

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF APRIL 5, 2022

**THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 5th DAY OF APRIL 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
KC Walsh	Commission Member, Place 3
Alton Bowman	Commission Member, Place 5
Elaine Takacs	Commission Member, Place 6
Deanna Soper	Commission Member, Place 7
Rich Murchek	Commission Member, Place 8
Ashish Sharma	Commission Member, Place 10

*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:

Sandy Fambrough	Commission Member, Place 1
Anna Athappan	Commission Member, Place 9

And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Helena Lynch	Administrative Assistant
Jimmy Hoefert	Environmental Review Analyst
Tyler Leverenz	Environmental Programs Coordinator
Joe Whiteley	Environmental Review Analyst
Lexin Murphy	Director of Planning
John Chapman	Planner

**A. CALL TO ORDER - REGULAR SESSION: 6:32 PM**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

**Spoke in opposition**

Katy Collins Grote, 165 Double Oaks Dr, Double Oak, 75077  
Amy Morones, 4065 Bordeaux Cir. Flower Mound, presentation:

- Development Projects Since 2002
- Chimney Rock/High Meadow
- Montalcino Estates
- Aerial Maps – 3 slides
- Cross Timbers map layer – 2 slides

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- Flower Mound map
- Impacted Species

Connie Schuenrade, 203 Colonial Ct, Double Oak 75077  
Fred Vincent 3933 Bordeaux Cir, Flower Mound

**Did not speak but in opposition**

Don Hanvey, 4071 Hwy 1171, Flower Mound

**D. STAFF REPORT**

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

**E. PRESENTATION**

Dr. Alexandra Ponette-González, Ph.D., Assistant Professor, Department of Geography, University of North Texas, Denton, Texas 76203 gave a presentation with the following items and answered questions:

- Black Carbon in an Urban Ecosystem
- Urban areas are a major source of carbon in the atmosphere
- Urban soot affects air, climate, and environment
- Black carbon emissions by region and source in 2000
- Trees are excellent 'air filters'
- Can trees serve as urban air filters?
- Sampling
- Measuring Organic Carbon and Black Carbon in Rainwater: Evaluation of Methods
- Tree canopies accumulate considerable amounts of soot
- Most soot accumulates on leaves in the fall
- Soot washes soot to the soil and falls to the ground on leaves
- Soot accumulates in the soil below trees
- Soot filtration is highly variable across space
- Where should we plant vegetation to "scrub" particle pollution from the air?
- Trees filter most soot where road density and traffic are high
- Soot in throughfall water is high during periods of extreme wind from the direction of major pollution sources
- Urban oak trees accumulate EC – net accumulation on post oak/ live oak
- Take home messages

**F. CONSENT AGENDA**

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

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**Commission Deliberation**

Commission Member Takacs made a motion to approve the February 1, 2022, minutes as presented. Commission member Walsh seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Walsh, Lawson, Bowman, Takacs, 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 (TRP22-0002) for twenty-eight (28) specimen trees on property proposed for development as Cummings Ranch residential development. The property is generally located north of Cross Timbers Road and west of Shiloh Road.

**Staff Presenter**

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

- Cummings Ranch Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Specimen Tree Survey
- Motion/Recommendation

*Chair Seastrom opened item 3*

**Applicant Presenter**

Jason Kilpatrick, with Ridinger Associates, 550 S. Edmunds Ln, Lewisville, TX, 75067 gave a presentation with the following items and answered questions:

- Cummings Ranch
- Arial Map of site – 2 slides
- Site information
- Tree removal permit
- Tree survey
- Open space plan
- East area - From Cross Timbers ROW
- Views from Red Rock
- Comments Questions

## FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF APRIL 5, 2022

**Commission Deliberation**

*Chair Seastrom reordered the items for voting; item 3 was followed by item 2.*

Commission Member Takacs made a motion to recommend denial of an application for a tree removal permit (TRP22-0002) for twenty-eight (28) specimen trees on property proposed for development as Cummings Ranch residential development. The property is generally located at the intersection of Cross Timbers Rd, Hawk Rd, Red Rock, and Shiloh Rd. Motion seconded by Commission Member Walsh.

**VOTE ON THE MOTION**

**AYES: Walsh, Bowman, Takacs, Lawson, Soper, Murchek**

**NAYS: None**

**ABSTAIN: None**

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

- 3. Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Cummings Ranch cluster development. The property is generally located north of Cross Timbers Road and west of Shiloh Road.**

**Staff Presenter**

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

- Cluster development option
- Project Information
- Site Location
- ESA Map – 3 slides
- Slope map
- Open space plan
- Concept plan
- Open Space Management Plan
- Motion
- Parks Board Park Land Dedication Proposal

**Applicant Presenter**

Jason Kilpatrick, with Ridinger Associates, 550 S. Edmunds Ln, Lewisville, TX, 75067 gave a presentation with the following items and answered questions:

- Concept open space plan

**Commission Deliberation**

Commission Member Soper made a motion to recommend denial of the recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Cummings Ranch cluster development. The property is generally

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located north of Cross Timbers Road and west of Shiloh Road and would like to see a future plan moving forward with increased areas of protection and possible restoration of some part of the open space and also consideration of the removal of the seven lots previously discussed Lots 1-7, Block B. Motion seconded by Vice Chair Lawson.

**VOTE ON THE MOTION**

**AYES: Soper, Lawson, Takacs, Bowman, Walsh**

**NAYS: Murchek**

**ABSTAIN: None**

**The motion passed with a vote of 5-1-0**

**H. ADJOURNMENT- REGULAR SESSION**

**RECESS 8:47 pm**

**I. CALL WORK SESSION TO ORDER 8:58 pm**

**J. WORK SESSION ITEM**

1. Presentation and discussion on the Town's Cross Timbers Conservation Development District Cluster Development Survey.

**Staff Presenter**

Lexin Murphy, Director of Planning Services, gave a presentation with the following items and answered questions:

- Cross Timbers Conservation Development District Work Session - ECC
- Recap
- Cross Timbers Conservation Development District Area Plan
- History of CTCDD
- Prior Public Outreach
- Town Correspondence
- Survey & Open Houses
- Purpose of the CTCDD
- Development Options – 3 slides
- Conservation-type developments
- Land availability
- Broader Look - Number of lots and open space
- Open space: What's Included?
- Environmentally Sensitive Areas
- Impacting Natural Features
- Financial Incentives
- Incentives
- Park Land Dedication
- Open Space Management Plan
- Questions?

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- The Survey
- Back to Basics
- CTCDD Subdivisions
- General Findings
- Parks & Open Space
- Conserved Land
- Example
- Other considerations 4 slides
- Summary
- Questions
- What's Next

**K. SUBCOMMITTEE REPORT**

**L. COORDINATION OF FUTURE AGENDAS/MEETINGS**

**M. ADJOURNMENT- REGULAR SESSION 10:16 pm**

TOWN OF FLOWER MOUND, TEXAS

  
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JAMES SEASTROM, CHAIR

ATTEST:

  
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HELENA LYNCH, ADMINISTRATIVE ASSISTANT