



## Permit Issuance Information

Report Date: 3/20/2025

**Application No** TRE-APP-APP24-38802662

**Permit No** TRE-PMT-25-38902662

**Site Address**

**Type of Record** Building/Permits/Tree Permit/Permit

**Date Issued** 03/20/2025

**Record Status** Active

**Primary Applicant** Horizon Landscape

**Scope of Work** Tree removal for development of a 37-acre single-family subdivision

### Approval Comments

Completeness Review

Comments Completeness review approved, required documents submitted. No tree removal permitted with this approval including in the right-of-way or easements. Technical review pending payment of invoiced tree permitting fees and passed preliminary tree inspection.



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Technical Review - Tree Commercial

Comments BSA Tree  
TRE-APP-APP24-38802662 /  
HIGHWAY 90  
MONTGOMERY ROAD 37  
AC TRACT MTPP  
MONTGOMERY VILLAGE  
UNITS 1 AND 2 // A4 // Tree  
Survey // OCL // 2023 //  
3/20/2025 / CGJ

STATUS: APPROVED FOR  
ONLY TREE REMOVAL IN  
UNIT(S) HIGHWAY 90  
MONTGOMERY ROAD 37  
AC TRACT MTPP  
MONTGOMERY VILLAGE  
UNITS 1 AND 2 ONLY  
RESIDENTIAL USE.  
COMMERCIAL AND  
AMENITY CENTER NOT  
INCLUDED.

APPLICATION IS FOR TREE  
REMOVAL PURPOSES.  
TREE REVIEW APPROVAL  
IS FOR TREE REMOVAL  
WITHIN UNIT(S) HIGHWAY  
90 MONTGOMERY ROAD 37  
AC TRACT MTPP  
MONTGOMERY VILLAGE  
UNITS 1 AND 2 ONLY, WITH  
THIS APPROVAL. ANY SITE  
WORK OR TREE REMOVAL  
INCLUDING IN EASEMENTS  
OR RIGHT OF WAY,  
OUTSIDE OF UNIT(S)  
HIGHWAY 90  
MONTGOMERY ROAD 37  
AC TRACT MTPP  
MONTGOMERY VILLAGE  
UNITS 1 AND 2 SHALL  
REQUIRED A SEPARATE  
TREE APPLICATION BE  
SUBMITTED AND  
APPROVED PRIOR TO  
START OF WORK.

PLANTING: ALL TREES 1.5"  
CALIPER: STAR LOTS(1)  
SHUMARD OAK, BUR OAK



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OR MEXICAN SYCAMORE  
(SOUTH OR WEST SIDE  
ENERGY CONSERVATION  
CREDIT USED) AND (2) LIVE  
OAKS OR CEDAR ELMS;  
CIRCLE PLUS LOTS: (1)  
SHUMARD OAK, BUR OAK  
OR MEXICAN SYCAMORE  
PER LOT (SOUTH OR WEST  
SIDE ENERGY  
CONSERVATION CREDIT  
USED) AND (1) LIVE OAK  
OR CEDAR ELM

APPROVAL VALID FOR 180  
DAYS

STREETSCAPE REQUIRED  
DURING PLATTING PHASE  
NO FINAL CANOPY COVER  
BOND REQUIRED  
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-APP24-38802662)  
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



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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) WITHIN EXTRATERRITORIAL JURISDICTION, ARE REQUIRED TO SUBMIT A TREE PERMIT APPLICATION 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).



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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.

- ROOT PROTECTION ZONE:

1) A ROOT PROTECTION ZONE MUST BE ESTABLISHED AROUND THE TRUNK OF EACH TREE PRESERVED OR MITIGATION TREE. 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).

2) 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 ( $\frac{1}{2}$ ) THE ROOT PROTECTION ZONE RADIUS

// APPLICABLE UDC



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### CODES:

35-523 (K) (5), 35-477 (J),  
35-523 (K) (4), 21-170 (B),  
35-511 (E), 35-523 (K) (2),  
35-477 (5) (C), 35-477 (H)  
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@SA  
NANTONIO.GOV OR (210)  
207-0170.

### Required Inspections

Tree - Fencing  
Tree - Fencing Follow Up  
Tree - Final  
Tree - Pre-Construction Meeting

### Inspection Status

Pending  
Pending  
Pending  
Pending

### Related Records

(This is other Permits Created from the Applications, Amendments etc)