Environmental Conservation Commission

April 1, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. 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.

D. STAFF/DIRECTOR REPORT

E. 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 March 4, 2025

F. REGULAR ITEM(S)

1. TRP24-0014 Flower Mound Hindu Temple - Consider an application for a tree removal permit (TRP24-0014) for three (3) specimen trees on the property known as Flower Mound Hindu Temple for the proposed development. The property is generally located south of Peters Colony Road, east of Old Settlers Road, and north of Flower Mound Road.
2. TRP25-0001 Montalcino Phase IV - Consider an application for a tree removal permit (TRP25-0001) for eleven (11) specimen trees on the property known as

Montalcino Estates Phase IV for the proposed development. The property is generally located east of Montalcino Boulevard, west of Stonewood Boulevard, and north of Baltusrol Drive.

3. TRP25-0003 5000 Lighthouse Drive - Consider an application for a tree removal permit (TRP25-0003) for two (2) specimen trees on the property known as 5000 Lighthouse Drive for the proposed residential development. The property is generally located east of Lighthouse Drive, and north of Cross Timbers Road.

G. SUBCOMMITTEE REPORT

H. COORDINATION OF FUTURE AGENDAS/MEETINGS

I. ADJOURN

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 28, 2025, at 1:18 pm, 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

March 4, 2025
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:

Marilyn Lawson, Chair, Place 4
Alton Bowman, Vice Chair, Place 5
Danielle Workman, Place 2
Laura Spurlock, Place 3
Elaine Takacs, Place 7
Toni Moffitt, Place 9 Alternate

with the following member(s) absent:
Anurag Sharma, Place 1
Anna Athappan, Place 6
Alan Fullbright, Place 8
Nagesh Kunamneni, Place 10 Alternate

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

Matthew Woods, Director of Environmental Services
Jake Speckhals, Environmental Review Analyst
Hannah Perez, Administrative Assistant

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. STAFF/DIRECTOR REPORT

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

E. PRESENTATION

1. Republic Services Green Waste Pilot Program Update

   Jeri Harwell, Republic Services, gave a presentation on the Post Green Waste Pilot Program and answered questions.

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 4, 2025.

ACTION:	Commission Member Takacs moved to approve F.1. as presented in the agenda caption. Commission Member Workman seconded the motion.
AYES:	Danielle Workman, Laura Spurlock, Alton Bowman, Elaine Takacs, Toni Moffitt
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

G. REGULAR ITEM(S)

1. TRP25-0002 Trinity Park - Consider an application for a tree removal permit (TRP25-0002) for three (3) specimen trees on the property known as Trinity Park for the proposed development. The property is generally located south of Lakeside Parkway, east of Gerault Road, and north of Enterprise Road.

Staff Presenter

Jake Speckhals, Environmental Review Analyst, gave a presentation with the following items included and answered questions:

- Project Information
- General Location
- Detailed Location
- Tree Survey
- Specimen Trees Requested for Removal
- Motion/Recommendation

Applicant Presenter
Cameron Ehn, Claymoore Engineering
1903 Central Dr #406, Bedford, TX 76021
Presented surveys and answered questions on the proposed specimen trees.

ACTION:	Commission Member Workman moved to recommend approval of the removal of specimen trees #3827 #3935 #3953. Commission Member Spurlock seconded the motion.
AYES:	Danielle Workman, Laura Spurlock, Alton Bowman, Toni Moffitt
NAYS:	Elaine Takacs
ABSTAIN:	None
RESULT:	4 : 1

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 possible future agenda items.

J. ADJOURN

Chair Lawson adjourned the meeting at 8:41 p.m. on March 4 and all were in favor.

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

DATE: April 1, 2025
FROM: Jake Speckhals, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP24-0014) for three (3) specimen trees on the property known as Flower Mound Hindu Temple for the proposed development. The property is generally located south of Peters Colony Road, east of Old Settlers Road, and north of Flower Mound Road.**

BACKGROUND: Flower Mound Hindu Temple is generally located south of Peters Colony Road, east of Old Settlers Road, and north of Flower Mound Road. The site is approximately 2.2 acres in size and is zoned for agricultural uses.

A tree survey conducted for this project identified a total of five (5) specimen trees on this site. The applicant is requesting approval for the removal of three (3) specimen trees to facilitate the development. The specimen trees proposed for removal are in good to fair condition and situated within the proposed buildable area.
The following is a list of the three (3) specimen trees being requested for removal:

- Tree #1620 – 35" post oak (good condition)
- Tree #1630 – 47" post oak (multi-trunk, fair condition)
- Tree #1640 – 27" pecan (good condition)

In accordance with the Town's tree ordinance, the removal of specimen trees requires mitigation at a rate of twice their caliper inches. Based on their combined size, 218" of replacement trees, equaling seventy-three (73) three-inch caliper trees, will be required for the three (3) specimen trees being requested for removal on this site. Additionally, any protected trees removed from the buildable area will require one-to-one replacement. Mitigation may be accomplished by paying the applicable fee, planting mitigation trees, or through a combination of planting trees and paying the required fee.

BOARD REVIEW/CITIZEN FEEDBACK: As of March 28, 2025, staff has received questions from one citizen about this item. The feedback from the citizen was neither in favor nor against the removal of these specimen trees.

ALTERNATIVES: N/A

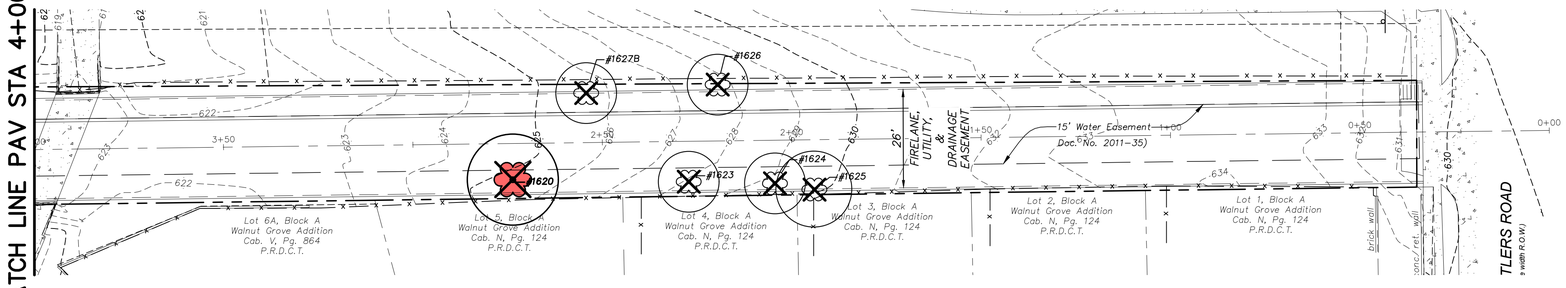
FISCAL IMPACT: N/A

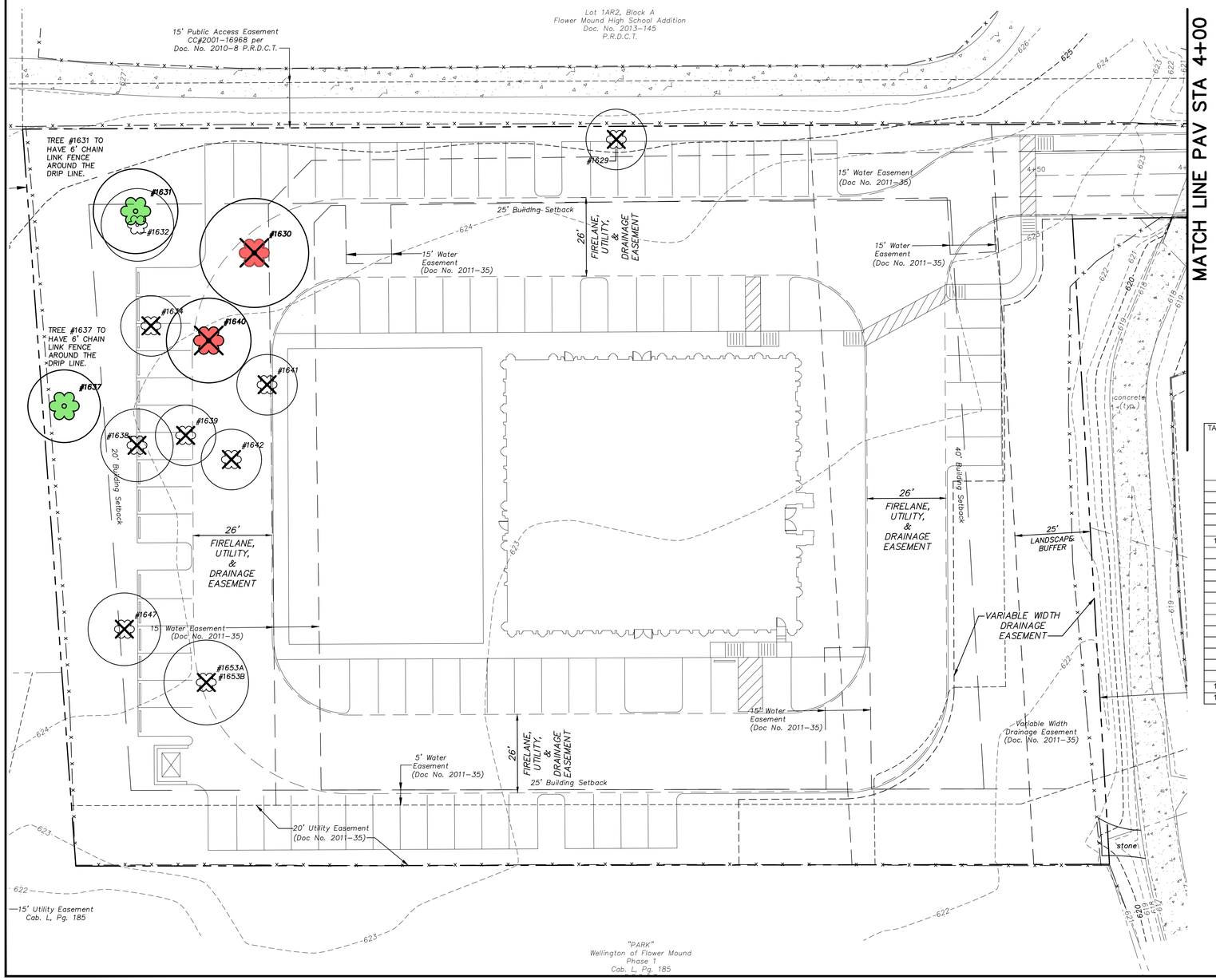
LEGAL REVIEW: N/A

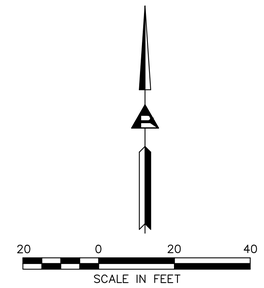
ATTACHMENTS:
1. Tree Survey
2. Tree Removal Application & Letter of Intent

3. Pictures of Specimen Trees Requested for Removal
4. Onsite Signage

DRAFT MOTION: Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of three (3) specimen trees on property known as Flower Mound Hindu Temple. The property is generally located south of Peters Colony Road, east of Old Settlers Road, and north of Flower Mound Road.







LEGEND

- PROTECTED TREE TO BE PRESERVED
- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED

MATTHEW CLEMONS
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #625
03/27/25

TAG NO.	CALIPER (IN.)	COMMON NAME / BOTANICAL NAME	PROTECTED / SPECIMEN	LOCATION	STATUS	CONDITION	CANOPY RADIAL	CANOPY SF SPREAD
1620	35	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	FAIR	12	452.16
1623	11	WATER OAK / QUERCUS NIGRA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	8	200.96
1624	10.5	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	8	200.96
1625	14	BLACK WALNUT / JUGLANS NIGRA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1626	10	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	BUILDABLE AREA	REMOVE	POOR	8	200.96
1627B	6	AMERICAN ELM / ULMUS AMERICANA	PROTECTED	BUILDABLE AREA	REMOVE	POOR	8	201
1629	14.5	CEDAR ELM / ULMUS CRASSIFOLIA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1630	47	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	FAIR	18	1017.36
1631	25	PECAN / CARYA ILLINOINENSIS	SPECIMEN	BUILDABLE AREA	PRESERVE	FAIR	14	615.44
1632	17	PECAN / CARYA ILLINOINENSIS	PROTECTED	BUILDABLE AREA	PRESERVE	FAIR	12	452.16
1634	18	PECAN / CARYA ILLINOINENSIS	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1637	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	FAIR	12	452.16
1638	18.5	POST OAK / QUERCUS STELLATA	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	12	452.16
1639	17	POST OAK / QUERCUS STELLATA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1640	27	PECAN / CARYA ILLINOINENSIS	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	14	615.44
1641	14	POST OAK / QUERCUS STELLATA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1642	15.5	POST OAK / QUERCUS STELLATA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR	10	314
1647	17.5	POST OAK / QUERCUS STELLATA	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	12	452.16
1653A	14	PECAN / CARYA ILLINOINENSIS	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	14	615.44
1653B	15	PECAN / CARYA ILLINOINENSIS	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	14	615.44

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

FM HINDU TEMPLE
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1"=20'
Designed by: JRK
Drawn by: JWH
Checked by: JRK
Date: MARCH 27, 2025
Project No. 211-001

SHEET
TS-1

LEGEND

- PROTECTED TREE TO BE PRESERVED
- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED

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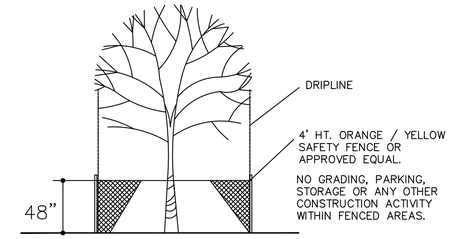
TREE MITIGATION SUMMARY

PROTECTED TREE MITIGATION:		
TOTAL PROTECTED TREES ONSITE:	15	
TOTAL PROTECTED TREES TO BE REMOVED:	14	
TOTAL PROTECTED TREES TO REMAIN:	1	
TOTAL PROTECTED TREE MITIGATION W/IN B.A.:	14	3" CAL. TREES
(-) LESS B.A. PROTECTED TREE PRESERVATION CREDITS (NON-ESA):	1	
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED:	13	3" CAL. TREES
SPECIMEN TREE MITIGATION:		
TOTAL SPECIMEN TREE CAL. INCHES ON SITE:	156	
TOTAL SPECIMEN TREE CAL. INCHES TO BE REMOVED:	109	
TOTAL SPECIMEN TREE MITIGATION REQUIRED (NON-ESA):	73	3" CAL. TREES
(-) LESS B.A. SPECIMEN TREE PRESERVATION CREDITS (NON-ESA):	11	
(+) TOTAL PROTECTED TREE REPLACEMENTS REQUIRED:	13	3" CAL. TREES
TOTAL MITIGATION REQUIREMENTS:	75	3" CAL. TREES
CASH IN-LIEU OF PLANTING ($600/3" CAL. TREE):	$45,000.00	

TREE #1630 IS A MULTI-TRUNK TREE

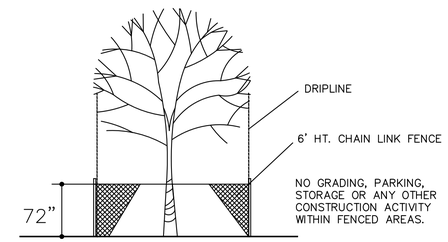
TREE MITIGATION IS INTENDED TO BE MADE BY FEE IN LIEU OF PLANTING TREE REPLACEMENTS. ALSO, THE DEVELOPER HAS THE OPTION TO PLANT ADDITIONAL TREES TO OFFSET TREE MITIGATION FEE BY SUBMITTING A REVISED LANDSCAPE PLAN SHOWING ADDITIONAL TREES BEING PLANTED.

A CHECK WILL NEED TO BE REMITTED TO THE TOWN FOR $45,000.00 AT THE PRE-CON MEETING FOR THE TREE MITIGATION (75 TREES X $600/3" TREE).



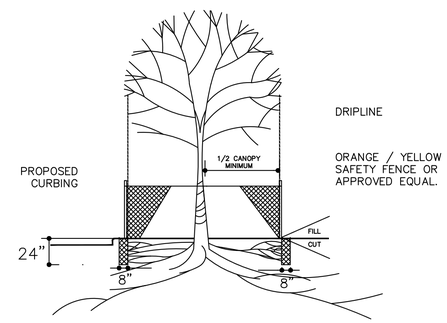
MINIMUM TREE PROTECTION– PROTECTED TREES

N.T.S.



MINIMUM TREE PROTECTION– SPECIMEN TREES

N.T.S.



- HAND DIG TRENCH (NO MECHANICAL TRENCHES)
- CUT ROOTS WITH A SHARP TOOL
- BACKFILL WITH EXISTING SOIL
- PERFORM ROOT PRUNING A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION

ROOT PRUNING DETAIL

N.T.S.

TREE PRESERVATION NOTES

CONTRACTOR AND DEVELOPER SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. THE DEVELOPER SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
3. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
5. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIC APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. MAJOR CHANGES OF GRADE (SIX (6) INCHES OR GREATER) WILL REQUIRE ADDDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS. IN ADDITION, THE DEVELOPER SHOULD ADHERE TO THE FOLLOWING GUIDELINES TO PROTECT THE TREES TO BE PRESERVED:

   a. WITH MAJOR GRADE CHANGES, A REINFORCED RETAINING WALL OR TREE WELL OF A DESIGN APPROVE BY THE CITY SHOULD BE CONSTRUCTED AROUNG THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND A TREE OR GROUP OF TREES. PRESERVED:

   b. AT NO TIME SHOULD A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED CLOSER THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.

   c. ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED.

   d. IF A PATIO, SIDEWALK, DRIVE, PARKING LOT, OR OTHER PAVED SURFACE MUST BE PLACED WITHIN THE DRIP LINE OF AN EXISTING TREE, MATERIAL SUCH AS A POROUS PAVEMENT OR OTHER APPROVED CONSTRUCTION METHOD THAT WILL ALLOW THE PASSAGE OF WATER AND OXYGEN MAY BE REQUIRED.

MATTHEW CLEMONS
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #633
03/27/25

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
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550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

FM HINDU TEMPLE
FLOWER MOUND, TEXAS

TREE SURVEY INDEX

Scale: 1"=20'
Designed by: JRK
Drawn by: JWH
Checked by: JRK
Date: MARCH 27, 2025
Project No. 211-001

SHEET
TS-2

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 X 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:
Matthew Clemons, RCA #623 - TX1340 (ISA)
Registered Arborist

Addrsss:
3000 S. Hulen St. Suite 124-401
Fort Worth, TX 76109

Phone:

Applicant's Legal Interest in the Property:
Certified Arborist

2. Property Owner(s)

Name(s): Flower Mound Hindu Temple
Address: 3325 Long Prairie Rd.
Flower Mound, TX 75022

3. Location and Legal Description of Property:
3131 Old Settlers Rd., Flower Mound, TX 75022
New Covenant Baptist Church Addition Blk A, Lot 1

4. Owner's Authorization of Representation

I, Venkatesh BOMMA, the owner of the above described real property, do hereby authorize Matthew Clemons 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

MICHELL A. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 10-17-2026
Notary ID 129996931

Given Under My Hand and Seal of Office
This the 2nd Day of December, 2024

Notary Public
In and For Dallas County, Texas.

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 Matthew Clemons, 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._____
State of Licensure_____
Or ISA Certified Arborist No. 1340 A
Or Certified Forester No. _____

TEDDIE FARRELL BOONE
Notary Public, State of Texas
Comm. Expires 11-09-2026
Notary ID 134058320

Given Under My Hand and Seal of Office
This the 2 Day of December, 2024

Notary Public
In and For Tarrant County, Texas

6. Received by Town of Flower Mound on (Date) 12/3/2024 by (initials) js.

7. REQUIRED SUBMITTALS CHECKLIST

a. A $250 Administrative fee per Specimen or Historic Tree proposed for removal, not to exceed a total of $1,000 per permit application.

b. A $200 fee is required for each Tree Removal Request sign that is made by the Town. The sign(s) must be placed on the property 15 days prior to the ECC hearing that the item is scheduled for on the agenda. Signs shall be placed perpendicular to the street and clearly visible. There shall be one sign for each 500ft of street frontage.

c. One (1) electronic copy of this application signed and notarized.

d. One (1) electronic copy of the site plan, development plan, or concept plan or landscape plan where applicable.

e. One (1) electronic copy of the Tree Survey drawn to the largest practical scale and indicating the items as required by the Town's Tree Ordinance.

f. One (1) electronic copy of photograph(s) or other evidence indicating that (a) sign(s) has/have been placed on the lot or tract as required by Chapter 94 of the Town's code of ordinances. Photograph(s) shall be taken from the street(s).

g. One (1) electronic copy of a photograph for each tree requiring a tree removal permit, which is proposed for removal.

h. One (1) electronic copy of a written document fully explaining the reasons for removal of the Protected, Specimen or Historic tree (LOI).

Matthew Clemons, RCA
3000 S. Hulen St. #124-401
Fort Worth, TX 76109
817-975-1114

December 2, 2024

Town of Flower Mound Environmental Services
2121 Cross Timbers Rd.
Flower Mound, TX 75028

RE: Flower Mound Hindu Temple; SPECIMEN TREE REMOVALS

To Whom it May Concern:

I am requesting a permit for the removal of specimen category trees at the following project:

Flower Mound Hindu Temple; 3131 Old Settlers **Rd.**

Three specimen trees, found in the Tree Survey plan sets identified as #1620, #1630 and #1640, will need to be removed for the following reasons:

- Placement of required parking spaces precludes tree preservation candidacy. (Trees # 1630, 1640.)
- Placement of improved surfacing for site ingress and egress. (Tree # 1620.)

Thank you for your consideration in this matter.

Respectfully,

Matthew Clemons, RCA 623
ISA Certified; TX-1340A

Matthew Clemons, RCA
3000 S. Hulen St. #124-401
Fort Worth, TX 76109
817-975-1114

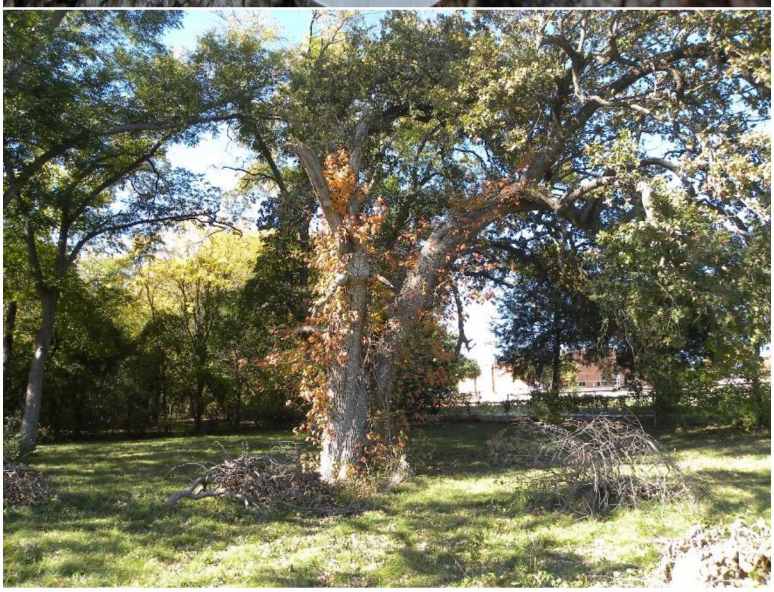
December 2, 2024

RE: Flower Mound Hindu Temple; SPECIMEN TREE PHOTOS

Tree # 1620

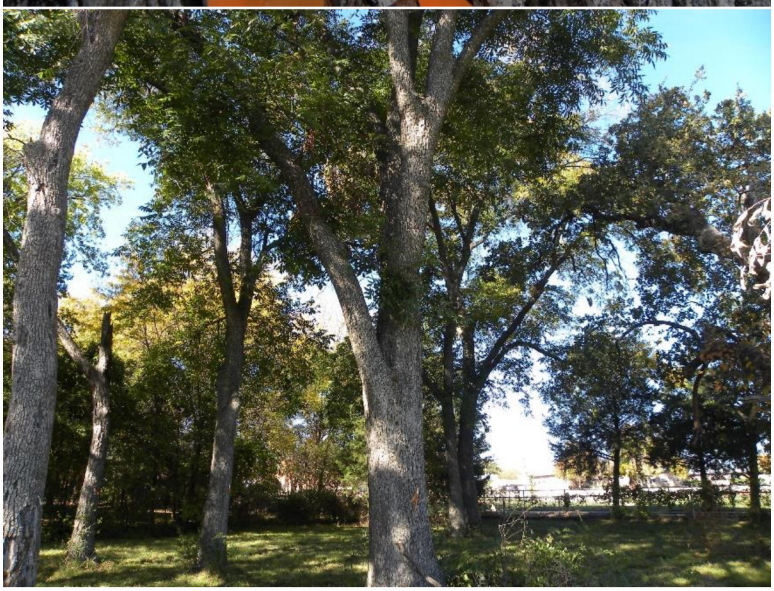
Matthew Clemons, RCA
3000 S. Hulen St. #124-401
Fort Worth, TX 76109
817-975-1114

Tree # 1630



Matthew Clemons, RCA
3000 S. Hulen St. #124-401
Fort Worth, TX 76109
817-975-1114

Tree # 1640



Tree #1620

Tree #1630

Tree #1640

PROPOSED
TREE REMOVAL
PERMIT
TRP24-0014
FLOWER MOUND
972-874-6340

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA F.2. REGULAR ITEM(S)

DATE: April 1, 2025
FROM: Jake Speckhals, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP25-0001) for eleven (11) specimen trees on the property known as Montalcino Estates Phase IV for the proposed development. The property is generally located east of Montalcino Boulevard, west of Stonewood Boulevard, and north of Baltusrol Drive.**

BACKGROUND: Montalcino Estates Phase IV is generally located east of Montalcino Boulevard, west of Stonewood Boulevard, and north of Baltusrol Dr. The site is approximately 72.76 acres in size and is zoned for Agricultural (A) uses as part of Planned Development District No. 198 (PD-198).

A tree survey conducted for this project identified a total of sixty-seven (67) specimen trees on this site. The applicant is requesting approval for the removal of eleven (11) specimen trees to facilitate the development of the residential neighborhood. The specimen trees proposed for removal are in good condition and situated within the proposed buildable area.

The following is a list of the eleven (11) specimen trees being requested for removal:

- Tree #1184 – 22" post oak (multi-trunk)
- Tree #1188 – 25.5" post oak
- Tree #1195 – 39.5" post oak (multi-trunk)
- Tree #1206 – 28.5" post oak
- Tree #1217 – 25.5" post oak
- Tree #1282 – 22" post oak
- Tree #1284 – 24.5" post oak
- Tree #1400 – 31" post oak
- Tree #1714 – 25" post oak
- Tree #2264 – 30" post oak
- Tree #2266 – 22" post oak (multi-trunk)

In accordance with the Town's tree ordinance, the removal of specimen trees requires mitigation at a rate of twice their caliper inches. Based on their combined size, 591" of replacement trees, equaling one hundred and ninety-seven (197) three-inch caliper trees, will be required for the eleven (11) specimen trees being requested for removal on this site. Additionally, any protected trees removed from the buildable area will require one-to-one replacement. All specimen trees requested for removal are within upland wildlife habitat, which requires mitigation of the impacted 5.8 acres of upland habitat at $15,000 per acre. Mitigation may be accomplished by paying the applicable fee, planting mitigation trees, or through a combination of planting trees and paying the required fee.

BOARD REVIEW/CITIZEN FEEDBACK: As of March 28, 2025, staff has not received feedback related to this item.

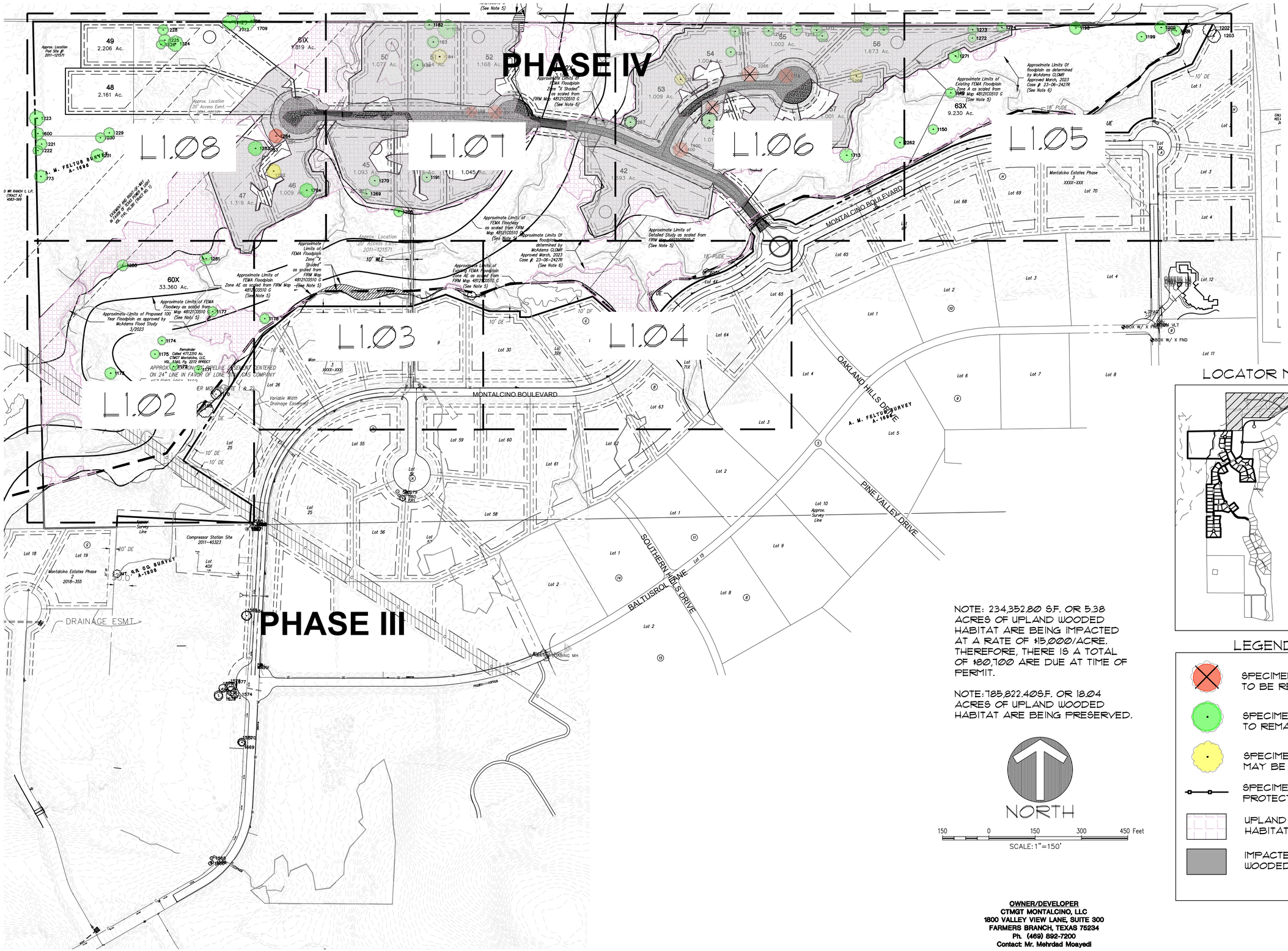
ALTERNATIVES:

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Tree Survey
2. Tree Removal Permit Application
3. Letter of Intent
4. Pictures of Specimen Trees Requested for Removal
5. Onsite Signage

DRAFT MOTION: Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of eleven (11) specimen trees on property known as Montalcino Estates Phase IV. The property is generally located east of Montalcino Boulevard, west of Stonewood Boulevard, and north of Baltusrol Drive.



OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
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TBPE: 19762. TBPLS: 10194440
www.mcadamsco.com

McADAMS

MONTALCINO ESTATES - PHASE IV

MONTALCINO ESTATES - PHASE IV
72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1308
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF CLONEY MOUND
DENTON COUNTY, TEXAS

OVERALL TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=150'
Revisions:

CADG21004

L1.00

File: Z:\Drive3\Projects\CADG\CADG21004\04-Production\Engineering\Phase IV\CADG21004 PH IV.dwg, Layout: L1.00
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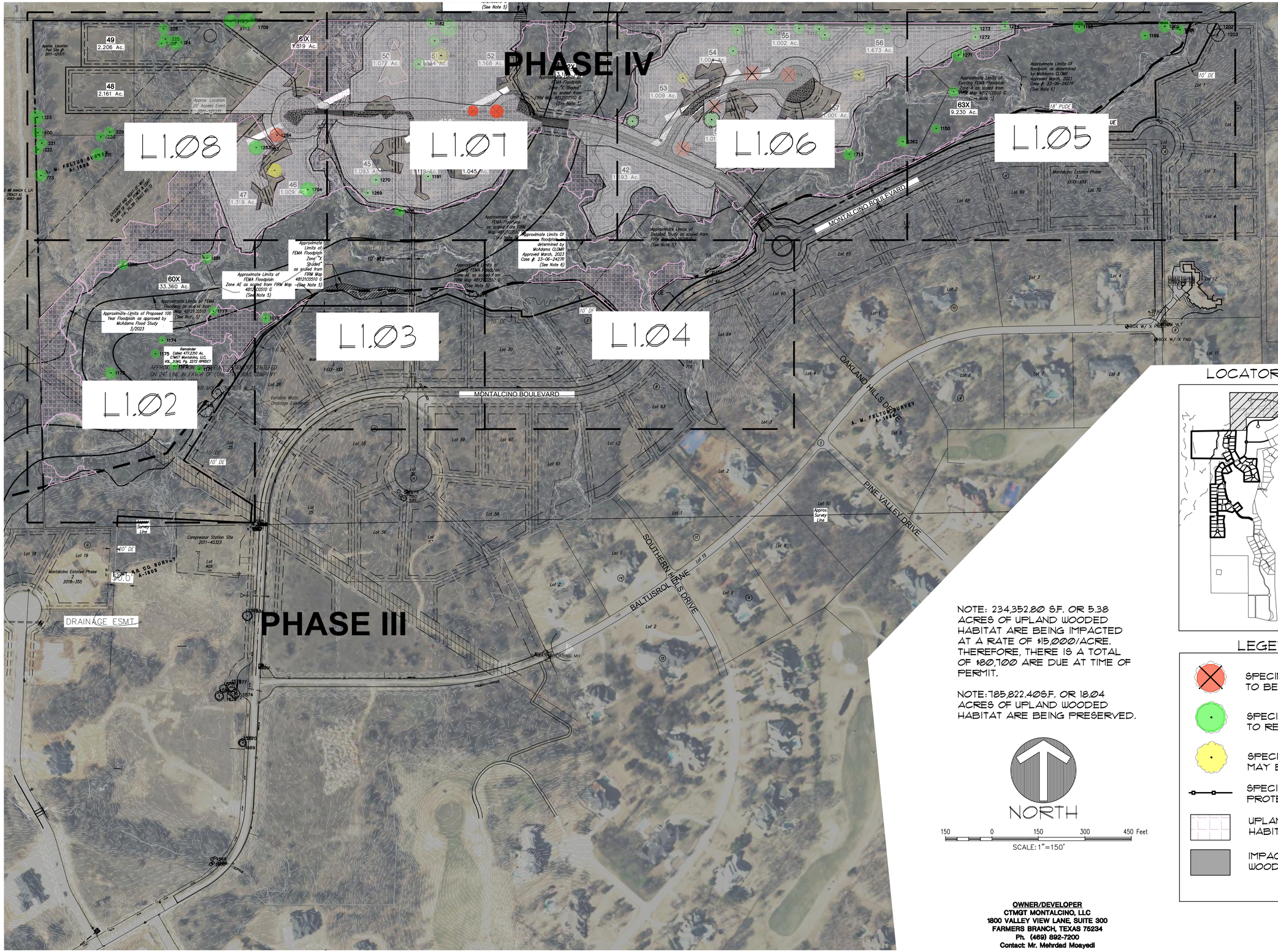

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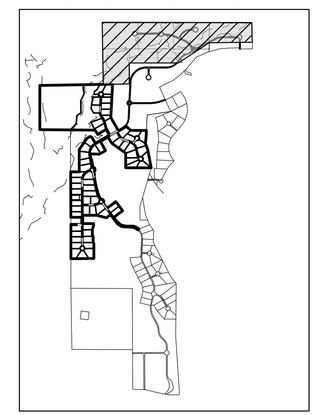

NOTE: 234,352.80 S.F. OR 5.38 ACRES OF UPLAND WOODED HABITAT ARE BEING IMPACTED AT A RATE OF $15,000/ACRE. THEREFORE, THERE IS A TOTAL OF $80,700 ARE DUE AT TIME OF PERMIT.

NOTE: 785,822.40S.F. OR 18.04 ACRES OF UPLAND WOODED HABITAT ARE BEING PRESERVED.

NORTH

150 0 150 300 450 Feet

SCALE: 1"=150'

LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- SPECIMEN THAT MAY BE REMOVED
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT
- IMPACTED UPLAND WOODED HABITAT

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 240. 5112

TBPE: 19762. TBPLS: 10194440
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MCADAMS

MONTALCINO ESTATES - PHASE IV

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A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF ALQUINA, FOUND
DENTON COUNTY, TEXAS

OVERALL TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=150'
Revisions:

CADG21004

L1.01

File: Z:\Drive Projects\CADG\CADG21004\04-Production\Engineering\Phase Montalcino Phase 4.dwg
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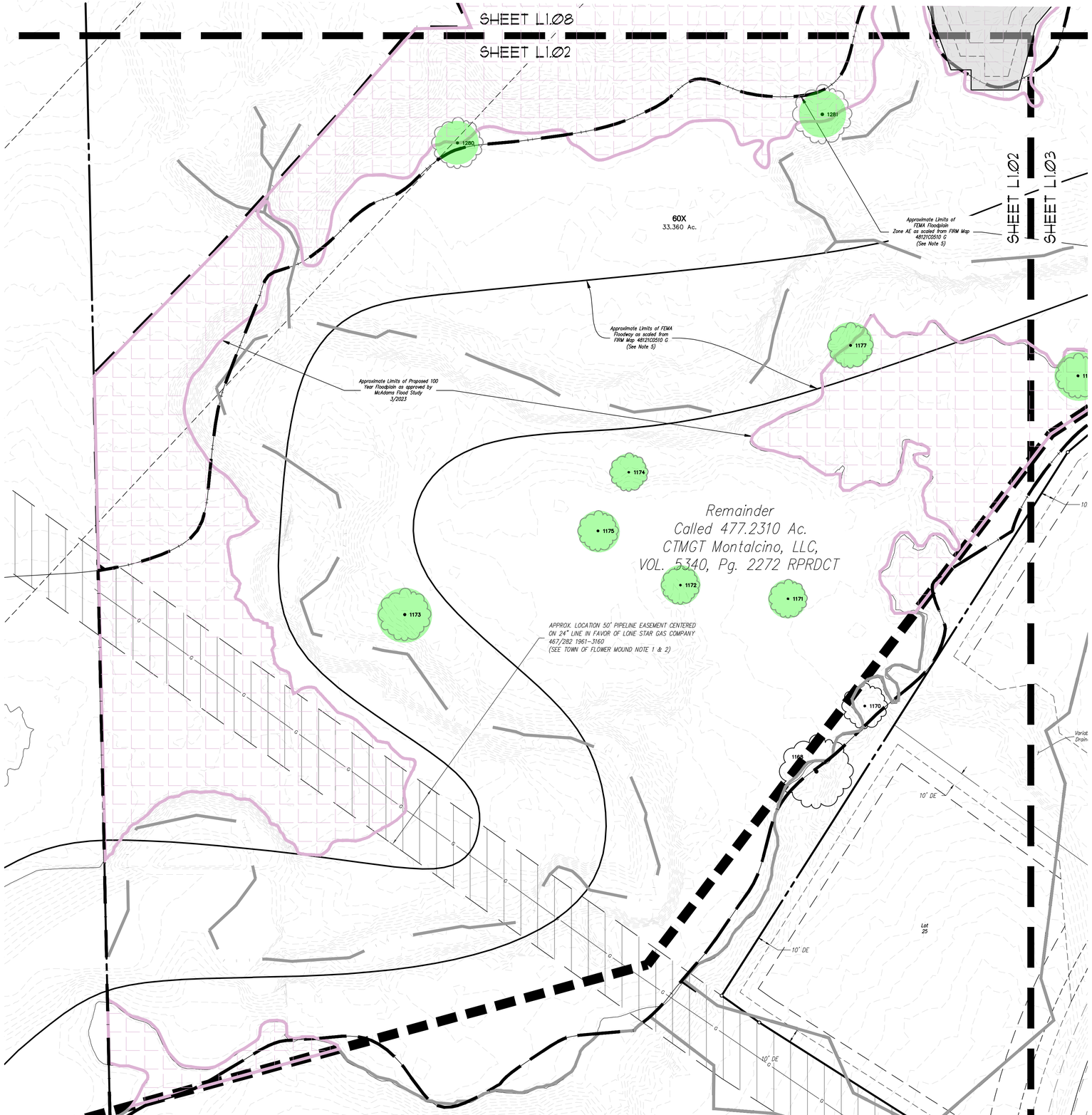

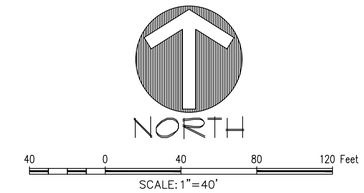

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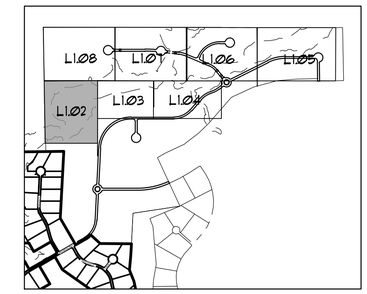

LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- SPECIMEN THAT MAY BE REMOVED
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT
- IMPACTED UPLAND WOODED HABITAT

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JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

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TBPE: 19762. TBPLS: 10194440
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McADAMS

MONTALCINO ESTATES - PHASE IV

MONTALCINO ESTATES - PHASE IV

72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.02

File: Z:\Drive\Projects\CADG\CADG21004\04-Production\Engineering\Phase IV\Montalcino Phase IV.dwg
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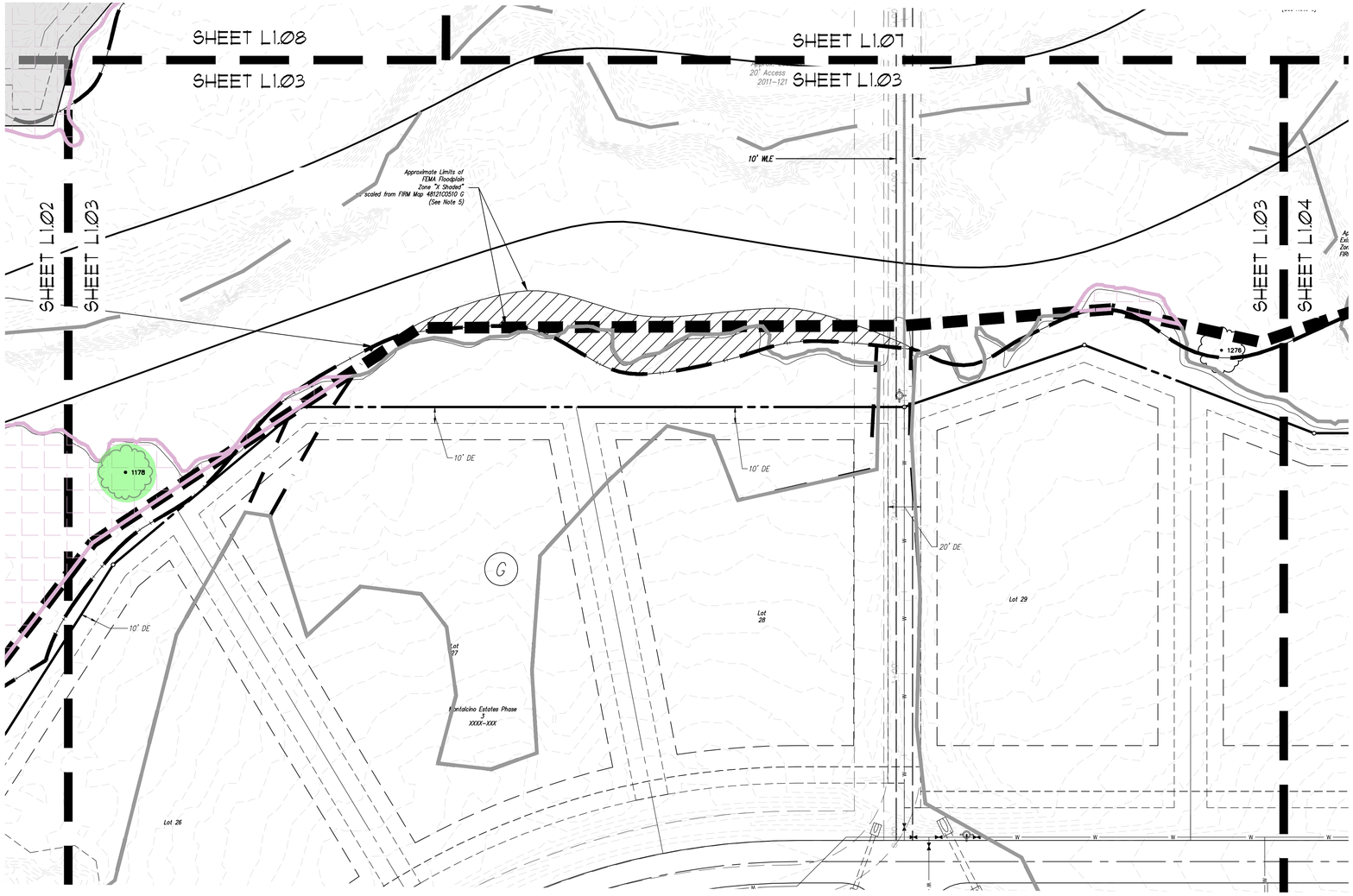

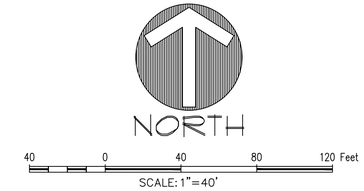

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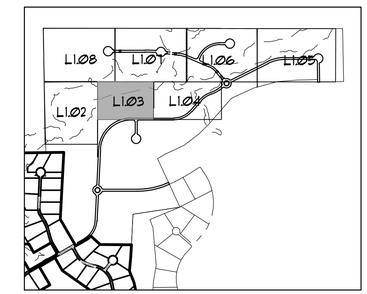

LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT
JAMESON B. PINSON
2826
STATE OF TEXAS
2826

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

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201 Country View Drive
Roanoke, Texas 76262
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TBPE: 19762, TBPLS: 10194440
www.mcadamsco.com

McADAMS

MONTALCINO ESTATES - PHASE IV

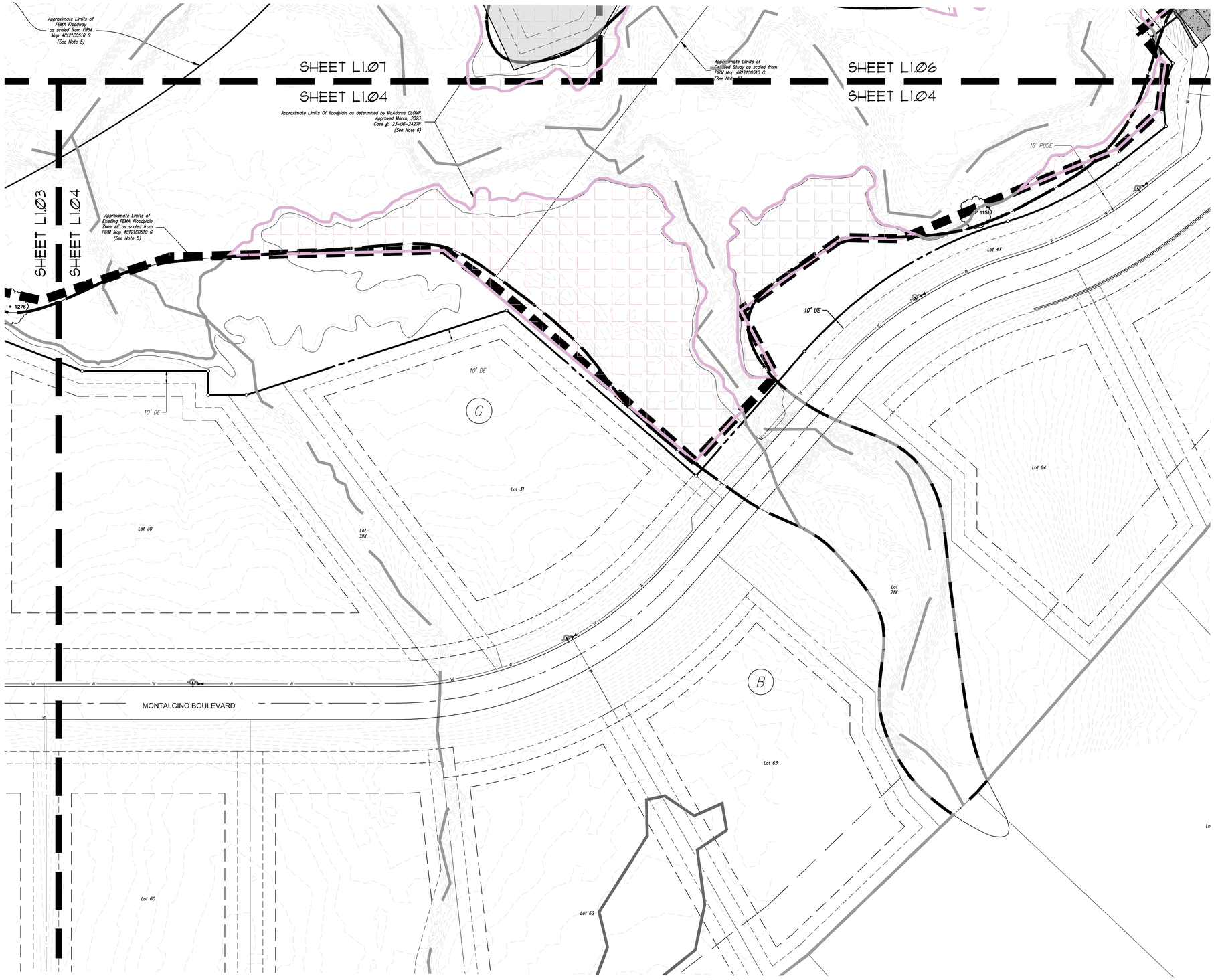
MONTALCINO ESTATES - PHASE IV
72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF COPPER MOUND
DENTON COUNTY, TEXAS

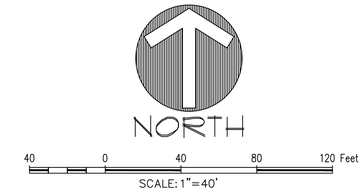
TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.03





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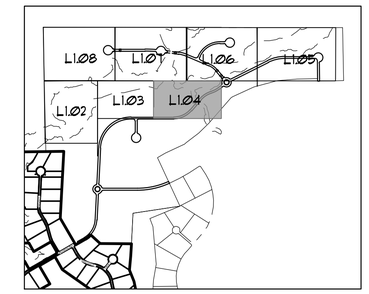

LEGEND

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JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 240. 5112

TBPE: 19762, TBPLS: 10194440
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McADAMS

MONTALCINO ESTATES - PHASE IV

MONTALCINO ESTATES - PHASE IV
72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF COPPER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

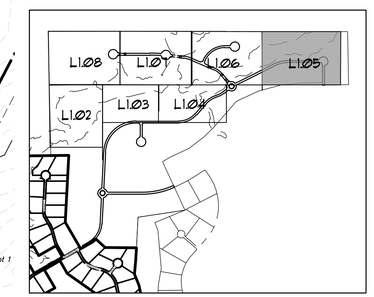
L1.04

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LOCATOR MAP



SCALE: 1"=1000'

LEGEND

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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS
TBAE # 2826

OWNER/DEVELOPER
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A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF CORPUS CHRISTI, ABSTRACT NO. 1596
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.05

File: Z:\Drive\Projects\CADG\CADG21004\04-Production\Engineering\Phase
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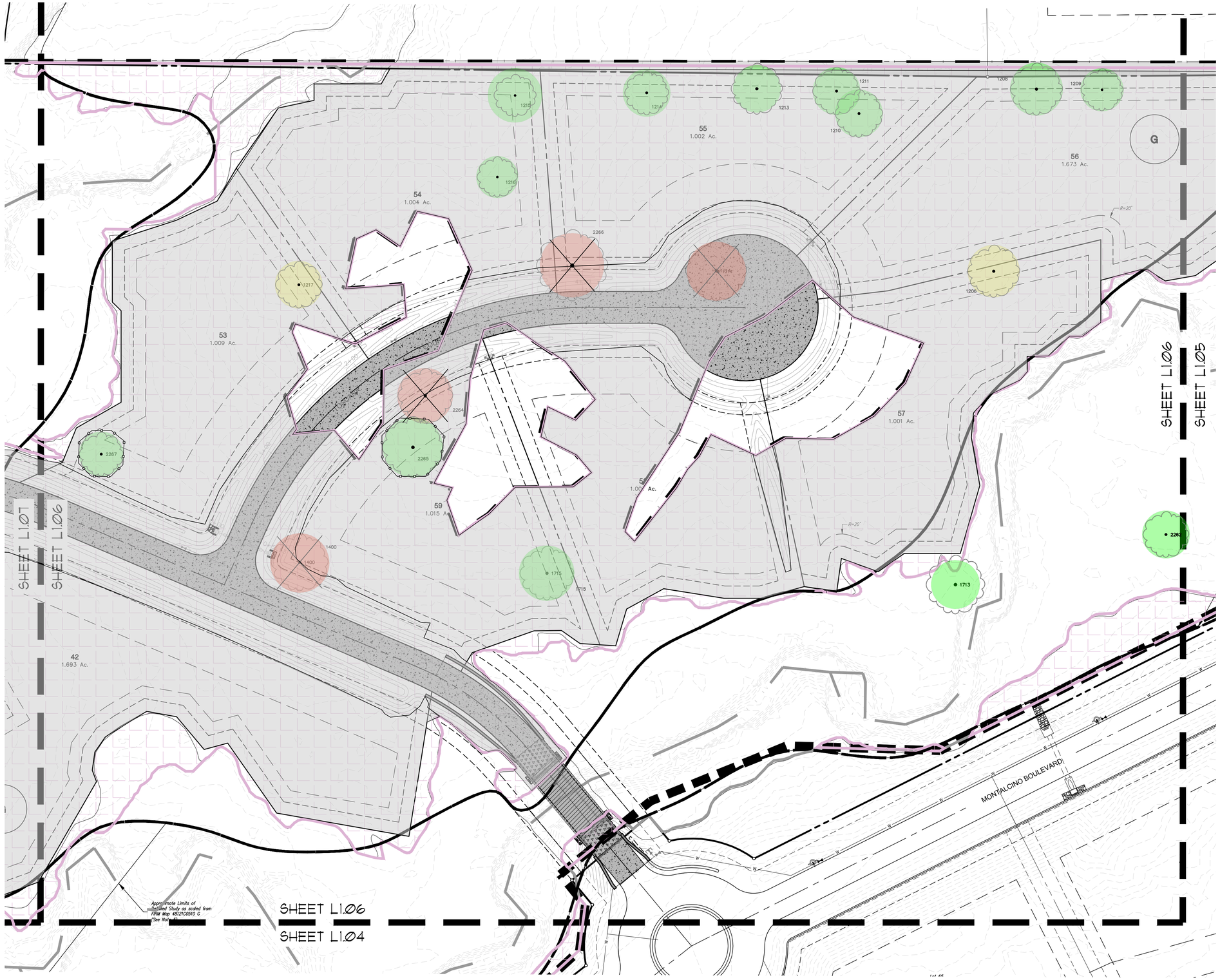
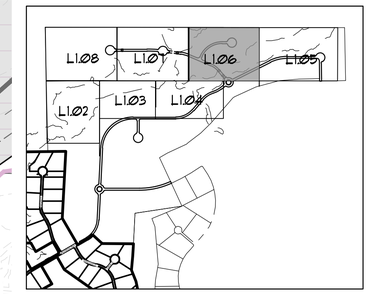


NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LOCATOR MAP



SCALE: 1"=1000'

LEGEND

- SPECIMEN TREE TO BE REMOVED
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
STATE OF TEXAS

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
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TOWN OF COPPER MOUND
DENTON COUNTY, TEXAS

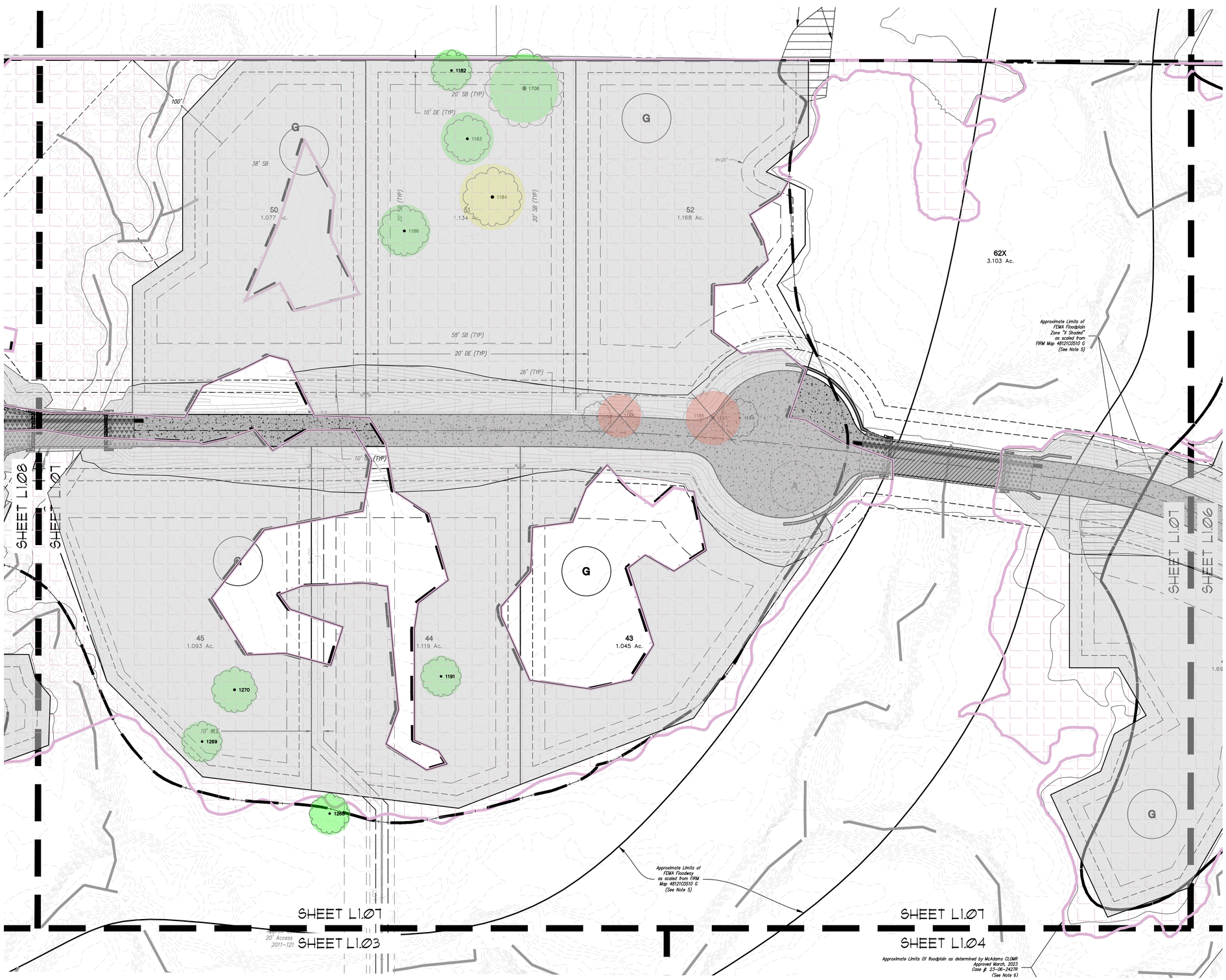
TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.06

File: Z:\Drive Projects\CADG\CADG21004\04-Production\Engineering\Phase Plans\Montalcino Phase IV.dwg
Plotted: 3/28/2025 8:19 AM, by Abimbola Gorode; Saved: 3/25/2025 4:33 PM, by gabrielle

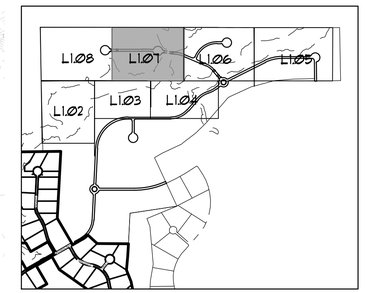


NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LOCATOR MAP



SCALE: 1"=1000'

LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- SPECIMEN THAT MAY BE REMOVED
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT
- IMPACTED UPLAND WOODED HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON, PINSON LANDSCAPE ARCHITECT
DATED 3/28/2025

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 240. 5112

TBPE: 19762, TBPLS: 10194440
www.mcadamsco.com

McADAMS

MONTALCINO ESTATES - PHASE IV

MONTALCINO ESTATES - PHASE IV
72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF CORINTH / COUNTY MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.07

File: Z:\Drive\Projects\CADG\CADG21004\04-Production\Engineering\Phase Montalcino Phase IV.dwg
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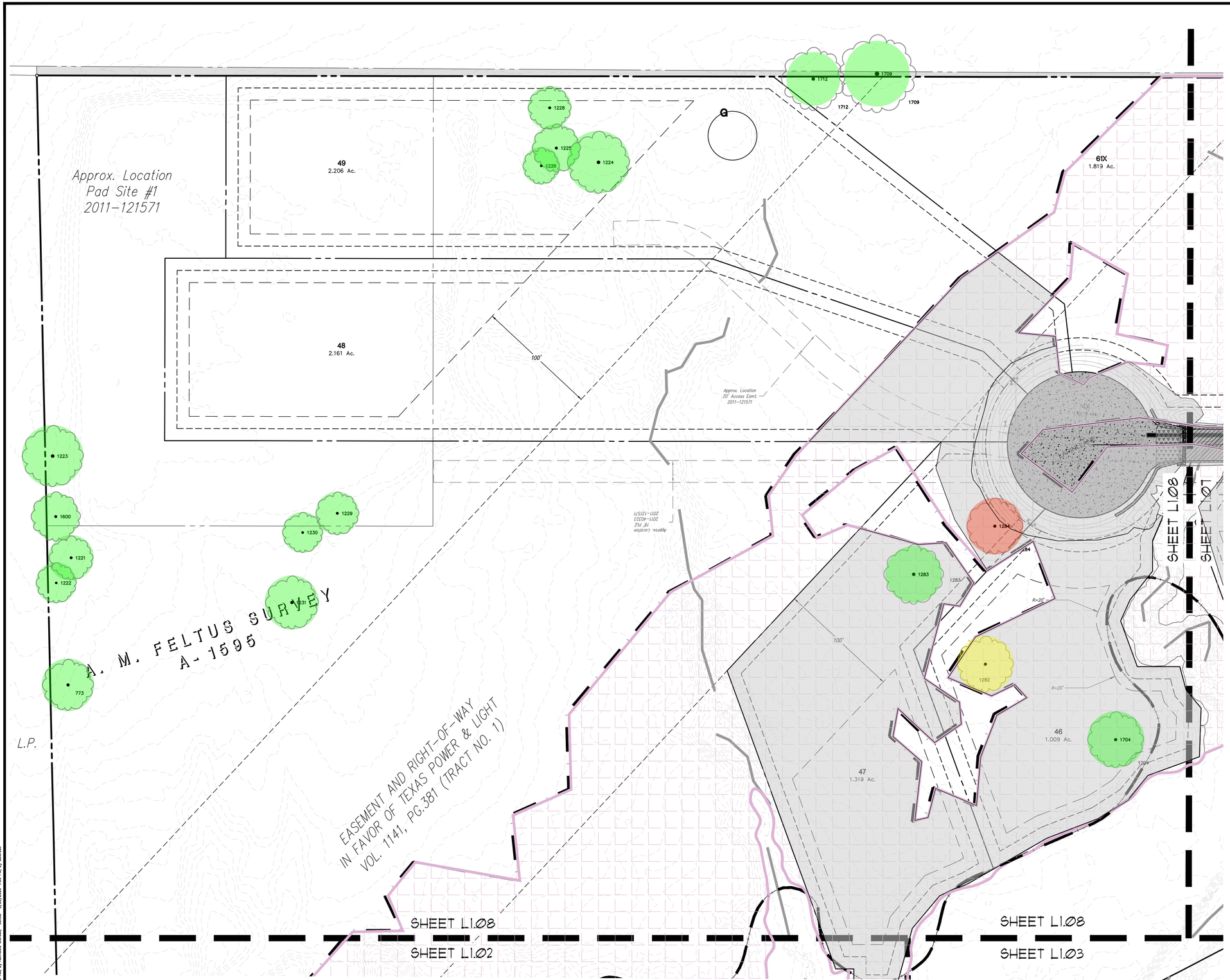

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40 0 40 80 120 Feet

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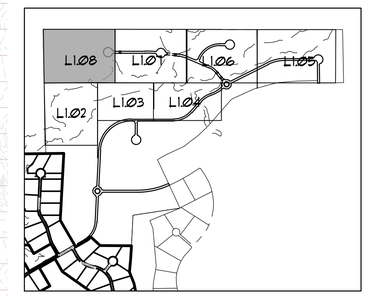

SCALE: 1"=1000'

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2826
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OWNER/DEVELOPER
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Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale: 1"=40'
Revisions:

CADG21004

L1.08

File: Z:\Drive1\Projects\CADG\CADG21004\04-Production\Engineering\Phase
Plotted: 3/28/2025 8:20 AM, by Abimbola Bankole; Saved: 3/25/2025 4:30 PM, by adorado

SPECIMEN TREES

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	SPECIMEN	REMOVED	REMARKS	RH	UWH	DEBIT	CREDIT
1	773	31	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
2	1149	24	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
3	1150	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
4	1171	19, 14	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
5	1172	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
6	1173	26	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
7	1174	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
8	1175	20	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
9	1177	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
10	1178	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
11	1182	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
12	1183	25	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
13	1184	20", 22"	POST OAK	Quercus stellata	YES	YES*	MULTI-TRUNK	NO	YES	0	0
14	1186	27	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
15	1188	25.5	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
16	1191	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
17	1195	32	POST OAK	Quercus stellata	YES	YES	MULTI-TRUNK	NO	YES	0	0
18	1198	28	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
19	1199	22	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
20	1200	29	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
21	1201	22, 20	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
22	1206	28.5	POST OAK	Quercus stellata	YES	YES*		NO	YES	0	0
23	1208	28.5	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
24	1209	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
25	1210	26	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
26	1211	26	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
27	1213	28	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
28	1214	24	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
29	1215	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
30	1216	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
31	1217	25.5	POST OAK	Quercus stellata	YES	YES*		NO	YES	0	0
32	1221	24	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
33	1222	22	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
34	1223	33.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
35	1224	34	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
36	1225	26.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
37	1226	20	CEDAR ELM	Ulmus Crassifolia	YES	NO		NO	NO	0	4
38	1228	23.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
39	1229	23.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
40	1230	22	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
41	1231	29, 21	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
42	1268	22	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
43	1269	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
44	1270	25	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
45	1271	30	PECAN	Carya illinoinensis	YES	NO		YES	YES	0	0
46	1272	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
47	1273	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
48	1274	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
49	1280	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
50	1281	22	POST OAK	Quercus stellata	YES	NO		YES	YES	0	0
51	1282	23	POST OAK	Quercus stellata	YES	YES*		NO	YES	0	0
52	1283	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
53	1284	24.5	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
54	1400	31	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
55	1600	27	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
56	1704	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
57	1706	32	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
58	1709	32	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
59	1712	26	CEDAR ELM	Ulmus Crassifolia	YES	NO		NO	NO	0	5
60	1713	24	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
61	1714	25	POST OAK	Ulmus Crassifolia	YES	YES		NO	YES	0	0
62	1715	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
63	2262	25	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
64	2264	30	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
65	2265	33.5	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
66	2266	22	POST OAK	Quercus stellata	YES	YES	MULTI-TRUNK	NO	YES	0	0
67	2267	24	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
TOTAL SPECIMEN TREE CREDITS										81	
TOTAL SPECIMEN TREE DEBIT										0	
TOTAL PROTECTED TREE CREDITS										138	
TOTAL PROTECTED TREE DEBIT										3	
SPECIMEN TREE REQUIRED MITIGATION (3"CAL TREES)										0	
TOTAL TREE CREDITS (138 + 81) - 3										216	
FINAL MITIGATION REPLACEMENT TREES										0	
FINAL MITIGATION FEES ($600/3"CAL. TREE)										**$0.00**	

YES* – These specimen trees will remain through the infrastructure development and removal will be determined by the future owner of the residential lot

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Plotted: 3/28/2025 8:20 AM, by Abimbola Olorode; Saved: 3/25/2025 4:30 PM, by aolorode

TOTAL AREA IN ACRES OF UWH ON SITE – 61.36

TOTAL AREA IN ACRES OF UWH OUTSIDE OF RH – 30.7

NUMBER OF UPLAND HABITAT ACRES IMPACTED = 18.04

NUMBER OF UPLAND HABITAT ACRES PRESERVED = 12.66

MITIGATION OWED FOR 5.38 ACRES X $15,000/AC = $80.700

PROTECTED TREES

NUMBER OF PROTECTED TREES TO REMAIN OUTSIDE OF UPLAND WOODED HABITAT(UWH) + RIPARIAN HABITAT(RHO) + OPEN SPACE(OS), EAST OF ELECTRICAL EASEMENT = 21

NUMBER OF PROTECTED TREES TO REMAIN OUTSIDE OF UWH + RH + OS, WEST OF ELECTRICAL EASEMENT = 117

NUMBER OF PROTECTED TREES ON LOT#48 = 20

NUMBER OF PROTECTED TREES ON LOT#49 = 97

*NUMBER OF PROTECTED TREES OUTSIDE OF UWH + RH + OS TO BE PRESERVED = 138

NUMBER OF PROTECTED TREES OUTSIDE OF UWH + RH + OS TO BE REMOVED (WITHIN STREET R.O.W) = 3 (8.5" Post Oak, 12" Post Oak, 14" Cedar Elm).

TREE DEBITS (DEFICIT – $600 PER DEBIT) = 0

*Protected trees to be preserved are trees outside of the UWH, RH, OS on Individual lots.
Individual lots to be determined with each lot Building Permit.

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

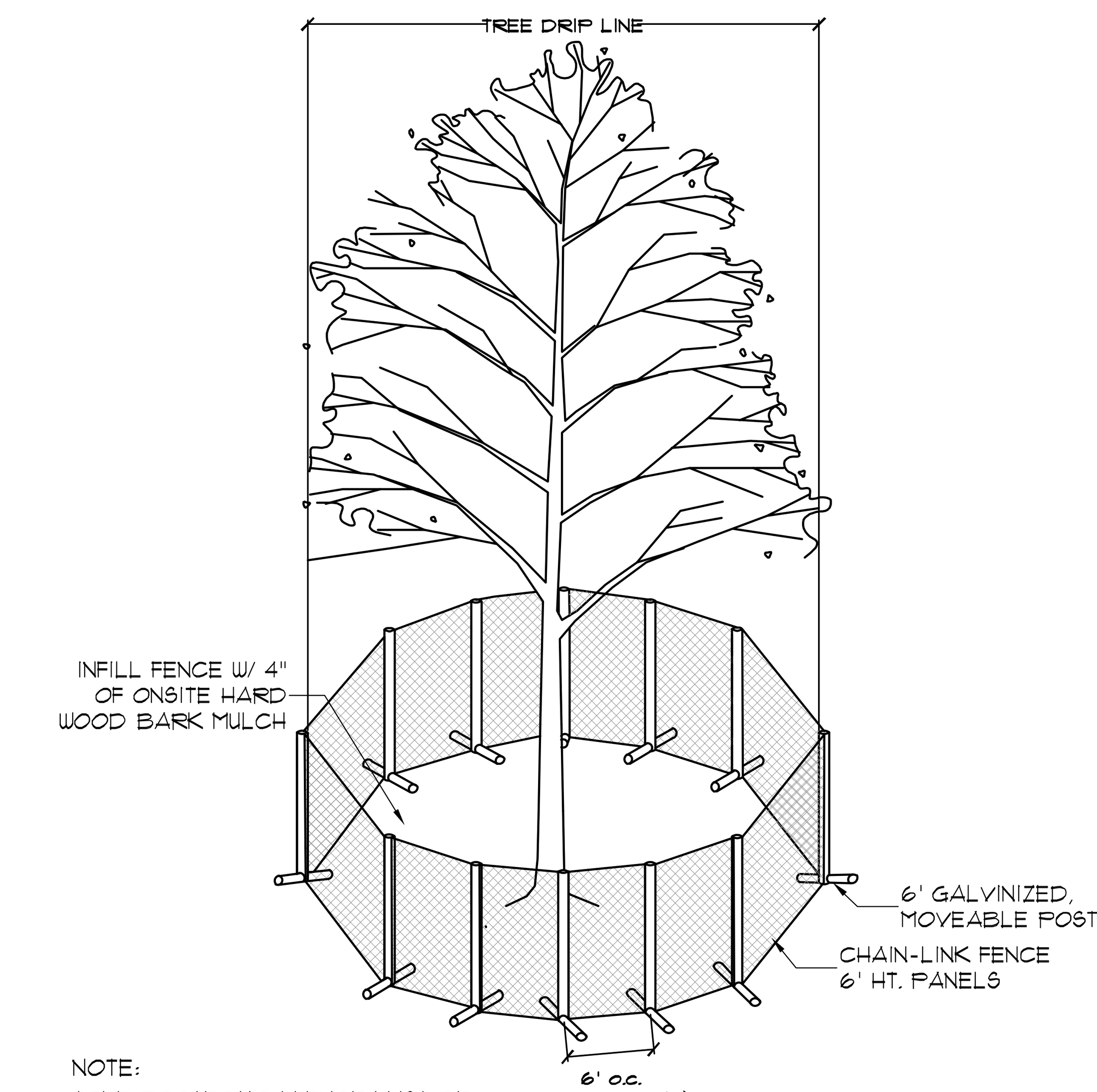
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip–line, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip–line of any tree (the entire drip–line).
3) CRS: Complete Root System: The soil space directly under the drip–line of any tree and an additional 7 feet beyond said drip–line.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE–CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the wound–wood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

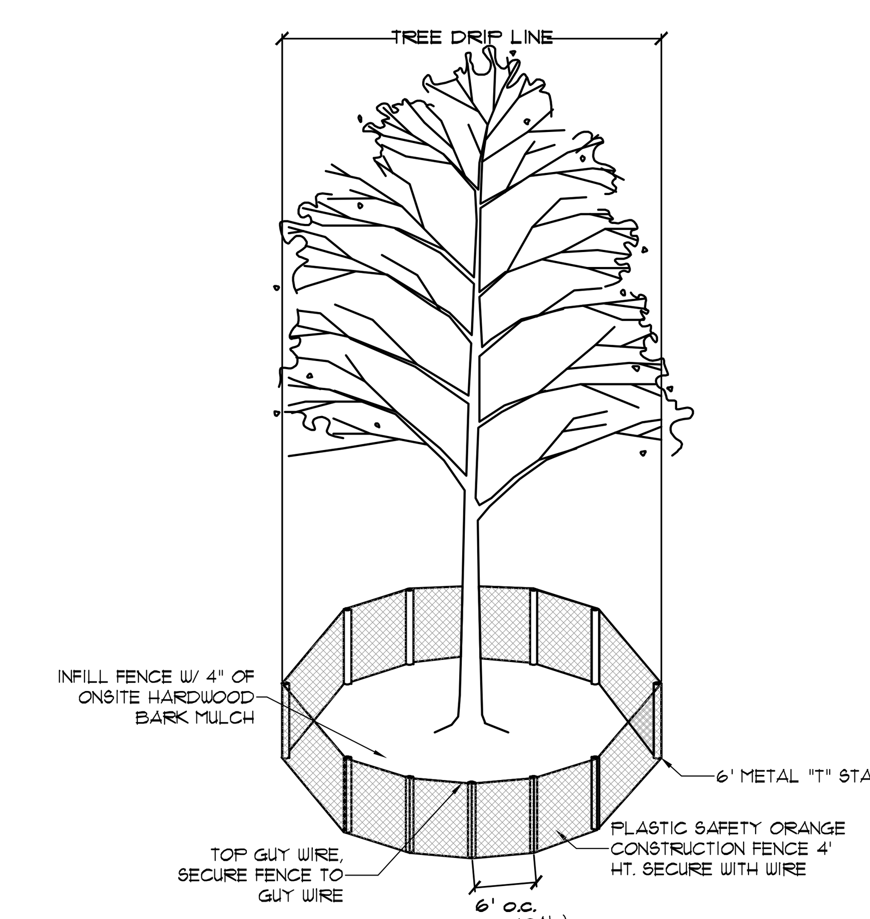
F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip–line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke–like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

1. SPECIMEN TREE PROTECTION FENCING
NTS



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1. TREE PROTECTION FENCING
NTS

PRELIMINARY PLANS
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REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 03/28/2025
Scale:
Revisions:

CADG21004

L1.09

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** X **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:
McAdams/Megan Hatcher, RLA

Address:
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

Phone:
972-436-9712

Applicant's Legal Interest in the Property:

2. Property Owner(s)

Name(s): CTMGT Montalcino, LLC/ Mr. Mehrdad Moayedi
Address: 1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

3. Location and Legal Description of Property:
72.66 Acres located in the T.& P.R.R. CO.Survey, Abstract No.1303

4. Owner's Authorization of Representation

I, Mehrdad Moayedi, the owner of the above described real property, do hereby authorize McAdams 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

MATTHEW DAWSON
Notary ID #133843590
My Commission Expires
July 5, 2026

Given Under My Hand and Seal of Office
This the 8th Day of January, 2025

Notary Public
In and For Dallas County, Texas.

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 Megan Hatcher, 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. 3516
State of Licensure Texas
Or ISA Certified Arborist No. n/a
Or Certified Forester No. n/a

Elena Lucia Parker
My Commission Expires
9/15/2026
Notary ID 125835239

Given Under My Hand and Seal of Office
This the 13th Day of January, 2025

Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 2/4/2024 by (initials) JR.

7. REQUIRED SUBMITTALS CHECKLIST

   a. A $250 Administrative fee per Specimen or Historic Tree proposed for removal, not to exceed a total of $1,000 per permit application.

   b. A $200 fee is required for each Tree Removal Request sign that is made by the Town. The sign(s) must be placed on the property 15 days prior to the ECC hearing that the item is scheduled for on the agenda. Signs shall be placed perpendicular to the street and clearly visible. There shall be one sign for each 500ft of street frontage.

   c. One (1) electronic copy of this application signed and notarized.

   d. One (1) electronic copy of the site plan, development plan, or concept plan or landscape plan where applicable.

   e. One (1) electronic copy of the Tree Survey drawn to the largest practical scale and indicating the items as required by the Town's Tree Ordinance.

   f. One (1) electronic copy of photograph(s) or other evidence indicating that (a) sign(s) has/have been placed on the lot or tract as required by Chapter 94 of the Town's code of ordinances. Photograph(s) shall be taken from the street(s).

   g. One (1) electronic copy of a photograph for each tree requiring a tree removal permit, which is proposed for removal.

   h. One (1) electronic copy of a written document fully explaining the reasons for removal of the Protected, Specimen or Historic tree (LOI).

McADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

March 28, 2025

Jake Speckhals, Environmental Review Analyst
Town of Flower Mound, Environmental Services Division
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent

Dear Mr. Speckhals,

On behalf of the Centurion American, the developer of the property, we are requesting that (11) specimen trees (as outlined in the attached specimen tree survey), as defined in the TOFM Tree Preservation Code, may be removed. The trees are being requested to be removed due to site and design conditions, which thereby mean the subject property cannot reasonably be developed without removal of the trees included in the permit application.

TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees:	67 trees
Total specimen trees to be removed:	7 trees
Total specimen trees that may be removed	4 trees.

Due to preexisting conditions, Town of Flower Mound Engineering Standards, and site conditions, the specimen trees may not be able to be saved. The site plan presented shows the most effective layout for considering all the site constraints and opportunities.

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

1. Tree #1188 25.5” Post Oak
2. Tree #1195 32” Post Oak
3. Tree #1284 24.5” Post Oak
4. Tree #1400 31” Post Oak
5. Tree #1714 25” Post Oak
6. Tree #2264 30” Post Oak
7. Tree #2266 22” Post Oak

These trees are being removed due to site constraints and the installation of the roadway infrastructure. Based on the above data, I respectfully ask that the trees enumerated above be allowed to be removed from the site.

The following are the specimen trees we are requesting that MAY be removed:

1. Tree #1184 20” & 22” Post Oak
2. Tree #1206 28.5” Post Oak
3. Tree #1217 25.5” Post Oak
4. Tree #1282 23” Post Oak

These trees are on individual residential lots. Each lot will be developed with custom built homes and may require the trees to be removed based on grading, layout and Town of Flower Mound ordinances and engineering standards. Each lot will be presented to the Town for a building permit with a lot grading exhibit and all tree preservation codes shall be met at that time.

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

Sincerely,
McAdams

Ron Stewart, Senior Landscape Architect
Landscape Architecture Practice Lead, TX #3516

Tree #1184

Tree #1188

Tree #1195

Tree #1206

Tree #1217

Tree #1282

Tree #1284

Tree #1400

Tree #1714

Tree #2264

Tree #2266

PROPOSED
TREE REMOVAL
PERMIT
TRP25-0001
972-874-6340

PROPOSED
TREE REMOVAL
PERMIT
TRP25-0001
FLOWER MOUND
972-874-6340

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA F.3. REGULAR ITEM(S)

DATE: April 1, 2025
FROM: Jake Speckhals, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP25-0003) for two (2) specimen trees on the property known as 5000 Lighthouse Drive for the proposed residential development. The property is generally located east of Lighthouse Drive, and north of Cross Timbers Road.**

BACKGROUND: 5000 Lighthouse Drive is generally located east of Lighthouse Drive, and north of Cross Timbers Road. The site is approximately 2.9 acres in size and is zoned for Agricultural (A) uses as part of the Tour 18 subdivision.

A tree survey conducted for this project identified a total of seven (7) specimen trees on this site. The applicant is requesting approval for the removal of two (2) specimen trees to facilitate the development of a single-family dwelling, sports pavilion, and parking. The specimen trees proposed for removal are in good condition and situated within the proposed buildable area.

The following is a list of the two (2) specimen trees being requested for removal:

- Tree #8975 – 22" post oak
- Tree #8982 – 32" post oak

In accordance with the Town's tree ordinance, the removal of specimen trees requires mitigation at a rate of twice their caliper inches. Based on their combined size, 108" of replacement trees, equaling thirty-six (36) three-inch caliper trees, would be the required mitigation for the two (2) specimen trees being requested for removal on this site. Due to the preservation of existing trees on the site and applicable tree credits, mitigation will not be required for this site.

BOARD REVIEW/CITIZEN FEEDBACK: As of March 28, 2025, staff has not received feedback related to this item.

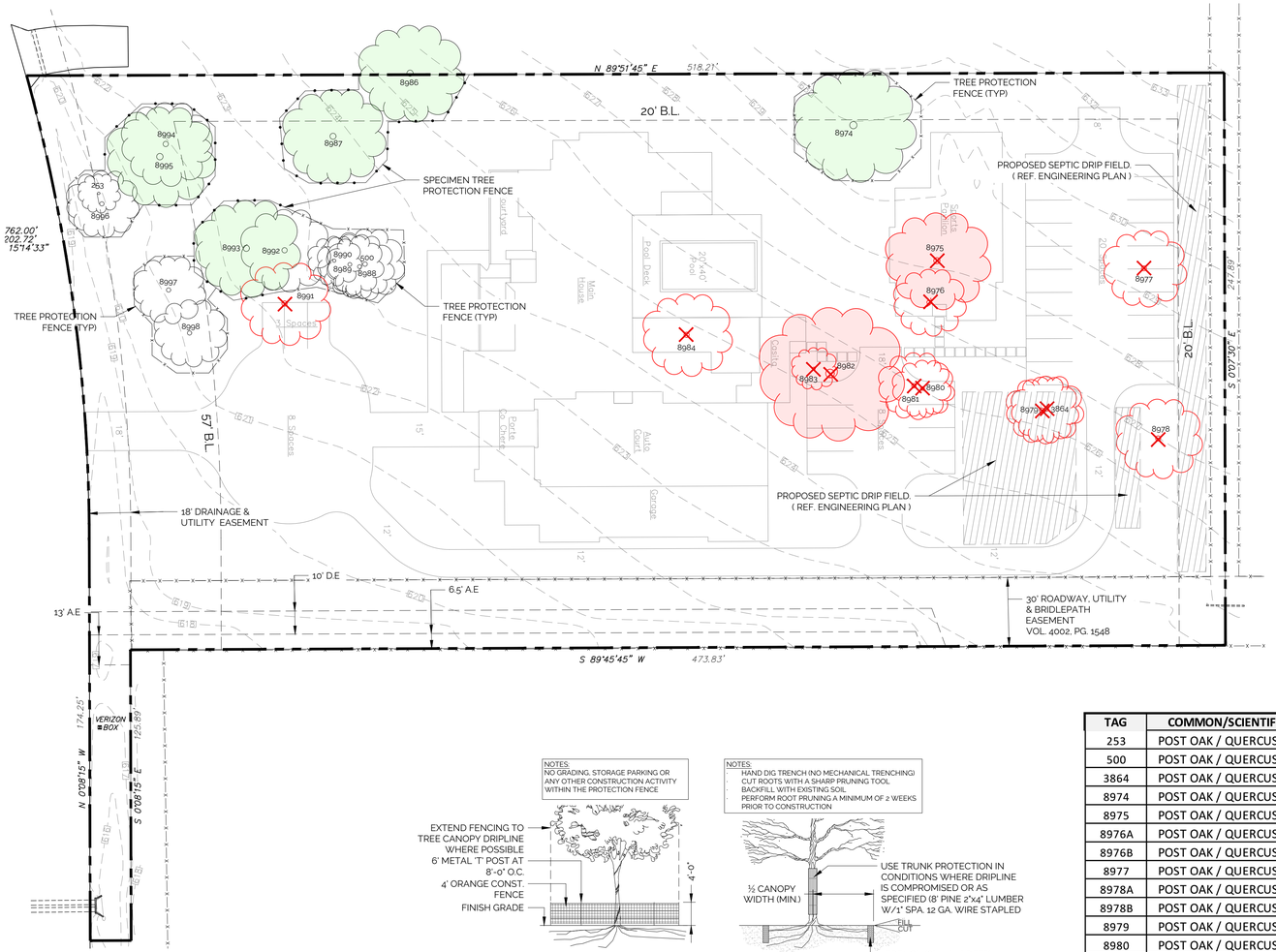
ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Tree Survey
2. Tree Removal Permit Application & Letter of Intent
3. Pictures of Specimen Trees Requested for Removal
4. Onsite Signage

DRAFT MOTION: Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of two (2) specimen trees on property known as 5000 Lighthouse Drive. The property is generally located east of Lighthouse Drive, and north of Cross Timbers Road.



EXISTING TREE PROTECTION NOTES:

1. PROTECTION-ZONE FENCING: INSTALL PROTECTION-ZONE FENCING ALONG EDGES OF PROTECTION ZONES BEFORE MATERIALS OR EQUIPMENT ARE BROUGHT ON THE SITE AND CONSTRUCTION OPERATIONS BEGIN IN A MANNER THAT WILL PREVENT PEOPLE AND ANIMALS FROM EASILY ENTERING PROTECTED AREAS EXCEPT BY ENTRANCE GATES. CONSTRUCT FENCING SO AS NOT TO OBSTRUCT SAFE PASSAGE OR VISIBILITY AT VEHICLE INTERSECTIONS WHERE FENCING IS LOCATED ADJACENT TO PEDESTRIAN WALKWAYS OR IN CLOSE PROXIMITY TO STREET INTERSECTIONS, DRIVES, OR OTHER VEHICULAR CIRCULATION.

2. TRENCHING WITHIN PROTECTION ZONES:
   A. WHERE UTILITY TRENCHES ARE REQUIRED WITHIN PROTECTION ZONES, EXCAVATE UNDER OR AROUND TREE ROOTS BY HAND OR WITH AIR SPADE, OR TUNNEL UNDER THE ROOTS BY DRILLING, AUGER BORING, OR PIPE JACKING. DO NOT CUT MAIN LATERAL TREE ROOTS OR TAPROOTS; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES. CUT ROOTS AS REQUIRED FOR ROOT PRUNING. IF EXCAVATING BY HAND, USE NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS.

   B. REDIRECT ROOTS IN BACKFILL AREAS WHERE POSSIBLE. IF ENCOUNTERING LARGE, MAIN LATERAL ROOTS, EXPOSE ROOTS BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND REDIRECT THEM WITHOUT BREAKING. IF ENCOUNTERED IMMEDIATELY ADJACENT TO LOCATION OF NEW CONSTRUCTION AND REDIRECTION IS NOT PRACTICAL, CUT ROOTS APPROXIMATELY 3 INCHES (75 MM) BACK FROM NEW CONSTRUCTION AND AS REQUIRED FOR ROOT PRUNING.

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   B. MINOR FILL WITHIN PROTECTION ZONE: WHERE EXISTING GRADE IS 2 INCHES (50 MM) OR LESS BELOW ELEVATION OF FINISH GRADE, FILL WITH BACKFILL SOIL. PLACE BACKFILL SOIL IN A SINGLE UNCOMPACTED LAYER AND HAND GRADE TO REQUIRED FINISH ELEVATIONS.

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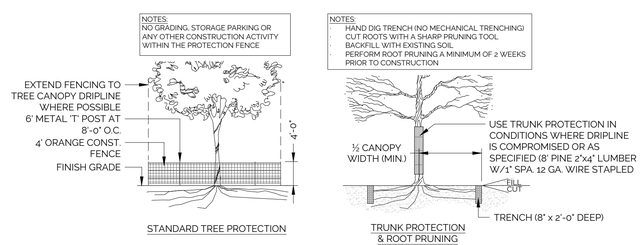
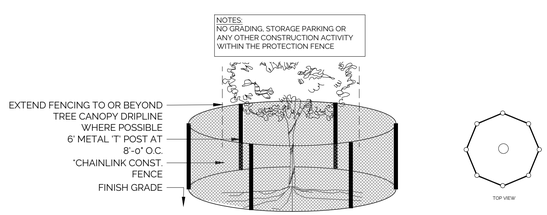
NOTE: ALL MULTI-TRUNK TREES MEASURED 4' FROM FINISH GRADE.



1 TREE PROTECTION DETAILS
1/8"=1'-0"



2 SPECIMEN TREE PROTECTION DETAIL
1/8"=1'-0"

TAG	COMMON/SCIENTIFIC NAME	DIAMETER (DBH)	CONDITION	SPECIMEN	REMOVE / PROTECT	DEBITS	CREDITS	AVERG. CANOPY SPREAD	Mitigation
253	POST OAK / QUERCUS STELLATA	8	Heathy				2	8'	
500	POST OAK / QUERCUS STELLATA	17	Heathy				4	17'	
3864	POST OAK / QUERCUS STELLATA	16.5	Heathy		REMOVE	1		16.5'	
8974	POST OAK / QUERCUS STELLATA	27	Heathy	YES			6	27'	
8975	POST OAK / QUERCUS STELLATA	22	Heathy	YES	REMOVE			22'	44
8976A	POST OAK / QUERCUS STELLATA	16.5	Heathy		REMOVE	1		16.5'	
8976B	POST OAK / QUERCUS STELLATA	14.5	Heathy		REMOVE	1		14.5'	
8977	POST OAK / QUERCUS STELLATA	17	Heathy		REMOVE	1		17'	
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8980	POST OAK / QUERCUS STELLATA	14	Heathy		REMOVE	1		14'	
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TREE PRESERVATION PLAN

N
SCALE: 1"=30'-0"
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Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

5000 LIGHTHOUSE DR.
FLOWER MOUND, TX

Project No:	2024-001_08
Drawn By:	RS
Reviewed By:	AAC
Issue Type:	Permit Drawings
Issue Date:	1/13/25

REVISIONS:

No.	Date	Description

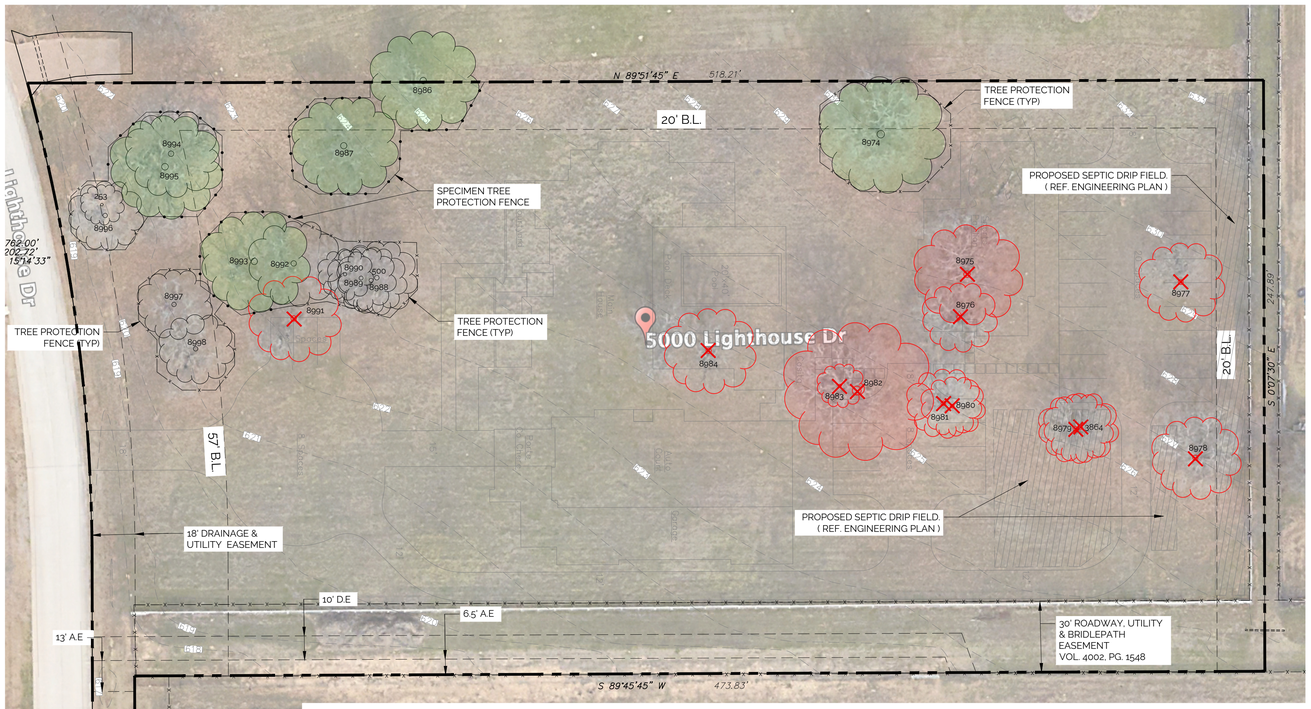
REGISTERED LANDSCAPE ARCHITECT
ANDREW A. COUSINS
2704
STATE OF TEXAS
3/25/25

March 25, 2025

PROJECT:
5000 LIGHTHOUSE DR.
FLOWER MOUND, TX

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER:
TP1.0



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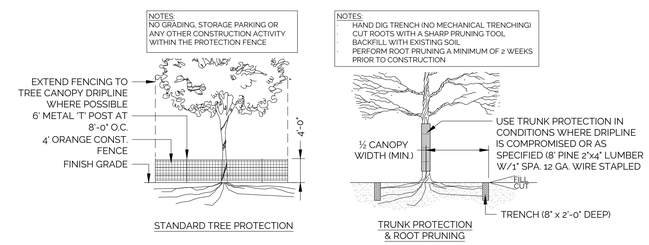

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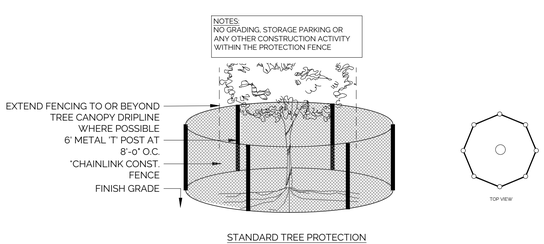

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TREE PRESERVATION PLAN

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LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
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ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

5000 LIGHTHOUSE DR.
FLOWER MOUND, TX

Project No:	2024-001_08
Drawn By:	RS
Reviewed By:	AAC
Issue Type:	Permit Drawings
Issue Date:	1/13/25

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT ANDREW A. COUSINS 2704 STATE OF TEXAS
3/25/25

March 25, 2025

PROJECT:
5000 LIGHTHOUSE DR.
FLOWER MOUND, TX

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER:
TP1.0

Scott Geer
Board Certified Master Arborist
ISA Certification TX-3540B
972-317-9598
scott.geer@treeshepherds.net

433 Cannon Lane
Lewisville, Texas 75077
972-317-9598
www.treeshepherds.net

February 26, 2025

To whom it may concern:

Attached is a Tree Removal Permit application that is submitted on behalf of A, Roberts, the trustee of the property at 5000 Lighthouse in Flower Mound.

The property owner and their builder, Lewis and Early Construction, LLC, are asking to remove two Post Oaks (*Quercus stellata*) that are situated in the buildable area of the property and mut be removed to accommodate the house, parking, and surrounding landscape that is approved to be built.

The builder has designed the house and surrounding landscape to preserve all of the trees (which are Post Oaks) in the front and the back of the property and along the north side. There are 28 trees total on the property and 22 will be preserved. Two of the six that are designated for removal are classified as Specimen Trees by the Town of Flower Mound.

The two trees are #8975 and #8982. #8975 is in fair health, with an old wound in the base of the tree that has sealed over and is showing limb breakage and some die-back in the crown. The growth rate on this tree is slow. #8982 is in good health.

Please see the attached plat showing the tree locations, list of tree, and pictures. The two specimen trees are colored light red.

I am available for questions if it is deemed necessary. Please do not hesitate to contact me.

Sincerely,
Scott

Scott Geer
Board Certified Master Arborist, TX-3540B

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** X **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: Scott Geer

Address: 314 Carlisle
Lake Dallas, Texas
75065

Phone: 972-765-9310

Applicant's Legal Interest in the Property:
Applicant has no legal interest in the property. He represents the property owner in this matter.

2. Property Owner(s)

Name(s): A. Roberts
Address: 4700 Tour 18 Dr.
Flower Mound, Tx. 75022
(current address)

3. Location and Legal Description of Property:
5000 Lighthouse Dr
Flower Mound, Tx. 75022
Lot 2R Block A
Estates of Tour 18

4. Owner's Authorization of Representation

I, A. Roberts, Trustee, the owner of the above described real property, do hereby authorize Scott Geer 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.

A Roberts, Trustee
Signature of Owner

MELINDA MARTIN
Notary Public, State of Texas
Comm. Expires 03-25-2026
Notary ID 133668128

Given Under My Hand and Seal of Office
This the 27 Day of February, 2025

Notary Public
In and For Denton County, Texas.

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 Scott Geer, 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.

Scott Geer
Signature of Applicant

Landscape Architect License No._____
State of Licensure_____
Or ISA Certified Arborist No. TX-3540B
Or Certified Forester No. _____

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

Notary Public
In and For_____ County, Texas

6. Received by Town of Flower Mound on (Date) 2/27/25 by (initials) JS.

7. REQUIRED SUBMITTALS CHECKLIST

   a. A $250 Administrative fee per Specimen or Historic Tree proposed for removal, not to exceed a total of $1,000 per permit application.

   b. A $200 fee is required for each Tree Removal Request sign that is made by the Town. The sign(s) must be placed on the property 15 days prior to the ECC hearing that the item is scheduled for on the agenda. Signs shall be placed perpendicular to the street and clearly visible. There shall be one sign for each 500ft of street frontage.

   c. One (1) electronic copy of this application signed and notarized.

   d. One (1) electronic copy of the site plan, development plan, or concept plan or landscape plan where applicable.

   e. One (1) electronic copy of the Tree Survey drawn to the largest practical scale and indicating the items as required by the Town's Tree Ordinance.

   f. One (1) electronic copy of photograph(s) or other evidence indicating that (a) sign(s) has/have been placed on the lot or tract as required by Chapter 94 of the Town's code of ordinances. Photograph(s) shall be taken from the street(s).

   g. One (1) electronic copy of a photograph for each tree requiring a tree removal permit, which is proposed for removal.

   h. One (1) electronic copy of a written document fully explaining the reasons for removal of the Protected, Specimen or Historic tree (LOI).

Tree #8975

Tree #8982

PROPOSED
TREE REMOVAL
PERMIT
TRP25-0003
972-874-6340