



City of San Antonio

Development Services Department



Tree Permit

TRE-PMT-25-38900619

PLAT-25-11800087 Preserve at Culebra-Unit 9 Tree Affidavit

April 14, 2025

Parcel

843143

Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y		15024		CULEBRA	RD					City of San Antonio ETJ	TX	78253	

Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
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Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1. City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
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Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
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
Engineer	Sepulveda, Seth			SSepulveda@pape-dawson.com	210 375-9000 EXT 2231	2000 NW Loop 410		San Antonio	TX	78213

Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
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:	60
GENERAL INFORMATION	Scope of Work	Single-Family Residential
GENERAL INFORMATION	Total number of acres:	9.16
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 - Fencing Follow Up	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

CASHIER PAYMENTS

0	Activenet Payment Reference Number	957331-3
	Check Number	Check No: 50310152
	Comments	null
	Created Date	04/08/2025 10:01:15
	Credit Card Type	null
	Fee Sequence Number	6595584
	Invoice Number	1319769
	Payment Amount	2000
	Payment Method	Check
	Payment Sequence Number	1055218
	Status	Payment posted successfully

GIS JURISDICTIONS

0	Parcel	843143
	Type	San Antonio ETJ
	Value	City of San Antonio ETJ
1	Parcel	843143
	Type	Council District
	Value	0

GIS LAND DEVELOPMENT

0	Parcel	843143
	Type	Neighborhood Association(s)
	Value	0
1	Parcel	843143
	Type	School District
	Value	Medina Valley ISD
2	Parcel	843143
	Type	USGS Grid
	Value	29098-E7
3	Parcel	843143
	Type	Counties
	Value	Bexar
4	Parcel	843143
	Type	Workzone
	Value	2782
5	Parcel	843143
	Type	Land Sq Ft
	Value	3651334.24

GIS WATER AREAS

0	Parcel	843143
	Type	Mandatory Detention Area
	Value	Upper Medio Creek
1	Parcel	843143
	Type	Watershed
	Value	Medina River

GIS ZONING BASE

0	Base Zone	OCL
	Case Number	
	Ordinance Number	
	Parcel	843143
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	843143
	Type	Future Land Use
	Value	Suburban Tier - West

PARCEL SELECTED

0	City Parcel Number	843143
	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

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Documents					
<u>Category</u>	<u>Name</u>	<u>Entity Type</u>			
Fees					
<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>	

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: 4/14/2025

Application No TRE-APP-APP25-38800619

Permit No TRE-PMT-25-38900619

Site Address 15024 CULEBRA RD, CITY OF SAN ANTONIO ETJ, TX 78253

Type of Record Building/Permits/Tree Permit/Permit

Date Issued 04/14/2025

Record Status Active

Primary Applicant Seth Sepulveda

Scope of Work Single-Family Residential

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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Report Date: 4/14/2025

Technical Review - Tree Land Development

Comments

Approved as A4, 2010 Tree Ordinance. *MASTER TREE PERMIT* E. Rodriguez
** Tree Survey Method

***NOTE: The School Site is not included in the calculations of this Tree Preservation Plan and will be assessed separate non-residential fees at Building Stage - a separate Tree Preservation Plan with Tree Canopy Calculations will be required for the School Site prior to any site work, tree removal or construction.

*Copy of approval and stamped plans must be posted on site during site work

*Tree fencing inspection required before site work. Call to schedule with Accela.

*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)

*A FINAL TREE INSPECTION IS REQUIRED FOR EACH UNIT PRIOR TO PLAT RECORDATION TO VERIFY COMPLIANCE WITH APPROVED TREE PRESERVATION PLAN. CALL



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207.1111 TO SCHEDULE INSPECTION. REFERENCE THE TREE APPLICATION RECORD # FOR THE PLAT

*FOUR, 1.5 INCH CALIPER MEDIUM SHADE TREES PER LOT REQUIRED TO BE PLANTED AT BUILDING STAGE TO MEET UDC AND TREE CANOPY REQUIREMENTS. AT LEAST ONE TREE IS REQUIRED TO BE PLANTED ON THE SOUTHERN OR WESTERN EXPOSURE OF THE HOUSE IN ORDER TO RECEIVE THE ENERGY CONSERVATION CREDIT.

*A GRADING PLAN WILL BE REQUIRED SHOWING EXISTING AND PROPOSED GRADING CONTOURS FOR EACH UNIT PRIOR TO PLAT APPROVAL.

*AN ENLARGED DETAIL OF THE AREA THAT INCLUDES PRESERVED HERITAGE TREE #1249 (82" OAK) AND TREE #1250 WILL BE REQUIRED TO BE PUT ON THE TREE PRESERVATION PLANS AT PLATTING STAGE WHICH INCLUDES PROPOSED AND EXISTING GRADING CONTOURS WITH ELEVATIONS.

*A PRUNING PLAN IS REQUIRED FOR PRESERVED HERITAGE TREE #1249 (82" OAK) PRIOR TO SITE WORK OF ANY KIND NEAR THE DRIPLINE OF THE TREE INCLUDING BUT NOT LIMITED TO GRADING,



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CLEARING FOR STREET ROW, MOVING EQUIPMENT, ETC. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE TREE INSPECTOR AND CONTRACTOR TO SPECIFICALLY DISCUSS THE PRUNING AND PROTECTION OF THE HERITAGE TREE PRIOR TO SITE WORK.

*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 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).

*A \$100.00 tree review fee will be assessed for each single-family individual lot / bundle at building stage – tree permit required.

-CONSTRUCTION ON INDIVIDUAL RESIDENTIAL LOTS OUTSIDE OF CITY LIMITS AND WITHIN EXTRATERRITORIAL JURISDICTION ARE REQUIRED TO SUBMIT A TREE PERMIT APPLICATION



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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. A TREE FINAL INSPECTION IS REQUIRED TO BE SCHEDULED FOR EACH LOT TO VERIFY TREE PLANTINGS.

SECTION 35-477 (h)
Amendments. Notification and approval of the city arborist are required if changes need to be made to an approved tree preservation plan. Approval of the changes must be received from the city arborist, in writing, before commencement of any work that is the subject of the change or field adjustment.

// NOTE: APPLICATION IS FOR MDP, SITE WORK AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR MDP AND TREE REMOVAL ONLY, EACH UNIT REQUIRES THAT A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK WITHIN THAT UNIT, INCLUDING OPEN SPACE AND PARK AREAS.



Permit Issuance Information

Report Date: 4/14/2025

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

LAND-PLAT-25-11800087

Record Type

Major Plat

Status

Additional Info Required