

Environmental Conservation Commission



March 6, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. STAFF/DIRECTOR REPORT

F. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes Approval - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on February 6, 2024

G. REGULAR ITEM(S)

1. TRP23-0017 - Box Investment Group - Consider an application for a tree removal permit (TRP24-0002) for one (1) specimen tree on property proposed for development as Box Investment Group. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.

H. ADJOURNMENT- REGULAR SESSION

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEM

1. Environmental Conservation Commission Sustainability Initiatives Update.

K. SUBCOMMITTEE REPORT

L. COORDINATION OF FUTURE AGENDAS/MEETINGS

M. ADJOURNMENT - WORK SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: March 1, 2024, at 9:13 a.m., at least 72 hours prior to the scheduled time of said meeting.

Hannah Perez, Administrative Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Environmental Conservation Commission



February 6, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Environmental Conservation Commission met in a regular meeting with the following members present:

Anurag Sharma, Place 1
James Seastrom, Place 2
Laura Spurlock, Place 3
Alton Bowman, Place 5
Annaprabha Athappan, Place 6
Clare Harris, Place 7
Danielle Workman, Place 10 Alternate

with the following member(s) absent:

Marilyn Lawson, Chair, Place 4
Emily Strittmatter, Place 8 Alternate
Julie Greenberg, Place 9 Alternate

constituting a quorum with the following members of the Town Staff participating:

Matthew Woods, Director of Environmental Services
Jimmy Hoefert, Environmental Review Analyst
Joe Whiteley, Environmental Review Analyst
Tyler Leverenz, Environmental, Programs Coordinator
Hannah Perez, Administrative Assistant
Kayla Lipinski, Tree Preservation Technician

B. INVOCATION

Vice-chair James Seastrom gave the invocation and led the pledges.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
 - Speakers must address their comments to the Board/Commission.
 - Please state your name and address when speaking.
-
- Fred Vincent, 3933 Bordeaux Cir, provided comments about the electric vehicle fair and general comments about food resources, growth, and environmental programs.

E. STAFF/DIRECTOR REPORT

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

F. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes approval - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on December 5, 2023.
ACTION: Commission Member Harris moved to approve G.1. as presented in the agenda caption.
Commission Member Spurlock seconded the motion.
AYES: Alton Bowman, Annaprabha Athappan, James Seastrom, Anurag Sharma, Laura Spurlock, Clare Harris, Danielle Workman
NAYS: None
ABSTAIN: None
RESULT: 7 : 0

G. REGULAR ITEM(S)

1. TRP23-0017 - FM 1171 Conservation - Consider an application for a tree removal permit (TRP23-0017) for three (3) specimen trees on property proposed for development as FM 1171 Conservation. Fourteen (14) specimen trees were previously recommended for approval by ECC at the October 3, 2023, meeting. The property is generally located north of Cross Timbers Road and west of Kimball Xing.

- James Hoefert, Environmental Review Analyst, presented information on the project and the trees requested for removal.
- Megan Hatcher with McAdams gave a presentation on the proposed specimen tree removal request.

ACTION: Commission Member Harris moved to recommend approval for specimen trees #681 and #1253 and recommend denial of tree #1300.

Commission Member Athappan seconded the motion.

AYES: Alton Bowman, Annaprabha Athappan, James Seastrom, Anurag Sharma, Laura Spurlock, Clare Harris, Danielle Workman

NAYS: None

ABSTAIN: None

RESULT: 7 : 0

H. SUBCOMMITTEE REPORT

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

I. COORDINATION OF FUTURE AGENDAS/MEETINGS

ECC members and staff discussed canceling the March 5, 2024, meeting due to a conflict and scheduling a special meeting on March 6, 2024.

J. ADJOURN

Vice-Chair Seastrom adjourned the regular session at 7:29 PM.



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA G.1. REGULAR ITEM(S)

DATE: March 6, 2024

FROM: Joseph Whiteley, Environmental Review Analyst

ITEM: **Consider an application for a tree removal permit (TRP24-0002) for one (1) specimen tree on property proposed for development as Box Investment Group. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.**

BACKGROUND: The Box Investment Group is generally located south of Lakeside Parkway and east of Silveron Boulevard. The site is approximately 10.7 acres in size. The site is currently zoned Planned Development District-31 (PD-31) with Campus Commercial (CC) uses. The applicant is requesting to rezone the property to Planned Development District No. 201 (PD-201) with Campus Industrial District (CI) uses. According to the tree survey for the project, the site contains six specimen trees. The applicant is requesting the removal of one (1) specimen tree (Tree #88 – 22" post oak). The specimen tree proposed for removal is in good 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 its size, 44" of replacement trees, equaling fifteen (15) three-inch caliper trees, are required for the removal of the specimen trees on this site. In addition, protected trees removed from the buildable area may also require replacement at a tree-for-tree rate. Protected tree mitigation / replacement and credits will be determined with the subdivision site plan application – once final engineering has been completed for the project.

BOARD REVIEW/CITIZEN FEEDBACK: As of February 29, 2024, staff has not received feedback related to this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Specimen tree removal permit application
3. Photograph of specimen tree proposed for removal
4. Photograph of onsite signage
5. Tree Survey

DRAFT MOTION: Move to recommend approval or denial of the requested permit for the removal of one (1) specimen tree on property proposed for development as Box Investment Group. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.



February 8, 2024

Mr. James Hoefert

Environmental Review Analyst
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: **Letter of Intent – Specimen Tree Removal for Box @ Lakeside and Silveron**
10.698 acre tract
Lakeside Parkway and Silveron Boulevard, Texas

Dear Mr. Hoefert:

Box Investment Group has proposed a new 80,850 s.f. development on 10.698 acres at the southeast corner of Lakeside Parkway and Silveron Boulevard. Though this is a challenging site to develop, we have worked closely with the civil engineer, architect, and developer to preserve as many existing trees on site as possible. The collected efforts have resulted in the preservation of five (5) Specimen Trees onsite. However, the proposed development still impacts one (1) Specimen Tree that we are requesting to remove. The intent of this letter is to individually identify the Specimen Tree located on the above-mentioned property (including species, size, and health) that is proposed for removal as well as provide a brief explanation on why tree removal is necessary.

All tree information listed below references the Tree Survey Field Data, tree locations, and proposed site development as reflected on sheets L1.01 – Specimen Tree Preservation Plan and L1.02 – Tree Survey Data, dated February 8, 2024. Also attached to this letter is a labeled photo of the existing Specimen Tree listed below that is proposed to be removed.

To summarize, the site contains a total of six (6) Specimen Trees. Five (5) are proposed to be preserved and are identified to be in good health. One Specimen Tree (1) is proposed to be removed. The tree is individually identified below with reason for removal as follows:

NO.	DIA.	SPECIES (common name)	SPECIES (botanical name)	HEALTH	REASON FOR REMOVAL
88	22"	Post Oak	<i>Quercus stellata</i>	Healthy	Parking Lot

Thank you for your time and consideration with this matter. Please contact me if you have any questions.

Sincerely,

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



Town of Flower Mound Environmental Services
Mailing Address: 2121 Cross Timbers Road, Flower Mound, TX 75028
Telephone: 972-874-6340 Website: www.flower-mound.com

TREE REMOVAL PERMIT

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

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

This application is required to be submitted 30 days prior to the next available ECC hearing.

1. Applicant- Note: Must be an ISA certified arborist, certified forester, or a registered landscape architect.

Name:

Kori Haug, ASLA, CLARB
Belle Firma, Inc.

Address:

4245 N. Central Expressway
Suite 501
Dallas, Texas 75205

Phone:

214.865.7192

Applicant's Legal Interest in the Property:

Landscape Architect - Texas Registration #2246

2. Property Owner(s)

Name(s): PS Silveron/RMR LP

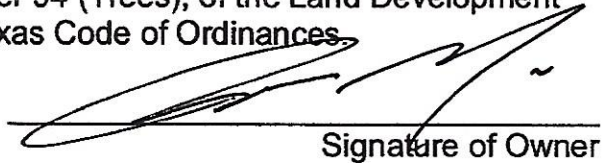
Address: 212 S. Palm Avenue, Suite 200, Alhambra, CA 81801

3. Location and Legal Description of Property:

10.698 acre tract of land described in the Joseph Knight Survey, Abstract No. 692, Town of Flower Mound, Denton County, Texas, said tract being part of that certain tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P. recorded in Document Number 2018-9044 the Official Records of Denton County, Texas.
See full legal description attached.

4. Owner's Authorization of Representation

I, PS Silveron/RMR LP, the owner of the above described real property, do hereby authorize Kori Haug of 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 of Owner

See notary seal next page

Given Under My Hand and Seal of Office
This the ___ Day of _____, 20__

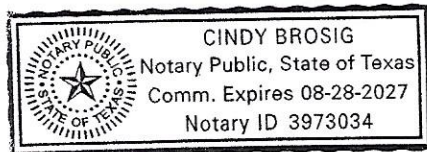
Notary Public
In and For _____ County,
California.

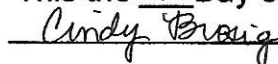
5. Applicants Affidavit- Note: Applicant must be an ISA certified arborist, certified forester, or a registered landscape architect.

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 of Applicant

Landscape Architect License No. 2246
State of Licensure Texas
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____



Given Under My Hand and Seal of Office
This the 22 Day of January, 2024

Notary Public
In and For Dallas County, Texas

6. Received by Town of Flower Mound on (Date) 2/08/2024 by
(initials) JRH.

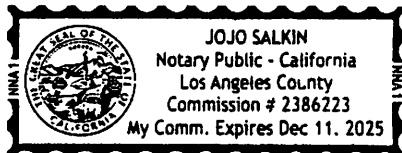
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16th
day of January, 2024, by Robert Yu

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 

#88 Post Oak *Quercus stellata*
(Healthy)



PROPOSED

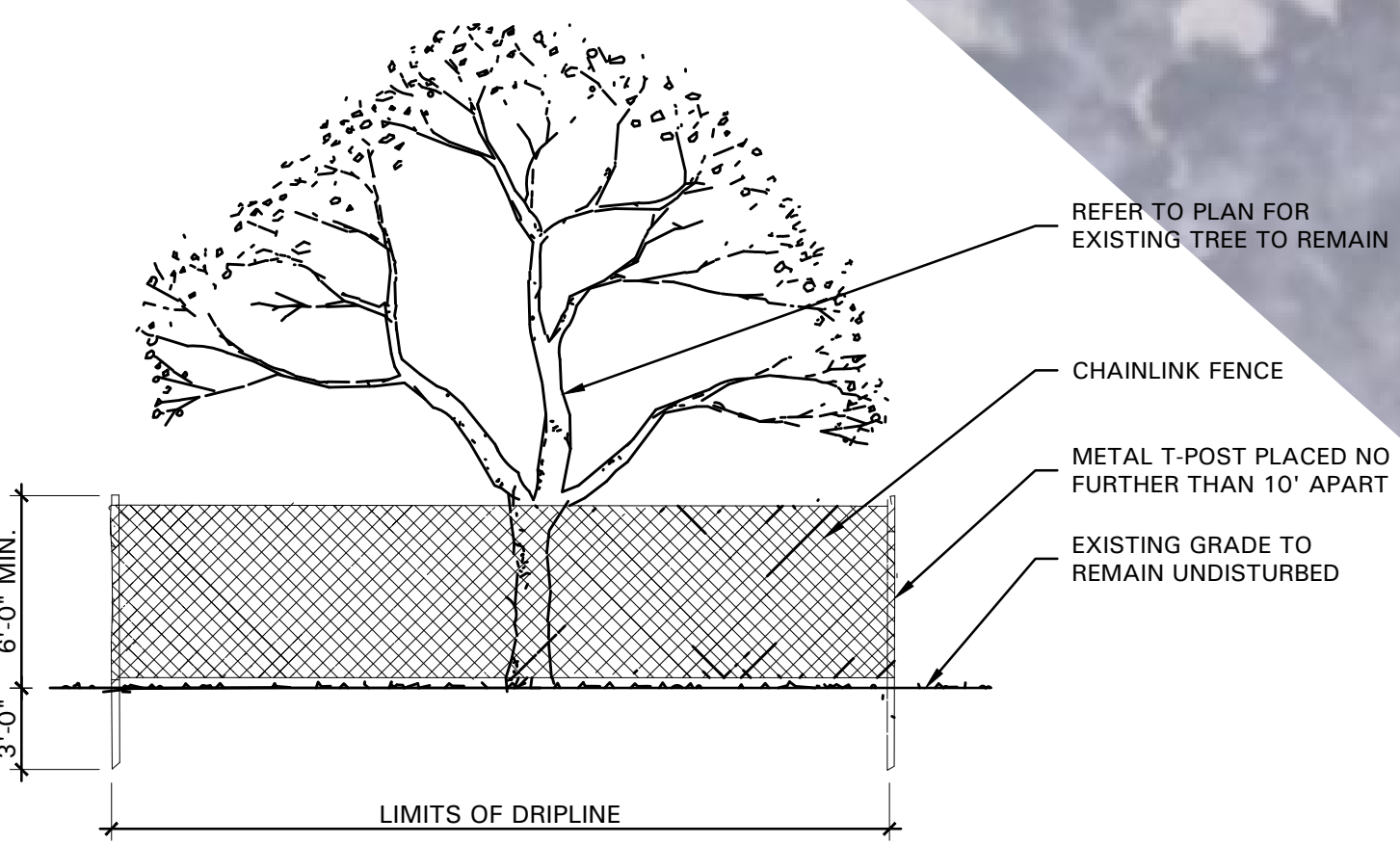
**TREE REMOVAL
PERMIT
TRP24-0002**



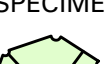
972-874-6340

PROPOSED
MASTER PLAN
AMENDMENT
MPA23-0009
972-874-6350
www.fmdevmap.com

PROPOSED
ZONING CHANGE
ZPD23-0015
972-874-6350
www.fmdevmap.com



TREE SURVEY FIELD DATA													
No.	Dia. (Inches)	Species (common name)	Species (botanical name)	Average Canopy Spread (Feet)	Specimen or Historic	Protected	Health	Northing	Easting	Status	Remarks	Upland or Riparian ESA	Tree Credits
SPECIMEN TREES													
3	25	Post Oak	<i>Quercus stellata</i>	26	Specimen	Healthy	7047605.343	2412838.428		To Remain	Buildable Area	Yes	
88	22	Post Oak	<i>Quercus stellata</i>	22	Specimen	Healthy	7047335.066	2413113.475		To Be Removed	Buildable Area	Yes	
156	24	Post Oak	<i>Quercus stellata</i>	25	Specimen	Healthy	7047633.421	2412650.673		To Remain	Buildable Area	Yes	
157	22	Post Oak	<i>Quercus stellata</i>	22	Specimen	Healthy	7047479.639	2412768.382		To Remain	Buildable Area	Yes	
535	24	Post Oak	<i>Quercus stellata</i>	25	Specimen	Healthy	7047231.724	2412969.211		To Remain	Buildable Area	Yes	
545	25	Cedar Elm	<i>Ulmus crassifolia</i>	26	Specimen	Healthy	7047318.559	2412896.361		To Remain	Buildable Area	Yes	
Total Specimen Trees Located on Property												6	
Total Caliper Inches of Specimen Trees on Property												142	
Total Caliper Inches of Specimen Trees To Be Removed												22	
Total Caliper Inches of Specimen Trees To Be Removed Outside of ESA												0	
Total Mitigation Required for Specimen Trees To Be Removed (2 X cal. inches removed)												0	
Replacement Trees Required for Specimen Trees To Be Removed (3" cal.)												0	
										Replacement Trees Required, 3" cal.			
Total Protected Trees Located on Property												203	

- ## LEGEND
- SPECIMEN TREES
-  SPECIMEN EXISTING TREE
TO REMAIN
-  SPECIMEN EXISTING TREE
TO BE REMOVED
-  SPECIMEN TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO 02/L1.01

REFERR TO L1.02 FOR TREE SURVEY DATA

 UPLAND HABITAT ESA

 RIPARIAN HABITAT ESA

NOTE:
NO SPECIMEN TREES ARE LOCATED OUTSIDE OF THE ESAS.
THREE (3) PROTECTED TREES LOCATION OUTSIDE OF ESAS.

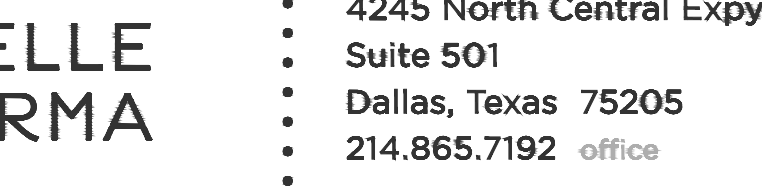
NOTE:
NO SPECIMEN TREES ARE LOCATED OUTSIDE OF THE ESAs.
THREE (3) PROTECTED TREES LOCATION OUTSIDE OF ESAs.

REFER TO L1.02 FOR TREE SURVEY DATA

UPLAND HABITAT ESA

 RIPARIAN HABITAT ESA

NOTE:
NO SPECIMEN TREES ARE LOCATED OUTSIDE OF THE ESAs.
THREE (3) PROTECTED TREES LOCATION OUTSIDE OF ESAs.



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

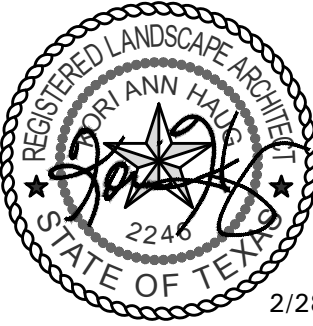
GDA
ARCHITECTS

Project

**BOX @
LAKESIDE
AND
SILVERON**

FLOWER MOUND
TX

Authorization



2/28/24

Design Team

OWNER  BOX INVESTMENT GROUP, LLC
921 EAST WAGGOMAN ST
FORT WORTH, TEXAS 76110
972-897-2060

ARCHITECT GDA ARCHITECTS, LLC
3333 WELBOURN ST #400

DALLAS, TEXAS 75219
214-871-9078

CIVIL
ENGINEER

WESTWOOD PS
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
972-235-3031

LANDSCAPE
ARCHITECT

4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
214-865-7192

ENVIRONMENTAL INTEGRATED ENVIRONMENTAL
SOLUTIONS, LLC

301 W ELDORADO PARKWAY, SUITE 101
MCKINNEY, TEXAS 75069

972-562-7672

Issue Package

[illegible]

Job No.

23075

Sheet Title

SPECIMEN TREE PRESERVATION PLAN

Sheet Number

L1.01

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ENVIRONMENTAL CONSERVATION COMMISSION AGENDA J.1. WORK SESSION ITEM

DATE: March 6, 2024
FROM: Matthew Woods, Director of Environmental Services
ITEM: **Environmental Conservation Commission Sustainability Initiatives Update.**

BACKGROUND: This work session item provides the Environmental Conservation Commission (ECC) the opportunity to review and update their current Sustainability Initiatives. The ECC reviews the sustainability initiatives and associated objectives annually. Staff will provide a review of the initiatives and the Action Items for the 2022/2023 2-year cycle.

The attachments include the current ECC Sustainability Initiatives and a proposed update for the 2024-2025 2-year cycle. Items recommended as action items for the 2024/2025 cycle are highlighted in yellow.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 2022-2023 Sustainability Initiatives
2. 2024-2025 Sustainability Initiatives

DRAFT MOTION: This item is for discussion purposes.

ECC Sustainability Initiatives 2022/2023

MISSION STATEMENT: To promote responsible environmental stewardship by adopting policies and procedures that will enhance our quality of life and benefit our future communities while preserving our heritage.

Focus	(ID)	Action Items (Initiatives)	Performance Measure	Notes
Water Conservation and Stormwater Protection	wc1	Create and implement incentives for waterwise landscaping and low-use fixtures		
	wc2	Water Conservation and Stormwater education through Utility Bill	On-going	On-going
	wc3	Drought Tolerant landscaping practices at Town Facilities	On-going	On-going
	wc4	Community outreach and Stream Team	On-going	On-going
Energy and Emissions	e1	Energy Audit of Town facilities		
	e2	GHG inventory		
	e3	Reduce energy use at Town facilities		
	e4	Include green building principles for new Town projects		
Urban Forestry and Natural Environment	fn1	Develop and implement plan for increasing tree canopy		
	fn2	Certify additional Town property as Wildlife Habitat		
	fn3	Development and Certification of Town Arboretum	On-going	On-going
	fn4	Community outreach on Open Spaces and tree health education	On-going	On-going
	fn5	Acorns to Oaks Growing Program	On-going	On-going
Waste Reduction and Recycling	r1	Develop and make recommendation for Green Waste recycling	1. Assess/ Recommend update to Tree Ordinance to require recycling of removed specimen trees	
	r2	Add recycling to Town parks and events		
	r3	Benchmark and increase recycling at Town facilities		
	r4	Create 'Green' purchasing recommendations for Town entities		
	r5	Develop and make recommendation for Multi-Family recycling		
	r6	Promote food waste reduction and the use of composting		
Outreach and Education	o1	Internal collaboration on Sustainability		
	o2	Develop and implement plan for promoting Wildlife Habitat program and OLA	1. Assess improved access to OLA	
	o3	Environmental Education Program	On-going	On-going
	o4	Environmental Outreach Events	On-going	On-going
	o5	Environmental Services Video Series	On-going	On-going

Possible Action Item

Current Action Item

On-going Action Item

ECC Sustainability Initiatives 2024/2025

MISSION STATEMENT: To promote responsible environmental stewardship by adopting policies and procedures that will enhance our quality of life and benefit our future communities while preserving our heritage.

Focus	(ID)	Action Items (Initiatives)
Water Conservation and Stormwater Protection	24-2	Promote the use of native and drought tolerant landscaping
		Community outreach and Stream Team
		Water Conservation and Stormwater education through Utility Bill
		Drought Tolerant landscaping practices at Town Facilities
Energy and Emissions		Energy Audit/ increase energy efficiency of Town facilities
		GHG inventory
		Include green building principles for new Town projects
Urban Forestry and Natural Environment	24-1	Develop and implement plan for increasing tree canopy
		Development and Certification of Town Arboretum
		Community outreach on Open Spaces and tree health education
		Acorns to Oaks Growing Program
Waste Reduction and Recycling	22-1	Develop and make recommendation for Green Waste recycling
	22-2	Promote recycling at Town Facilities
		Create 'Green' purchasing policy for Town entities
		Develop and make recommendation for Multi-Family recycling
		Promote food waste reduction and the use of composting
Outreach and Education	22-3	Promote Wildlife Habitat Program
		Environmental Education Program
		Environmental Outreach Events
		Environmental Services Video Series