



City of San Antonio Development Services Department



Tree Permit
TRE-PMT-25-38900796
PLAT-25-11800103 - Preserve at Culebra-Unit 10
April 10, 2025

Parcel

856597

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y													

Owner

First Name	Last Name	Organization	Recipient	Address
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Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email
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Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	Carroll, Becky			bcarroll@pape-dawson.com	2103759000	2000 NW LOOP 410	c/o Pape Dawson Engineers	SAN ANTONIO	TX	78213
Engineer	Carroll, Becky			bcarroll@pape-dawson.com	2103759000	2000 NW LOOP 410	c/o Pape Dawson Engineers	SAN ANTONIO	TX	78213

Project Information

ASI Type	ASI Name	ASI Value
ACKNOWLEDGEMENT	Acknowledgement	CHECKED
APPLICANT_COPY	Engineer	CHECKED
GENERAL INFORMATION	Does the site have a valid Rights Determination Consent Agreement (Vested Rights)?	No
GENERAL INFORMATION	Is this associated with Public Funding?	No
GENERAL INFORMATION	Land use (intended or existing):	Residential
GENERAL INFORMATION	Number of acres per lot:	0
GENERAL INFORMATION	Number of residential Lots:	61
GENERAL INFORMATION	Scope of Work	PLAT-25-11800103 - Preserve at Culebra-Unit 10 Single-family Residential
GENERAL INFORMATION	Total number of acres:	8.76
GENERAL INFORMATION	Tree Permit Number:	TRE-APP-APP23-38801084
GENERAL INFORMATION	Tree Request Type:	Tree Permit A4
GENERAL INFORMATION	Type of Development?	Major or Minor Plat
GENERAL INFORMATION	Type of Review Requested:	Standard
GENERAL INFORMATION	Was a tree permit previously issued, under Vested Rights or not?	Yes
GENERAL INFORMATION	Will an irrigation permit be required?	No

OFFICE USE ONLY	Staff Verified: Tree Affidavit Permit Type	Tree Permit A4
REQUIRED TREE INSPECTIONS	Tree - Fencing	CHECKED
REQUIRED TREE INSPECTIONS	Tree - Final	CHECKED
REQUIRED TREE INSPECTIONS	Tree - Pre-Construction Meeting	CHECKED
TEMP_EXPR_VALIDATOR	Is expression to be triggered?	N
WAIVER ELIGIBILITY	Is your project approved for a City fee waiver program?	No

Custom Tables

GIS JURISDICTIONS

0	Parcel	856597
	Type	San Antonio ETJ
	Value	City of San Antonio ETJ
1	Parcel	856597
	Type	Council District
	Value	0

GIS LAND DEVELOPMENT

0	Parcel	856597
	Type	Neighborhood Association(s)
	Value	0
1	Parcel	856597
	Type	School District
	Value	Medina Valley ISD
2	Parcel	856597
	Type	USGS Grid
	Value	29098-E7
3	Parcel	856597
	Type	Counties
	Value	Bexar
4	Parcel	856597
	Type	Workzone
	Value	2782
5	Parcel	856597
	Type	Land Sq Ft
	Value	3651334.24

GIS WATER AREAS

0	Parcel	856597
	Type	Mandatory Detention Area
	Value	Upper Medio Creek
1	Parcel	856597
	Type	Watershed
	Value	Medina River

GIS ZONING BASE

0	Base Zone	OCL
	Case Number	
	Ordinance Number	
	Parcel	856597
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	856597
	Type	Future Land Use
	Value	Suburban Tier - West

PARCEL SELECTED

0	City Parcel Number	856597
	County Property ID	1366494
	Initial Parcel	Y
	Land Value	
	Legal Description	CB 4404 P-7E (51.6691) & P-44 (32.154) ABS 269
	Parcel Area	83.8231

PARCEL SELECTED DISP

0	City Parcel Number	856597
	County Property ID	1366494
	Initial Parcel	Y
	Land Value	
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	Parcel Area	83.8231

Documents

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>
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Fees

<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>
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OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca-prod.accela.com/COSA/>



Permit Issuance Information

Report Date: 4/10/2025

Application No	TRE-APP-APP25-38800796		
Permit No	TRE-PMT-25-38900796		
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-25-11800103 - Preserve at Culebra-Unit 10 Single-family Residential		
Approval Comments			
Completeness Review	Comments	Tree permit application submittal complete.	



Permit Issuance Information

Report Date: 4/10/2025

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 10 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



Permit Issuance Information

Report Date: 4/10/2025

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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Report Date: 4/10/2025

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 10 ONLY. ANY SITE WORK OR TREE REMOVAL



Permit Issuance Information

Report Date: 4/10/2025

OUTSIDE OF UNIT 10 SHALL
REQUIRED A SEPARATE
TREE APPLICATION BE
SUBMITTED AND
APPROVED PRIOR TO
START OF WORK.

Required Inspections

Tree - Fencing
Tree - Final
Tree - Pre-Construction Meeting

Inspection Status

Pending
Pending
Pending

Related Records

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

Record Number	Record Type	Status
LAND-PLAT-25-11800103	Major Plat	Additional Info Required
TRE-APP-APP23-38801084	Tree Affidavit/Permit Application	Issued