



COUNTY OF BEXAR PUBLIC WORKS DEPARTMENT

1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

Permit Holder Information

Lennar Homes of Texas Land & Construction Ltd
100 NE Loop 410 STE 1155, SA, TX 78216-4741
2104036282 richard.mott@lennar.com

Bexar County Inspector Contact Information

Name: Emma Mora
Cell: 210-328-2271
Email: emma.mora@bexar.org

Temporary Storm Water Quality Permit

Emergency Contact Information: 210-403-6282

Guajolote Ranch Collector Phase 1

Project Type: Single Family Development - New Infrastructure

Acres of Disturbance: 26.04

Permit Number: **SWQ FY25_3626**

Permit Issued: **Expires (60 Days)**

Anticipated Work Start Date: **12/23/20225**

Anticipated Work Stop Date: **2/21/2026**

After the initial storm water quality protection measures (BMPs) identified in the permit are installed and before you begin disturbing the area within the BMPs, notify the Bexar County Storm Water Quality Inspector identified on this permit by text and e-mail SWQ@bexar.org at least two (2) working days before starting work.

The TCEQ Site Construction Notice or NOI, a copy of this permit, and all other required permits listed below on this permit MUST BE POSTED on the construction site. The inspector will verify that ALL REQUIRED PERMITS identified below have been obtained and the BMPs have been installed.

Activities Covered Under This Permit

Geotechnical Testing (Test Pits, Bores, etc.)

Other Required Permits

TCEQ NOI: TXR1565VC - (DEV) Lennar Homes of Texas Land and Construction, Ltd.
Contractor NOI Required for Site Clearing

Mitigation Criteria Met

TCEQ CZP Approval - Site Clearing, Grading, Excavation and Utilities Only - No Impervious Cover -- Issued 9/5/2025

Post Construction Permit 3246

If you are proposing additional Phases of Construction for this Project, a Major Amendment is required to be submitted. When Work Activities listed on this permit are complete and no other phased construction is proposed, contact the Storm Water Quality Inspector to conduct a final inspection to verify all temporary storm water quality Best Management Practices (BMPs) have been removed, vegetation has been established to an acceptable level, and all permanent BMPs have been installed. Bexar County will Close-Out the SWQ Permit when all requirements are completed/submitted as listed on the SWQ Permit Close-Out. SWQ Close-Out shall be completed prior to sending NOT to TCEQ. Sending the NOT to TCEQ does not automatically Close-Out the Bexar County Permit. Failure to Close-Out the SWQ permit is a violation of the 'Bexar County Storm Water Pollution Prevention' Court Order and will result in a Citation or Fine. SWQ Permit will expire if No Construction has occurred within one year of permit issuance. If you have any questions, please contact Kimberly Olivier at (210) 309-9145.



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12/23/2025

Lennar Homes of Texas Land and Construction, Ltd
100 NE LOOP 410 STE 1155 SAN ANTONIO TX 78216-4741

RE: Bexar County Post-Construction Storm Water Control Measure Permit Application for
Guajolote Ranch Collector Phase 1

Dear Sir or Madam:

We have reviewed your application for the Bexar County Post-Construction Storm Water Control Measure Permit and it has been APPROVED.

This permit has **MET MITIGATION CRITERIA** that does not require the installation and maintenance of permanent Best Management Practices (BMPs) within the area defined by this permit. Mitigation was achieved as noted in the Mitigation Measures Utilized section below.

PERMIT NUMBER:
PC FY26_3246

Issued: 12/23/2025

Project Type: Clearing and Grading and Geotechnical Bores Only

Target Impervious Cover: 85.00%

Proposed Impervious Cover: 0.00%

Mitigation Measures Utilized

TCEQ CZP Approval - Site Clearing, Grading, Excavation and Utilities Only - No Impervious Cover -- Issued 9/5/2025

Please be aware that any additional impervious cover to the site or reduction in the current property boundary will require an update to the permit and possible additional mitigation.

This permit, the Bexar County Storm Water Quality Permit, Bexar County Right-Of-Way Permit, Bexar County Floodplain Permit, Fire Marshal Office Permit and any other required permits must be obtained prior to the start of construction.

A copy of this approval letter must be displayed at the construction site.

If you have any further questions, please contact Storm Water Quality Division at (210) 335-6651.

Respectfully,

Joan Montgomery PE
Storm Water Quality Engineer

