



## Legislation Text

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**File #:** 2018-5126, **Version:** 1

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Consider a resolution removing the monarch designation for two trees on the site of the proposed Round Rock Industrial development on Chisholm Trail Road.

Ridge Development Company is preparing a site plan for a 440,000-square foot Class A light industrial business park on a 32-acre tract near the northern terminus of Chisholm Trail Road. There are a total of five known monarch trees on-site, three of which Ridge proposes to remove. After a field survey by city staff, one of the monarchs (tree #628) was determined to be in poor health and its designation was administratively removed. The request from the developer therefore consists of two monarchs to be removed: a 39-inch live oak (tree #708) and a 38-inch live oak (tree #661). The monarchs being preserved are a 40-inch live oak and a 37-inch live oak. Note: measurements are the diameter of the trunk at four and a half feet above ground level.

The location of these monarchs is indicated on the attached draft site plan, which has not yet been submitted to Planning & Development Services for review. Also attached are photos of the trees and a letter of justification from the developer.

In accordance with Sec. 43-23 of the Code of Ordinances, removal of a monarch tree requires City Council to first remove the monarch designation from those trees. Removal of the monarch designation does not preclude tree mitigation, however, and Ridge Development will be required to plant trees on-site or pay a fee in-lieu to make up for the loss of these.

This site has been designated for light industrial uses by the City. It is important to consider the land use and type of development associated with this monarch tree removal request. Office warehouse projects typically consist of long linear buildings with wide driveways that serve large truck docks. That is the circumstance with this development. This fact makes it difficult to design around large, old growth trees. In addition, and from an end user perspective, the functionality of the site can be problematic if trees are preserved in high truck traffic areas. While the preservation of large, old growth trees in commercial and residential developments enhance site design and provide an attractive feature for the general public, on industrial sites they can become more problematic and are not typically enjoyed by the general public. Due to these reasons, and the difficulty and practicality associated with designing around these two trees, staff recommends approval of this request.