

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 1ST DAY OF FEBRUARY 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
KC Walsh	Commission Member, Place 3
Alton Bowman	Commission Member, Place 5
Deanna Soper	Commission Member, Place 7
Rich Murchek	Commission Member, Place 8

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:

Anna Athappan	Commission Member, Place 9
Ashish Sharma	Commission Member, Place 10
Elaine Takacs	Commission Member, Place 6

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
None.

D. STAFF REPORT

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

E. PRESENTATION

Rae Lynn Schneider Reinecke, Managing Director of Mitigation Futures Conservancy, 600 Mallard Lakes Dr, McKinney, TX 75072 gave a presentation with the following items and answered questions:

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

- Mitigation Futures Conservancy- Town Lake Conservation Easement
- Town Lake Residential Development Conservation Easement
- Conservation Easement – Success
- Conservation Easement – Challenges
- Mitigation Futures Conservancy – Background Information

F. CONSENT AGENDA

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

Commission Deliberation

Commission Member Fambrough made a motion to approve the January 4, 2022, minutes as presented. Vice Chair Lawson seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Walsh, Lawson, Bowman, Soper, Murchek

NAYS: None

ABSTAIN: None

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

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.**

Staff Presenter

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

- 5012 Castellano Ct Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Tree Survey
- Specimen Trees Requested for Removal
- Motion/Recommendation

Applicant Presenter

Verity Cox, McAdams, 111 Hillside Dr, Lewisville, TX, 75057 gave a presentation with the following items and answered questions:

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

- 5012 Castellano Court Tree Removal Permit TRP21-0040
- Letter of intent
- Record plat
- Tree removal permit sign
- Tree #101 Post oak
- Tree #102 Post oak
- Tree survey
- Tree survey with aerial
- Tree canopy impact
- Site design and constraints
- House Location
- Tree Credit Opportunity

Commission Deliberation

Vice Chair Lawson made a motion to recommend approval 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. Commission Member Walsh seconded the motion.

VOTE ON THE MOTION

AYES: Murchek, Soper, Bowman, Lawson, Walsh, Fambrough

NAYS: None

ABSTAIN: None

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

The following item was originally item 5 on the agenda. Chair Seastrom decided to reorder this item.

- 3. 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.**

Staff Presenter

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

- Cross Timbers Business Park Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Specimen Tree Survey
- Specimen Trees Requested for Removal
- Motion/Recommendation

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

Applicant Presenter

Chris Tronzano, with Studio Green Spot, Landscape Architect, 1784 McDermott Dr, Allen, TX, 75013, gave a presentation with the following items and answered questions:

- Concept landscape plan

Commission Deliberation

Commission Member Soper made a motion to recommend approval 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. Vice Chair Lawson seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Walsh, Lawson, Bowman, Soper, Murchek

NAYS: None

ABSTAIN: None

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

Chair Seastrom opened the re-ordered items 3 & 4 at the same time.

- 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.**

Staff Presenter

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

- Townlake Phase 5 & 6 Cluster Development Project
- Cluster Development Option
- Project Information
- Site Location
- ESA Map
- Slope Map
- Open Space Management Plan
- Motion/Recommendation

Applicant Presenter

Logan Hostin, with Toll Brothers, 1711 Woodcreek Dr., Richardson, TX, 75082 gave a presentation with the following items and answered questions:

- Townlake 5 & 6 Open Space
- What does the concept plan look like? – Phase 5 site plan

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

- What does the concept plan look like? – Phase 6 site plan
- Townlake Open space Plan
- Townlake 5 Open Space Plan
- Townlake 6 Open Space Plan
- Design Criteria – Urban design plan
- Design Criteria- Open space view example
- Townlake 5 concept landscape plans
- Milestones

Mike Boswell with Toll Brothers, 2665 Virginia Parkway, Flower Mound, TX, 75022 answered questions.

Commission Deliberation

Commission Member Walsh made a motion to recommend approval 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. Commission Member Fambrough seconded the motion.

VOTE ON THE MOTION

AYES: Murchek, Soper, Bowman, Lawson, Walsh, Fambrough

NAYS: None

ABSTAIN: None

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

- 5. 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.**

Staff Presenter

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

- Townlake Phase 5 & 6 Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Specimen Tree Survey
- Motion/Recommendation

Applicant Presenter

Logan Hostin, with Toll Brothers, 1711 Woodcreek Dr., Richardson, TX, 75082 gave a presentation with the following items and answered questions:

- Extension of Town Lake

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF FEBRUARY 1, 2022

- TRP21-0036
- Tree protection plan (Phase 5)
- Tree protection plan (Phase 6)
- Overview of ESG
- Trees: Tree are evaluated by an arborist for recycling and repurposing
- Trees: Repurposing Trees

Mike Boswell with Toll Brothers, 2665 Virginia Parkway, Flower Mound, TX, 75022 answered questions.

Commission Deliberation

Commission Member Walsh made a motion to recommend approval 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. Commission Member Soper seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Walsh, Lawson, Bowman, Soper, Murchek

NAYS: None

ABSTAIN: None

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

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 – 8:57 PM

TOWN OF FLOWER MOUND, TEXAS



JAMES SEASTROM, CHAIR

ATTEST:



HELENA LYNCH, ADMINISTRATIVE ASSISTANT