



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



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TRE-APP-APP21-38800410

TREE PRESERVATION PERMIT

APPROVED FOR ONLY TREE REMOVAL

MUST PASS PRE-CONSTRUCTION AND FENCING INSPECTION PRIOR TO ANY SITE WORK

2/24/2026 2:44 PM

AMENDMENT #4

BSA Tree TRE-APP-APP21-38800410 // MDP-21-11100017 / FELDER-LADERA MILLBROOK SOUTH TRACT MDP MTPP 1, 1A, 1B, 2, 2B, 3, 4, 5, 6, 7, 8, 9 AMENDMENT // A4 // OCL // Tree Stand // UDC Year 2006 // // HCF Rqd Yes Streetscape Rqd Yes //Floodplain Present Yes// 2/24/2026 / CGJ

AMENDMENT #4 February 24, 2026 CGJohnson

STATUS: APPLICATION AND APPROVAL IS FOR ONLY TREE REMOVAL AND PLATTING WITHIN FELDER-LADERA MILLBROOK SOUTH TRACT MDP MTPP 1, 1A, 1B, 2, 2B, 3, 4, 5, 6, 7, 8, 9 AMENDMENT. ANY SITE WORK OR TREE REMOVAL INCLUDING IN EASEMENTS OR RIGHT OF WAY, OUTSIDE OF FELDER-LADERA MILLBROOK SOUTH TRACT MDP MTPP 1, 1A, 1B, 2, 2B, 3, 4, 5, 6, 7, 8, 9 AMENDMENT SHALL REQUIRE A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

PLANTING: 2-(2)" CALIPER NATIVE MEDIUM AND LARGE SHADE TREES ARE REQUIRED PER LOT AT BUILDING STAGE FOR MITIGATION AND CANOPY COVER REQUIREMENTS.

APPROVAL VALID FOR 180 DAYS

TREE NOTE ON PLAT

YES STREETScape REQUIRED

NO FINAL CANOPY COVER BOND REQUIRED # Trees \$



MUST SCHEDULE AND PASS FINAL TREE INSPECTION AFTER OTHER DISCIPLINE HOLDS ARE REMOVED AND WITHIN THREE (3) WEEKS PRIOR TO RECORDATION. SCHEDULE VIA ACCELA. A DO NOT RECORD IS PLACED ON THIS PLAT.

//TREE PERMIT REQUIREMENTS:

FUTURE PLATS MUST CONTAIN THE FOLLOWING TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800410) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE

CONSTRUCTION ON INDIVIDUAL LOT(S), INSIDE CITY LIMITS AND WITHIN EXTRATERRITORIAL JURISDICTION, ARE REQUIRED TO SUBMIT A BUILDING PERMIT OR TREE PERMIT APPLICATION RESPECTIVELY AND PAY FEES PRIOR TO ANY SITEWORK, REFERENCING THE APPROVED TREE PRESERVATION PLAN TO VERIFY COMPLIANCE AT BUILDING STAGE.

TREE SAVE AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVE AREAS MUST BE DESIGNATED AS SUCH WHEN AREA IS PLATTED.

PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES (CAN BE SCHEDULED WITH TREE FENCING INSPECTION). INSPECTIONS CAN BE SCHEDULED ONLINE THROUGH ACCELA.

THE PERMIT HOLDER SHALL MAINTAIN A COPY OF THE APPROVED TREE PLANS, APPROVED TREE PERMIT AND THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH AUTHORIZED WORK IS IN PROGRESS.

ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. IS REQUIRED APPLY FOR A TEMPORARY USES APPLICATION.

A ROOT PROTECTION ZONE MUST BE ESTABLISHED AROUND THE TRUNK OF EACH TREE PRESERVED. THE AREA IS DEFINED BY AN AVERAGE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH (DBH). MATERIAL OR EQUIPMENT STORAGE OR NO CUTTING, FILLING, TRENCHING, ROOT OR SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (½) THE ROOT PROTECTION ZONE RADIUS.

// APPLICABLE UDC CODES:



35-523 (K) (5), 35-477(a)(b)(f)(h)(i) and (j), 35-523 (K) (4), 21-170 (B), 35-511 (E), 35-523 (K) (2),) AND 35-523 (J) (1)

PLEASE FORWARD A COPY TO THE CONTRACTOR ON SITE WITH A COPY OF THE PLAT OR PLAN (IF APPLICABLE) FOR POSTING ON SITE.

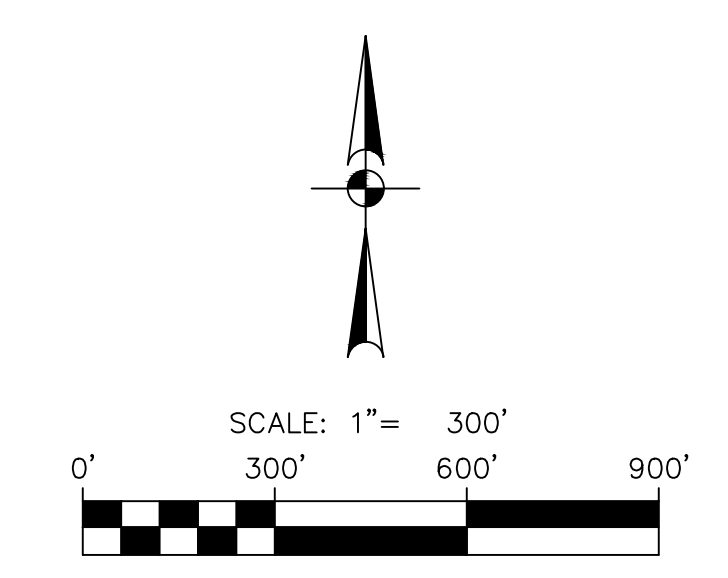
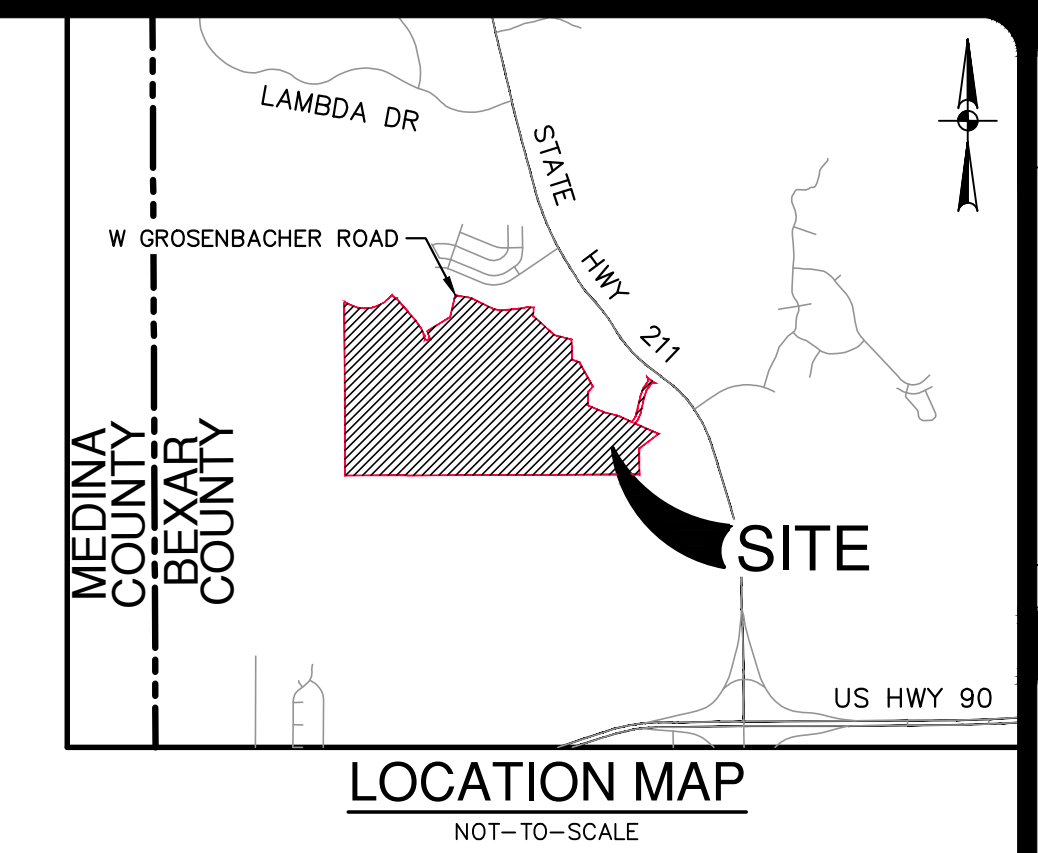
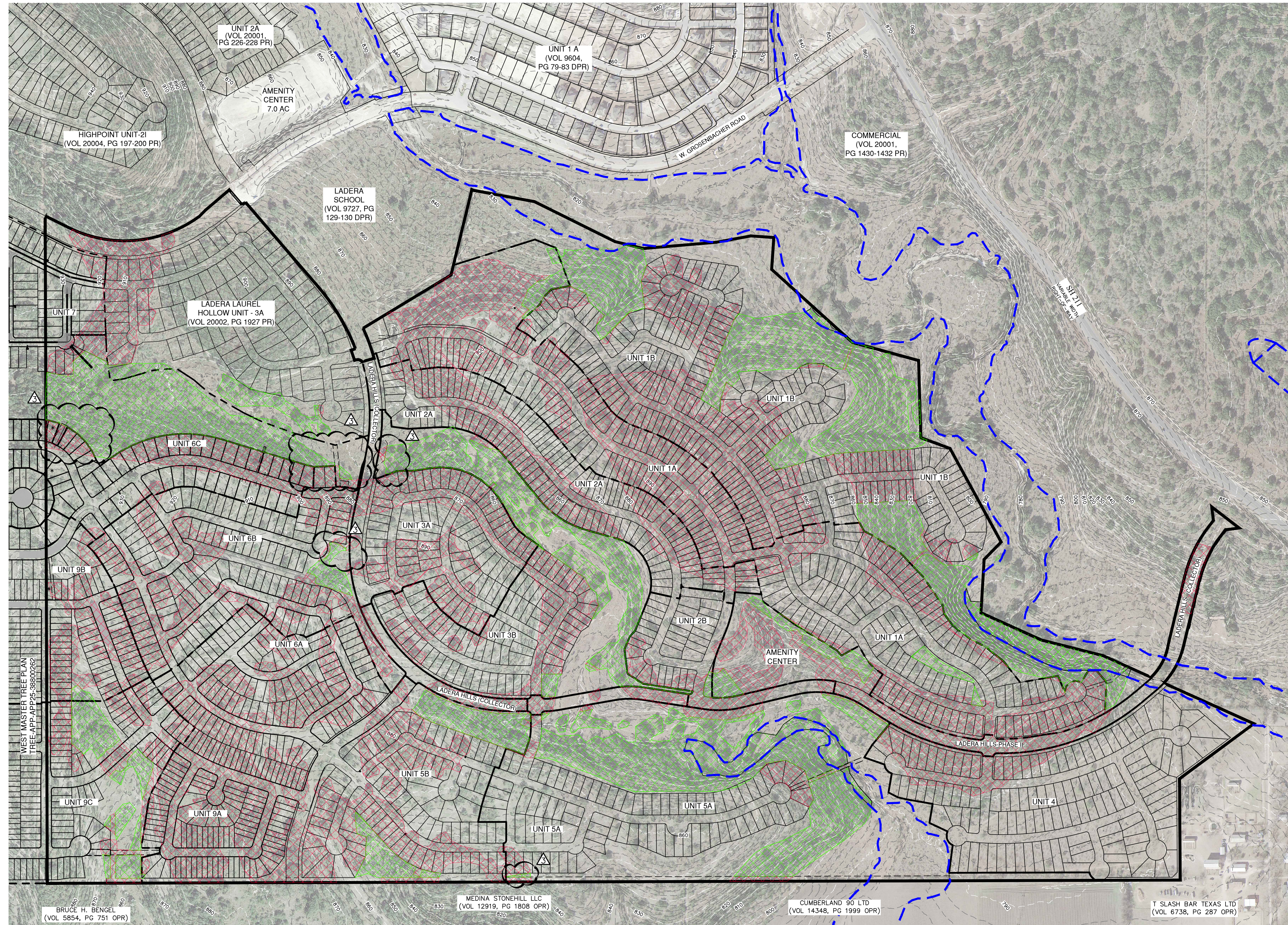
// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT CHARLES.JOHNSON2@SANANTONIO.GOV OR (210) 207-0170.

UPLAND

Total AC 213.8
Preserved AC 65.2
Removed AC 148.6
Percent Preserved 30.5

FLOODPLAIN

Total AC 4.93
Preserved AC 4.91
Removed AC 0.2
Percent Preserved 99.59



LEGEND

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE PRESERVED
- LADERA SOUTH BOUNDARY
- 100-YR FEMA DFIRM FLOODPLAIN
- UNIT BOUNDARY
- EXISTING CONTOURS
- * LOTS INCLUDED IN LADERA SOUTH TREE STAND DELINEATION PLAN PLANTING CALCULATIONS AND EXCLUDED FROM MILLBROOK-WEST MASTER TREE PLAN PLANTING CALCULATIONS

CALCULATIONS

TREE STAND DELINEATION (SOUTH BOUNDARY) - 2006 TREE ORDINANCE

SOUTH BOUNDARY = 457.3 AC
 EXISTING TREE CANOPY TO BE REMOVED = 148.6 AC
 EXISTING TREE CANOPY TO BE PRESERVED = 65.2* AC
 PERCENT PRESERVATION = 65.2 AC / (148.6 AC + 65.2 AC) = 30.5% (30% REQUIRED)

*100-YR FEMA DFIRM FLOODPLAIN PRESERVED TREE CANOPY NOT INCLUDED

EXISTING FLOODPLAIN TREE CANOPY = 4.93 AC
 EXISTING FLOODPLAIN TREE CANOPY TO BE PRESERVED = 4.91 AC (99.59%)

SITE VEGETATION DESCRIPTION: VEGETATION ON THE SITE RANGES FROM OPEN AREAS TO DENSELY VEGETATED AREAS. THE MAJORITY OF THE SITE IS POPULATED MOSTLY BY SMALLER SHRUBS AND BRUSH WITH SOME TREES.

STREETSCAPE WILL BE REQUIRED ON ALL STREETS CLASSIFIED AS COLLECTOR OR HIGHER.

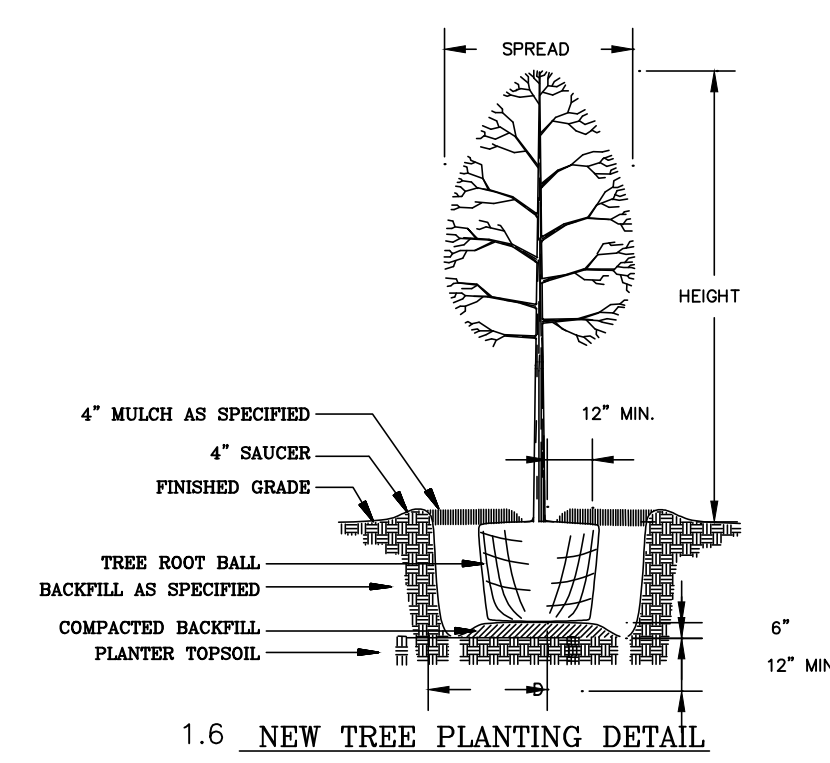
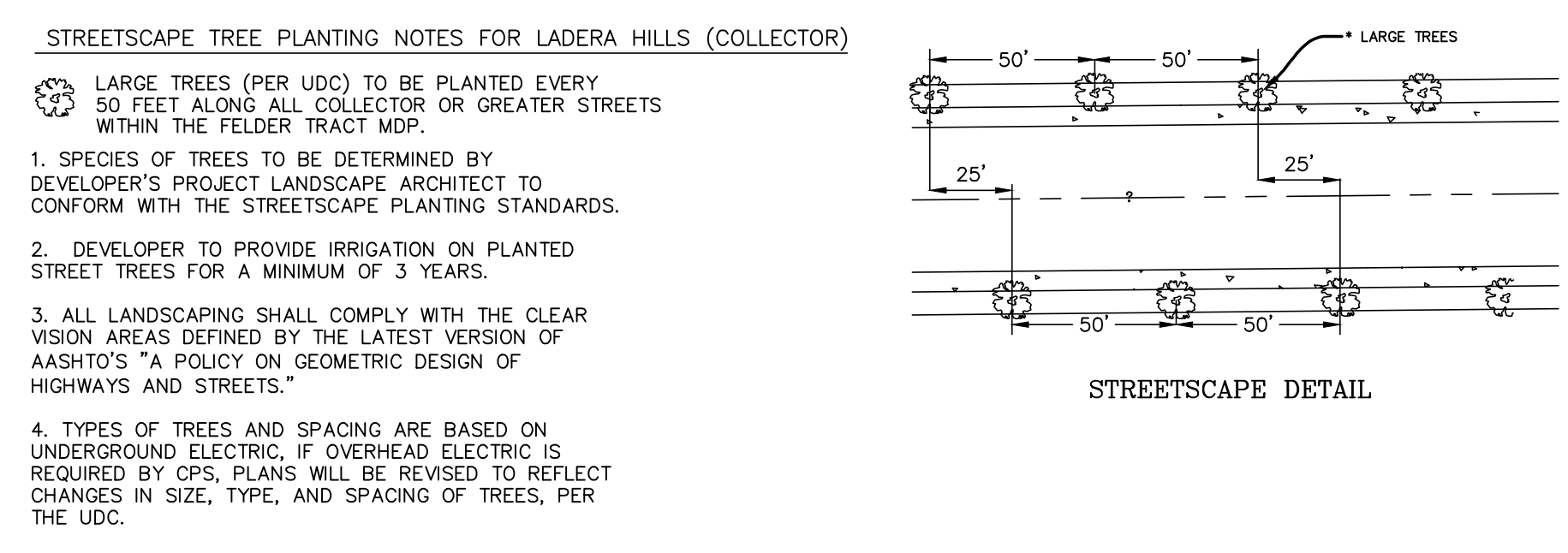
VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF INSIGNIFICANT SIZE

NO.	REVISION	DATE
1.	REVISED TREE PRESERVATION AREA AND CALCULATIONS FOR CURRENT LAND PLAN	04/03/22
2.	REVISED TREE PRESERVATION AREA AND CALCULATIONS	06/06/25
3.	REVISED TREE PRESERVATION AREA AND CALCULATIONS	02/24/26

PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LADERA SOUTH
 BEXAR COUNTY, TEXAS
 TREE STAND DELINEATION PLAN

PLAT NO.	
JOB NO.	6445-62
DATE	DECEMBER 2025
DESIGNER	AS
CHECKED	SSC DRAWN AS
SHEET	1



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Charles & Johnson
 2/24/2026 2:32 PM
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TREE PLANTING

TOTAL LOTS WITHIN THE TREE PERMIT AREA = 1,556 LOTS

REQUIRED TREES PLANTED PER LOT PER UDC WITHIN ALL UNITS (NOT COUNTED TOWARDS MITIGATION) = 2 TREES / LOT X 1,556 LOTS = 3,112 TREES
 3,116 TREES @ 2" MIN = 6,224*

*A TOTAL OF TWO (2) TREES PER RESIDENTIAL LOT WILL BE PLANTED WITH A MINIMUM DIAMETER OF 2". PLANTED TREES SHALL BE NATIVE LARGE SHADE TREES FROM APPENDIX "E" OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE (UDC).

*LOTS SPLIT BETWEEN TWO TREE PLANS WILL HAVE THE GREATEST REQUIREMENT PLANTED.

Date: Feb 24, 2026 11:02am User: ID: sstancels File: P:\A\451623\Design\GWA\Tree Plan\250516 Tree Plan_South_1.dwg

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