

Environmental Conservation Commission



February 3, 2026
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 UNITED STATES 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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

D. PRESENTATION

1. Presentation regarding possible public tree planting sites.

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 December 2, 2025.

G. REGULAR ITEM(S)

1. TRP25-0009 - Forestwood Middle School Track Replacement - Consider an application for a tree removal permit (TRP25-0009) for fifteen (15) specimen trees on the property known as Forestwood Middle School for the proposed track

replacement. The property is generally located east of Morriss Road, and southeast of Garden Road.

2. TRP25-0011 - Havenwood Phase 1 - Consider an application for a tree removal permit (TRP25-0011) for three (3) specimen trees on the property known as Havenwood Phase 1 for the proposed conservation development. The property is generally located south of Cross Timbers Road, east of Shiloh Road, and west of Scenic Drive.

H. SUBCOMMITTEE REPORT

I. COORDINATION OF FUTURE AGENDAS/MEETINGS

J. ADJOURN

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on January 28, 2026, by 5:00 p.m.

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



December 2, 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
Anurag Sharma, Place 1
Danielle Workman, Place 2
Laura Spurlock, Place 3
Elaine Takacs, Place 7
Alan Fullbright, Place 8
Toni Moffitt, Place 9 Alternate
Nagesh Kunamneni, Place 10 Alternate

with the following member(s) absent:
Anna Athappan, Place 6

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, Urban Forester
Katy Schwarzweller, Environmental Resources Specialist
Hannah Perez, Administrative Assistant

B. PLEDGE OF ALLEGIANCE TO THE UNITED STATES 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.

	Speaker name	Subject (as written on the form)
1.	Clare Harris	Tree Recognition

D. STAFF/DIRECTOR REPORT

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

E. PRESENTATION

1. Present certificates for the 2025 Tree Recognition Program winners.
Jake Speckhals gave a presentation announcing the winners of the 2025 Tree Recognition Program. Jake also gave out certificates and yard signs.
2. KFMB Annual Report.
Chair Marilyn Lawson gave an update on Keep Flower Mound Beautiful's beautification projects completed in 2025 and provided information about upcoming events in 2026.

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 October 7, 2025

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

AYES: Anurag Sharma, Danielle Workman, Laura Spurlock, Alton Bowman, Elaine Takacs, Alan Fullbright

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. ADJOURNMENT- REGULAR SESSION

Chair Lawson adjourned the regular session at 7:01 pm.

H. CALL WORK SESSION TO ORDER

Chair Lawson called the work session to order at 7:01 pm.

I. WORK SESSION ITEM

1. Stormwater Management Program Update
Kayla Lipinski, Environmental Review Analyst, gave a presentation with the following items included and answered questions:

- Stormwater Program Overview
- SWMP Requirement
- SWMP Revisions
- SWMP Minimum Control Measures (MCMs)
- Standing vs. Acting SWMPs
- TCEQ Audit
- MCM #1-7

J. SUBCOMMITTEE REPORT

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

K. COORDINATION OF FUTURE AGENDAS/MEETINGS

ECC members and staff discussed possible future agenda items.

L. ADJOURNMENT - WORK SESSION

Chair Lawson adjourned the work session at 8:08 p.m. on December 2 and all were in favor.



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

DATE: February 3, 2026
FROM: Jake Speckhals, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP25-0009) for fifteen (15) specimen trees on the property known as Forestwood Middle School for the proposed track replacement. The property is generally located east of Morriss Road and southeast of Garden Road.**

BACKGROUND: Forestwood Middle School is generally located east of Morriss Road and southeast of Garden Road. The site is approximately 21 acres in size and is currently zoned as SF-10 as part of Planned Development 14.

According to the tree survey for the project, the site contains twenty-eight (28) specimen trees. The applicant is requesting to remove fifteen (15) specimen trees from the site to facilitate the track replacement. The specimen trees proposed for removal are in good condition and are located within the proposed buildable area.

The following is the list of fifteen (15) specimen trees being requested for removal:

- Tree #440 - 23" Cedar elm
- Tree #441 - 23" Cedar elm
- Tree #443A - 20" Cedar elm (Multi-Trunk)
- Tree #443B - 20" Cedar elm (Multi-Trunk)
- Tree #447 - 19.5" Cedar elm
- Tree #448 - 20" Cedar elm
- Tree #450 - 23" Post oak
- Tree #451 - 22.5" Cedar elm
- Tree #452 - 28" Post oak
- Tree #456 - 23" Blackjack oak
- Tree #457 - 30" Post oak (Multi-Trunk)
- Tree #460 - 41.5" Post oak (Multi-Trunk)
- Tree #461 - 24.5" Cedar elm
- Tree #472 - 31" Post oak
- Tree #672 - 22" Cedar elm

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their size, 742" of replacement trees, equaling 248 three-inch caliper trees, is the required mitigation for the removal of fifteen (15) specimen trees on this site. In addition, nine (9) protected trees removed from the buildable area would require replacement at a tree-for-tree rate. The developer is proposing to preserve twenty-four (24) existing protected trees and thirteen (13) specimen trees, so there will be mitigation credits available for the preservation of

those trees. 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 January 28, 2026, staff has received three phone calls requesting information on this permit.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

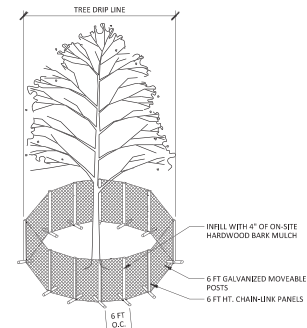
1. Tree Survey
2. Tree Removal Permit Application
3. Letter of Intent
4. Pictures of Specimen Trees Requested for Removal
5. Onsite Signage

DRAFT MOTION: Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of fifteen (15) specimen trees on property known as Forestwood Middle School. The property is generally located east of Morriss Road and southeast of Garden Road.

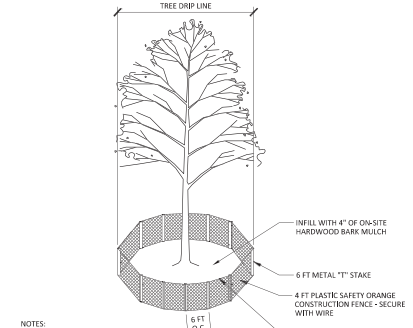
TRF #	TAG #	CALIPER	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVE	PROTECTED DEBITS	SPECIMEN DEBITS	PROTECTED CREDITS	SPECIMEN CREDITS	POST OAK CREDITS	REMARKS
1	438	13.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
2	439	15.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					(MFS-57)
3	440	23	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		46				
4	441	23	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		46				
5	442	27	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
6	443A	20	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		40				
7	443B	20	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		40				
8	444A	16	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					(MFS-10)
9	444B	16	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
10	445	18.5	POST OAK	Quercus stellata	NO	NO	YES						DEAD
11	446	10.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
12	447	18.5	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		39				
13	448	20	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		40				
14	449	17.5	POST OAK	Quercus stellata	YES	NO	YES	1					
15	450	23	POST OAK	Quercus stellata	YES	YES	YES		46				
16	451	23.5	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		46				
17	452	28	POST OAK	Quercus stellata	YES	YES	YES		56				
18	453	13.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
19	454	18	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES	1					
20	455	22	CEDEAR LUM	Ulmus crassifolia	NO	NO	YES						DECLASSIFIED DUE TO CONSTRUCTION
21	456	23	BLACKOAK OAK	Quercus macrocarpa	YES	YES	YES		46				
22	457	30	POST OAK	Quercus stellata	YES	YES	YES		60				
23	458	11.5	WALNUT	Juglans nigra	NO	NO	YES	0					
24	459	10.5	WALNUT	Juglans nigra	NO	NO	YES	0					(MFS-1003)
25	460	41.5	POST OAK	Quercus stellata	YES	YES	YES		88				(MFS-1003)
26	461	24.5	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		49				(MFS-1003)
27	462A	17.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
28	462B	17.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
29	463	6	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
30	464	21	CEDEAR LUM	Ulmus crassifolia	YES	YES	NO				4		
31	465	31	BLACKOAK OAK	Quercus macrocarpa	YES	YES	NO				6		
32	466	23.5	POST OAK	Quercus stellata	YES	YES	NO				6		
33	467	23.5	POST OAK	Quercus stellata	YES	YES	NO				6		
34	468	26.5	POST OAK	Quercus stellata	YES	YES	NO				6		
35	469	26	POST OAK	Quercus stellata	YES	YES	NO				6		
36	470	19.5	POST OAK	Quercus stellata	YES	NO	NO				4		
37	471	19.5	POST OAK	Quercus stellata	YES	NO	NO				4		
38	472	31	POST OAK	Quercus stellata	YES	YES	YES		62				
39	473	18.5	POST OAK	Quercus stellata	YES	NO	NO				4		
40	474A	17	POST OAK	Quercus stellata	YES	NO	NO				4		
41	474B	17	POST OAK	Quercus stellata	YES	NO	NO				2		
42	475	14	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
43	476	18.5	WALNUT OAK	Ulmus crassifolia	YES	NO	NO			1			
44	477	15	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
45	478	16	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
46	479	23	POST OAK	Quercus stellata	YES	YES	NO				6		
47	480	20	POST OAK	Quercus stellata	YES	NO	NO				4		
48	481	10	CHITTAWOOD	Bursera lanuginosa	YES	NO	NO			1			
49	482A	16	POST OAK	Quercus stellata	YES	NO	NO				4		
50	482B	16	POST OAK	Quercus stellata	YES	NO	NO				4		
51	483	14	CEDEAR LUM	Ulmus crassifolia	NO	NO	NO						DEAD
52	484A	19	POST OAK	Quercus stellata	YES	NO	NO				4		
53	484B	15	POST OAK	Quercus stellata	YES	NO	NO				4		
54	485	25	POST OAK	Quercus stellata	YES	YES	NO				6		
55	486	28	POST OAK	Quercus stellata	YES	YES	NO				6		
56	487	23.5	POST OAK	Quercus stellata	YES	YES	NO				6		
57	488	10	WESTERN SCAMPERY	Schinus molle	YES	NO	NO			1			
58	489	6.5	WESTERN SCAMPERY	Prinos chinensis	YES	NO	NO			1			
59	490	21	CEDEAR LUM	Ulmus crassifolia	YES	YES	NO				4		
60	491	13.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	NO			1			
61	492	28.5	POST OAK	Quercus stellata	YES	YES	NO				6		
62	493	19	POST OAK	Quercus stellata	YES	NO	NO				4		
63	494	33	POST OAK	Quercus stellata	YES	YES	NO				6		(MFS)
64	471A	16.5	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES			1			
65	471B	14	CEDEAR LUM	Ulmus crassifolia	YES	NO	YES			1			
66	472	22	CEDEAR LUM	Ulmus crassifolia	YES	YES	YES		44				
								9	742	13	14	102	

TOTAL PROTECTED TREE DEBITS	9	trees
TOTAL SPECIMEN TREE DEBITS	742	inches
REQUIRED MITIGATION CALIPER (INCHES)	769	inches
TOTAL PROTECTED TREE CREDITS	13	trees
TOTAL SPECIMEN TREE CREDITS	14	trees
TOTAL POST OAK TREE CREDITS	102	trees
TOTAL NUMBER OF MITIGATION TREES @ MIN. 3 INCH CALIPER REQUIRED	127.3	trees
MITIGATION FEE (BASED ON \$600 PER TREE OR \$200 PER INCH)	174,000.00	

TREE MITIGATION NOTES:
 (47) OF THE 3" CAL. MITIGATION TREES OWED SHALL BE PLANTED, TREES THAT CONTRIBUTE TO MITIGATION EFFORTS SHALL BE IDENTIFIED ON THE LANDSCAPE PLANS. TREES THAT CANNOT BE PLANTED SHALL BE MITIGATED BY PAYING A FEE TO THE TOWN AT A RATE OF \$600 PER TREE.



01 SPECIMEN TREE PROTECTION FENCING
 SCALE: NTS



02 PROTECTED TREE PROTECTION FENCING
 SCALE: NTS

McADAMS
 The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
 Lewisville, Texas 75056
 phone 972. 436. 9712
 fax 972. 436. 9715
 TBPE: F-19762 TBPLS: F-10194440
 www.mcadamsco.com

CLIENT
 LEWISVILLE INDEPENDENT SCHOOL DISTRICT
 1565 W. MAIN STREET #220
 LEWISVILLE, TEXAS 75067
 PHONE: 469-713-5200

LISD
 LEWISVILLE ISD

**FORESTWOOD MIDDLE SCHOOL
 TRACK REPLACEMENT
 SITE PLAN CONSTRUCTION DRAWINGS**
 2810 MORRIS RD
 FLOWER MOUND, TEXAS, 75028



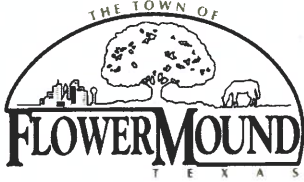
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION
 PROJECT NO. LIS25001
 FILENAME LIS25001-TS1.DWG
 CHECKED BY XAD
 DRAWN BY MAH
 SCALE AS NOTED
 DATE 12/22/2025
 SHEET

TREE CHART AND
 DETAILS
L1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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:

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:

Registered Landscape Architect

2. Property Owner(s)

Name(s): Lewisville ISD

Address: 1565 W. Main Street, #220

Lewisville, Texas 75067

469-713-5200

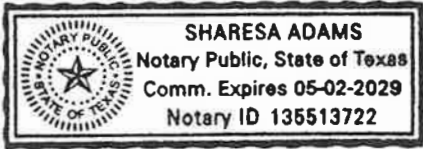
3. Location and Legal Description of Property:

2810 Morriss Rd, Flower Mound, TX 75028/ Forestwood Middle School Addn Blk 1 Lot 1

4. Owner's Authorization of Representation

I, Dr. Lori Rapp, the owner of the above described real property, do hereby authorize Mc Adams/Megan Hatcher 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.

Lori Rapp
Signature of Owner



Given Under My Hand and Seal of Office.
This the 5th Day of November, 2025
Sharesa Adams
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 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.

Megan Hatcher
Signature of Applicant

Landscape Architect License No. 3516
State of Licensure Texas
Or ISA Certified Arborist No. —
Or Certified Forester No. —



Given Under My Hand and Seal of Office
This the 2nd Day of December, 2025
Mandy Marmon
Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 12/5/2025 by JS
(initials)

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).



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

December 19, 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 Forestwood Middle School, the developer of the property, we are requesting that (15) 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 means the site improvements cannot reasonably be integrated without removal of the trees included in the permit application.

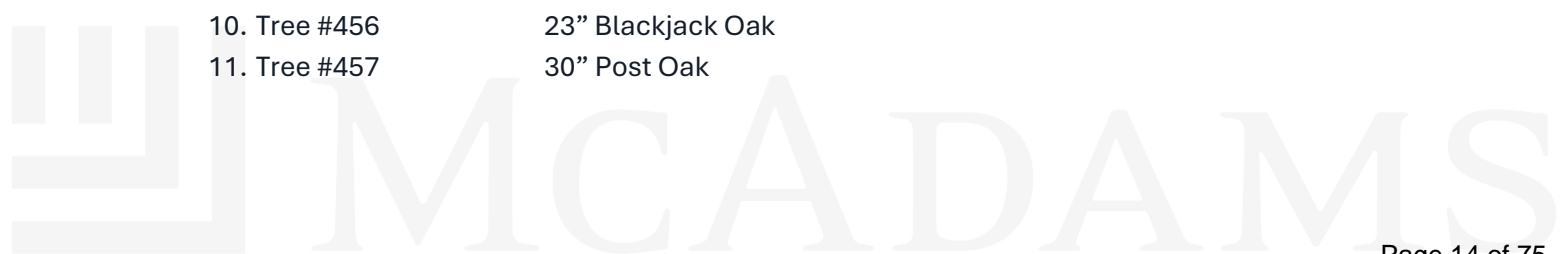
TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees:	28 trees
Total specimen trees to be removed:	15 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 #440 | 23” Cedar Elm |
| 2. Tree #441 | 23” Cedar Elm |
| 3. Tree #443A | 20” Cedar Elm |
| 4. Tree #443B | 20” Cedar Elm |
| 5. Tree #447 | 19.5” Cedar Elm |
| 6. Tree #448 | 20” Cedar Elm |
| 7. Tree #450 | 23” Post Oak |
| 8. Tree #451 | 22.5” Cedar Elm |
| 9. Tree #452 | 28” Post Oak |
| 10. Tree #456 | 23” Blackjack Oak |
| 11. Tree #457 | 30” Post Oak |



12. Tree #460	41.5” Post Oak
13. Tree #461	24.5” Cedar Elm
14. Tree #472	31” Post Oak
15. Tree #672	22” Cedar Elm

These trees are being removed due to site constraints and grading improvements. Based on the above data, I respectfully ask that the trees enumerated above be removed from the site.

Sincerely,
McAdams

Megan Hatcher, RLA
Landscape Architecture Practice Lead, TX #3516



#440





#441



#443A &443B



#447



#448



#450



#451



#452



#456



#457



#460



#461



#472



#672

PROPOSED
TREE REMOVAL
PERMIT
TRP25-0009

972-874-6340

PROPOSED

**TREE REMOVAL
PERMIT**

TRP25-0009



972-874-6340

PROPOSED

**TREE REMOVAL
PERMIT
TRP25-0009**



972-874-6340

PROPOSED

TREE REMOVAL
PERMIT
TRP25-0009



972-874-6340



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

DATE: February 3, 2026
FROM: Jake Speckhals, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP25-0011) for three (3) specimen trees on the property known as Havenwood Phase 1 for the proposed conservation development. The property is generally located south of Cross Timbers Road, east of Shiloh Road, and west of Scenic Drive.**

BACKGROUND: The proposed Havenwood Phase 1 development, previously known as Smith Conservation development, is generally located south of Cross Timbers Road, east of Shiloh Road, and west of Scenic Drive. The site is approximately 173 acres in size. The site is currently zoned for Agricultural as a part of Planned Development District No.197 (PD-197). Havenwood Phase 1 is also part of a conservation development and master planned for Cross Timbers Conservation Development District.

TRP23-0022 for Smith Conservation Development was taken before the Environmental Conservation Commission on April 2, 2024, and before Town Council on May 20, 2024. The three specimen trees requested for removal with this tree removal permit (TRP25-0011) were not previously requested for removal.

According to the tree survey for the project, the site contains three hundred and one (301) specimen trees. Fifty-seven (57) of the specimen trees being removed within Havenwood Phase 1 were previously approved for removal with TRP23-0022. The applicant is requesting to remove three (3) additional specimen trees from the site to facilitate the development of single-family residential lots. The specimen trees proposed for removal are in good condition and are located within the proposed buildable area.

The following is the list of the three (3) specimen trees being requested for removal:

- Tree #6636 - 24" Post Oak
- Tree #9251 - 24" Post Oak
- Tree #99-4263 - 23" Post Oak

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their size, 142" of replacement trees, equaling 48 three-inch caliper trees, is the required mitigation for the removal of three (3) specimen trees on this site. In addition, protected trees removed from the buildable area would require replacement at a tree-for-tree rate. The developer is proposing to preserve existing protected and specimen trees, so there will be mitigation credits available for the preservation of those trees. 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 January 28, 2026, staff has not received feedback related to this item. Staff has received one general inquiry about this permit.

ALTERNATIVES: N/A

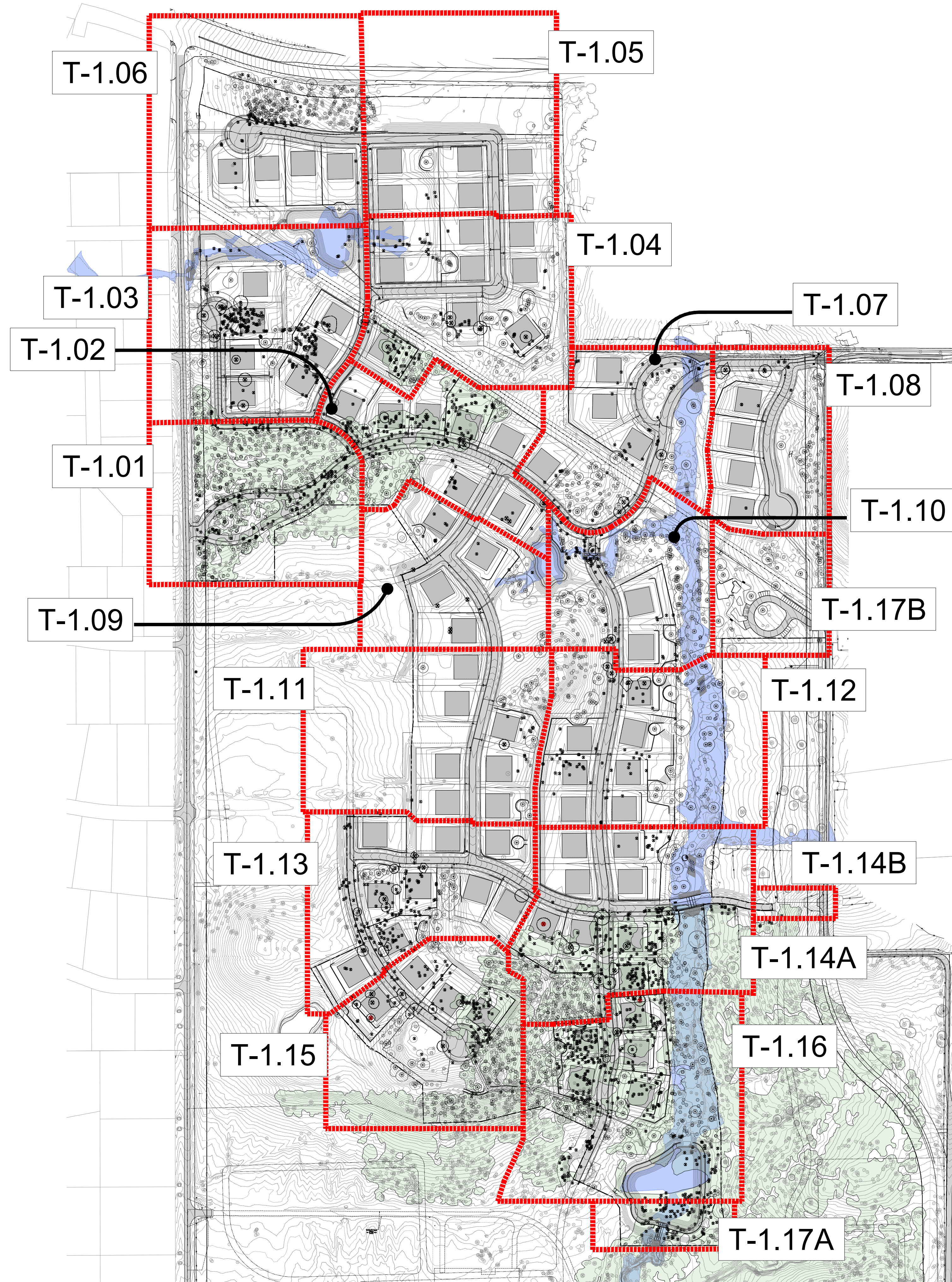
FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

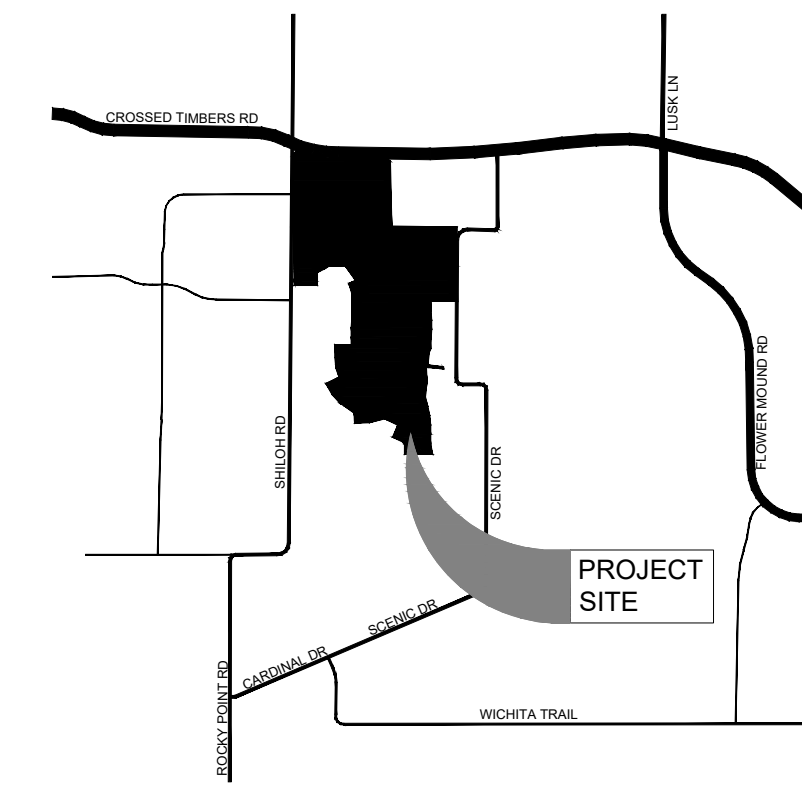
ATTACHMENTS:

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

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 proposed for development known as Havenwood Phase 1. The property is generally located south of Cross Timbers Road, east of Shiloh Road, and west of Scenic Drive.



VICINITY MAP



HAVENWOOD PHASE 1 TREEMITIGATION			
Total number of Specimen Trees	301	trees	
Total number of Specimen Trees to Remain	241	trees	
Total number of Specimen Trees to Remove	60	trees	
Mitigation owed for Specimen Trees to Be Removed	2362	inches	787 debits
Tree Credits available for Specimen Trees to Remain	2280	inches	760 credits
Total number of Protected Trees	4529	trees	
Total number of Protected Trees to Remain	2386	trees	
Total number of Protected Trees to Remove	2143	trees	
Mitigation owed for Protected Trees to Be Removed	4187	inches	1396 debits
Credits for Protected Trees to Remain in the B.A. (less P.O.)	315	inches	105 credits
Credits for Protected Post Oak Trees to Remain outside of ESA's	5196	inches	1732 credits
Total Mitigation owed (3" cal. Mitigation Trees)	6549	inches	2183 debits
Total Credits available for preserved existing trees	7791	inches	2597 credits
	1242	inches	414 credits
3" cal. Mitigation Trees to be Planted On-site (See Plant Schedule)	144	inches	48 credits
Banked credits for use on future phase of the development	1386	inches	462 credits
Remaining Cash in lieu value (\$600 per Mitigation Tree)	\$		

NOTES

TREE PRESERVATION NOTES

Trees 6 inches and greater at height specified by Town of Flower Mound Ordinance were tagged.

All trees shown to REMAIN are to be protected from damage. Storage of materials or equipment, cleaning of equipment, equipment wash out or any other action which may cause adverse affect on the existing or future planting are prohibited.

All DECLINING, HAZARDOUS, and trees in POOR HEALTH are to be REMOVED. Contractor to review trees with arborist prior to removal.

No work may commence prior to the installation and inspection of tree protection. Inspection to be performed by the Town of Flower Mound's Environmental Services Dept.

All tree canopy areas are approximate and are based on the best information available.

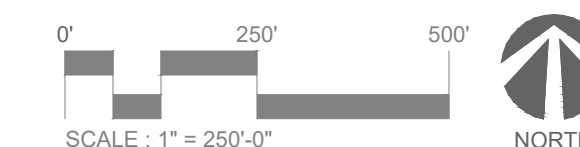
A cash in lieu value of \$0.00 will be paid. Will be remitted at or prior to the pre-con meeting.

TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
01.16.2026

client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, TX 76051

Havenwood Phase 1

Tree Survey and Tree Preservation Plan
Town Of Flower Mound
Denton County

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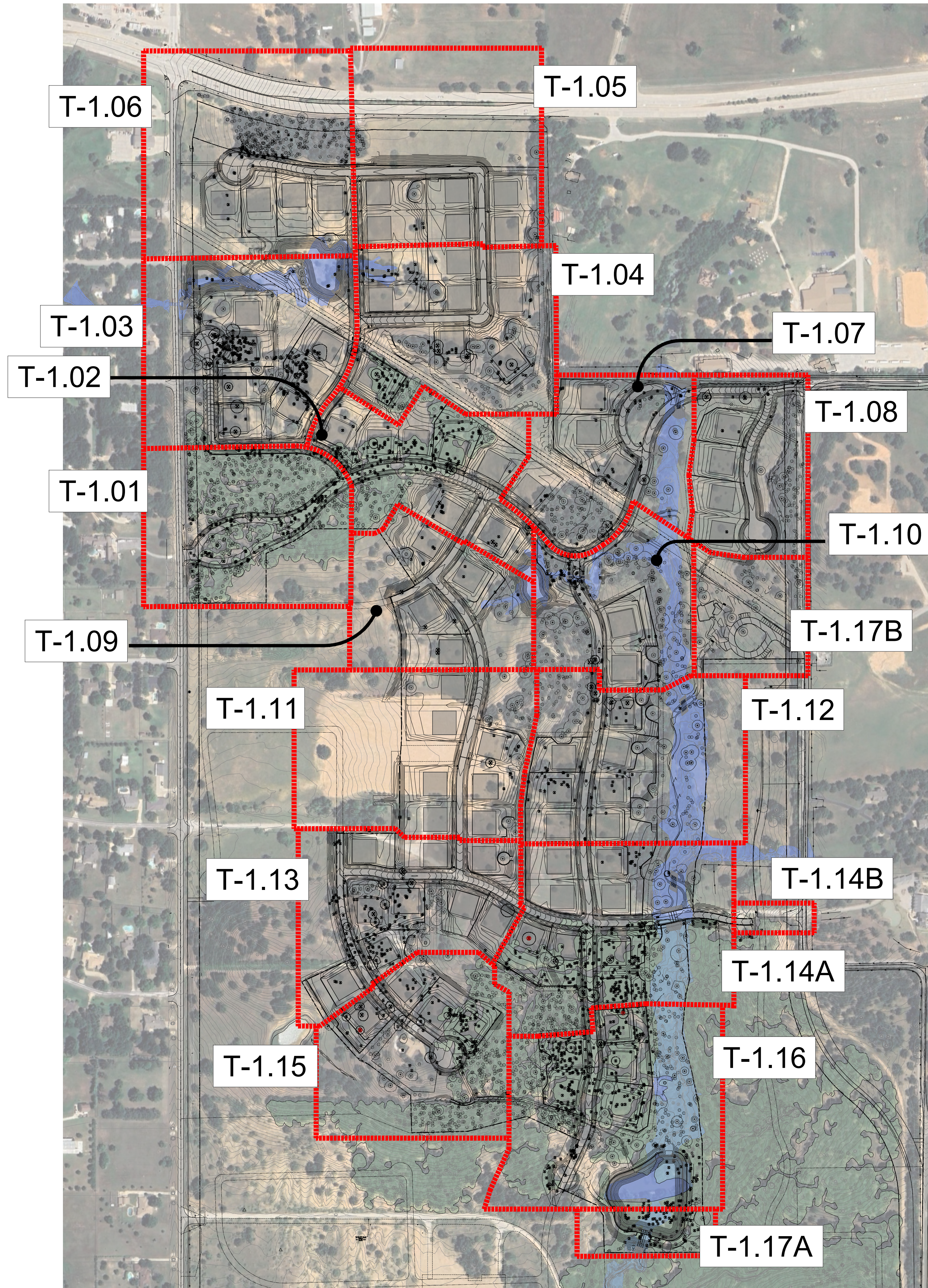
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project number 230005

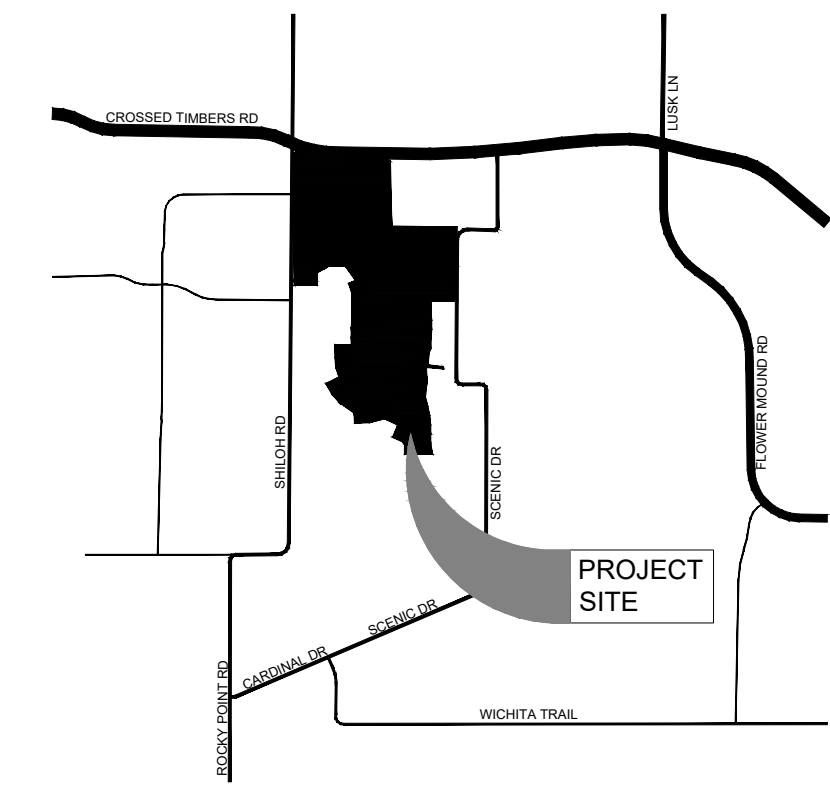
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VICINITY MAP



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All tree canopy areas are approximate and are based on the best information available.

A cash in lieu value of \$00,000 will be paid. Will be remitted at or prior to the pre-con meeting.

TREE LEGEND

- XXXX

 SPECIMEN TREE TO REMAIN
- XXXX

 SPECIMEN TREE TO BE REMOVED
- XX-XXXX

 SPECIMEN TREE POOR HEALTH/ DEAD
- XXX

 PROTECTED TREE TO REMAIN
- XXX

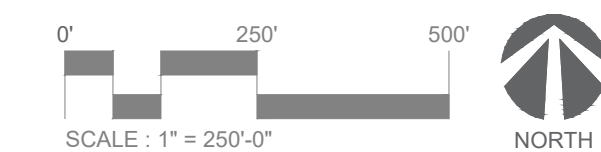
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- XXX

 PROTECTED TREE POOR HEALTH/ DEAD
- XXXX

 PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN



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 01.16.2026

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Havenwood Phase 1

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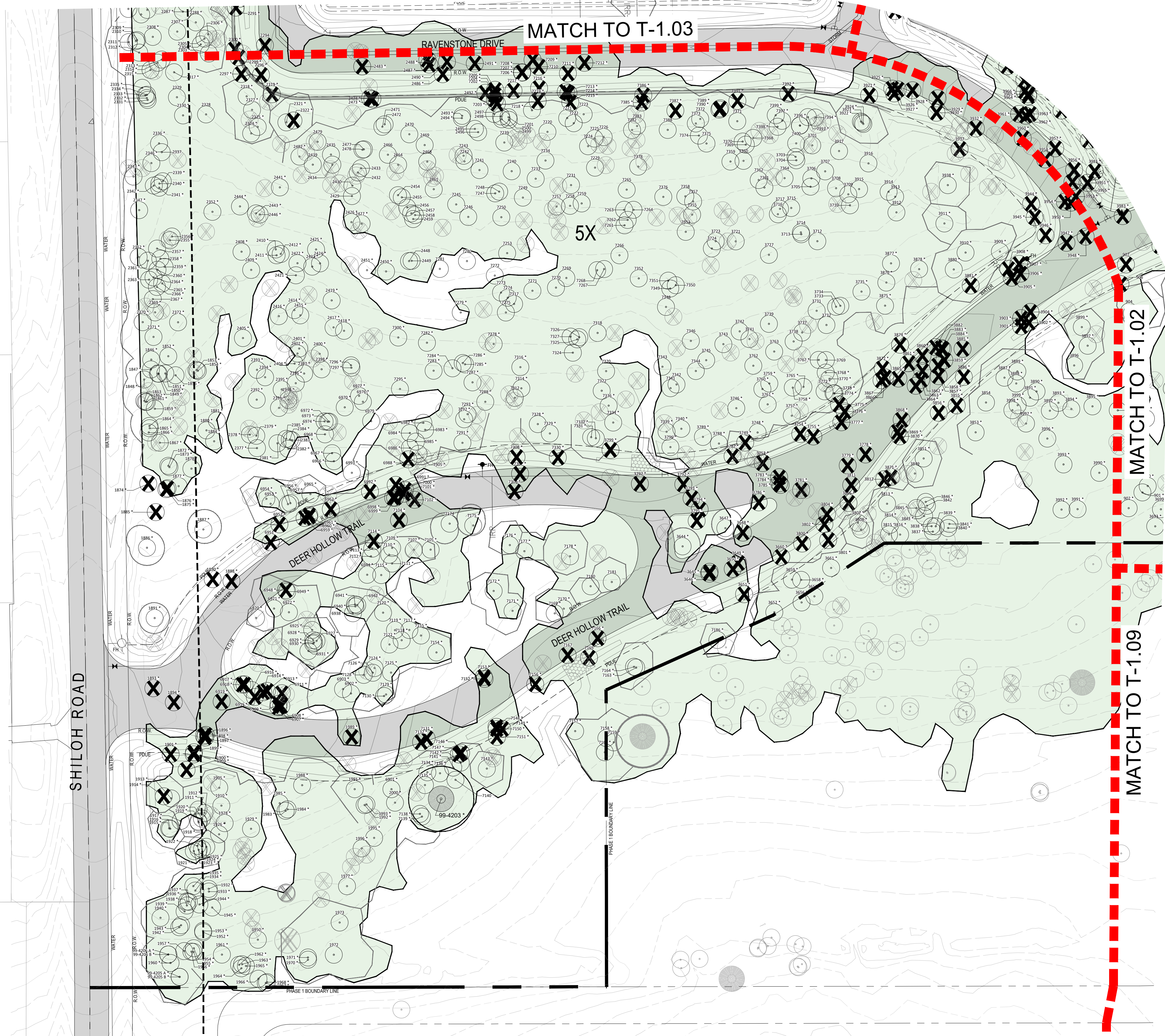
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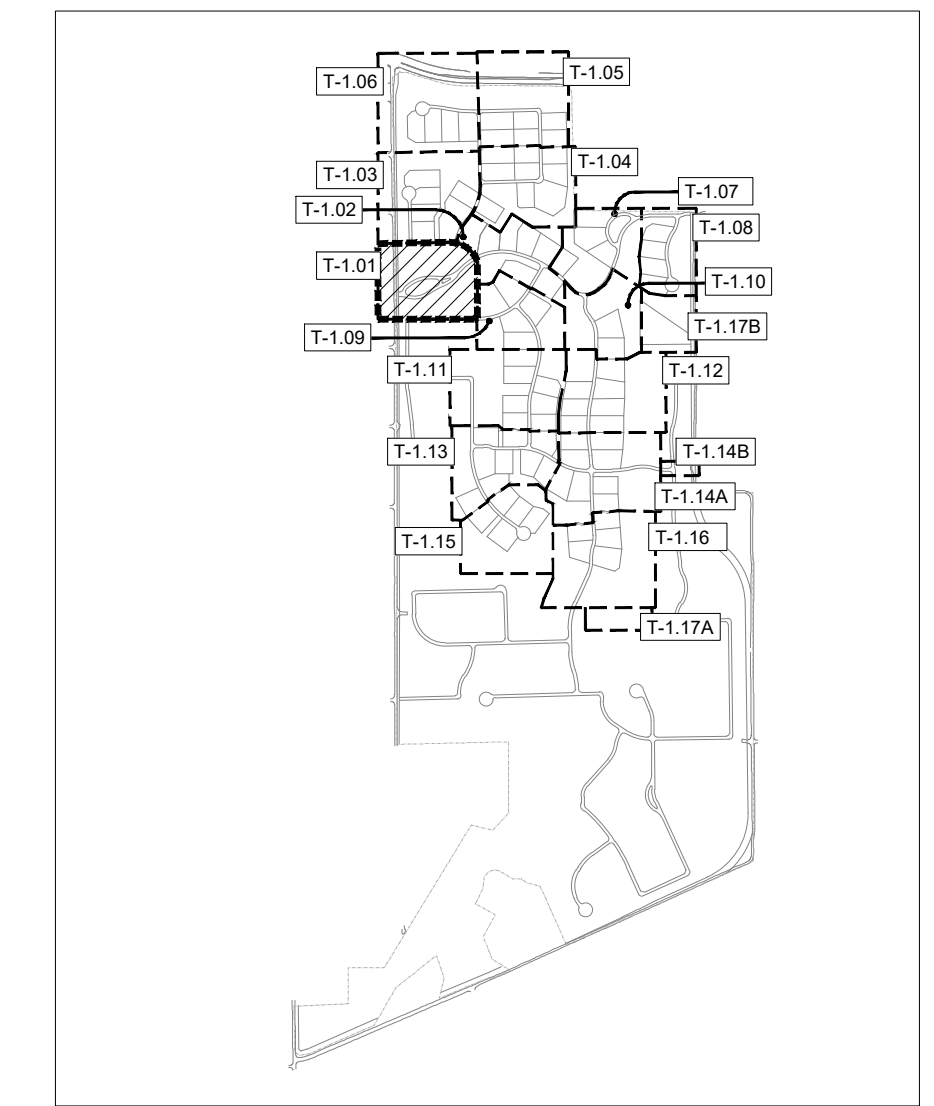
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TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

Havenwood Phase 1

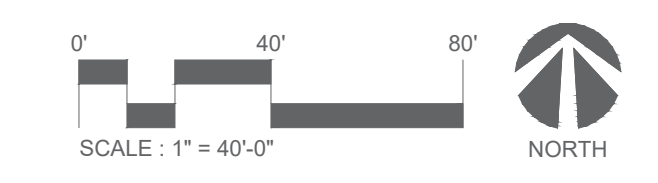
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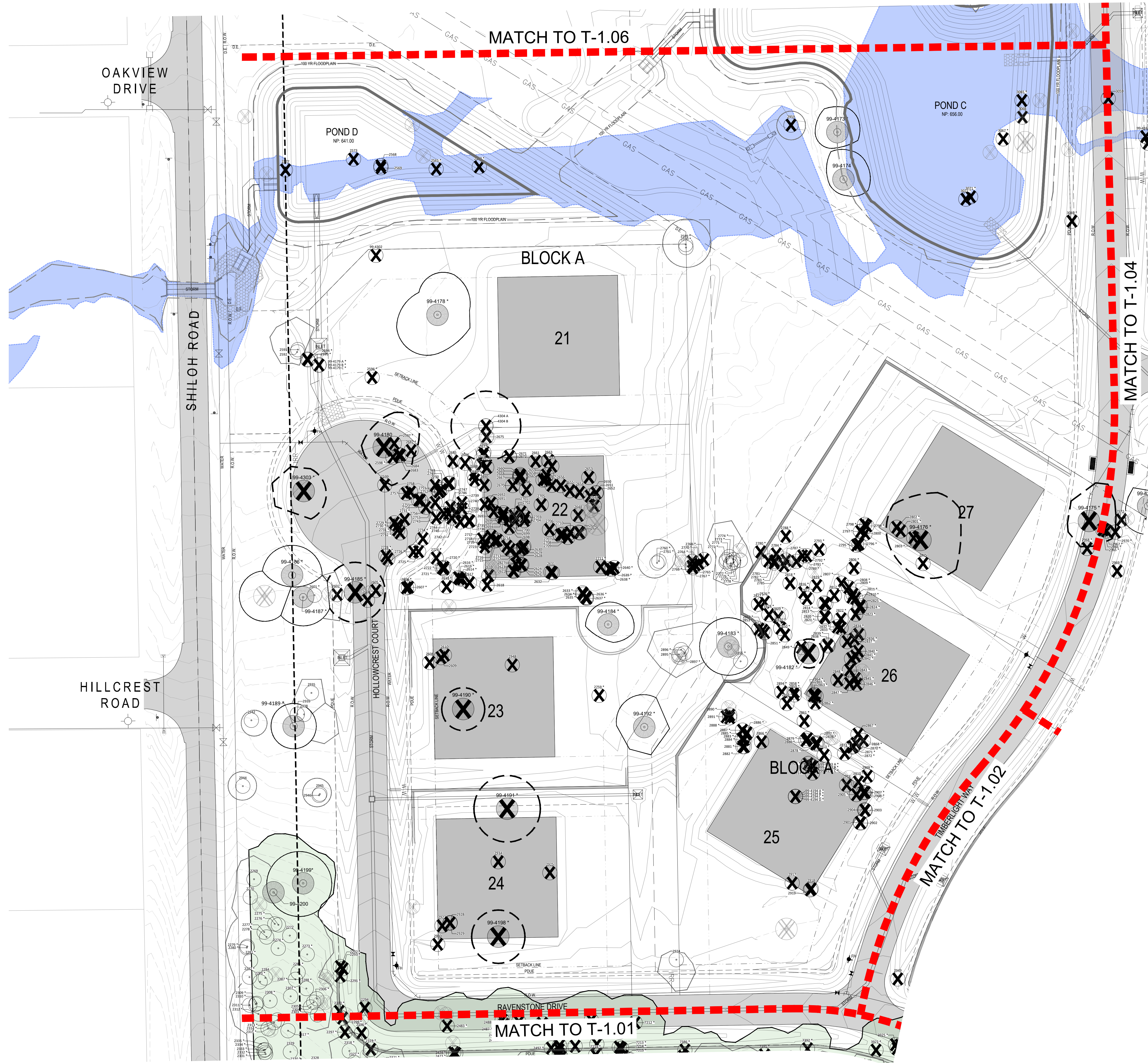
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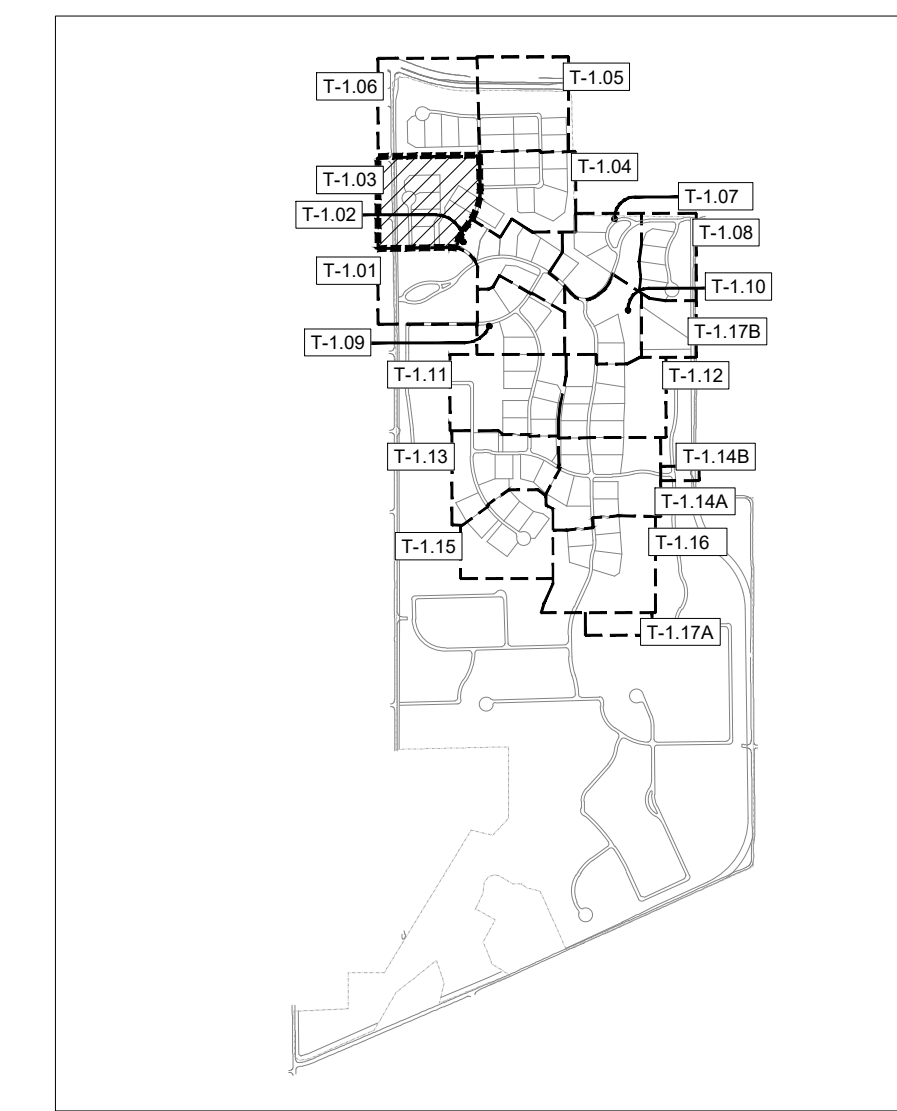
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TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

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 01.16.2026

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Havenwood Phase 1

Tree Survey and Tree Preservation Plan
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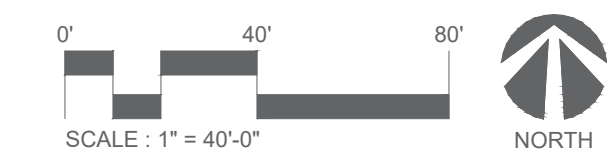
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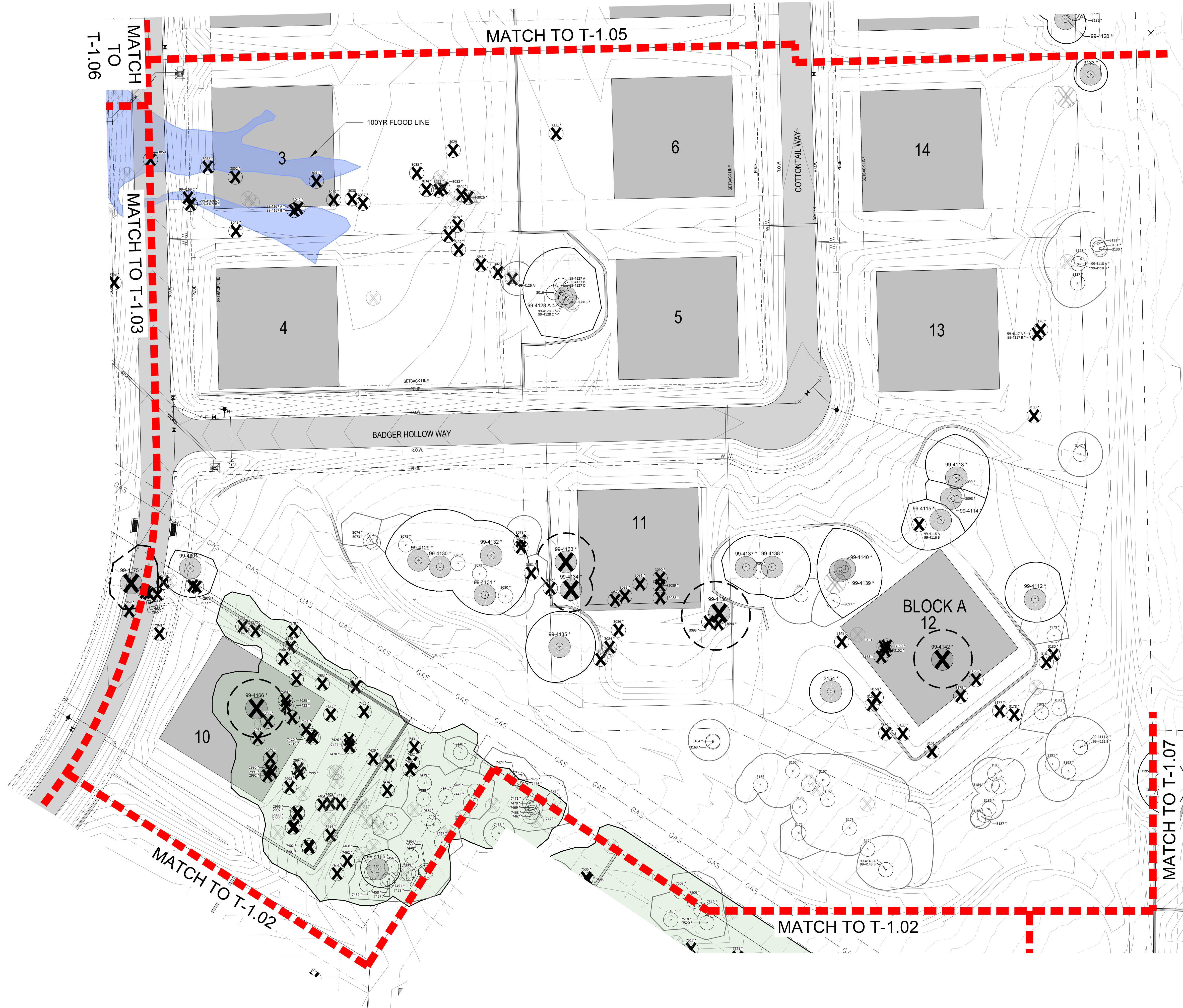
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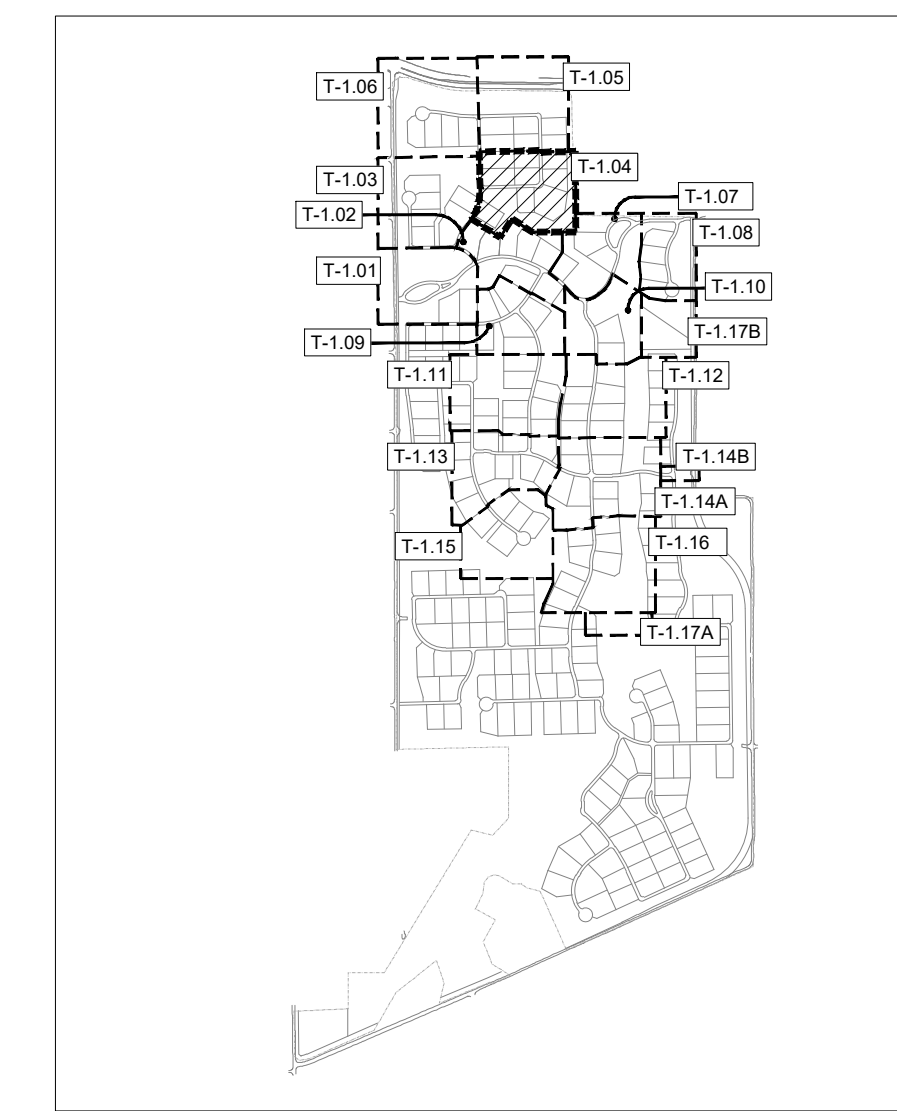
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TREE LEGEND

- SPECIMEN TREE TO REMAIN
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- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
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- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

Havenwood Phase 1

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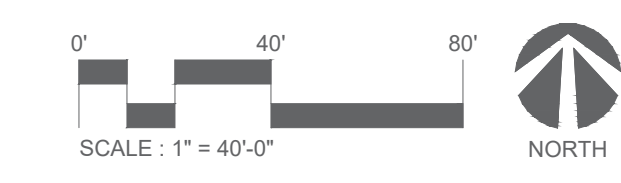
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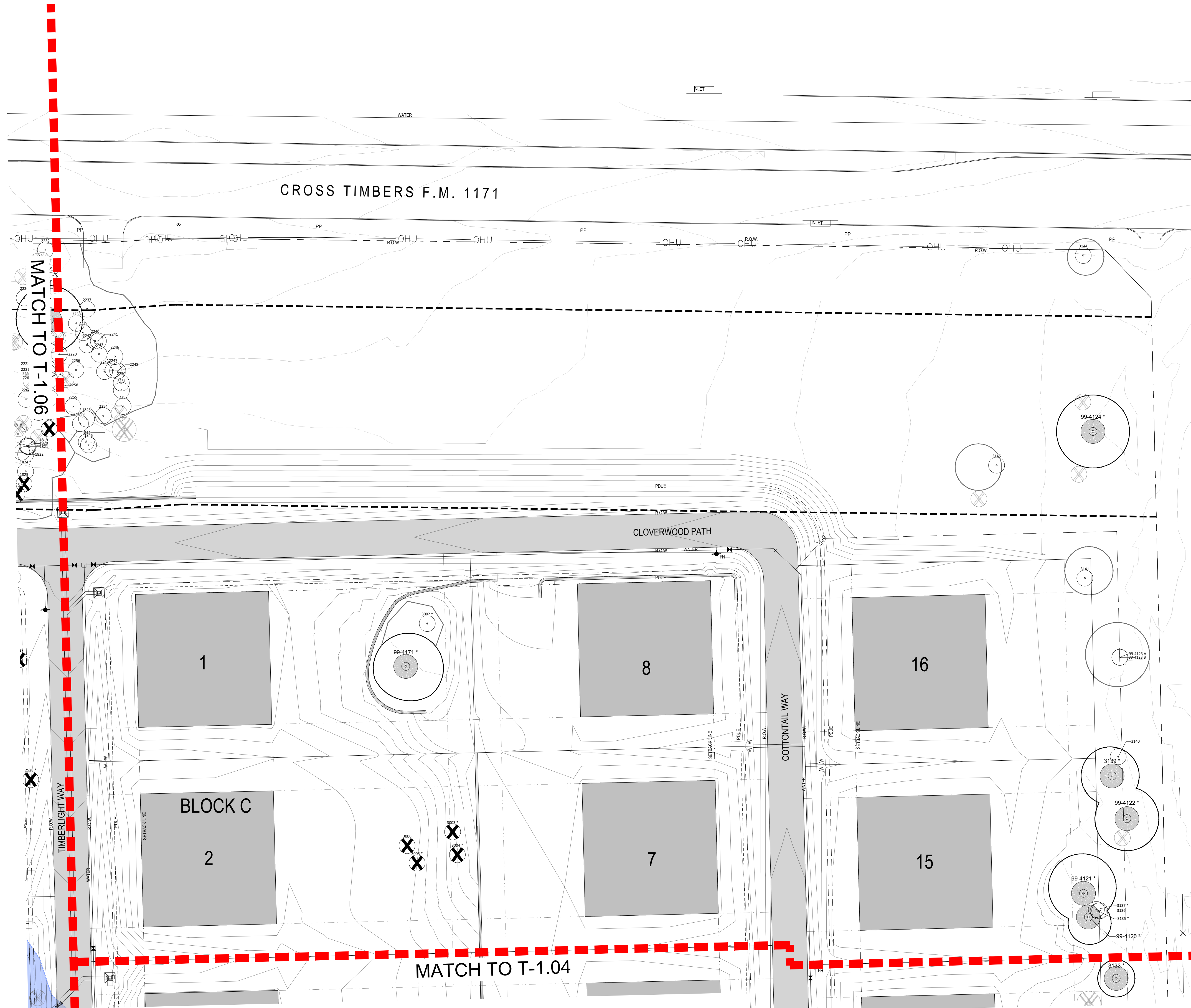
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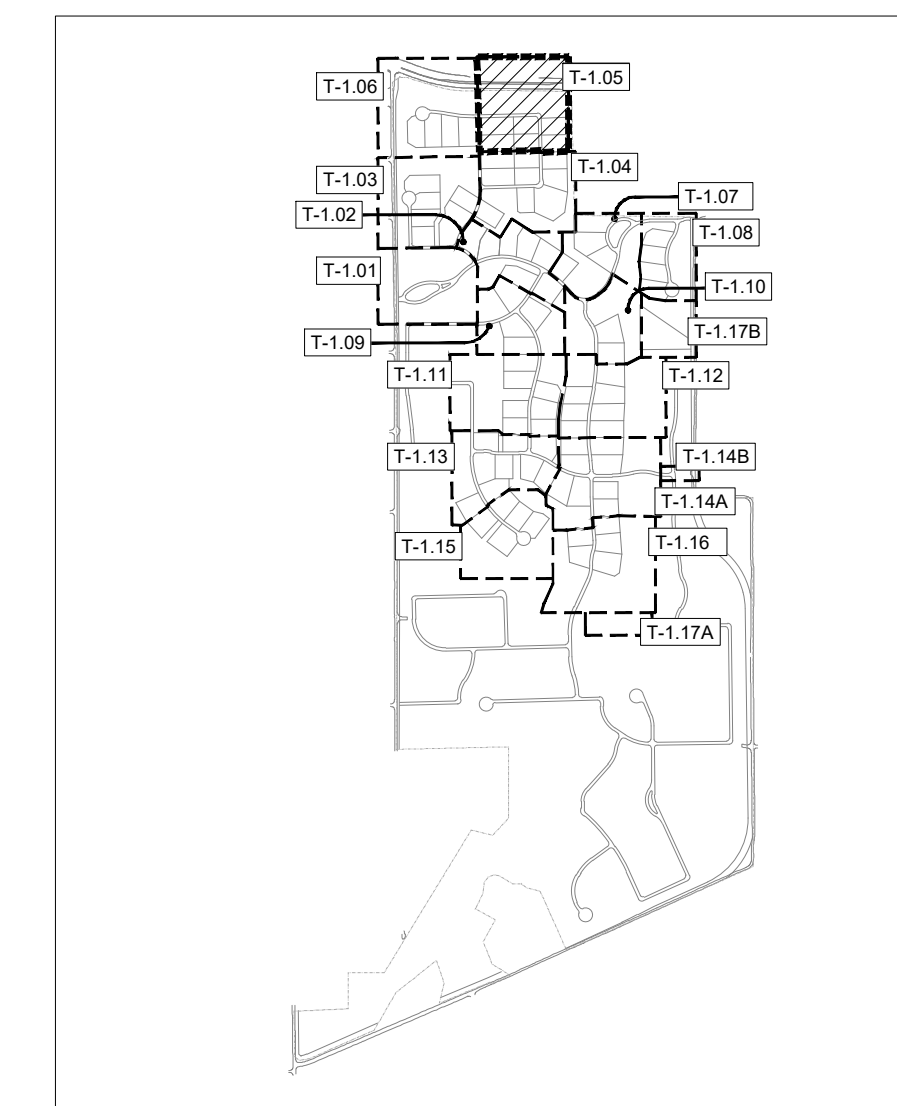
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KEYMAP



TREE LEGEND

- XXXX
 SPECIMEN TREE TO REMAIN
- XXXX
 SPECIMEN TREE TO BE REMOVED
- XX-XXXX
 SPECIMEN TREE POOR HEALTH/ DEAD
- XXX
 PROTECTED TREE TO REMAIN
- XXX
 PROTECTED TREE TO BE REMOVED
- XXX
 PROTECTED TREE POOR HEALTH/ DEAD
- XXXX
 PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

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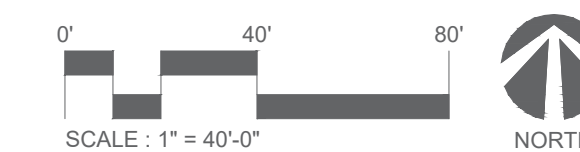
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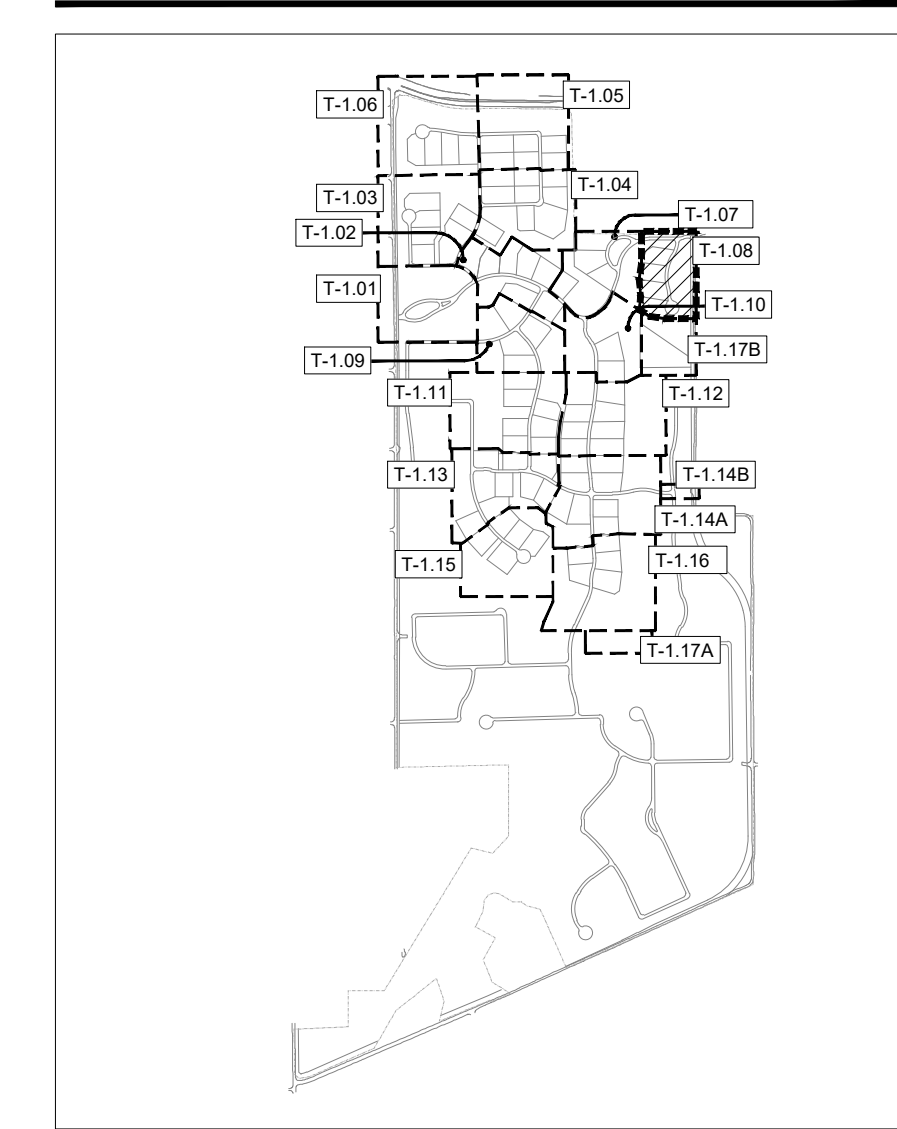
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TREE LEGEND

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- SPECIMEN TREE TO BE REMOVED
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LEGEND

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Havenwood Phase 1

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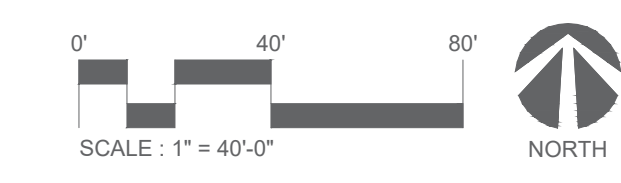
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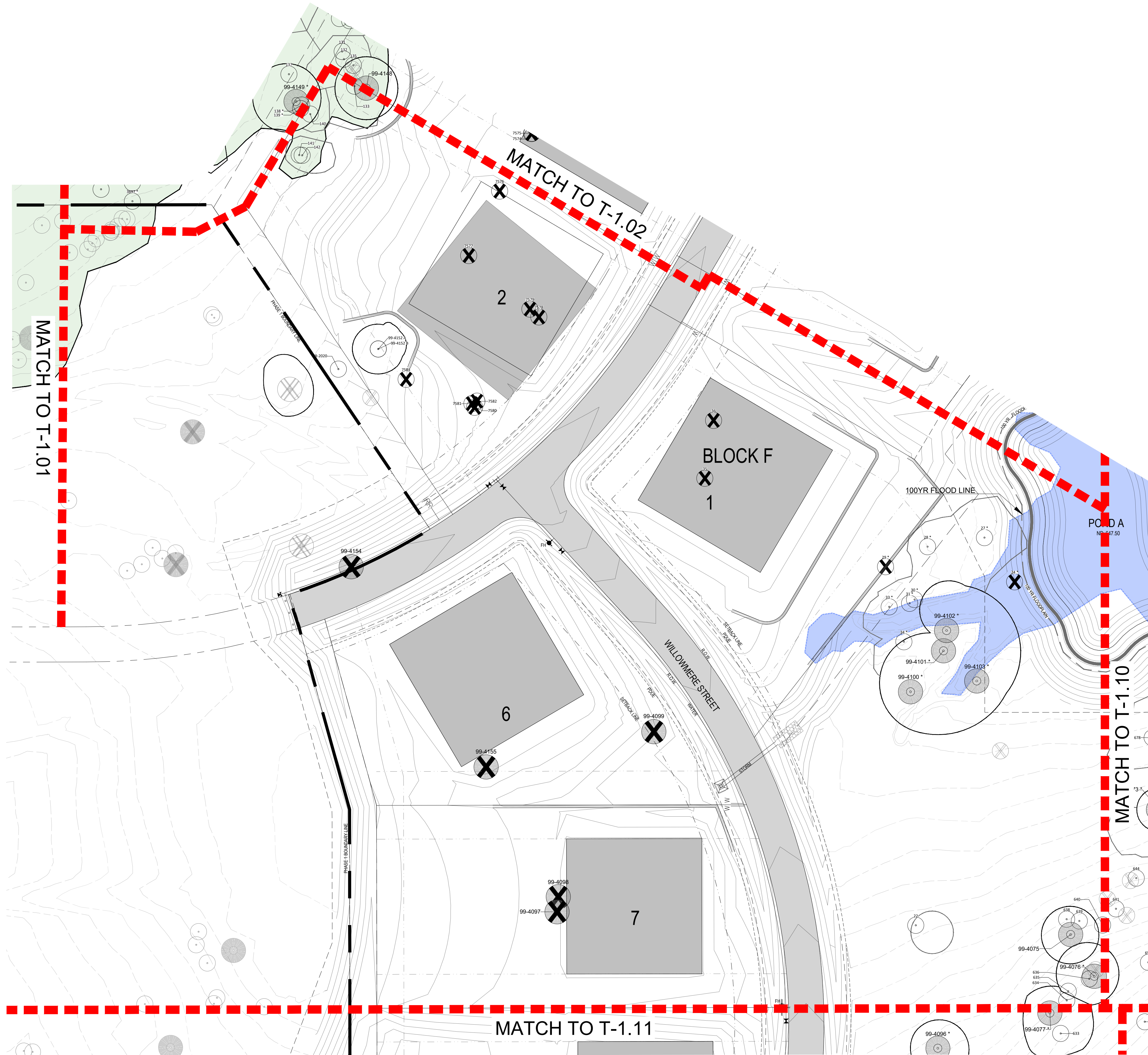
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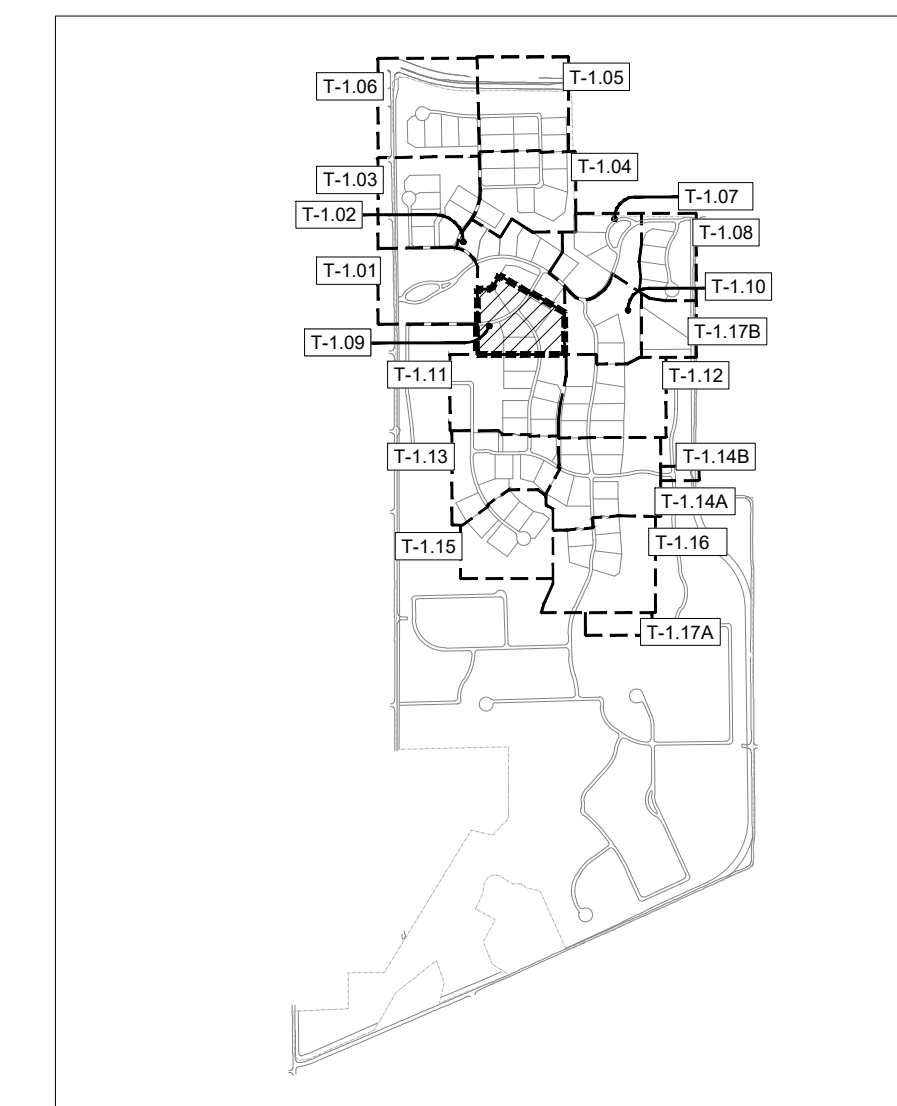
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7 March 2025
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TREE LEGEND

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LEGEND

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Havenwood Phase 1

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 Denton County

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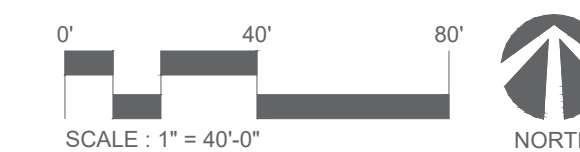
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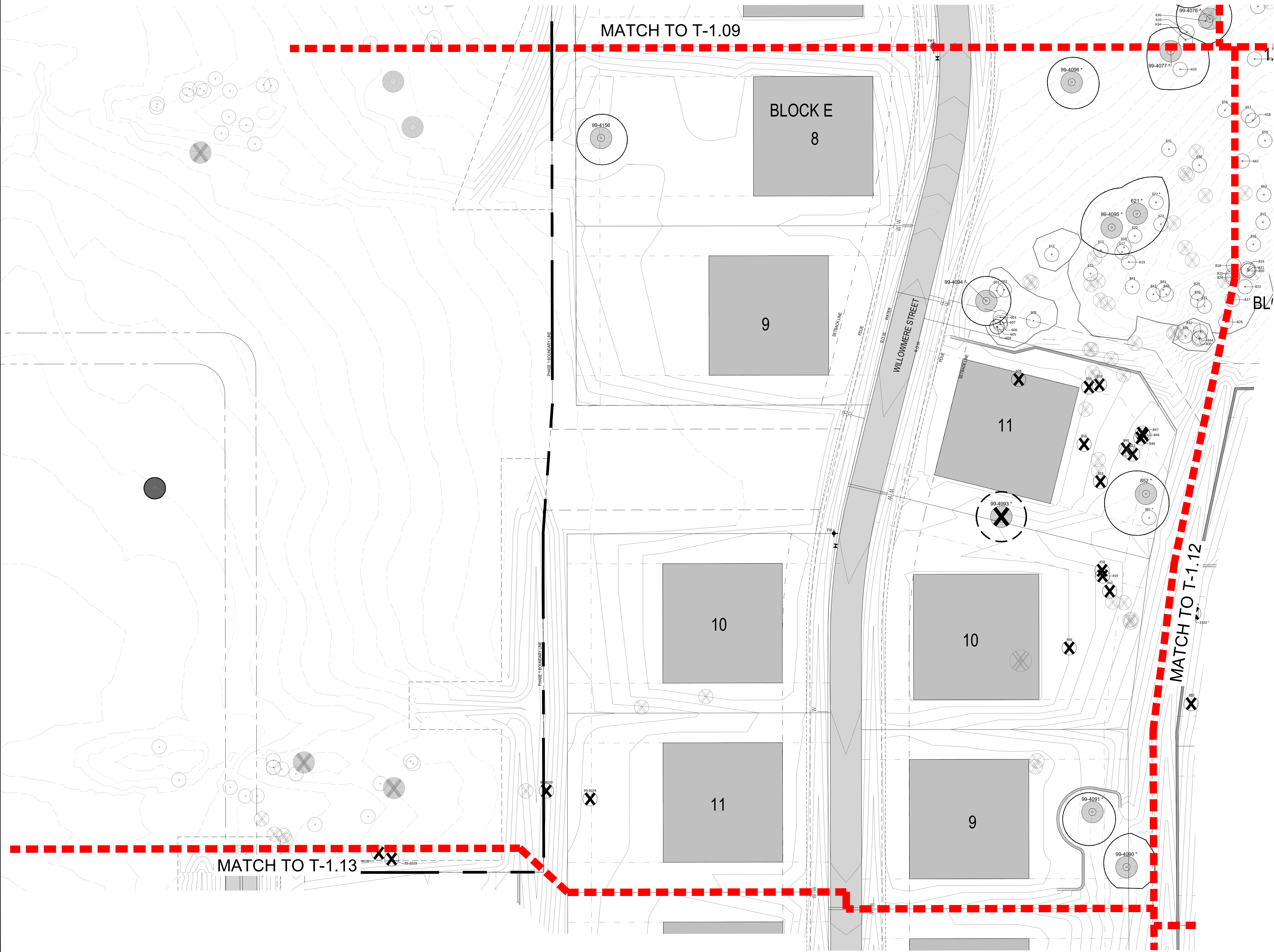
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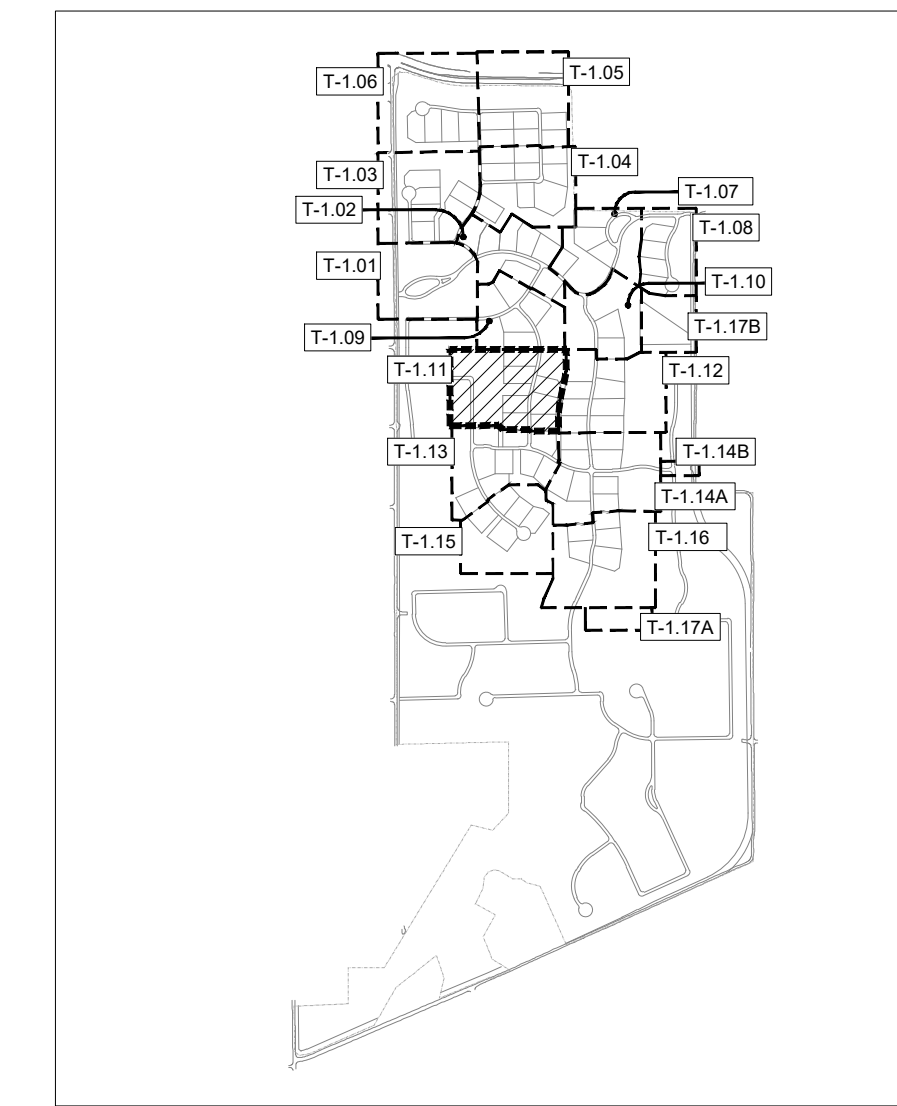
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LEGEND

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- EXISTING 100YR FLOODPLAIN

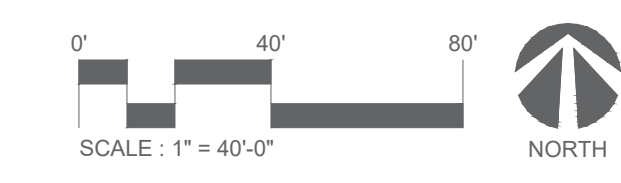
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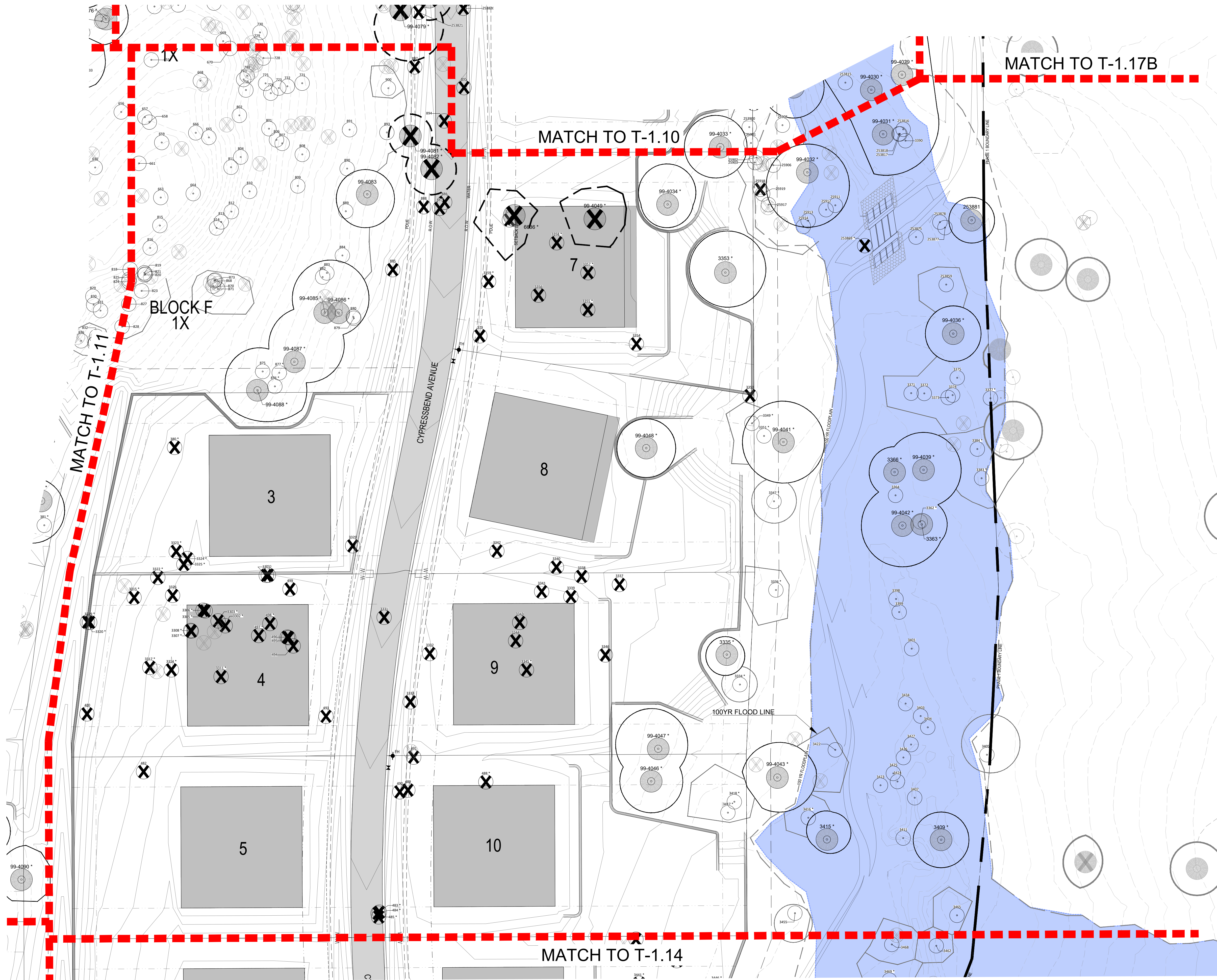
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Preservation
Enlargement**

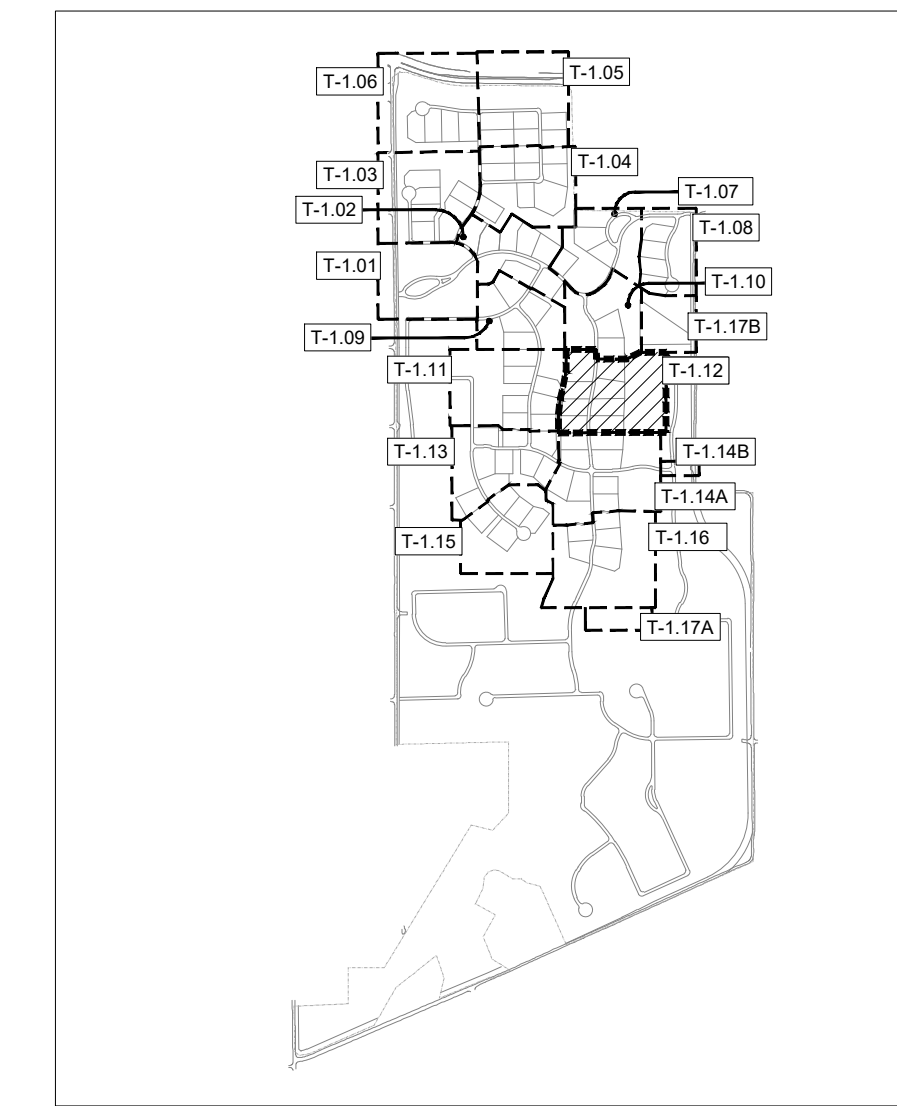
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date 01.16.2026
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LEGEND

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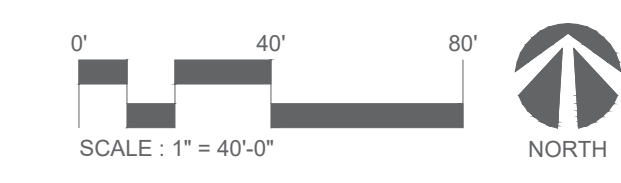
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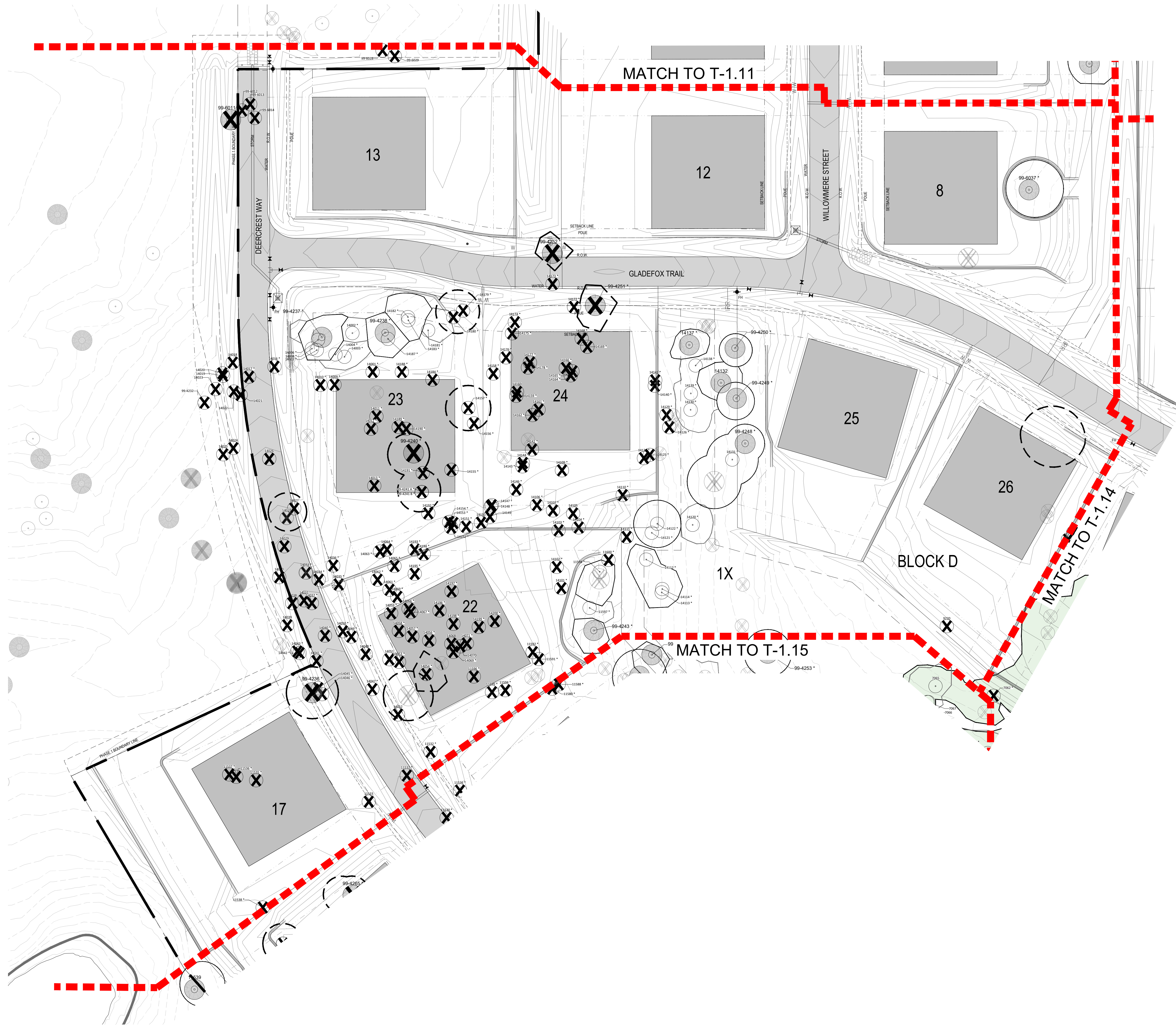
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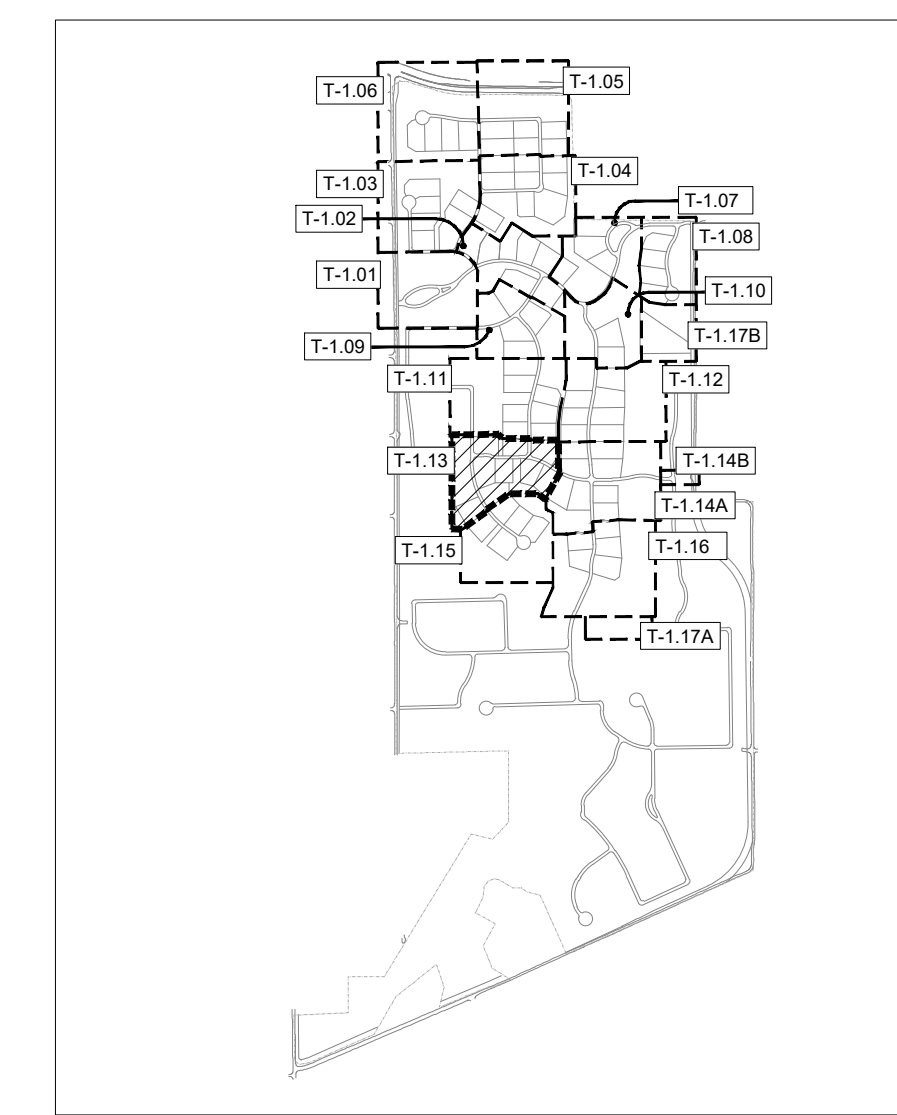
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- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
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LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

Havenwood Phase 1

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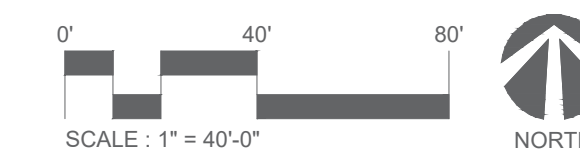
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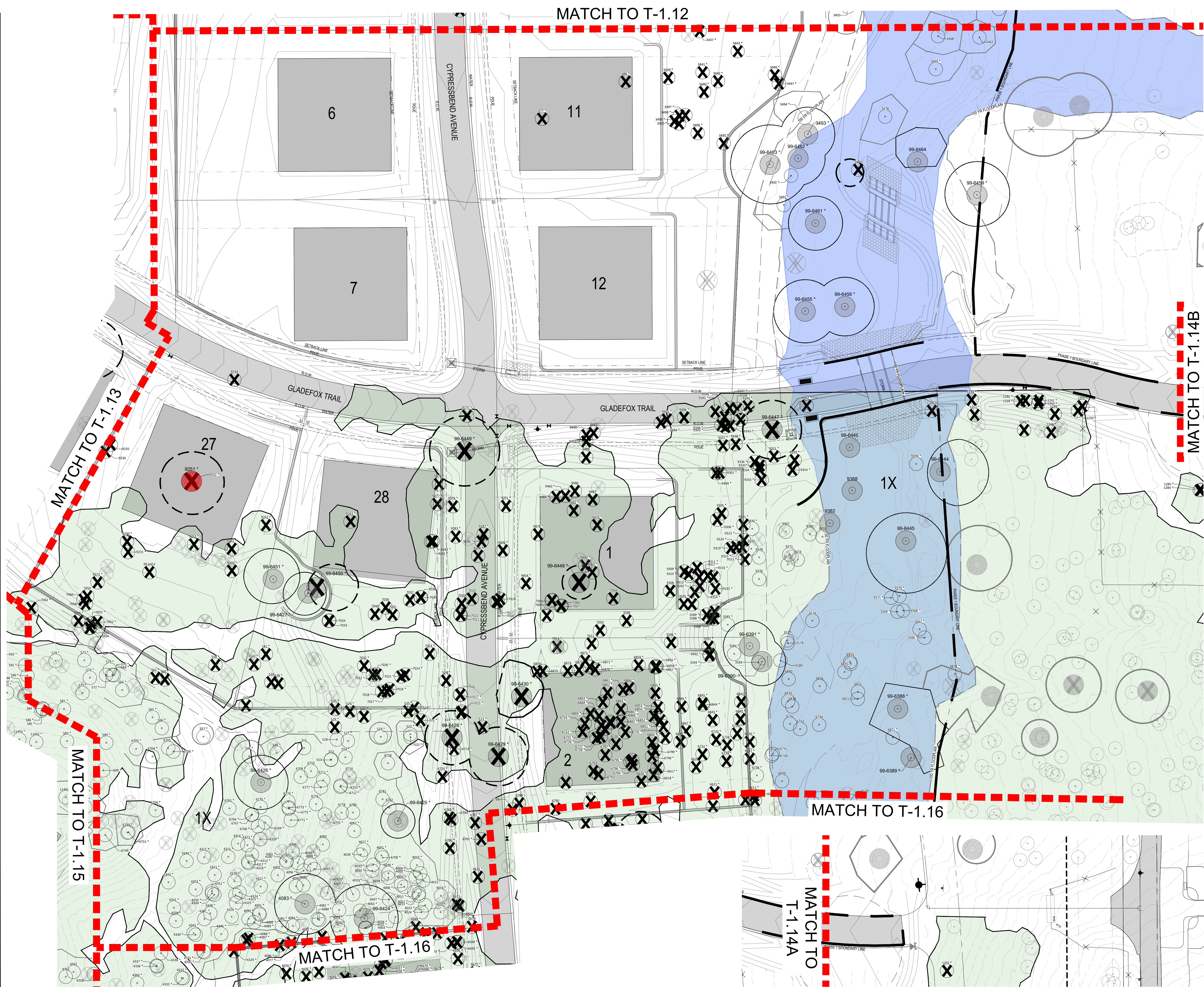
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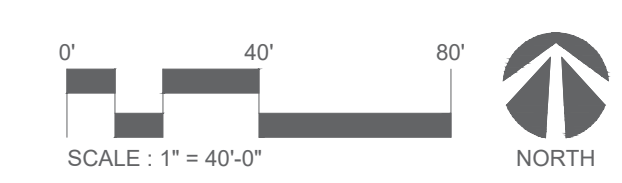
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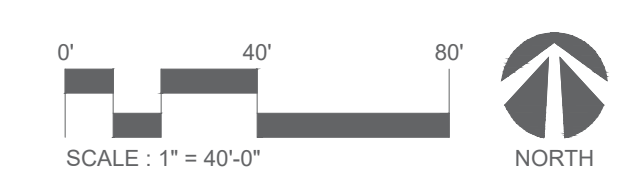
7 March 2025
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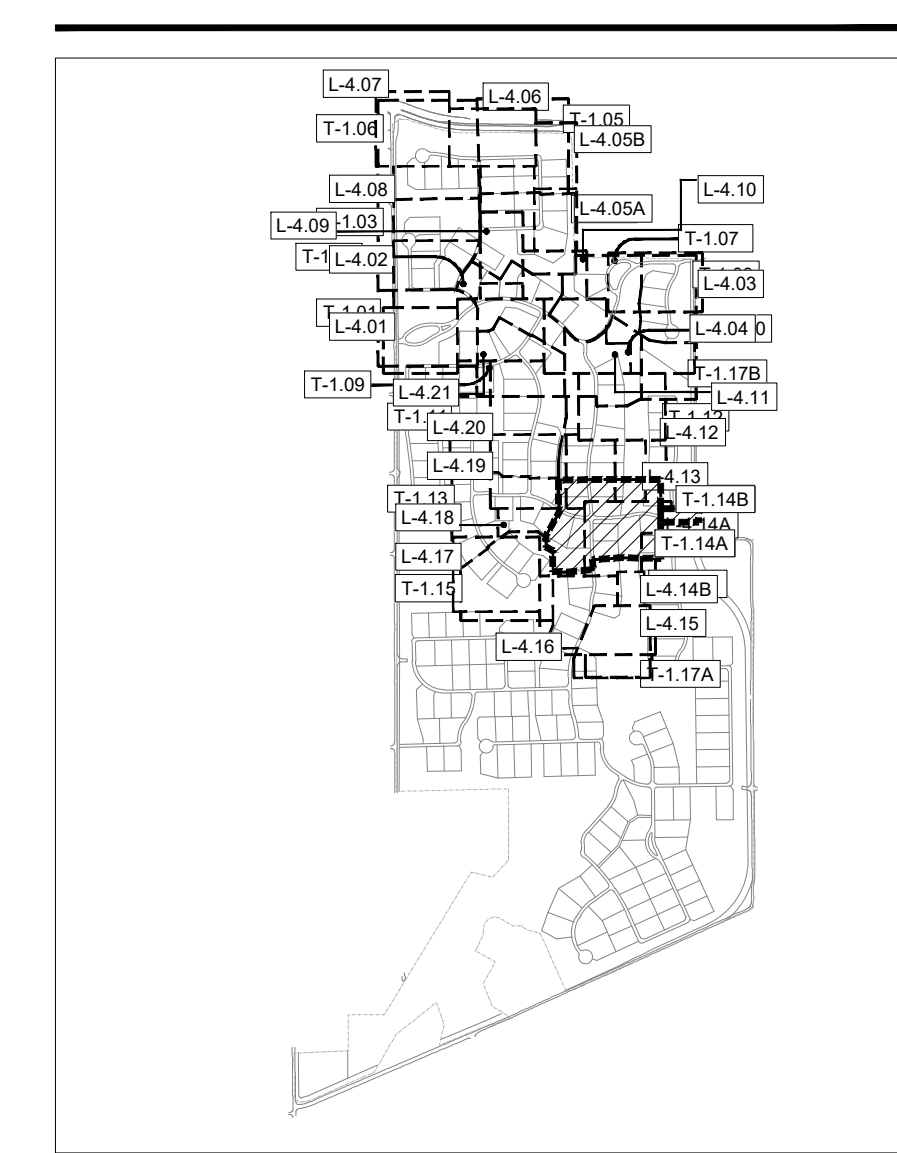
A TREE PRESERVATION ENLARGEMENT
 SCALE: 1" = 40'-0"



B TREE PRESERVATION ENLARGEMENT
 SCALE: 1" = 40'-0"



KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

green door studio
 landscape architecture
 PO Box 38415
 Dallas, Texas 75238
 972.855.8705

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Paul Cuzzolino
 01.16.2026

client
 TOLL BROTHERS INC.
 Mike Boswell
 2555 SW Grapevine Pkwy, Suite 100
 Grapevine, TX 76051

Havenwood Phase 1
 Town Of Flower Mound
 Denton County

ISSUE

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revisions

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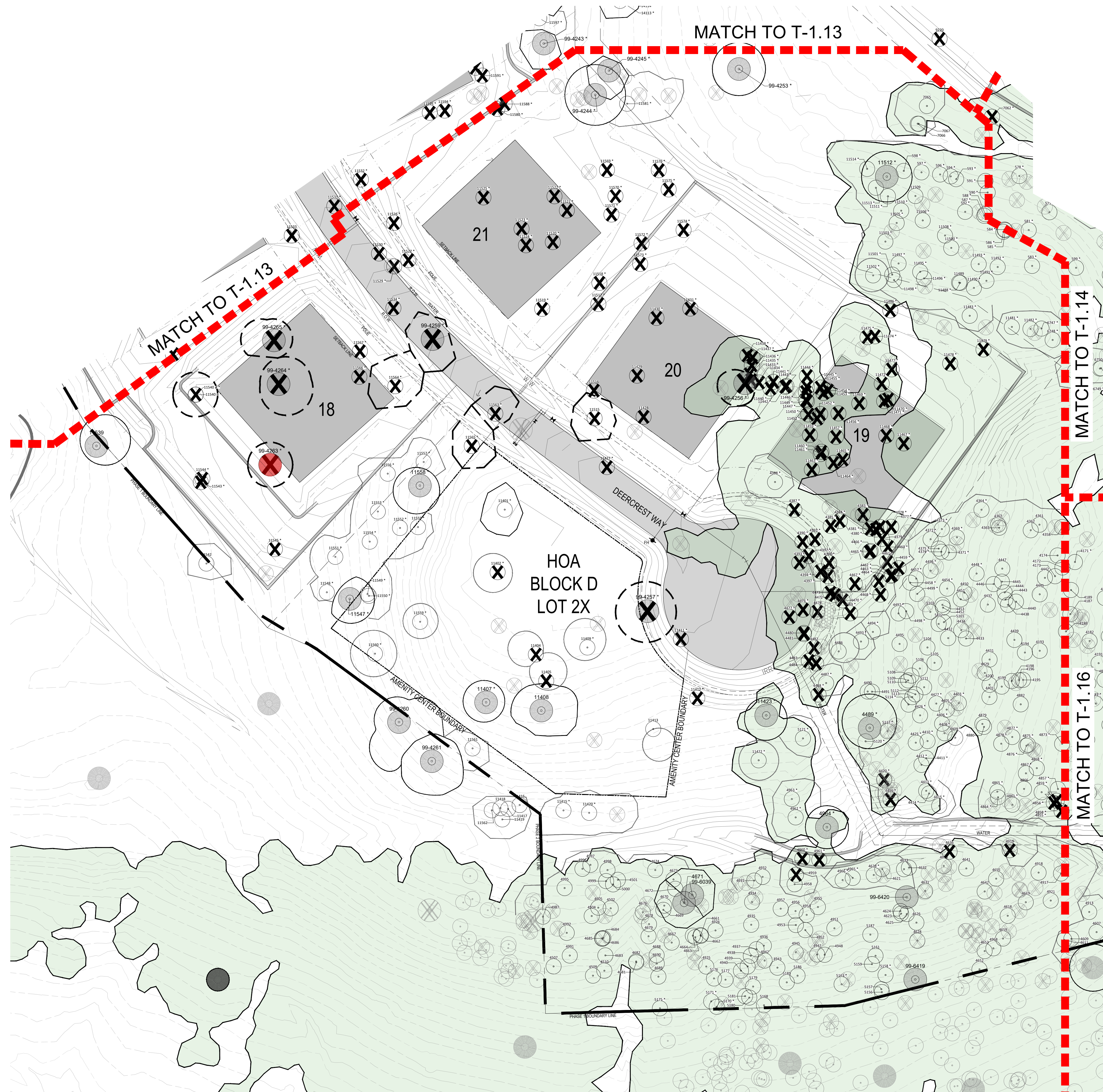
title

Tree Preservation

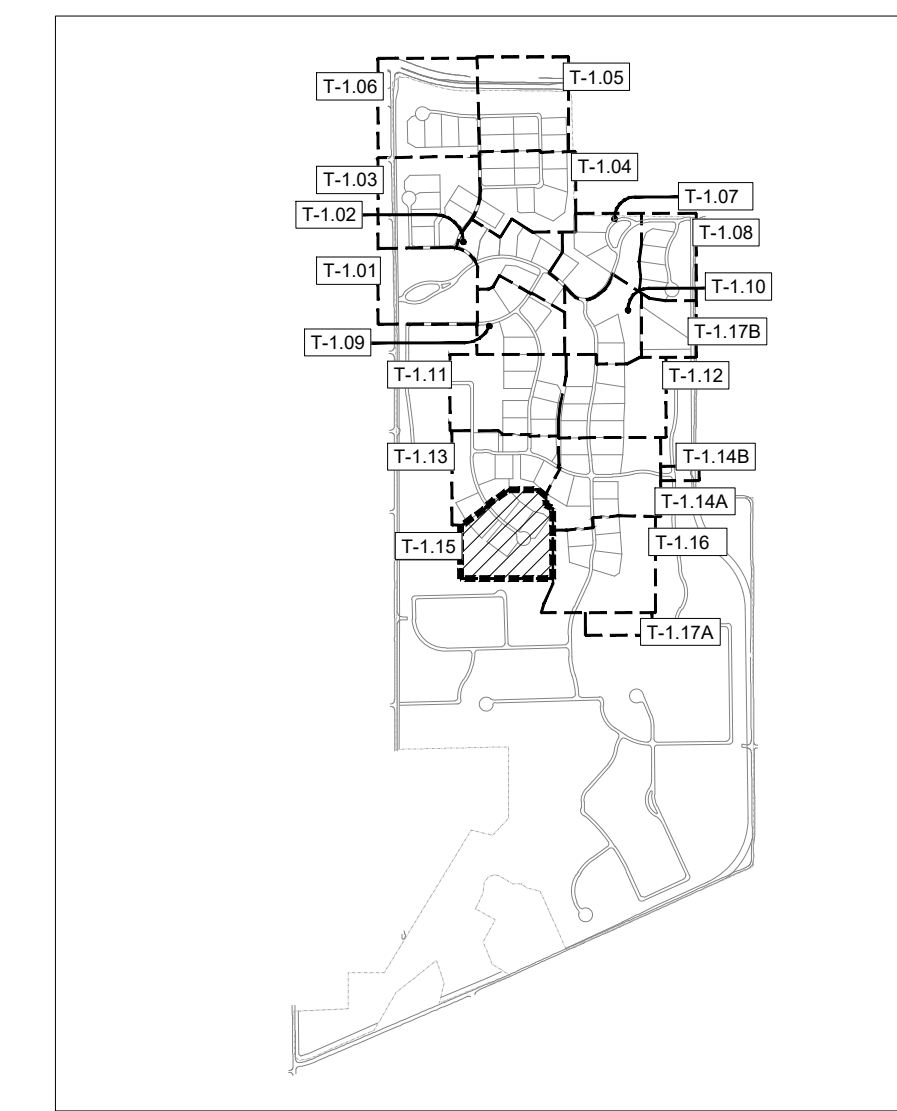
project number 230005

date 01.16.2026

sheet



KEYMAP



TREE LEGEND

- XXXX (circle) SPECIMEN TREE TO REMAIN
- XXXX (X) SPECIMEN TREE TO BE REMOVED
- XX-XXXX (circle) SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX (circle) PROTECTED TREE TO REMAIN
- XXXX (X) PROTECTED TREE TO BE REMOVED
- XXXX (circle) PROTECTED TREE POOR HEALTH/ DEAD
- XXXX (circle) PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- [Green Box] UPLAND HABITAT
- [Blue Box] EXISTING 100YR FLOODPLAIN



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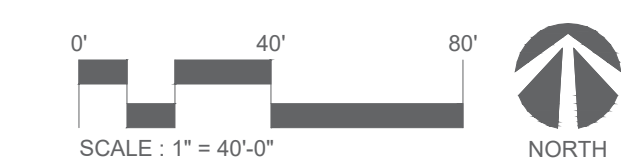
Havenwood Phase 1
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 Town Of Flower Mound
 Denton County

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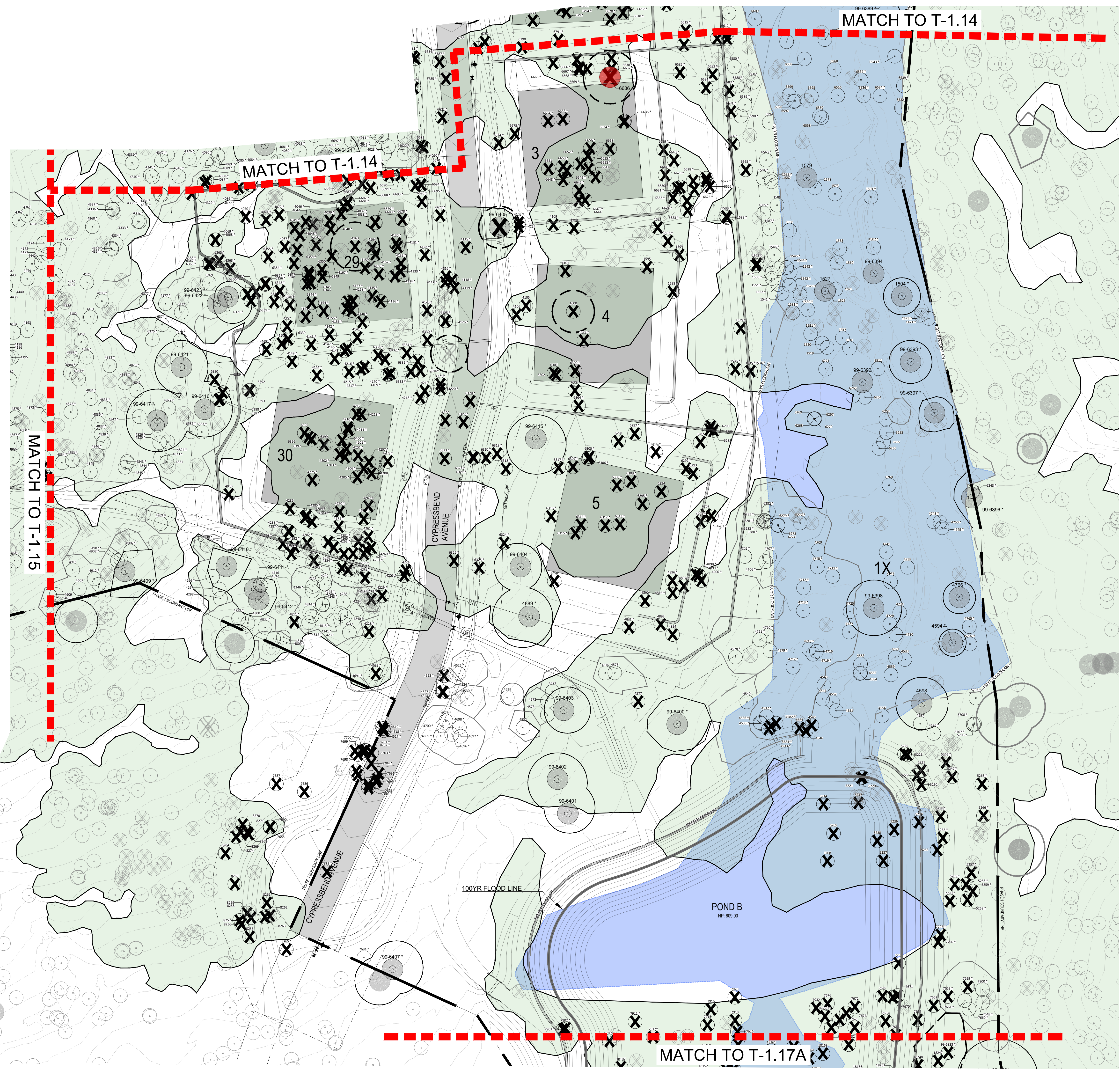
revisions

title
**Tree
 Preservation**

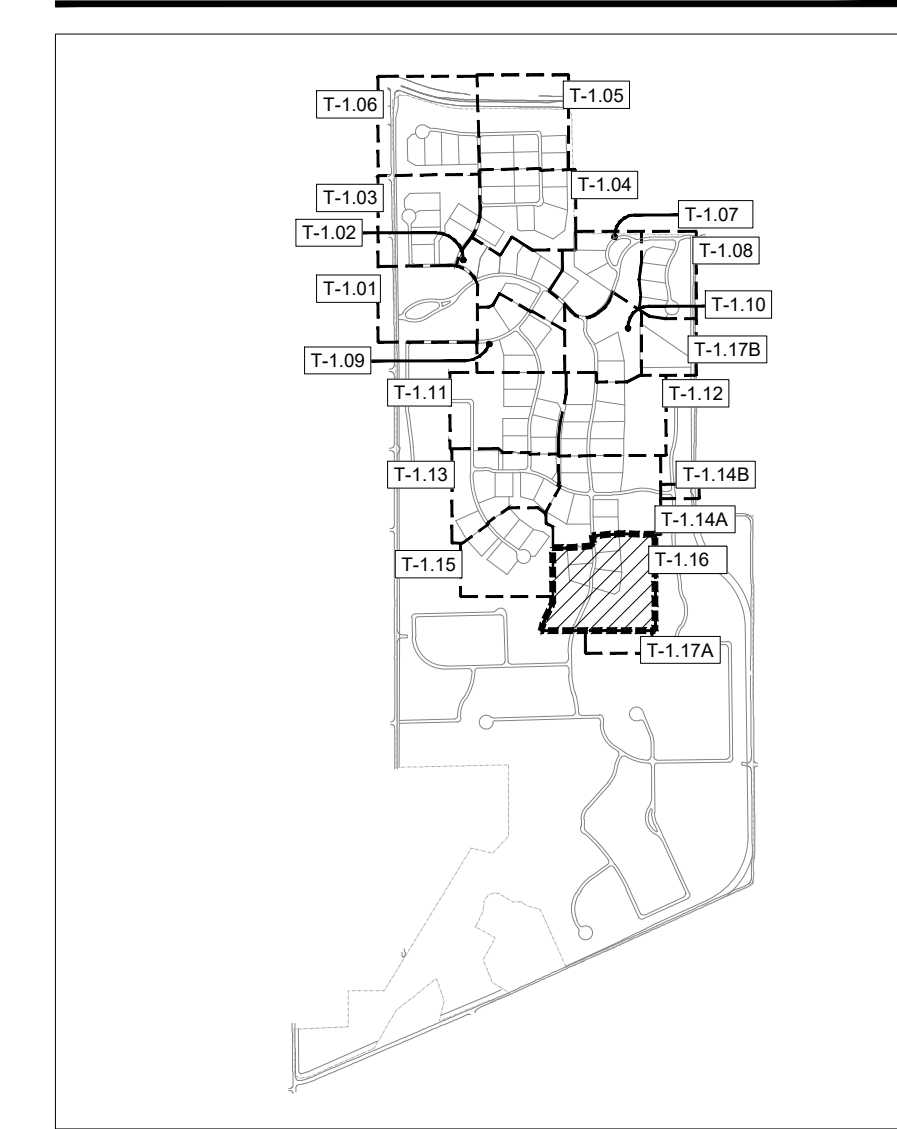
project number 230005
 date 01.16.2026
 sheet



T-1.15



KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN



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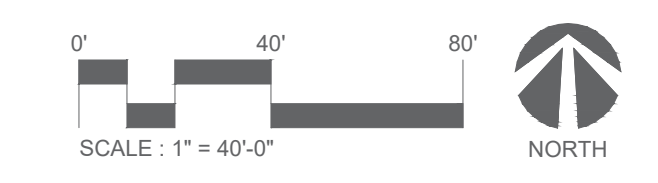
revisions
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Tree Preservation

project number 230005

date 01.16.2026

sheet



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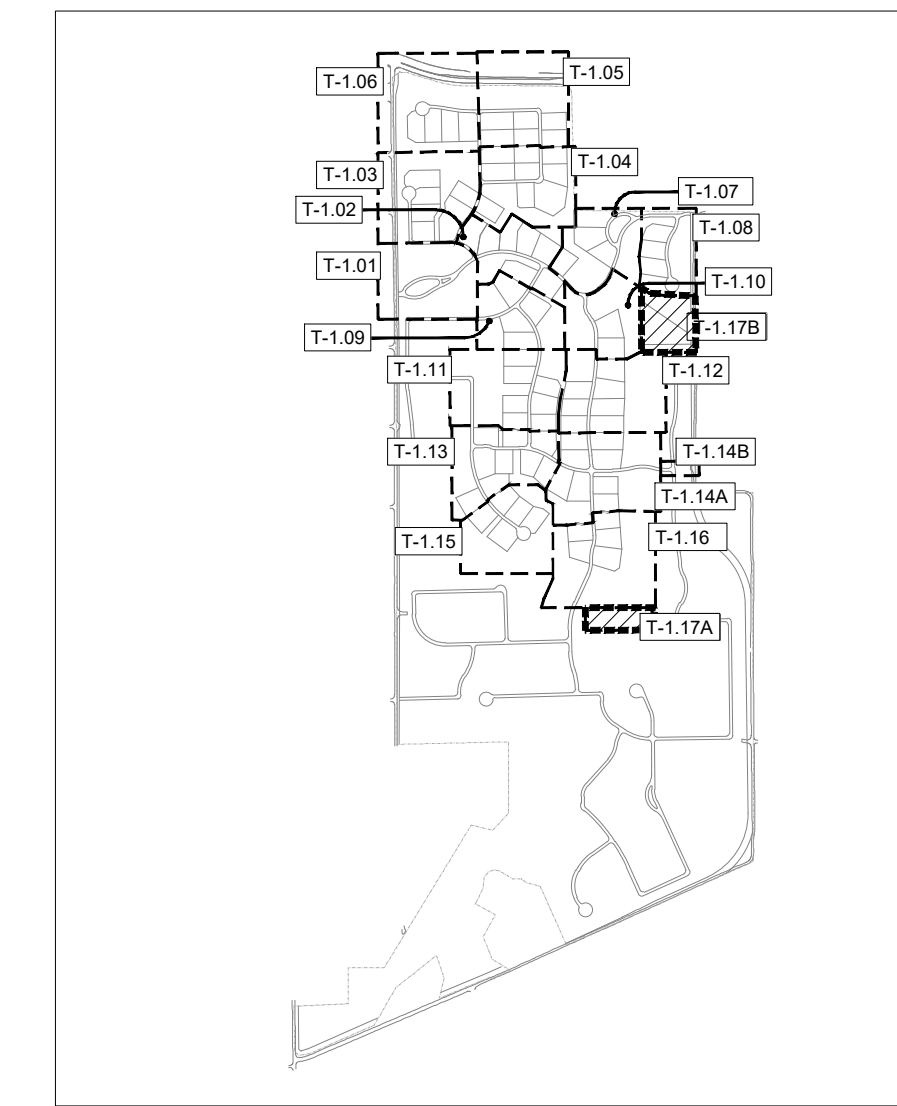
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01.16.2026

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KEYMAP

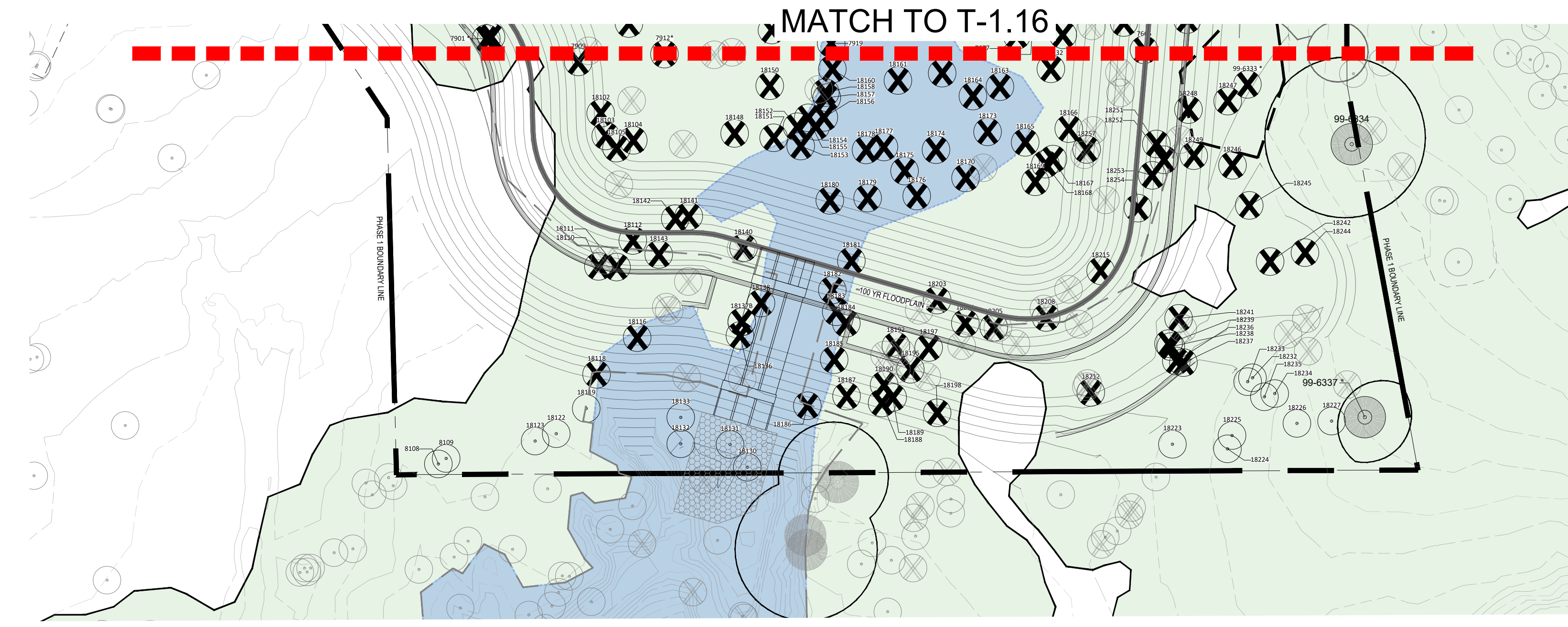


TREE LEGEND

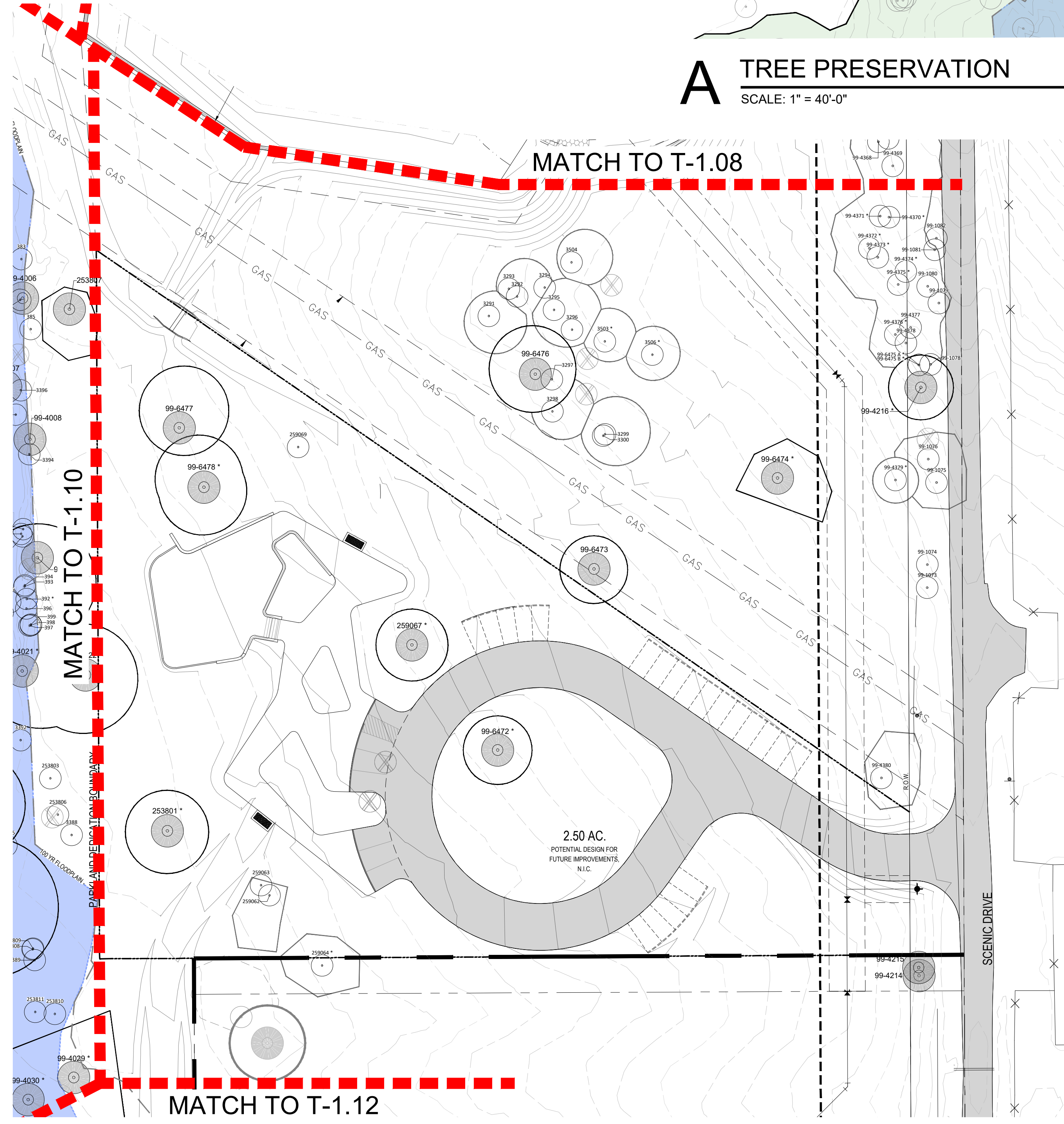
- XXXX
○ SPECIMEN TREE TO REMAIN
- XXXX
X SPECIMEN TREE TO BE REMOVED
- XX-XXXX
X SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- X PROTECTED TREE TO BE REMOVED
- X PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN



A TREE PRESERVATION
SCALE: 1" = 40'-0"



B TREE PRESERVATION
SCALE: 1" = 40'-0"

Havenwood Phase 1

Tree Survey and Tree Preservation Plan
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Tree Preservation

project number 230005
date 01.16.2026
sheet

T-1.17

10 March 2025 C:\Users\paul.cozzolino\Green Door Studio\Dropbox\Paul Cozzolino\PROJECTS\WORKING\2023\230005 Smith Tract\Sheet\T-1.17 Tree Preservation.dwg

TREE INVENTORY

refer to file:

1. 2026.01.16 GDS_Smith Tract_Tree Inventory_Phase 1 Update

2. 2026.01.16 GDS_Smith Tract_Tree Inventory_Phase 1 Dead Update



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Havenwood Phase 1

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title

Tree Inventory

project number 230005

date 01.16.2026

sheet

T-2.00



H A V E N W O O D

TREE INVENTORY
GOOD OR FAIR CONDITION

JANUARY 2026

H A V E N W O O D

TREE INVENTORY
SUMMARY SHEET

Mitigation Debits Protected Tree outside Buildable Area (in.)	Mitigation Debits Protected Tree within Buildable Area (in.)	Mitigation Debits Specimen Tree (in.)	Mitigation Credits Preserved Protected Trees (in.)	Mitigation Credits Preserved Specimen Trees (in.)
1,598	2,589	2,362	5,511	2,280
Mitigation Debit (inches)		6,549	Mitigation Credit (inches)	7,791
Mitigation banked for future phases (inches)				1,243
Mitigation banked for future phases(credits)				414

Havenwood Tree Inventory

X	Y	Z	Tree_Lg	DBH	SciName	CommonName	Condition	Projected Status	Specimen Status	Located in existing ROW assessment (Yes or No)	Located in Buildable Area (Yes or No)	Counted as Buffer Tree (Yes or No)	Located in Riparian Habitat (Upland, R/Partian, or No)	Remain or Remove	Mitigation Debts Predicted Tree within Buildable Area (In.)	Mitigation Debts Predicted Tree within Specimen Tree (In.)	Mitigation Credits Preserved Protected Trees (In.)	Mitigation Credits Preserved Specimen Trees (In.)	Comments + Coordination History
2300734.55	702637.96	0	9109	10	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230081.486	702630.907	625.91	3201 *	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230081.906	702631.247	625.97	3202 *	6	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230087.171	702626.905	625.204	3203 *	7	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230086.754	702649.72	624.802	3204 *	6	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230042.029	702630.396	0	3255	10	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.992	702631.145	0	3256	10	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.391	702624.479	0	3257	8	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.957	702620.703	0	3258	9	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230048.359	702621.682	0	3259	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230048.763	702629.709	0	3261	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230049.54	702621.619	0	3262	8	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230046.275	702627.637	0	3263	11	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230051.1796	702759.496	619.666	3265 *	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230049.232	702624.633	0	3266	16	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230048.1377	702628.634	0	3268	11	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.254	702630.68	0	3269	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.049	702629.07	0	3270	8	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.933	702629.489	0	3271	7	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230047.277	702628.662	0	3274	6	Ulmus crinitifolia	Elm-Cedar	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230046.117	702627.521	0	3264	6	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230021.126	703006.002	0	3220	17	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230031.374	703077.111	600.915	3223 *	11	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230037.553	703030.222	660.707	3226 *	6	Prunus mexicana	Prun-Mexican	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230038.409	703073.971	656.838	3231 *	10	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230033.172	703048.941	0	3235	12	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230031.634	703062.765	0	3236	6	Ulmus americana	Elm-American	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230043.927	703046.488	0	3244	23	Ulmus americana	Elm-American	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230034.622	703056.002	652.204	3251 *	24	Quercus stellata	Oak-Post	Fair	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	
230036.408	703049.221	651.875	3252 *	7	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	
230036.801	703040.722	653.363	3253 *	12	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230040.326	703077.453	652.726	3260 *	10	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230040.174	703079.633	651.49	3261 *	8	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230040.456	703037.746	646.164	3262 *	12	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230036.1415	645.002	645.002	3263 *	12	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230038.567	703091.452	639.711	3275 *	7	Diospyros virginiana	Perimmon-Amerik	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230061.3721	703064.056	640.544	3276 *	12	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230061.2246	703036.558	640.478	3277 *	14	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230062.066	703034.478	640.427	3278 *	16	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230060.87	703030.312	641.168	3281 *	7	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230060.658	703030.543	641.201	3282 *	13	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230062.495	703037.081	640.341	3283 *	12	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230064.435	703070.655	640.021	3284 *	7	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230065.1461	703030.409	639.975	3286 *	10	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230065.267	703069.745	640.056	3287 *	8	Quercus marilandica	Oak-Black-jack	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230067.0307	703034.908	637.457	3291 *	10	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230067.208	703036.444	638.062	3300 *	9	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230062.391	703064.103	639.364	3301 *	12	Ulmus americana	Elm-American	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230063.631	703028.215	628.422	3305 *	6	Carya amara	Pecan	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230060.065	703022.965	628.58	3306 *	6	Sideroxylon lanuginosum	Chinwood	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230061.8448	703075.973	0	3308	11.5	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	
230063.071	703076.626	629.81	3309 *	16	Quercus stellata	Oak-Post	Fair	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	

This tree has been revised to Prun-Mexican Plum. This tree is below 13' so regardless of the plum species it does not qualify as a Specimen so piece verification will not having any bearing on the mitigation calculations.

This tree has been revised to Elm-Cedar. This tree is below 13' so regardless of the plum species it does not qualify as a Specimen so piece verification will not having any bearing on the mitigation calculations.

Havenwood Tree Inventory

X	Y	Z	Tree_Log	DBH	SciName	CommonName	Condition	Protected Status	Specimen Status	Located in existing ROW assessment (Yes or No)	Located in Buildable Area (Yes or No)	Counted as Buffer Tree (Yes or No)	Located in Upland Habitat (Upland, Riparian, or Wetland) (Yes or No)	Remain or Remove	Mitigation Debts Predicted Tree within Buildable Area (In.)	Mitigation Debts Predicted Tree outside Buildable Area (In.)	Mitigation Credits Preserved Protected Trees (In.)	Mitigation Credits Preserved Specimen Trees (In.)	Comments + Coordination History
2389510865	703568.93	678.552	99-4259 *	26	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389794.42	703568.436	673.1514	99-4260	27	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	18	Single trunk originating a grade
2389802.262	703565.527	673.3714	99-4261	23	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389809.717	703569.717	667.0724	99-4263 *	26	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389869.273	703563.338	668.551	99-4264 *	23	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389865.624	703567.892	668.886	99-4265 *	23	Quercus stellata	Oak-Post	Good	Yes	Yes	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389897.254	703562.567	671.853	99-4267 *	23	Quercus stellata	Oak-Post	Good	Yes	Yes	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389904.648	703601.351	89.6335	99-4262	19	Ulmus crassifolia	Elm-Occur	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2389904.541	703605.192	645.5	99-4203 *	20	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391513.249	7096110.72	663.375	99-4206 *	10	Quercus marilandica	Oak-Post	Good	Yes	No	No	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391509.791	7096104.697	669.046	99-4207 *	12	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391519.42	7096569.623	665.451	99-4208 *	20	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391511.511	7096605.857	664.905	99-4209 *	16	Quercus marilandica	Oak-Blackjack	Fair	Yes	No	No	Yes	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391524.897	7096608.342	665.059	99-4210 *	10	Quercus marilandica	Oak-Blackjack	Good	Yes	No	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391470.023	7096628.225	681.731	99-4211 *	20	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391471.276	7096643.758	669.1003	99-4212 *	7	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391511.799	7096600.411	663.301	99-4213 *	14	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391511.561	7096600.649	663.161	99-4214 *	15	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391526.075	7096593.441	662.322	99-4217 *	9	Quercus marilandica	Oak-Blackjack	Fair	Yes	No	Yes	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391524.364	709594.172	662.325	99-4216 *	14	Quercus marilandica	Oak-Blackjack	Fair	Yes	No	Yes	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391518.860	7095676.686	661.626	99-4218	11	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391524.324	7095902.83	662.541	99-4219 *	15	Quercus stellata	Oak-Post	Good	Yes	Yes	No	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391523.183	7095901.394	662.45	99-4220 *	10	Quercus marilandica	Oak-Blackjack	Good	Yes	No	Yes	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391522.01	7095987.287	662.006	99-4221 *	8	Quercus stellata	Oak-Post	Good	Yes	No	No	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391520.24	7095988.995	662.108	99-4222 *	11	Quercus marilandica	Oak-Blackjack	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391504.183	7095669.678	661.077	99-4223 *	18	Quercus marilandica	Oak-Blackjack	Fair	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391507.005	7095638.121	661.901	99-4224 *	14	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391494.388	7095643.645	660.887	99-4225 *	13	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391487.421	7095642.469	660.601	99-4226 *	11	Quercus marilandica	Oak-Blackjack	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391486.955	7095629.244	660.189	99-4227 *	27	Ulmus crassifolia	Elm-Occur	Good	Yes	Yes	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391485.309	7095620.811	660.656	99-4228 *	18	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391486.896	7095622.148	661.459	99-4229 *	19	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391482.355	7095606.909	660.789	99-4230 *	19	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391486.158	7095798.117	661.807	99-4231 *	19	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391527.97	7095791.265	664.082	99-4232 *	19	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391486.665	7095769.773	662.072	99-4233 *	18	Quercus stellata	Oak-Post	Good	Yes	No	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391479.216	7095766.673	660.991	99-4234 *	19	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391464.309	7095769.433	660.105	99-4235 *	11	Quercus stellata	Oak-Post	Good	Yes	No	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391452.248	7095765.988	658.096	99-4236 *	19	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391436.462	7095779.311	657.035	99-4237 *	22	Quercus stellata	Oak-Post	Good	Yes	Yes	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391470.662	7095754.867	659.408	99-4238 *	16	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391481.473	7095741.481	660.374	99-4239 *	15	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391480.425	7095749.799	661.817	99-4240 *	14	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391513.962	7095751.969	664.026	99-4241 *	12	Quercus marilandica	Oak-Blackjack	Good	Yes	No	Yes	No	Yes	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391515.706	7095757.626	663.737	99-4242 *	14	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391529.964	7095755.424	665.732	99-4243 *	19	Quercus stellata	Oak-Post	Fair	Yes	No	Yes	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391527.066	7095746.458	665.293	99-4244 *	16	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391515.366	7095729.346	664.59	99-4245 *	9	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391515.168	7095719.675	665.598	99-4246 *	20	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.
2391514.717	7095715.016	665.107	99-4247 *	12	Quercus stellata	Oak-Post	Good	Yes	No	No	No	No	No	Remove	0	0	0	0	Approved by town council for removal per tree survey dated June 2024.

Havenwood Tree Inventory

X	Y	Z	Tree_Loq	DBH	SciName	CommonName	Condition	Projected Status	Specimen Status	Located in existing ROW assessment (Yes or No)	Located in Buildable Area (Yes or No)	Counted as Buffer Tree (Yes or No)	Located in Riparian Habitat (Upland, Riparian, or No)	Remain or Remove	Mitigation Credits Predicted Tree outside Buildable Area (In.)	Mitigation Debts Protected Tree within Buildable Area (In.)	Mitigation Debts Specimen Tree (In.)	Mitigation Credits Preserved Protected Trees (In.)	Mitigation Credits Preserved Specimen Trees (In.)	Comments + Coordination History
2300376	158	658.7092	98-6452	19	Quercus stellata	Oak-Post	Good	Yes	No	No	Yes	No	Upland	Remove	0	0	0	0	0	Not counted in DBH
2300697	853	7084907.114	98-6455 *	28	Quercus stellata	Oak-Post	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Not counted in DBH
2300973	1076	7084111.27	98-6456 *	27	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	Riparian	Remove	0	0	0	0	0	Not counted in DBH
2301008	05	7084110.37	98-6459 *	23	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	Riparian	Remove	0	0	0	0	0	Not counted in DBH
2300947	059	7094985.983	98-6461 *	37	Ulmus americana	Elm-American	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Multi-trunk originating about three feet above grade
2300383	577	7094142.548	98-6462 *	25	Ulmus americana	Elm-American	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Multi-trunk originating about three feet above grade
2300006	835	7094137.133	98-6463 *	36	Ulmus americana	Oak-Post	Good	Yes	Yes	No	Yes	No	Riparian	Remove	0	0	0	0	0	Multi-trunk originating at grade
2301037	4	7094139.427	98-6464 *	36	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	Riparian	Remove	0	0	0	0	0	Multi-trunk originating at grade
2301299	207	7095150.276	98-6473 *	25	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Multi-trunk originating at grade
2301352	846	7095500.738	98-6474 *	22	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Multi-trunk originating at grade
2301454	866	7095501.242	98-6474 *	19	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Multi-trunk originating at grade
2301533	162	7095583.977	98-6475 *	17	Quercus stellata	Oak-Post	Fair	Yes	No	Yes	No	No	No	Remove	0	0	0	0	0	Double trunk originating above grade however one trunk is situated in the riparian habitat. This tree will be removed as a force post eventually. This trunk will remain as a multi-trunk (1) preserved and the remaining trunk will be removed (2) by January 2024. A 17" B 15" July 2023. See Note 9975 A
2301535	162	7095583.977	98-6475 B *	15	Quercus stellata	Oak-Post	Fair	Yes	No	Yes	No	No	No	Remove	0	0	0	0	0	2026 0116 GDS Revised table to reflect the tree is situated in the riparian habitat. This tree is no longer an existing assessment.
2301200	195	7095585.842	98-6476	24	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	2026 0116 GDS Revised table to reflect the tree is situated in the riparian habitat. This tree is no longer an existing assessment.
2301222	565	7095520.13	98-6477	26	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301336	261	7095596.125	98-6478 *	22	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301462	47	7095711.818	98-6479 *	22	Quercus marilandica	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301477	087	7095702.058	98-6480 *	30	Quercus stellata	Oak-Post	Good	Yes	Yes	No	No	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301470	823	7094903.074	98-6481 *	22	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301574	467	7095629.769	98-6482 *	19	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating about two feet above grade
2301306	669	7096138.864	98-6484 *	24	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2301452	261	7096140.877	98-6485 *	22	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2306817	489	7096582.741	98-6486 *	22	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2301011	636	7095999.766	98-6487 *	22	Ulmus crassifolia	Elm-Oxlar	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2301014	1901	7095990.955	98-6488 *	30	Fraxinus sp	Ash	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300962	181	7095924.863	98-6489 *	25	Ulmus crassifolia	Elm-Oxlar	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300923	479	7095794.322	98-6490 *	22	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300880	26	7095791.455	98-6491 *	33	Carya ilicifolia	Pean	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024. Possible trunk originating at 3-12' above ground per Note - is a pecan labeled as an ash. Jul 2023
2300899	863	7095742.922	98-6492 *	24	Quercus marilandica	Oak-Blackjack	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300924	659	7095754.847	98-6493 *	22	Quercus stellata	Oak-Post	Good	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300929	571	7095749.823	98-6494 *	24	Ulmus crassifolia	Elm-Oxlar	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Approved by Town Council for removal per Tree Survey dated June 2024
2300956	346	7095712.72	98-6495 *	24	Fraxinus sp	Ash	Good	Yes	No	Yes	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating on foot above grade
2300927	262	7095773.65	98-6496 *	23	Fraxinus sp	Ash	Good	Yes	No	Yes	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating on foot above grade
2300992	699	7095779.251	98-6497 *	29	Quercus stellata	Oak-Post	Fair	Yes	Yes	No	Yes	No	No	Remove	0	0	0	0	0	Double trunk originating on foot above grade
2300847	099	7095500.976	98-6500 *	32	Quercus stellata	Oak-Post	Good	Yes	Yes	No	No	No	Riparian	Remove	0	0	0	0	0	Double trunk originating on foot above grade

1,698	2,589	2,362	5,511	2,280
Mitigation Debt (Inches)		Mitigation Credit (Inches)	Mitigation Credit (Inches)	Mitigation Credit (Inches)
6,549		7,791	1,243	414
Mitigation Debts for future phases		Mitigation banked for future phases	Mitigation banked for future phases(credits)	



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:

Paul Cozzolino, PLA

Address:

PO BOX 38415, Dallas, TX 75238

Phone:

(972) 855-8705

Applicant's Legal Interest in the Property:

Design Professional

2. Property Owner(s)

Name(s): Bob Smith Management Company, LTD

Address: 3811 Turtle Creek Blvd, Suite 750 Dallas, TX 75219

Description of Property Location and Legal Description of Property:

17411 Shiloh Road Located at the southeast corner of 1171 & Shiloh Road

Legal description attached

4. Owner's Authorization of Representation

I, Davin M. "Mike" Boswell, the owner of the above described real property, do hereby authorize Paul Cozzolino, PLA to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.



[Signature]
Signature of Owner

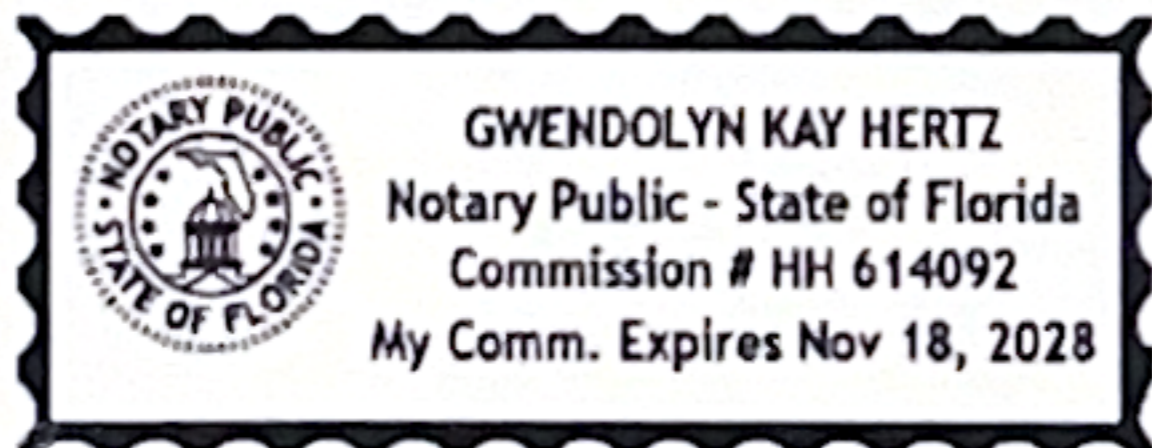
Given Under My Hand and Seal of Office
This the 9th Day of December, 2025
Lavonda High
Notary Public
In and For Tarrant County, Texas.

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 Paul Cozzolino, PLA, do hereby swear or affirm that all of the information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

[Signature]
Signature of Applicant

Landscape Architect License No. 2825
State of Licensure Texas
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____



Given Under My Hand and Seal of Office
This the 9th Day of Dec, 2025
Gwendolyn Kay Hertz
Notary Public

In and For Marion County, Florida In and For Marion County, Florida

6. Received by Town of Flower Mound on (Date) 12-9/25 by
(initials) [Signature]

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).

memo

Project Name: Havenwood Phase 1
To: Jake Speckhals ISA# TX-5140A
Urban Forester
Town of Flower Mound, Texas
From: Paul Cozzolino
Date: December 9, 2025
Re: Letter of Intent

Mr. Speckhals,

Please accept this as our Letter of Intent (LOI) for the removal of specimen trees 6636,9251, and 99-4263 on the Havenwood Phase 1 Development Site. These trees are being removed due to their location within the buildable area of the residential lots of the development.

Sincerely,



Paul Cozzolino, PLA
Green Door Studio, Principal



#99-4263



#6636



#9251

Jan 19, 2026 at 5:29:38 PM
3985-4285 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:30:13 PM
3985-4285 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:30:42 PM
3839-3981 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:31:05 PM
3851 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:31:49 PM
3573-3637 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:31:27 PM
3639-3721 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:32:20 PM
3429-3499 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:32:55 PM
3275-3427 Scenic Dr
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:37:38 PM
3312 Miracle Ln
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:38:06 PM
3450-3562 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:38:28 PM
3564-3700 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:38:49 PM
3564-3700 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:39:20 PM
3742-3798 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:40:21 PM
4098 Shiloh Rd
M



Jan 19, 2026 at 5:39:50 PM
3900-4012 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:40:48 PM
4200-4298 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:41:27 PM
4300-4422 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:41:11 PM
4300-4422 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:41:43 PM
4424-4450 Shiloh Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:43:06 PM
6085-6103 Cross Timbers Rd
Flower Mound TX 75022
United States
M



Jan 19, 2026 at 5:42:22 PM
6251-6399 Cross Timbers Rd
Flower Mound TX 75022
United States
M

