - ⊗ 124 SPECIMEN TREE TO REMOVE
 - 167 SPECIMEN TREE PROTECTIVE FENCE
 - * INDICATES TREE TO REMAIN & COUNT TOWARD STREET YARD PLANTING
 - 241 PROTECTED TREE TO REMAIN
 - 242 PROTECTED TREE TO REMAIN & COUNT TOWARD BUFFER YARD PLANTING
 - ⊗ 143 PROTECTED TREE TO REMOVE
 - 144 PROTECTED TREE PROTECTIVE FENCE

TREE SURVEY LEGEND

- 241 PROTECTED TREE TO REMAIN
- 242 PROTECTED TREE TO REMAIN & COUNT TOWARD BUFFER YARD PLANTING
- ⊗ 143 PROTECTED TREE TO REMOVE
- 144 PROTECTED TREE PROTECTIVE FENCE

SPECIMEN TREE CANOPY OUTLINE

PROTECTED TREE CANOPY OUTLINE

20' REAR-YARD SETBACK

15' Landscape Buffer

15'-0" LANDSCAPE BUFFER

N89°16'13"W

245.89'

152.959 Acres (Tract One)

Toll Dallas TX, LLC Instrument No. 2013-134887 OPRDCT

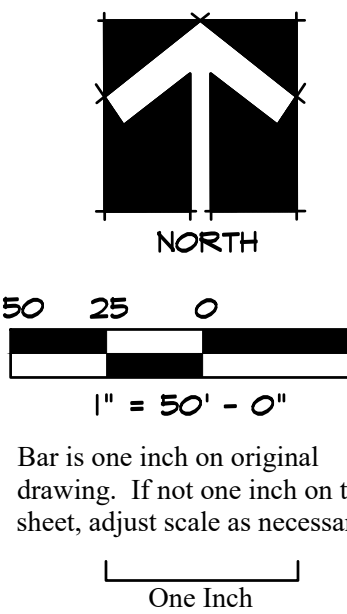
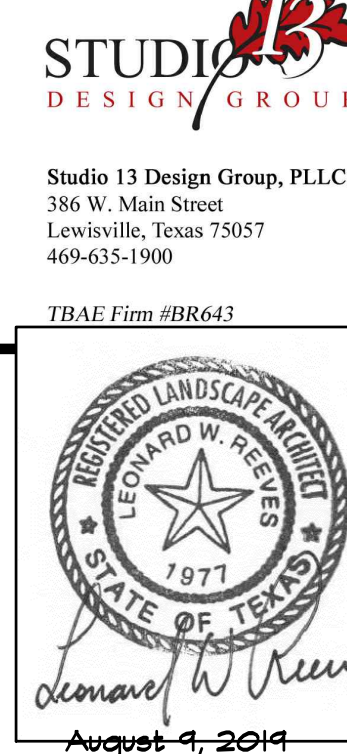
1087.14'

WALSINGHAM DRIVE

FLOW MOUND ROAD
(VARIABLE WIDTH ROW)

R = 1095.00'
D = 10°21'17"
L = 197.89'
CH = S06°57'07"E
CL = 197.62'

S01°51'19"E
74.02'



TREE MITIGATION PLAN

Tree Survey Layout

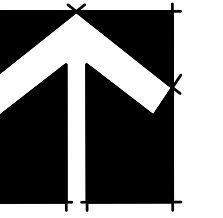
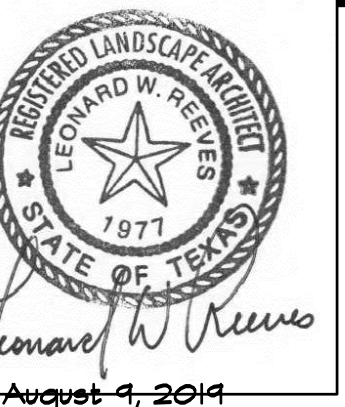
St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		DATE	CITY COMMENTS	
#	BY			
0	LNR	8/14/19		
2				
PROJECT				
CPT026				
SHEET				
TR2 of 4				

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)	Street Yard Credit (1:1 ratio)
702	25	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Street Yard	Remain					1
703	25	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Street Yard	Remain					1
704	33	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Street Yard	Remain					1
705	30	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Street Yard	Remain					1
706	30	Post Oak	Quercus stellata	Slight UL	1	Yes	Yes	Street Yard	Remain					1
707	24	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Street Yard	Remain					1
708	15	Post Oak	Quercus stellata	US/UL	1	Yes	Yes	Street Yard	Remain					1
710	16	Post Oak	Quercus stellata	Slight CDUL	1	Yes	No	Street Yard	Remain					1
711	22	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Street Yard	Remain					1
712	21	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
713	20	Post Oak	Quercus stellata	Slight CDUL Trunk Rot	1	Yes	No	Street Yard	Remain					1
714	23	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Street Yard	Remain					1
715	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
716	30	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Buildable Area	Remain			18		
717	23	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Buildable Area	Remain			18		
718	19	Post Oak	Quercus stellata	UL/Mistle Toe	1	Yes	No	Street Yard	Remain					1
719	16	Post Oak	Quercus stellata	Slight CDUL	1	Yes	No	Street Yard	Remain					1
720	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
721	23	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Buildable Area	Remain					1
722	19	Post Oak	Quercus stellata	Leaning / UL	1	Yes	No	Street Yard	Remain			18		1
723	35	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		
724	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		
725	19	Post Oak	Quercus stellata	CDUL	1	Yes	No	Street Yard	Remain					1
726	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
727	17	Post Oak	Quercus stellata	US/UL	1	Yes	No	Street Yard	Remain					1
728	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
729	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
730	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		
731	27	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Buildable Area	Remain			18		
734	16	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
735	21	Post Oak	Quercus stellata	CDUL	1	Yes	No	Street Yard	Remain					1
736	18	Post Oak	Quercus stellata	Leaning/UL	1	Yes	No	Street Yard	Remain					1
737	22	Post Oak	Quercus stellata	Fair	1	Yes	Yes	Buildable Area	Remain			18		
738	18	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
739	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
740	20	Post Oak	Quercus stellata	Leaning CDUL	1	Yes	No	Street Yard	Remain					1
741	20	Post Oak	Quercus stellata	Slight CDUL	1	Yes	No	Street Yard	Remain					1
742	20	Post Oak	Quercus stellata	Slight CDUL	1	Yes	No	Street Yard	Remain					1
743	33	Post Oak	Quercus stellata	OK	1	Yes	Yes	Buildable Area	Remain			18		
744	25	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
745	28	Post Oak	Quercus stellata	Fair	1	Yes	Yes	Street Yard	Remain					1
746	24	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
747	22	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
748	8	Cedar Elm	Ulmus crassifolia	UL/US	1	Yes	No	Street Yard	Remain					1
749	27	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
750	33	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Street Yard	Remain					1
752	26	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
753	27	Post Oak	Quercus stellata	OK/Slight Lean	1	Yes	Yes	Street Yard	Remain					1
754	25	Post Oak	Quercus stellata	Cavity in Trunk	1	Yes	Yes	Street Yard	Remain					1
755	25	Post Oak	Quercus stellata	Slight Lean/Split Trunk	1	Yes	Yes	Street Yard	Remain					1
756	22	Post Oak	Quercus stellata	CDUL	1	Yes	Yes	Street Yard	Remain					1
757	14	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
758	12	Cedar Elm	Ulmus crassifolia	UL	1	Yes	No	Street Yard	Remain					1
759	27	Post Oak	Quercus stellata	OK/Slight CD	1	Yes	Yes	Street Yard	Remain					1
760	23	Cedar Elm	Ulmus crassifolia	Mistle Toe/OK	1	Yes	No	Street Yard	Remain					1
761	23	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
763	28	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
764	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
766	20	Post Oak	Quercus stellata	Slight CD	1	Yes	No	Buildable Area	Remove		3			
767	24	Post Oak	Quercus stellata	Mistle Toe UL/CD	1	Yes	Yes	Buildable Area	Remove	48				
768	29	Post Oak	Quercus stellata	Slight CDUL	1	Yes	Yes	Buildable Area	Remove	54				
769	27	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remove	58				
770	20	Post Oak	Quercus stellata	UL	1	Yes	No	Buildable Area	Remove		3			
771	32	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
772	20	Post Oak	Quercus stellata	Slight UL	1	Yes	No	Street Yard	Remain					1
773	23	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		
774	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		
775	27	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		
776	16	Post Oak	Quercus stellata	Light trunk split-UL	1	Yes	No	Street Yard	Remain					1
777	29	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remain			18		
778	20	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
780	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)	Street Yard Credit (1:1 ratio)
780	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		
781	30	Post Oak	Quercus stellata	Trunk Damage	1	Yes	Yes	Landscape Buffer	Remain					
782	28	Post Oak	Quercus stellata	OK	1	Yes	Yes	Landscape Buffer	Remain					
783	25	Post Oak	Quercus stellata	OK	1	Yes	Yes	Landscape Buffer	Remain					
784	16	Sugarberry	Celtis laevigata	OK	1	No	No	Buildable Area	Remain					
785	16	Boisfranc	Maclura pomifera	OK	1	No	No	Buildable Area	Remain					
786	19	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
787	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		
788	27	Post Oak	Quercus stellata	Leaning/UL	1	Yes	Yes	Buildable Area	Remain			18		
789	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		
790	16	Post Oak	Quercus stellata	US/UL	1	Yes	No	Street Yard	Remain					1
791	19	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Buildable Area	Remove	54	3			
792	27	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remove	54				
793	20	Post Oak	Quercus stellata	UL	1	Yes	No	Buildable Area	Remove		3			
794	21	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
795	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
796	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
797	27	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remove	54				
798	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
799	24	Post Oak	Quercus stellata	Trunk Rot/UL	1	Yes	Yes	Street Yard	Remain					1
800	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
801	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
802	18	Post Oak	Quercus stellata	UL/Minor Trunk Rot	1	Yes	No	Street Yard	Remain					1
803	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
804	24	Post Oak	Quercus stellata	Slight UL	1	Yes	Yes	Street Yard	Remain					1
805	19	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
806	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
807	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
808	20	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1



ORTH



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

TREE PRESERVATION PLAN

Free Protection Layout

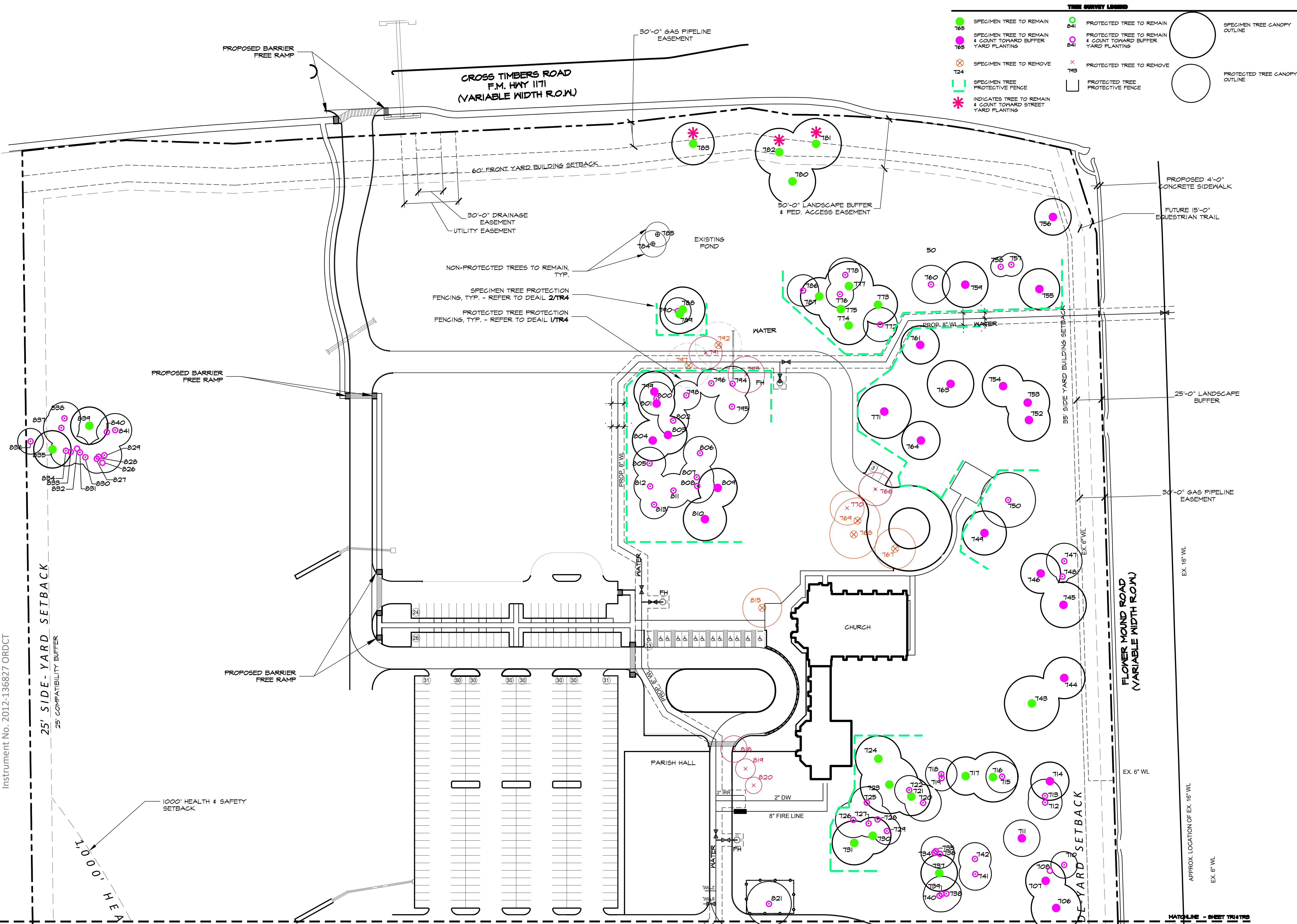
St. Philip the Apostle
Town of Flower Mound, Denton County, Texas

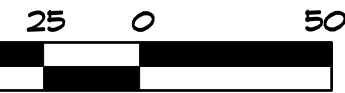
	F LAIN AND HELP RELATIONS	DI	DATE
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2	CITY COMMENTS	LNR	B/9/19

PROJECT

CPT026

SHEET

TR3 of 4



e Inch

TOWNSHIP OF FLOWER MOUND, DALLAS COUNTY, TEXAS

TR4 of 4

1. EXISTING SPECIMEN AND PROTECTED TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE MESH SAFETY FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL PROTECTED TREES OR TREE GROUPS TO REMAIN. CHAIN LINK SAFETY FENCING (MIN. 6'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL SPECIMEN TREES ON SITE. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC., WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.



NOT TO SCALE



NOT TO SCALE



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE: September 12, 2019
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Kori Haug, with Belle Firma, Inc.
ITEM: **Consider an application for a tree removal permit for one (1) specimen tree on property proposed for development as Parkway Office Lakeside. The property is generally located south of Lakeside Parkway and east of Gerault Road.**

BACKGROUND INFORMATION:

The Parkway Office Lakeside development is generally located south of Lakeside Parkway and east of Gerault Road. The site is approximately 7.85 acres in size. The site is currently zoned for Planned Development No. 83 (PD-83) with Campus Industrial use and is master planned for the Lakeside Business District Area Plan. The applicant is requesting to rezone the property to Planned Development District No. 174 (PD-174) with Campus Industrial District (CI) use. The applicant is requesting to remove the one (1) specimen tree located on the site (Tree #1963 – 24” post oak). The specimen tree proposed for removal is in good condition and is 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 its size, 48” of replacement trees, equaling 16 three-inch caliper trees, will be required for the one (1) specimen tree being requested for removal on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate.

CITIZEN FEEDBACK: As of September 5, 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 tree proposed for removal.
4. Photographs of approved signage onsite.
5. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of one (1) specimen tree on property proposed for development as Parkway Office Lakeside. The property is generally located south of Lakeside Parkway and east of Gerault Road.



Beautiful Landscapes.
Signature Services.

bellefirma.com

August 22, 2019

Environmental Conservation Commission
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: **Parkway Office Lakeside (ZPD19-0006)**
Flower Mound, Texas

To Whom it May Concern:

As the registered Landscape Architect for the above-mentioned project, we submit this letter to you to illustrate the intent to remove specimen tree #1963. Tree #1963 is a 24" diameter Post Oak (*Quercus stellata*) that is located on the 7.85-acre site at the southeast corner of Lakeside Parkway and Gerault Road. The proposed development will be the new headquarters for Parkway Construction & Architecture.

The existing specimen tree is in the northwest corner of the proposed building footprint. The existing Post Oak tree is approximately 104' inside the property line from Gerault Road and 327' inside the property line off Lakeside Parkway. Due to the hardship of the tree location in the building footprint, we propose to remove the specimen tree and mitigate the removal of the tree by payment into the tree fund.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Kori Haug, ASLA, CLARB
President
Belle Firma, Inc.

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:

Kori Haug, ASLA, CLARB - Belle Firma

Address:

4245 North Central Expy.

Suite 501

Dallas, TX 75205

Phone:

214-865-7192

Applicant's Legal Interest in the Property:

Landscape Architect - Texas Registration #2246

2. Property Owner(s)

Name(s): Rick Wojciechowski, P3 FM Development LLC.

Address: 1000 Civic Circle

Lewisville, Texas 75067

3. Location and Legal Description of Property:

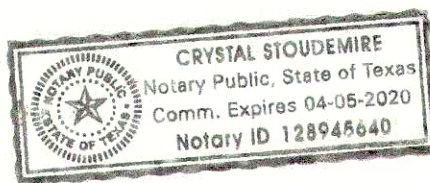
Southeast corner of Lakeside Parkway and Gerault Road

Lot 4R1 and Lot 4R, Block A - Lakeside Ranch Business Park Addition

4. Owner's Authorization of Representation

I, Rick Wojciechowski, the owner of the above described real property, do hereby authorize Kori Haug - Belle Firma Inc. 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



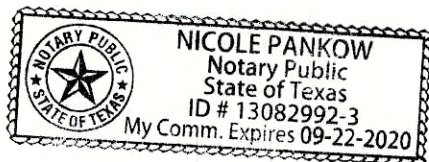
Given Under My Hand and Seal of Office
This the 22nd Day of August, 2019
[Signature]
Notary Public
In and For Denton County, Texas.

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 Kori Haug, 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. 2246
State of Licensure Texas
Or ISA Certified Arborist No. _____

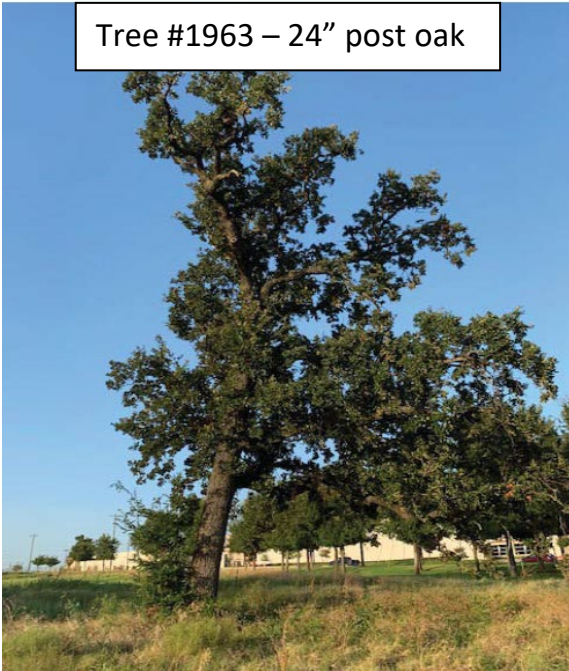


Given Under My Hand and Seal of Office
This the 22 Day of August, 2019
[Signature]
Notary Public
In and For Tarrant County, Texas

6. Received by Town of Flower Mound on (Date) 8/22/2019 by (initials) JRH

Parkway Office Lakeside -
Specimen tree proposed for removal

Tree #1963 – 24" post oak



Tree Removal Request Signage

Along Gerault Rd.



Along Lakeside Pkwy.



TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. AN ISA CERTIFIED ARBORIST SHALL BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE BY HAND TOOLS ONLY. NO MACHINERY IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/D1

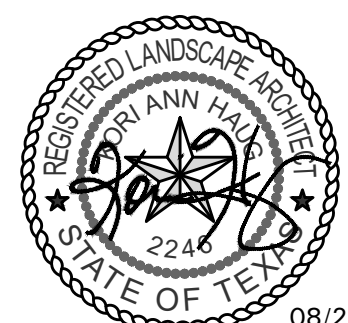
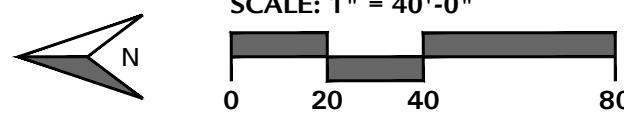


Exhibit D1

Parkway Office
Lakeside

BELLE FIRMA

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

TREE PRESERVATION PLAN

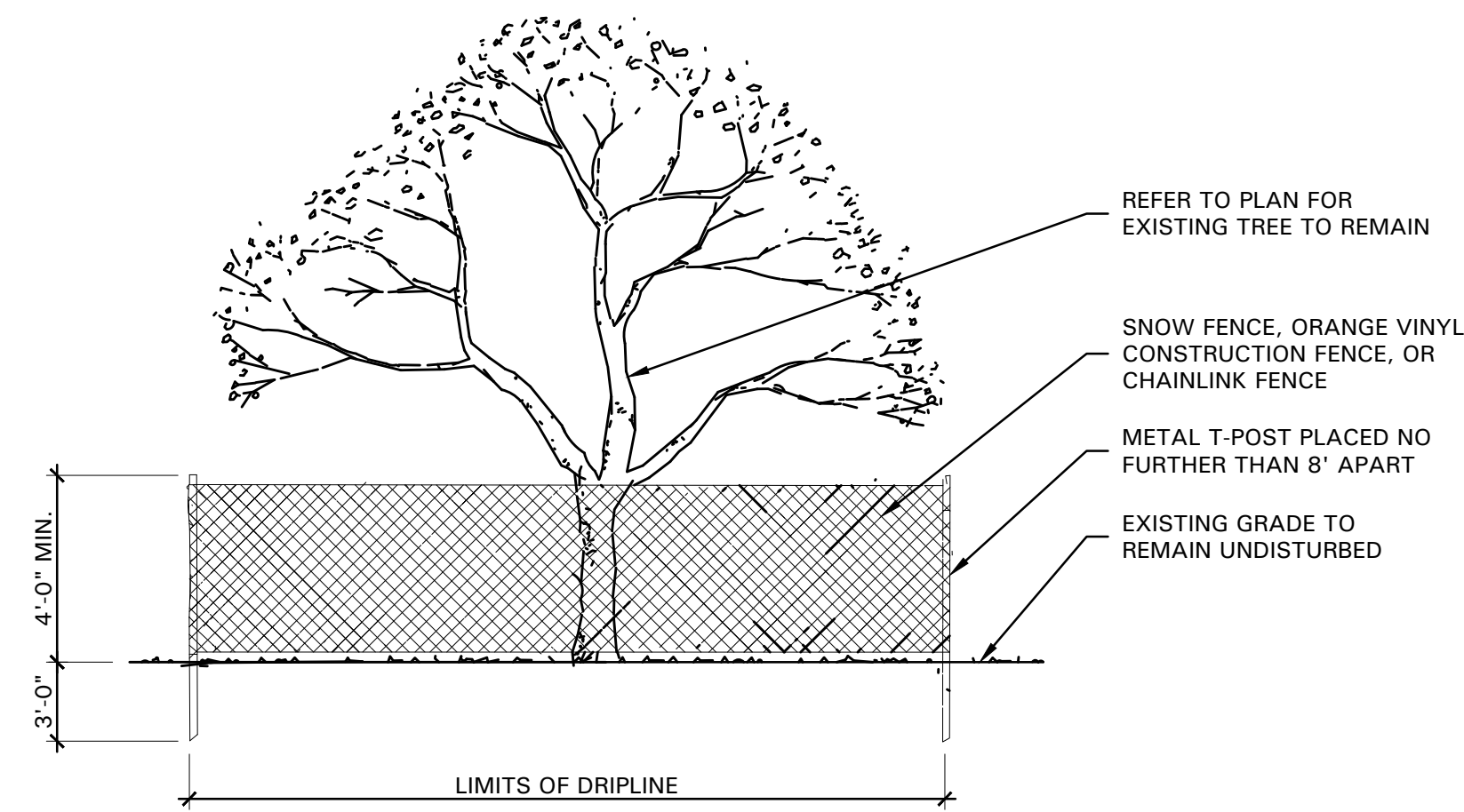
LOT 4R, BLOCK A
LAKESIDE RANCH BUSINESS
PARK ADDITION
(CAB. 2009, PG. 62)
DUKE REALTY LAND, LLC
(INST. NO. 2014-129001)
ZONING: CAMPUS INDUSTRIAL (PER PD-83)
LAND USE: IN CONSTRUCTION

PROP. BUILDING PHASE I
(58,310 S.F.)
(LEVEL I: 31,480 S.F.)
(LEVEL II: 26,830 S.F.)
LOT 4R1, BLOCK A
LAKESIDE RANCH
BUSINESS PARK ADDITION
(CAB. 2009, PG. 62)
P3 FM DEVELOPMENT LLC

PHASE II BUILDING
(40,400 S.F.)
(LEVEL I: 20,315 S.F.)
(LEVEL II: 20,085 S.F.)
LOT 4R2, BLOCK A
LAKESIDE RANCH
BUSINESS PARK ADDITION
(CAB. 2009, PG. 62)
P3 FM DEVELOPMENT LLC

GERAULT ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 1, BLOCK A
LAKESIDE RIDGE ADDITION
(CAB. 2013, PG. 361)



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA								
No.	Dis. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
1901	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1902	4	RED BUD	CERIS CANADENSIS	TO BE REMOVED		DECLINE		TO BE REPLACED
1903	4	RED BUD	CERIS CANADENSIS	TO BE REMOVED		DECLINE		TO BE REPLACED
1904	14	POST OAK	QUERCUS STELLATA	TO REMAIN			4	
1961	18	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			BUILDABLE AREA
1962	18	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			BUILDABLE AREA
1963	24	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED - SPECIMEN			
1964	4	RED BUD	CERIS CANADENSIS	TO BE REMOVED	PROTECTED			TO BE MITIGATED
1965	4	RED BUD	CERIS CANADENSIS	TO REMAIN				
1966	6	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1967	4	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1968	4	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1969	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1970	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1971	4	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1972	8	MULTI-TRUNK CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1973	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1974	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1975	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1976	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1977	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1978	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1979	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1980	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1981	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1982	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1983	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1984	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN			1	
1985	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1986	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1987	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1988	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN				
1989	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1990	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN			1	
1991	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1992	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED			TO BE REPLACED
1993	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1994	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1995	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1996	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1997	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1998	14	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1999A	17	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1999B	12	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
2000	18	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
2001	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
Total Caliper Inches on Site							483	
Total Caliper Inches Removed							361	
Buildable Area Tree Credits							6	
Total Specimen Tree Inches to be Mitigated							24	
Total Amount to be Paid into Tree Fund (for 24" Post Oak; (16) 3" Trees - 12 Tree Credits)								\$3,750.00

- TREE MITIGATION OF SPECIMEN TREE WILL BE ADDRESSED BY PAYMENT INTO TREE FUND
- TREE MITIGATION OF PROTECTED TREES WILL BE ADDRESSED BY REPLACEMENT ONSITE



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 4

REGULAR ITEM

DATE: September 12, 2019
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Michael Todd, with Toll Brothers
ITEM: **Consider an application for a tree removal permit for one (1) specimen tree on property proposed for development as Block B, Lot 13, of Oakbridge at Flower Mound Phase 2. The property is generally located at 2233 Sullenberger Way.**

BACKGROUND INFORMATION:

Block B, Lot 13, of the Oakbridge at Flower Mound is generally located at 2233 Sullenberger Way. The site is approximately 0.41 acres in size. The site is currently zoned for Planned Development District No. 129 (PD-129) with Single-Family District-10 (SF-10) uses and is master planned for medium density residential uses. According to the original tree survey for the project, the lot contains two (2) specimen trees. The applicant is requesting to remove one (1) of the specimen trees from the lot in order to build a house. The specimen tree proposed for removal (Tree #1892 – 30" pecan) is in good condition and is located within the proposed buildable area of the lot.

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 its size, 60" of replacement trees, equaling twenty (20) three-inch caliper trees, will be required for the one (1) specimen tree being requested for removal on this site. The applicant would also lose the the six (6) credits previously received for the initial attempt to preserve the specimen tree.

CITIZEN FEEDBACK: As of September 5, 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 tree proposed for removal.
4. Photograph of approved signage onsite.
5. Plot Plan.
6. Tree Survey for Oakbridge at Flower Mound Ph. 2.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of one (1) specimen tree on property proposed for development as Block B, Lot 13, of Oakbridge at Flower Mound Phase 2. The property is generally located at 2233 Sullenberger Way.

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

August 26, 2019

Michael Todd
Area Production Manager,
Toll Brothers Inc.
Flower Mound

To Whom It May Concern,

I am writing this letter with the intent of showing the hardship we have encountered due to an error by our Land Development Team. In the development of the Phase II of our Oakbridge at Flower Mound, the Land Development Team tried to save as many trees as possible as they are both great for the community as both a resource/aesthetic but also as they are a sought-after feature for new buyers which sets our Flower Mound communities apart from our communities in other municipalities in which we build homes.

The error that I am referring to is located on our Lot 74 which is 2233 Sullenberger Way, Flower Mound Texas, 75028 – Legal Lot 13/Block B. This lot has a specimen tree that was not scheduled by the Land Development Team for removal. Unfortunately, due to the location of the tree, there is not plan that Toll Brothers has in our community offerings, the either plans available in this community to our prospective buyers, that would fit on the delivered pad with the tree remaining in place. This is true regardless of the hand of house, left or right, for all eight plans offered.

We are requesting the approval to remove this specimen tree so that the home that has been purchased for this lot by our buyer can be built. Please let me know if there are any actions/questions that need to be taken/answered. I can be reached at 817-825-1739.

Thank you,



Michael G. Todd

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:

Gregory D. Massengale

Address:

11376 Kline Dr.
Dallas, TX 75229

Phone:

Applicant's Legal Interest in the Property:

Certified Arborist TX-3953A

2. Property Owner(s)

Name(s): Toll Brothers Inc.

Address: 2555 SW Grapevine Parkway #100
Grapevine, TX 76051

3. Location and Legal Description of Property:

2233 Sullenberger Way Lot 13 Block B
Flower Mound, TX 75028

4. Owner's Authorization of Representation

I, Michael G. Todd, the owner of the above described real property, do hereby authorize Bretlett Tree Experts 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.

Michael G. Todd
Signature of Owner



Given Under My Hand and Seal of Office

This the 1 Day of August, 2019

Meghan Lee Metcalf
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 Gary Massingham 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.

Gary Massingham
Signature of Applicant

Landscape Architect License No. _____

State of Licensure _____

Or ISA Certified Arborist No. TX-3953A

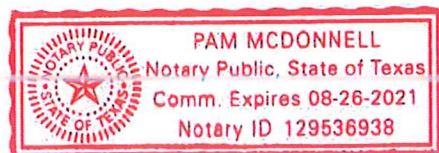
Given Under My Hand and Seal of Office

This the 1 Day of August, 2019

Pam McDonnell
Notary Public

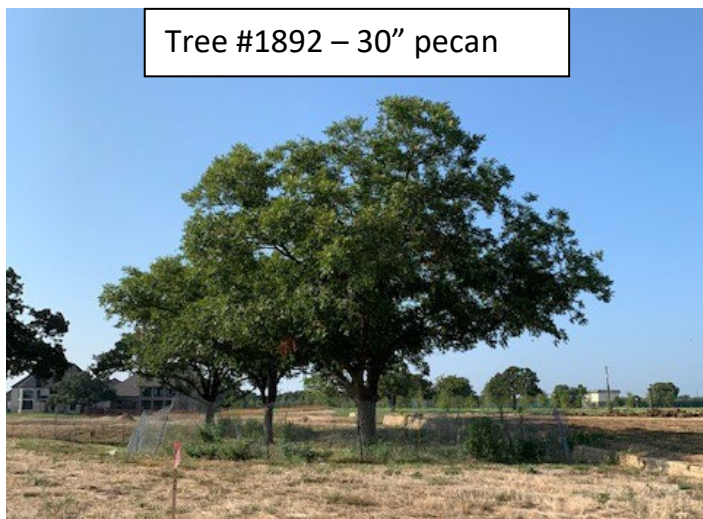
In and For Tarrant County, Texas

6. Received by Town of Flower Mound on (Date) 8/26/2019 by (initials) JRH.



2233 Sullenberger Way -
Specimen tree proposed for removal

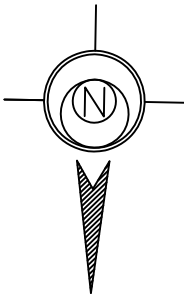
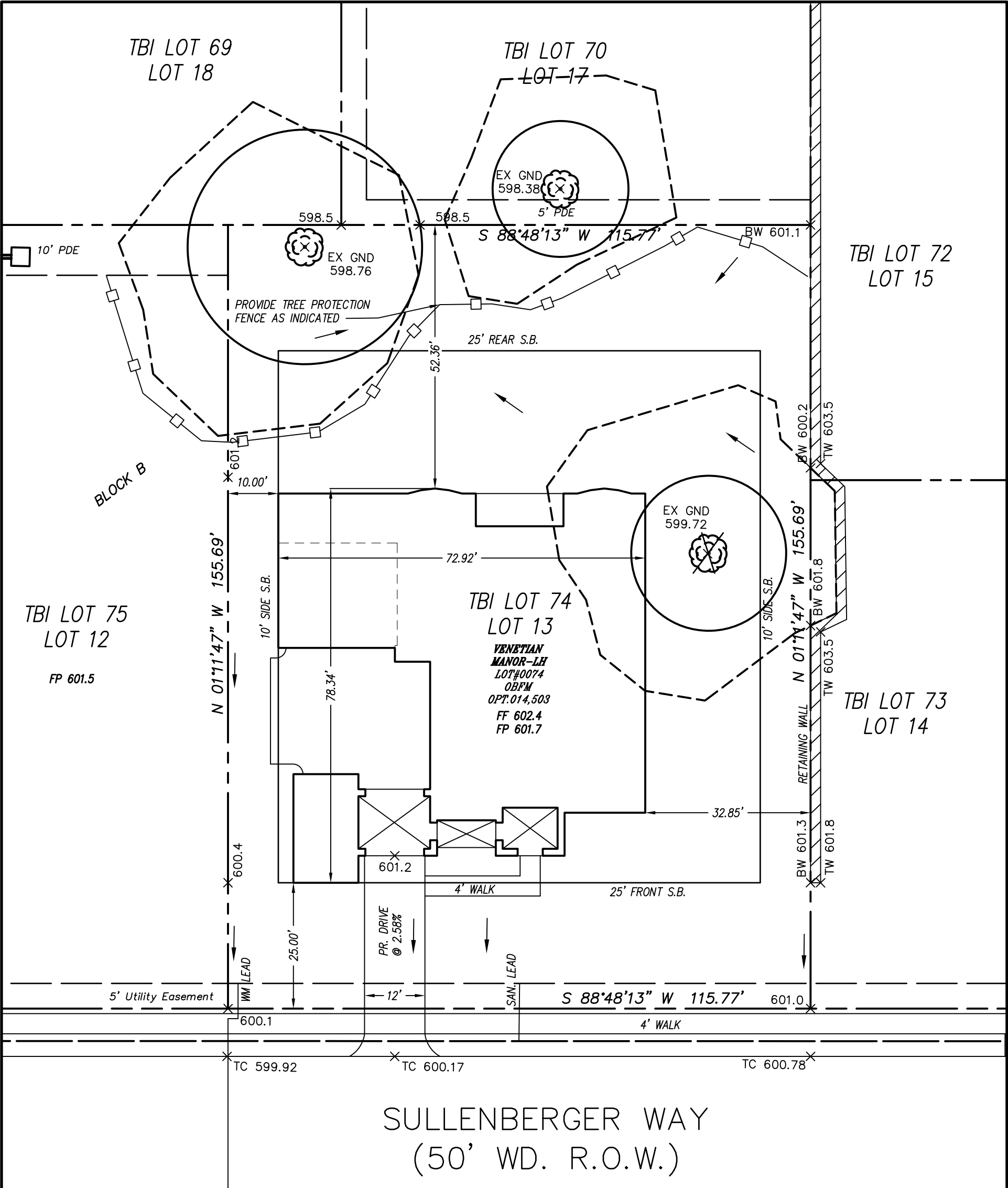
Tree #1892 – 30" pecan



Tree Removal Request Signage

Along Sullenberger Way



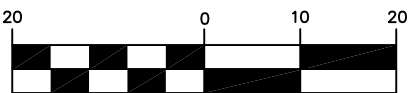


LOT AREA = 18,024 S.F.
HOUSE AREA = 4,344 S.F.
LOT COVERAGE = 24.1%

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- WATER VALVE
- WATER METER
- GAS METER
- DRAIN
- TELEPHONE PEDESTAL
- MAILBOX
- STORM MANHOLE
- STONE RETAINING WALL

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REV. 8-29-2019 -MAT- TREE FENCE
REV. 8-14-2019 -SRB- OPTION 503
REV. 6-21-2019 -SRB- PER CITY COMMENTS

PLOT PLAN
2233 SULLENBERGER WAY

LOT 13 OF BLOCK B, OAKBRIDGE AT FLOWER MOUND PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND J. WHITE SURVEY ~ ABSTRACT NO. 1341, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2014-23777, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

TB LOT No. 74



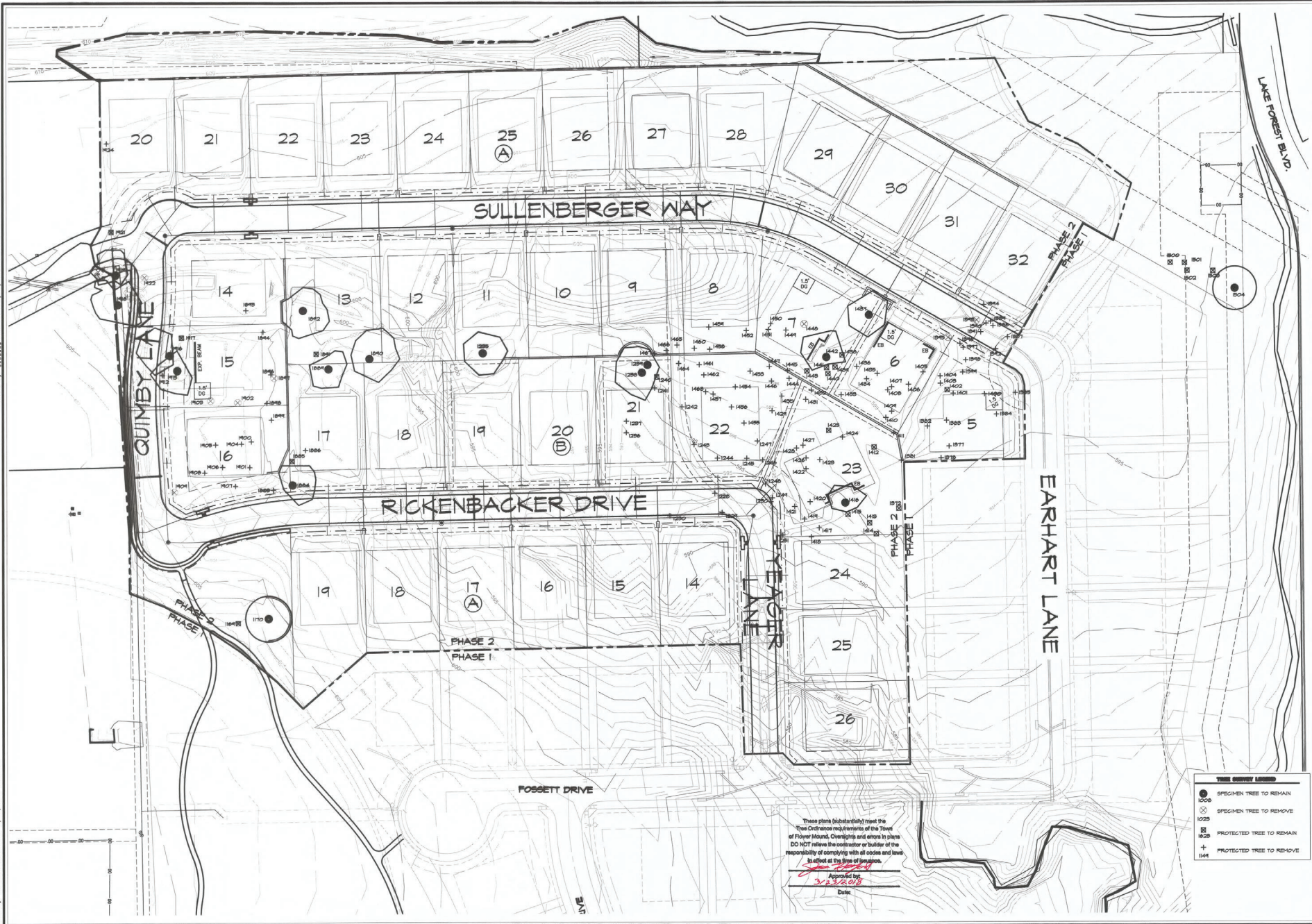
Land Planning
Engineering
Land Surveying

2557 SW GRAPEVINE PKWY
Suite 100
GRAPEVINE, TX 76051
TEL: (817) 329-8770 ext. 2280
TBPLS Firm No. 10194237

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: MAT
SCALE: 1" = 20'	DATE: 31 MAY 2019	DWG.: 3499-LOT 74-PP

Drawing: \\Studio3\msh\Users\Shared\Folders\Shared\Projects\TB012 - Oakbridge at Flower Mound Ph. 2.dwg
Saved By: Matthew Sova
Time: 3/22/2018 2:22 PM
Plot Date: 3/22/2018 4:38 PM
Plot Date: 3/22/2018 4:38 PM
Plot Date: 3/22/2018 4:38 PM



These plans (substantially) meet the
Tree Ordinance requirements of the Town
of Flower Mound. Overlap and errors in plans
DO NOT relieve the contractor or builder of the
responsibility of complying with all codes and laws
in effect at the time of construction.
Approved by:
[Signature]
Date: 3/22/2018

- TREE SURVEY LEGEND**
- SPECIMEN TREE TO REMAIN
 - ⊗ SPECIMEN TREE TO REMOVE
 - PROTECTED TREE TO REMAIN
 - + PROTECTED TREE TO REMOVE

STUDIO 13
DESIGN GROUP
Studio 13 Design Group, PLLC
716 W. Main Street
Lewisville, Texas 75057
469-453-1700
TB012 Plan (08/04)


Seal of the State of Texas
January 19, 2018


NORTH
0 25 50
1" = 50' - 0"

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

Tree Survey Plan
Tree Survey Plan
Oakbridge at Flower Mound, Ph. 2
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	DATE	BY
1	3/22/2018	MRH
2		
3		
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PROJECT
TB0102
SHEET
TR1 of 3

Oakbridge at Flower Mound, Ph. 2 - Tree Mitigation

Town of Flower Mound, Denton County, Texas

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Retain	Specimen Mitigation (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1189	8.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1189	28.2	Post Oak	Quercus stellata	Yes	Yes			OBA	Remove						
1208	20.0	Post Oak	Quercus stellata	Yes				ROW	Remove						
1209	16.7	Coastal Elm	Ulmus crassifolia	Yes				ROW	Remove						
1210	18.0	Post Oak	Quercus stellata	Yes				ROW	Remove						
1218	27.5	Post Oak	Quercus stellata	Yes	Yes			BA	Remove					15	
1219	17.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1237	33.5	Post Oak	Quercus stellata	Yes	1	Yes		BA	Remove					18	
1240	25.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1259	28.9	Post Oak	Quercus stellata	Yes	2	Yes		BA	Remove					15	
1260	17.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1261	17.0	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1262	20.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1263	15.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1264	14.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1265	15.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1268	19.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1267	17.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1269	18.2	Post Oak	Quercus stellata	Yes				ROW	Remove						
1270	13.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1277	18.2	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1278	14.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1281	16.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1283	18.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1284	18.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1285	19.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1286	18.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1288	15.2	Post Oak	Quercus stellata	Yes				ROW	Remove						
1289	18.7	Post Oak	Quercus stellata	Yes				ROW	Remove						
1290	13.7	Post Oak	Quercus stellata	Yes				ROW	Remove						
1291	24.0	Post Oak	Quercus stellata	Yes				ROW	Remove						
1292	13.3	Post Oak	Quercus stellata	Yes				ROW	Remove						
1292	21.9	Post Oak	Quercus stellata	Yes				ROW	Remove						
1296	13.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1297	16.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1298	21.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1299	13.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1301	11.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1302	13.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1303	17.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1304	15.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1305	15.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1306	15.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1307	15.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1308	18.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1309	20.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1310	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1311	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1312	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1313	18.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1314	13.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1315	17.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1316	30.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1317	18.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1318	15.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1319	17.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1320	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1321	18.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1322	18.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1323	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1324	17.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1325	16.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1326	15.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1327	13.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1328	18.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1329	12.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1330	17.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1331	16.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1332	16.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1333	18.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1334	14.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1335	18.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1336	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1337	18.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1338	18.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1339	23.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1341	13.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1342	28.4	Post Oak	Quercus stellata	Yes	Yes			BA	Remove					15	
1343	19.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1344	17.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1345	14.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1346	16.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1347	23.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1348	20.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1350	16.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1351	25.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1352	15.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1353	15.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1354	15.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1355	13.0	Coastal Elm	Ulmus crassifolia	Yes				BA	Remove						
1356	15.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1357	21.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1358	18.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1359	17.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1360	21.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1361	16.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1362	13.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1363	13.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1364	15.8	Post Oak	Quercus stellata	Yes				BA	Remove						

Oakbridge at Flower Mound, Ph. 2 - Tree Mitigation

Town of Flower Mound, Denton County, Texas

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Retain	Specimen Mitigation (cal. in.)	Mitigation in RWL Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Position Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1488	11.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1489	13.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1497	21.3	Post Oak	Quercus stellata	Yes				BA	Remove						
1500	23.4	Post Oak	Quercus stellata	Yes				OBA	Remove						
1501	24.0	Post Oak	Quercus stellata	Yes				OBA	Remove						
1502	24.0	Post Oak	Quercus stellata	Yes				OBA	Remove						
1503	24.6	Post Oak	Quercus stellata	Yes				OBA	Remove						
1504	24.7	Post Oak	Quercus stellata	Yes			Yes	OBA	Remove						
1505	24.7	Post Oak	Quercus stellata	Yes			Yes	BA	Remove						
1506	24.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1508	19.2	Post Oak	Quercus stellata	Yes			Yes	BA	Remove						
1509	26.0	Post Oak	Quercus stellata	Yes				BA	Remove					12	
1510	41.5	Post Oak	Quercus stellata	Yes			Yes	BA	Remove					12	
1511	20.7	Post Oak	Quercus stellata	Yes				BA	Remove						
1512	20.8	Post Oak	Quercus stellata	Yes			Yes	BA	Remove					10	3
1513	21.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1514	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1515	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1516	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1517	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1518	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1519	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1520	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1522	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1532	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1533	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1534	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1535	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1536	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1537	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1538	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1539	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1540	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1541	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1542	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1543	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1544	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1545	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1546	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1547	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1548	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1549	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1550	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1551	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1552	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1553	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1555	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1556	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1557	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1558	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1562	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1563	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1564	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1565	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1566	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1567	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1568	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1569	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1570	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1571	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1572	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1573	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1574	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1575	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1576	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1577	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1578	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1579	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1580	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1581	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1582	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1583	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1584	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1585	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1586	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1587	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1588	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1589	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1590	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1591	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1592	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1593	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1594	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1595	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1596	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1597	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1598	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1599	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1600	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1601	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1602	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1603	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1604	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1605	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1606	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1607	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1610	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1611	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1612	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1613	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1614	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1615	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1619	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1620	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1621	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
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1623	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1624	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1625	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1626	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1627	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1628	24.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1629															

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