



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



TRE-APP-APP24-38801143

TREE PRESERVATION PLAN

**APPROVED FOR ONLY TREE REMOVAL**

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

*Charles G. Johnson*

11/21/2024 9:59 AM

BSA Tree TRE-APP-APP24-38801143 // CIP Smiley Trat Offsite Sewer // Street Scape Requirements:  
Streetscape Not Required // A4 // ICL // 2023 // 11/21/2024 / CGJ

STATUS: APPROVED FOR ONLY TREE REMOVAL IN UNIT(S) CIP Smiley Trat Offsite Sewer

APPLICATION IS FOR TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL  
WITHIN UNIT(S) CIP Smiley Trat Offsite Sewer ONLY. ANY SITE WORK OR TREE REMOVAL OUTSIDE  
OF UNIT(S) CIP Smiley Trat Offsite Sewer SHALL REQUIRED A SEPARATE TREE APPLICATION BE  
SUBMITTED AND APPROVED PRIOR TO START OF WORK

APPROVAL VALID FOR 180 DAYS

TREE PERMIT REQUIREMENTS:

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.

- 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 (½) THE ROOT PROTECTION ZONE RADIUS

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.

// APPLICABLE UDC 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@SANANTONIO.GOV](mailto:CHARLES.JOHNSON2@SANANTONIO.GOV) OR (210) 207-0170.

MITIGATION	NONFLOOD	ESA	FLOODPLAIN
Total	422	81	349
PRES	342	69	281
% PRES	81	85.1	81
MIT IN	0	0	0
MIT \$	0	0	0





DEVELOPMENT SERVICES  
TREE PROTECTION SECTION  
REVIEWED FOR COMPLIANCE



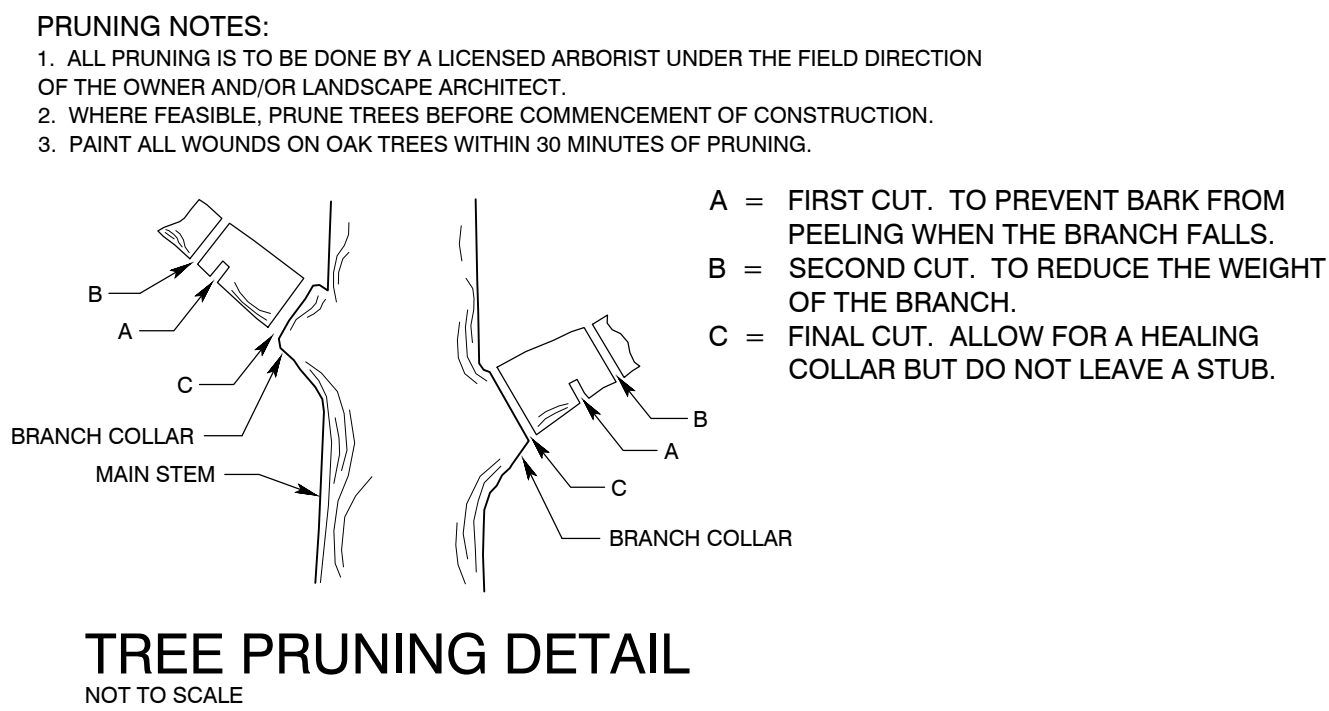
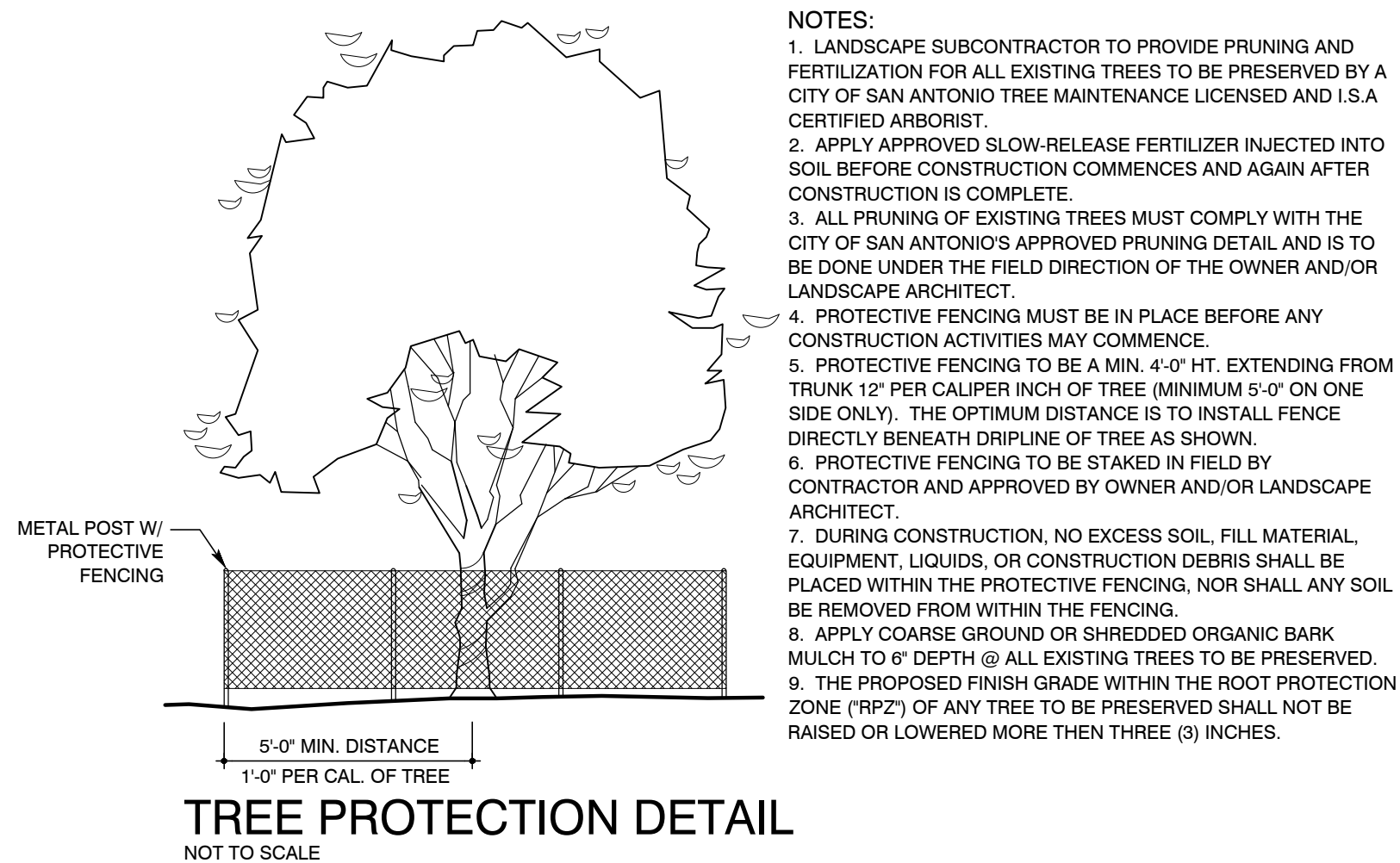
DEVELOPMENT SERVICES  
Tree Pre-Construction Meeting  
Required prior to Site Work



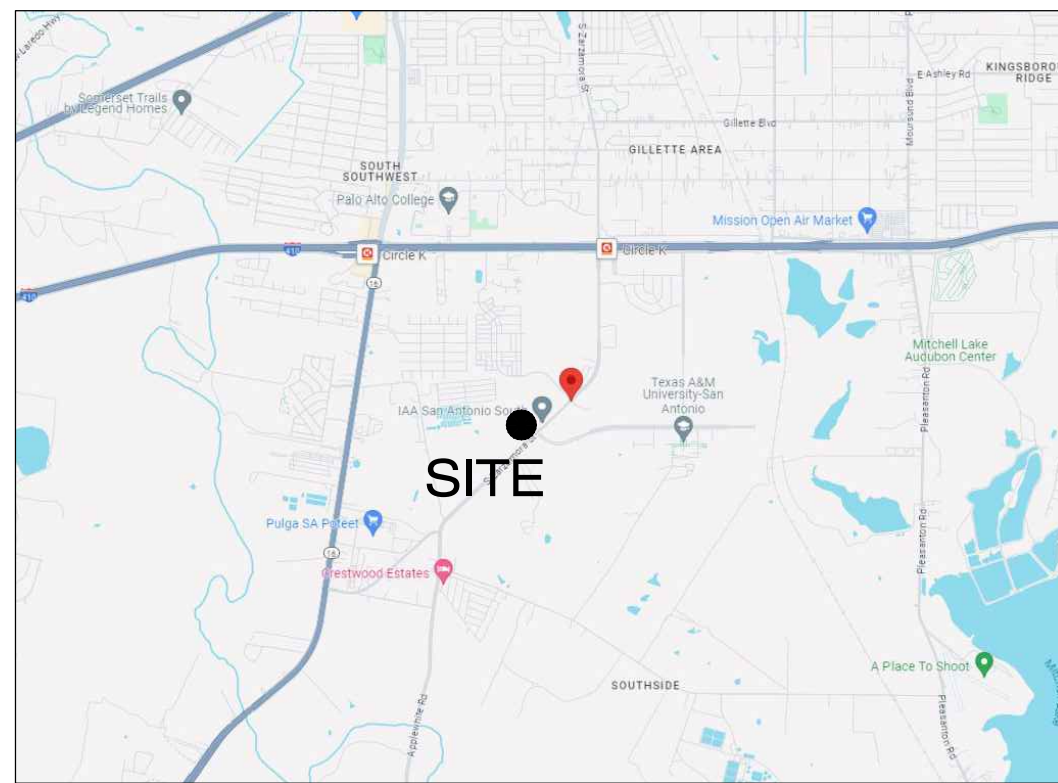
It shall be the responsibility of the  
permit holder to maintain a copy of the  
approved tree plans, approved tree  
permit and the conditions of approval  
readily available at all times.



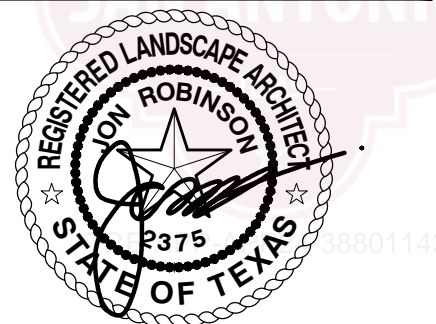
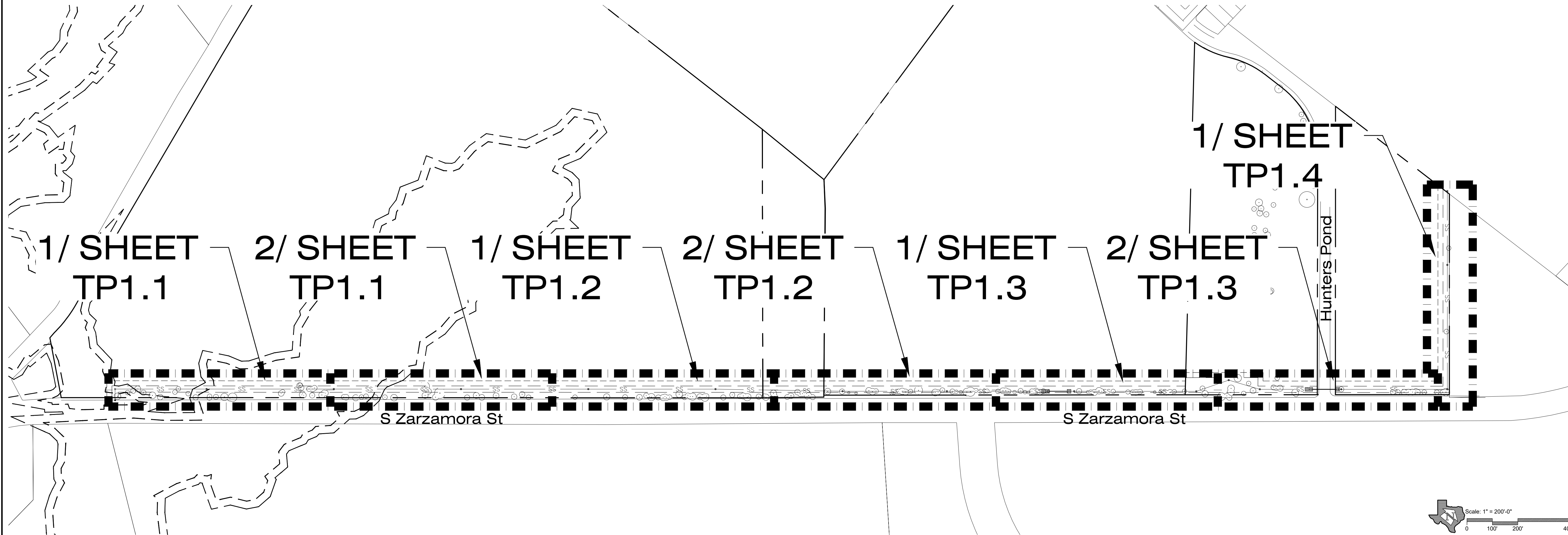
Failure to schedule a fencing inspection  
prior to start of work may result in a stop  
Work order or a Penalty of \$1,000.00 or  
both. UDC §35-523 (k)(2)



- EXISTING TREE PRESERVATION AND REMOVAL NOTES:
1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
  2. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
  3. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.



VICINITY MAP (N.T.S.)



82224  
The user of this file agrees to  
assume all responsibility for any  
modifications to or use of this  
drawing file that is inconsistent  
with the requirements of the  
Rules and Regulations of the  
Texas Board of Architectural  
Examiners. No person may  
make any modifications to this  
electronic drawing file without  
the Landscape Architect's  
express written permission.

OWNER  
**EL RANCHO  
SONRISA, LLC**

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT  
**SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN**

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS		
1.	City Comments	6/27/24
2.	City Comments	8/22/24

PROJECT NUMBER  
2023-299

Drawn By: ev  
Checked By: jr

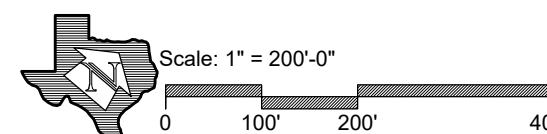
Sheet Title:  
**OVERALL TREE  
PRESERVATION  
PLAN**

Sheet Number:

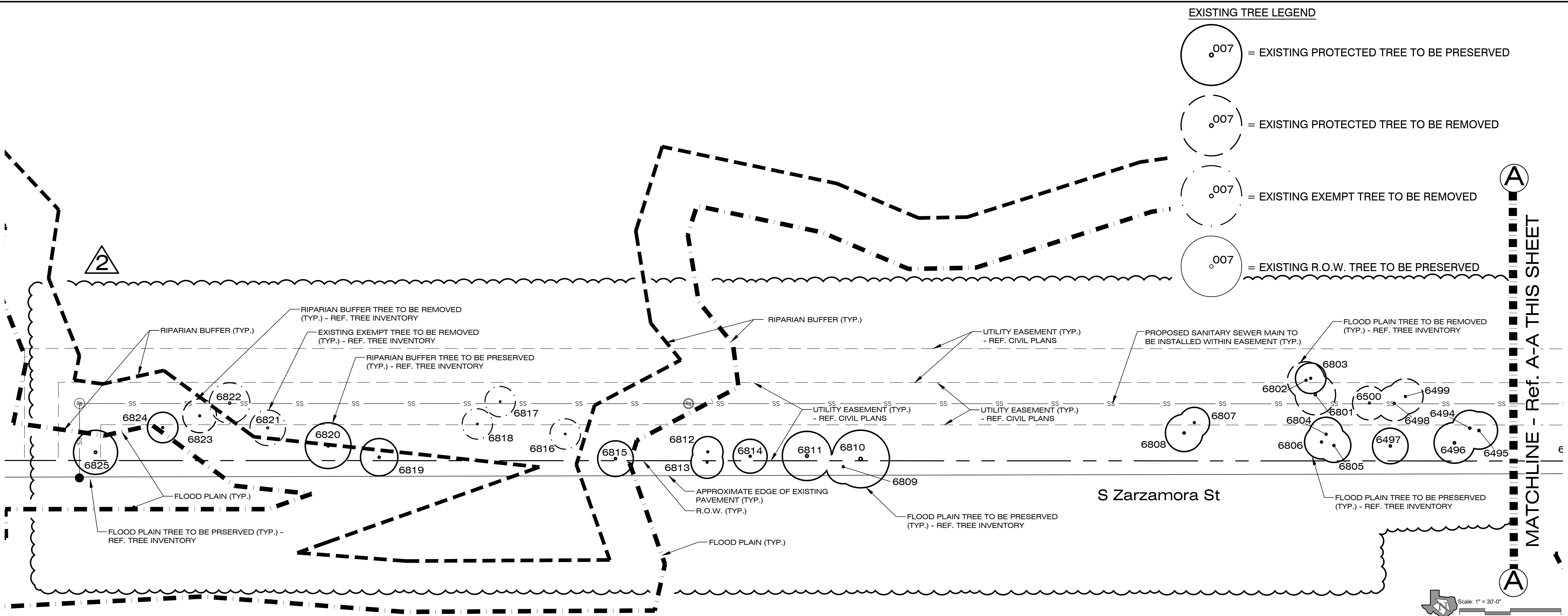
**TP1.0**

Issue Date:

May 13, 2024

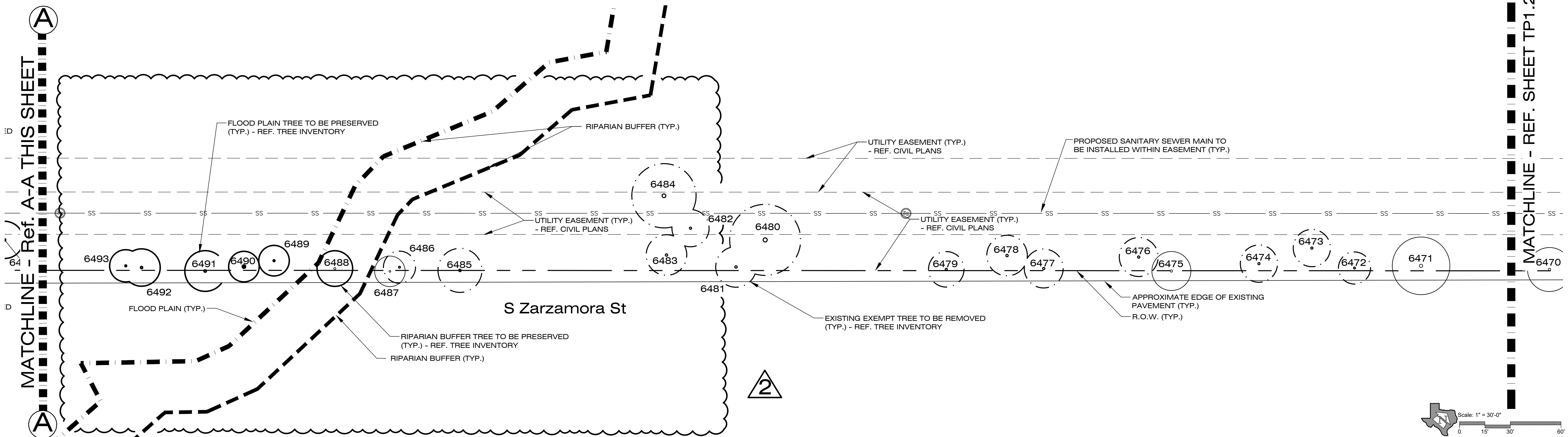






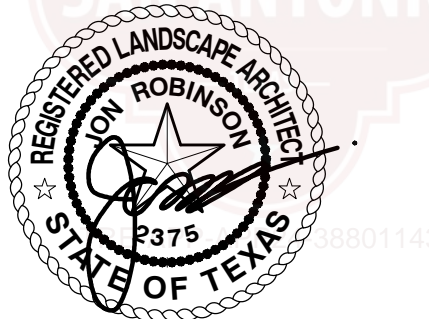
ENLARGED TREE PRESERVATION PLAN

1



ENLARGED TREE PRESERVATION PLAN

2



82224

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER  
**EL RANCHO  
SONRISA, LLC**

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT  
**SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN**

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS  
1. City Comments 6/27/24  
2. City Comments 8/22/24

PROJECT NUMBER  
**2023-299**

Drawn By: ev  
Checked By: jr

Sheet Title:  
**ENLARGED TREE  
PRESERVATION  
PLAN**

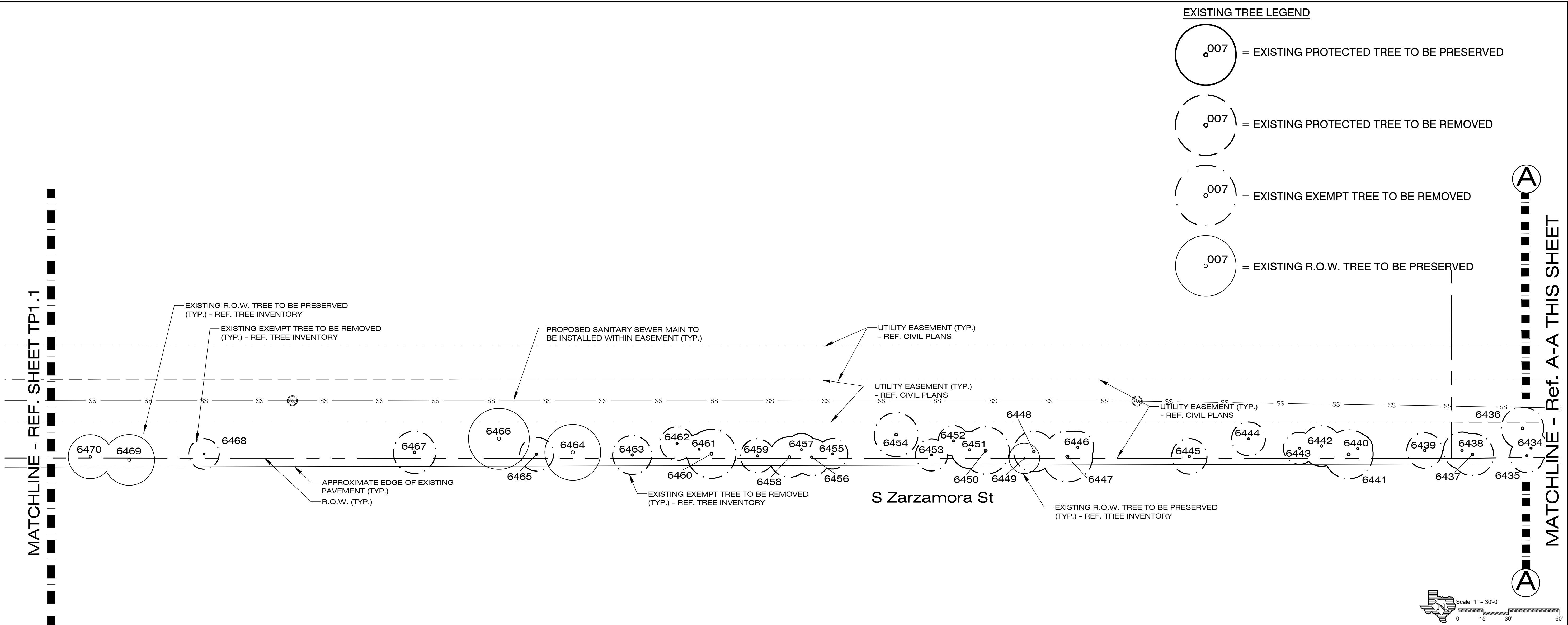
Sheet Number:

**TP1.1**

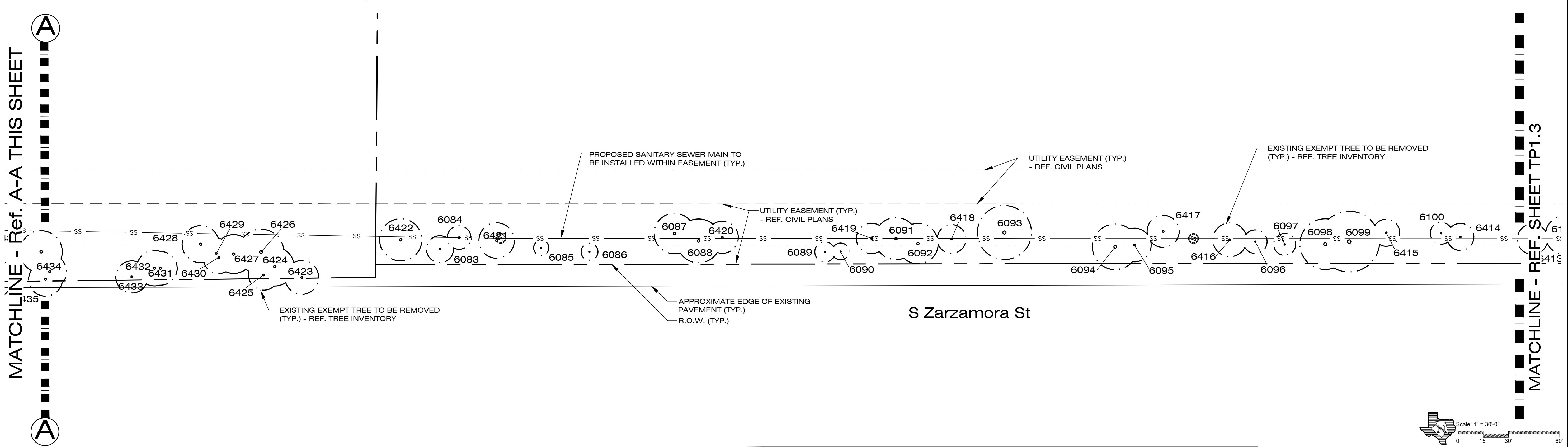
Issue Date:

**May 13, 2024**





ENLARGED TREE PRESERVATION PLAN 1



ENLARGED TREE PRESERVATION PLAN 2



822.14

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER

EL RANCHO  
SONRISA, LLC

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT

SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS

1. City Comments 6/27/24  
2.

PROJECT NUMBER

2023-299

Drawn By: ev

Checked By: jr

Sheet Title:

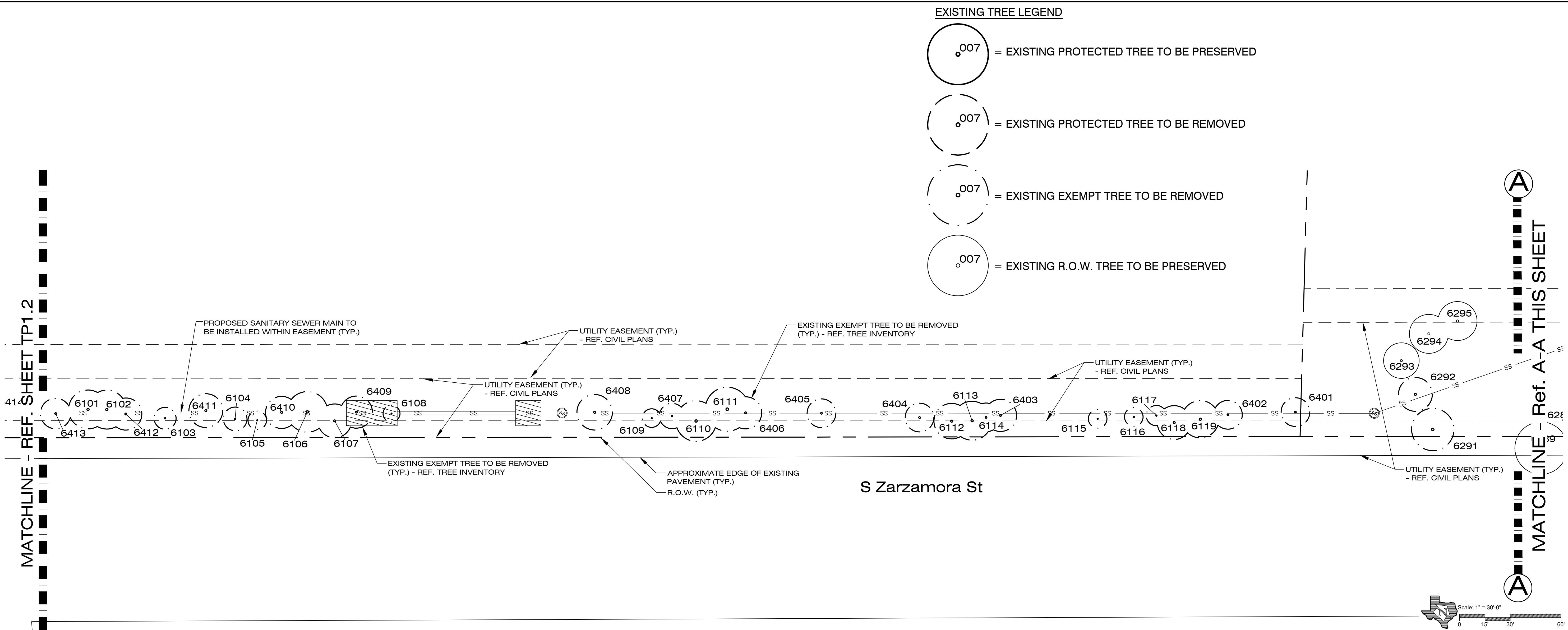
ENLARGED TREE  
PRESERVATION  
PLAN

Sheet Number:

TP1.2

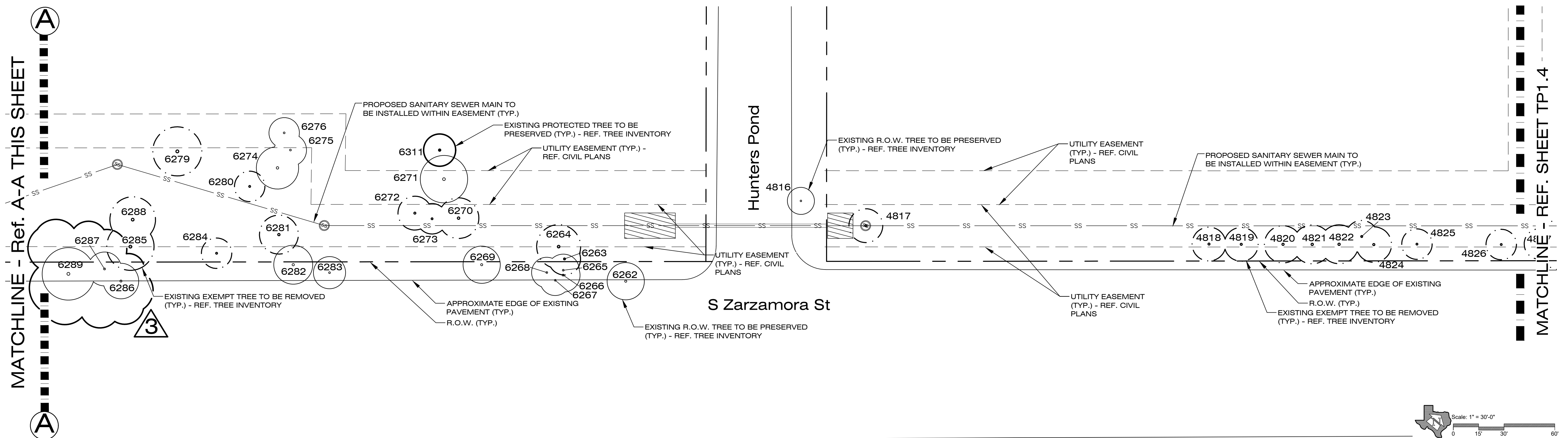
Issue Date:

May 13, 2024



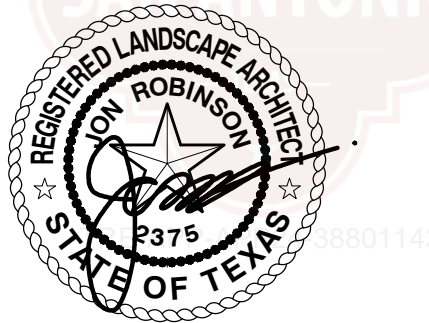
ENLARGED TREE PRESERVATION PLAN

1



ENLARGED TREE PRESERVATION PLAN

2



11.19.24

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER  
**EL RANCHO  
SONRISA, LLC**

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT  
**SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN**

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS		
1.	City Comments	6/27/24
2.		
3.	City Comments	11/19/24

PROJECT NUMBER  
**2023-299**

Drawn By: ev  
Checked By: jr

Sheet Title:  
**ENLARGED TREE  
PRESERVATION  
PLAN**

Sheet Number:

**TP1.3**

Issue Date:

May 13, 2024



EXISTING TREE LEGEND

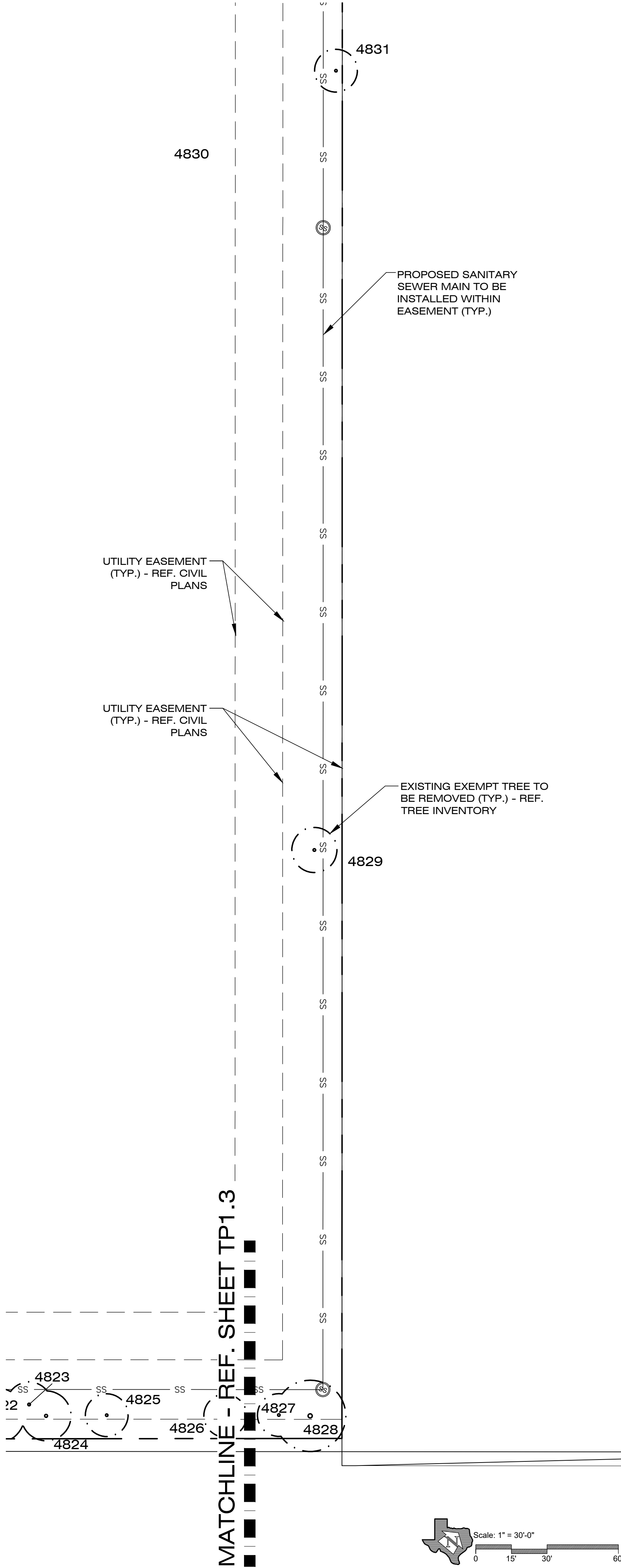
- 007

= EXISTING PROTECTED TREE TO BE PRESERVED
- 007

= EXISTING PROTECTED TREE TO BE REMOVED
- 007

= EXISTING EXEMPT TREE TO BE REMOVED
- 007

= EXISTING R.O.W. TREE TO BE PRESERVED



ENLARGED TREE PRESERVATION PLAN

1

H O R I Z O N  
DESIGN AND DEVELOPMENT  
PLANNING, LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
16414 San Pedro Ave., Suite 630  
San Antonio, Texas 78232  
210.831.8564 jrobinson@horizondesign-sa.com



82224  
The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER  
EL RANCHO  
SONRISA, LLC

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT  
SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS		
1.	City Comments	6/27/24
2.		

PROJECT NUMBER  
2023-299

Drawn By: ev  
Checked By: jr

Sheet Title:  
ENLARGED TREE  
PRESERVATION  
PLAN

Sheet Number:

TP1.4

Issue Date:

May 13, 2024




June 27, 2024

[illegible]

<b>TREE PRESERVATION SUMMARY</b>	
TOTAL CAL. INCHES ON-SITE:	247.1
SIGNIFICANT CAL. INCHES ON-SITE:	422
Required Significant Preservation Ratio:	40%
Total Large Species Significant Cal. Inches:	422.0
Large Species Significant Cal. Inches Preserved:	342.0
Large Species Significant Class Preservation Ratio:	81.04%
<b>TOTAL LARGE SPECIES EXCEEDS / (MITIGATION)</b>	<b>173.2</b>
Total Large Species Heritage Cal. Inches:	0
Large Species Heritage Cal. Inches Preserved:	0
Large Species Heritage Class Preservation Ratio:	#DIV/0!
<b>Heritage Class Excess / (Mitigation), 3:1</b>	<b>0.0</b>
<b>Heritage Class Excess / (Mitigation), 1:1</b>	<b>0.0</b>
<b>TOTAL LARGE HERITAGE SPECIES EXCESS / (MITIGATION)</b>	<b>0.0</b>
Total Small Species Significant Cal. Inches:	0
Small Species Significant Cal. Inches Preserved:	0
Small Species Significant Class Preservation Ratio:	#DIV/0!
<b>TOTAL SMALL SPECIES EXCESS / (MITIGATION)</b>	<b>0.0</b>
Total Small Species Heritage Cal. Inches:	0
Small Species Heritage Cal. Inches Preserved:	0
Small Species Heritage Class Preservation Ratio:	#DIV/0!
<b>TOTAL SMALL HERITAGE SPECIES EXCESS / (MITIGATION), 1:1</b>	<b>0.0</b>
<b>TOTAL EXCESS / (MITIGATION)</b>	<b>173</b>

---



PLANNING LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
1614 San Pedro Ave., Suite 630  
San Antonio, Texas 78232  
210.831.8564 jrobinson@horizondesign-sa.com



EL RANCHO  
SONRISA, LLC

PROJECT  
SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN

REVISIONS		
1.	City Comments	6/27/24
2.	City Comments	8/22/24
3.	City Comments	11/19/24

2023-299

Checked By: jr

## TREE INVENTORY

# TP1.5

May 09, 2024



2

EXISTING PROTECTED FLOOD PLAIN TREE INVENTORY

August 22, 2024

			L A R G E   S P E C I E S			S M A L L   S P E C I E S			P R O T E C T E D				
TAG#	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS
6489	HACKBERRY	10	10										
6490	MESQUITE	10	10										
6491	HACKBERRY	16	16										
6492	HACKBERRY	14	14										
6493	HACKBERRY	11	11										
6494	HACKBERRY	14	14										
6495	HACKBERRY	13	13										
6496	MESQUITE	16	16										
6497	HACKBERRY	13	13										
6498	HACKBERRY	13		13									
6499	HACKBERRY	13		13									
6500	HACKBERRY	12		12									
6801	HACKBERRY	16		16									
6802	HACKBERRY	14		14									
6803	HACKBERRY	10	10										
6804	HACKBERRY	14	14										
6805	HACKBERRY	12	12										
6806	HACKBERRY	12	12										
6807	HACKBERRY	10	10										
6808	HACKBERRY	14	14										
6809	HACKBERRY	12	12										
6810	HACKBERRY	10	10										
6811	HACKBERRY	21	21										
6812	HACKBERRY	10	10										
6813	HACKBERRY	11	11										
6814	HACKBERRY	12	12										
6825	MESQUITE	16	16										
TOTALS		349	281	68	0	0	0	0	0	0	0	0	

FLOOD PLAIN TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	349
SIGNIFICANT CAL. INCHES ON-SITE:	349
Significant Cal. Inches Preserved:	281
Significant Cal. Inches Exempt:	0
Significant Class Preservation Ratio:	81%
Required Significant Preservation Ratio:	80%
Significant Class Excess / (Mitigation):	2
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	0
Heritage Class Excess / (Mitigation), 1:1	0.0
Significant Class Excess / Mitigation:	2
TOTAL EXCESS / (MITIGATION)	2

EXISTING PROTECTED RIPARIAN BUFFER TREE INVENTORY

August 22, 2024

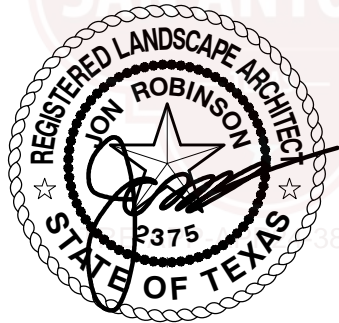
2

			L A R G E   S P E C I E S			S M A L L   S P E C I E S			P R O T E C T E D				
TAG #	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS
6488	HACKBERRY	13	13										
6815	HACKBERRY	13	13										
6819	MESQUITE	14	14										
6820	MESQUITE	19	19										
6823	MESQUITE	12		12									
6824	HACKBERRY	10	10										
TOTALS		81	69	12	0	0	0	0	0	0	0	0	

RIPARIAN BUFFER TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	81
SIGNIFICANT CAL. INCHES ON-SITE:	81
Significant Cal. Inches Preserved:	69
Significant Cal. Inches Exempt:	0
Significant Class Preservation Ratio:	85.19%
Required Significant Preservation Ratio:	80%
Significant Class Excess / (Mitigation):	4.2
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	0.0
Heritage Class Excess / (Mitigation), 1:1	0.0
Significant Class Excess / Mitigation:	4.2
TOTAL EXCESS / (MITIGATION)	4

H O R I Z O N  
DESIGN AND DEVELOPMENT

PLANNING LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
16414 San Pedro Ave., Suite 630  
San Antonio, Texas 78232  
210.831.8564 jrobinson@horizondesign-sa.com



822.14

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER

EL RANCHO  
SONRISA, LLC

8626 Jodhpur  
Fair Oaks Ranch, TX 78015

PROJECT

SMILEY TRACT  
OFFSITE SANITARY  
SEWER MAIN

S. Zarzamora St. & Hunters Pond  
San Antonio, Texas 78224

REVISIONS

1. City Comments 6/27/24  
2. City Comments 8/22/24

PROJECT NUMBER

2023-299

Drawn By: ev

Checked By: jr

Sheet Title:

TREE  
INVENTORY

Sheet Number:

TP1.6

Issue Date:

May 09, 2024