



October 4, 2023

City of Round Rock  
Planning and Development Services  
301 W. Bagdad, Suite 210  
Round Rock, TX 78664

***Tree Removal Request  
Lovett Industrial  
17 Cypress Boulevard & 2 Cypress Cove  
Round Rock, Texas 78665***

To whom it may concern,

Please accept this Tree Removal Request for the above referenced project. Lovett is proposing a light industrial park located northwest of the corner of Cypress Blvd and Eagles Nest St. in the City of Round Rock, Williamson County, Texas. This letter is intended to describe the proposed Monarch tree to be removed and the design efforts to protect the Monarch tree to remain.

***Monarch tree to be removed***

1. #636 – 25.5” Red Oak in good condition. Deadwood 15%-30%, good structure & vigor.

***Monarch tree to be preserved***

1. #696 – 58.5” (39.5x38) multi-stem Live Oak in fair condition. Fair structure & vigor.

***Design Efforts***

The current site is zoned industrial, and it is expected that such a development will result in tree removals due to the large building footprints and maneuvering areas. There are 98 protected trees on site, 2 of which are Monarch trees.

T636 is located in the middle of Tract #1 (17 Cypress Blvd), significantly restricting reasonable development. Numerous design scenarios have shown that industrial use is not feasible on tract #1 barring T636 removal.

T696 is located in the southern corner of Tract #1 (17 Cypress Blvd), a more practical area of the property to keep in its natural condition. Although not ideal for project economics, the site plan was tailored to preserve this tree.

Please see Exhibit A for the proposed site plan and Exhibit B for some of the design optionality we looked at to arrive at the request above. To assist with the review of the provided site plans, please note some of the building standards for industrial development. Circulation throughout the truck court is essential for building functionality. The industrial standard for truck court depth is 130 feet. This gives

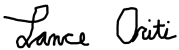
trucks (up to 73 feet in overall length) the maneuvering distance needed to make a single swing turn from the dock doors. When two buildings share a truck court, the industrial standard is 210 feet for a shared truck court. This allows trucks to make a single swing turn while a 73 foot truck may be parked on the other end. The standard depth of a single load industrial building is 150-220 feet.

In summary, 1 of 2 Monarch trees has been preserved in our site design. The tree proposed to be removed was carefully evaluated in order to maintain project feasibility. The location of the tree is critical to development and building configurations have been optimized to preserve the second Monarch tree in its natural condition. Lovett will mitigate for the removal of Tree #636 per current City of Round Rock code.

If you have any questions or comments regarding this request, please contact me at 512-910-8305.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Lance Oriti, P.E.

Project Manager

Exhibit A



Exhibit B





