

# Environmental Conservation Commission Special Meeting

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February 12, 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. 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. (The Environmental Conservation Commission postponed this item to a future date uncertain by a vote of 6 - 0 at its February 3, 2026, meeting.)

### E. COORDINATION OF FUTURE AGENDAS/MEETINGS

### F. 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 February 5, 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 AGENDA D.1. REGULAR ITEM(S)

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**DATE:** February 12, 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. (The Environmental Conservation Commission postponed this item to a future date uncertain by a vote of 6 - 0 at its February 3, 2026, meeting.)

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**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.

The tree removal permit (TRP25-0009) was considered by the Environmental Conservation Commission (ECC) on February 3, 2026, and was postponed to a future date uncertain by a vote of 6-0. The ECC requested to receive additional information from the Lewisville Independent School District related to the track replacement and specimen tree removal request.

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 February 5, 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

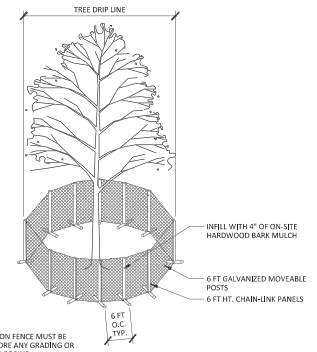
**DRAFT MOTION:** Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of fifteen (15) specimen trees on property known as Forestwood Middle School. The property is generally located east of Morriss Road and southeast of Garden Road.





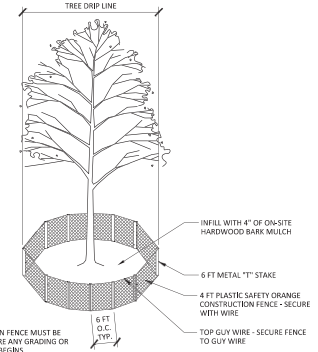
TRF #	TAG #	CALIPER	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVE	PROTECTED DEBITS	SPECIMEN DEBITS	PROTECTED CREDITS	SPECIMEN CREDITS	POST OAK CREDITS	REMARKS
1	438	13.5	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
2	439	15.5	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					(MFS-57)
3	440	23	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		46				
4	441	23	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		46				
5	442	27	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
6	443A	20	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		40				
7	443B	20	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		40				
8	444A	16	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					(MFS-10)
9	444B	16	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
10	445	18.5	POST OAK	Quercus stellata	NO	NO	YES						DEAD
11	446	10.5	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
12	447	18.5	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		39				
13	448	20	CEDAR 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	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		46				
17	452	28	POST OAK	Quercus stellata	YES	YES	YES		56				
18	453	13.5	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
19	454	18	CEDAR LUM	Ulmus crassifolia	YES	NO	YES	1					
20	455	22	CEDAR 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	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		49				(MFS-1003)
27	462A	17.5	CEDAR LUM	Ulmus crassifolia	YES	NO	NO			1			
28	462B	17.5	CEDAR LUM	Ulmus crassifolia	YES	NO	NO			1			
29	463	6	CEDAR LUM	Ulmus crassifolia	YES	NO	NO			1			
30	464	21	CEDAR 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	28.5	POST OAK	Quercus stellata	YES	YES	NO				6		
35	469	26	POST OAK	Quercus stellata	YES	YES	NO				6		
36	470	18.5	POST OAK	Quercus stellata	YES	NO	NO				4		
37	471	18.5	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	CEDAR LUM	Ulmus crassifolia	YES	NO	NO			1			
43	476	18.5	WALNUT OAK	Ulmus crassifolia	YES	NO	NO			1			
44	477	15	CEDAR LUM	Ulmus crassifolia	YES	NO	NO			1			
45	478	16	CEDAR 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	CEDAR 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	CEDAR LUM	Ulmus crassifolia	YES	YES	NO				4		
60	491	13.5	CEDAR 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	CEDAR LUM	Ulmus crassifolia	YES	NO	YES			1			
65	471B	14	CEDAR LUM	Ulmus crassifolia	YES	NO	YES			1			
66	472	22	CEDAR LUM	Ulmus crassifolia	YES	YES	YES		44				
								9	742	13	14	102	

01 SPECIMEN TREE PROTECTION FENCING  
SCALE: NTS



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

02 PROTECTED TREE PROTECTION FENCING  
SCALE: NTS



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

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)	1,74,000.00	

TREE MITIGATION NOTES:  
(47) OF THE 37 CAL. MITIGATION TREES OWED SHALL BE PLANTED, TREES THAT CONTRIBUTE TO MITIGATION EFFORTS SHALL BE REIDENTIFIED 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.

**McADAMS**  
The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056  
phone 972. 436. 9712  
fax 972. 436. 9715  
TBP: F-19762 TBP: 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**

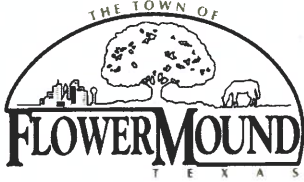
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**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

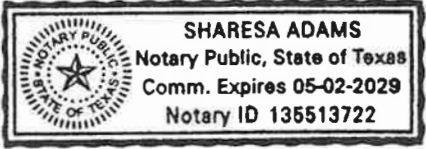
**3. Location and Legal Description of Property:**

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 5<sup>th</sup> 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 2<sup>nd</sup> 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.

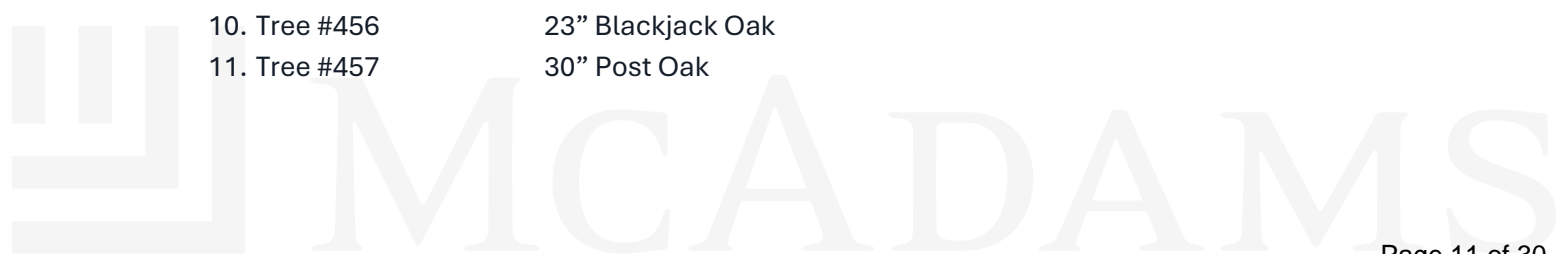
**TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY**

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**