



Permit Issuance Information

Report Date: 4/10/2025

Application No	TRE-APP-APP25-38800799
Permit No	TRE-PMT-25-38900799
Site Address	
Type of Record	Building/Permits/Tree Permit/Permit
Date Issued	04/10/2025
Record Status	Active
Primary Applicant	Becky Carroll
Scope of Work	PLAT-25-11800004 Single-Family Residential
Approval Comments	
Completeness Review	Comments Tree permit application submittal complete.



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Technical Review - Tree Land Development

Comments

***SCOPE OF WORK:

PLATTING AND TREE
REMOVAL FOR
RESIDENTIAL
DEVELOPMENT WITHIN
ETJ***

***REFER TO
TRE-APP-APP23-38801084
FOR APPROVED TREE
PRESERVATION PLAN***

// STATUS: APPROVED
4.10.25 (UNIT 18 ONLY - 2010
TREE SURVEY METHOD)

// PLEASE SEE
COMMENTS/CONDITIONS
BELOW:

-(4)-1.5" CALIPER NATIVE
MEDIUM AND LARGE
SHADE TREES ARE
REQUIRED PER LOT AT
BUILDING STAGE FOR UDC
AND CANOPY COVER
REQUIREMENTS. 1 OUT OF
THE 4 TREES SHALL BE
PLANTED ON THE SOUTH
OR WEST SIDE OF BUILDING
FOR ENERGY
CONSERVATION CREDIT.

-NO STREETScape OR
TREE CANOPY BOND
REQUIRED.

-THIS SUBDIVISION IS
SUBJECT TO A MASTER
TREE PLAN
(TRE-APP-APP23-38801084)
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



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RESIDENTIAL LOTS
SUBDIVIDED HEREUNDER
FOR WHICH
CONSTRUCTION OF A
RESIDENTIAL STRUCTURE
HAS BEEN COMPLETED.
THE MASTER TREE PLAN IS
ON FILE AT THE CITY OF
SAN ANTONIO ARBORISTS
OFFICE. NO TREES OR
UNDERSTORY SHALL BE
REMOVED WITHOUT PRIOR
APPROVAL OF THE CITY
ARBORIST OFFICE PER
35-477(H).

-CONSTRUCTION ON
INDIVIDUAL RESIDENTIAL
LOTS OUTSIDE OF CITY
LIMITS ARE REQUIRED TO
SUBMIT A TREE PERMIT
APPLICATION
REFERENCING APPROVED
TREE PRESERVATION PLAN
TO VERIFY COMPLIANCE AT
BUILDING STAGE. FAILURE
TO DO SO COULD INCUR
CESSATION OF ON-SITE
CONSTRUCTION,
ADDITIONAL MITIGATION,
AND/OR WORK WITHOUT
PERMIT PENALTIES.

-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



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THROUGH ACCELA.
-IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO 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 AND TO COMPLY WITH THE TERMS AND CONDITIONS OF THE APPROVED TREE PERMIT.
-**FAILURE TO SCHEDULE A FENCING INSPECTION PRIOR TO START OF WORK MAY RESULT IN A STOP WORK ORDER OR A PENALTY OF \$1000.00 OR BOTH.
- A DO NOT RECORD IS PLACED ON THIS PLAT. THE APPLICANT/OWNER IS RESPONSIBLE FOR SCHEDULING A TREE FINAL INSPECTION PRIOR TO PLAT RECORDATION TO ENSURE THE PROJECT MEETS THE TERMS AND CONDITIONS OF APPROVAL PER 35-523. MUST SCHEDULE AND PASS FINAL TREE INSPECTION AFTER OTHER DISCIPLINE HOLDS ARE REMOVED AND/OR WITHIN THREE (3) WEEKS PRIOR TO RECORDATION. SCHEDULE VIA BUILD SA.



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- TREE PLANTING SOIL REQUIREMENT NOTE: PER 35-523(M)(7), ALL TREE PLANTING SUBJECT TO SECTION 35-523(M) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS, IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERYONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL.

// NOTE: APPLICATION IS FOR PLATTING AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL WITHIN UNIT 18 ONLY. ANY SITE WORK OR TREE REMOVAL



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OUTSIDE OF UNIT 18 SHALL
REQUIRED A SEPARATE
TREE APPLICATION BE
SUBMITTED AND
APPROVED PRIOR TO
START OF WORK.

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)

Record Number	Record Type	Status
LAND-PLAT-25-11800004	Major Plat	Additional Info Required
TRE-APP-APP23-38801084	Tree Affidavit/Permit Application	Issued