AGENDA

TOWN OF FLOWER MOUND
ENVIRONMENTAL CONSERVATION COMMISSION

REGULAR MEETING

February 1, 2022

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:30 P.M.

****
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
https://www.flower-mound.com/agendacenter
****

Comments regarding any item on this agenda can be sent to the Commission Members by Emailing: ECC@flower-mound.com or Calling: 972.874.6340

A. CALL REGULAR MEETING TO ORDER – 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the ECC on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Environmental Services at 972-874-6340 during business hours.

D. STAFF REPORT

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

E. PRESENTATIONS

1. Receive a conservation easement report from Mitigation Futures.

F. CONSENT AGENDA - CONSENT ITEMS

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Environmental Conservation Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on January 4, 2022.

G. REGULAR ITEM

2. Consider an application for a tree removal permit (TRP21-0040) for two (2) specimen trees on Lot 19, Block E of the Montalcino Estates PH 2 subdivision. The property is located at 5012 Castellano Ct.

3. Consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

4. Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

5. Consider an application for a tree removal permit (TRP21-0038) for one (1) specimen tree on property proposed for development as Cross Timbers Business Park. The property is generally located north of Cross Timbers Road and west of US 377.

H. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee tasks, activities, and projects.

I. COORDINATION OF FUTURE AGENDAS/MEETINGS

J. ADJOURNMENT- REGULAR SESSION

Matthew Woods
Director of Environmental Services

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Helena Lynch, Administrative Assistant, at (972) 874-6340.

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 28, 2022, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.

Helena Lynch
Administrative Assistant

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Helena Lynch, Administrative Assistant, at (972) 874-6340.

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 1

CONSENT ITEM

DATE: February 1, 2022

FROM: Helena Lynch, Administrative Assistant

ITEM: **Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on January 4, 2022.**

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the January 4, 2022, regular meeting of the Environmental Conservation Commission.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. A copy of the draft minutes from the January 4, 2022, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the January 4, 2022, regular meeting of the Environmental Conservation Commission.

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 4TH DAY OF JANUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM.

The Environmental Conservation Commission met in regular session, with the following members present constituting a quorum:

James Seastrom	Chair
Marilyn Lawson	Vice Chair
Sandy Fambrough	Commission Member, Place 1
Alton Bowman	Commission Member, Place 5
Elaine Takacs	Commission Member, Place 6
Deanna Soper	Commission Member, Place 7
Rich Murchek	Commission Member, Place 8
Anna Athappan	Commission Member, Place 9

Places 8, 9, and 10 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

Constituting a quorum with the following members absent:

KC Walsh	Commission Member, Place 3
Ashish Sharma	Commission Member, Place 10

And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Helena Lynch	Administrative Assistant
Jimmy Hoefert	Environmental Review Analyst
Joe Whiteley	Environmental Review Analyst

A. CALL TO ORDER - REGULAR SESSION: 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

Yvette Elliot, 1309 Homestead, Flower Mound, TX 75028 spoke to wish Sandy Fambrough a happy birthday.

D. STAFF REPORT

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

E. CONSENT AGENDA

1. **Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on December 7, 2021.**

DRAFT

Commission Deliberation

Commission Member Fambrough made a motion to approve the December 7, 2021, minutes as presented. Commission Member Lawson seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Lawson, Bowman, Takacs, Soper, Athappan
NAYS: None
ABSTAIN: None

The motion passed with a vote of 6-0-0

F. REGULAR ITEM

2. **Consider an application for a tree removal permit (TRP21-0028) for three (3) specimen trees on property proposed for development as Embree 2499. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.**

Staff Presenter

Jimmy Hoefert, Environmental Services Review Analyst, gave a presentation with the following items and answered questions:

- Embree 2499 Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Tree Survey
- Unresolved Item
- Specimen Trees Requested for Removal
- Motion/Recommendation

Applicant Presenter

Verity Cox, Landscape Architect, McAdams Construction, 111 Hillside Dr, Lewisville, TX, 75076 gave presentation and answered questions.

- Letter of intent
- Record plat
- Tree Removal Permit Sign
- Tree #1102 - #1104 – Post Oak (3 slides with photo of each tree)
- Tree survey
- Tree Canopy Impact
- Tree survey with aerial

Doug Powell, Planner, McAdams Construction, 111 Hillside Dr, Lewisville, TX, 75076 answered questions.

DRAFT

Commission Deliberation

Commission Member Soper made a motion to recommend the approval of the requested permit for the removal of three (3) specimen trees on the condition that the applicant works with town staff and TXDOT to try to reduce the deceleration lane length as well as talk with Engineering on altering the retention pond in an attempt to save the three (3) trees up for removal. This is a property proposed for development as Embree 2499. The property is generally located west of Long Prairie Road and south of Sagebrush Drive. Commission Member Lawson seconded the motion.

VOTE ON THE MOTION

AYES: Athappan, Soper, Bowman, Lawson, Fambrough
NAYS: Takacs
ABSTAIN: None
The motion passed with a vote of 5-1-0

3. **Consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

Commission Member Fambrough made a motion to table item 3 to the Feb 1st ECC meeting. Commission Member Takacs seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Lawson, Bowman, Takacs, Soper, Athappan
NAYS: None
ABSTAIN: None
The motion passed with a vote of 6-0-0

4. **Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

Commission Member Fambrough made a motion to table item 4 to the Feb 1st ECC meeting. Commission Member Takacs seconded the motion.

VOTE ON THE MOTION

AYES: Athappan, Soper, Takacs, Bowman, Lawson, Fambrough
NAYS: None
ABSTAIN: None
The motion passed with a vote of 6-0-0

G. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee tasks, activities, and projects.

DRAFT

H. COORDINATION OF FUTURE AGENDAS/MEETINGS

I. ADJOURNMENT- REGULAR SESSION – 7:45 PM

TOWN OF FLOWER MOUND, TEXAS

_____

JAMES SEASTROM, CHAIR

ATTEST:

_____

HELENA LYNCH, ADMINISTRATIVE ASSISTANT

DRAFT

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE:	February 1, 2022
FROM:	James Hoefert, Environmental Review Analyst
PRESENTER	Verity Cox, w/ McAdams
ITEM:	**Consider an application for a tree removal permit (TRP21-0040) for two (2) specimen trees on Lot 19, Block E of the Montalcino Estates PH 2 subdivision. The property is located at 5012 Castellano Ct.**

BACKGROUND INFORMATION:

Lot 19, Block E of the Montalcino Estates PH 2 subdivision is located at 5012 Castellano Ct. The lot is approximately 1.003 acres in size. The lot is currently zoned for Planned Development District No. 107 (PD-107) with for Agricultural (A) uses with Conservation Development Standards and is master planned for the Cross Timbers Conservation Development District. The applicant is requesting to remove both of the specimen trees from the residential lot because of the their proximity to the building pad of a house. The specimen trees proposed for removal (Tree #101 – 25" post oak and Tree #102 – 29" post oak) are both in good condition, located within the buildable area of the lot, and outside the Upland Habitat ESA.

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 ther size, 108" of replacement trees, equaling thirty-six (36) three-inch caliper trees, will be required for the two (2) specimen trees being requested for removal on this site.

CITIZEN FEEDBACK: As of January 27, 2022, staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of intent.
2. Specimen tree removal permit application.
3. Photograph of the specimen trees.
4. Photograph of approved signage onsite.
5. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for two (2) specimen trees on Lot 19, Block E of the Montalcino Estates PH 2 subdivision. The property is located at 5012 Castellano Ct.

MCADAMS

LETTER OF INTENT > **2021310398**

December 29, 2021

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

Reference: Tree Removal Permit Application
Lot 19, Block E
1.001 Acres in Montalcino Estates Phase II
5012 Castellano Court
Town of Flower Mound
Denton County, Texas

Dear Mr. Hoefert,

On behalf of the home builder on the aforementioned property, we are requesting that (2) specimen trees (as outlined in the attached specimen tree survey), as defined in the TOFM Tree Preservation Code, be removed. The trees are being requested to be removed due to site and design conditions, which thereby mean the subject property cannot reasonably be developed without removal of the trees included in the permit application.

TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees	2 trees
Total specimen trees to be removed	2 trees

Due to preexisting conditions, Town of Flower Mound Engineering Standards, and site conditions, the specimen trees are not able to be saved. The site plan before you appears to be the most beneficial for taking into account all the site constraints and opportunities.

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

1. Tree #101 — 25.5” Post Oak
2. Tree #102 — 29.5” Post Oak

These trees are being removed due to site constraints.

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

Sincerely,

Verity Burk RLA
Landscape Architect, TX #3438

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: Verity Burk

Address: 111 Hillside Dr
Lewisville, TX 75076

Phone: 469-312-0402

Applicant's Legal Interest in the Property:
Landscape Architect for Our Country Homes

2. Property Owner(s)

Name(s): _____
Address: _____

3. Location and Legal Description of Property:
Lot 19, Block E
Montalcino Estates Phase II

4. Owner's Authorization of Representation

I, Michael Barshinger, the owner of the above described real property, do hereby authorize Verity Burk to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

Signature of Owner

Elena Lucia Parker
My Commission Expires
09/15/2022
ID No. 125835239

Given Under My Hand and Seal of Office
This the 29th Day of December, 2021

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

Signature of Applicant

Landscape Architect License No. 3438
State of Licensure Texas
Or ISA Certified Arborist No.
Or Certified Forester No.

Elena Lucia Parker
My Commission Expires
09/15/2022
ID No. 125835239

Given Under My Hand and Seal of Office
This the 29th Day of December, 2021

Notary Public
In and For Denton County, Texas

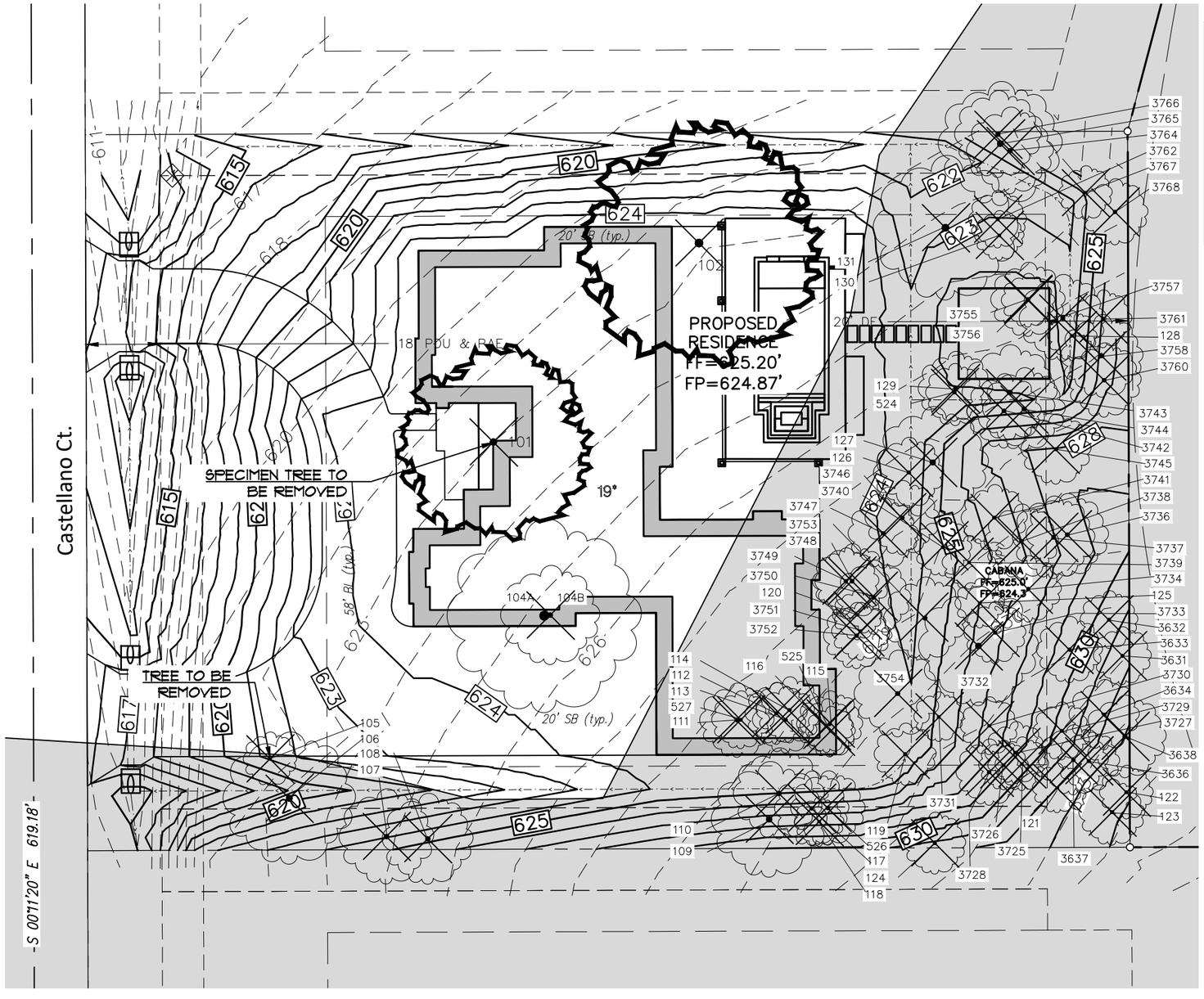
6. Received by Town of Flower Mound on (Date) 12/29/2021 by (initials) JRH.

Montalcino Estates PH 2, Lot 19, Block E - Specimen trees proposed for removal

Tree Removal Request Signage

Along Castellano Ct.

Attachment 5



LEGEND

- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- UPLAND WOODED HABITAT

30 0 30

SCALE: 1"=30'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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

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

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

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

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
6) No mitigation shall be required for trees removed within the Upland Wooded Habitat Area.

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS

1/27/2022

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

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

MCADAMS

5012 CASTELLANO COURT
Lot 19, Block E
MONTALCINO ESTATES PHASE II
1.001 Acres
TOWN OF FLOWER MOUND
DENTON, TEXAS

TREE SURVEY

Drawn By:	VC
Date:	05/07/2021
Scale:	1" = 30'
Revisions:	
10/12/2021	
12/14/2021	

2021310398

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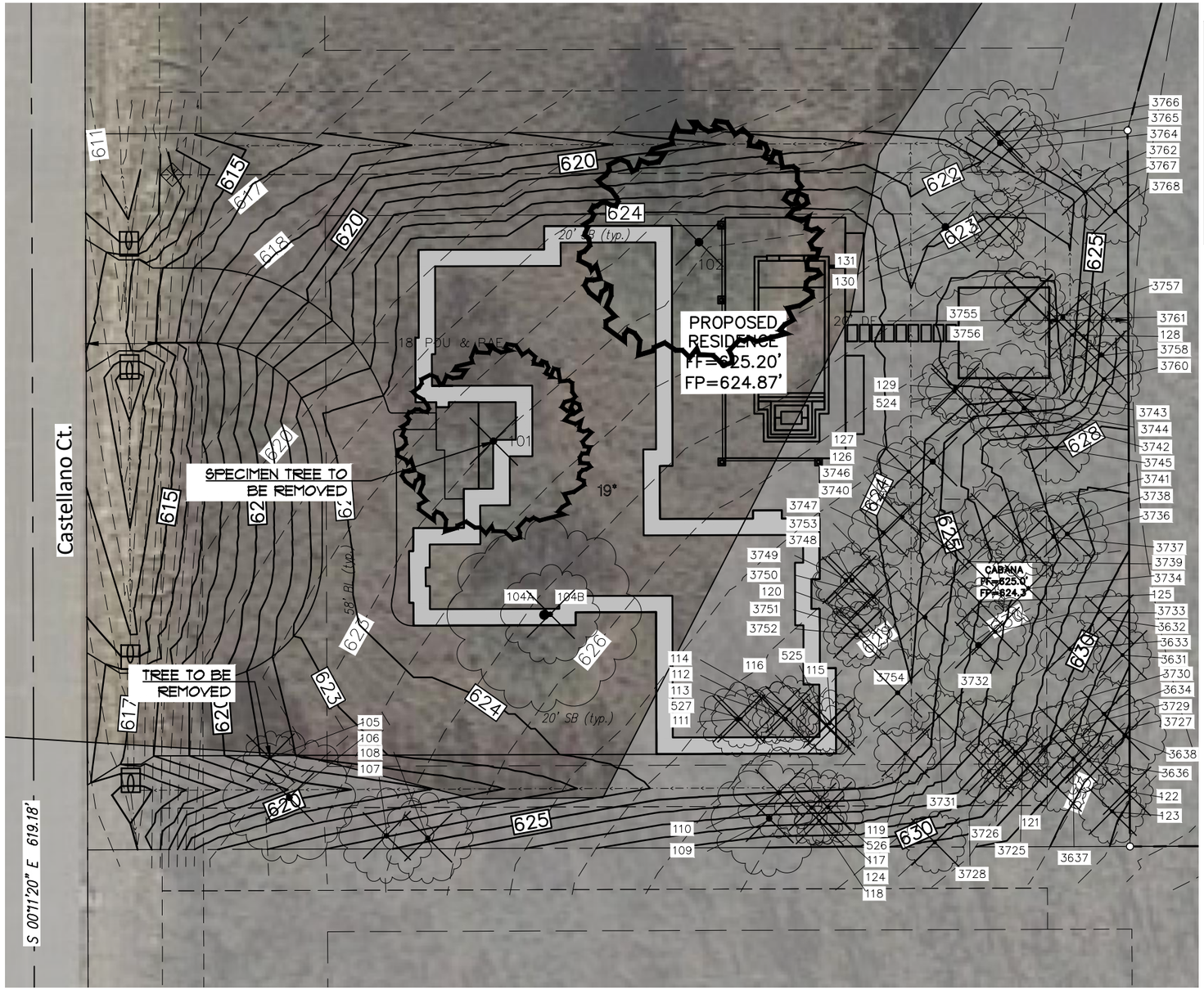

LEGEND

- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- UPLAND WOODED HABITAT

30 0 30

SCALE: 1"=30'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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RON A. STEWART
STATE OF TEXAS

1/27/2022

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McADAMS

5012 CASTELLANO COURT
Lot 19, Block E
MONTALCINO ESTATES PHASE II
1.001 Acres
TOWN OF FLOWER MOUND
DENTON, TEXAS

TREE SURVEY

Drawn By:	VC
Date:	05/07/2021
Scale:	1" = 30'
Revisions:	
	10/12/2021
	12/14/2021

2021310398

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Plotted: 1/27/2022 2:35 PM, by Verity Burk; Saved: 1/27/2022 2:28 PM, by vcox

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS	DEBITS
1	101	25	POST OAK	Quercus stellata	YES	YES	YES	Not in UWH		16
2	102	29	POST OAK	Quercus stellata	YES	YES	YES	Not in UWH		20
3	104A	23	POST OAK	Quercus stellata	YES	NO	YES	Not in UWH		1
4	104B	12	POST OAK	Quercus stellata	YES	NO	YES	Not in UWH		1
5	105	6	POST OAK	Quercus stellata	YES	NO	YES			
6	106	16	POST OAK	Quercus stellata	YES	NO	YES			
7	107	11	POST OAK	Quercus stellata	YES	NO	YES			
8	108	11	POST OAK	Quercus stellata	YES	NO	YES			
9	109	14	POST OAK	Quercus stellata	YES	NO	YES			
10	110	11	POST OAK	Quercus stellata	YES	NO	YES			
11	111	9	POST OAK	Quercus stellata	YES	NO	YES			
12	112	7.5	POST OAK	Quercus stellata	YES	NO	YES			
13	113	8	POST OAK	Quercus stellata	YES	NO	YES			
14	114	8	POST OAK	Quercus stellata	YES	NO	YES			
15	115	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
16	116	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
17	117	9	POST OAK	Quercus stellata	YES	NO	YES			
18	118	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
19	119	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
20	120	6	POST OAK	Quercus stellata	YES	NO	YES			
21	121	6	POST OAK	Quercus stellata	YES	NO	YES			
22	122	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
23	123	8, 5	POST OAK	Quercus stellata	YES	NO	YES			
24	124	7	POST OAK	Quercus stellata	YES	NO	YES			
25	125	6	POST OAK	Quercus stellata	YES	NO	YES			
26	126	8, 8	POST OAK	Quercus stellata	YES	NO	YES			
27	127	13, 12	POST OAK	Quercus stellata	YES	NO	YES			
28	128	6	POST OAK	Quercus stellata	YES	NO	YES			
29	129	9	POST OAK	Quercus stellata	YES	NO	YES			
30	130	6	POST OAK	Quercus stellata	YES	NO	YES			
31	131	17	POST OAK	Quercus stellata	YES	NO	YES			
32	524	7	POST OAK	Quercus stellata	YES	NO	YES			
33	525	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
34	526	9	POST OAK	Quercus stellata	YES	NO	YES			
35	527	7	POST OAK	Quercus stellata	YES	NO	YES			
36	3631	7	POST OAK	Quercus stellata	YES	NO	YES			
37	3632	7	POST OAK	Quercus stellata	YES	NO	YES			
38	3633	8	POST OAK	Quercus stellata	YES	NO	YES			
39	3634	8	POST OAK	Quercus stellata	YES	NO	YES			
40	3636	7	POST OAK	Quercus stellata	YES	NO	YES			
41	3637	8	POST OAK	Quercus stellata	YES	NO	YES			
42	3638	10	POST OAK	Quercus stellata	YES	NO	YES			
43	3725	6	POST OAK	Quercus stellata	YES	NO	YES			
44	3726	6	POST OAK	Quercus stellata	YES	NO	YES			
45	3727	7	POST OAK	Quercus stellata	YES	NO	YES			
46	3728	8	POST OAK	Quercus stellata	YES	NO	YES			
47	3729	7	POST OAK	Quercus stellata	YES	NO	YES			
48	3730	7	POST OAK	Quercus stellata	YES	NO	YES			
49	3731	6	POST OAK	Quercus stellata	YES	NO	YES			
50	3732	14, 9	POST OAK	Quercus stellata	YES	NO	YES			
51	3733	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
52	3734	8	POST OAK	Quercus stellata	YES	NO	YES			
53	3736	10	POST OAK	Quercus stellata	YES	NO	YES			
54	3737	10	POST OAK	Quercus stellata	YES	NO	YES			
55	3738	9	POST OAK	Quercus stellata	YES	NO	YES			
56	3739	6	POST OAK	Quercus stellata	YES	NO	YES			
57	3740	7, 6	POST OAK	Quercus stellata	YES	NO	YES			
58	3741	8	POST OAK	Quercus stellata	YES	NO	YES			
59	3742	9	POST OAK	Quercus stellata	YES	NO	YES			
60	3743	11	POST OAK	Quercus stellata	YES	NO	YES			
61	3744	10	POST OAK	Quercus stellata	YES	NO	YES			
62	3745	8	POST OAK	Quercus stellata	YES	NO	YES			
63	3746	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			
64	3747	8	POST OAK	Quercus stellata	YES	NO	YES			
65	3748	9	POST OAK	Quercus stellata	YES	NO	YES			
66	3749	8	POST OAK	Quercus stellata	YES	NO	YES			
67	3750	9	POST OAK	Quercus stellata	YES	NO	YES			
68	3751	7	POST OAK	Quercus stellata	YES	NO	YES			
69	3752	8	POST OAK	Quercus stellata	YES	NO	YES			
70	3753	10	POST OAK	Quercus stellata	YES	NO	YES			
71	3754	10	POST OAK	Quercus stellata	YES	NO	YES			
72	3755	6.5	POST OAK	Quercus stellata	YES	NO	YES			
73	3756	9	POST OAK	Quercus stellata	YES	NO	YES			
74	3757	10	POST OAK	Quercus stellata	YES	NO	YES			
75	3758	10	POST OAK	Quercus stellata	YES	NO	YES			
76	3760	9	POST OAK	Quercus stellata	YES	NO	YES			
77	3761	7	POST OAK	Quercus stellata	YES	NO	YES			
78	3762	7	POST OAK	Quercus stellata	YES	NO	YES			
79	3764	10	POST OAK	Quercus stellata	YES	NO	YES			
80	3765	15, 14	POST OAK	Quercus stellata	YES	NO	YES			
81	3766	10	POST OAK	Quercus stellata	YES	NO	YES			
82	3767	6	POST OAK	Quercus stellata	YES	NO	YES			
83	3768	8	POST OAK	Quercus stellata	YES	NO	YES			
								FINAL MITIGATION REQUIRED	38	

ADDITIONAL NOTES:

1. SPECIMEN TREE MITIGATION IS DOUBLED THE EXISTING CALIPER OF THE TREE TO BE REMOVED:
   25" X 2 = 50"
   29" X 2 = 58"
   50" + 58" = 108"
   108" / 3" TREE = 36 TREES
2. MITIGATION PLANTING IS NOT PERMITTED ON A RESIDENTIAL LOT. THE BUILDER SHALL SUBMIT A MITIGATION FEE TO THE TOWN OF FLOWER MOUND PRIOR TO ISSUANCE OF BUILDING PERMIT. THERE SHALL BE A $375 CHARGE FOR EACH PROTECTED TREE REMOVED.
3. 36 SPECIMEN TREE MITIGATION DEBITS + 2 PROTECTED TREE MITIGATION DEBITS = 38 TOTAL DEBITS
   38 X $375 = $14,250 MITIGATION FEE

1/27/2022

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

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

McADAMS

5012 CASTELLANO COURT
Lot 19, Block E
MONTALCINO ESTATES PHASE II
1.001 Acres
TOWN OF FLOWER MOUND
DENTON, TEXAS

TREE CHARTS

Drawn By: VC
Date: 05/07/2021
Scale:
Revisions:
10/12/2021
12/29/2021
01/27/2022

2021310398

File: M:\Projects\OCH\2021310398\04-Production\Engineering\SHEETS\2021310398 TS
Plotted: 1/27/2022 2:34 PM, by Verity Burk; Saved: 1/27/2022 2:28 PM, by vcox

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE:	February 1, 2022
FROM:	James Hoefert, Environmental Review Analyst
PRESENTER	Mike Boswell, with Toll Brothers
ITEM:	**Consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

BACKGROUND INFORMATION:

The Townlake Phase 5 & 6 development is generally located south of Cross Timbers Road and east of Scenic Drive. The site is approximately 107.262 acres in size. The site is currently zoned for Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 187 (PD-187) for a cluster development. According to the tree survey for the project, the site contains one hundred sixty-two (162) specimen trees. The applicant is requesting to remove forty-seven (47) specimen trees from the site in order to build a residential subdivision. The specimen trees proposed for removal are all in good condition to fair condition and are located within the proposed buildable area.

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their size, 2,462" of replacement trees, equaling 821 three-inch caliper trees, will be required for the removal of the forty-seven (47) specimen trees on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. Protected tree mitigation / replacement will be determined with the record plat application – once final engineering has been completed for the project. The developer is proposing to preserve a significant number existing protected and specimen trees on the site, so there will be credits available for the preservation of those trees.

CITIZEN FEEDBACK: As of January 27, 2022, staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent.
2. Specimen tree removal permit application.
3. Photographs of approved signage onsite.
4. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

STUDIO 13
DESIGN GROUP

LANDSCAPE ARCHITECTURE
SITE PLANNING
TREE MITIGATION

December 28, 2021

James Hoefert ISA# TX-4565A
Environmental Review Analyst
Town of Flower Mound, Texas

RE: Townlake Ph. 5 & Ph. 6

Mr. Hoefert,

Please accept this as our Letter of Intent (LOI) for the removal of specimen trees on the Townlake Ph.5 & Ph. 6 Development Site. These trees are being removed due to their location within the buildable area of the development.

Thank you,

Leonard W. Reeves, RLA, ASLA

Studio 13 Design Group, PLLC

Studio 13 Design Group
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
www.studio13.bz

TOWNLAKE PH. 5 & Ph. 6 (To be Removed)

Tree ID	Common Name	Scientific Name	DBH 1	Condition Class	Protected	Specimen Tree	Remain	Remove
5507	Oak-Post	*Quercus stellata*	38	Fair	Protected	Specimen		X
5508	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5509	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5517	Oak-Post	*Quercus stellata*	28	Good	Protected	Specimen		X
5518	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5592	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen		X
5596	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen		X
5601	Oak-Post	*Quercus stellata*	40	Fair	Protected	Specimen		X
5604	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5612	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5639	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen		X
5641	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5642	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5646	Oak-Post	*Quercus stellata*	23	Good	Protected	Specimen		X
5648	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5652	Oak-Post	*Quercus stellata*	27	Good	Protected	Specimen		X
5653	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen		X
5656	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5658A	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5658B	Oak-Post	*Quercus stellata*	40	Fair	Protected	Specimen		X
5660	Oak-Blackjack	*Quercus marilandica*	25	Fair	Protected	Specimen		X
5662	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5671	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5674	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5684	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5685	Oak-Post	*Quercus stellata*	33	Fair	Protected	Specimen		X
5686	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5693	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5694	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5696	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen		X
5698	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen		X
5756	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5771	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5806	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen		X

5829	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen		X
5892	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5912	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5913	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen		X
5918	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5925	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen		X
5931	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen		X
5941	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen		X
5942	Oak-Post	*Quercus stellata*	30	Poor	Protected	Specimen		X
5943	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen		X
5947	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5949	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5959	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X

Total Specimen Trees on Site	162
Specimen Trees to be removed	47
Specimen Trees to remain	115

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:
STUDIO 13 DESIGN GROUP
LEONARD W. REEVES

Address:
386 W. MAIN ST.
LEWISVILLE TX 75057

Phone:
469-635-1900

Applicant's Legal Interest in the Property:
DESIGN PROFESSIONAL

2. Property Owner(s)

Name(s): _____
Address: _____

3. Location and Legal Description of Property:
TOWNLAKE 5 & 6 APPROXIMATELY 107.262 ACRES

4. Owner's Authorization of Representation

I, _____, the owner of the above described real property, do hereby authorize LEONARD W. REEVES _____ to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

_____
Signature of Owner

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

_____
Notary Public
In and For _____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 LEONARD W. REEVES, 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.

Leonard W Reeves
Signature of Applicant

Landscape Architect License No. 1977
State of Licensure TEXAS
Or ISA Certified Arborist No._____
Or Certified Forester No. _____

ERIN L PESANTE
Notary Public, State of Texas
Comm. Expires 06/09/2023
Notary ID 12864247-8

Given Under My Hand and Seal of Office
This the 17 Day of November, 2021

Erin L Pesante
Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 11/17/2021 by (initials) JRH.

Letter of Authorization
Townlake Phase 5 ~107.3 Acres

We, Sam Newt Wilson, Jr. and Diane Wilson Bradshaw, acting as Managers, do hereby authorize the following individuals and organizations to act on behalf of SHADY OAKS FAMILY RANCH, LTD. and specifically to seek variances from the Oil and Gas Board of Appeals, cluster development zoning, planned development, development plan, platting and engineering plans of said 107.3-acre tract of land located within the J. Clark Survey, Abstract No. 231 and the M.E.P & P.R.R. Co. Survey, Abstract No. 935, in the Town of Flower Mound, Denton County, Texas.

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Suite 200
Plano, Texas 75093
(972) 931-0694

Michael Dowdey, P.E.
Aaron Hunsaker
Thomas Moss, P.E.

Toll Brothers, Inc.
2555 SW Grapevine Pkwy. Ste. 100
Grapevine, Texas 76051
(817) 329-8770

Mike Boswell, Toll Brothers
Manolo Rios, Toll Brothers
Ron Robbins, Toll Brothers

AUTHORIZED BY:

SHADY OAKS FAMILY RANCH, LTD.,
a Texas limited partnership

By: Shady Oaks Family Properties, LLC,
its General Partner

By: _____
Name: Sam Newt Wilson, Jr.
Title: Manager

By: Diane Wilson Bradshaw
Name: Diane Wilson Bradshaw
Title: Manager

AMY ROBERTSON
Notary Public, State of Texas
Notary ID 13203756-1
My Commission Exp. 06-04-2023

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Sam Newt Wilson, Jr. and Diane Wilson Bradshaw, acting as Managers of SHADY OAKS FAMILY RANCH, LTD., known to me to be the persons whose names are subscribed to the foregoing instrument, and both acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of March, 2021.

Amy Robertson
Notary Public in and for the State of Texas

Tree Removal Request Signage

One of two signs posted along Cross Timbers Road

One of two signs posted along Scenic Drive

LEGEND

- SPECIMEN TREE
- SPECIMEN TREE REMOVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REESE
1977
STATE OF TEXAS

December 28, 2021

NORTH

200 100 0 200

1" = 200' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Overall Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

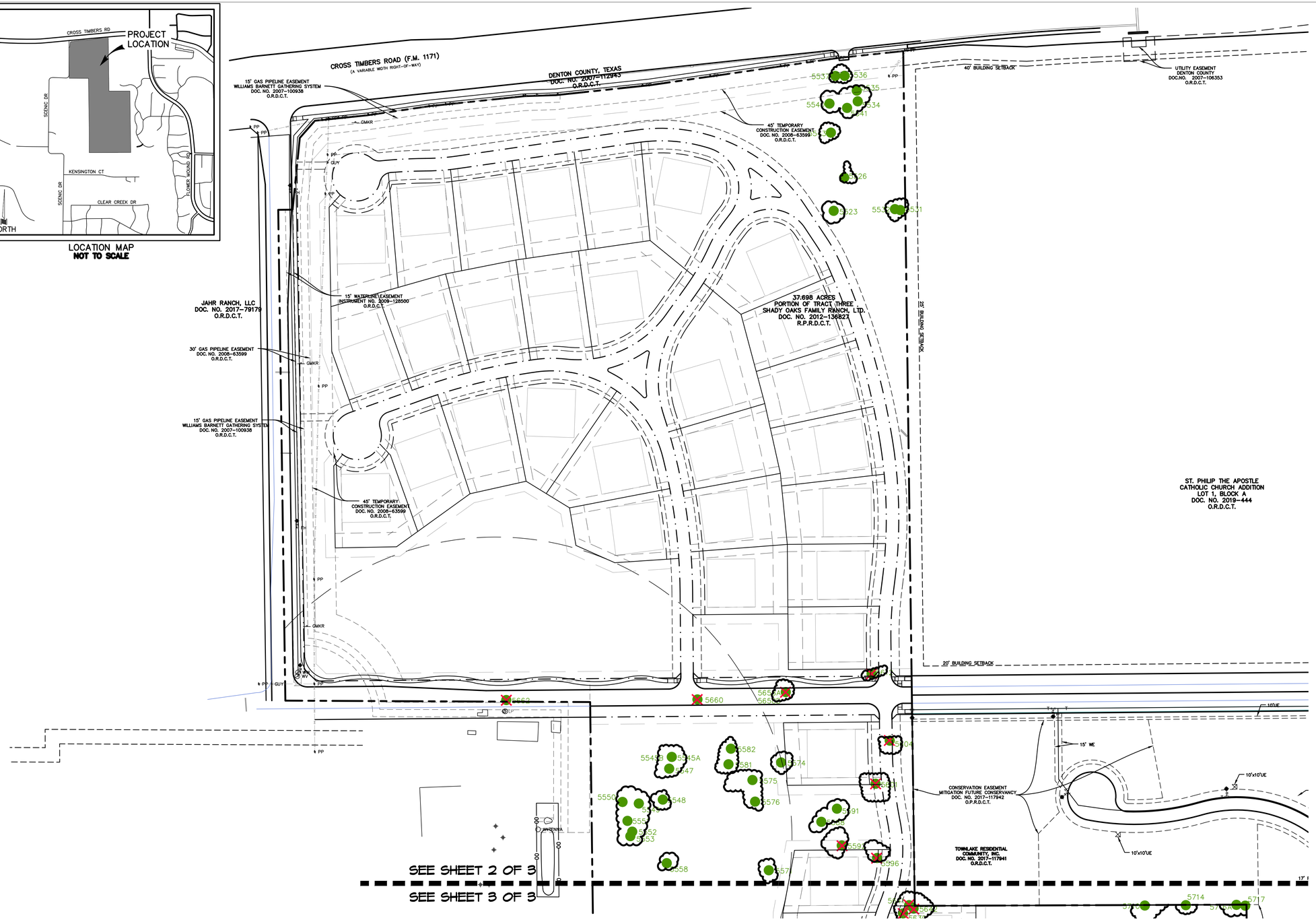
PROJECT
TBI018

SHEET
TR1 of 3

Plotted by: ##########Richardbeetel/26/2022 12:31PM

Drawing: W:\Shared With Me\shared\Projects\TBI018 – Townlake Ph. 5\DWG\TBI018-TS 10-26-2021.dwg Saved By: Station13 Save Time: 1/17/2022 9:32 AM

LOCATION MAP
NOT TO SCALE



LEGEND

- SPECIMEN TREE
- SPECIMEN TREE REMOVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS

December 28, 2021

NORTH

100 50 0 100

1" = 100' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI018

SHEET
TR2 of 3

Plotted by: ######## Plot Date: 1/26/2022 1:13 PM

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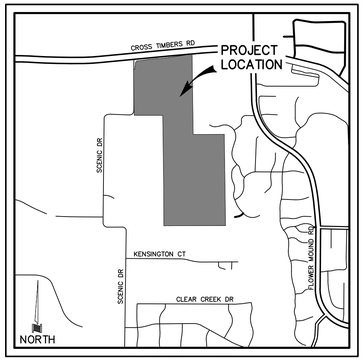
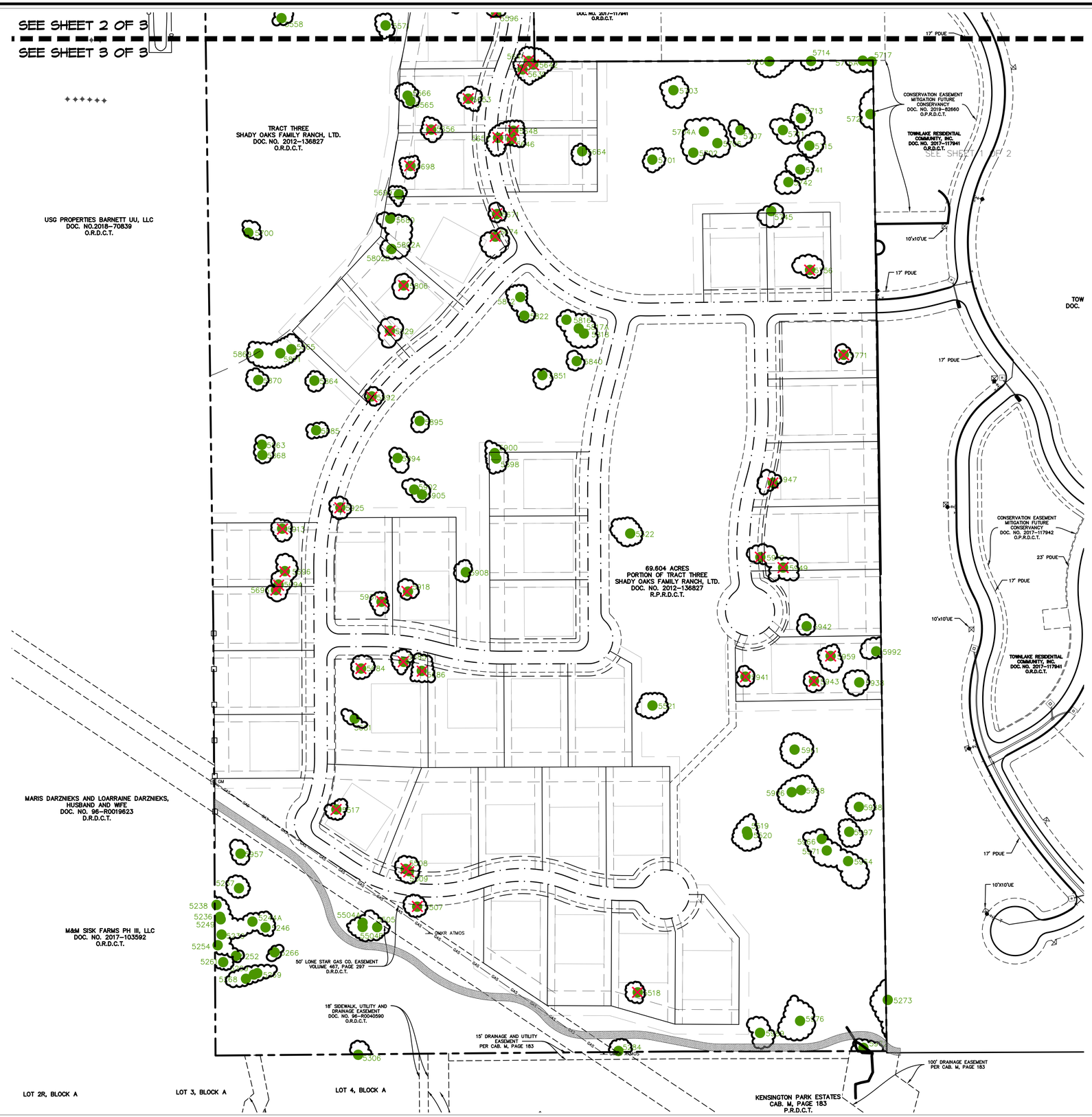
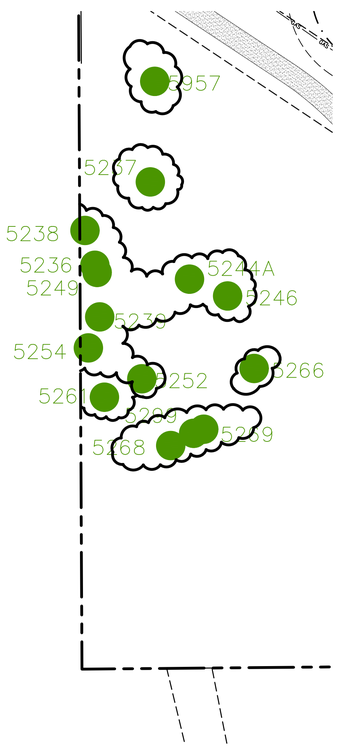


LOCATION MAP
NOT TO SCALE





DETAIL "A"
SCALE: 1"=50'

LEGEND

- SPECIMEN TREE
- SPECIMEN TREE REMOVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEES
1977
STATE OF TEXAS

December 28, 2021

NORTH

50 25 0 50
1" = 50' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI018

SHEET
TR3 of 3

Plotted by: ######## Plot Date: 1/26/2022 1:13 PM

Drawing: W:\Shared With Me\shared\Projects\TBI018 – Townlake Ph. 5\DWG\TBI018-TS 10-26-2021.dwg Saved By: Station13 Save Time: 1/17/2022 9:32 AM

Tree ID	Common Name	Scientific Name	DBH 1	Condition Class	Protected	Specimen Tree	Remain	Remove
5236	Oak-Post	*Quercus stellata*	26	Poor	Protected	Specimen	Y	
5237	Oak-Post	*Quercus stellata*	22	Poor	Protected	Specimen	Y	
5238	Elm-Cedar	*Ulmus crassifolia*	19	Good	Protected	Specimen	Y	
5239	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5244A	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5246	Elm-Cedar	*Ulmus crassifolia*	21	Poor	Protected	Specimen	Y	
5249	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5252	Elm-Cedar	*Ulmus crassifolia*	23	Fair	Protected	Specimen	Y	
5254	Elm-Cedar	*Ulmus crassifolia*	23	Fair	Protected	Specimen	Y	
5261	Oak-Post	*Quercus stellata*	31	Poor	Protected	Specimen	Y	
5266	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5268	Elm-Cedar	*Ulmus crassifolia*	25	Fair	Protected	Specimen	Y	
5269	Elm-Cedar	*Ulmus crassifolia*	20	Good	Protected	Specimen	Y	
5273	Oak-Post	*Quercus stellata*	38	Fair	Protected	Specimen	Y	
5284	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5299	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen	Y	
5306	Elm-Cedar	*Ulmus crassifolia*	19	Fair	Protected	Specimen	Y	
5504A	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen	Y	
5504B	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5505	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5507	Oak-Post	*Quercus stellata*	38	Fair	Protected	Specimen		X
5508	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5509	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5517	Oak-Post	*Quercus stellata*	28	Good	Protected	Specimen		X
5518	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5519	Elm-Cedar	*Ulmus crassifolia*	17	Fair	Protected	Specimen	Y	
5520A	Elm-Cedar	*Ulmus crassifolia*	22	Fair	Protected	Specimen	Y	
5521	Pecan	*Carya illinoinensis*	34	Good	Protected	Specimen	Y	
5522	Pecan	*Carya illinoinensis*	37	Fair	Protected	Specimen	Y	
5523	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5526	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5531	Oak-Post	*Quercus stellata*	28	Fair	Protected	Specimen	Y	
5532	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5534	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen	Y	
5535	Oak-Post	*Quercus stellata*	32	Good	Protected	Specimen	Y	
5536	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5537	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5540	Oak-Post	*Quercus stellata*	27	Poor	Protected	Specimen	Y	
5541	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen	Y	
5543	Oak-Post	*Quercus stellata*	28	Good	Protected	Specimen	Y	
5545A	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5545B	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5547	Oak-Post	*Quercus stellata*	36	Fair	Protected	Specimen	Y	
5548	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen	Y	
5549	Oak-Post	*Quercus stellata*	33	Fair	Protected	Specimen	Y	
5550	Oak-Post	*Quercus stellata*	23	Good	Protected	Specimen	Y	
5551	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5552	Oak-Post	*Quercus stellata*	30	Fair	Protected	Specimen	Y	
5553	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5558	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen	Y	
5565	Oak-Post	*Quercus stellata*	27	Poor	Protected	Specimen	Y	
5566	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5571	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5574	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen	Y	
5575	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen	Y	
5576	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5581	Oak-Post	*Quercus stellata*	31	Fair	Protected	Specimen	Y	
5582	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen	Y	
5588	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5591	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen	Y	
5592	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen		X
5596	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen		X
5601	Oak-Post	*Quercus stellata*	40	Fair	Protected	Specimen		X
5604	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5612	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5639	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen		X
5641	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5642	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen		X
5646	Oak-Post	*Quercus stellata*	23	Good	Protected	Specimen		X
5648	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5652	Oak-Post	*Quercus stellata*	27	Good	Protected	Specimen		X
5653	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen		X
5656	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5658A	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5658B	Oak-Post	*Quercus stellata*	40	Fair	Protected	Specimen		X
5660	Oak-Blackjack	*Quercus marilandica*	25	Fair	Protected	Specimen		X
5662	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5664	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5671	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5674	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5680	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen	Y	
5681	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5684	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen		X
5685	Oak-Post	*Quercus stellata*	33	Fair	Protected	Specimen		X
5686	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5693	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5694	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5696	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen		X
5698	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen		X
5699	Oak-Post	*Quercus stellata*	33	Poor	Protected	Specimen	Y	
5700	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5701	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen	Y	
5702	Oak-Post	*Quercus stellata*	28	Good	Protected	Specimen	Y	
5703	Oak-Post	*Quercus stellata*	31	Fair	Protected	Specimen	Y	
5704A	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5706	Oak-Post	*Quercus stellata*	36	Fair	Protected	Specimen	Y	
5707	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen	Y	
5710	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5711	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5713	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen	Y	
5714	Oak-Post	*Quercus stellata*	24	Poor	Protected	Specimen	Y	
5715	Oak-Post	*Quercus stellata*	25	Fair	Protected	Specimen	Y	
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5742	Oak-Post	*Quercus stellata*	22	Poor	Protected	Specimen	Y	
5745	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
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5802A	Oak-Post	*Quercus stellata*	31	Fair	Protected	Specimen	Y	
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5806	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen		X
5812	Oak-Post	*Quercus stellata*	31	Fair	Protected	Specimen	Y	
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5817A	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5818	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen	Y	
5822	Oak-Post	*Quercus stellata*	24	Poor	Protected	Specimen	Y	
5829	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen		X
5840	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5851	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5863	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5864	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5865	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen	Y	
5868	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5869	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5870	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5871	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5885	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5892	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5894	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen	Y	
5895	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5898	Oak-Post	*Quercus stellata*	26	Good	Protected	Specimen	Y	
5900	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen	Y	
5902	Oak-Post	*Quercus stellata*	28	Fair	Protected	Specimen	Y	
5905	Oak-Post	*Quercus stellata*	25	Poor	Protected	Specimen	Y	
5908	Oak-Post	*Quercus stellata*	22	Good	Protected	Specimen	Y	
5912	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5913	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen		X
5918	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5924	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen	Y	
5925	Oak-Post	*Quercus stellata*	24	Good	Protected	Specimen		X
5931	Oak-Post	*Quercus stellata*	25	Good	Protected	Specimen		X
5938	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5941	Oak-Post	*Quercus stellata*	34	Fair	Protected	Specimen		X
5942	Oak-Post	*Quercus stellata*	30	Fair	Protected	Specimen		X
5943	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen		X
5947	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen		X
5949	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen		X
5957	Elm-Cedar	*Ulmus crassifolia*	19	Fair	Protected	Specimen	Y	
5959	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen		X
5961	Oak-Post	*Quercus stellata*	32	Fair	Protected	Specimen	Y	
5964	Elm-Cedar	*Ulmus crassifolia*	21	Fair	Protected	Specimen	Y	
5966	Oak-Post	*Quercus stellata*	23	Fair	Protected	Specimen	Y	
5968	Oak-Post	*Quercus stellata*	29	Fair	Protected	Specimen	Y	
5971	Oak-Post	*Quercus stellata*	24	Fair	Protected	Specimen	Y	
5976	Elm-Cedar	*Ulmus crassifolia*	23	Fair	Protected	Specimen	Y	
5988	Oak-Post	*Quercus stellata*	27	Fair	Protected	Specimen	Y	
5989	Oak-Post	*Quercus stellata*	35	Fair	Protected	Specimen	Y	
5992	Oak-Post	*Quercus stellata*	22	Fair	Protected	Specimen	Y	
5996	Oak-Post	*Quercus stellata*	39	Fair	Protected	Specimen	Y	
5997	Oak-Post	*Quercus stellata*	26	Fair	Protected	Specimen	Y	

Total Specimen Trees on Site	162
Specimen Trees to be removed	47
Specimen Trees to remain	115

Total Protected Trees on Site 433

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS

December 28, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEYPLAN

Tree List

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI018

SHEET
LIST 1

Plotted by: ###### Plot Date: 1/26/2022 1:13 PM

Drawing: W:\Shared With Me\shared\Projects\TBI018 – Townlake Ph. 5\DWG\TBI018-TS 10-26-2021.dwg Saved By: Station13 Save Time: 1/17/2022 9:32 AM

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 4

REGULAR ITEM

DATE: February 1, 2022

FROM: James Hoefert, Environmental Review Analyst

PRESENTER: Mike Boswell, with Toll Brothers

ITEM: **Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

BACKGROUND INFORMATION: The applicant will present the conceptual plan and Open Space Management Plan for the proposed Townlake Phase 5 and 6 cluster development. The site is currently zoned for Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 187 (PD-187) for a cluster development. The Townlake Phase 5 and 6 development is a continuation of the existing Townlake residential development, and the proposed cluster development project consists of approximately 107.262 acres. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

The project site is located in the Cross Timbers Conservation Development District, as designated within the Town's Master Plan. This site contains some characteristics of the Eastern Cross Timbers Forest that are found in this part of Texas, throughout eastern Oklahoma, and into Kansas. The current zoning for the property is agricultural with a minimum two acre lot size. The Town's cluster development option provides standards for residential development projects in which dwelling units are clustered on smaller lots than would otherwise be allowed for the purpose of preserving open or natural lands.

For projects with agricultural zoning within the Cross Timbers Conservation Development District, the preservation of 50% of the gross land as open space is established within the Town's conservation development standards and is also applied to the cluster development model as the preservation objective. The Townlake Phase 5 & 6 application designates approximately 50% of the gross land as open space after excluding the land within the required right-of-way dedication for streets designated on the Town's Thoroughfare Plan. The portion of the site that is left undeveloped may be placed in a conservation easement that is held by a third-party land trust or other qualified entity, or through other approved methods established within the cluster development standards such as a Homeowners' Association. All of the open space areas within the proposed subdivision would be maintained by the Homeowners' Association.

Some of the Environmentally Sensitive Areas (ESAs) defined in the Town's SMARTGrowth Program are located on this property, and the predominant tree species on the property include: post oak, and cedar elm trees. ESAs located on the property include: Waters of the State, wetlands, water impoundments, and topographical slope protection. The applicant has submitted their Environmental Protection Plan (EPP) as part of the development application.

The current design and layout of the development proposes to preserve the wetand, water impoundments, woodland habitat, and portions of the topographical slope. The applicant is proposing to re-establish native prairie habitat within portions of the designated open space. The applicant is requesting an exception from Town Council to the slope protection requirements as outlined in the Town's SMARTGrowth requirements. The applicant is also required to comply with any U.S. Army Corps of Engineers requirements and permitting relative to any impacts to regulated wetlands or other protected waters.

CITIZEN FEEDBACK: As of January 27, 2022, Environmental Services staff has staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: The Environmental Conservation Commission may recommend revisions to the proposed Open Space Management Plan and conceptual plan relative to open space preservation.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Concept Plan
3. Draft Open Space Management Plan
4. Environmental Protection Plan

RECOMMENDATION: Move to recommend approval or denial to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

Attachment 1

DOWDEY, ANDERSON & ASSOCIATES, INC.
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

July 12, 2012

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: **Townlake 5** (DAA No. 20033)
LOI for Development Plan & Zoning Planned Development

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan and Zoning Planned Development.

Townlake 5 is a 107.262 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan; Ordinance No. 64-13. The tract is identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

The attached Development Plan proposes 67 residential lots and 9 common area lots across the site's 107.262 acres and conforms to the corresponding Zoning Concept Plan under review. The plan also conforms to the Town's Development Code and we are not requesting any additional variances. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and multiple points of access for safety considerations.

The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Development Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

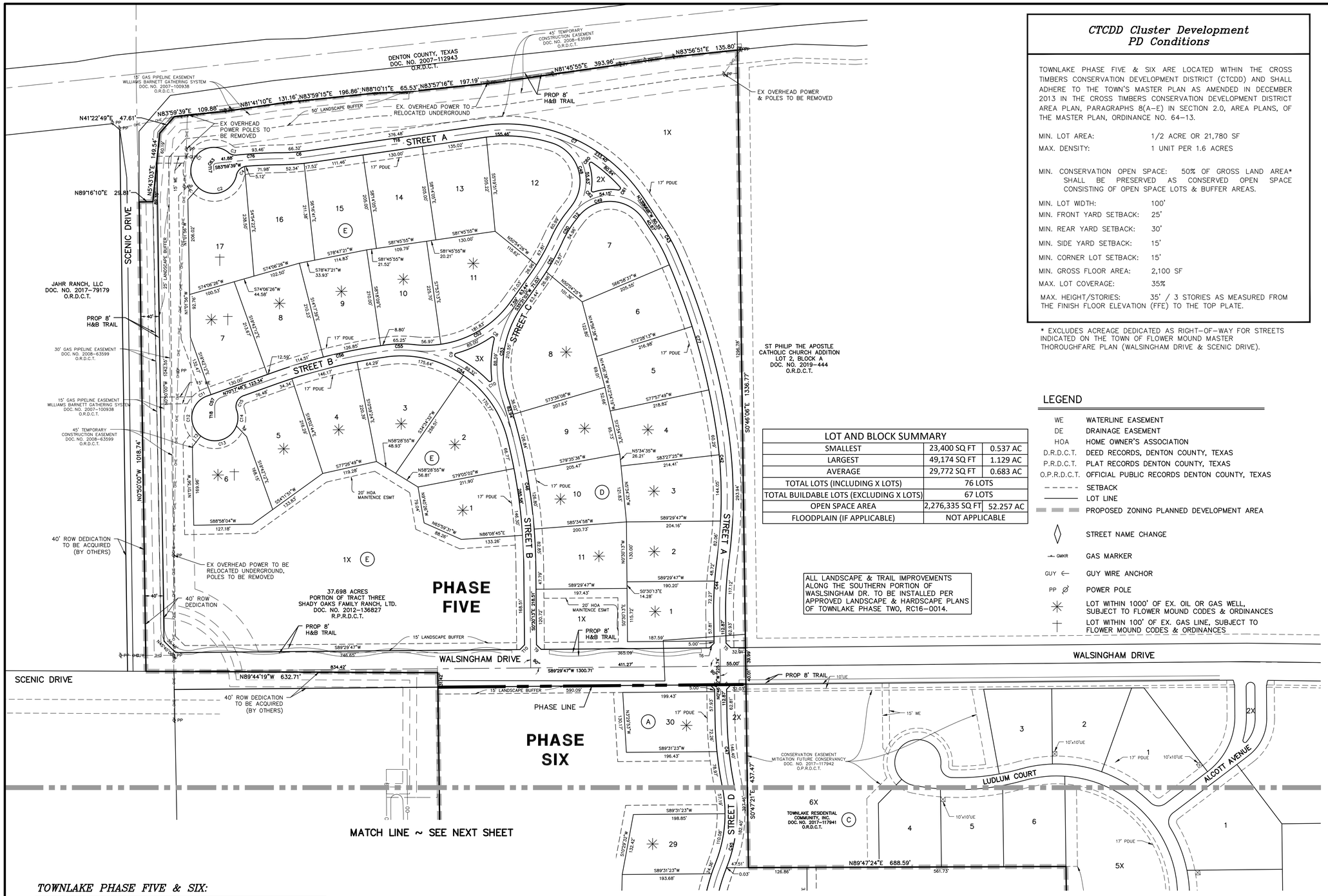
Please contact Michael Dowdey or myself should you have any questions regarding this request.

Sincerely,

Aaron Hunsaker

Aaron Hunsaker

R:\Data\2019\19023\00\Corr\Ltr\19023-DP & ZPD LOI-2021-07-12.docx



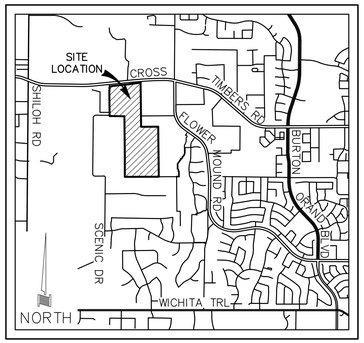
ALL LANDSCAPE & TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS OF TOWNLAKE PHASE TWO, RC16-0014.

CTCDD Cluster Development PD Conditions

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA:	1/2 ACRE OR 21,780 SF
MAX. DENSITY:	1 UNIT PER 1.6 ACRES
MIN. CONSERVATION OPEN SPACE:	50% OF GROSS LAND AREA* SHALL BE PRESERVED AS CONSERVED OPEN SPACE CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100 SF
MAX. LOT COVERAGE:	35%
MAX. HEIGHT/STORIES:	35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

* EXCLUDES ACREAGE DEDICATED AS RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE).



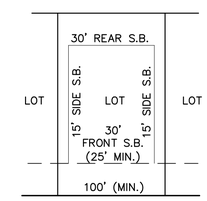
VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
100 50 0 100 300
(IN FEET)
1 inch = 100 ft.

LOT AND BLOCK SUMMARY		
SMALLEST	23,400 SQ FT	0.537 AC
LARGEST	49,174 SQ FT	1.129 AC
AVERAGE	29,772 SQ FT	0.683 AC
TOTAL LOTS (INCLUDING X LOTS)	76 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	67 LOTS	
OPEN SPACE AREA	2,276,335 SQ FT	52.257 AC
FLOODPLAIN (IF APPLICABLE)	NOT APPLICABLE	

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- - - -	SETBACK
———	LOT LINE
▬ ▬	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◊	STREET NAME CHANGE
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE
✳	LOT WITHIN 1000' OF EX. OIL OR GAS WELL, SUBJECT TO FLOWER MOUND CODES & ORDINANCES
+	LOT WITHIN 100' OF EX. GAS LINE, SUBJECT TO FLOWER MOUND CODES & ORDINANCES



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

NOTES:

1. KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
2. ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

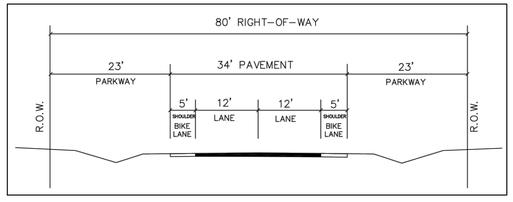
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

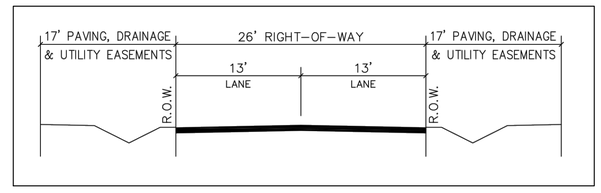
PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER

TOWNLAKE PHASE FIVE & SIX:

MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE; A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND RD & CROSS TIMBERS RD (MAJOR ARTERIAL) SCENIC DR & WALSINGHAM DR (RURAL COLLECTOR)
WATER PLAN	12" WITHIN CROSS TIMBERS ROAD (FM 1171), SCENIC DRIVE, & WALSINGHAM DRIVE, 8" WITHIN STOWE DRIVE
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

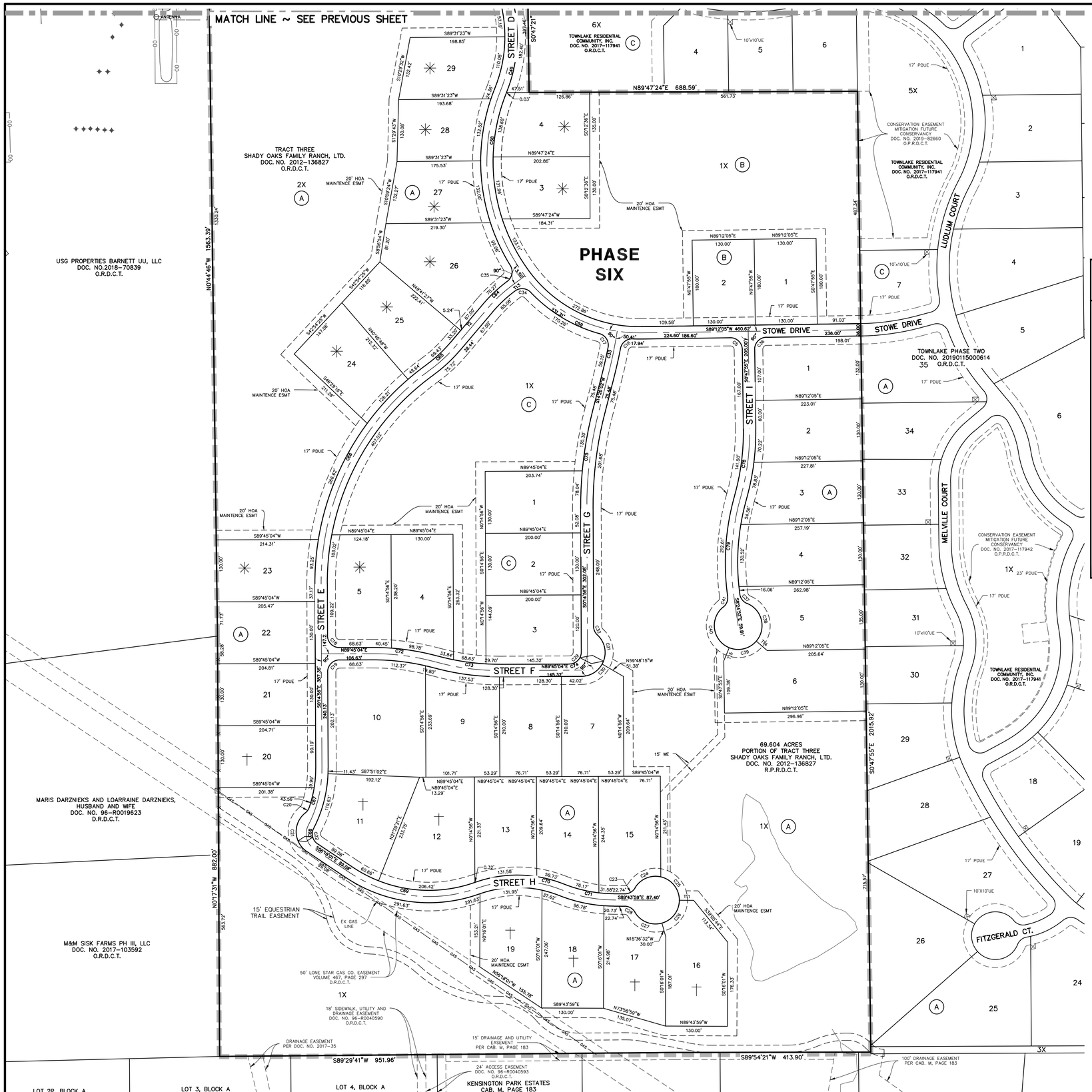


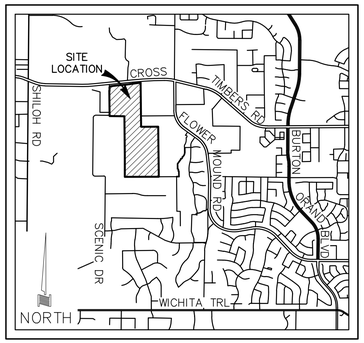
RURAL COLLECTOR TYPICAL SECTION
(TOWN OF FLOWER MOUND)
N.T.S.



LOCAL RESIDENTIAL ESTATE TYPICAL SECTION
(TOWN OF FLOWER MOUND)
N.T.S.

P:\Project C3D\2019\190231\190231-ZPD Concept.dwg, PG1, 1/28/2022 8:29:43 AM, tmoss



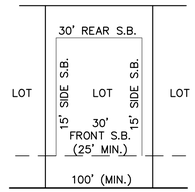


VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

CTCDD Cluster Development PD Conditions

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A–E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64–13.

MIN. LOT AREA:	1/2 ACRE OR 21,780 SF
MAX. DENSITY:	1 UNIT PER 1.6 ACRES
MIN. CONSERVATION OPEN SPACE:	50% OF GROSS LAND AREA* SHALL BE PRESERVED AS CONSERVED OPEN SPACE CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100 SF
MAX. LOT COVERAGE:	35%
MAX. HEIGHT/STORIES:	35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

* EXCLUDES ACREAGE DEDICATED AS RIGHT–OF–WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE).

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
	SETBACK
	LOT LINE
	PROPOSED ZONING PLANNED DEVELOPMENT AREA
	STREET NAME CHANGE
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE

NOTES:

1. KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
2. ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16–0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21–0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817–329–8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214–998–6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER

P:\Project C3D\2019\190235\190235-ZPD Concept.dwg, PG2, 1/28/2022 8:29:47 AM, tmoss

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 935, IN DENTON COUNTY, TEXAS, AND BEING PART OF ALL OF THAT TRACT THREE CONVEYED IN DEED TO SHADY OAKS FAMILY RANCH, LTD, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2012–136827, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MONUMENT FOUND STAMPED "3257", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RECORD PLAT OF ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019–444, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; ALSO BEING ON THE NEW SOUTHERLY RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD 1171, PER DEEDS TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENTS OF RECORD FILED IN DOCUMENT NUMBER 2007–112943 AND 2007– 106352, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 1,366.77 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED "G&A" FOUND FOR THE COMMON WEST CORNER OF SAID LOT 1, BLOCK A OF THE ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION AND THE AMENDED RECORD PLAT OF TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019–308, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 00 DEGREES 47 MINUTES 21 SECONDS EAST, 437.47 TO A METAL FENCE POST;

NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, 688.59 TO A 1/2 INCH IRON ROD FOUND;

SOUTH 00 DEGREES 47 MINUTES 55 SECONDS EAST, 2,015.92 TO A 1/2 INCH IRON ROD WITH CAP, STAMPED "G&A" FOUND ON THE NORTH LINE OF THE RECORD PLAT OF KENSINGTON PARK ESTATES, ACCORDING TO THE DOCUMENT OF RECORD FILED IN CABINET M, PAGE 183, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, A DISTANCE OF 413.90 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, AND WITH THE NORTH LINE OF THE REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017–35, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 191.84 FEET A 1/2 INCH REBAR WITH CAP, DEFACED FOUND FOR THE NORTH COMMON CORNER OF LOTS 1 AND 2 OF SAID KENSINGTON PARK ESTATES, AND PASSING AT A DISTANCE OF 802.71 FEET A 5/8 INCH REBAR WITH CAP, STAMPED "KHA" FOUND FOR THE NORTH COMMON CORNER OF LOTS 3 AND 4, BLOCK A OF SAID REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 951.96 FEET TO A CONCRETE HOLE OF A FENCE POST REMAIN FOR THE SOUTHEAST OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017–103592, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR BEARS NORTH, A DISTANCE OF 0.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID M&M SISK FARMS PH III TRACT, AND WITH THE EAST LINE OF A TRACT OF LAND CONVEYED IN DEED TO MARIS DARZNIEKS AND LORRAINE DARZNIEKS, HUSBAND AND WIFE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 96–R0019623, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 882.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MARIS DARZNIEKS AND LORRAINE DARZNIEKS TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018–70839, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, A DISTANCE OF 1,563.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT AND AN ELL CORNER OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, PASSING AT DISTANCE OF 571.98 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED "SEMPCO SURVEYING INC" FOUND FOR THE NORTHWEST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT , ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018–25710, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 632.71 FEET TO A 1/2 INCH IRON ROAD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, ACROSS THE EXISTING SCENIC DRIVE, A DISTANCE OF 1,018.74 FEET TO A PK NAIL WITH WASHER FOUND ON THE ROAD FOR THE NEW SOUTHERLY RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD 1171 PER SAID DEED TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2007–112943, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE IN AN EASTERLY NORTHEASTERLY DIRECTION ALONG THE SAID NEW SOUTHERLY RIGHT–OF–WAY LINE OF FARM TO MARKET HIGHWAY 1171 (A VARIABLE WIDTH RIGHT–OF–WAY), THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 05 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 149.54 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 41 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 47.61 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.88 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.16 FEET TO A 5/8 INCH IRON ROAD FOUND;

NORTH 83 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 196.86 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 197.19 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 393.96 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

NORTH 83 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 135.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,672,339.6 SQUARE FEET OR 107.262 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESUS J. LAJARA, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of the Town of Flower Mound, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

_____
JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD–187.
2. THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A–E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64–13.
   - 2.1. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (107.262/1.6=67 UNITS).
   - 2.2. AS A CLUSTER DEVELOPMENT, PD–187 SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
3. PURSUANT TO THE ORDINANCE NO. 36–92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
4. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
6. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   - 6.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   - 6.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
7. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
8. PER SEC. 34–422.D.2 OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE 26–03; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
9. PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON APRIL 21, 2021, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34–422.D.1.B & 34–422.D.1.F, AS SET FORTH IN ORDINANCE NO. 26–03 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 1,000' SETBACK TO APPROXIMATELY 600' FROM THE EXISTING GAS WELL HEADS TO RESIDENCES & DECREASE THE 500' SETBACK TO APPROXIMATELY 250' FOR ROADWAYS & DRAINAGE FACILITIES.
10. NO 100–YEAR FLOOD PLAIN ON PROPERTY

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	N41°53'00"E	34.73'
T3	N37°39'00"E	30.00'
T4	S43°35'07"E	31.94'
T5	N45°38'07"W	14.17'
T6	S44°21'53"W	14.11'
T7	N44°21'53"E	14.11'
T8	S45°38'07"E	14.17'
T9	N45°30'13"W	14.14'
T10	S44°29'47"W	14.14'
T11	S89°43'59"E	30.00'
T14	S49°20'00"E	30.00'
T15	S22°17'11"W	30.00'
T16	S81°45'55"W	376.48'
T17	S6°00'21"E	9.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T2	S40°18'33"W	105.43'
T12	S37°39'17"W	20.91'
T13	S53°10'19"W	36.36'
T18	N01°01'56"W	23.43'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	177°09'38"	50.00'	2017.52'	154.60'	S40°27'49"W 99.97'
C2	119°48'06"	50.00'	86.26'	104.55'	N71°58'57"E 86.52'
C3	44°45'45"	25.00'	10.29'	19.53'	N73°20'14"W 19.04'
C4	61°34'41"	25.00'	14.90'	26.87'	N42°52'14"E 25.59'
C5	90°00'00"	25.00'	25.00'	39.27'	N45°47'55"W 35.36'
C6	7°48'08"	500.00'	34.10'	68.09'	S85°39'59"W 68.03'
C7	64°34'46"	345.00'	218.01'	388.86'	N65°56'42"W 368.60'
C8	137°57'32"	4.00'	10.41'	9.63'	S55°23'45"E 7.47'
C9	138°24'05"	4.00'	10.53'	9.66'	N5°49'39"E 7.48'
C10	142°43'25"	4.00'	11.86'	9.96'	S64°43'23"W 7.58'
C11	122°38'49"	50.00'	91.42'	107.03'	S8°58'24"W 87.73'
C12	122°38'49"	50.00'	91.42'	107.03'	S8°58'24"W 87.73'
C13	106°52'52"	50.00'	67.42'	93.27'	N74°12'33"E 80.32'
C14	39°42'29"	50.00'	18.05'	34.65'	N0°54'53"E 33.96'
C15	89°14'10"	25.00'	24.67'	38.94'	N25°40'43"E 35.12'
C16	81°38'06"	25.00'	21.59'	35.62'	S51°40'02"W 32.68'
C17	85°35'51"	25.00'	23.15'	37.35'	N31°47'55"W 33.97'
C18	90°00'00"	25.00'	25.00'	39.27'	S45°14'56"E 35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	N44°45'04"E 35.36'
C20	32°44'58"	25.00'	7.35'	14.29'	S35°30'25"W 14.10'
C21	108°10'55"	50.00'	69.05'	94.41'	S2°12'33"E 80.99'
C22	83°33'29"	25.00'	22.34'	36.46'	N14°31'16"W 33.31'
C23	59°33'29"	25.00'	14.31'	25.99'	S60°29'17"W 24.83'
C24	72°00'56"	50.00'	36.34'	62.85'	S66°43'01"W 58.79'
C25	77°32'33"	50.00'	40.16'	67.67'	N38°30'15"W 62.62'
C26	74°07'27"	50.00'	37.76'	64.69'	N37°19'45"E 60.27'
C27	75°26'02"	50.00'	38.67'	65.83'	S67°53'31"E 61.18'
C28	59°33'29"	25.00'	14.31'	25.99'	S59°57'14"E 24.83'
C29	90°00'00"	25.00'	25.00'	39.27'	S44°45'04"W 35.36'
C30	60°53'31"	50.00'	29.39'	53.14'	N59°18'18"E 50.67'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	76°15'52"	50.00'	39.25'	66.55'	N9°16'23"W 61.75'
C32	47°09'23"	25.00'	10.91'	20.58'	N23°49'38"W 20.00'
C34	83°16'02"	25.00'	22.22'	36.33'	N85°03'50"W 33.22'
C35	85°01'17"	25.00'	22.92'	37.10'	N10°39'43"E 33.79'
C36	90°00'00"	25.00'	25.00'	39.27'	N44°12'05"E 35.36'
C37	60°08'05"	25.00'	14.47'	26.24'	N37°52'58"W 25.05'
C38	108°37'00"	50.00'	69.60'	94.79'	N13°38'30"W 81.22'
C39	71°37'11"	50.00'	36.07'	62.50'	N76°28'36"E 58.51'
C40	118°52'35"	50.00'	84.67'	103.74'	S8°16'31"E 86.11'
C41	59°03'36"	25.00'	14.16'	25.77'	S21°37'59"W 24.64'
C42	16°37'31"	1000.00'	146.11'	290.17'	N0°33'12"W 289.15'
C43	10°03'18"	345.00'	30.35'	60.55'	N28°33'39"W 60.47'
C44	8°31'35"	800.00'	59.64'	119.05'	N3°29'46"E 118.94'
C45	33°23'40"	300.00'	89.99'	174.85'	N5°16'19"E 172.39'
C47	10°39'30"	800.00'	74.62'	148.82'	N6°05'47"W 148.60'
C58	58°17'39"	400.00'	223.07'	406.97'	N7°10'41"W 389.64'
C59	54°28'24"	300.00'	154.42'	285.22'	N63°33'43"W 274.60'
C60	142°56'22"	4.00'	11.93'	9.98'	S52°50'23"W 7.59'
C61	141°02'56"	4.00'	11.31'	9.85'	N28°47'04"E 7.54'
C62	117°43'24"	4.00'	6.62'	8.22'	S49°17'04"E 6.85'
C63	90°00'00"	6.00'	6.00'	9.42'	S38°59'39"W 8.49'
C76	5°34'24"	1000.00'	48.67'	97.27'	S86°46'51"W 97.23'
C77	14°44'02"	1500.00'	193.94'	385.73'	N16°13'59"W 384.67'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C33	5°33'59"	1000.00'	48.61'	97.15'	N11°39'02"E 97.11'
C46	13°38'07"	1200.00'	143.47'	285.58'	S07°19'17"E 284.90'
C48	110°04'19"	100.00'	143.01'	192.11'	S17°22'52"E 163.90'
C49	108°41'24"	100.00'	139.40'	189.70'	S88°00'00"E 162.51'
C50	13°17'13"	250.00'	29.12'	57.98'	S31°00'41"W 57.85'
C51	11°08'59"	500.00'	48.80'	97.30'	S29°56'34"W 97.15'
C52	60°48'37"	238.00'	139.66'	252.60'	S65°55'21"W 240.91'
C53	53°37'00"	238.00'	120.27'	222.72'	S08°42'33"W 214.68'
C54	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C55	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C56	11°48'59"	1200.00'	124.18'	247.48'	N76°12'17"E 247.04'
C57	71°19'44"	21.77'	15.62'	27.10'	N34°37'56"E 25.38'
C64	12°51'46"	300.00'	33.82'	67.35'	S46°44'26"W 67.21'
C66	54°25'08"	550.00'	200.00'	124.18'	247.48'
C65	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C67	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C68	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C69	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C70	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C71	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'
C33	5°33'59"	1000.00'	48.61'	97.15'	N11°39'02"E 97.11'
C46	13°38'07"	1200.00'	143.47'	285.58'	S07°19'17"E 284.90'
C48	110°04'19"	100.00'	143.01'	192.11'	S17°22'52"E 163.90'
C49	108°41'24"	100.00'	139.40'	189.70'	S88°00'00"E 162.51'
C50	13°17'13"	250.00'	29.12'	57.98'	S31°00'41"W 57.85'
C51	11°08'59"	500.00'	48.80'	97.30'	S29°56'34"W 97.15'
C52	60°48'37"	238.00'	139.66'	252.60'	S65°55'21"W 240.91'
C53	53°37'00"	238.00'	120.27'	222.72'	S08°42'33"W 214.68'
C54	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C55	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C56	11°48'59"	1200.00'	124.18'	247.48'	N76°12'17"E 247.04'
C57	71°19'44"	21.77'	15.62'	27.10'	N34°37'56"E 25.38'
C64	12°51'46"	300.00'	33.82'	67.35'	S46°44'26"W 67.21'
C65	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C66	54°25'08"	550.00'	282.78'	522.38'	S26°57'38"W 502.97'
C67	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C68	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C69	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C70	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C71	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	29304	0.67
2	A	29103	0.67
3	A	31428	0.72
4	A	34190	0.78
5	A	31215	0.72
6	A	39137	0.90
7	A	28185	0.65
8	A	27300	0.63
9	A	33813	0.78
10	A	49174	1.13
11	A	32351	0.74
12	A	37313	0.86
13	A	27295	0.63
14	A	29620	0.68
15	A	30286	0.70
16	A	30390	0.70
17	A	27980	0.64
18	A	29675	0.68
19	A	26813	0.62
20	A	26563	0.61

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	26619	0.61
22	A	26652	0.61
23	A	27022	0.62
24	A	28525	0.65
25	A	29478	0.68
26	A	40812	0.94
27	A	25202	0.58
28	A	23531	0.54
29	A	26111	0.60
30	A	25606	0.59

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	23400	0.54
2	B	23400	0.54
3	B	25658	0.59
4	B	26034	0.60

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	26097	0.60
2	C	26000	0.60
3	C	28857	0.66
4	C	32347	0.74
5	C	31266	0.72

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	24425	0.56
2	D	25692	0.59
3	D	28001	0.64
4	D	28625	0.66
5	D	28833	0.66
6	D	28102	0.65
7	D	35508	0.82
8	D	44498	1.02
9	D	28237	0.65
10	D	27718	0.64
11	D	27230	0.63

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	26572	0.61
2	E	34434	0.79
3	E	34639	0.80
4	E	29126	0.67
5	E	31155	0.72
6	E	27715	0.64
7	E	27005	0.62
8	E	28877	0.66
9	E	28769	0.66
10	E	28351	0.65
11	E	37890	0.87
12	E	39617	0.91
13	E	27716	0.64
14	E	26650	0.61
15	E	27502	0.63
16	E	29552	0.68
17	E	28528	0.65

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	D	28522	0.65
1X	E	549204	12.61
1X	C	184286	4.23
1X	A	767145	17.61
1X	B	254209	5.84
2X	A	473159	10.86
2X	B	13698	0.31
2X	E	2278	0.05
3X	E	3834	0.09

TOTAL: 2,276,335 (SF) 52.257 (AC)

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21–0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817–329–8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214–998–6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER

P:\Project C3D\2019\19023\19023-ZPD Concept.dwg, PG3, 1/28/2022 8:29:59 AM, tmoss

OPEN SPACE MANAGEMENT PLAN
Townlake, Ph. 5 & 6

Maintenance of Common Areas:

Townlake Ph. 5 & 6 is comprised of 107.262 Acres total. Approximately 2.786 acres will be dedicated a right-of-way for Scenic Road and Walsingham Drive which are indicated as required streets per the Town's Thoroughfare Plan. Excluding this right-of-way dedication, the total land acreage is 104.476 acres. Approximately 52.257 acres of land has been dedicated as open space which meets the minimum 50% open space dedication requirement.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (H.O.A.) by the Developer. The H.O.A. will be established by the Developer as a Nonprofit Corporation. The Members will be the **Townlake Lot** owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the H.O.A., including the conservation requirements of the Town.

Open Space Lot	Block	Area (SF)	Area (AC)
1X	A	767,145	17.611
1X	B	254,209	5.836
1X	C	184,286	4.231
1X	D	28,522	0.655
1X	E	549,204	12.608
2X	A	473,159	10.862
2X	B	13,698	0.314
2X	E	2,278	0.052
3X	E	3,834	0.088
		2,276,335	**52.257**

The structure and guidelines for the H.O.A. will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines, and reporting standard for the HOA and/or Land Trust to provide an annual open space management report annually to the Town/EEC.

The maintenance and management of the Common Areas will be the responsibility of the H.O.A. Board of Directors. See Exhibit A on page 5 for map. The Common Areas and their care will be as follows:

1. Entry Open Spaces

1) Entry Features and Open Space
   a) Description:
      i) Location: Lot 2X, Block B and a small section of Lot 1X, Block E; both at the north end of Walsingham Drive.
      ii) All Entry Hardscape Monuments, Masonry Columns, and Entry Fence.
      iii) Entry open space area is comprised of approximately 0.223 acres (9,697.15 sf)

b) Maintenance:
   i) Service and repairs of all the above items.

c) Uses:
   i) Locations for the major entrance/exit by the residence and guests.

2. Street Buffer Open Space

1) Street Buffer
   a) Description:
      i) Location: Areas included are the 50'-0" Landscape buffer along Cross Timbers Road, Scenic Drive, and Walsingham Drive, as well as Block E, lots 2X and 3X
      ii) Street buffer land shall include a 30'-0" pipeline easement, a 20'-0" H.O.A. Maintenance easement, and a varying width drainage easement.
      iii) Street buffer area shall include an existing 8'-0" concrete trail, Primary Entry Monuments, Enhanced Landscape, Required Street Trees, and Split Rail Fencing.
      iv) Street buffer area is comprised of approximately 6.306 acres (274,708.26 SF)

   b) Maintenance:
      i) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A., as outlined in the dedications and restrictions. Service and repairs of all the items listed above.

   c) Uses:
      i) Street buffer will be open to the public to contribute to the aesthetic rural vistas as well as for use of the 8'-0" hike and bike trail located along Cross Timbers Road, Scenic Drive, and Walsingham Drive.

3. Existing Woodland Upland Habitat

1) Woodland Upland Habitat
   a) Description:
      i) Location: The forested section of Lot 1X, Block A; The forested section of Lot 1X, Block B; The forested section of Lot 1X, Block E; Lot 1X, Block C; and Lot 2X, Block A.
      ii) Outcrop of existing Wooded open space with trees covering 20%-100% of the included lots.
      iii) Majority of the existing Wooded Upland Habitats are comprised of Post Oaks and Cedar Elms.
      iv) Other mentionable species on site included American Elms, Eastern Red Cedars and Black Jack Oaks.
      v) Wooded open spaces make up approximately 23.668 Acres (103,1005.26 SF).

   b) Maintenance:
      i) This Open Space will remain with all wildlife habitats undisturbed*.
      ii) Gas well site will be under the supervision of the gas well site owner and act as a buffer.
      iii) Heavily treed areas will be under the supervision of an ISA certified arborist retained by the Developer and/or the H.O.A.

      *To the extent improvements to the existing stock pond located on Lot 1X, Block A are needed or required, improvements will be appropriately permitted and constructed in such a manner minimizing impacts to the existing surrounding habitat and wetlands. The pond maintenance will include a mix of biological, chemical, or mechanical methods as required and directed by a certified fisheries professional.

c) Uses:
   i) In coordination with the Private Meadows Open Space, the Wooded Upland Habitat areas will contribute to buffering the sound of the active gas system adjacent to the residences.
   ii) The approved and finalized areas of the gas well easement shall be open to the homeowners and their guests to enjoy these areas for hiking, wildlife observations, and passive recreation.

4. Private Open Space Eco-Fringe

1) Private Open Space Eco-Fringe
a) Description:
   i) Location: Eco-Fringe is considered within 10 foot off of a residential lot property line or trail system and within 20 foot of a Private Meadow, Entry Open Space or Street Buffer Open Space.
   ii) Private open space eco-fringe areas are comprised of approximately 2.653 acres (115,584.43SF)
   iii) At this time, vines and undergrowth have been left to take over the trees which is causing damage by invading trees and their canopies. The Vines and undergrowth are mainly comprised of poison ivy and greenbrier – other notable vines present on site are Poison Oak, Carolina Snailseed, and Virginia Creeper. All vines should be managed by pruning, cutting or selected herbicides.
   iii) Invasive and non-native brush, vines and undergrowth should be cleared and removed. Mistletoe, oak decline, relative Canker fungus', Dutch elm disease, and powdery mildew may be cleared or dealt with immediately to insure the health of the particular tree or neighboring trees. Developer or H.O.A. should contact the local registered Arborists or Forester to help outline further maintenance schedules for appropriate trees.
   iv) All non-protected trees may be removed to allow appropriate room for native trees, plants, and groundcover – all applicable permits and regulations shall be considered and executed.
   v) Eco-fridge areas may be seeded with shade friendly native grass mixes, wildflower mixes, and/or native vegetation to help establish groundcover and provide erosion control measures in appropriate areas.
   vi) Initial restoration measure may be done by the developer. The conservation restoration measures, and maintenance will be overseen by the H.O.A.
   vii) Heavily treed areas will be under the supervision of an ISA certified arborist, retained by the Developer and/or the H.O.A. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded habitat or native Prairie Habitat.
b) Uses:
   i) In coordination with the Private Meadows Open Space, the Wooded Open Space Eco-Fringe areas will contribute to buffering the sound of the active gas system adjacent to the residences.

5. Bar Ditch Open Space

1) Bar Ditch
a) Description:
   i) Location: Along streets in open space common areas approximately 17'-0" off of the Right-of-Way. These are areas along native prairie habitat, private meadow open space, and woodland upland habitat, all where these areas run along streets.
   ii) Bar Ditch Open Space is currently comprising of 2.124 acres (92,506.0 SF)
   iii) Bar ditches are to be: (Based on Option 1 or 2 Native Prairie Habitat Maintenance)
      (1) Option 1) Sodded with Bermuda grass.
      (2) Option 2) Seeded with native mix, lined with Curlex erosion control blanket
b) Maintenance:

i) Required mowing as needed per seasonal grass growth, and as outlined by developer and H.O.A. agreements.
ii) Edged between Bermuda grass or native mix and open space meadows or pastures should be maintained by a constant mowed 'natural' edge or shoveled edge.
iii) Supervision and maintenance of culverts or other natural drainage structures.
iv) To be maintained and cared for by the H.O.A.

c) Uses:
i) Pedestrian access throughout the open spaces for the residents and guests
ii) Drainage and utilities

6. Native Prairie Habitat

1) Native Prairie Habitat
a) Description:
i) Location: Open prairie (Lacking Trees) sections of Lot 1X, Block A and B; Lot 1X, Block D; and the southen section of Lot 1X, Block E which includes Native Prairie Habitat.
ii) These meadows presently have primarily coastal Bermuda grass.
iii) Native Prairie Habitat areas comprise approximately 17.283 Acres (752,833.9 SF)
b) Maintenance:
i) Option 1: Keep as Bermuda for low maintenance open space.
ii) Option 2: Control burn to remove the current Bermuda. Then addition of native mix groundcover like buffalo grass, other native grasses, native wildflowers, and other approved seed mixes shall be seeded seasonally.
iii) The developer and H.O.A. to create a schedule to coincide with appropriate seasonal timing. Developer and H.O.A. to seek consultant supervision and information over appropriate seeding measures and specifications.
c) Uses:
i) The rural pastoral open space vistas will be significant and the homeowners and their guests may enjoy these areas for picnics, parties and passive recreation.
ii) Interpretive signage is recommended for native plants along trails for education and interest.

Exhibit A

CROSS TIMBERS ROAD (P.M. 1711)
(A VARIABLE WIDTH RIGHT-OF-WAY)
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET P
MALSINGHAM DRIVE
STONE DRIVE
NATIVE PRAIRIE HABITAT
WOODLAND UPLAND HABITAT
PRIVATE OPEN SPACE ECO-FRINGE
ENTRY OPEN SPACE
BAR DITCH OPEN SPACE
STREET BUFFER OPEN SPACE

Groundwater & Environmental Services, Inc.
101 East Southwest Parkway, Suite 114
Lewisville, TX 75067

T. 800.871.6417

October 27, 2021

Mike Boswell, V.P. Land Development
Toll Brothers
2555 SW Grapevine Parkway, Suite 100
Grapevine, Texas 76051

Re: Environmental Protection Plan for Proposed Town Lake Phase 5 & 6 Developments in Flower Mound, Texas

Dear Mr. Boswell:

This Environmental Protection Plan (EPP), for the proposed Town Lake Phase 5 & 6 Developments of the project site (Site), was prepared to satisfy the Town of Flower Mound (Town) development requirements and in accordance with the Town of Flower Mound SMARTGrowth Program, Category E (6) Environmental Quality. This EPP summarizes a field assessment performed to identify the potential presence of any Environmentally Sensitive Areas (ESAs) on the project site. In addition, the EPP details mitigation efforts to compensate for impacts to those ESAs.

Site Description

On October 11, 2021, Ryan Cohen of Groundwater & Environmental Services, Inc. (GES), performed a site investigation of the proposed development property to assess environmental features, and to determine whether there are any ESAs, as described in the SMARTGrowth Program, located on site. The project site is an approximately 106-acre tract located at the southeast corner of Scenic Drive and Cross Timbers Road in Flower Mound, Denton County, Texas (**Figure 1**). The site is used as an active cattle ranch and consists of mostly undeveloped grassland and pasture with the exception of one residence in the northeastern portion of the site. In addition, one forested wetland in the southwestern portion, and two ponds (one in the northeastern portion and one in the southeastern portion) are also located onsite. The site is bordered by Cross Timbers Road followed by undeveloped land and a residential property to the north, a church construction site and residential properties followed by Flower Mound Road to the east, residential properties to the south, Scenic Drive and an active well pad and undeveloped land to the west. The proposed Town Lake Phase 5 & 6 development concept plans are provided as **Figure 2**.

The United States Geologic Survey (USGS) topographic map that includes the project site depicts one pond in the northeastern portion of the site and another pond in the southeastern portion of the site. Elevation of the project area ranges from 620 to 680 feet above mean sea level (msl) as indicated on the USGS topographic map (USGS 2021) (**Figure 3**).

The U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Web Server map depicts surface waters regardless of their federal or state jurisdiction. The NWI map that includes the site depicts two Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded (PUBHh) features located in the northeastern and southeastern portions of the site. In addition, one Riverine, Intermittent Streambed, Seasonally Flooded (R4SBC) feature is depicted in the southeastern portion of the site and one Palustrine, Forested, Broad-

Leaved Deciduous, Temporary Flooded (PFO1A) feature is depicted in the southwestern portion of the site (**Figure 4**).

Five soil types are mapped for the site by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) for Denton County: Birome fine sandy loam, 3 to 5 percent slopes; Birome-Rayex-Aubrey complex, 2 to 15 percent slopes; Callisburg fine sandy loam, 1 to 3 percent slopes; Gasil fine sandy loam, 1 to 3 percent slopes; and Konsil fine sandy loam, 1 to 3 percent slopes (**Figure 5**). These soil types are not considered hydric by the NRCS.

The project site is located within "Zone X", areas determined to be outside the 500-year floodplain as mapped by the Federal Emergency Management Agency (FEMA WMS Web Server Data 2020) (**Figure 6**).

Field Assessment

The site consists of mostly undeveloped grassland and pasture with the exception of one residence in the northeastern portion of the site. The majority of the site is undeveloped grassland with wooded riparian corridors along the drainage features on site. Dominant vegetation observed during the field reconnaissance included: *Chasmanthium latifolium* (inland sea oats), *Cynodon dactylon* (Bermuda grass), *Echinochloa colona* (jungle rice), *Melilotus officinalis* (yellow sweet clover), *Quercus* stellata (post oak), and *Smilax bona-nox* (saw greenbrier).

The field evaluation identified two ponds, one in the northeastern and one in the southeastern portions of the site. One forested wetland is located in the southwestern portion of the site. The pond in the northeastern portion of the site (Pond 1) drains south into a pasture and ultimately transitions to sheet flow. The pond in the southeastern portion of the site (Pond 2) drains to the south into pasture and exits the site across the southern property boundary before draining into an unnamed ephemeral stream that flows to Grapevine Lake, and ultimately into the Trinity River, a traditionally navigable water. The forested wetland (Wetland 1) drains to the south into pasture and exits the site, via overland flow, across the southern property boundary before draining into an unnamed ephemeral stream that flows into Grapevine Lake, and ultimately into the Trinity River (**Figure 7**).

Habitat Evaluation

A habitat evaluation was conducted to assess the presence, or likely presence, of federal and state-listed threatened or endangered species potentially occurring at the site. Protected species lists for Denton County were obtained from the United States Fish and Wildlife Service (USFWS) and the Texas Parks and Wildlife Department (TPWD) prior to the site visit. The evaluation considered the habitat provided by the site compared to the location of critical habitat and habitat preferences of the listed species. There are ten species designated by the USFWS and/or the TPWD as threatened or endangered in Denton County, as shown in **Table 1**.

Table 1: Threatened and/or Endangered Species Listed for Denton County, Texas

Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Birds				
Black Rail (*Laterallus jamaicensis*) T, T	Prefers salt, and freshwater marshes, wet meadows, and grassy swamps; nests in or along edge of marsh, sometimes on damp ground, but usually on mat of previous years dead grasses.	No	No	No preferred habitat for this species is located within the project boundary.
Least Terns (*Sterna antillarum*) E, E	Migratory and breed along the river systems of Texas, especially the Red and Rio Grande River systems. Most often seen on sandbars in rivers and lakes or on pond edges free of vegetation, but may also breed on man-made structures such as water treatment plants. The birds nest in Texas during May through August, and winter in Central and South America.	No	No	No sandbars on lakes or rivers are present on site.
Piping Plover (*Charadrius melodus*) T, T	Breeding area extends along the eastern coast of the United States south to southern Texas and includes the Great Lakes region, the northern Midwestern states, and south central Canada. Winters along the eastern Mexico coast. Nests on sandy beaches along the ocean or inland lakes; bare to sparsely vegetated areas on dredge-created and natural alluvial islands in rivers; gravel pits along rivers; and salt-encrusted bare areas of sand, gravel, or pebbly mud on alkaline interior lakes and ponds.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No sandy beaches are located on site, nor is the project related to wind energy.
Red Knot (*Calidris canutus*) T, T	Migratory and may stopover in gulf coast. Breeding habitat consist of slightly vegetated land in tundra. Wintering habitats consist of large sandy tidal flats and coastlines.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No sandy tidal flats or coastlines are located on site. The project is not related to wind energy.

Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
White-faced Ibis (*Plegadis chihi*) NL, T	Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats. Species breeds in the northern-central portion of the country, migrating south in the winter months.	No	No	No preferred habitat for this species is located within the project boundary.
Whooping Crane (*Grus americana*) E, E	Prefers small ponds, marshes, and flooded grain fields for both roosting and foraging. Potential migrant via plains throughout most of the state to the coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.	Yes	No	Some ponds are present on site. However,the habitat present on the project site is not unique and the surrounding, undeveloped properties provide similar habitat..
Mollusks				
Louisiana Pigtoe (*Pleurobema riddellii*) NL, T	Moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity River basins.	No	No	No streams or rivers located on site.
Sandbank Pocketbook (*Lampsilis satura*) NL, T	Found in small streams to large rivers in slow to moderate current in sandy mud to sand and gravel substrate.	No	No	No streams or rivers located on site.
Texas Heelsplitter (*Potamilus amphichaenus*) NL, T	Typically found in quiet waters in mud or sand and also in reservoirs. Sabine Neches, and Trinity River basins.	No	No	No streams or rivers located on site.
Reptiles				
Texas Horned Lizard (*Phrynosoma cornutum*) NL, T	Prefers open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive.	No	No	No preferred habitat for this species is located within the project boundary.

T = Threatened NL = Not listed
E = Endangered

The potential for the presence of protected species discussed in this report is based on available resources and does not indicate whether a species is actually present or not present on the project site. Based on the resources available at the time of the evaluation, GES concludes that there is potential habitat available for one of the listed species to utilize the project site (Whooping Crane). Although habitat may be present on the site for the Whooping Crane, the majority of the habitat on the project site does not appear to be unique in the area and the surrounding, undeveloped properties appear to provide similar habitat to that of the project site. Therefore, the Whooping Crane is not likely to be affected by the project. Additionally, no Whooping Cranes were observed during the site visit.

Furthermore, the project area is not identified by the USFWS as critical habitat for any of the federally listed species. Therefore, it is GES's opinion that the proposed project will not result in a significant habitat modification or pose the risk of a "take" (i.e. harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of any threatened and/or endangered species listed as potentially present in Denton County.

Environmentally Sensitive Areas

GES conducted a desktop analysis and field verification of the site and identified the following ESAs on the site:

<u>Upland Habitat</u>

The Town defines upland habitat as:

"Areas, a minimum of ten (10) acres in size, equal to or exceeding 50 trees per acre, which contain a predominate matrix of tree species identified in the Town's Protected Tree List. Any tree species that makes up over thirty percent (30%) of the population within a complex is considered to be the predominate species."

The Town of Flower Mound's ESA Survey (**Appendix A**) indicated that there was no upland habitat located onsite. Although, there are many post oak and cedar elm trees on this site, the locations of the individuals were too sparse to meet the Upland Habitat ESA designation.

<u>Riparian Habitat</u>

The Town defines riparian habit as:

"Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominately native water related habitat. These areas include wetlands."

Neither GES, nor the Town of Flower Mound's ESA Survey (**Appendix A**), identified riparian habitat within the boundaries of the site.

Prairie Habitat

The Town defines prairie habitat as:

"Areas designated as containing onsite predominate distributions of climax or mid-successional native grass species underlain by intact (non-eroded) prairie and savannah soil types."

Due to the site being used as an active cattle ranch, the vegetation has been extensively grazed and no areas on the property meet the Prairie Habitat ESA designation.

Waters of the State

The Town defines waters of the State as:

"Groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state."

The Town of Flower Mound's ESA Survey (**Appendix A**) indicated one wetland in the southwestern portion of the site and two ponds; one in the northeastern portion and one in the southeastern portion of the site. In addition to evaluating for waters of the State, GES evaluated the site for the presence of wetlands and other potential waters of the United States (as defined by the Clean Water Act) of the project site and identified the two ponds (Pond 1 and Pond 2) and the forested wetland (Wetland 1) located onsite (**Figure 7**). Pond 1 encompasses approximately 0.106 acres and drains south into pasture ultimately transitioning to sheet flow. Pond 2 encompasses approximately 0.942 acres and drains to the south into pasture before exiting the site, via overland flow, across the southern property boundary and draining into an unnamed ephemeral stream. This ephemeral stream flows to Grapevine Lake, and ultimately into the Trinity River, a traditionally navigable water. Wetland 1 encompasses approximately 0.065 acres and drains to the south into pasture before exiting the site, via overland flow, across the southern property boundary and drains into an unnamed ephemeral stream. This ephemeral stream flows into Grapevine Lake, and ultimately into the Trinity River. Based on the desktop evaluation and field survey, Pond 2 and Wetland 1 are considered waters of the United States, and are therefore subject to Federal regulation under the jurisdiction of the USACE. Conversely, there does not appear to be a significant nexus between Pond 1 and a traditionally navigable water; therefore, the pond is not considered a water of the United States.

Although Pond 1 is not jurisdictional, it does meet the definition of a water of the State along with Pond 2 and Wetland 1. Therefore, these aquatic features are considered ESAs by the Town (**Figure 8a**). Approximately 0.106 acres of Pond 1 are proposed to be impacted by the development. However, neither of the Pond 2, nor Wetland 1, are proposed to be impacted by the development (**Figure 9a**).

Wetlands

The Town defines wetlands as:

"Jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the United States Army Corps of Engineers, including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands."

Wetland 1 meets the definition of a wetland and is considered an ESA by the Town (**Figure 8a**). However, Wetland 1 is not proposed to be impacted by the development (**Figure 9a**).

Developed Floodplain

The Town defines developed floodplain as:

"Any area defined as a floodplain within the FEMA 100-year floodplain and which has been channelized or the land within these areas have been graded, filled, or otherwise disturbed."

The Federal Emergency Management Agency (FEMA) Web Mapping Service (WMS) Web Server Data 2020 depicts the project site entirely located in "Zone X", areas determined to be outside the 500-year floodplain (**Figure 6**); therefore, no floodplain ESAs are locate on site.

Topographical Slope Protection

The Town of Flower Mound's SmartGrowth Implementation manual states:

"No development application or project shall be approved that proposes development on any existing topographical slopes of twelve percent (12.0%) or greater, or that proposes to alter any existing topographical slopes that are less than twelve percent (12.0%) but equal to or greater than five percent (5.0%) (other than within five feet of the footprint of the proposed structure or structures)."

Several locations on the proposed Town Lake Phase 5 & 6 residential development have been mapped by the Town as areas having between 5% and 12% topographic slopes (24.770 acres) or having greater than 12% slopes (1.206 acres). The areas with greater than 12% slopes and areas with slopes of between 5% and 12% are scattered throughout the entire site (**Figure 8b**). These areas are considered an ESA by the Town and meet the criteria for topographic slope protection.

Although approximately 12.457 acres with naturally occurring topographic slopes between 5% and 12% are proposed to be impacted by the development, only 9.217 acres of the impacted slopes are not located within 5 ft. of the footprint of the structures. In addition, approximately 0.499 acres with naturally occurring topographic slopes greater than 12% are proposed to be impacted by the development, but only 0.446 acres of the impacted slopes are not located within 5 ft. of the footprint of the structures (**Figure 9b**). Approximately 12.313 acres with naturally occurring topographic slopes between 5% and 12% and 0.707 acres with naturally occurring topographic slopes greater than 12% will be preserved onsite. Exceptions for the 9.217 acres of impacted land that have topographic slopes between 5% and 12% and for the 0.446 acres with naturally occurring topographic slopes greater than 12% are being requested.

Water Impoundment Protection

The Town of Flower Mound's SmartGrowth Implementation manual states:

"*No development application or project shall be approved that proposes to eliminate, or to alter or discontinue recharge flows to, existing impoundments of water with a surface area capacity of one-half acre or more (regardless of whether such impoundments are naturally occurring or constructed). All such impoundments shall be integrated into the proposed development and addressed in the development's Environmental Protection Plan, if applicable, which shall at a minimum include such enhancements and restoration as are necessary to provide or maintain reasonable wildlife habitat, to improve the aesthetic quality in areas of shoreline transition and to stabilize shoreline areas subject to erosion."*

Pond 1 and Pond 2 are both impoundments. However, the total surface area of Pond 1 is less than 0.5 acres. Therefore, Pond 1 does not meet the criterion for water impoundment protection. Pond 2 encompasses 0.942 acres and is considered an Impoundment ESA by the Town. Neither of the ponds are proposed to be impacted by the proposed development.

Proposed Development Plan

The proposed site plan calls for the property to be developed as a residential development. In an attempt to preserve the natural habitat on the proposed Town Lake Phase 5 & 6 residential development property, tree and vegetation removal will be limited to only those trees and natural vegetation that would be affected by the proposed construction of the onsite roads, utilities, and structures. Several mitigation strategies are proposed to compensate for any permanent impacts to environmentally sensitive areas. Best Management Practices (BMPs) will also be employed to retain sediments and other pollutants onsite during construction activities. A figure showing the overall development plan and impacts to the Town-defined ESAs is provided as **Figures 9a-b**.

Mitigation Measures During Project Planning and Construction

The following mitigation measures will be employed throughout the planning and construction of the project:

- The development plan has been designed to preserve as many trees and natural vegetation as possible while still allowing an economically viable development.

- The development plan has been designed to preserve 0.065 acres of forested wetland (Wetland 1) and 0.942 acres of waters of the State (Pond 2).

- Approximately 0.106 acres of Pond 1 will be filled to allow for the development of residential lots. Since Pond 1 is not jurisdictional, no USACE permit will be needed and no mitigation is required.

- Although every attempt has been made to minimize the number of trees damaged or removed during development, some impacts to trees will occur. The removal of trees

will be limited to stressed or dead trees, trees within the footprint of proposed structures and roads, and trees needed to be removed to level the building lots. To reduce impacts, roads will be constructed so as to minimize the number of trees needing to be removed. Mitigation for the impact to trees that must be removed will include tree preservation (where possible), additional tree and other native vegetation plantings, habitat improvement projects, and green space preservation.

- An exception of is being requested for the proposed impacted areas of land with slopes between 5% and 12% that are not located within 5 ft. of any proposed residential structure, and for the impacts to slopes greater than or equal to 12%.

- Silt fencing will be installed and maintained in compliance with TCEQ Construction General Permit requirements. This structural feature will minimize sediments from entering the Town's storm sewer system.

- Silt fencing will be installed perpendicular to the direction of flow, especially along roadways and drainage/low elevation areas.

- Stabilized construction entrances will be installed at appropriate locations onsite. These structural features will reduce the risk of transporting mud or sediment onto the adjacent roads and other nearby roadways.

- Major soil disturbing activities will be sequenced to preserve existing vegetation.

- Storm water control devices will be installed to promote sedimentation onsite, limit runoff, and reduce the velocity of concentrated flows to reduce erosion and scouring to onsite and adjacent drainages.

- Storm water control devices will be maintained until disturbed areas have achieved final stabilization.

- Active migratory bird nesting areas will not be disturbed during site development. Although not anticipated, if a threatened or endangered species is encountered during site development, the USFWS and/or TPWD authorities will be contacted immediately.

Conclusions

Based on the site visit, ESA Survey performed by GES, and proposed zoning for the site, GES concludes the following:

- The project site contains potentially suitable habitat for the Whooping Crane (*Grus americana*). This species was not observed onsite. Potential habitat for this species does exist on site, however, the habitat on the project site is not unique and surrounding, undeveloped properties will provide adequate habitat to prevent negative impacts to this species.

- Town-defined Environmentally Sensitive Areas exist on the project site. Waters of the State, wetlands, water impoundments, and topographical slope protection areas have been identified on site. No other environmentally sensitive areas were observed on the site. Although some impacts to these areas are anticipated, mitigation measures that

compensate for these impacts will be conducted.

- The project will strictly adhere to the Town's tree ordinance and other environmental mandates.

The proposed Town Lake Phase 5 & 6 residential developments will be designed to allow for the partial preservation of existing natural habitat. The preserved trees will provide an aesthetic value to the site and continue to provide habitat for a variety of biota including songbirds, mammals, reptiles, and insects.

Please let either of us know if additional information would be helpful.

Groundwater & Environmental Services, Inc.

Sincerely,

Ryan Cohen, REM
Staff Environmental Scientist

Joseph Schwartz
Principal Environmental Scientist

FIGURES

Site Location Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn
RC
Designed
RC
Approved
JS

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Date
10-12-21
Figure
1

Scale In Feet (Approximate)
0 3,100

Groundwater & Environmental Services, Inc.

Legend

★ Site

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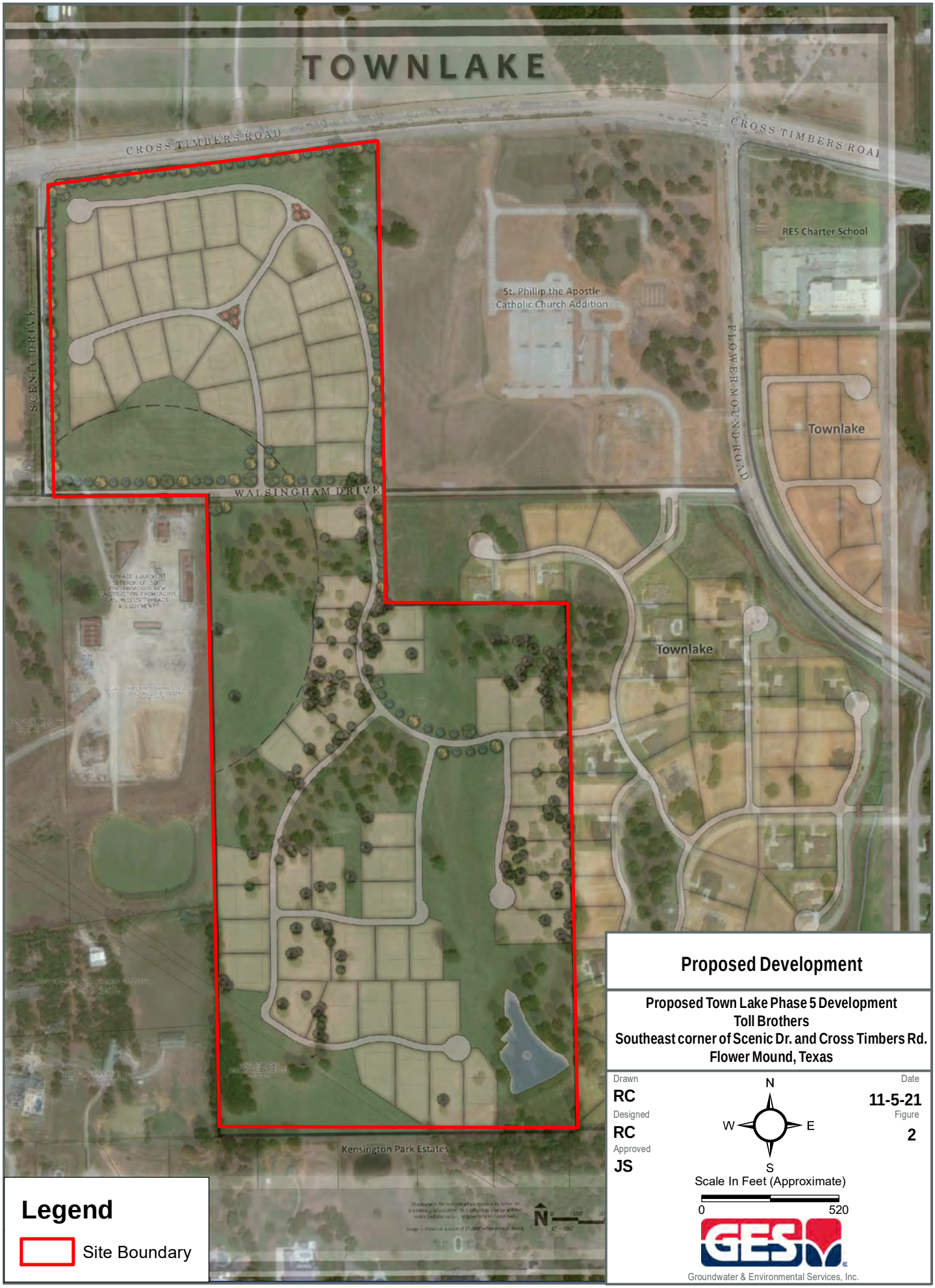

Proposed Development

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn
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11-5-21
Figure
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Scale In Feet (Approximate)
0 520

Groundwater & Environmental Services, Inc.

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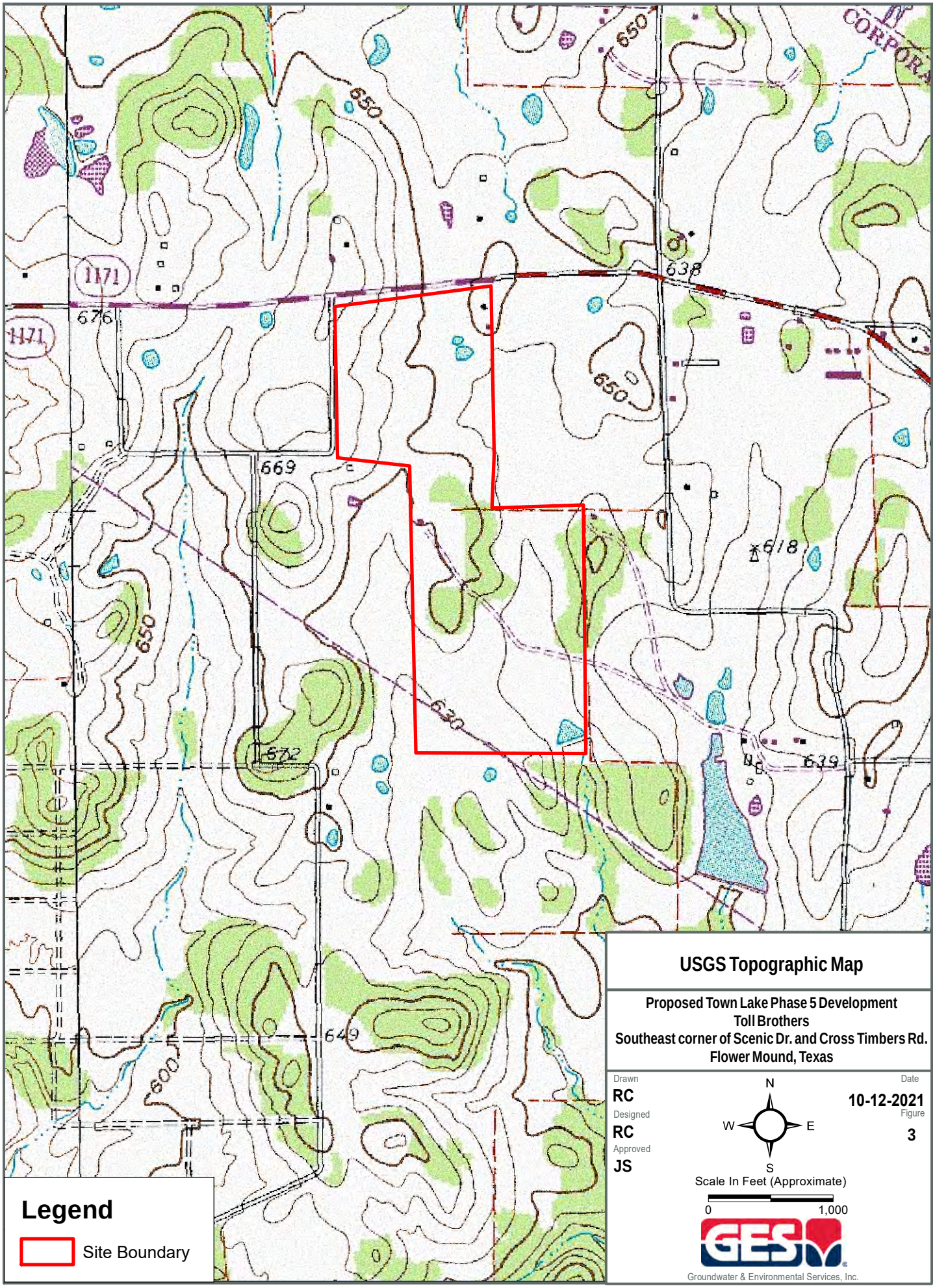

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USGS Topographic Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn
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10-12-2021
Figure
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Scale In Feet (Approximate)
0 1,000

Groundwater & Environmental Services, Inc.

USFWS National Wetlands Inventory Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn
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Designed
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Approved
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10-12-2021
Figure
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Scale In Feet (Approximate)
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Groundwater & Environmental Services, Inc.

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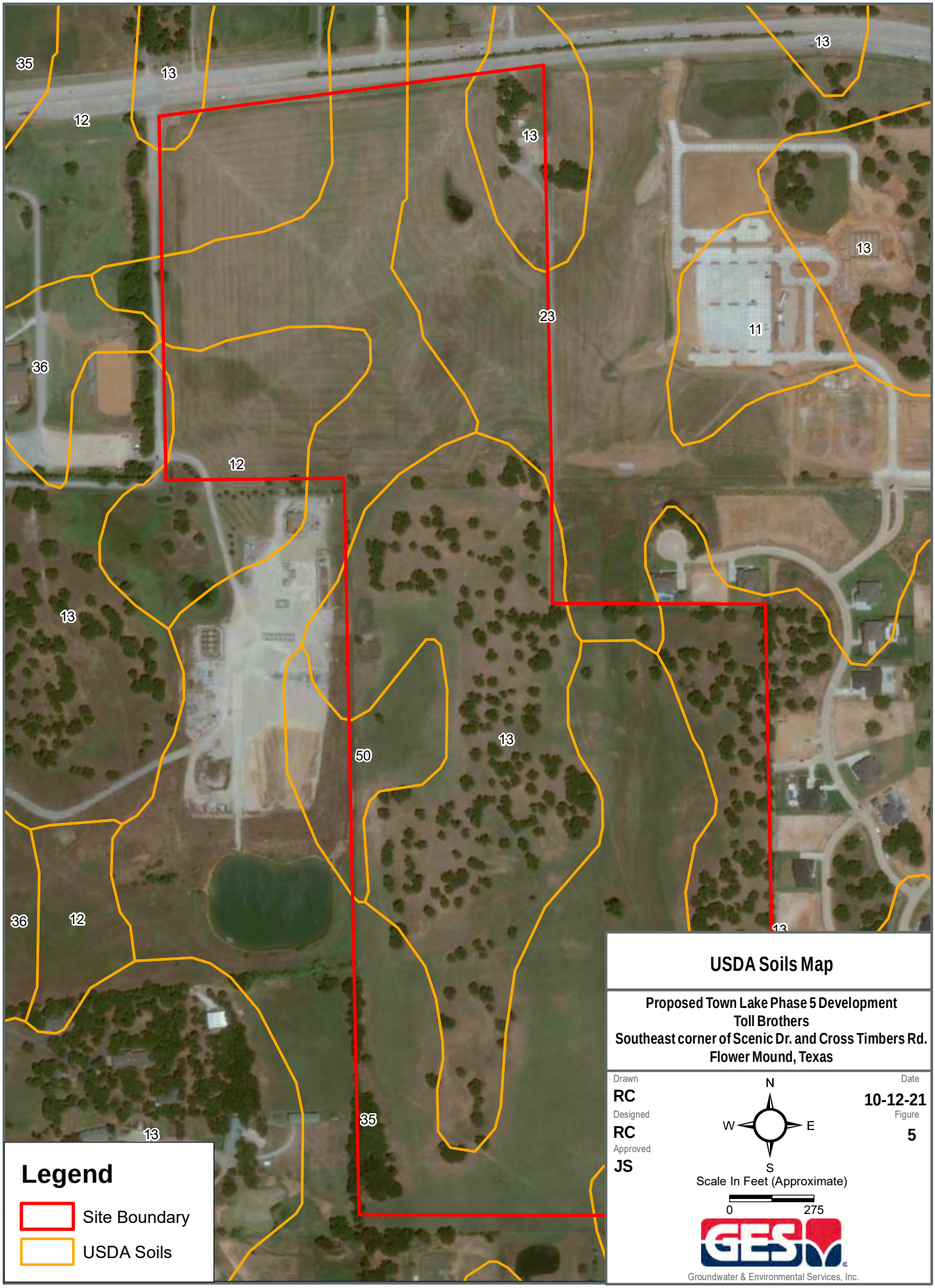

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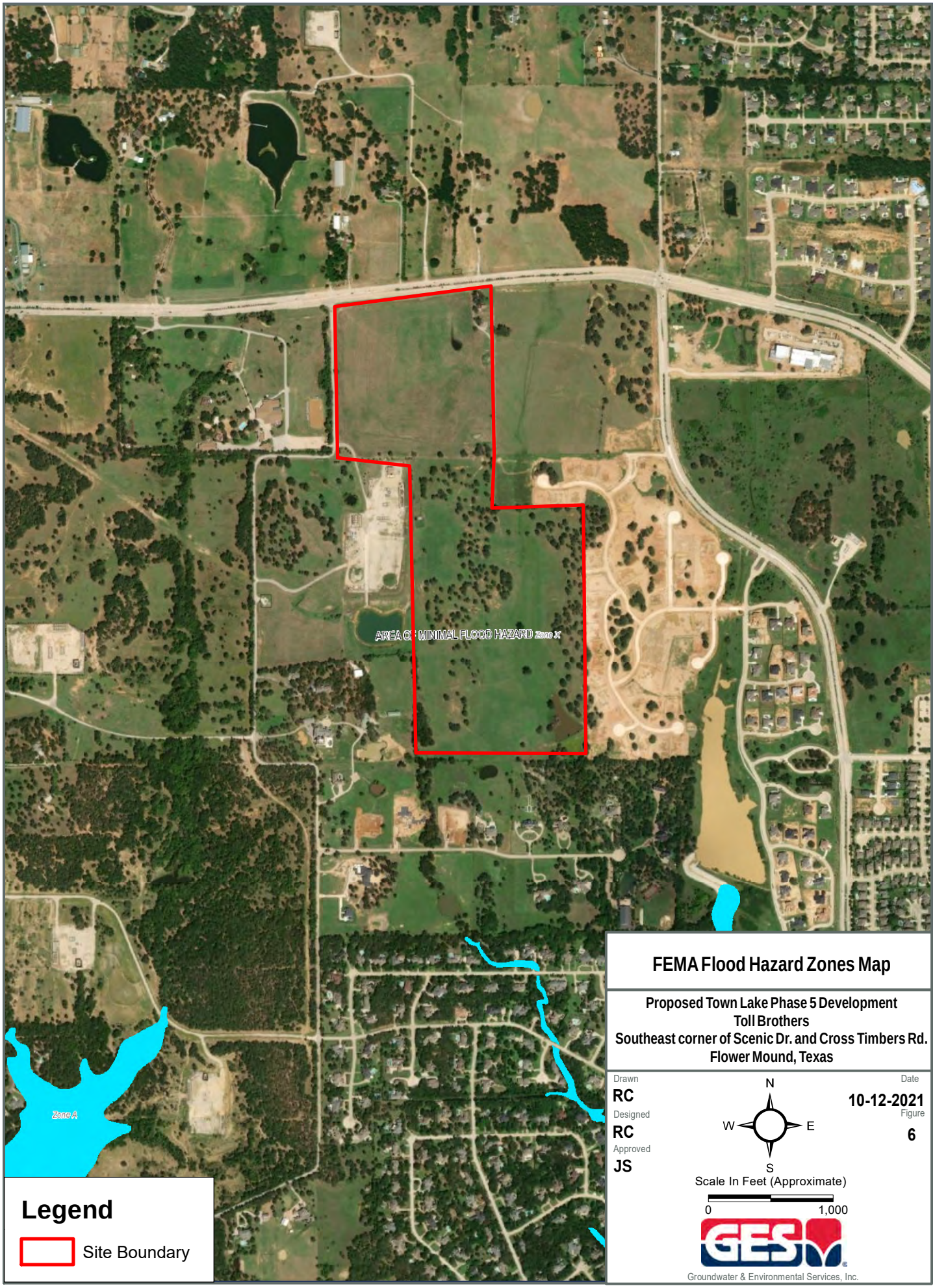

FEMA Flood Hazard Zones Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

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Scale In Feet (Approximate)
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Groundwater & Environmental Services, Inc.

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Transect and Plot Location Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn: RC
Designed: RC
Approved: JS
Date: 10-12-21
Figure: 7

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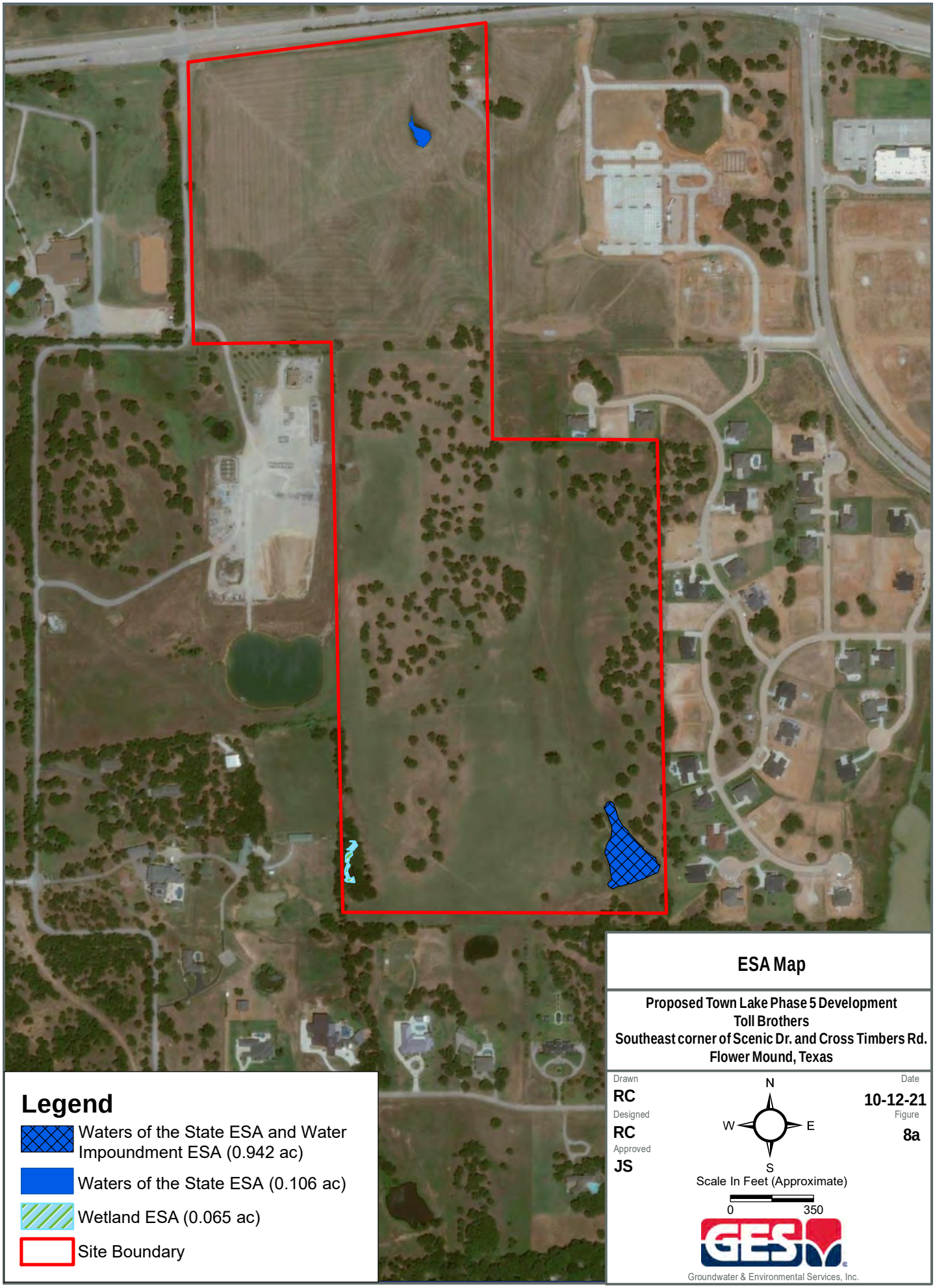

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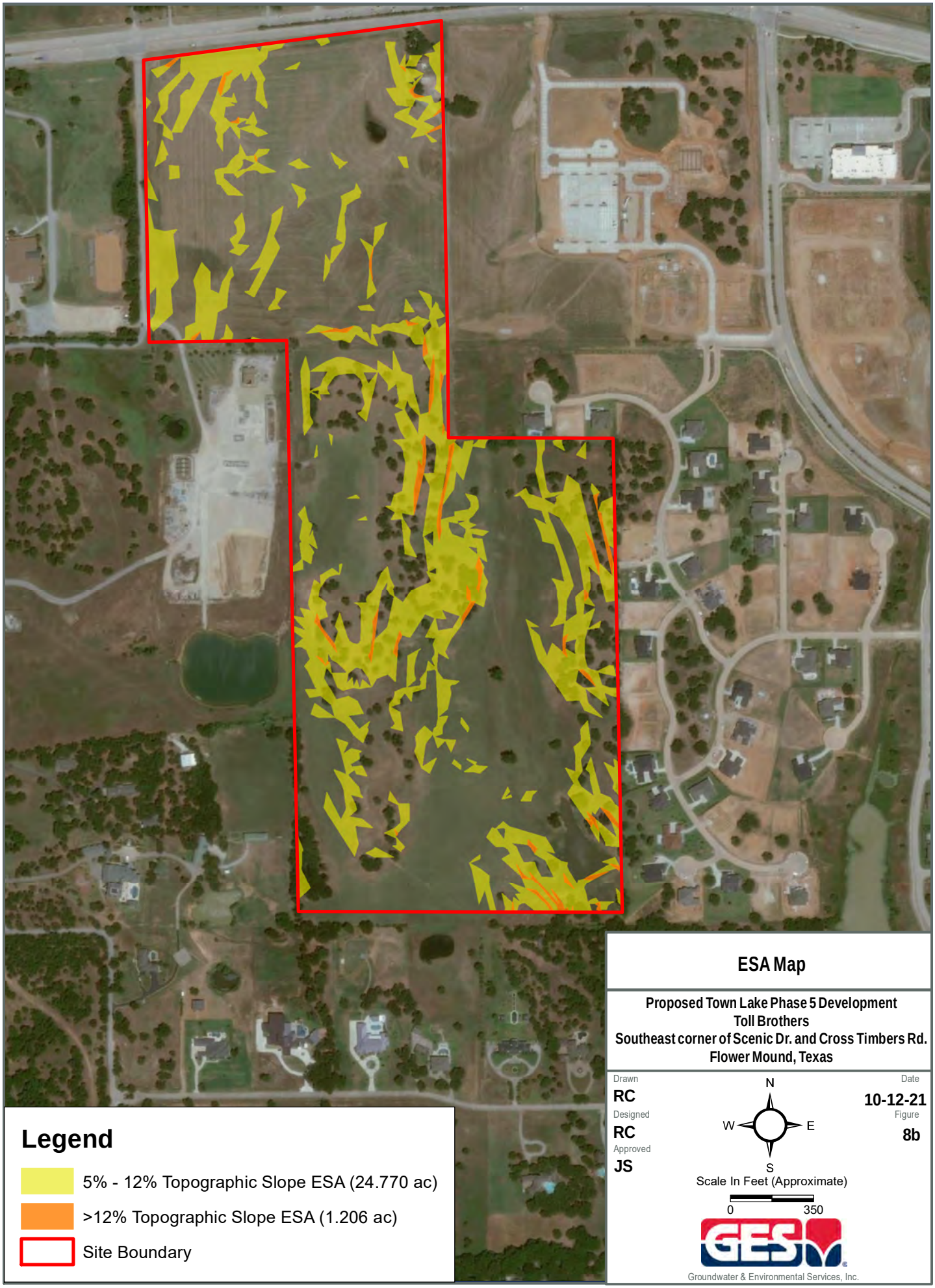

ESA Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn **RC**
Designed **RC**
Approved **JS**
Date **10-12-21**
Figure **8b**

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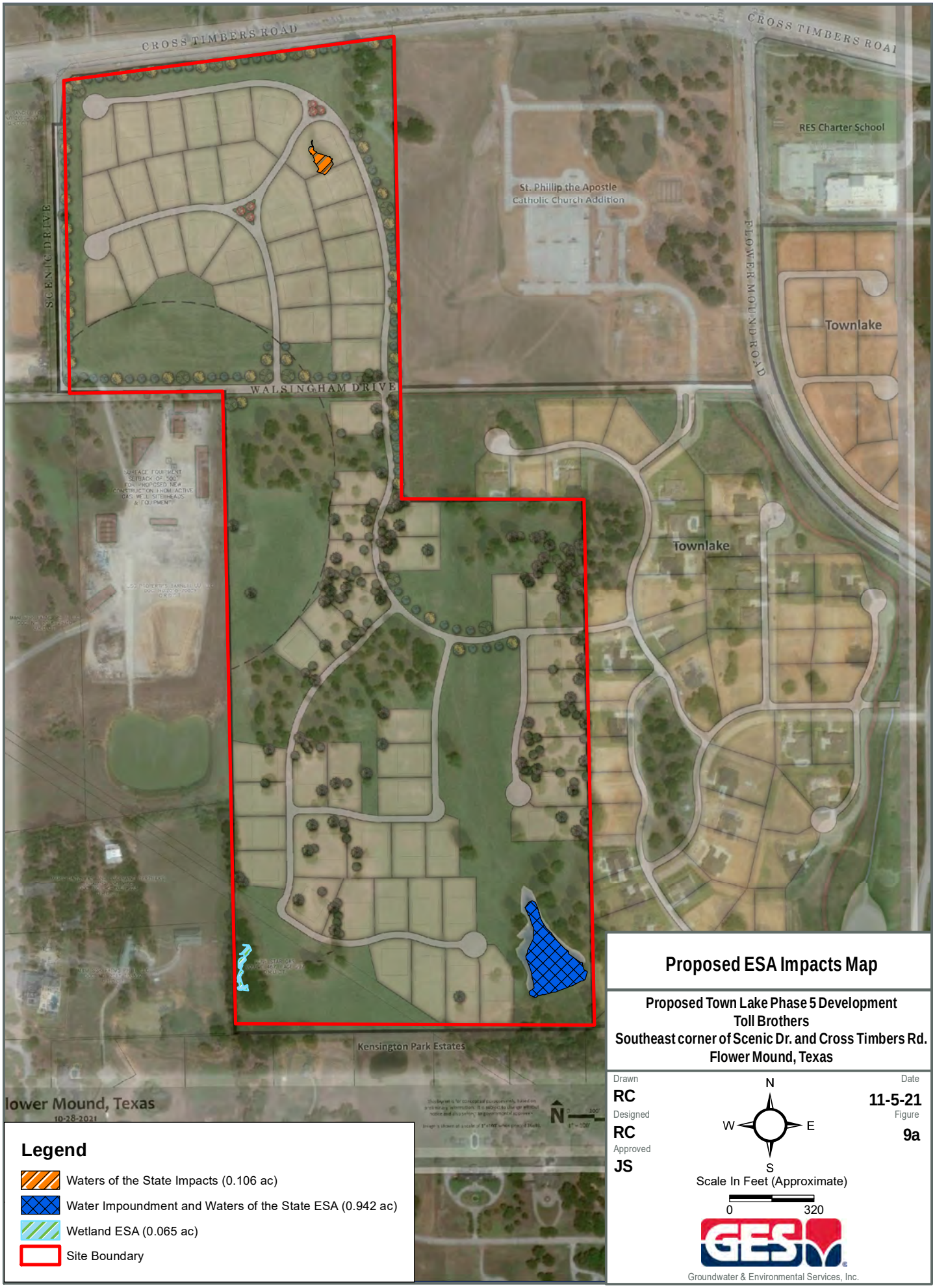

Proposed ESA Impacts Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

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11-5-21
Figure
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Scale In Feet (Approximate)
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Groundwater & Environmental Services, Inc.

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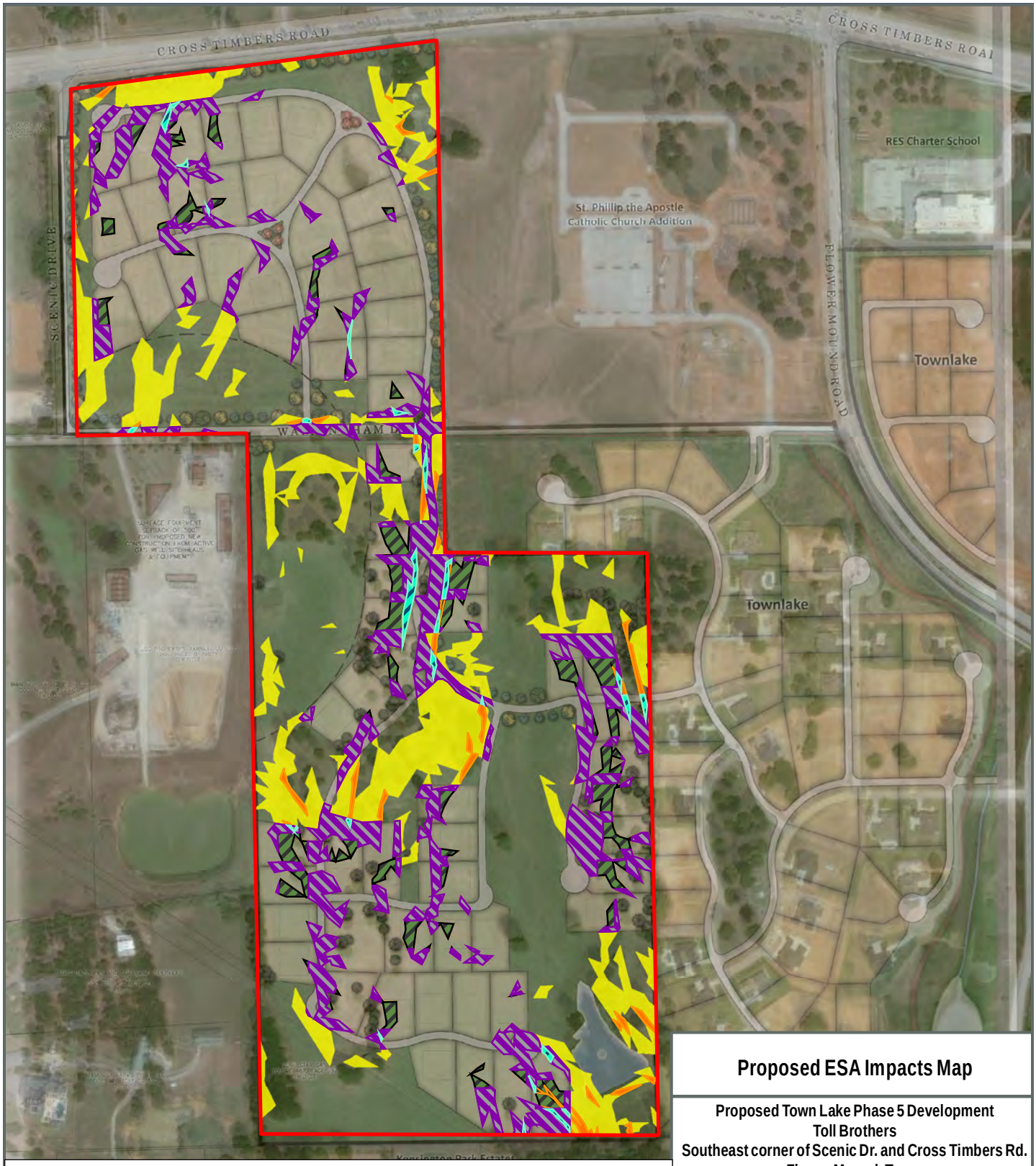

Legend

- 5% - 12% Topographic Slope Impacts (9.217 ac)
- >12% Topographic Slope Impacts (0.446 ac)
- 5% - 12% Topographic Slope Impacts within the Footprint of the Proposed Structures (3.240 ac)
- >12% Topographic Slope Impacts within the Footprint of the Proposed Structures (0.053 ac)
- 5% - 12% Topographic Slope ESA (Preserved) (12.313 ac)
- >12% Topographic Slope ESA (Preserved) (0.707 ac)
- Site Boundary

Proposed ESA Impacts Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

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Scale In Feet (Approximate)
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Groundwater & Environmental Services, Inc.

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Appendix A

Town of Flower Mound ESA Survey

Environmentally Sensitive Area Survey

Property Name: Townlake PH 5	Contact: Mike Boswell, with Toll Brothers
Property Address: Generally located south of Cross Timbers Road and east of Scenic Drive	

Environmentally Sensitive Area Criteria	**ESA Criteria Description & Notes**
Upland Habitat **Criteria Present?** ☐ Yes ☑ No	While there many post oak and cedar elm trees on this site, they are not clustered together enough to meet the Upland Habitat designation.
Riparian Habitat **Criteria Present?** ☐ Yes ☑ No	There is a large pond on the SE corner of the site, but there is no well-defined stream feeding that pond. The watershed to the north of the pond slopes gradually enough to obscure any ephemeral stream. The overflow to the south of pond might constitute Riparian Habitat but has been dry for such a long period that I did not observe any wetland type flora in that area of the site.
Prairie Habitat **Criteria Present?** ☐ Yes ☑ No	The site has been either hayed or extensively grazed by cattle for many years.
Waters of the State **Criteria Present?** ☑ Yes ☐ No	There are two (2) ponds located on this site.
Floodplain **Criteria Present?** ☐ Yes ☑ No	None
Wetlands **Criteria Present?** ☑ Yes ☐ No	There are is a large wetland on the southern portion of this site. The proposed road extension does not appear to be impacting the wetland.
Water Impoundment Protection **Criteria Present?** ☑ Yes ☐ No	The surface area capacity of the pond on the SE corner of the site is over a ½ acre in size. The Open Space Exhibit presently shows the pond to be included as part of Lot 1X (not sure which Block).
Topographical Slope Protection **Criteria Present?** ☑ Yes ☐ No	There could be several areas on the site that are between 5% and 12% in slope. The estimated location of these areas is shown on the slope map provided. This map shows areas where these slope conditions could exist. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. It is the responsibility of the applicant / developer to locate these areas and design accordingly.

Action Steps/Additional Notes

As mentioned above, the applicant's consultant must provide Town staff a thorough analysis of all areas on the site with slopes greater than or equal to 5% and what measures will be taken to mitigate impacts to those areas based on the proposed development. The construction plans will need to show that the developer is working with existing slopes on the site. The applicant needs to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section. Since there is an existing pond that is over a ½ acre is size, along with topographic slope protection, an EPP is required. Please have the EPP identify how the pond will be incorporated into an amenity for the new development, especially since it is presently being utilized as a stock pond for cattle. The topographic slope protection can be addressed by the developer's engineering consultant, with the drainage plan and grading plan

EPP Required? ☑ Yes ☐ No	**Attachments** ☑ Site Orthographic Aerial Photograph ☐ Other:

EPP Consultant: N/A		
Submitted by: (print) James Hoefert	Signature & Date: James Hoefert 9/29/2021	
Forwarded to EPP Consultant: N/A	Filed with Development Services & Environmental Services	Last Modified: 9/29/2021

Environmentally Sensitive Area Survey
Townlake PH 5

Map Created: September 24, 2021
Environmental Services Department
Town of Flower Mound

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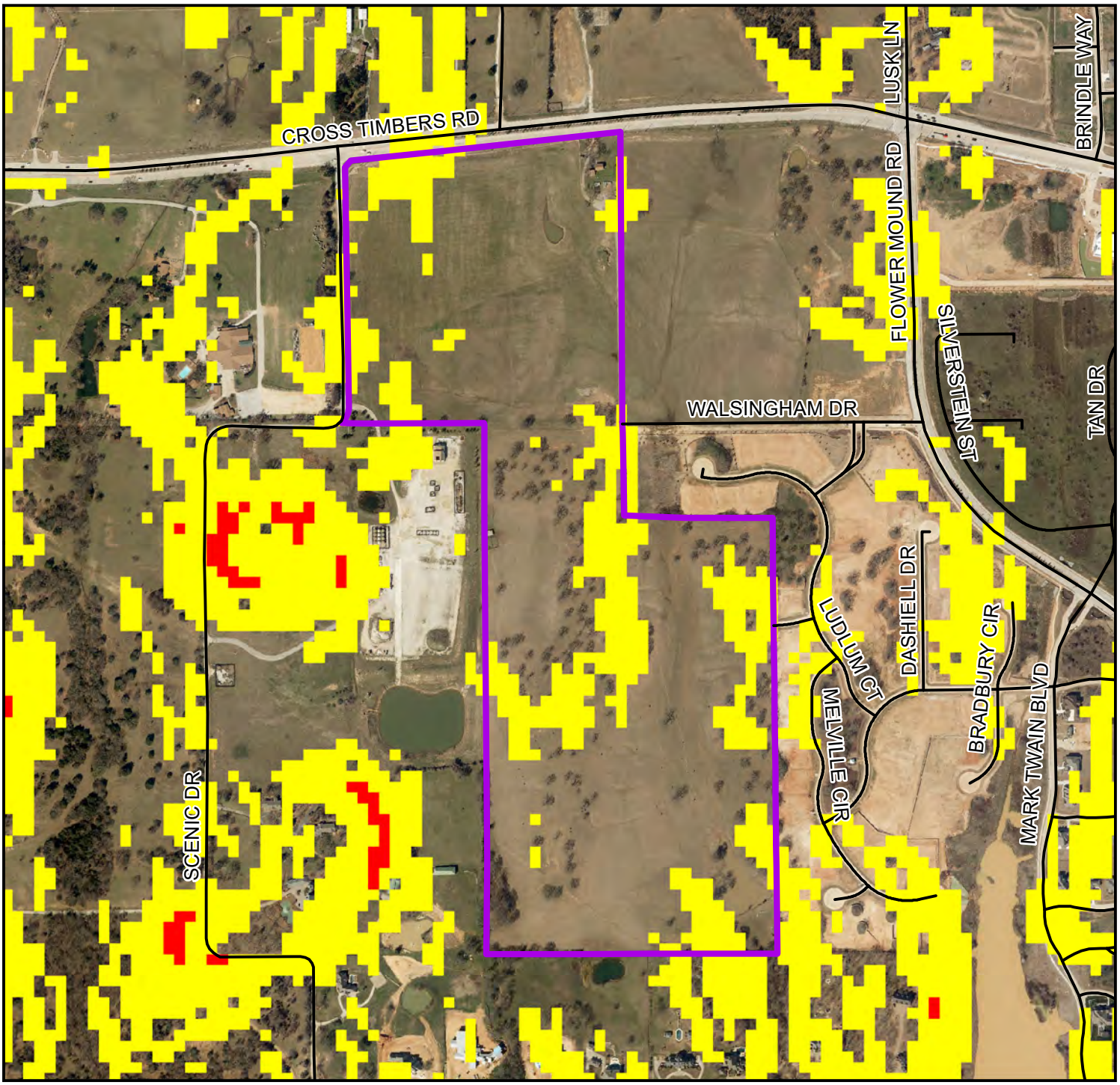
1 inch = 667 feet

0 260 520 1,040 1,560 2,080 Feet

Property Streets Ponds

THE TOWN OF FLOWER MOUND TEXAS



Townlake PH 5 - Slope Map

Map Created: September 24, 2021
Environmental Services Department
Town of Flower Mound

1 inch = 667 feet

0 260 520 1,040 1,560 2,080 Feet

N W E S

Property — Streets **Slope Percent** < 5.0 > 5.0 - 12.0 > 12.0

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 5

REGULAR ITEM

DATE:	February 1, 2022
FROM:	James Hoefert, Environmental Review Analyst
PRESENTER:	Kendra Stevenson, with Portmanteau Consulting
ITEM:	**Consider an application for a tree removal permit (TRP21-0038) for one (1) specimen tree on property proposed for development as Cross Timbers Business Park. The property is generally located north of Cross Timbers Road and west of US 377.**

BACKGROUND INFORMATION:

The Cross Timbers Business Park development is generally located north of Cross Timbers Road and west of US 377. The site is currently zoned for Interim Holding (IH) and Agricultural (A) uses and master planned for Commercial/Industrial and Campus Industrial. The applicant is requesting to rezone the site to Planned Development District No. 188 (PD-188) with Campus Industrial (CI) and Industrial -2 (I-2) uses. According to the tree survey for the project, the site contains one (1) specimen tree. The applicant is requesting to remove the one (1) specimen tree (Tree #7778 – 29" pecan). The specimen tree proposed for removal is in good condition and located within the proposed buildable area.

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on its size, 58" of replacement trees, equaling 20 three-inch caliper trees, will be required for the one (1) specimen tree being requested for removal on this site. In addition, protected trees removed will also require replacement at a tree-for-tree rate. Mitigation may be accomplished by paying the applicable fee, planting mitigation trees, or through a combination of planting trees and paying the required fee.

CITIZEN FEEDBACK: As of January 27, 2022, staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

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

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of one (1) specimen tree on property proposed for development as Cross Timbers Business Park. The property is generally located north of Cross Timbers Road and west of US 377.

Attachment 1

portmanteau

December 17, 2021

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

Dear Jimmy,

This letter of intent is being submitted on behalf of Crow Holdings Industrial for the Cross Timbers Business Park (CTBP) for the removal of one specimen tree. The tree is tagged as number 7778 and is a 29.6 inch pecan and is within the footprint of a proposed building

The specimen tree will be mitigated on site. In total, 1,623 canopy trees will be planted on the site. This represents significantly more trees than will be required for mitigation and the Town's landscaping requirements.

A tree survey map and inventory as well as a photo of tree 7778 was submitted with the complete application. Please let me know if there is any additional information you need.

Sincerely,

Kendra Stephenson

Kendra Stephenson
Principal,
Portmanteau Consulting

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:
CHRIS TRONZANO
STUDIO GREEN SPOT, INC.

Address:
1784 W. MCDERMOTT DR, SUITE 110
ALLEN, TEXAS 75013

Phone:
469-369-4448

Applicant's Legal Interest in the Property:
LANDSCAPE ARCHITECT

2. Property Owner(s)

Name(s): FINLEY EWING, III
Address: 6455 DALLAS PARKWAY
PLANO, TEXAS 75024

3. Location and Legal Description of Property:
263 ACRES OF LAND LOCATED TO THE WEST OF CROSS TIMBERS ROAD (FM 1171) AND FM 377

SEE ATTACHED LEGAL DISCRIPTION

4. Owner's Authorization of Representation

I, CHI/Acquisitions, L.P., the owner of the above described real property, do hereby authorize Chris Trenzano to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

Signature of Owner
Title: VICE PRESIDENT

KELLY DUGAN
Notary ID #133365320
My Commission Expires
October 1, 2025

Given Under My Hand and Seal of Office
This the 6th Day of December, 2021

Notary Public
In and For Dallas County, Texas.

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

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Chris Trenzano, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

Signature of Applicant

Landscape Architect License No. 2042
State of Licensure
Or ISA Certified Arborist No.
Or Certified Forester No.

Laura Ann Hughes
My Commission Expires
05/28/2024
ID No 132500293

Given Under My Hand and Seal of Office
This the 6th Day of December, 2021

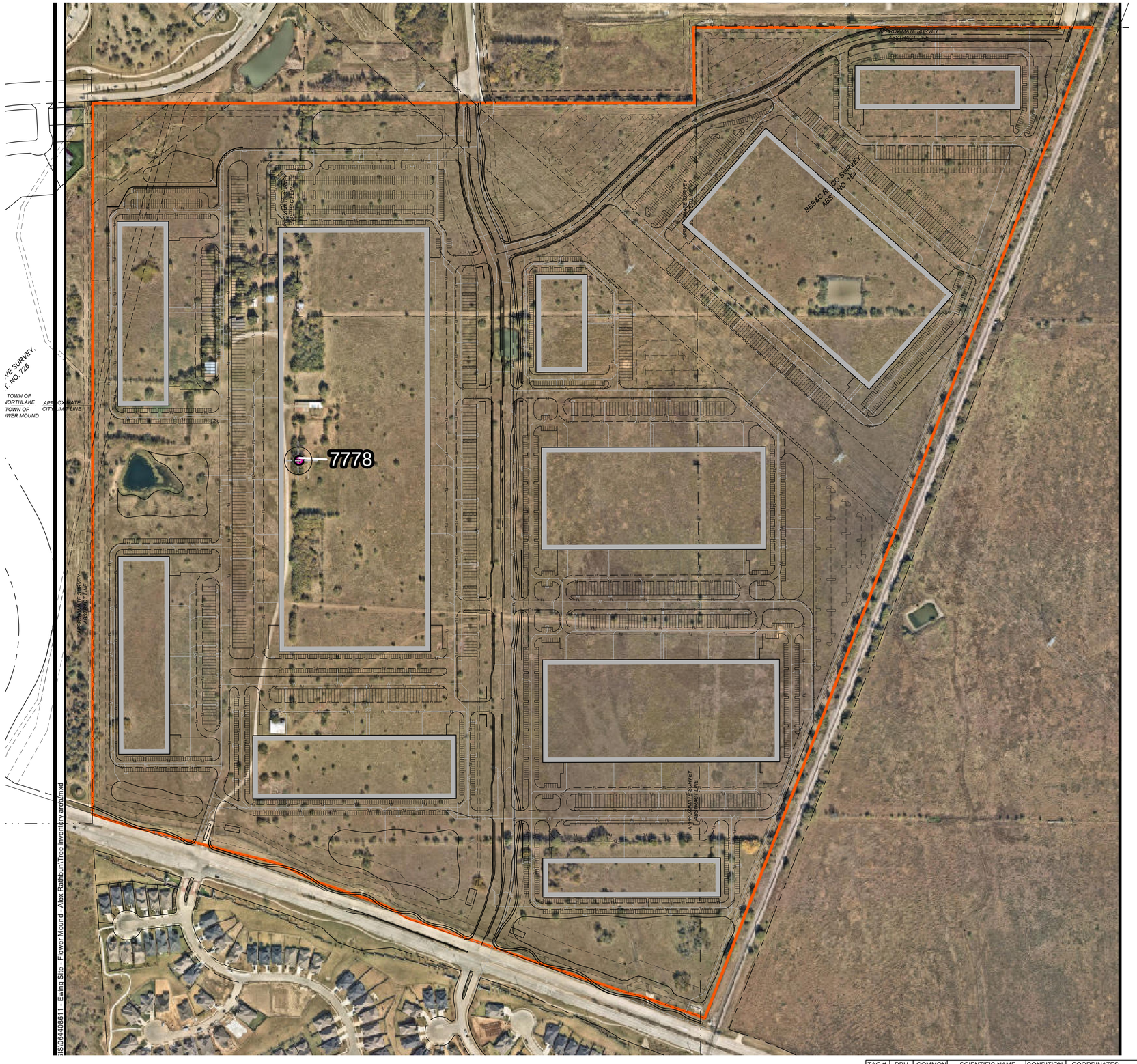
Notary Public
In and For Collin County, Texas

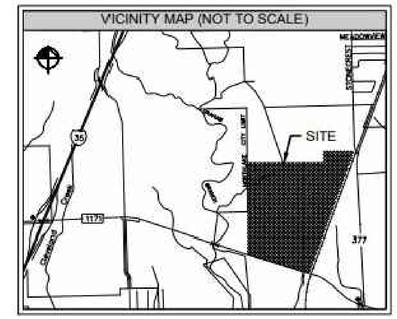
6. Received by Town of Flower Mound on (Date) 12/09/2021 by (initials) JRH.

Cross Timbers Business Park - Specimen tree proposed for removal

Tree Removal Request Signage

One of five signs posted along Cross Timbers Road





Specimen Tree 7778 - Photo 1

Specimen Tree 7778 - Photo 2

Specimen Tree 7778 - Photo 3

Photos were taken on 07.23.2021

EXISTING TREE LEGEND

SPECIMEN TREE PROPOSED TO BE REMOVED

OWNER
LA ESTANCIA INVESTMENTS, LP
6455 DALLAS PARKWAY
PLANO, TEXAS 75024
PHONE: (972) 612-6120
CONTACT: FINLEY EWING, III
EMAIL: FIN@EWINGAUTOGROUP.COM

DEVELOPER
CROW HOLDINGS INDUSTRIAL
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
PHONE: (214) 770-4141
CONTACT: BRAD COOPER
EMAIL: BCOOPER@CHINDUSTRIAL.COM

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	COORDINATES	TREE CANOPY	Status
7778	29.6	Pecan	Carya illnoinensis Healthy	Single	33.064532, -97.214147 / 33°3'52", -97°12'51"	50' Diameter	Specimen tree proposed to be removed

THERE ARE 10 ADDITIONAL PROTECTED TREES ON SITE.

01 CONCEPT TREE PLAN

SCALE 1"=200'-0"

0 100 200 400

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
01.25.2022

CROSS TIMBERS BUSINESS PARK

PREPARED FOR
CROW HOLDINGS INDUSTRIAL
FLOWER MOUND, TEXAS

ISSUE:
1ST PD SUBMITTAL 12.15.2021
2ST PD SUBMITTAL 01.25.2022

DATE:
01.25.2022

SHEET NAME:
CONCEPT TREE PLAN

SHEET NUMBER:

L1.00