

Environmental Conservation Commission



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

6:30 p.m.

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
Anna Athappan, Place 6
Elaine Takacs, Place 7
Alan Fullbright, Place 8

with the following member(s) absent:
Anurag Sharma, Place 1
Toni Moffitt, Place 9 Alternate
Nagesh Kunamneni, Place 10 Alternate

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

Matthew Woods, Director of Environmental Services
Kayla Lipinski, Environmental Review Analyst
Jake Speckhals, Environmental Review Analyst
Tyler Leverenz, Environmental Programs Coordinator
Katy Schwarzweller, Tree Preservation Technician
Hannah Perez, Administrative Assistant

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.

Names listed below don't necessarily reflect the order in which each person spoke and speakers were allowed to make their comment after the applicable item. All addresses are located in Flower Mound unless otherwise indicated.

| | Speaker name and address | Subject (as written on the form) |
|----|-------------------------------------|---|
| 1. | Marsha Gravitt 6501 Meadowcrest Ln. | Eden Tree Removal + Open Space Plan |
| 2. | Tim Whisenant 2300 Olympia. | TRP005 |
| 3. | Scott Langley 800 Carter Ct. | Eden Ranch Tree Removal |
| 4. | *James Harris 416 Northwood Dr. | Items F1 + F2 |

** Indicates person did not wish to speak*

D. STAFF/DIRECTOR REPORT

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

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 June 3, 2025.

ACTION: Commission Member Athappan moved to approve E.1. as presented in the agenda caption. Commission Member Takacs seconded the motion.

AYES: Danielle Workman, Laura Spurlock, Alton Bowman, Annaprabha Athappan, Elaine Takacs, Alan Fullbright

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

F. REGULAR ITEM(S)

1. Open Space Management Plan - Eden Ranch - Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan for the proposed Eden Ranch development. The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.

Staff Presenter

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

- Project Information
- Cluster Development
- Detailed Location
- Open Space Management Plan
- Motion/Recommendation

Applicant Presenter

Tyler Radbourne, Developer

7400 Cross Timbers, Flower Mound, TX 76226

Quint Redmond, Designer

34655 Co Rd 18, Keenesburg, CO 80643

Gave a presentation and answered questions.

ACTION: Commission Member Workman moved to recommend denial to the Planning and Zoning Commission and Town Council of an Open Space Management Plan for the proposed Eden Ranch development as presented in the agenda caption. Commission Member Athappan seconded the motion.

AYES: Danielle Workman, Alton Bowman, Annaprabha Athappan, Elaine Takacs, Alan Fullbright

NAYS: Laura Spurlock

ABSTAIN: None

RESULT: 5 : 1

2. TRP25-0005 - Eden Ranch - Consider an application for a tree removal permit (TRP25-0005) for thirty (30) specimen trees on the property known as Eden Ranch for the proposed cluster development (PD-206). The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.

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 – 10 slides
- Motion/Recommendation

Applicant Presenter

Tyler Radbourne, Developer

7400 Cross Timbers, Flower Mound, TX 76226

Quint Redmond, Designer

34655 Co Rd 18, Keenesburg, CO 80643

Gave a presentation and answered questions.

ACTION: Commission Member Athappan moved to recommend approval of the removal of specimen trees #429, #443, #444, #446, #1012, #2075, #22.02 and #2070 and recommended denial of the removal of the remaining twenty-two (22) specimen trees (#22.03, #22.04, #22.06, #31, #308, #333, #445A, #486, #488, #492, #1009, #1308, #1408, #2001, #2003, #2005, #2007, #2008, #2016, #2060, #2063, and #2114). Commission Member Takacs seconded the motion.

AYES: Danielle Workman, Laura Spurlock, Alton Bowman, Annaprabha Athappan, Elaine Takacs, Alan Fullbright

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. SUBCOMMITTEE REPORT

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

H. COORDINATION OF FUTURE AGENDAS/MEETINGS

ECC members and staff discussed possible future agenda items.

I. ADJOURN

Chair Lawson adjourned the meeting at 9:37 p.m. on July 1 and all were in favor.