



CITY OF OLMOS PARK

120 WEST EL PRADO DRIVE
OLMOS PARK, TEXAS 78212
(210) 824-3281

Members:

Erin Harrison, Mayor
Chris Pal-Freeman, Place 1
Juliana Dusek, Place 2
Sharon Plant, Place 3
Kenyon McDonald, Place 4
Will Brooks, Place 5

Staff:

Ashley Maus, City Manager
Irma Duran, City Secretary
Fidel Villegas, Police Chief
Michael Goodreau, Fire Chief
Gilbert DeLeon, Public Works Director

REGULAR CITY COUNCIL MEETING AGENDA

Notice is hereby given that the City Council for the City of Olmos Park, Texas will hold a meeting, open to the public, at Olmos Park City Hall at 120 W. El Prado Drive in Olmos Park, Texas on Wednesday, April 15, 2026 at 6:00 PM where the following items will be discussed:

CALL MEETING TO ORDER

1. Roll Call

PLEDGE OF ALLEGIANCE

CITIZENS TO BE HEARD

Citizens wishing to address the City Council for items not on the agenda will be received at this time. All members of the public wishing to speak during Citizens to be Heard must sign-up to speak prior to the start of the meeting. In accordance with the Texas Open Meetings Act, no action can or will be taken on issues raised under this portion of the meeting. Please state your name and address for the record and limit your remarks to a period not to exceed three minutes. All remarks shall be addressed to the City Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the City Council may be requested to leave the meeting.

2026-2027 BUDGET

2. Discussion and possible action to approve the Fiscal Year 2026-2027 Budget and Tax Rate Calendar

REGULAR AGENDA

3. Presentation of a Proclamation to Council Member Kenyon McDonald in recognition of his 12 years of dedicated service on the Olmos Park City Council
4. Update, discussion and possible action on the Hillside Hermosa Drainage Project

5. Discussion and possible action regarding the purchase of temporary water diversion barriers for future use during a flood event
6. Update, discussion and possible action regarding Sewer Project Phase F
7. Public Hearing, discussion, and possible action on Ordinance 2026-04-15-07 amending Chapter 40 Zoning of the City's Code of Ordinances, including updates related to land use regulations, manufactured housing standards, architectural and material requirements, home occupation regulations, driveway standards, and other changes necessary to ensure compliance with state law
8. Update, discussion and possible action regarding a subcommittee to review the substantive Chapter 40 Zoning Amendments
9. Discussion and possible action on Ordinance 2026-04-15-09 approving a mid-year budget amendment
10. Discussion regarding a possible Consulting Services Agreement between HdL Companies and the Olmos Park Economic Development Corporation
11. The City Council will adjourn into executive session pursuant to Texas Government Code Section 551.076 Deliberations about Security Devices, to receive an update regarding Information Technology (IT) infrastructure following the migration to the new IT vendor

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a City Council Member has requested that an item be discussed, in which case the item will be removed from the Consent Agenda and considered separately.

12. Discussion and possible action on the minutes from the March 18, 2026 City Council meeting
13. Discussion and possible action to accept Travis Block's resignation from the Olmos Park Economic Development Corporation and Board of Adjustment effective June 1, 2026
14. Discussion and possible action to approve the quarterly investment report for the second quarter of Fiscal Year 2025-2026

DEPARTMENTAL REPORTS

Written reports submitted to City Council, no further discussion required, unless requested by City Council.

15. City Manager's Report
16. Police Department
17. Fire Department
18. Streets and Sanitation

19. Financials
20. Building Department
21. Municipal Court
22. City Engineer
23. City Board Attendance

ANNOUNCEMENTS FROM COUNCIL MEMBERS

ADJOURN

CERTIFICATE OF NOTICE

I hereby certify that the above Notice of Meeting was posted on the bulletin board at Olmos Park City Hall and to the City website at www.olmospark.org at 5:00 PM on April 9, 2026.



Irma Duran
City Secretary

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, Consultation with Attorney, §551.072, Deliberations about Real Property, §551.073, Deliberations about Gifts and Donations, §551.074, Personnel Matters, §551.076, Deliberations about Security Devices. Action, if any, will be taken in open session.

City Council Meeting Date: April 15, 2026

Agenda Item 02

Submitted By:	Staff
Agenda Items:	Discussion and possible action to approve the Fiscal Year 2026-2027 Budget and Tax Rate Calendar
Description:	We will be beginning the budget and tax rate process for Fiscal Year 2026-2027 in May. At this meeting we are presenting the budget calendar through adoption at the end of September. The reason for the calendar is to ensure that the City Council can plan their summer travel around any required special meetings.
Action Requested:	To approve the Fiscal Year 2026-2027 Budget and Tax Rate Calendar
Attachments:	• FY 2026-2027 Budget Calendar

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ACTION TAKEN BY COUNCIL

City of Olmos Park
Budget and Tax Rate Calendar
Fiscal Year 2026-2027

Date	Activity	Assigned to	Notes
April 1, 2026 - May 6, 2026	Work with department heads on base budgets	Mayor & Staff	
Wednesday, April 15, 2026 Regular City Council Meeting	Approve Budget and Tax Rate Calendar	City Council	
Wednesday, May 20, 2026 Regular City Council Meeting	Present Budget Structure Overview Present Preliminary "Base" Budget Present Preliminary Revenue Estimates Discuss Possible Exceptional Items/Capital Expenditures	City Council	
Wednesday, June 17, 2026 Regular City Council Meeting	Discuss Possible Exceptional Items/Capital Expenditures and preliminary Cost of Living Adjustments	City Council	
June 22, 2026 - June 26, 2026	Council One-on-one Budget Review Meetings	City Council & Staff	
Wednesday, July 15, 2026 Regular City Council Meeting	Present Preliminary Budget and Review Process of Adopting the Budget and Ad Valorem Tax Rate	City Council	
Budget and Tax Rate Adoption			
Saturday July 25, 2026	Certified Appraisal Rolls due to City from Bexar County Appraisal District (BCAD)	BCAD/ Staff	Per Texas Tax Code Chapter 26
Friday, July 31, 2026	Calculation of No-New-Revenue and Voter-Approval Tax Rates (By August 20)	Bexar County	Per Texas Tax Code Chapter 26
Wednesday, August 5, 2026 Special City Council Meeting	Discuss Tax Rates Vote on Proposed Ad Valorem Tax rate or Proposal for Tax Increase (Record vote). Vote to schedule Public Hearing on the Ad Valorem Tax Rate for Wednesday, September 9, 2026. (A public hearing on the tax rate is required if the proposed tax rate exceeds the lower of the no-new-revenue or voter-approval tax rate.) Vote to schedule Public Hearing on the Proposed Budget for Wednesday, September 9, 2026.	City Council	Per Texas Tax Code Chapter 26 MUST have at least 4 Council Members present.
Thursday, August 6, 2026	Deliver Proposed Budget to City Council; File proposed budget with City Secretary (Before 30th day before the tax levy is approved) and post to City Website	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102
Thursday, August 6, 2026	Or as soon after as practicable, submit the certified tax rate calculation forms to the county assessor-collector.	Staff	Per Texas Tax Code Chapter 26

Date	Activity	Assigned to	Notes
Thursday, August 6, 2026	Or as soon after as practicable, prepare the Notice of Tax Rates form (Website Notice 50-212, Notice about 2026 Tax Rates) and post on the home page of the website.	Staff	Per Texas Tax Code Chapter 26
Wednesday, August 19, 2026 Regular City Council Meeting	Discuss Tax Rates Staff to submit Appraisal Roll, Tax Rate Calculation to the City Council.	City Council	Per Texas Tax Code Chapter 26
Wednesday, August 26, 2026	Publish Notice of Public Hearing on Proposed Budget. (Must be published at least 10 days prior to Public Hearing adopting the budget.)	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102
Wednesday, September 2, 2026	Publish Notice of Public Hearing on Tax Increase (Must be published at least five days before public hearing. Must be posted on the home page of the website from the date published and must remain on the website until the public hearing is concluded.)	Staff	Per Texas Tax Code Chapter 26
Wednesday, September 9, 2026 Special City Council Meeting	<u>Hold Public Hearing on the Proposed Budget.</u> <u>Hold Public Hearing on the Ad Valorem Tax Rate</u> (Public Hearing on the tax rate may not be earlier than 5 days after publishing notice of public hearing. The tax rate can be adopted at the conclusion of the public hearing but no more than 7 days after the public hearing.) Vote to postpone the final vote on the Ad Valorem Tax Rate until Wednesday, September 16, 2026.	City Council	Per Texas Tax Code Chapter 26 Meeting MUST be held between 9th and the 15th. If this day does not work, we will need to reschedule before notice is published. MUST have at least 4 Council Members present.
Wednesday, September 16, 2026 Regular City Council Meeting	Vote to <u>adopt Budget.</u> Vote to <u>ratify tax increase in budget (only if revenue increased).</u> Vote to <u>adopt Ad Valorem Tax Rate.</u> Per the Tax Code, if adopting a tax rate that exceeds the no-new-revenue rate, there is special wording that must be used in the ordinance and in the motion to adopt.	City Council	MUST have at least 4 Council Members present.
Thursday, September 17, 2026	File Adopted Budget with City Secretary and post on City website.	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102
Thursday, September 17, 2026	If the City adopts a tax rate that exceeds the no-new-revenue tax rate, a statement must be posted on the home page of the website. If the City adopts a tax rate that exceeds the no-new-revenue M&O rate, then an additional statement must be posted on the home page of the website. The notice must remain on the home page of the website until tax statements are mailed.	Staff	Per Texas Tax Code Chapter 26

City Council Meeting Date: April 15, 2026

Agenda Item 03

Submitted By:	Staff
Agenda Items:	Presentation of Proclamation to Council Member Kenyon McDonald in recognition of his 12 years of service to the City Council of Olmos Park
Description:	To honor Council Member Kenyon McDonald's dedication, a proclamation will be read with the following message: Whereas, the City of Olmos Park is a community built on civic pride, thoughtful leadership, and dedicated public service; and Whereas, Councilman Kenyon McDonald has exemplified these values through fifteen years of outstanding service to the City of Olmos Park, including three years on the Planning and Zoning Commission and twelve years as a member of the City Council; and Whereas, during his tenure on the Planning and Zoning Commission, Councilman McDonald contributed fairness, and careful consideration to land-use planning, development standards, and policies shaping the long-term character of the community; and Whereas, throughout twelve years on City Council, Councilman McDonald has demonstrated unwavering commitment to responsible governance, thoughtful deliberation, fiscal stewardship, and the well-being of Olmos Park residents; and Whereas, his leadership has helped guide the City through growth and change while preserving the unique character, safety, and quality of life that define Olmos Park; and Whereas, Councilman McDonald has served with integrity, professionalism, and respect for diverse viewpoints, earning the trust and appreciation of fellow council members, city staff, and residents alike; and Whereas, his dedication and service leave a lasting legacy and set a high standard for civic leadership in the City of Olmos Park; <i>Therefore, I, Erin Harrison, on behalf of the members of City Council, and by the virtue of the authority vested in me as Mayor of the City of Olmos Park, Texas, do hereby extend our deepest gratitude and sincere appreciation to Councilman Kenyon McDonald for his fifteen years of exemplary public service, and we commend him for his significant contributions to the governance and future of our city</i>
Action Requested:	No action needed
Attachments:	Proclamation Honoring Council Member Kenyon McDonald

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ACTION TAKEN BY COUNCIL



Proclamation

April 15, 2026

Whereas, the City of Olmos Park is a community built on civic pride, thoughtful leadership, and dedicated public service; and

Whereas, Councilman Kenyon McDonald has exemplified these values through fifteen years of outstanding service to the City of Olmos Park, including three years on the Planning and Zoning Commission and twelve years as a member of the City Council; and

Whereas, during his tenure on the Planning and Zoning Commission, Councilman McDonald contributed fairness, and careful consideration to land-use planning, development standards, and policies shaping the long-term character of the community; and

Whereas, throughout twelve years on City Council, Councilman McDonald has demonstrated unwavering commitment to responsible governance, thoughtful deliberation, fiscal stewardship, and the well-being of Olmos Park residents; and

Whereas, his leadership has helped guide the City through growth and change while preserving the unique character, safety, and quality of life that define Olmos Park; and

Whereas, Councilman McDonald has served with integrity, professionalism, and respect for diverse viewpoints, earning the trust and appreciation of fellow council members, city staff, and residents alike; and

Whereas, his dedication and service leave a lasting legacy and set a high standard for civic leadership in the City of Olmos Park;

Therefore, I, Erin Harrison, on behalf of the members of City Council, and by the virtue of the authority vested in me as Mayor of the City of Olmos Park, Texas, do hereby extend our deepest gratitude and sincere appreciation to Councilman Kenyon McDonald for his fifteen years of exemplary public service, and we commend him for his significant contributions to the governance and future of our city.

In witness whereof, I have hereunto set my hand and caused this seal to be affixed.

*Erin Harrison, Mayor
April 15, 2026*



City Council Meeting Date: April 15, 2026

Agenda Item 04

Submitted By:	Staff
Agenda Items:	Update, discussion and possible action on the Hillside Hermosa Drainage Project
Description:	David Givler with Givler Engineering will be present to provide an update on the Hillside Hermosa Drainage Project
Action Requested:	No specific action requested at this time.
Attachments:	• Plans – Hillside Hermosa Drainage Improvements • Engineer’s Opinion of Cost – Hillside Hermosa Drainage Improvements

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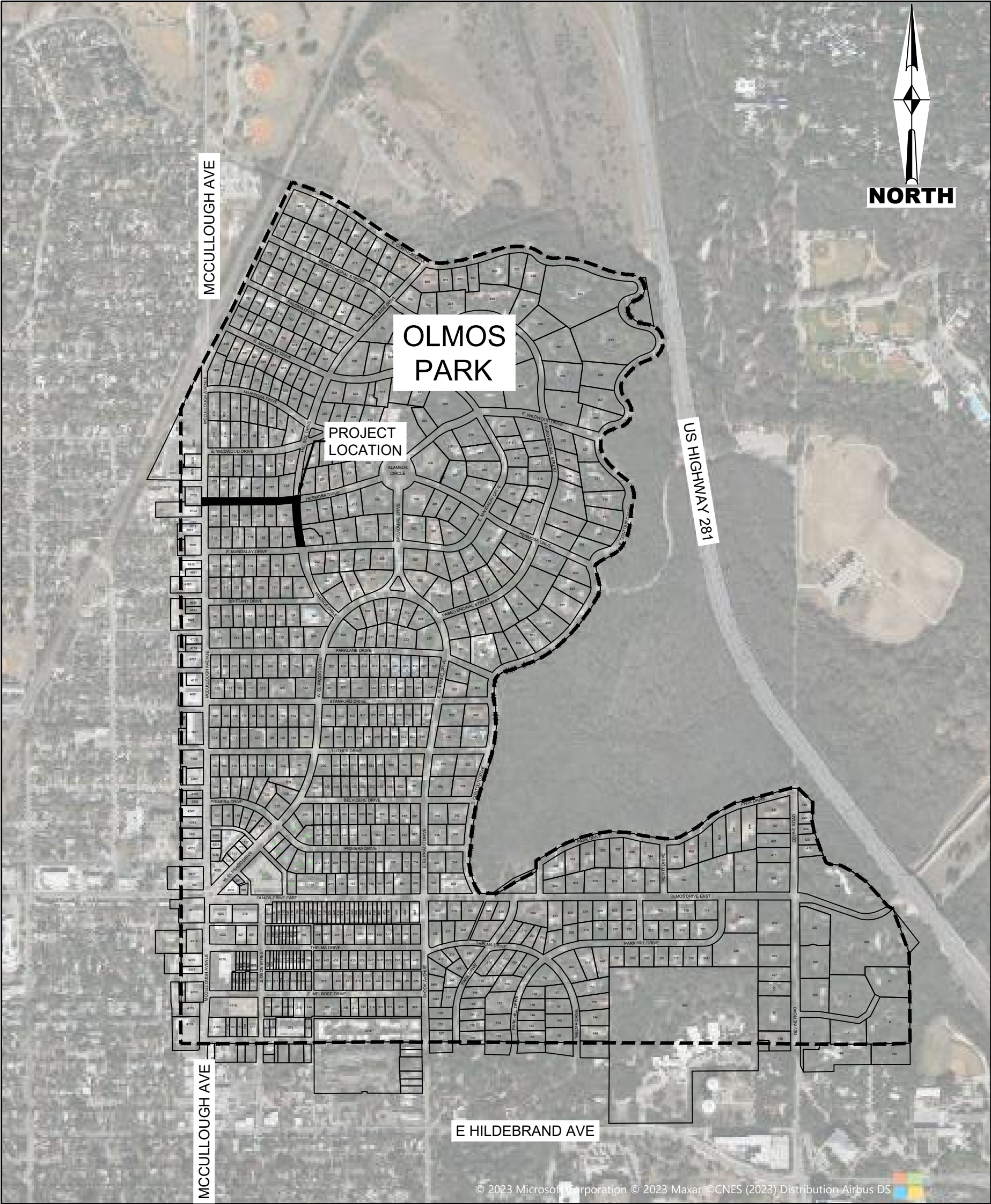
ACTION TAKEN BY COUNCIL

DETAILED DESIGN PLANS

CITY OF OLMOS PARK

HILLSIDE & HERMOSA DRIVE DRAINAGE IMPROVEMENTS

PROJECT NO. OLMPK-0030



PROJECT LOCATION

MAYOR

ERIN HARRISON

CITY MANAGER

ASHLEY MAUS

COUNCIL PERSONS

CHRIS PAL-FREEMAN

JULIANA DUSEK

SHARON PLANT

KENYON MCDONALD

WILL BROOKS



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PHONE: (210) 342-3991
TBPE F-2573

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS SURVEY (HILLSIDE DR)
4	EXISTING CONDITIONS SURVEY (HERMOSA DR)
5	DEMO PLAN (HILLSIDE DR)
6	DEMO PLAN (HERMOSA DR)
7	DIMENSIONAL CONTROL PLAN (HILLSIDE DR)
8	DIMENSIONAL CONTROL PLAN (HERMOSA DR)
9	GRADING PLAN (HILLSIDE DR)
10	GRADING PLAN (HERMOSA DR)
11	DETAILS

UTILITY COMPANY CONTACT INFORMATION

CPS ENERGY
MELISSA COX
145 NAVARRO ST
SAN ANTONIO, TEXAS 78205
TEL: 210-353-3023

SAN ANTONIO WATER SYSTEM
NINA BITTLE, PE
2800 US HWY. 281 NORTH
SAN ANTONIO, TEXAS 78212
TEL: 210-233-3461

SPECTRUM
JOEL GONZALES
1900 BLUECREST LANE
SAN ANTONIO, TEXAS 78246
TEL: 210-982-9537

AT&T
PARISH AUSTIN
7159 SAN PEDRO AVE.
SAN ANTONIO, TEXAS 78216
TEL: 210-213-1893

C:\BIBER\PROJECT\WASDAQ\MANAGEMENT - GIVLER\ENGINEERING\PROJECTS\TXDOT\OLMOS\K200\HILLSIDE HERMOSA\DRAWINGS\BIBER.SHEETS

A. MISCELLANEOUS

- PERFORM ALL WORK REQUIRED BY THE PLANS AND CONTRACT IN CONFORMANCE WITH THE ACCOMPANYING SPECIFICATIONS. THE ENGINEER SHALL MAKE ALL FINAL DECISIONS AND JUDGMENTS ON APPARENT CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND ON MATTERS NOT SPECIFICALLY COVERED BY THE PLANS AND SPECIFICATIONS.
- FOR SITE VISIT REQUESTS, NOTIFY ENGINEER 24 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION, SUBGRADE PREPARATION, BASE PLACEMENT, CONCRETE PLACEMENT, AND ALL TESTING.
- "TXDOT" INDICATES THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES.
- COMPLY WITH APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, BUILDING CODES, SAFETY CODES, AND INSPECTION REQUIREMENTS.
- SECURE REQUIRED PERMITS.
- PROVIDE ON-SITE RESTROOM FACILITIES FOR CONTRACTOR'S EMPLOYEES PRIOR TO COMMENCING WORK.
- REMOVE AND DISPOSE OF ALL EXCESS MATERIALS.
- NO BLASTING WILL BE PERMITTED FOR THIS PROJECT.
- THERE WILL BE NO SEPARATE PAY FOR ROCK EXCAVATION.
- REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONTRACTOR, INCLUDING ITEMS NOT SHOWN ON PLANS. REPAIR TO SATISFACTION OF ENGINEER AND OWNER OF DAMAGED ITEM.
- REPAIR OR REPLACE ALL PORTIONS OF IRRIGATION SYSTEMS DAMAGED BY CONSTRUCTION.
- DIGITAL VIDEOS AND/OR PHOTOS DOCUMENTING THE EXISTING CONDITIONS OF THE PROJECT AREA SHALL BE SUBMITTED TO THE CITY AT THE PRE-CONSTRUCTION CONFERENCE.
- PROVIDE 1 COPY OF SUBMITTAL DATA AND OBTAIN ENGINEER'S APPROVAL BEFORE BEGINNING WORK, WHERE REQUIRED.
- PROVIDE TESTING BY APPROVED INDEPENDENT TESTING LABORATORY (NO SEPARATE PAY ITEM). TEST MILL & OVERLAY AREAS FOR COMPACTION OF FLEXIBLE BASE AND TYPE "D" ASPHALT. TEST CONCRETE FOR CURBS AND SIDEWALKS. TEST EARTH BACKFILL FOR TRENCHES.
- DUE TO THE RESIDENTIAL ENVIRONMENT OF THE PROJECT AREA, WORK HOURS AT THE SITE ARE LIMITED. THE CONTRACTOR WILL COMPLY WITH ALL APPLICABLE CITY OF OLMOS PARK ORDINANCES INCLUDING LIMITING WORK HOURS FROM 7:00 A.M. TO 6:00 P.M. ON WEEKDAYS AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. EXCEPTIONS SHALL OCCUR ONLY BY SPECIAL REQUEST AND WITH PERMISSION BY THE OWNER. ALL WORK IN PROGRESS MUST BE SUITABLY COVERED AND BARRICADED TO TRAFFIC WITH ACCESS PROVIDED TO ALL RESIDENCES IN THE PROJECT AREA DURING THAT TIME.
- STAGING OF EQUIPMENT, AND OFFICE LOCATIONS WILL NOT BE ALLOWED WITHIN THE CITY OF OLMOS PARK CITY LIMITS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY MANAGER.
- STOCKPILING OF MATERIALS MORE THAN 24 HOURS IS PROHIBITED WITHIN THE CITY OF OLMOS PARK CITY LIMITS.
- TO THE FULLEST EXTENT PERMITTED BY LAW, HOLD OWNER AND ENGINEER HARMLESS FROM ALL DAMAGES, LOSSES OR EXPENSES, INCLUDING ATTORNEYS' FEES, FROM ANY CLAIMS OR DAMAGES FOR BODILY INJURY, SICKNESS, DISEASE OR DEATH OR FROM CLAIMS FOR DAMAGE TO TANGIBLE PROPERTY, OTHER THAN THE WORK ITSELF. THIS INDEMNIFICATION SHALL EXTEND TO THOSE CLAIMS RESULTING FROM PERFORMANCE OF THIS CONTRACT AND SHALL APPLY ONLY TO THE EXTENT SUCH CLAIM OR LOSS IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR OR ANY OF ITS AGENTS, EMPLOYEES OR SUBCONTRACTORS. THIS INDEMNITY SHALL BE EFFECTIVE REGARDLESS OF WHETHER THE CLAIM OR LOSS IS CAUSED IN SOME PART BY A PARTY TO BE INDEMNIFIED HEREUNDER; SAVE AND EXCEPT ONLY THAT CONTRACTOR SHALL NOT INDEMNIFY OR HOLD ENGINEER HARMLESS FOR DAMAGES CAUSED BY: (A) DEFECTS IN PLANS OR SPECIFICATIONS PREPARED BY ENGINEER FOR THIS PROJECT; OR (B) NEGLIGENCE OF ENGINEER IN THE RENDITION OF PROFESSIONAL DUTIES FOR THIS CONSTRUCTION CONTRACT.

B. TRAFFIC MAINTENANCE AND PROTECTION

- MAINTAIN TRAFFIC, PROTECT TRAFFIC AND PROVIDE ACCESS FOR LOCAL TRAFFIC THROUGHOUT THE DURATION OF THE PROJECT. ALL PROJECT BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATE ALL PROJECT BARRICADES AND WARNING SIGNS SO AS TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC, CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS FLOW OF TRAFFIC THROUGHOUT THE DURATION OF THE PROJECT. COORDINATE SIGNS AND BARRICADES WITH THE SEQUENCE OF CONSTRUCTION AND DETOUR PLAN.
- MINIMIZE DRIVEWAY BLOCKAGE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE DRIVEWAY ACCESS FOR HOMEOWNERS. NOTIFY HOMEOWNERS 24 HOURS IN ADVANCE OF BLOCKING DRIVEWAYS. DO NOT BLOCK DRIVEWAYS ON WEEKENDS. PROVIDE ACCESS FOR MAIL DELIVERY.
- REMOVE AND RELOCATE TRAFFIC SIGNS AS SOON AS NO LONGER NEEDED.

C. ELEVATIONS AND DIMENSIONS

- PROVIDE SURVEY AND GRADE STAKING.
- VERIFY PROJECT ELEVATIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- ALL DIMENSIONAL TIES TO CURB LINES ARE TO THE FACE OF CURB.
- "MATCH" REQUIRES VERTICAL AND HORIZONTAL ALIGNMENT UNLESS APPROVED OTHERWISE BY ENGINEER.
- OBTAIN THE EXTENTS FOR CURB REPAIR & PAVEMENT REPAIR FROM ENGINEER PRIOR TO CURB OR PAVEMENT REMOVAL.

D. EARTHWORK, EXCAVATION, AND TOPSOIL

- OBTAIN APPROVAL OF FILL MATERIAL FROM ENGINEER BEFORE COMMENCING PLACEMENT.
- FILL BEHIND EXPOSED CURBS AND WALLS TO TOP OF CURB OR WALL AT A SLOPE NOT TO EXCEED 3 TO 1 AND WITH A MINIMUM OF 4 INCHES OF TOPSOIL. ADD SOD TO MATCH EXISTING CONDITIONS.
- COMPACT OUTSIDE THE ROAD AREA TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D-698.
- PERFORM EXCAVATION WORK IN A SAFE MANNER. COMPLY WITH SUBPART "P" OF OSHA SAFETY AND HEALTH REGULATIONS.
- ALL EXCAVATION IS UNCLASSIFIED WITH NO SEPARATE PAYMENT FOR VARYING MATERIALS.

E. ACCESS

- TEMPORARY CONSTRUCTION EASEMENTS ARE NOT PROVIDED IN THIS PROJECT. ACCESS IS LIMITED TO THE CITY OF OLMOS PARK RIGHT-OF-WAY AND EXISTING CITY AND UTILITY EASEMENTS EXCEPT WHERE ACCESS APPROVAL IS FROM PROPERTY OWNER.

F. SUBGRADE, BASE AND ASPHALT PAVEMENT

- CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT POSITIVE DRAINAGE IS OBTAINED.
- "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL DRY SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922 (NUCLEAR METHOD). TEST MOISTURE AND DENSITY AT INTERVALS OF NO MORE THAN 100 FEET.
- FLEXIBLE BASE SHALL BE TXDOT ITEM 247 TYPE A, GRADE 1 OR 2, COMPACTED TO 100% OF MAXIMUM DENSITY AT MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM MOISTURE CONTENT (ASTM D-1557, MODIFIED PROCTOR, AND ASTM-D2922, NUCLEAR METHOD). CURE THE FINISHED SECTION UNTIL THE MOISTURE CONTENT IS AT LEAST 2 PERCENTAGE POINTS BELOW OPTIMUM OR AS DIRECTED BEFORE APPLYING THE NEXT SUCCESSIVE COURSE OR PRIME COAT. OBTAIN TESTING FROM A TESTING LAB TO CONFIRM THAT CURING IS COMPLETE (NO SEPARATE PAY ITEM).
- ASPHALT FOR THE "SURFACE TREATMENT" SHALL CONFORM TO TXDOT ITEM 300, "ASPHALTS, OILS AND EMULSIONS" AND SPECIAL PROVISIONS TO ITEM 300.
- "ASPHALT TREATED BASE" AND/OR "ASPHALT STABILIZED BASE" SHALL CONFORM TO TXDOT ITEM 345, "ASPHALT STABILIZED BASE AND SPECIAL PROVISIONS TO ITEM 345.
- ASPHALT FOR THE TACK COAT SHALL CONFORM TO TXDOT ITEM 300 AND APPLIED AT A RATE OF 0.1 GAL./S.Y. A TACK COAT SHALL BE APPLIED TO ALL EXISTING EDGES INCLUDING CURBS AND TRANSITIONS IMMEDIATELY PRIOR TO LAYING THE ASPHALT SURFACE TO MINIMIZE CONTAMINATING THE BOND POTENTIAL BETWEEN THE NEW ASPHALT SURFACE AND THE EXISTING EDGE.
- SAW CUT ALL EDGES OF EXCAVATION AND PATCHES IN EXISTING PAVEMENT.

G. CONCRETE

- CLASS "A" CONCRETE SHALL CONFORM TO TXDOT ITEM 421 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 OR 4000 PSI, UNLESS SPECIFIED OTHERWISE ON PLANS.

A-615, GRADE 40.....#3 BARS AND DOWELS.
A-185.....WELDED WIRE FABRIC.
- REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A-615, GRADE 40.....#3 BARS AND DOWELS.
A-185.....WELDED WIRE FABRIC.
- ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS, EXCEPT WHERE REFERRING TO CLEARANCE.
- A WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REINFORCING STEEL IF THE FABRIC MEETS OR EXCEEDS DESIGN REQUIREMENTS AND IS APPROVED BY THE ENGINEER.
- CURE CONCRETE WITH IMPERVIOUS MEMBRANE METHOD
- TEST A MINIMUM OF ONE SET OF CYLINDERS FOR EACH 9 CY OF CONCRETE, INCLUDING ONE SET OF CYLINDERS FOR EACH SEPARATE PAY ITEM.
- NEW CONCRETE ITEMS SHALL ALIGN WITH ADJACENT CURB HORIZONTALLY AND VERTICALLY. CONTACT ENGINEER IF EXISTING CONDITIONS PREVENT PROPER ALIGNMENT.

H. UTILITIES

- UTILITY LOCATIONS ARE NOT SHOWN COMPLETELY ON PRECISELY ON THESE PLANS. AT LEAST 48 HOURS PRIOR TO BEGINNING WORK, NOTIFY ALL UTILITY COMPANIES THROUGH THE TEXAS EXCAVATION SAFETY SYSTEM (TESS) AT (800) 344-8377 AND HTTP://WWW.SAWS.ORG/SERVICE/LOCATES/ TO VERIFY THE EXACT LOCATION OF UTILITIES, AND COORDINATE AVOIDANCE OF UTILITIES WITH THE PROPER UTILITY REPRESENTATIVES. NOTIFY SAWS EMERGENCY OPERATIONS CENTER AT 210-704-SAWS WITH ANY ISSUES THAT MAY ARISE CONCERNING SAWS FACILITIES.
- ANY SEWER OR WATER UTILITY WORK MUST BE PERFORMED BY A SAWS - APPROVED CONTRACTOR OR PLUMBER.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- ADJUST MANHOLES AND VALVE BOXES TO PROJECT GRADES (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY FACILITIES. SHOULD THESE FACILITIES BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REIMBURSE THE OWNER OF THE UTILITY FOR THE TOTAL COST TO REPAIR OR REPLACE THE DAMAGED FACILITIES.
- VEGETATION
 - STABILIZE ALL DISTURBED UNPAVED AREAS WITH 4" (MIN) OF TOPSOIL. RESTORE TO EXISTING CONDITIONS OR BETTER. MATCH EXISTING VEGETATION.
 - REPAIR DAMAGE TO TREES IMMEDIATELY. APPLY PRUNING PAINT TO LIVE OAK WOUNDS WITHIN 30 MINUTES OF DAMAGE. TRIM ROOTS THAT EXPOSED DURING CONSTRUCTION CLEANLY. TREAT CUT TREE ROOTS, WHICH ARE AT LEASE 1.5 INCHES IN DIAMETER, WITH AN EMULSIFIED ASPHALT FORMULATED FOR USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BUTLAP TO MAINTAIN MOISTURE. COVER WITH EARTH AS SOON AS POSSIBLE.
 - PROTECT TREES AND OTHER VEGETATION FROM UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; STOCKPILING OF CONSTRUCTION MATERIALS WITHIN DRIPLINES; VEHICULAR TRAFFIC AND PARKING OF VEHICLES WITHIN THE DRIP LINE.
 - THE ROOT PROTECTION ZONE (RPZ) EXTENDS RADIALLY FROM THE TRUNK 0.5 FEET PER INCH OF TRUNK DIAMETER. THE MINIMUM RPZ RADIUS SHALL BE 5 FEET.
 - MAINTAIN THE RPZ IN A NATURAL STATE, FREE FROM VEHICULAR AND MECHANICAL TRAFFIC UNLESS INDICATED OTHERWISE. PLACE NO FILL, EQUIPMENT, CONSTRUCTION DEBRIS OR LIQUIDS OTHER THAT WATER WITH THE RPZ UNLESS INDICATED OTHERWISE.
 - MAINTAIN PROPOSED GRADES WITHIN THE RPZ WITH 3 INCHES OF EXISTING GROUND UNLESS INDICATED OTHERWISE.
 - MAINTAIN A PERVIOUS CONDITION WITHIN THE RPZ UNLESS INDICATED OTHERWISE.



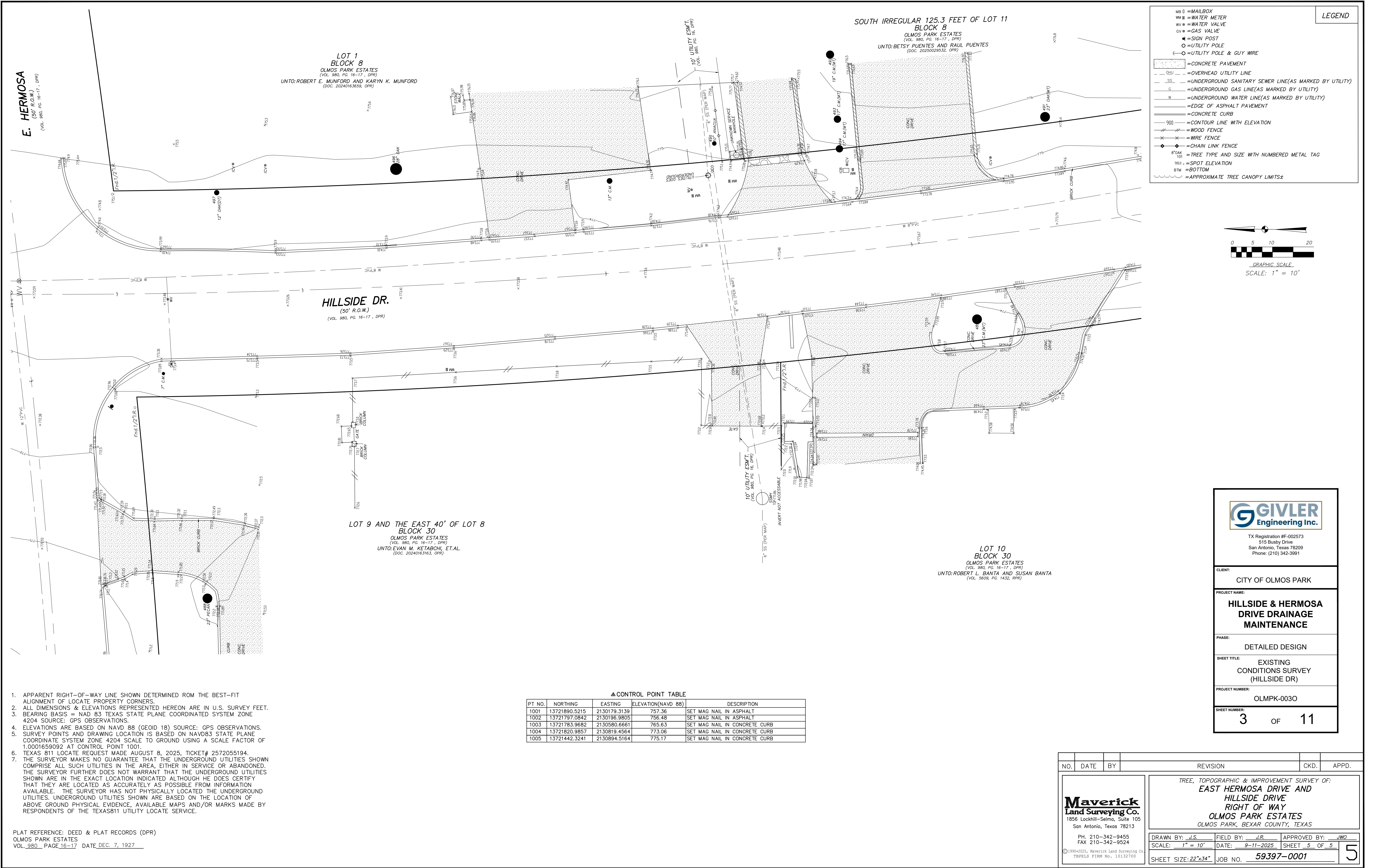
[Signature]
04/08/2026

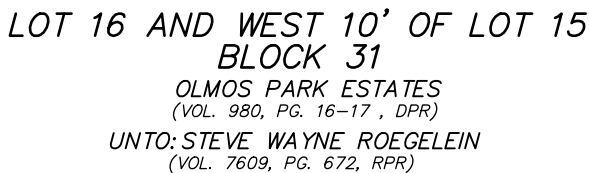
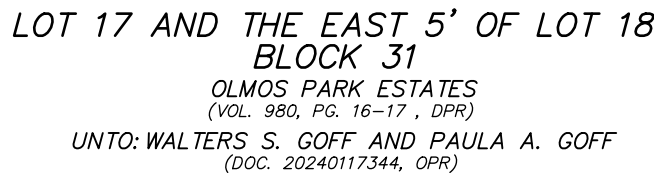
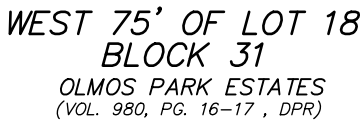
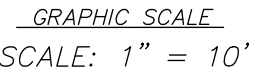
#	REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:	CITY OF OLMOS PARK		
PROJECT NAME:	HILLSIDE & HERMOSA DRIVE DRAINAGE MAINTENANCE		
PHASE:	DETAILED DESIGN		
PROJECT LOCATION:	OLMOS PARK, TEXAS		
PROJECT NUMBER:	OLMPK-0030		
DESIGNED BY: JKZ/GNW	CHECKED BY: LDG	DRAWN BY: JKZ/GNW	
DATE: 04/8/2026			
SHEET TITLE: GENERAL NOTES			
SHEET NUMBER: 2 OF 11			





△ CONTROL POINT TABLE

- PLAT REFERENCE: DEED & PLAT RECORDS (DPR)
OLMOS PARK ESTATES
VOL. 980 PAGE 16-17 DATE DEC. 7, 1927

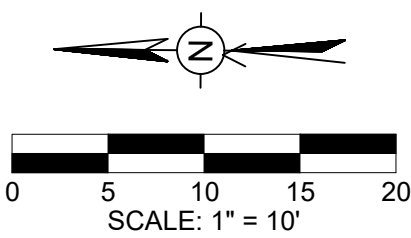
Maverick
Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213

TREE, TOPOGRAPHIC & IMPROVEMENT SURVEY OF:
EAST HERMOSA DRIVE AND
HILLSIDE DRIVE
RIGHT OF WAY
OLMOS PARK ESTATES
OLMOS PARK, BEXAR COUNTY, TEXAS

DRAWN BY: <u>J.S.</u>	FIELD BY: <u>J.R.</u>	APPROVED BY: _____
SCALE: <u>1" = 10'</u>	DATE: <u>9-11-2025</u>	SHEET <u>5</u> OF <u>5</u>

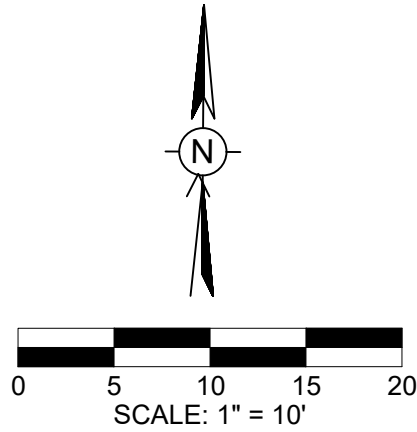
SHEET SIZE: 22"x34" JOB NO. 59397-0001

Page 13 of 255



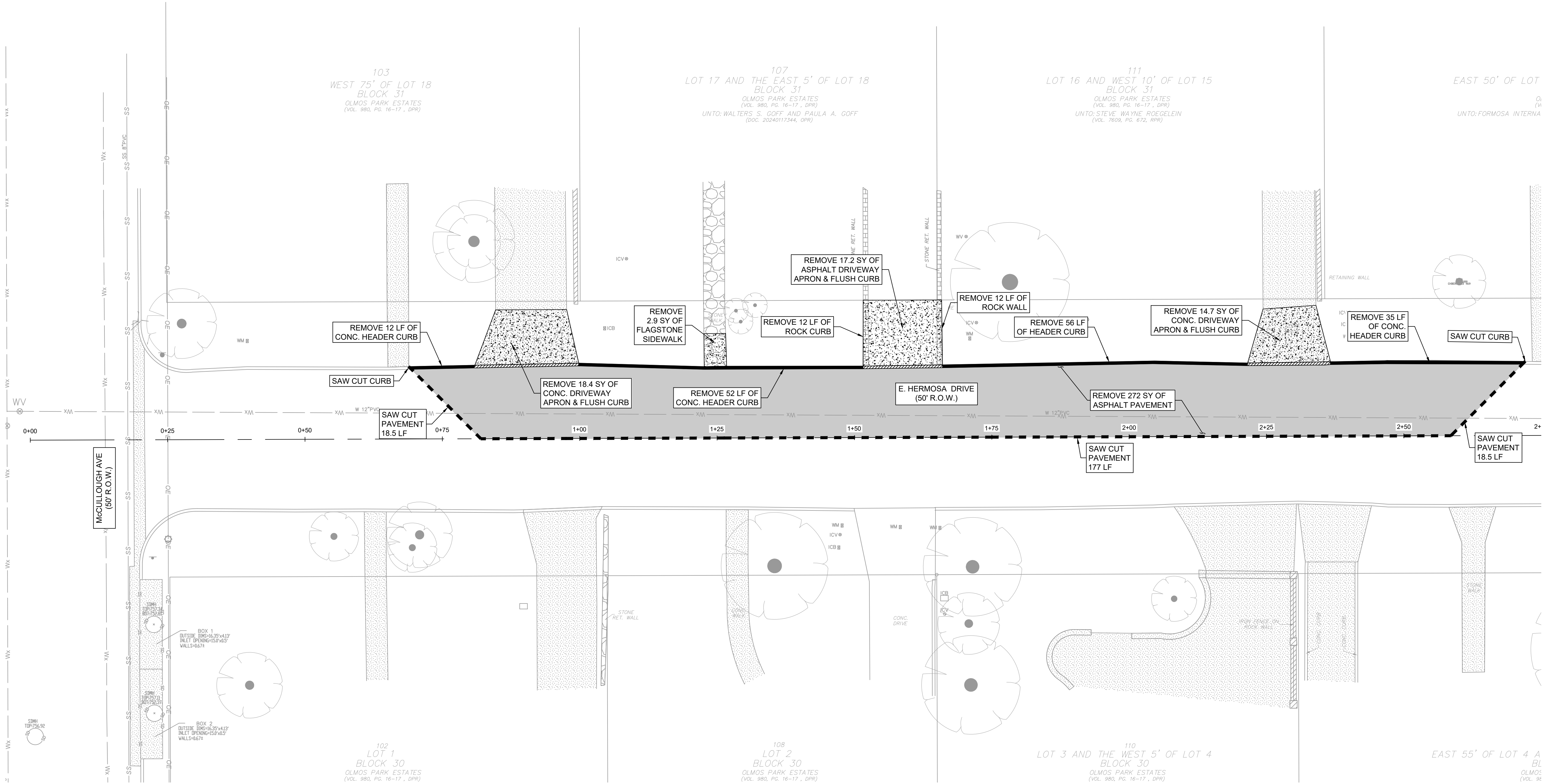
_____ Wx _____	EXISTING WATERLINE
_____ SS _____	EXISTING SANITARY SEWER
_____ OE _____	EXISTING OVERHEAD ELECTRIC
_____ _____	EXISTING ROAD CENTERLINE
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING HEADER CURB TO BE REMOVED
	SAW CUT
	EXISTING FLUSH CURB TO BE REMOVED

SHEET NUMBER: 5 OF 11



LEGEND:

- | | |
|----|------------------------------------|
| Wx | EXISTING WATERLINE |
| SS | EXISTING SANITARY SEWER |
| OE | EXISTING OVERHEAD ELECTRIC |
| | EXISTING ROAD CENTERLINE |
| | EXISTING ASPHALT TO BE REMOVED |
| | EXISTING CONCRETE TO BE REMOVED |
| | EXISTING HEADER CURB TO BE REMOVED |
| | SAW CUT |
| | EXISTING FLUSH CURB TO BE REMOVED |



#	REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
**HILLSIDE & HERMOSA
DRIVE DRAINAGE
MAINTENANCE**

PHASE:
DETAILED DESIGN

PROJECT LOCATION:
OLMOS PARK, TEXAS

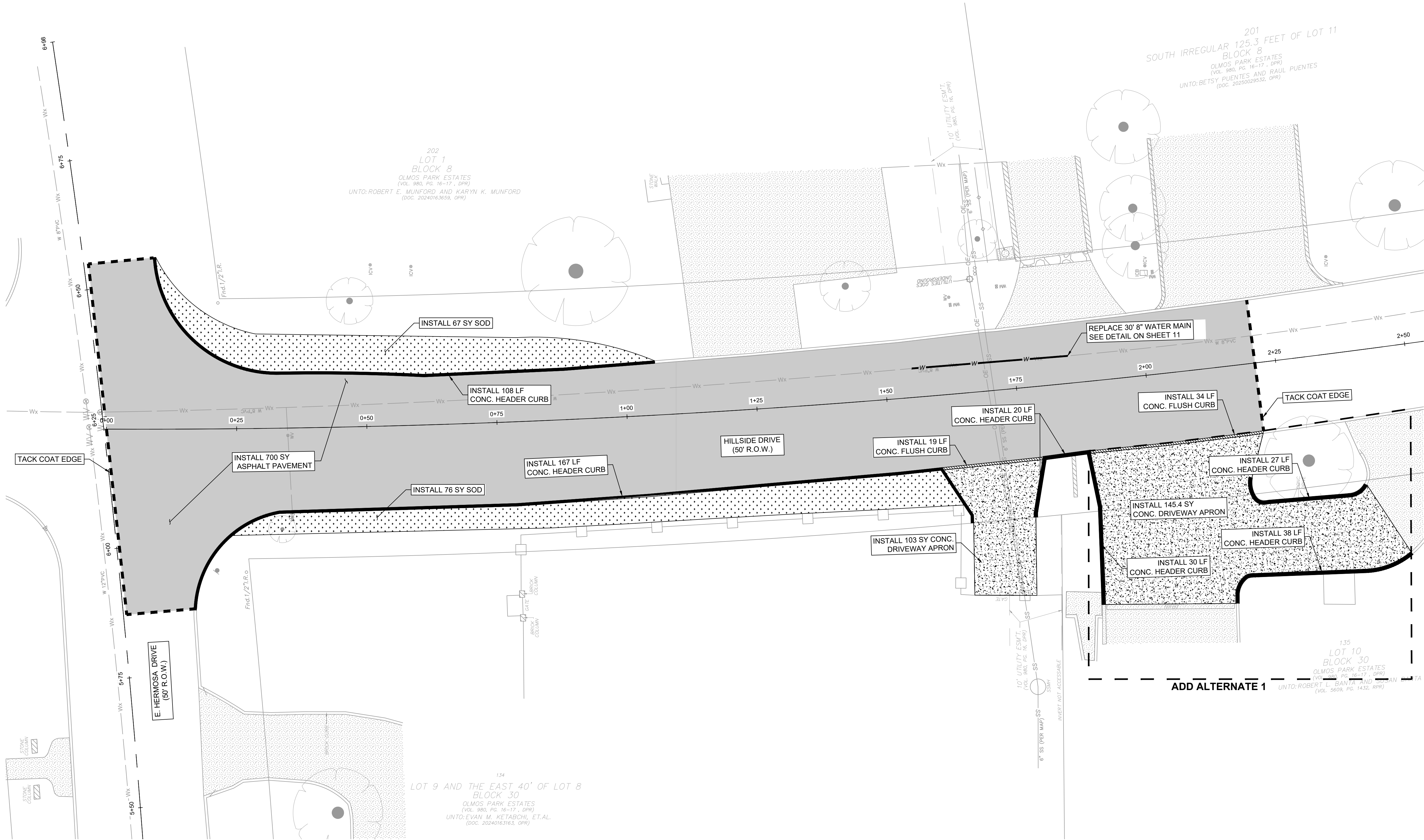
PROJECT NUMBER:
OLMPK-0030

DESIGNED BY: JKZ/GNW	CHECKED BY: LDG	DRAWN BY: JKZ/GNW
DATE: 04/8/2026		

SHEET TITLE:
**DEMOLITION PLAN
(HERMOSA)
ADD ALTERNATE 2**

SHEET NUMBER:
6 OF **11**

C:\USERS\GIVLER\PROJECTS\2024\OLMOS PARK\HILLSIDE & HERMOSA DRIVE\HILLSIDE & HERMOSA DRIVE.DWG



SCALE: 1" = 10'

LEGEND:
Wx EXISTING WATERLINE
SS EXISTING SANITARY SEWER
OE EXISTING OVERHEAD ELECTRIC
— EXISTING ROAD CENTERLINE
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED HEAD CURB
PROPOSED FLUSH CURB
PROPOSED WATERLINE
PROPOSED SOD

#	REVISION	DATE

TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT: CITY OF OLMO PARK

PROJECT NAME: HILLSIDE & HERMOSA DRIVE DRAINAGE MAINTENANCE

PHASE: DETAILED DESIGN

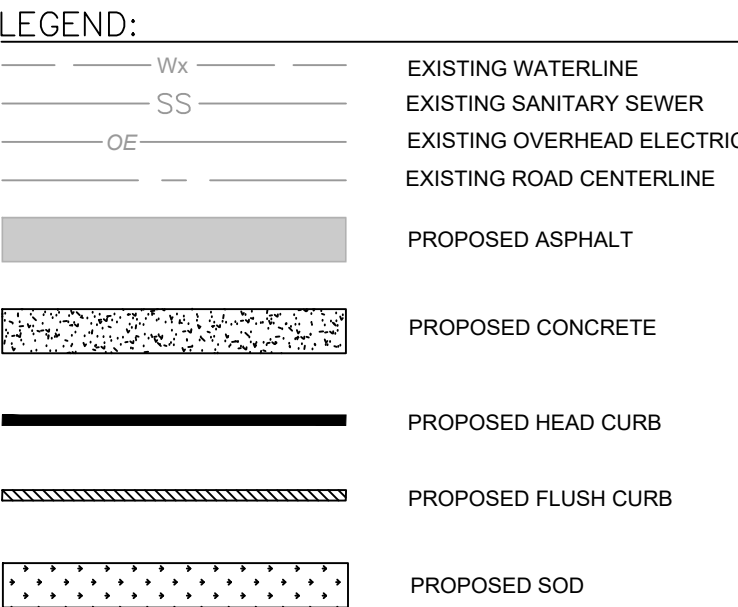
PROJECT LOCATION: OLMO PARK, TEXAS

PROJECT NUMBER: OLMPK-0030

DESIGNED BY: JKZ/GNW
CHECKED BY: LDG
DRAWN BY: JKZ/GNW
DATE: 04/8/2026

SHEET TITLE: DIMENSIONAL CONTROL PLAN (HILLSIDE DR) BASE BID & ADD ALTERNATE 1

SHEET NUMBER: 7 OF 11



#	REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT: CITY OF OLMOS PARK

PROJECT NAME:

**HILLSIDE & HERMOSA
DRIVE DRAINAGE
MAINTENANCE**

PHASE: DETAILED DESIGN

PROJECT LOCATION:

OLMOS PARK, TEXAS

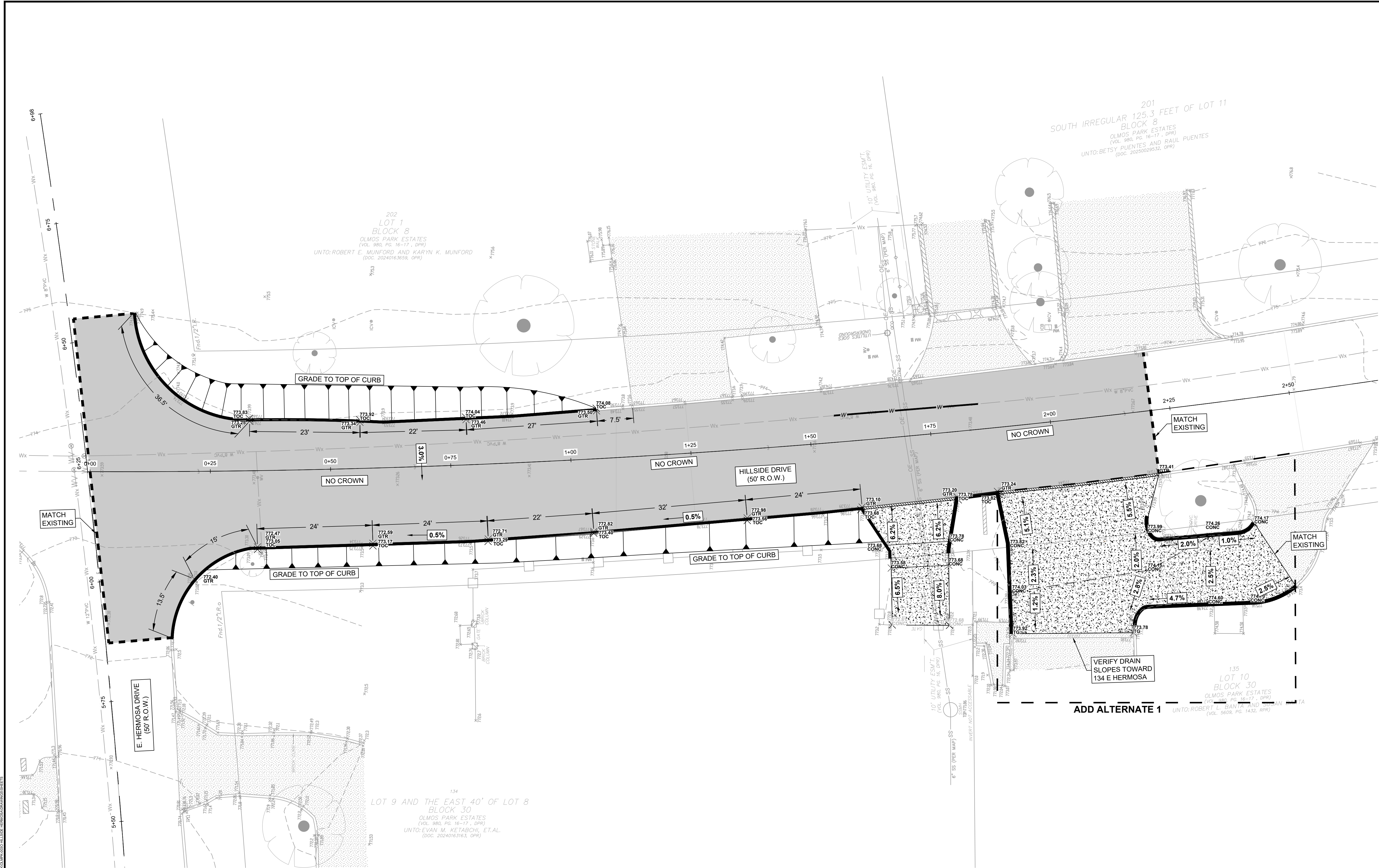
PROJECT NUMBER: OLMPK-0030

DESIGNED BY: JKZ/GNW	CHECKED BY: LDG	DRAWN BY: JKZ/GNW
DATE: 04/8/2026		

SHEET TITLE:

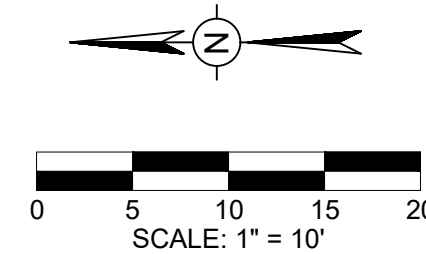
DIMENSIONAL CONTROL
PLAN (HERMOSA DR)
ADD ALTERNATE 2

SHEET NUMBER: 8 OF 11



LEGEND:

- 776 --- EXISTING CONTOUR
- Wx EXISTING WATERLINE
- SS EXISTING SANITARY SEWER
- OE EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD CENTERLINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAD CURB
- PROPOSED FLUSH CURB
- W PROPOSED WATERLINE
- 770.0 GTR PROPOSED ELEVATION



- Notes**
- Elevations reference NAVD88, Geoid 18.
 - Proposed elevation abbreviations:
GTR - Gutter
CONC - Concrete Driveway
TG - Top of Grate
TOC - Top of Curb

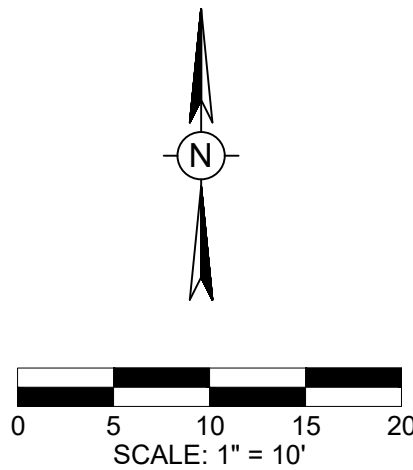


#	REVISION	DATE



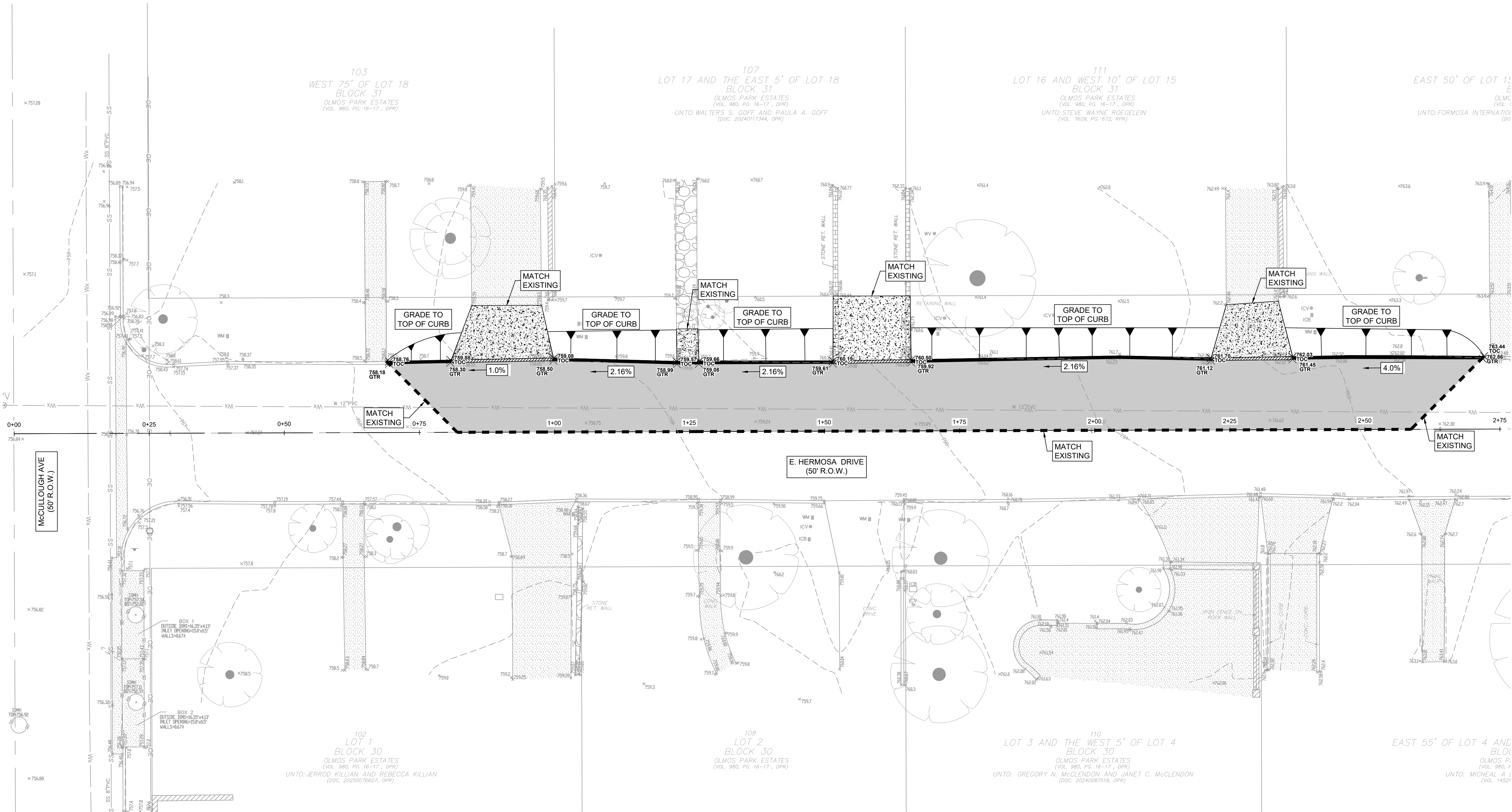
TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:	CITY OF OLMOS PARK	
PROJECT NAME:	HILLSIDE & HERMOSA DRIVE DRAINAGE MAINTENANCE	
PHASE:	DETAILED DESIGN	
PROJECT LOCATION:	OLMOS PARK, TEXAS	
PROJECT NUMBER:	OLMPK-0030	
DESIGNED BY: JKZ/GNW	CHECKED BY: LDG	DRAWN BY: JKZ/GNW
DATE:	04/8/2026	
SHEET TITLE:	GRADING PLAN (HILLSIDE DR) BASE BID & ADD ALTERNATE 1	
SHEET NUMBER:	9	OF 11



LEGEND:

---	EXISTING CONTOUR
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ROAD CENTERLINE
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED HEAD CURB
---	PROPOSED FLUSH CURB
---	PROPOSED ELEVATION



Notes

1. Elevations reference NAVD88, Geoid 18.

2. Proposed elevation abbreviations:

GTR - Gutter

CONC - Concrete Driveway

TG - Top of Grate

TOC - Top of Curb

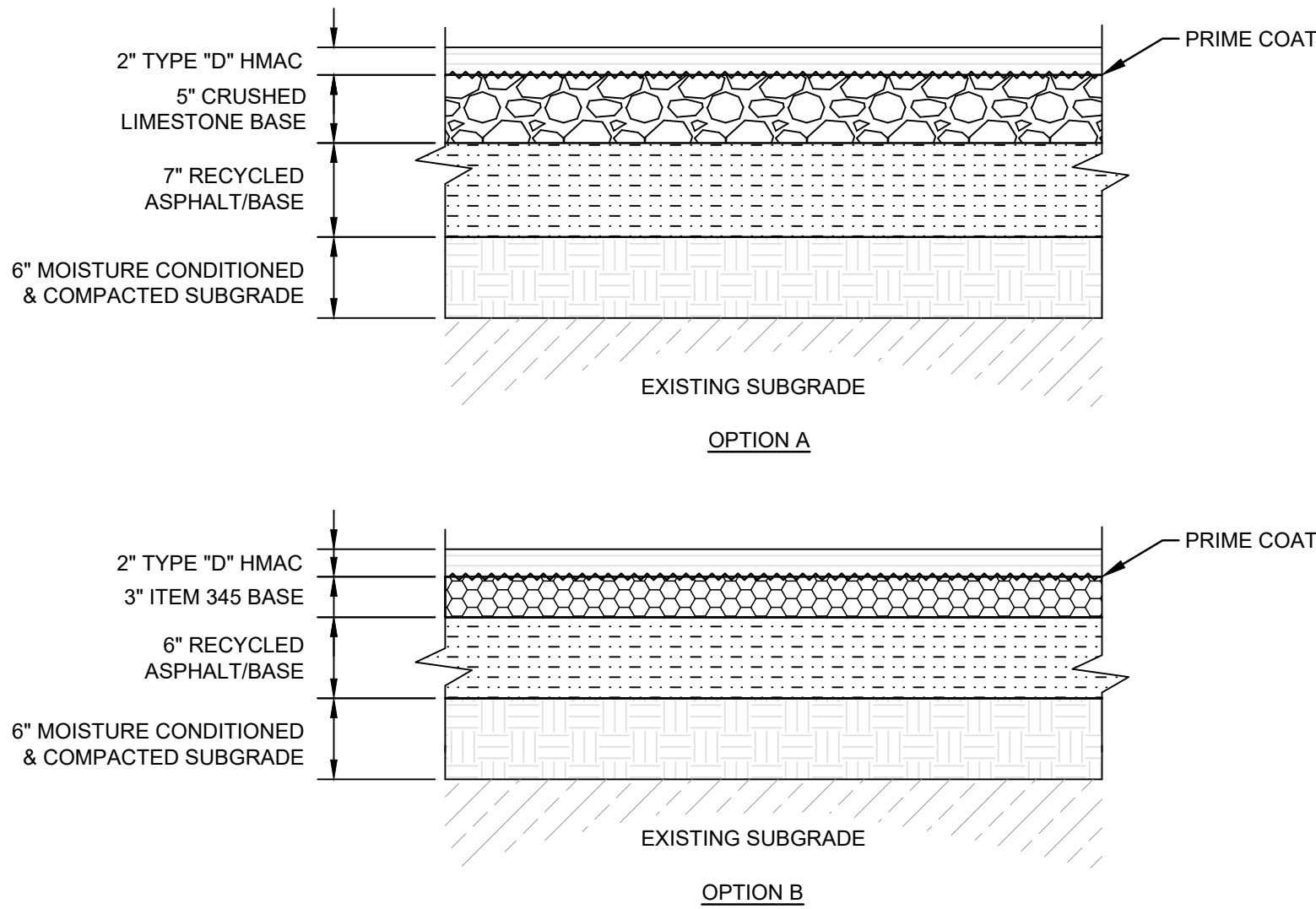


#	REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:			CITY OF OLMOS PARK		
PROJECT NAME:			HILLSIDE & HERMOSA DRIVE DRAINAGE MAINTENANCE		
PHASE:			DETAILED DESIGN		
PROJECT LOCATION:			OLMOS PARK, TEXAS		
PROJECT NUMBER:			OLMPK-0030		
DESIGNED BY: JKZ/GNW		CHECKED BY: LDG		DRAWN BY: JKZ/GNW	
DATE:			04/8/2026		
SHEET TITLE:			GRADING PLAN (HERMOSA DR) ADD ALTERNATE 2		
SHEET NUMBER:			10 OF 11		

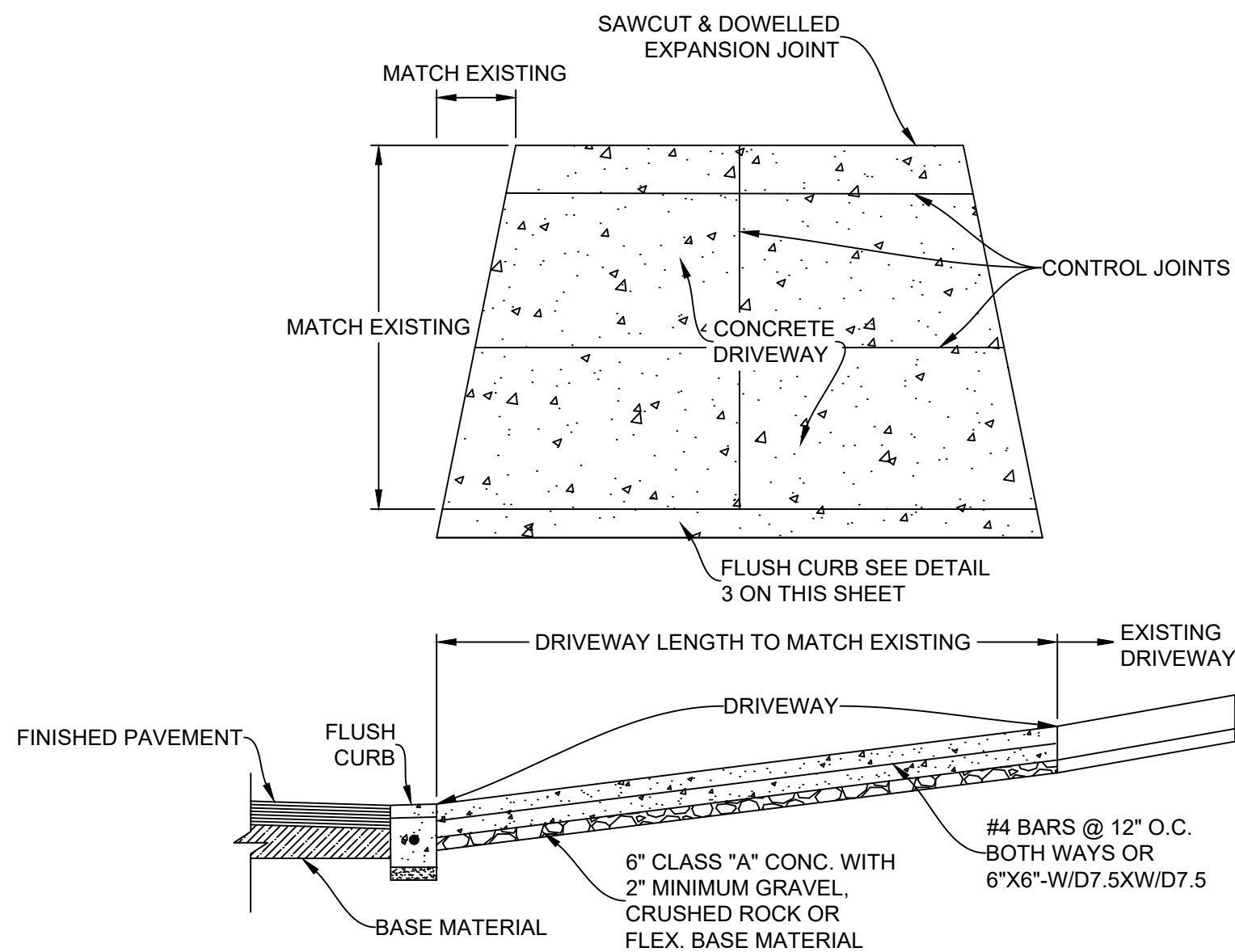


1 PROPOSED PAVEMENT CROSS SECTIONS

SCALE: 1" = 1'

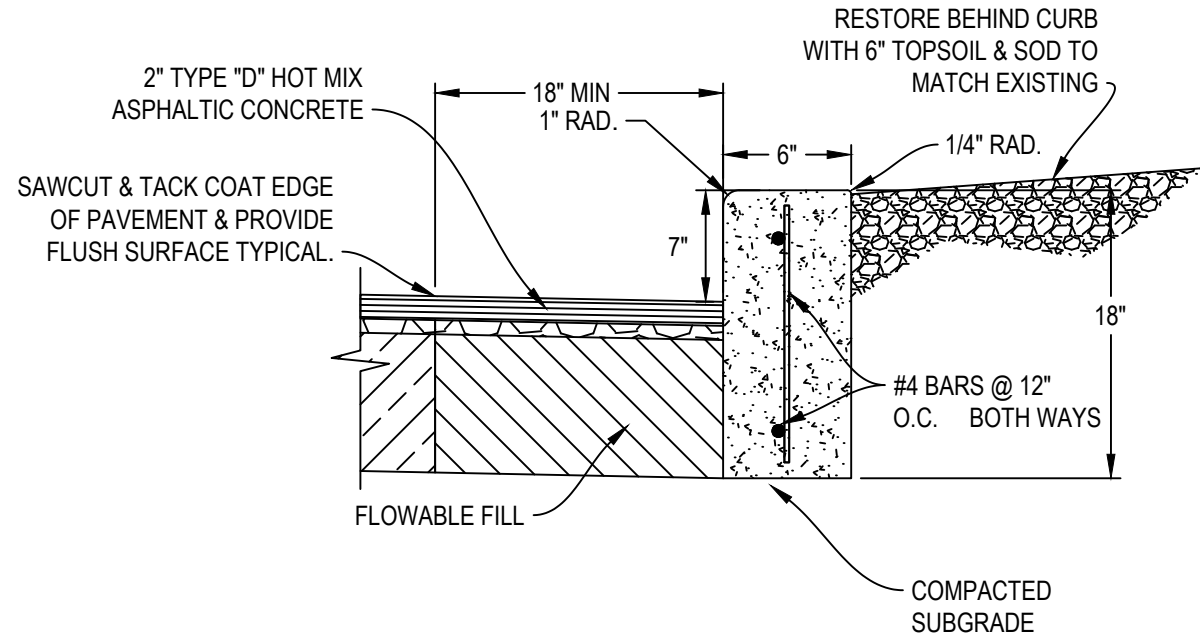
NOTES

1. REMOVE AND STOCKPILE PULVERIZED ASPHALT/BASE MIXTURE FOR ACCESS TO SUBGRADE.
2. TYPE "D" HMAC SHALL BE TXDOT STANDARD SPEC ITEM 340 TYPE D COMPACTED TO 95% OF THE MAXIMUM MOLDED LABORATORY DENSITY. MONITOR ASPHALT DENSITY DURING PLACEMENT BY MEANS OF AT LEAST ONE DENSITY TEST PER 5,000 SQUARE FEET. ON A DAILY BASIS THE ASPHALTIC CONCRETE SHOULD BE TESTED FOR OIL CONTENT, GRADATION, AND STABILITY TO VERIFY COMPLIANCE WITH THE JOB MIX FORMULA, WHICH SHOULD BE SUBMITTED BY THE MANUFACTURER FOR APPROVAL.
3. FLEXIBLE BASE COURSE SHALL BE TXDOT STANDARD SPEC. ITEM 247 TYPE A OR B GRADE 1 BASE COMPACTED IN MAXIMUM SIX INCH LOOSE LIFTS TO 95% DENSITY PER ASTM D1557 WITHIN PLUS TWO OR MINUS TWO PERCENT OF OPTIMUM MOISTURE CONTENT. A COMPACTION TEST SHOULD BE DONE PER 5,000 SQUARE FEET OF BASE COURSE PLACED PER LIFT.
4. ITEM 345 BASE SHALL CONFORM TO TXDOT ITEM 345, GRADE 1 BASE. THE MATERIAL SHOULD BE COMPACTED TO AT LEAST 95% MAXIMUM MOLDED LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH TEX-125-E. IN PLACE DENSITY SHALL BE DETERMINED FROM THE CORES TAKEN FROM THE COMPACTED BASE COURSE.
5. RECYCLED ASPHALT/BASE SHOULD BE MILLED TO APPROXIMATELY 6 INCHES DEEP. THE MATERIAL SHOULD HAVE 100 PERCENT PASSING THE 2 INCH SIEVE. IT SHOULD BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY PER ASTM D-698 TO WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE.



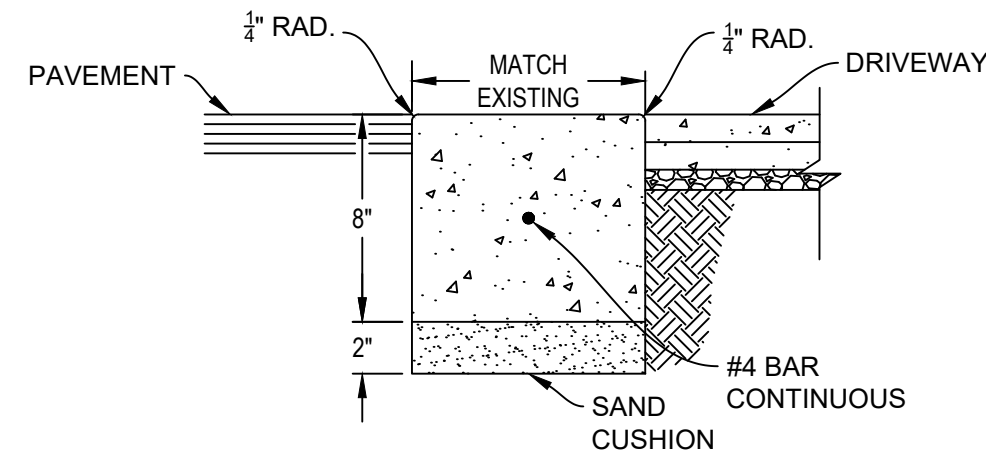
4 DRIVEWAY APRON

SCALE: 1" = 1'



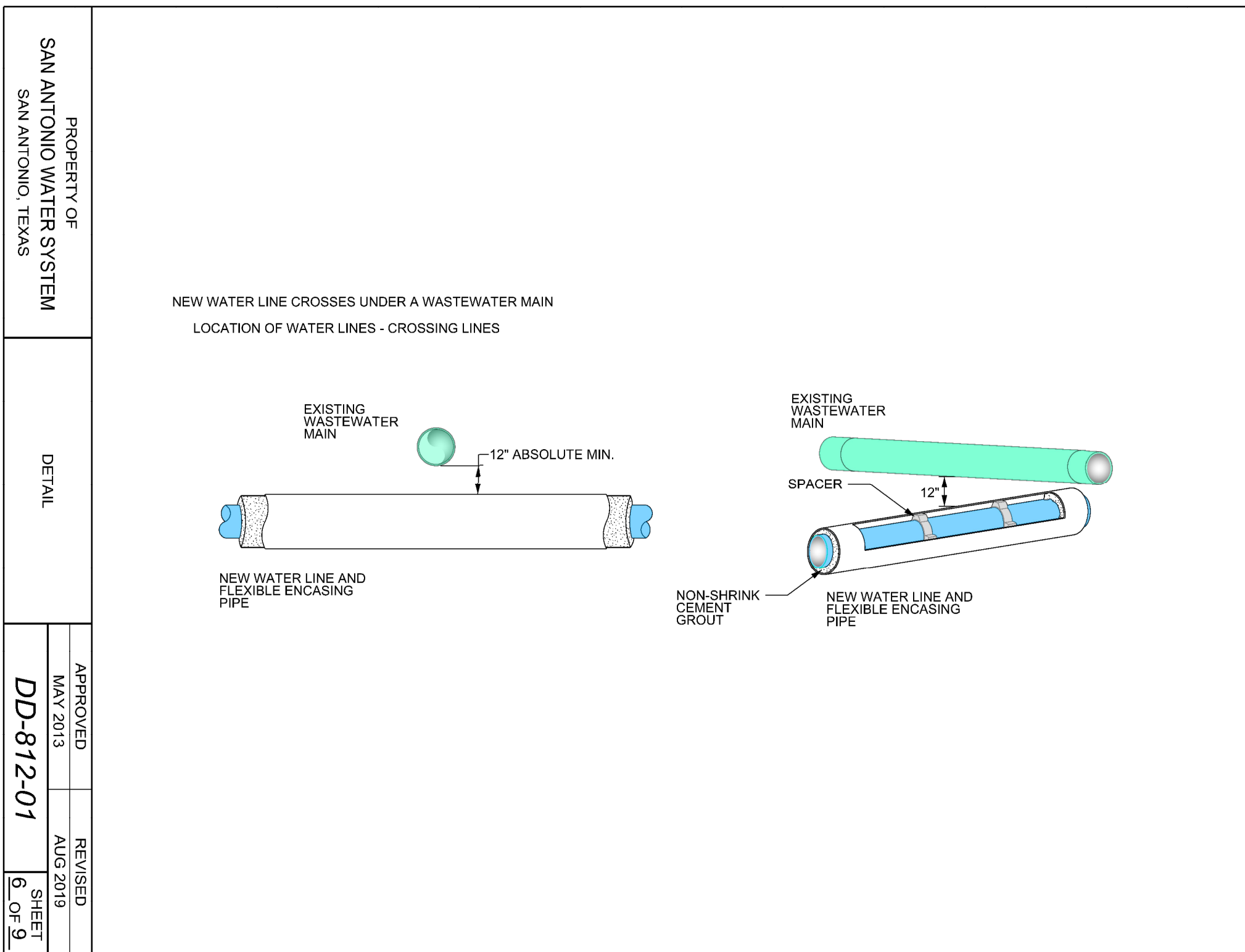
2 HEADER CURB

SCALE: 1" = 1'



3 Flush Curb

SCALE: 1" = 1'

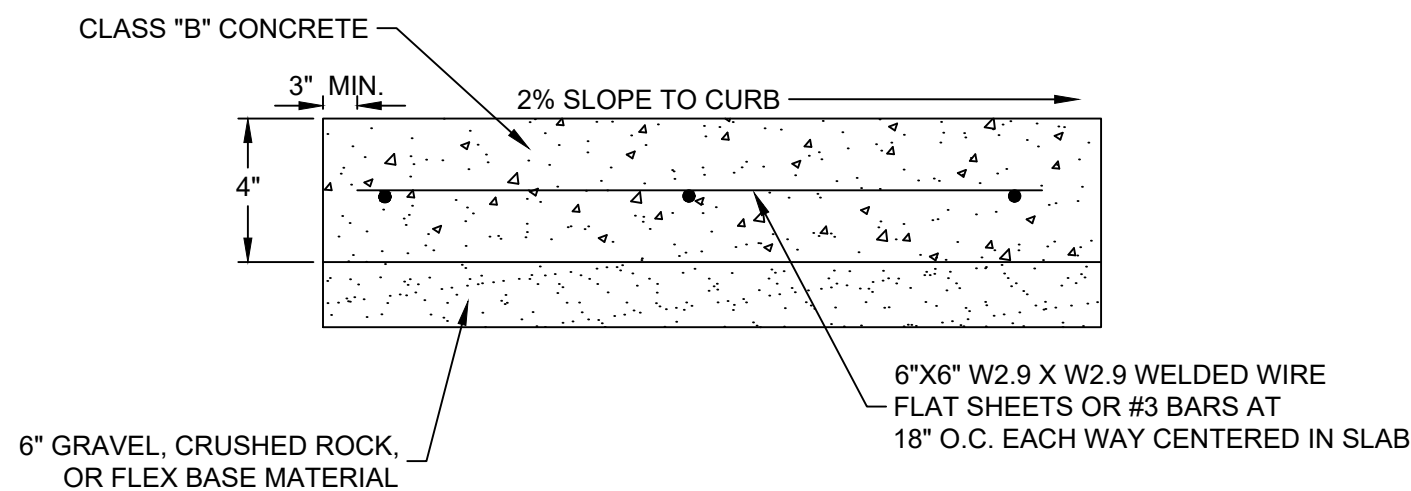


6 WATER/SEWER CROSSING

SCALE: NTS

NOTES

1. Waterline installation and separation shall comply with TCEQ Chapter 290; Subchapter D - Rules and Regulations for Public Drinking Water criteria for the location and installation of waterlines.
2. All separation distances shall be measured from the outside surfaces of each of the respective pieces.
3. Waterline installation shall meet SAWS requirements, including ITEM NO. 812 Water Main Installation.
4. Contractor shall have work inspected by SAWS prior to backfilling.



5 TYPICAL SIDEWALK SECTION

SCALE: 1" = 1'

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DETAIL	APPROVED MAY 2013 DD-812-01	REVISED AUG 2019 SHEET 6 OF 9
---	--------	-----------------------------------	--

#	REVISION	DATE
TX Registration #F-002573 515 Busby Drive San Antonio, Texas 78209 Phone: (210) 342-3991		
CLIENT: CITY OF OLMO PARK		
PROJECT NAME: HILLSIDE & HERMOSA DRIVE DRAINAGE MAINTENANCE		
PHASE: DETAILED DESIGN		
PROJECT LOCATION: OLMO PARK, TEXAS		
PROJECT NUMBER: OLMPK-0030		
DESIGNED BY: JKZ/GNW	CHECKED BY: LDG	DRAWN BY: JKZ/GNW
DATE: 04/8/2026		
SHEET TITLE: DETAILS		
SHEET NUMBER: 11 OF 11		



Hillside and Hermosa Drainage Improvements
Engineer's Schematic Opinion of Construction Cost

Project No: OLMPK-003O

Rev. 04/09/2026

Description	Opinion of Construction Cost
<i>Base Bid - Hillside Street Repairs</i>	\$ 121,733.94
<i>Add Alternate 1 - 135 E Mandalay Driveway Reconstruction</i>	\$ 31,317.36
<i>Add Alternate 2 - East Hermosa Drainage Improvements</i>	\$ 50,191.72
<i>Add Alternate 3 - Hillside Water Main Relocation</i>	\$ 45,997.34
Total Construction Cost	\$ 249,240.35

***For budgeting purposes only. Further design is required before permitting, bidding, or construction.
Released under the authority of L. David Givler, MSCE, PE, TX PE 73842; TBPE F-2573.***

City Council Meeting Date: April 15, 2026

Agenda Item 05

Submitted By:	Staff
Agenda Items:	Discussion and possible action regarding the purchase of temporary water diversion barriers for future use during a flood event
Description:	Clint Plant, a resident in the area of the Hillside Hermosa Drainage Project, provided information to the city about temporary water diversion barriers that can be used to divert water in the event of a flood event. From Staff's perspective, this barrier system could be a good tool to have in our Emergency Management tool-box to be used to divert severe flooding in any area of the city. This would not be something that is put out preemptively ahead of a storm, but rather if a rain event were to escalate to the point that there was a risk of property damage, the system could be deployed to the area in the city that has the greatest need at that time, as determined by the city's Emergency Management team. David Givler with Givler Engineering will be asked in the meeting to weigh in on whether this item may be something the City could use in the event of severe flooding in the Hillside/Hermosa area.
Action Requested:	To provide direction to staff regarding the purchase of temporary water diversion barriers for future use during a flood event
Attachments:	• Quote – MegaSecur Water Barrier (50 Feet)

.....

ACTION TAKEN BY COUNCIL

Date	Nbr
11/03/2026	4341

CUSTOMER NO. : CLINP6757

Clinton Plant
131 E Mandalay Dr
Olmos Park, TX, 78212
USA
Phone :
Contact :

Fax :

SHIP TO :

SAME

SHIPMENT	FOB	CARRIER	CUSTOMER ORDER
March 11, 2026			

FEDERAL TAX	PROVINCIAL TAX	PAYMENT TERMS	SALES REP.
840739221RT0001	1214547020TQ0001		Lafond Samuel

QTY	PRODUCT	DESCRIPTION	UOM	UNIT PRICE	AMOUNT
1	WX-0650	Water Barrier 6" x 50' (15 CM X 15,2 M)	UN	1,943.00	1,943.00
1	WX-1450	WX-1450	UN	2,580.00	2,580.00
Terms and conditions: 1- Megasecur is not responsible for improper installation by the customer, please refer to the user manuel. 2- The goods belong to Megasecur until full payment of the invoice. 3- The U.S. exchange rate may vary from the quote to date invoice and payment , governed by the Bank of Canada daily rate. TERMS AND CONDITIONS OF THE QUOTATION WILL BE ACCEPTED AUTOMATICALLY. This quote is valid for 30 days					

FREIGHT :	0.00
SUBTOTAL :	4,523.00
TOTAL (USD) :	4,523.00

Accepted By :

Print name

Date

Signature

Your order # :

Signature :

City Council Meeting Date: April 15, 2026

Agenda Item 06

Submitted By:	Staff
Agenda Items:	Update, discussion and possible action regarding Sewer Project Phase F
Description:	David Givler, with Givler Engineering, will be in attendance to provide an update on the Sewer Project Phase F.
Action Requested:	No specific action requested at this time.
Attachments:	• Preliminary Plans – Phase F Sewer Project

.....

ACTION TAKEN BY COUNCIL

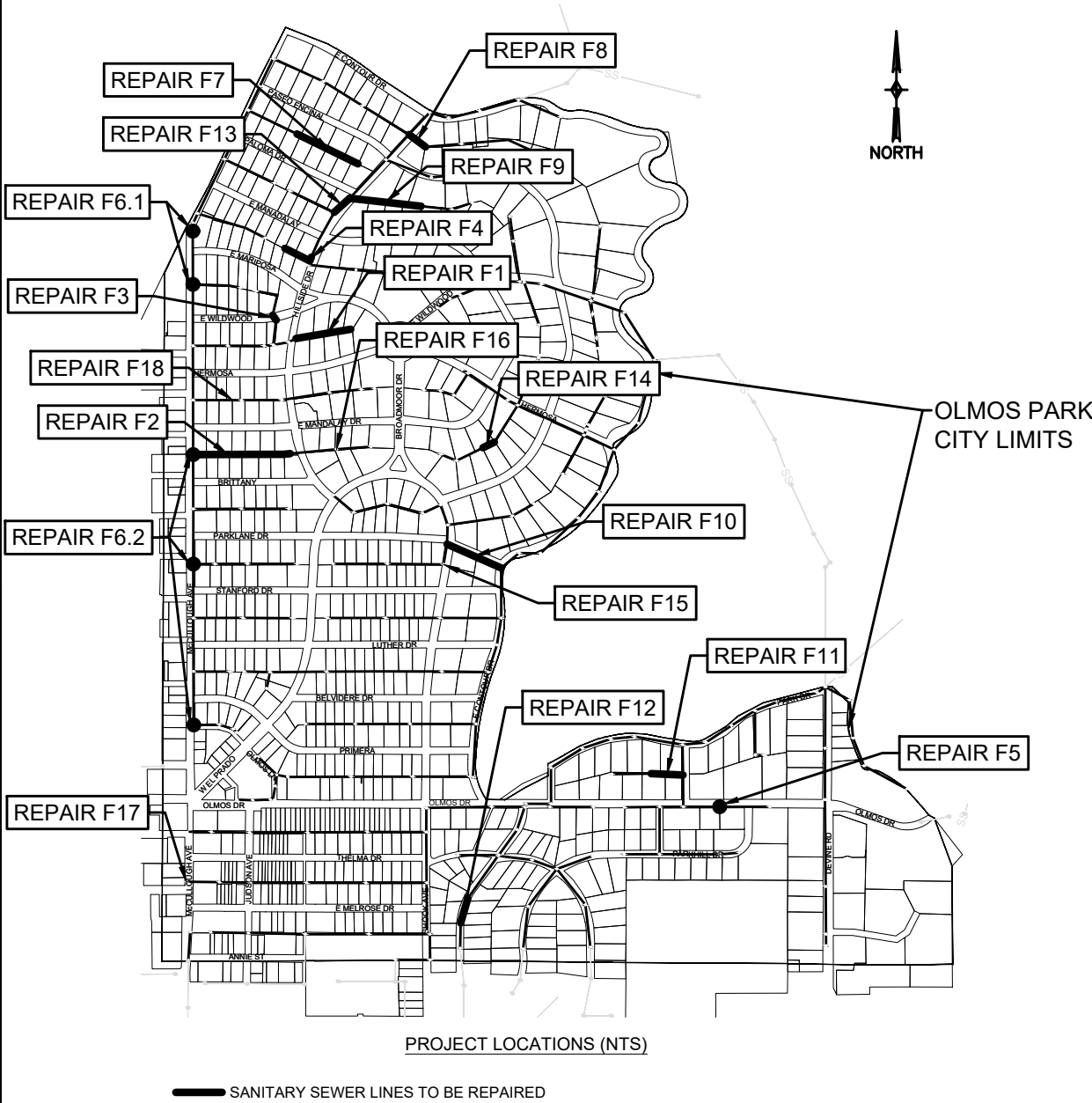
DETAIL DESIGN PLANS

SANITARY SEWER BOND PROJECT

PHASE F

CITY OF OLMOS PARK, TEXAS

PROJECT NO. OLMPK-024F



MAYOR
ERIN HARRISON

CITY MANAGER
ASHLEY WAYMAN MAUS

COUNCIL MEMBERS
ADAM HARDEN
JULIANA DUSEK
SHARON PLANT
KENYON MCDONALD
WILL BROOKS

Gas Potholing 4 Repairs
Water Potholing 2 Repairs
Gas Relocation 7 Repairs
Water Relocation 1 Repair
Power Pole Bracing 10 Poles



515 Busby Dr.
San Antonio, Texas 78209
Phone: (210) 342-3991
TBPE F-2573

SHEET INDEX

SHEET #	SHEET TITLE
01 OF 25	COVER
02 OF 25	NOTES
03 OF 25	DETAILS (SHEET 1)
04 OF 25	DETAILS (SHEET 2)
05 OF 25	TRAFFIC CONTROL DETAILS
06 OF 25	REPAIR F1
07 OF 25	REPAIR F2 (SHEET 1)
08 OF 25	REPAIR F2 (SHEET 2)
09 OF 25	REPAIR F3
10 OF 25	REPAIR F4
11 OF 25	REPAIR F5
12 OF 25	REPAIR F6 (SHEET 1)
13 OF 25	REPAIR F6 (SHEET 2)
14 OF 25	REPAIR F7
15 OF 25	REPAIR F8
16 OF 25	REPAIR F9
17 OF 25	REPAIR F10
18 OF 25	REPAIR F11
19 OF 25	REPAIR F12
20 OF 25	REPAIR F13
21 OF 25	REPAIR F14
22 OF 25	REPAIR F15
23 OF 25	REPAIR F16
24 OF 25	REPAIR F17
25 OF 25	REPAIR F18

UTILITY COMPANY CONTACT INFORMATION

CPS Energy Melissa Cox 145 Navarro St San Antonio, Texas 78205 Tel: 210-353-3023	San Antonio Water System Nina Bittle, PE 2800 US Hwy. 281 North San Antonio, Texas 78212 Tel: 210-233-3461
Spectrum Joel Gonzales 1900 Bluecrest Lane San Antonio, Texas 78246 Tel: 210-982-9537	AT&T Parish Austin 7159 San Pedro Ave. San Antonio, Texas 78216 Tel: 210-213-1893

GENERAL NOTES

MISCELLANEOUS

1.

PERFORM ALL WORK REQUIRED BY THE PLANS AND CONTRACT IN CONFORMANCE WITH THE ACCOMPANYING SPECIFICATIONS. THE ENGINEER SHALL MAKE ALL FINAL DECISIONS AND JUDGMENTS ON APPARENT CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND ON MATTERS NOT SPECIFICALLY COVERED BY THE PLANS AND SPECIFICATIONS.
2.

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE CITY OF OLMOS PARK AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:

A.

CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.

B.

CURRENT TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE."

C.

CURRENT SAN ANTONIO WATER SYSTEM "STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION."

D.

CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION."

E.

CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL."
3.

THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE CITY OF OLMOS PARK BUILDING DEPARTMENT AT 824-3281 AND PROVIDE NOTIFICATION PROCEDURES THE CONTRACTOR WILL USE TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO EXCAVATION.
4.

FOR SITE VISIT REQUESTS, NOTIFY ENGINEER 24 HOURS IN ADVANCE.
5.

"TXDOT" INDICATES THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES.
6.

COMPLY WITH APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, BUILDING CODES, SAFETY CODES, AND INSPECTION REQUIREMENTS.
7.

SECURE REQUIRED PERMITS.
8.

PROVIDE ON-SITE RESTROOM FACILITIES FOR CONTRACTOR'S EMPLOYEES PRIOR TO COMMENCING WORK.
9.

REMOVE AND DISPOSE OF ALL EXCESS MATERIALS.
10.

NO BLASTING WILL BE PERMITTED FOR THIS PROJECT.
11.

THERE WILL BE NO SEPARATE PAY FOR ROCK EXCAVATION.
12.

REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONTRACTOR, INCLUDING ITEMS NOT SHOWN ON PLANS. REPAIR TO SATISFACTION OF ENGINEER AND OWNER OF DAMAGED ITEM.
13.

PROVIDE AT THE PRECONSTRUCTION CONFERENCE DIGITAL VIDEOS AND/OR PHOTOS DOCUMENTING THE EXISTING CONDITIONS OF THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
14.

PROVIDE 1 COPY OF SUBMITTAL DATA AND OBTAIN ENGINEER'S APPROVAL BEFORE BEGINNING WORK, WHERE REQUIRED.
15.

DUE TO THE RESIDENTIAL ENVIRONMENT OF THE PROJECT AREA, WORK HOURS AT THE SITE ARE LIMITED. THE CONTRACTOR WILL COMPLY WITH ALL APPLICABLE CITY OF OLMOS PARK ORDINANCES INCLUDING LIMITING WORK HOURS FROM 7:00 A.M. TO 6:00 P.M. ON WEEKDAYS AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. EXCEPTIONS SHALL OCCUR ONLY BY SPECIAL REQUEST AND WITH PERMISSION BY THE OWNER. ALL WORK IN PROGRESS MUST BE SUITABLY COVERED AND BARRICADED TO TRAFFIC WITH ACCESS PROVIDED TO ALL RESIDENCES IN THE PROJECT AREA DURING THAT TIME.
16.

STAGING OF EQUIPMENT, AND OFFICE LOCATIONS WILL NOT BE ALLOWED WITHIN THE CITY OF OLMOS PARK CITY LIMITS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY MANAGER.
17.

STOCKPILING OF MATERIALS MORE THAN 24 HOURS IS PROHIBITED WITHIN THE CITY OF OLMOS PARK CITY LIMITS. DO NOT PLACE ANY WASTE MATERIALS OR SPOILS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
18.

TO THE FULLEST EXTENT PERMITTED BY LAW, HOLD OWNER AND ENGINEER HARMLESS FROM ALL DAMAGES, LOSSES OR EXPENSES, INCLUDING ATTORNEYS' FEES, FROM ANY CLAIMS OR DAMAGES FOR BODILY INJURY, SICKNESS, DISEASE OR DEATH OR FROM CLAIMS FOR DAMAGE TO TANGIBLE PROPERTY, OTHER THAN THE WORK ITSELF. THIS INDEMNIFICATION SHALL EXTEND TO THOSE CLAIMS RESULTING FROM PERFORMANCE OF THIS CONTRACT AND SHALL APPLY ONLY TO THE EXTENT SUCH CLAIM OR LOSS IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR OR ANY OF ITS AGENTS, EMPLOYEES OR SUBCONTRACTORS. THIS INDEMNITY SHALL BE EFFECTIVE REGARDLESS OF WHETHER THE CLAIM OR LOSS IS CAUSED IN SOME PART BY A PARTY TO BE INDEMNIFIED HEREUNDER; SAVE AND EXCEPT ONLY THAT CONTRACTOR SHALL NOT INDEMNIFY OR HOLD ENGINEER HARMLESS FOR DAMAGES CAUSED BY: (A) DEFECTS IN PLANS OR SPECIFICATIONS PREPARED BY ENGINEER FOR THIS PROJECT; OR (B) NEGLIGENCE OF ENGINEER IN THE RENDITION OF PROFESSIONAL DUTIES FOR THIS CONSTRUCTION CONTRACT.
19.

ENTITY PERFORMING THE WORK FOR THIS CONSTRUCTION CONTRACT SHALL BE A SAWS-APPROVED CONTRACTOR.
20.

WORK AREA SHALL BE RESTORED TO SAME OR BETTER CONDITION (NO SEPARATE PAY ITEM).
21.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE MOST CURRENT VERSION OF THE CITY OF SAN ANTONIO, SAN ANTONIO WATER SYSTEM, AND TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AS APPLICABLE.
22.

ANY WORK COMPLETED WITHOUT PRIOR WRITTEN AUTHORIZATION WHICH IS NOT INCLUDED IN THESE PLANS AND SPECIFICATIONS WILL NOT BE COMPENSATED BY THE CITY OF OLMOS PARK.
23.

AERIAL IMAGERY SHOWN IN PLANS MAY NOT REPRESENT CURRENT GROUND CONDITIONS OR EXACT LOCATION OF ALL EXISTING STRUCTURES. SCHEDULE MEETINGS WITH OWNER, CITY, AND ENGINEER TO VISIT SITES AND VERIFY EXISTING GROUND CONDITIONS.

TRAFFIC MAINTENANCE AND PROTECTION

24.

MAINTAIN TRAFFIC, PROTECT TRAFFIC AND PROVIDE ACCESS FOR LOCAL TRAFFIC THROUGHOUT THE DURATION OF THE PROJECT. ALL PROJECT BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATE ALL PROJECT BARRICADES AND WARNING SIGNS SO AS TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC, CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS FLOW OF TRAFFIC THROUGHOUT THE DURATION OF THE PROJECT. COORDINATE SIGNS AND BARRICADES WITH THE SEQUENCE OF CONSTRUCTION AND DETOUR PLAN.
25.

DEVELOP TRAFFIC CONTROL PLAN AND DETOUR PLAN SEALED BY PROFESSIONAL ENGINEER.

PRESENT TRAFFIC CONTROL AND DETOUR PLAN AT PRE-CONSTRUCTION CONFERENCE.

26.

MINIMIZE DRIVEWAY BLOCKAGE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE DRIVEWAY ACCESS FOR HOMEOWNERS. NOTIFY HOMEOWNERS 24 HOURS IN ADVANCE OF BLOCKING DRIVEWAYS. DO NOT BLOCK DRIVEWAYS ON WEEKENDS. PROVIDE ACCESS FOR MAIL DELIVERY.
27.

INSTALL TRAFFIC CONTROL PLAN DEVICE PRIOR TO BEGINNING WORK AT THE REPAIR SITE.
28.

REMOVE AND RELOCATE TRAFFIC SIGNS AS NEEDED.

ELEVATIONS AND DIMENSIONS

29.

VERIFY PROJECT ELEVATIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
30.

OBTAIN APPROVAL OF FILL MATERIAL FROM ENGINEER BEFORE COMMENCING PLACEMENT.

EARTHWORK, EXCAVATION, AND TOPSOIL

31.

FILL BEHIND EXPOSED CURBS AND WALLS TO TOP OF CURB OR WALL AT A SLOPE NOT TO EXCEED 3 TO 1 AND WITH A MINIMUM OF 4 INCHES OF TOPSOIL. ADD SOD TO MATCH EXISTING CONDITIONS.
32.

COMPACT OUTSIDE THE ROAD AREA TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D-698.
33.

PERFORM EXCAVATION WORK IN A SAFE MANNER. COMPLY WITH SUBPART "P" OF OSHA SAFETY AND HEALTH REGULATIONS. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLAN SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
34.

ALL EXCAVATION IS UNCLASSIFIED WITH NO SEPARATE PAYMENT FOR VARYING MATERIALS.

ACCESS

35.

LIMIT ACCESS TO THE CITY OF OLMOS PARK RIGHT-OF-WAY AND EXISTING CITY AND UTILITY EASEMENTS, AND TO AREAS MADE ACCESSIBLE BY TEMPORARY ACCESS EASEMENTS.
36.

DO NOT ACCESS PRIVATE PROPERTY PRIOR TO EXECUTION OF TEMPORARY ACCESS AGREEMENTS OR VERBAL CONFIRMATION FROM THE OWNER.
37.

SCHEDULE MEETING WITH OWNER, CITY AND ENGINEER A WEEK PRIOR TO BEGINNING A REPAIR TO DISCUSS ACCESS TO REPAIR SITES WITHIN THE EASEMENT.

UTILITIES

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

38.

NOTIFY SAWS EMERGENCY OPERATIONS CENTER AT 210-704-SAWS WITH ANY ISSUES THAT MAY ARISE CONCERNING SAWS FACILITIES.
39.

UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS. AT LEAST 1 WEEK PRIOR TO BEGINNING WORK, NOTIFY ALL UTILITY COMPANIES THROUGH THE TEXAS ONE CALL LOCATOR AT (800) 545-6005, VERIFY THE EXACT LOCATION OF UTILITIES, AND COORDINATE RELOCATION AND ADJUSTMENT OF UTILITIES WITH THE PROPER UTILITY REPRESENTATIVES.
40.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
41.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY FACILITIES. SHOULD THESE FACILITIES BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REIMBURSE THE OWNER OF THE UTILITY FOR THE TOTAL COST TO REPAIR OR REPLACE THE DAMAGED FACILITIES.
42.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

•

SAWS UTILITY LOCATES: 233-2010

•

SAWS PRODUCTION CONTROL CENTER: 233-2016

•

COSA DRAINAGE: 207-8048

•

COSA TRAFFIC SIGNAL OPERATIONS: 207-7720

•

TEXAS STATE WIDE ONE CALL LOCATOR: 1-800-545-6005
43.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOW OR SPILLAGE OF SEWAGE OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:

A.

IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE. NOTIFY THE ENGINEER AT (210)-342-3991, WHEN PROMPTED SAY "STORMWATER".

B.

CONTAIN THE SPILL IN PLACE AND PREVENT CONTAMINATION OF STORM SEWER AND STREAMS.

C.

CLEAN UP THE SPILL AND DISPOSE OF CONTAMINATED MATERIALS.

D.

DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.

E.

IDENTIFY AND TRAIN PERSONNEL RESPONSIBLE FOR SPILLAGE PREVENTION AND CONTROL.

NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

44.

CHECK FOR ADEQUATE CLEARANCE WHEN WORKING NEAR OTHER UTILITIES. DO NOT BEGIN WORK NEAR OTHER UTILITIES UNTIL ADEQUATE CLEARANCE HAS BEEN CONFIRMED.

VEGETATION

45.

TREAT CUT TREE ROOTS WHICH ARE AT LEAST 1.5 INCHES IN DIAMETER WITH AN EMUSLIFIED ASPHALT FORMULATED FOR USE ON DAMAGED PLANT TISSUES. MAKE CUTS NEAT AND TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO MAINTAIN MOISTURE. COVER WITH EARTH AS SOON AS POSSIBLE.

46.

PROTECT TREES AND OTHER VEGETATION FROM UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; STOCKPILING OF CONSTRUCTION MATERIALS WITHIN DRILPLINES; EXCESS FOOT OR VEHICULAR TRAFFIC AND PARKING OF VEHICLES WITHIN THE DRIP LINE.
47.

THE CONTRACTOR SHALL COMPLY WITH CITY OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.

POINT REPAIRS

48.

CONTRACTOR SHALL EXPOSE ALL EXISTING MAINS, SERVICE LATERALS, AND PIPE FITTING IN THE REPAIR ZONE.
49.

PROVIDE ACCESS TO THE ENGINEER FOR OBSERVATION OF EXISTING CONDITIONS PRIOR TO MAKING REPAIRS.
50.

CONTRACTOR SHALL CONFIRM DIMENSIONS OF NEW PIPE AND FITTINGS WITH THE ENGINEER PRIOR TO INSTALLATION.

51.

CONTRACTOR SHALL RESTORE ALL LANDSCAPING AND YARD FEATURES TO ORIGINAL CONDITIONS.

MATERIALS

52.

ALL PROPOSED PVC PIPE SHALL BE SDR 26 UNLESS NOTED OTHERWISE.
53.

CONFIRM I.D. MATCH OF CONNECTING PIPES PRIOR TO INSTALLATION.
54.

CONFIRM FERNCO ADAPTOR I.D. AND O.D. MATCH TO CONNECTING PIPES PRIOR TO INSTALLATION.

FLOW CONTROL

55.

FOR CUSTOMERS WHOSE SANITARY SEWER SERVICE WILL POTENTIALLY BE INTERRUPTED, CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOUR NOTICE.
56.

COMPLETE RECONNECTION OF SERVICE LINES WITHIN 24 HOURS AFTER DISCONNECTION.

57.

INSTALL AND OPERATE EQUIPMENT NEEDED TO MAINTAIN SEWAGE FLOW AND TO PREVENT BACKUP AND OVERFLOW..

CLEANING & INSPECTION

58.

PRIOR TO CONSTRUCTION, PERFORM TELEVISION INSPECTION OF EXISTING PIPE AND MANHOLES.

59.

AFTER CONSTRUCTION IS COMPLETED CLEAN PIPES AND MANHOLES TO REMOVE DEBRIS. AFTER CLEANING NEW CONSTRUCTION, PERFORM TELEVISION INSPECTION AND PROVIDE VIDEO RECORD.

PIPE BURSTING

60.

INSERTION PITS SHALL NOT BE INSTALLED IN SATURATED SOILS AND SHALL NOT BE LOCATED WHERE PIPE BURSTING REPLACEMENT CAN POTENTIALLY INTERFERE AND/OR DAMAGE SURROUNDING EXITING UTILITIES. THE LOCATION OF THE INSERTION PIT SHALL NOT LIMIT THE SPACE NEEDED FOR PIPE AND EQUIPMENT LAY DOWN AND SHALL NOT BE TOO NARROW FOR THE PIPE TO LINE UP FULLY WITH THE EXISTING PIPE THAT IS BEING REPLACED.
61.

USE POTHOLING TO EXPOSE ALL UTILITY CROSSINGS AND TO CONFIRM ADEQUATE CLEARANCE PRIOR TO BEGINNING PIPE BURSTING OF THE SANITARY SEWER SEGMENT WITH THE CROSSINGS.

REQUIRED SUBMITTALS

62.

PHOTO DOCUMENTATION OF PRE-EXISTING CONDITIONS PER NOTE 14, ON THIS SHEET.
63.

CONTRACTOR SHALL SUBMIT TO GIVLER ENGINEERING THE FOLLOWING SPECIFICATIONS, DRAWINGS, TEST RESULTS, AND OTHER DATA SHOWING DETAILS OF THE FABRICATION AND INSTALLATION OF THE CIPP LINER:

1.

PRODUCT SPECIFICATIONS AND TECHNICAL DATA FOR THE RESIN CATALYST SYSTEM, SEALING MATERIALS, AND LINER TUBE.

2.

MANUFACTURER PROVIDED INFORMATION THAT DESCRIBES THE CIPP MATERIALS, CURING SPEEDS, CURING INSTALLATION PROCESS, INSTALLATION PRESSURES, AND EMPERATURE LIMITATIONS.

3.

CERTIFIED TEST RESULTS OF PHYSICAL PROPERTIES TESTING AND CHEMICAL RESISTANCE TESTING OF THE PROPOSED RESIN MATERIAL.

4.

CERTIFIED DESIGN CALCULATIONS FOR THE LINER THICKNESS PER ASTM, F1216, FOR EACH MANHOLE TO MANHOLE SEGMENT OF MAIN TO BE REHABILITATED. THE DESIGN CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS AND CERTIFIED BY THE MANUFACTURER AS TO THE COMPLIANCE OF THE MANUFACTURER'S MATERIAL TO THE VALUES USED IN THE CALCULATIONS. REVIEW OF CALCULATIONS BY THE OWNER OR ITS ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF ANY CONTRACTUAL OBLIGATIONS.

5.

IF A FIELD WET-OUT PROCEDURE WILL BE USED FOR THE LINER IMPREGNATION, SUBMIT A COMPLETE DESCRIPTION OF THE PROPOSED WET-OUT PROCEDURE WITH DETAILED INFORMATION ON EQUIPMENT AND MATERIAL STORAGE LOCATIONS, RESIN VOLUMES AND/OR WEIGHTS, LINER LENGTH, START TIMES, FINISH TIMES, RESIN INJECTION LOCATIONS, AND ANY OTHER PERTINENT DATA DOCUMENTING THE WET-PIT PROCEDURE. PROVIDE PLAN INDICATING PROCEDURE FOR RECONNECTION OF LATERALS AND PIPE END SEALS.

6.

MAP THAT LEGIBLY SHOWS THE PROPOSED LINER INSERTION LOCATION(S), CONSTRUCTION STAGING AREA(S), AND BYPASS PUMPING OF PIPING LOCATIONS.

7.

FLOW CONTROL PLAN IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION SECTION 1043, "FLOW CONTROL IN GRAVITY MAINS."

8.

HYDRAULIC FLOW CAPACITY CALCULATIONS WITH A COPY OF CERTIFICATION VERIFYING MANNING'S ROUGHNESS "n" VALUE FOR THE PROPOSED LINER.

9.

SCHEDULE OF OPERATIONS FOR EACH PROJECT OR WORK ORDER.

10.

LINER CURING PARAMETER RECORDS.

11.

PRE AND POST TELEVISION INSPECTION VIDEOS AND LOGS ON DVD IN ACCORDANCE WITH SPECIFICATION SECTION 1044, "INTERNAL TELEVISION INSPECTION OF GRAVITY MAINS."

12.

PHYSICAL SAMPLES. SAMPLES REMOVED FOR TESTING SHALL BE INDIVIDUALLY LABELED AND LOGGED WITH THE FOLLOWING INFORMATION:

A.

OWNER'S PROJECT NUMBER AND TITLE.

B.

SAMPLE NUMBER.

C.

SEGMENT NUMBER OF LINE AS NOTED ON PLANS.

D.

DATA AND TIME OF SAMPLE.

E.

NAME OF CONTRACTOR.
64.

MANUFACTURER'S DATA AND SPECIFICATIONS FOR PIPE MATERIALS, FITTINGS AND ADAPTERS.
65.

CLEANING AND TELEVISING EQUIPMENT PER ITEM 1024 AND ITEM 1044 OF THE TECHNICAL SPECIFICATIONS.
66.

PROPOSED FLOW CONTROL PLAN PER ITEM 1043 OF THE TECHNICAL SPECIFICATIONS.
67.

CONCRETE PER ITEM 300 OF THE TECHNICAL SPECIFICATIONS.
68.

FLOWABLE FILL PER ITEM 413 OF THE TECHNICAL SPECIFICATIONS.
69.

PRECAST MANHOLE PER ITEM 852 OF THE TECHNICAL SPECIFICATIONS.

PRELIMINARY REVIEW

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CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
L. DAVID GIVLER,
TEXAS P.E. NO. 73842



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

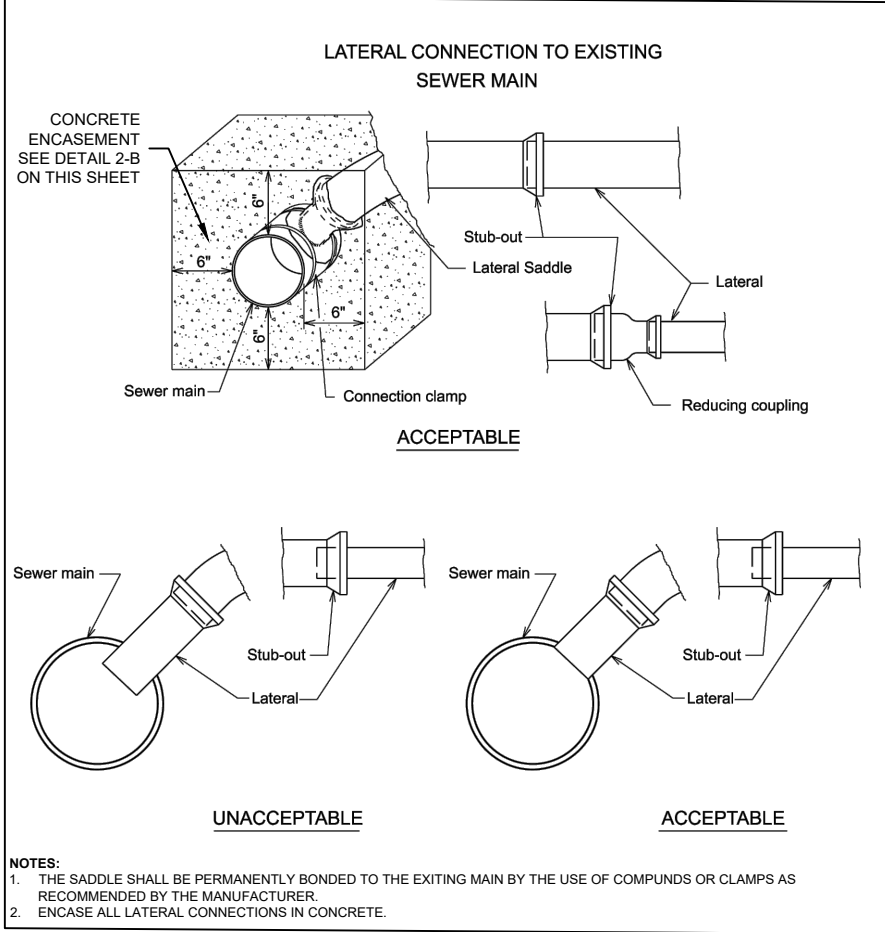
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SHEET NUMBER:

02

OF

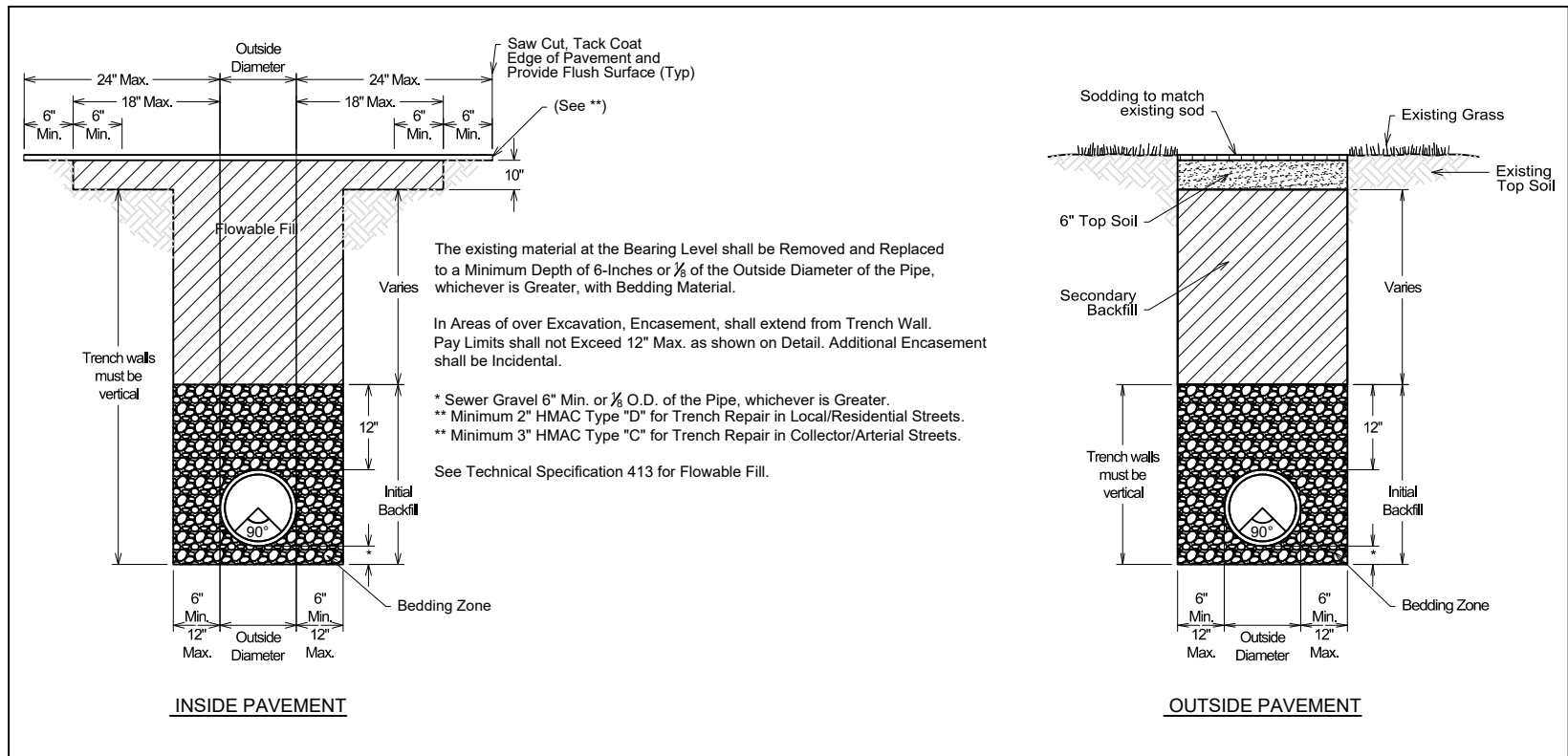
25



1 LATERAL CONNECTION

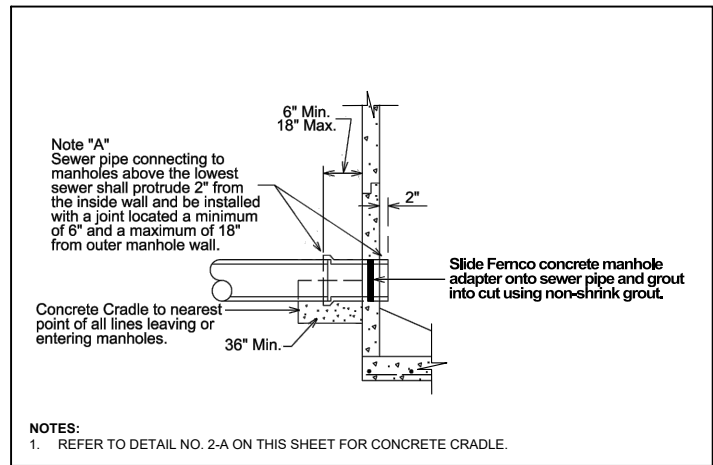
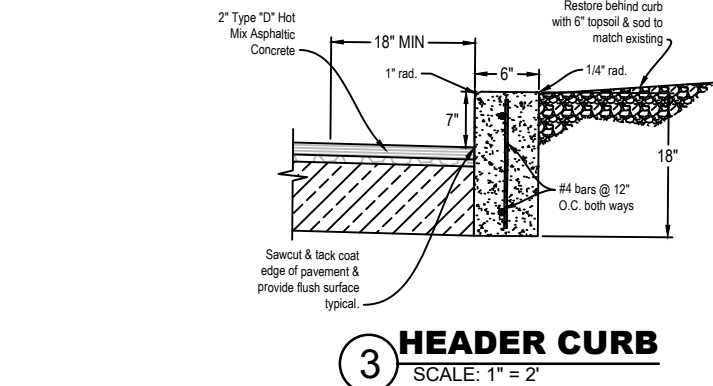
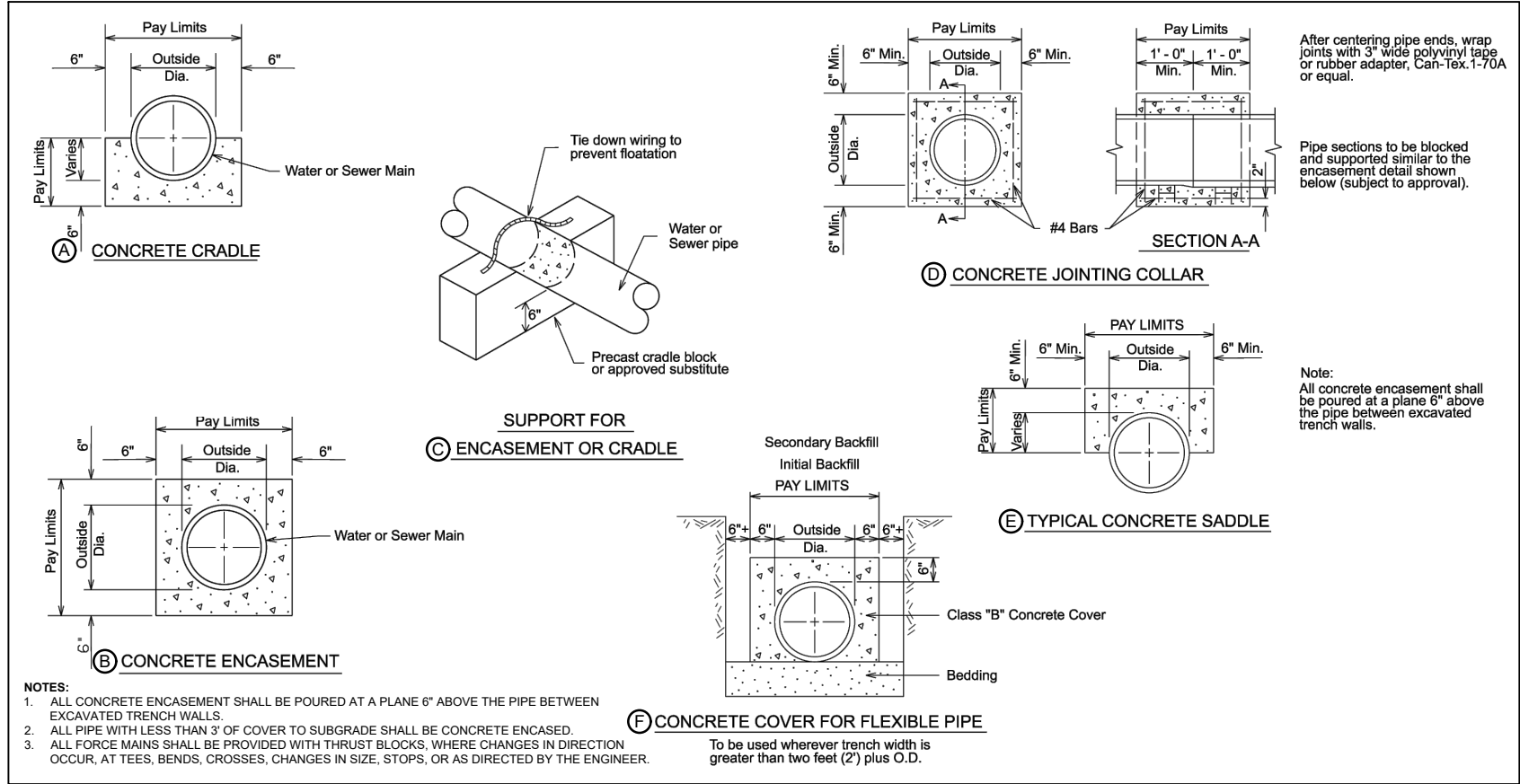
NTS

BASED ON SAWS STD. DWG. DD-854-03, SHEET 2 OF 2



4 SEWER PIPE TRENCH DETAIL

NTS



5 MANHOLE CONNECTION

NTS

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

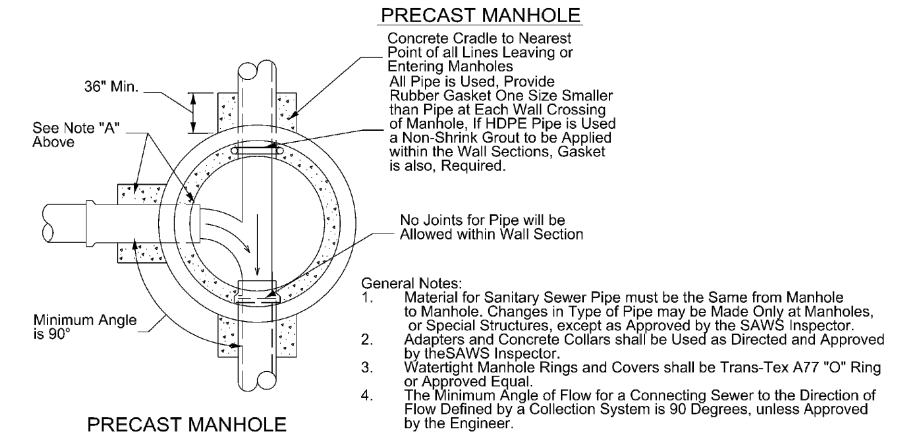
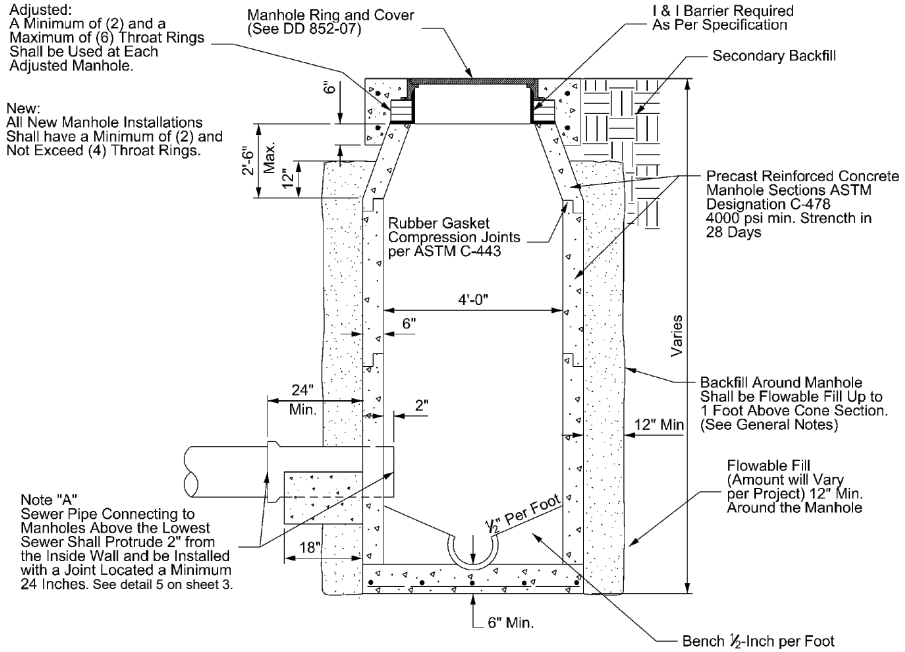
DETAILS (SHEET 1)

SHEET NUMBER:

03

OF

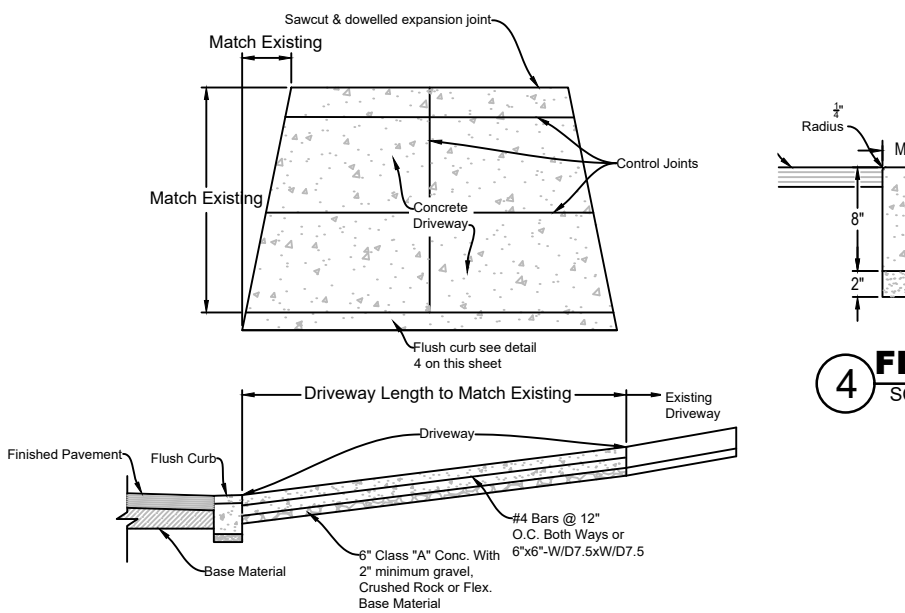
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1 PRECAST MANHOLE

NTS

BASED ON SAWS STD. DWG. DD-852-01, SHEET 1 OF 2

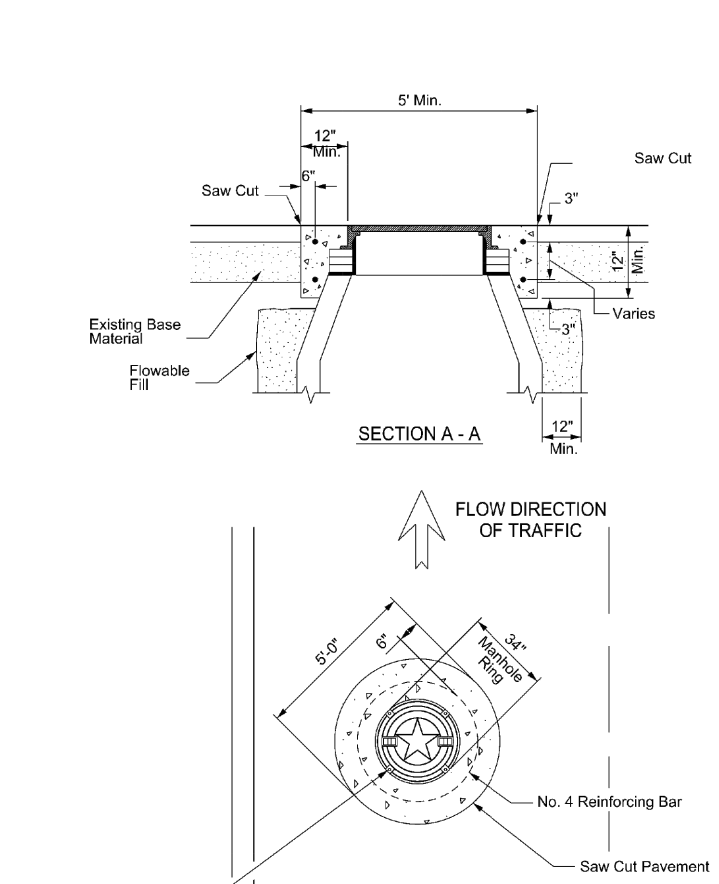


3 DRIVEWAY APRON

SCALE: 1" = 2'

Note:

1. Coordinate with utility locators to avoid conflicts.
2. Proposed driveway geometry and layout shall match the existing unless directed otherwise by the Engineer.
3. Driveway forms and bars must be inspected by Engineer prior to concrete being placed.



2 CONCRETE PAVEMENT REPAIR

NTS

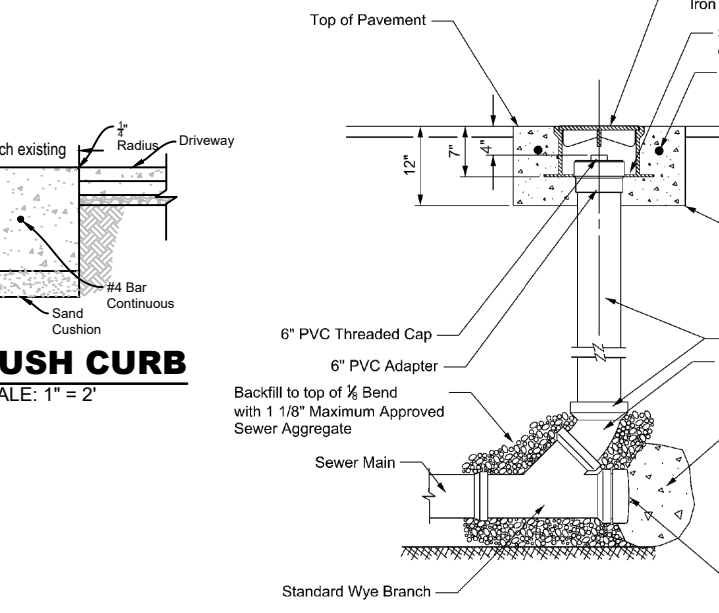
BASED ON GEI STREET CUT DETAIL FOR UTILITY TRENCH IN CONCRETE PAVEMENT

NOTE:

1. The Concrete Shall be 4000 PSI Minimum and Reinforced with No. 4 Bars as Shown.
2. The Concrete Shall Extend to Edge of Saw Cut Pavement.
3. Manhole Ring Encasement is Required on all Manholes.
4. Manhole Lid shall Open in the Direction of Traffic or Downstream in Parkway

4 FLUSH CURB

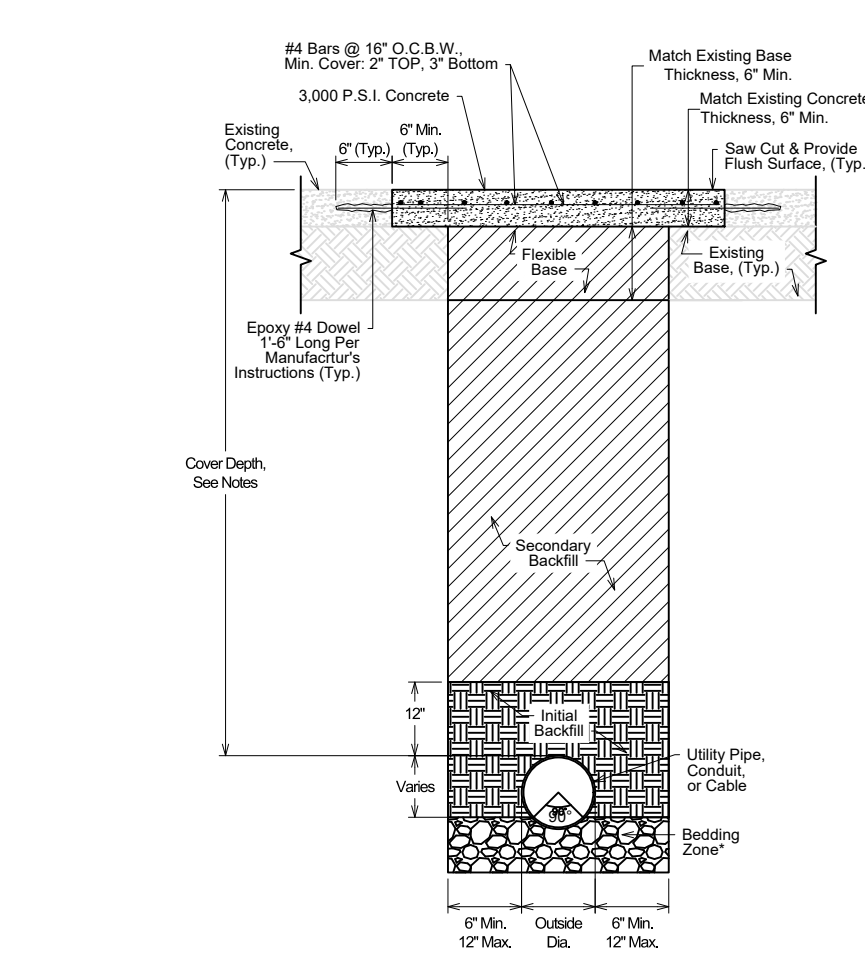
SCALE: 1" = 2'



5 TERMINAL CLEANOUT DETAIL

NTS

BASED ON SAWS STD. DWG. DD-854-02, SHEET 3 OF 3



2 CONCRETE PAVEMENT REPAIR

NTS

BASED ON GEI STREET CUT DETAIL FOR UTILITY TRENCH IN CONCRETE PAVEMENT

5 TERMINAL CLEANOUT DETAIL

NTS

BASED ON SAWS STD. DWG. DD-854-02, SHEET 3 OF 3

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REVISION	DATE

GEI GIVLER
ENGINEERING, INC.

TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT: CITY OF OLMOS PARK

PROJECT NAME: **SANITARY SEWER BOND PROJECT PHASE F**

PHASE: PRELIMINARY DESIGN

PROJECT LOCATION: CITY OF OLMOS PARK

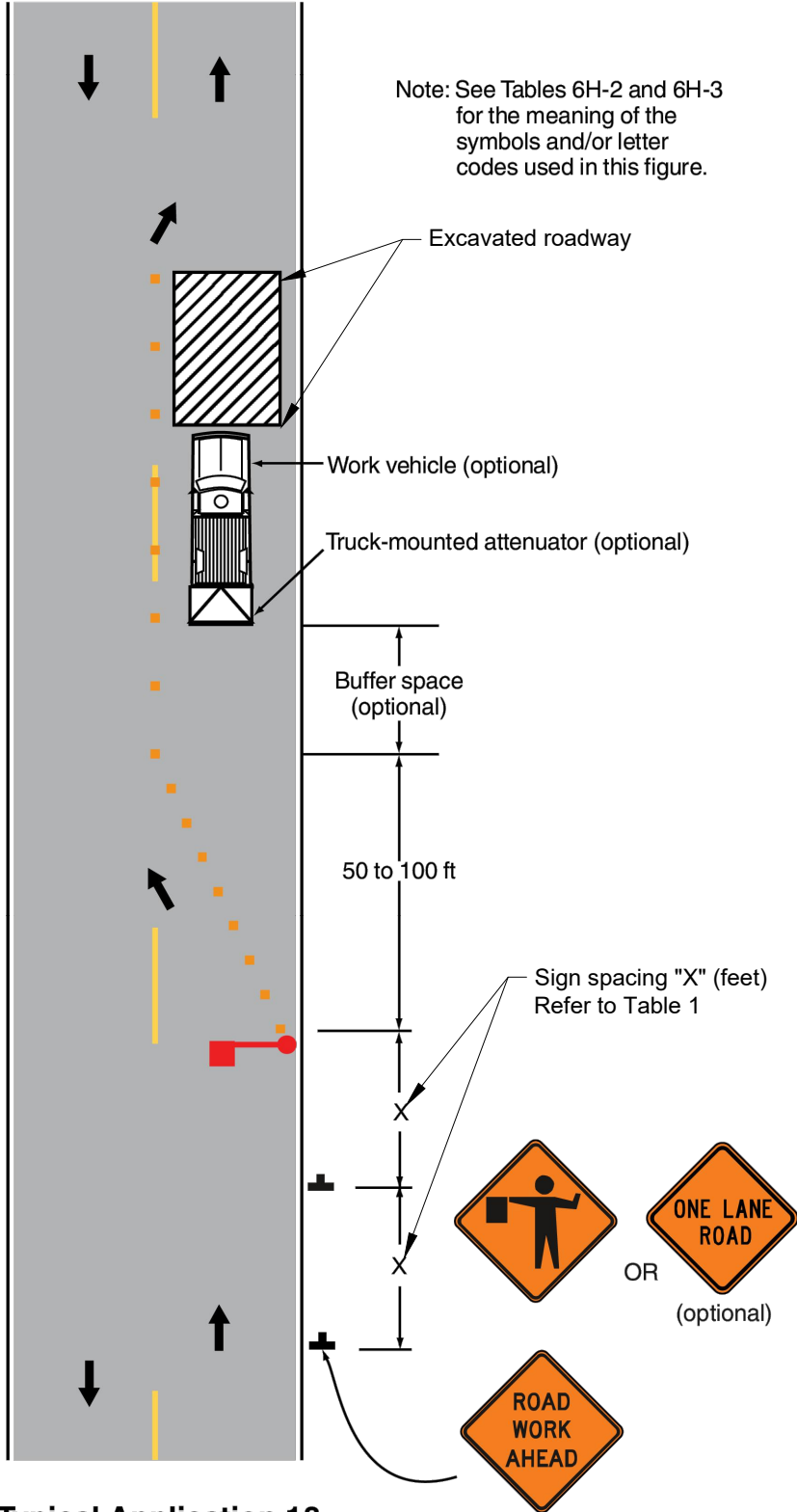
PROJECT NUMBER: OLMPK-024F

DESIGNED BY:	CHECKED BY:	DRAWN BY:
GNW	RJB	GNW

DATE: 2/4/2026

SHEET TITLE: **DETAILS (SHEET 2)**

SHEET NUMBER: 04 OF 25



Typical Application 18

1 SIGN PLACEMENT
NTS

- NOTES:
- 1. PROVIDE ALL SIGNS AND BARRICADES.
 - 2. NOTIFY ENGINEER, CITY, AND RESIDENTS OF ROAD CLOSURE AND DRIVEWAY APRON REMOVAL AT LEAST 48 HOURS IN ADVANCE. ALLOW RESIDENTS TO RELOCATE VEHICLES OUT OF WORK ZONE.
 - 3. COVER EXCAVATIONS IN THE ROAD WITH A STEEL PLATE BY THE END OF EACH WORKDAY.
 - 4. ALL SIGNS SHALL CONFORM TO THE LATEST TMUTCD STANDARDS.
 - 5. FLAGGER'S MUST BE PRESENT WHEN LAYING OR MOVING WELDED PIPE ACROSS THE ROAD TO DIVERT TRAFFIC.
 - 6. TRAFFIC CONTROLS SHALL BE IN PLACE PRIOR TO BEGINNING A REPAIR.

LEGEND

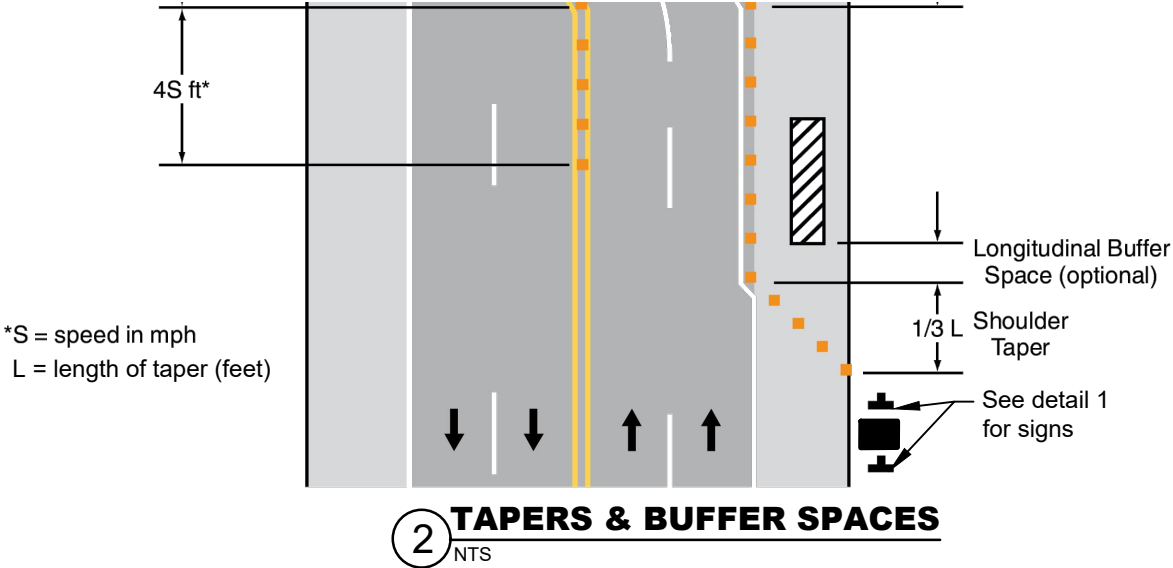
- Channelizing device
- Flagger
- Direction of traffic
- Sign (shown facing left)
- Work space

TABLE - 1

Road Classification	Posted Speed (MPH)	Sign Spacing "X" (Feet)
Conventional Highway	25	100
	30	120
	35	160
	40	240
	45	320
	50	400
	55*	500
	60*	600
	65*	700
	70*	800
	75*	900
	80*	1000
Expressway or Freeway	All Speeds	See Typical Applications **

* Distance between signs should be increased to have 1500 feet advance warning. (See Section 6C.04.07)

** Distance between signs should be increased to have 1/2 mile or more advance warning (See Section 6C.04.05)



*S = speed in mph
L = length of taper (feet)

2 TAPERS & BUFFER SPACES
NTS

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REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY: GNW
CHECKED BY: RJB
DRAWN BY: GNW

DATE:

2/4/2026

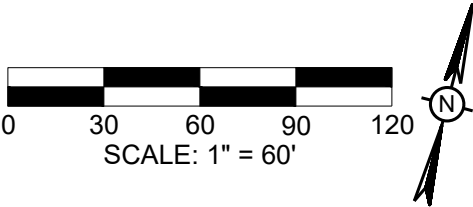
SHEET TITLE:

TRAFFIC CONTROL
DETAILS

SHEET NUMBER:

05 OF 25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
WLDW-A-05	WLDW-A-06	6"	CIP	GRASS	4.5 LF FROM D/S MH	SAG	POINT REPAIR	123



LEGEND

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

Wx

EXISTING SAWS WATER MAIN

Gx

EXISTING CPS GAS MAIN

OEx

EXISTING CPS OVERHEAD ELECTRIC

SEWER FLOW DIRECTION

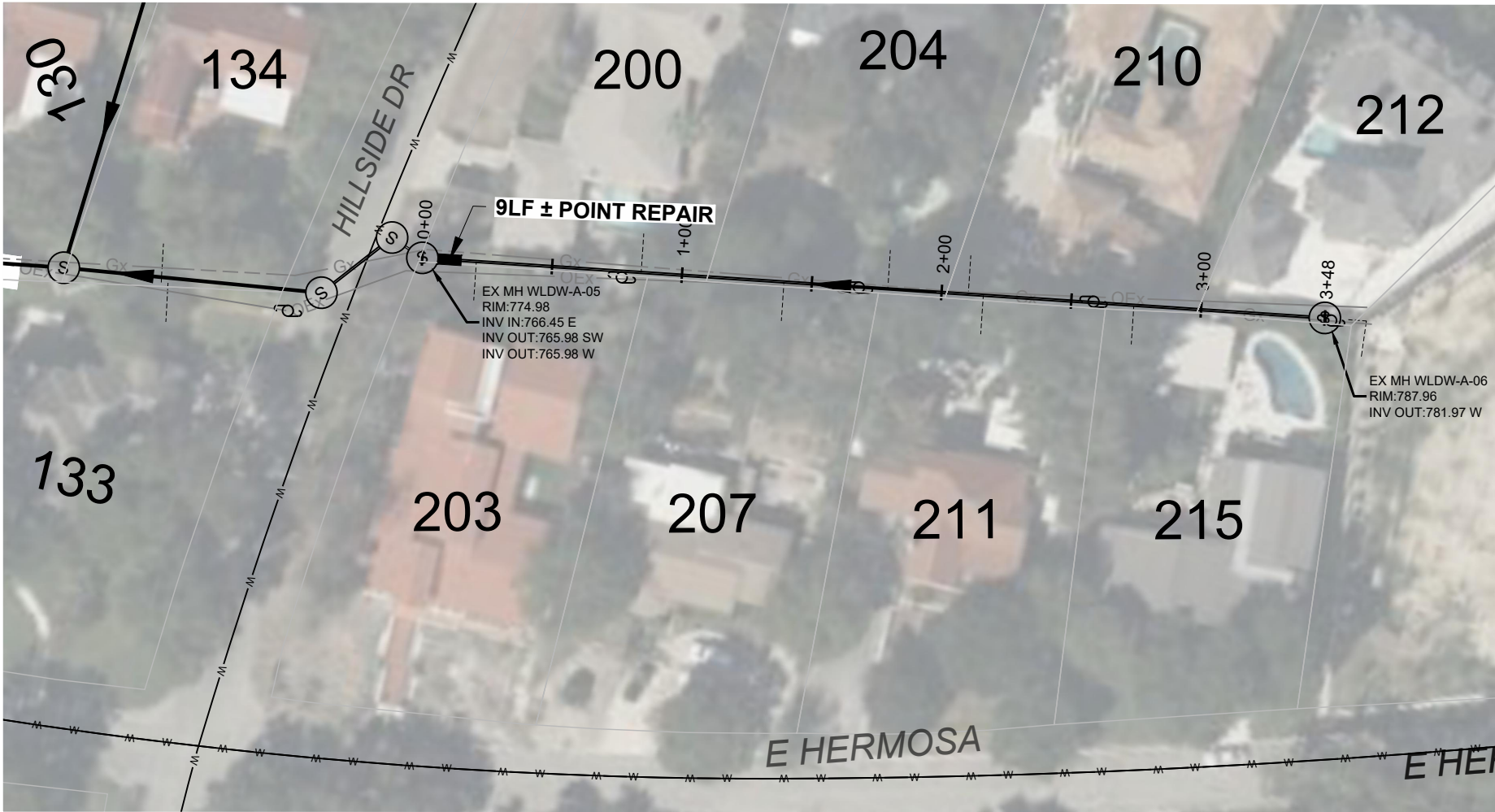
EXISTING UTILITY POLE

SS

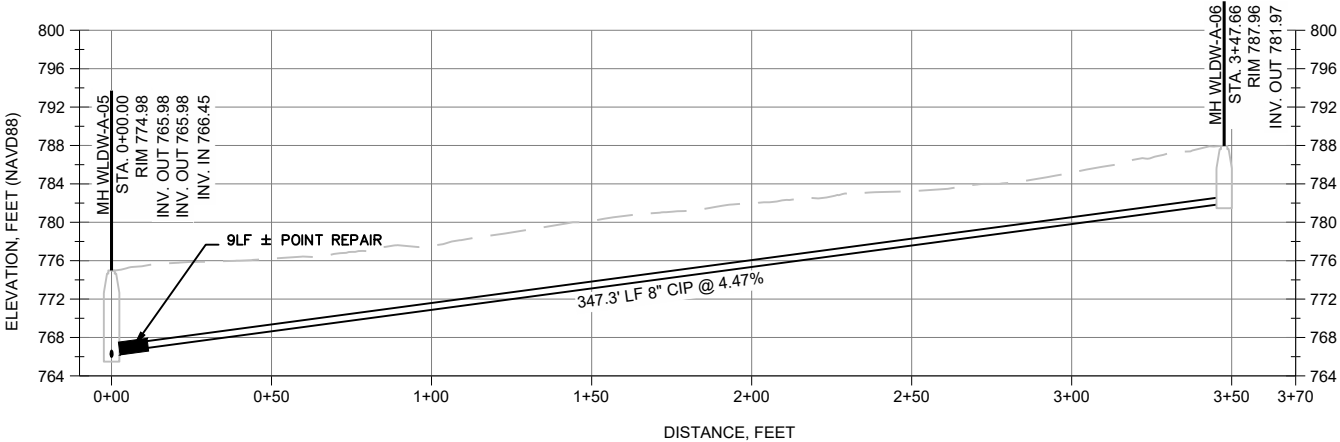
EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE



EXISTING CONDITIONS AT STA. 0+02 to STA. 0+07



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- INSTALL 8" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

PRELIMINARY REVIEW

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UNDER THE AUTHORITY OF
L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE
----------	------



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F1

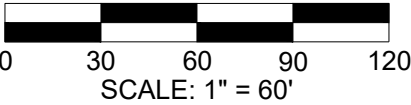
SHEET NUMBER:

06

OF

25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
MCC-A-05	MNDLY-D-01	6"	CIP	ASPHALT	34 LF FROM D/S MH	DEFORMED BULGING ROUND	PIPE BURSTING, REMOVE & REPLACE MANHOLE, RECONNECT SEWER LATERALS	59
					214 LF FROM D/S MH	SAG	PIPE BURSTING, REMOVE & REPLACE MANHOLE, RECONNECT SEWER LATERALS	132
MNDLY-D-01	MNDLY-D-02	6"	CIP	ASPHALT	177 LF FROM D/S MH	DEFORMED BULGING ROUND	PIPE BURSTING, REMOVE & REPLACE MANHOLE, RECONNECT SEWER LATERALS	100



LEGEND

- EXISTING SEWER LINE TO REMAIN
- PROPOSED PIPE BURSTING
- Wx

EXISTING SAWS WATER MAIN
- Gx

EXISTING CPS GAS MAIN
- OEx

EXISTING CPS OVERHEAD ELECTRIC
- SEWER FLOW DIRECTION
- SS

EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- REMOVE & REPLACE SEWER MANHOLE
- REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 02+14



PR EXISTING CONDITIONS AT STA. 04+88



CONSTRUCTION NOTES

1.

SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
2.

DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
3.

POTHOLE GAS MAIN.
4.

VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
5.

EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
6.

CUT AND REMOVE ~20LF OF PIPE AND RESTORE BEDDING.
7.

INSTALL 6" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
8.

COMPLETE REHABILITATION OF EXISTING SANITARY SEWER MAIN BY PIPE BURSTING/CRUSHING METHOD.
9.

PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
10.

RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
11.

REHABILITATE 2 MANHOLES.
12.

CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
13.

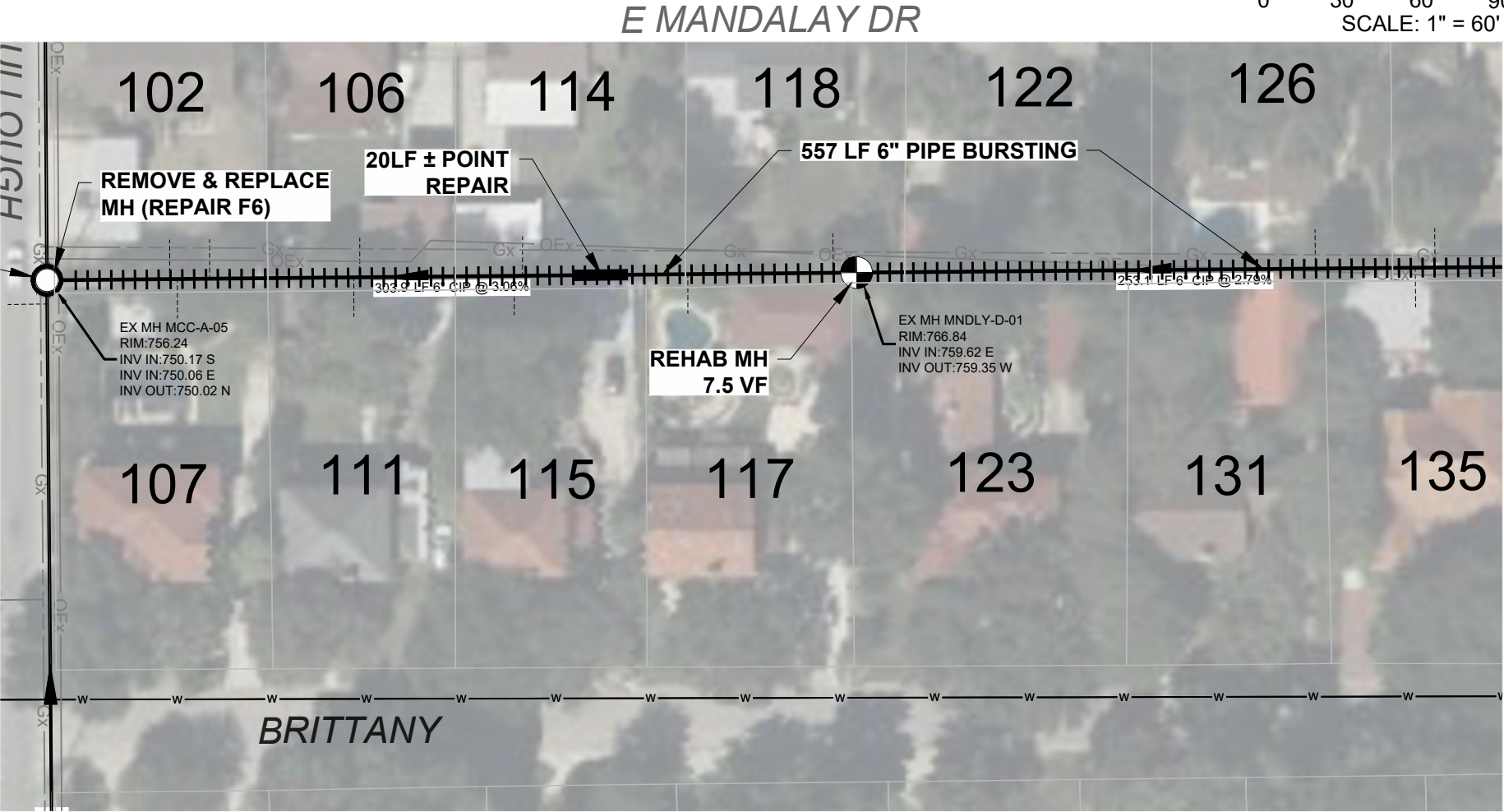
BACKFILL TRENCH PER DETAIL 4/03.
14.

RESTORE SURFACE TO ORIGINAL CONDITION.
- NOTES

EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.
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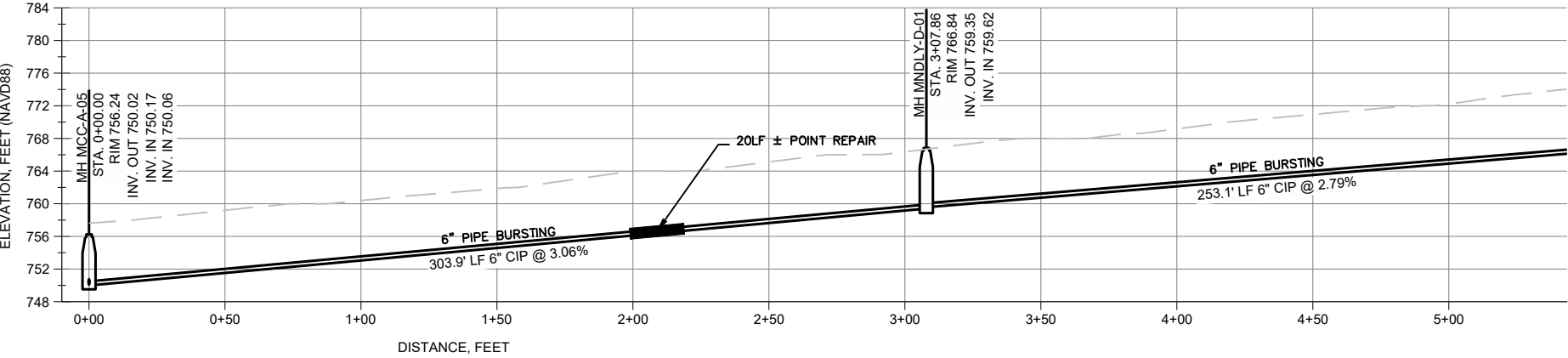
SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811



DISTANCE, FEET

Pothole Gas Main



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION

DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:
GNW

CHECKED BY:
RJB

DRAWN BY:
GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F2
1 OF 2

SHEET NUMBER:

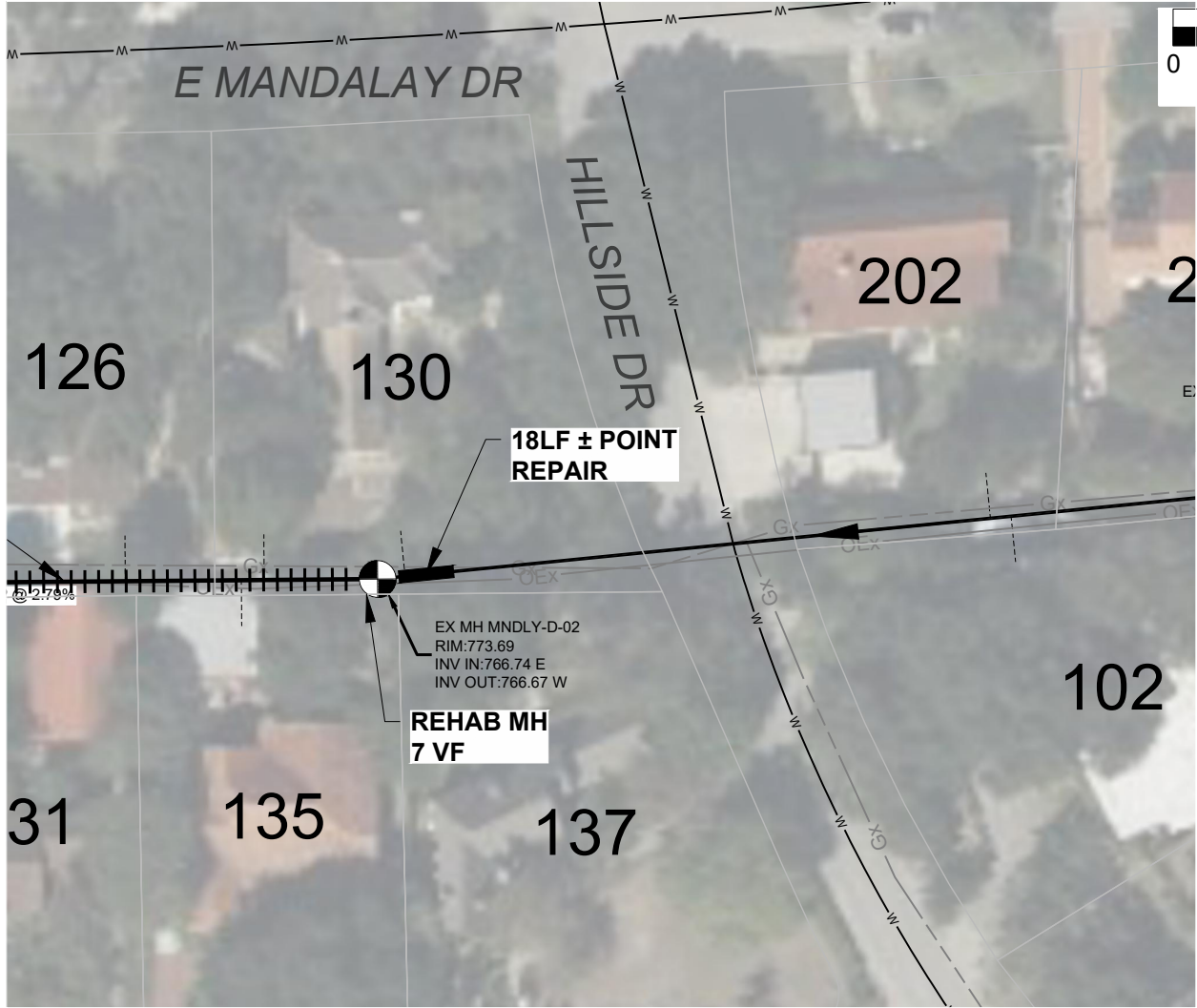
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OF

25

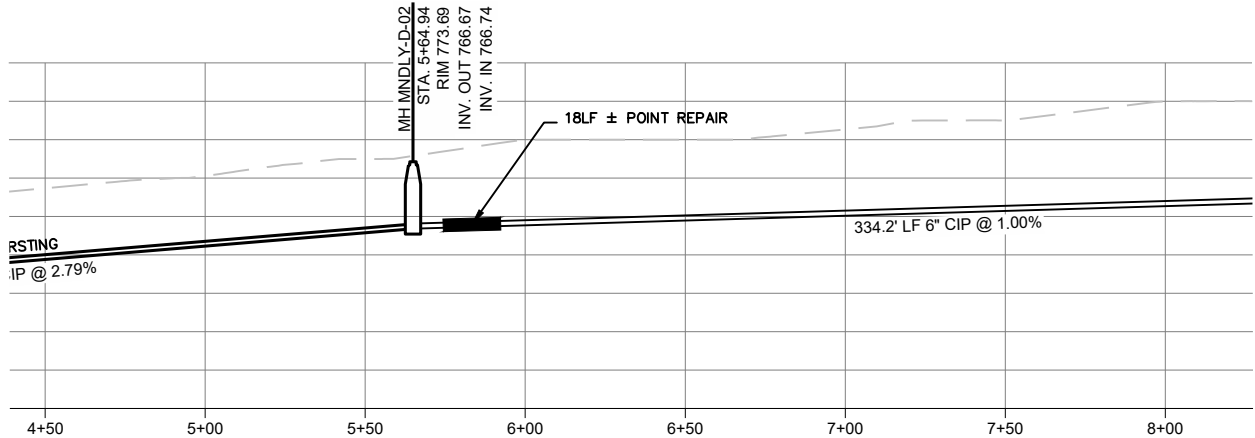
C:\Users\Givler\OneDrive - Givler Engineering\Projects\TX\OLMPK\OLMPK-024F Sanitary Sewer Bond Project\Drawings\Sheets\Phase F Plan and Profile.dwg -- 2026-03-12

SEE SHEET 07



Pothole Gas Main

SEE SHEET 07



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'



LEGEND

- EXISTING SEWER LINE TO REMAIN
- PROPOSED PIPE BURSTING
- Wx EXISTING SAWS WATER MAIN
- Gx EXISTING CPS GAS MAIN
- OEx EXISTING CPS OVERHEAD ELECTRIC
- SEWER FLOW DIRECTION
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- REMOVE & REPLACE SEWER MANHOLE
- REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 05+88



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- POTHOLE WATER MAIN AT CROSSING TO CONFIRM CLEARANCE PRIOR TO REPAIR.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~18LF OF PIPE AND RESTORE BEDDING.
- INSTALL 6" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

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SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

PROJECT NUMBER:
OLMPK-024F

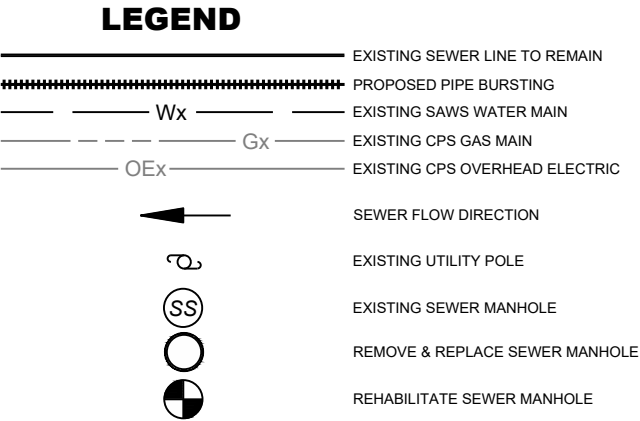
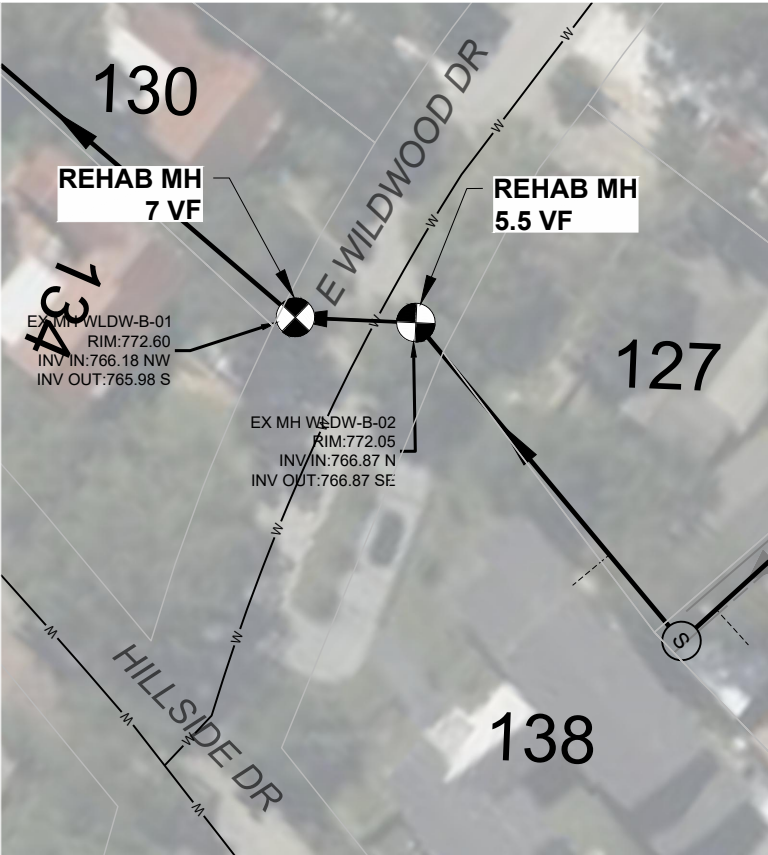
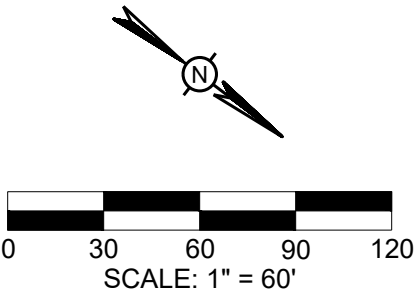
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

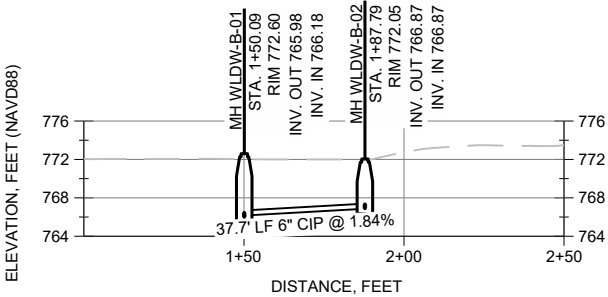
SHEET TITLE:
REPAIR F2
2 OF 2

SHEET NUMBER:
08 OF 25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
WLDW-B-02	WLDW-B-01	6"	HDPE	ASPHALT	N/A	BRICK MANHOLE	REHABILITATE 2 MANHOLES	N/A



- CONSTRUCTION NOTES**
- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
 - DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
 - PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
 - REHABILITATE 2 MANHOLES.
 - BACKFILL TRENCH PER DETAIL 4/03.
 - RESTORE SURFACE TO ORIGINAL CONDITION.



NOTES
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COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE
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TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

PROJECT NUMBER:
OLMPK-024F

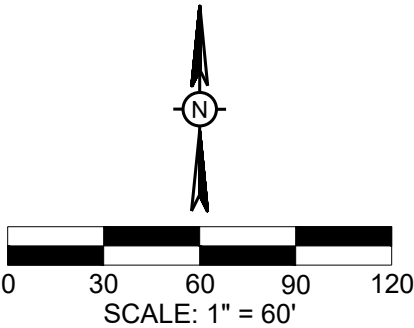
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

SHEET TITLE:
REPAIR F3

SHEET NUMBER:
09 OF **25**

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
PRKHL-A-02	PRKHL-A-02	6"	CIP/HDPE	ASPHALT	N/A	BRICK MANHOLE	REMOVE AND REPLACE MANHOLE	N/A



LEGEND

Wx

Gx

OEx

SS

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

EXISTING SAWS WATER MAIN

EXISTING CPS GAS MAIN

EXISTING CPS OVERHEAD ELECTRIC

SEWER FLOW DIRECTION

EXISTING UTILITY POLE

EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- COORDINATE WITH CPS ENERGY TO RELOCATE GAS MAIN.
- COORDINATE WITH SAN ANTONIO WATER SYSTEM (SAWS) TO RELOCATE WATER MAIN.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- REMOVE AND REPLACE MANHOLE.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

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COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
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REVISION	DATE
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TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

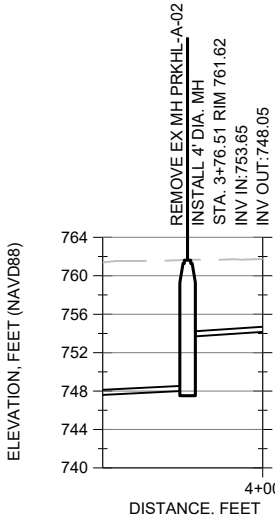
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

SHEET TITLE:

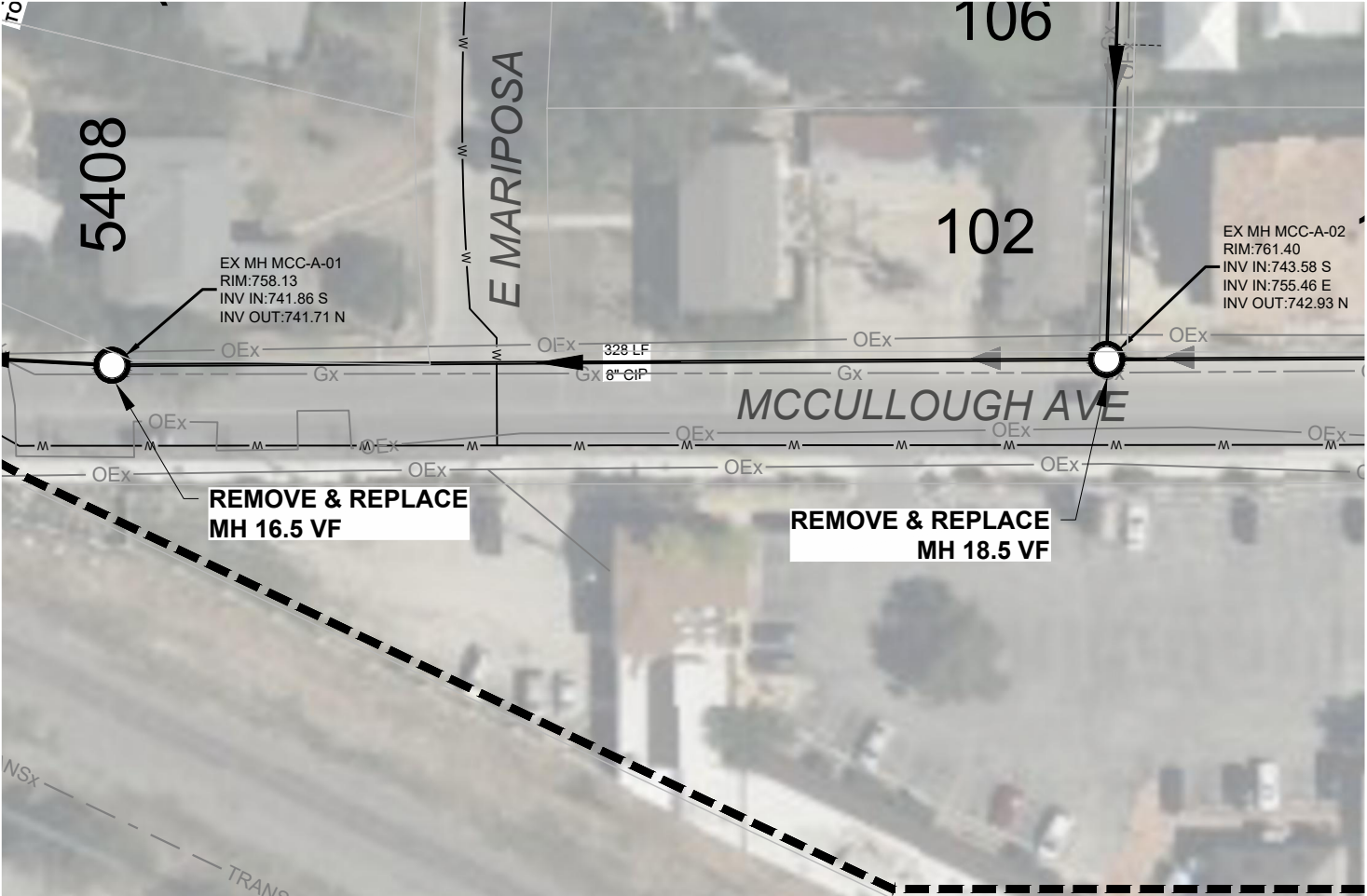
REPAIR F5

SHEET NUMBER:
11 OF 25

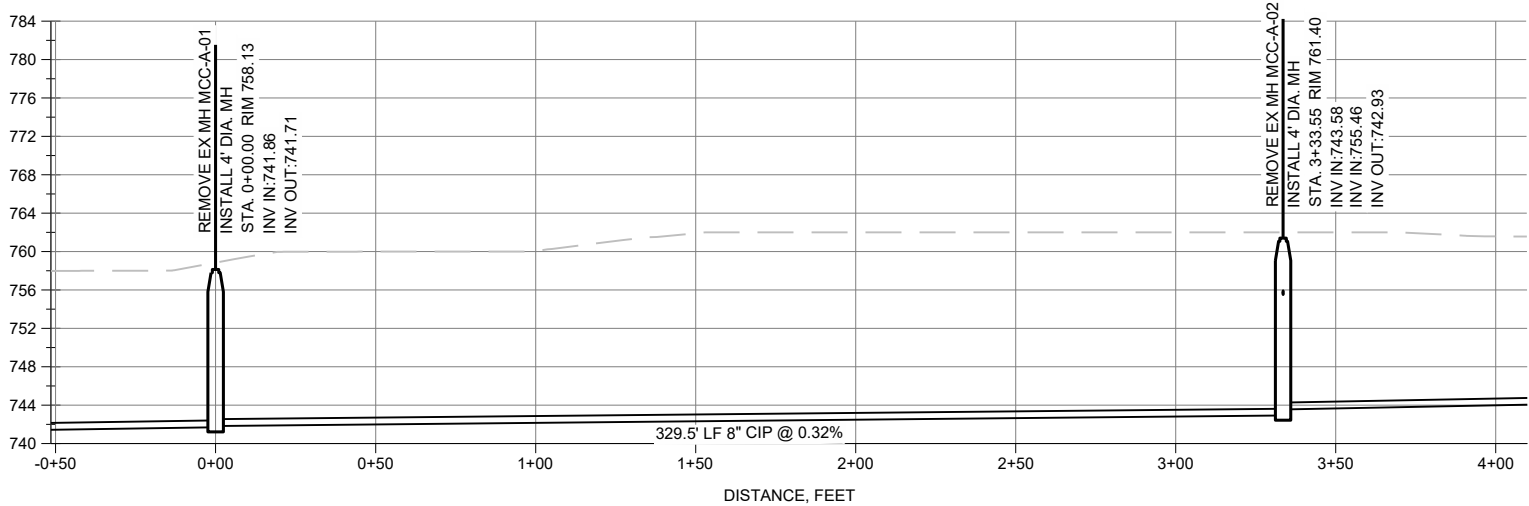


Relocate Gas Main
Relocate Water Main

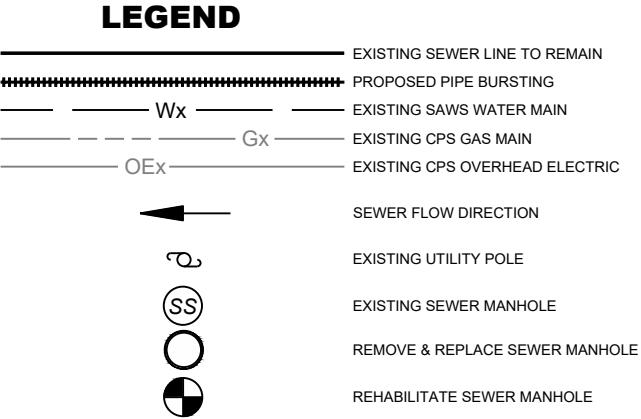
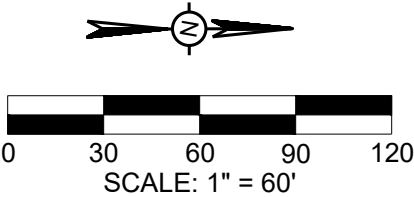
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Brace Power Pole (2)
Relocate Gas Main (2)



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'



CONSTRUCTION NOTES

1. SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
2. DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
3. COORDINATE WITH CPS ENERGY TO BRACE POWER POLES.
4. PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
5. RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
6. REMOVE AND REPLACE 2 MANHOLES.
7. CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
8. BACKFILL TRENCH PER DETAIL 4/03.
9. RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
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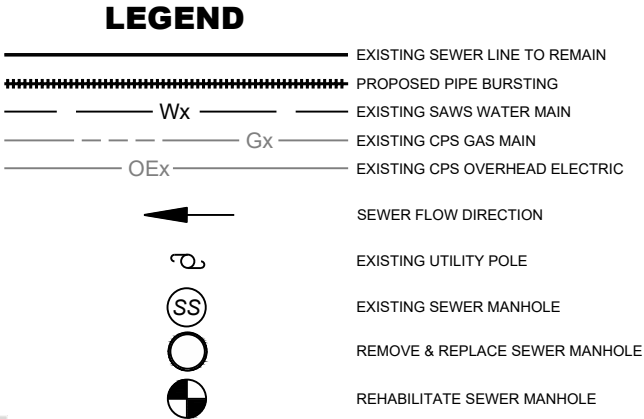
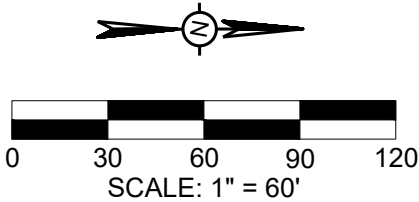
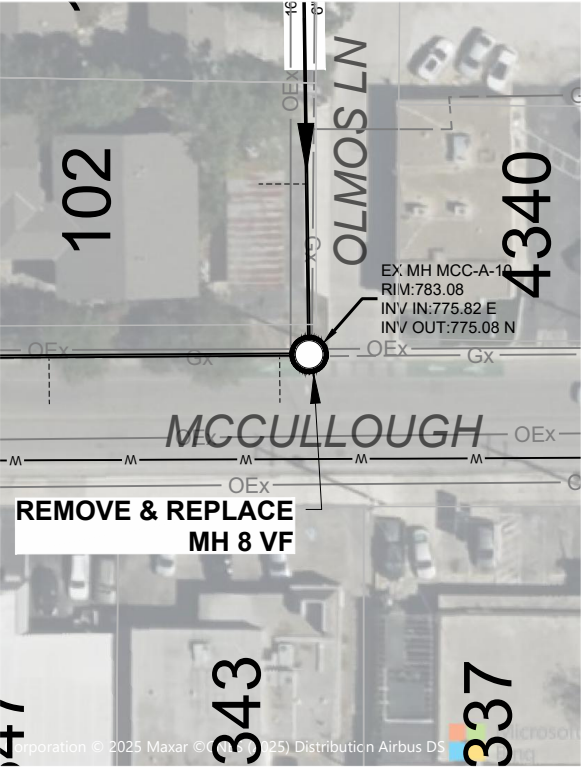
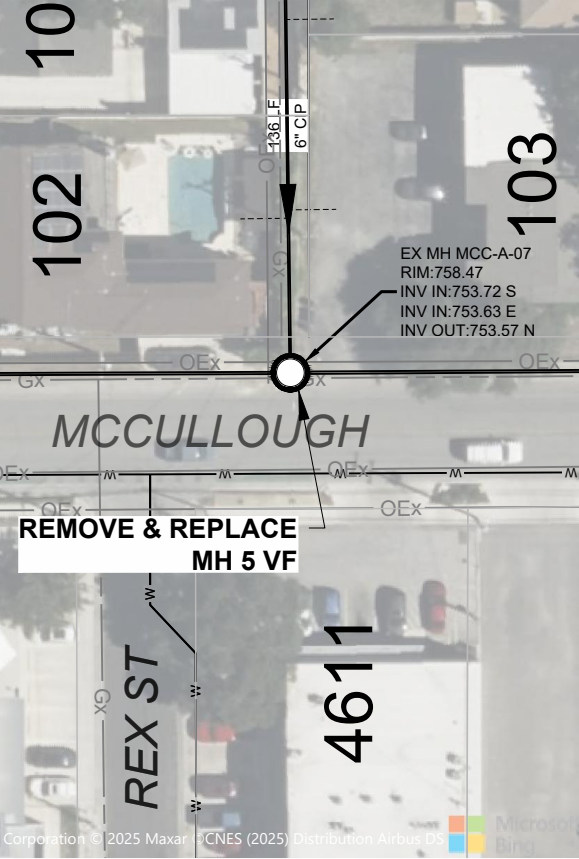
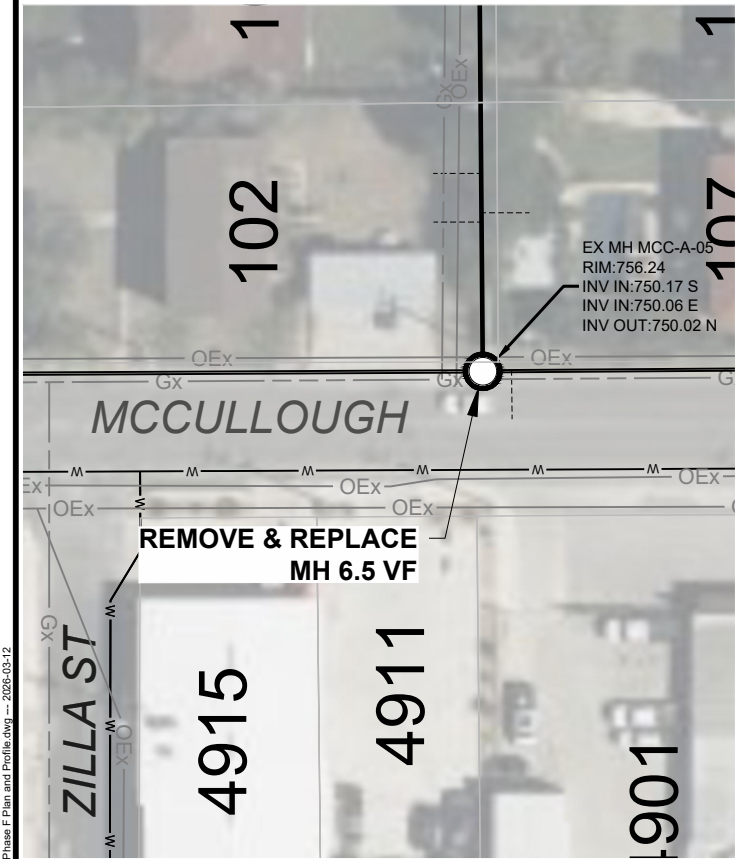
COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE
GEI GIVLER ENGINEERING, INC. TX Registration #F-002573 515 Busby Drive San Antonio, Texas 78209 Phone: (210) 342-3991	
CLIENT: CITY OF OLMOS PARK	
PROJECT NAME: SANITARY SEWER BOND PROJECT PHASE F	
PHASE: PRELIMINARY DESIGN	
PROJECT LOCATION: CITY OF OLMOS PARK	
PROJECT NUMBER: OLMPK-024F	
DESIGNED BY: GNW	CHECKED BY: RJB
DATE: 2/4/2026	
SHEET TITLE: REPAIR F6 1 of 2	
SHEET NUMBER: 12 OF 25	

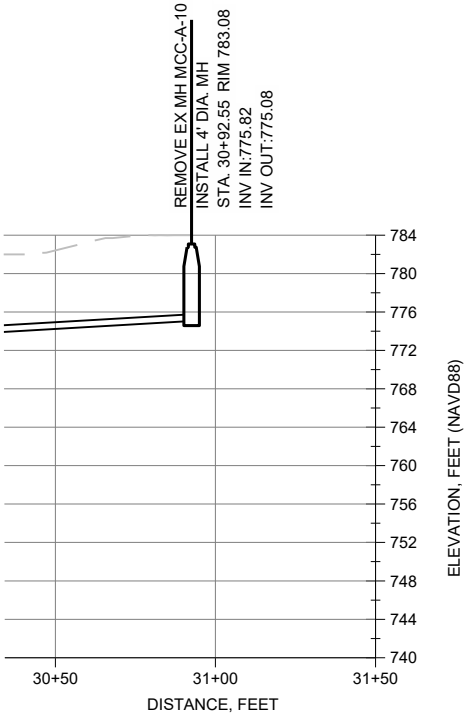
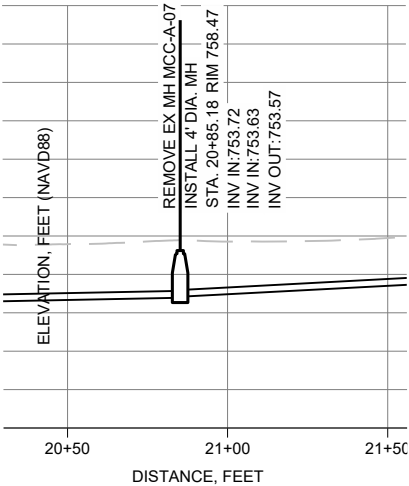
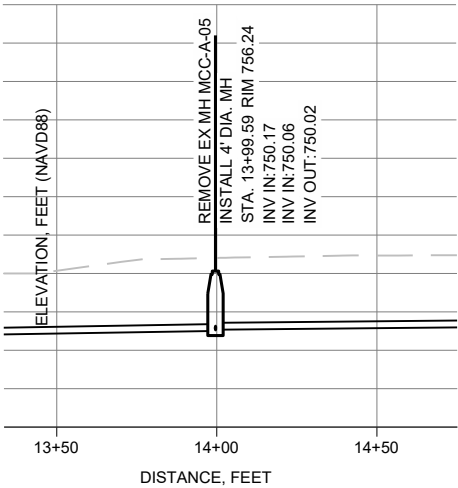
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CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- COORDINATE WITH CPS ENERGY TO BRACE POWER POLES.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- REMOVE AND REPLACE 3 MANHOLES.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

Brace Power Poles (3)
Relocate Gas Main (3)



NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

PRELIMINARY REVIEW

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE
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TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

PROJECT NUMBER:
OLMPK-024F

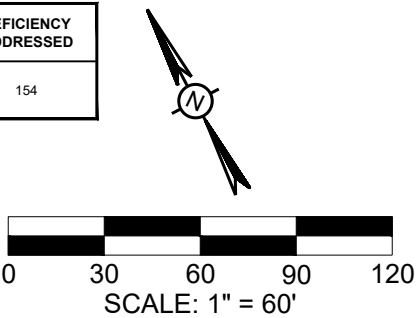
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

SHEET TITLE:
REPAIR F6
2 of 2

SHEET NUMBER:
13 OF 25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
PSOEN-A-01	PSOEN-A-02	8"	CIP	GRASS	245 LF FROM U/S MH	SAG	PIPE BURSTING, REMOVE & REPLACE MANHOLE, RECONNECT SEWER LATERALS	154



LEGEND

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

Wx

EXISTING SAWS WATER MAIN

Gx

EXISTING CPS GAS MAIN

OEx

EXISTING CPS OVERHEAD ELECTRIC

SEWER FLOW DIRECTION

SS

EXISTING UTILITY POLE

EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 01+82



CONSTRUCTION NOTES

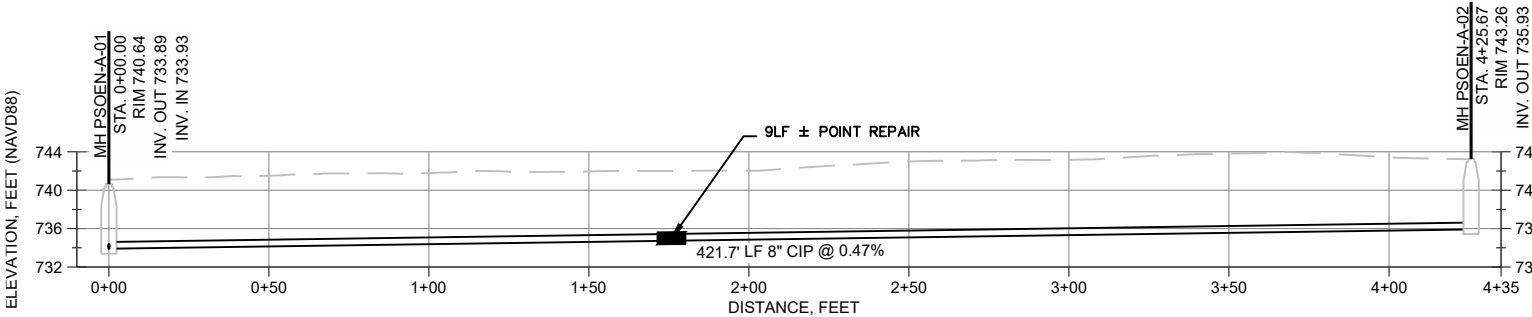
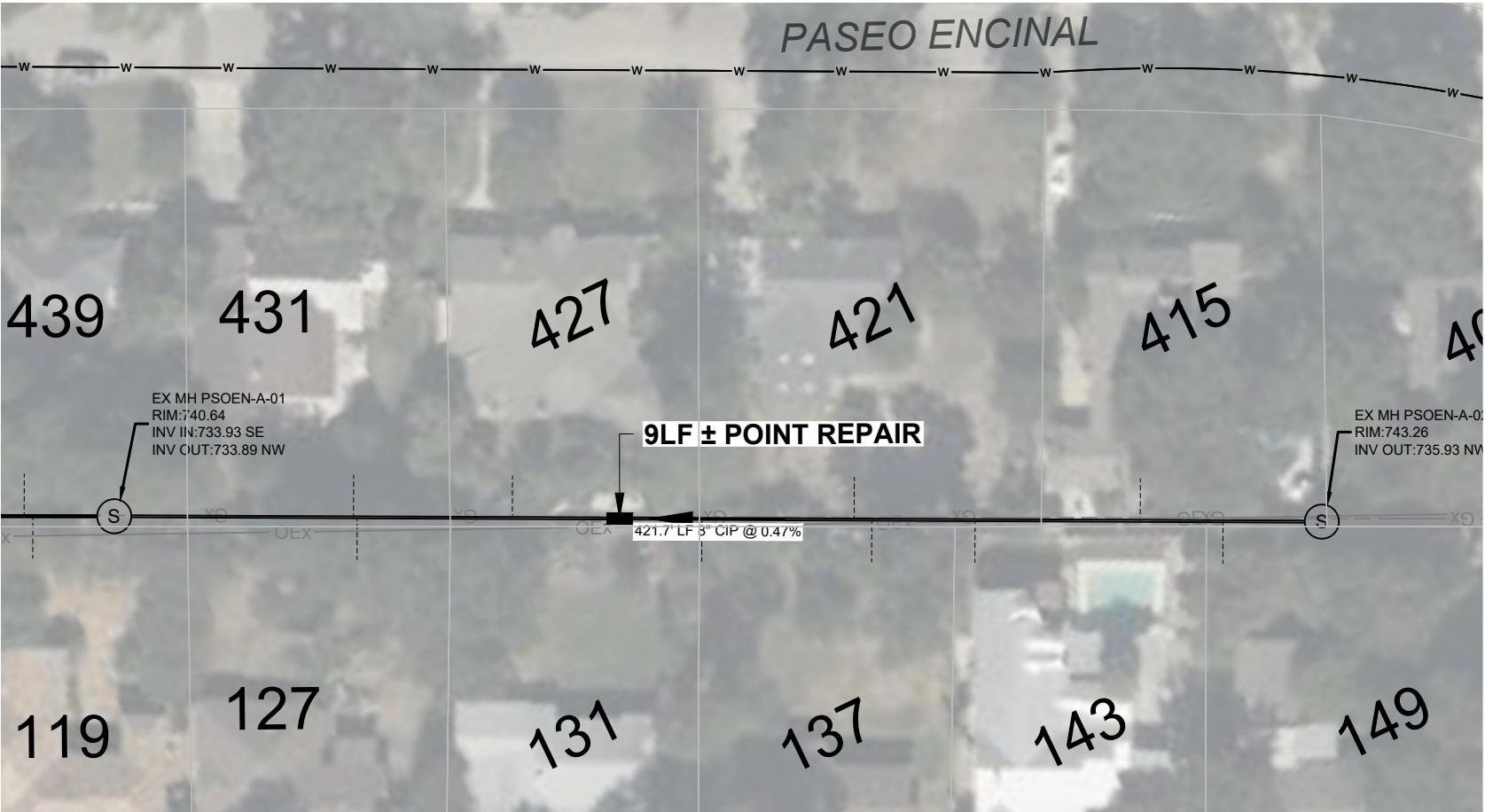
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- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- POTHOLE WATER MAIN AT CROSSING TO CONFIRM CLEARANCE PRIOR TO REPAIR.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- INSTALL 8" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

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COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811



LE-01
28.98
35.71
28.54
28.54

VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'

PRELIMINARY REVIEW

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TEXAS P.E. NO. 73842

REVISION	DATE
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TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

PROJECT NUMBER:
OLMPK-024F

DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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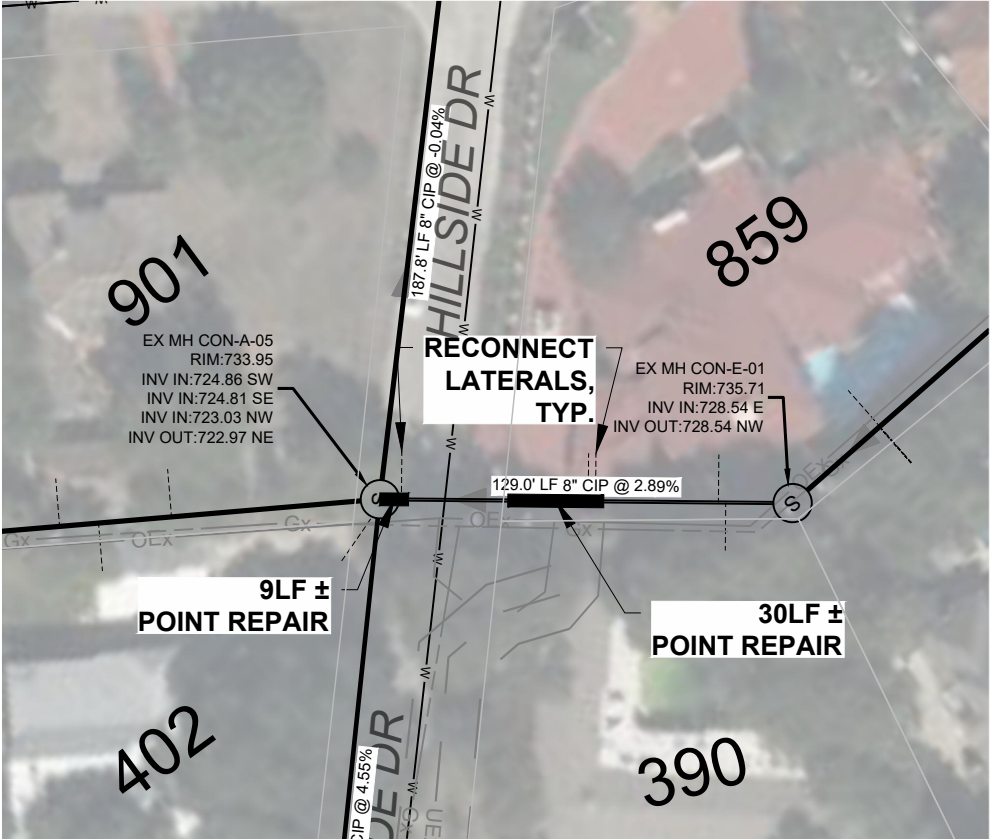
DATE:
2/4/2026

SHEET TITLE:
REPAIR F7

SHEET NUMBER:
14 OF 25

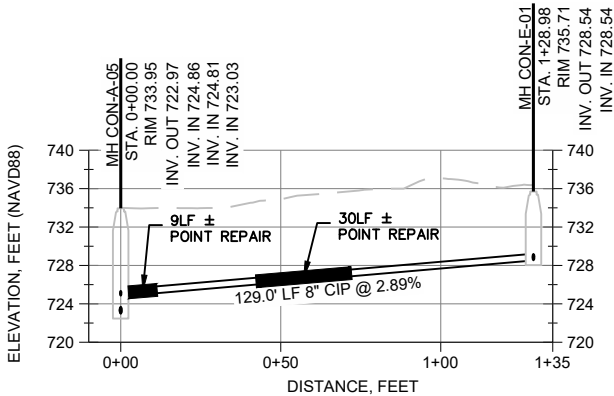
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MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
CON-A-05	CON-E-01	8"	CIP	ASPHALT, ROCK LANDSCAPING & GRASS	40 LF FROM D/S MH	SAG	POINT REPAIR	134
					65 LF FROM D/S MH	SAG	POINT REPAIR	144
					0 LF FROM D/S MH	SAG	POINT REPAIR	145
					60 LF FROM D/S MH	SAG	POINT REPAIR	152

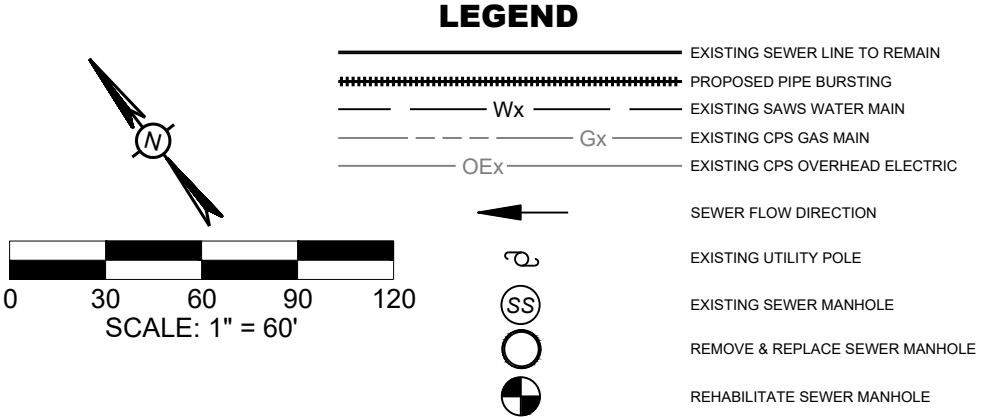


PASEO ENCINAL

Brace Power Pole (2)



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'



EXISTING CONDITIONS AT STA. 00+56



EXISTING CONDITIONS AT STA. 00+66



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- COORDINATE WITH CPS ENERGY TO BRACE POWER POLES.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- CUT AND REMOVE ~30LF OF PIPE AND RESTORE BEDDING.
- INSTALL 8" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

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SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F8

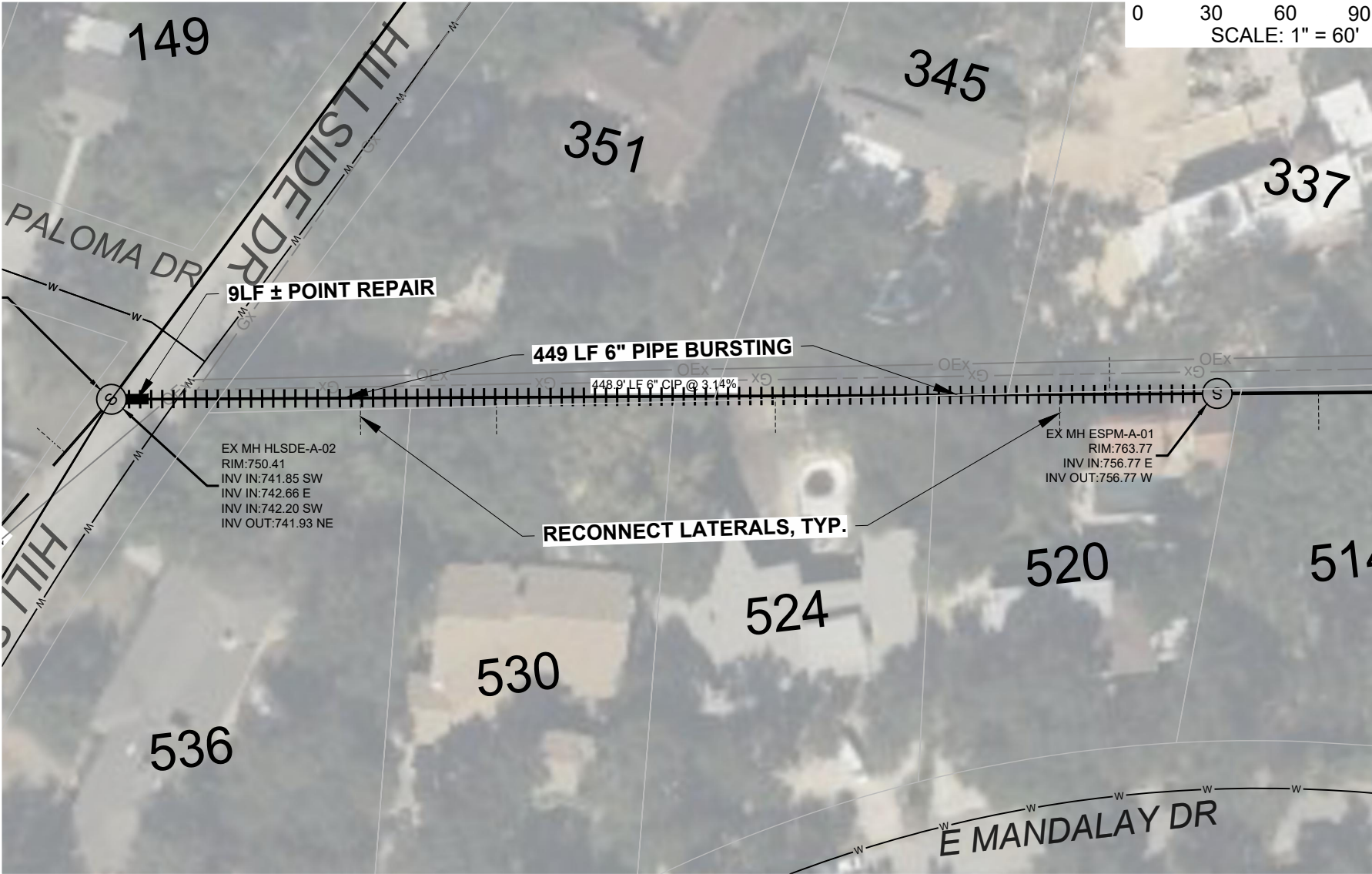
SHEET NUMBER:

15

OF

25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
HLSDE-A-02	ESPM-A-01	6"	CIP	ASPHALT	0 LF FROM D/S MH	SAG / NARROW PIPE	POINT REPAIR & PIPE BURSTING	138



LEGEND

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

Wx

EXISTING SAWS WATER MAIN

Gx

EXISTING CPS GAS MAIN

OEx

EXISTING CPS OVERHEAD ELECTRIC

SEWER FLOW DIRECTION

SS

EXISTING UTILITY POLE

EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 00+05



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- POTHOLE WATER MAIN AT CROSSING TO CONFIRM CLEARANCE PRIOR TO REPAIR.
- POTHOLE GAS MAIN.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- INSTALL 6" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- COMPLETE REHABILITATION OF EXISTING SANITARY SEWER MAIN BY PIPE BURSTING/CRUSHING METHOD.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- REMOVE AND REPLACE MANHOLE.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
EXISTING WATER MAINS, WATER FACILITIES AND WATER SERVICES SHALL BE LEFT IN THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND PROTECTION FOR EXISTING UNDERGROUND AND SURFACE STRUCTURES WITHIN CLOSE PROXIMITY TO THE WORK AREA IN ORDER TO MAINTAIN THE FLOW OF WATER WITHIN EXISTING PIPES.

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REVISION	DATE
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TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

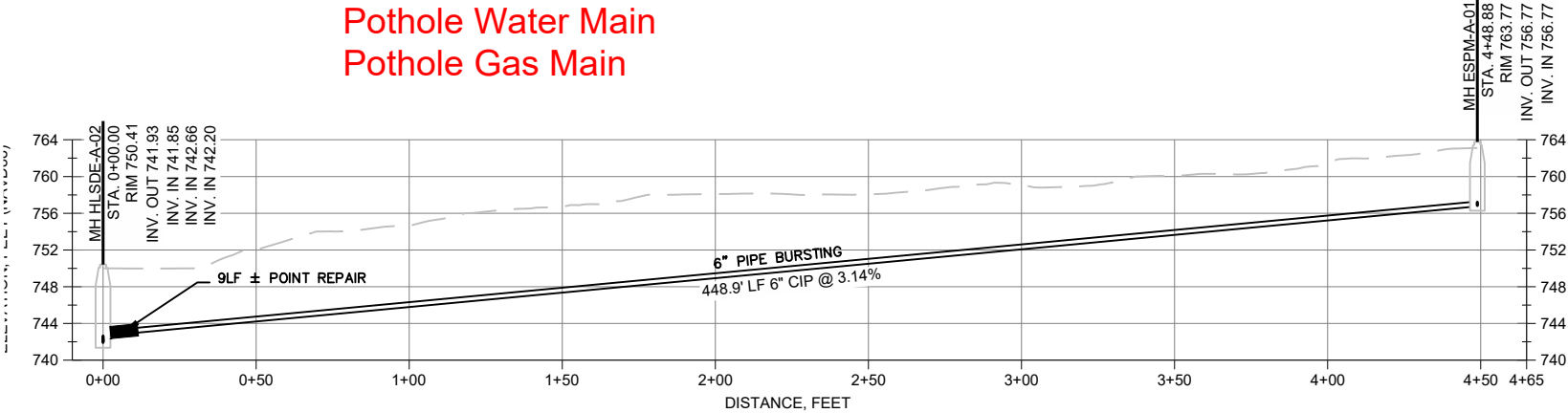
PROJECT NUMBER:
OLMPK-024F

DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

SHEET TITLE:
REPAIR F9

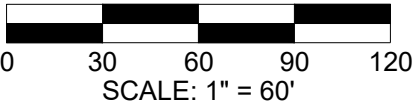
SHEET NUMBER:
16 OF 25



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'

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MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
TRV-A-01	PRKDR-C-01	6"	CIP	CONCRETE / GRASS	25 LF FROM D/S MH	SAG	POINT REPAIR	142
				GRASS	167 LF FROM D/S MH	ROOTS IN TAP	POINT REPAIR & SERVICE RECONNECTION	173



LEGEND

- EXISTING SEWER LINE TO REMAIN
- PROPOSED PIPE BURSTING
- Wx EXISTING SAWS WATER MAIN
- Gx EXISTING CPS GAS MAIN
- OEx EXISTING CPS OVERHEAD ELECTRIC
- SEWER FLOW DIRECTION
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- REMOVE & REPLACE SEWER MANHOLE
- REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 00+27



EXISTING CONDITIONS AT STA. 01+67



CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- COORDINATE WITH CPS ENERGY TO BRACE POWER POLES.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- CUT AND REMOVE ~18LF OF PIPE AND RESTORE BEDDING.
- INSTALL 6" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
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BOND PROJECT
PHASE F**

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

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PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F11

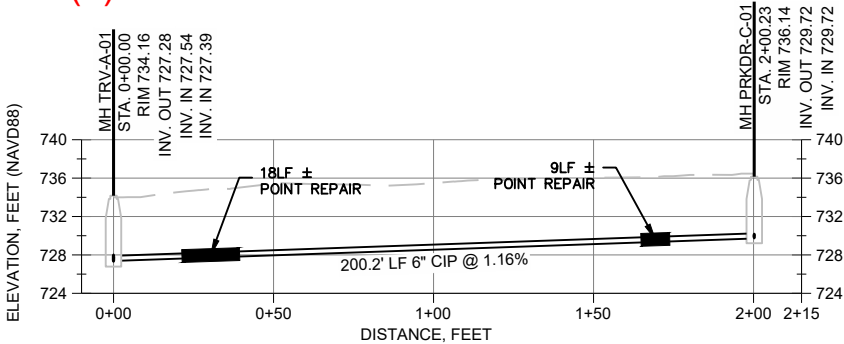
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18

OF

25

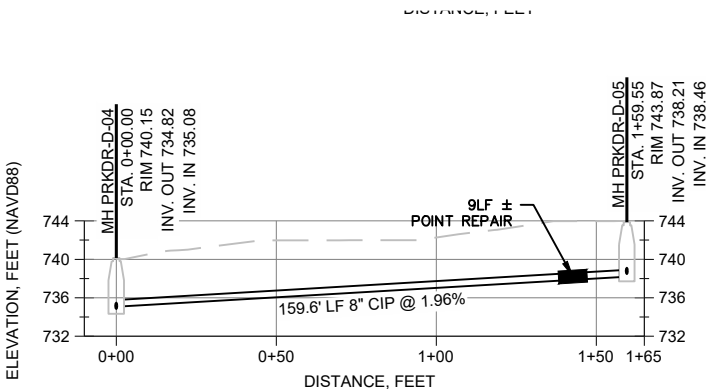
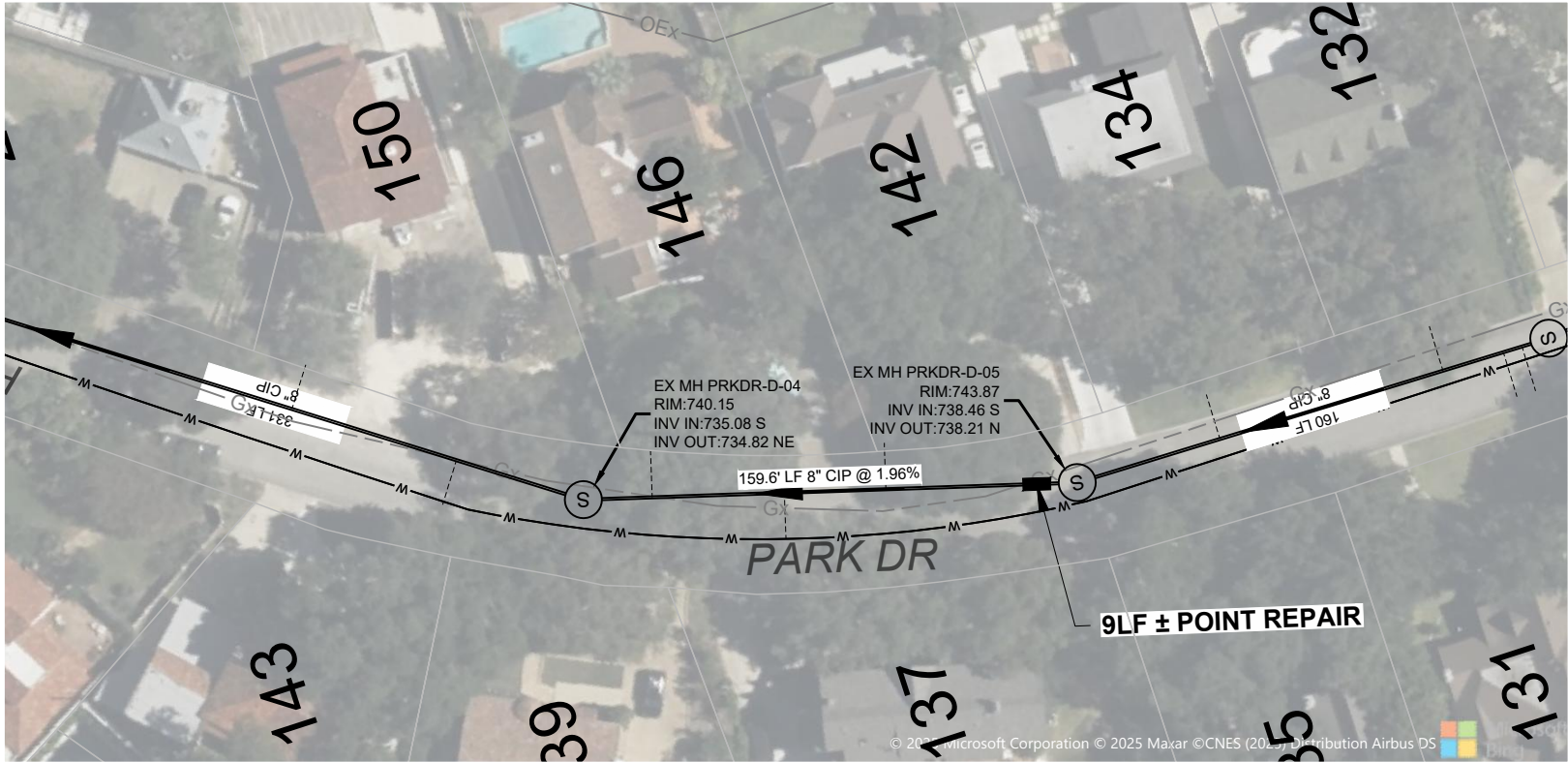
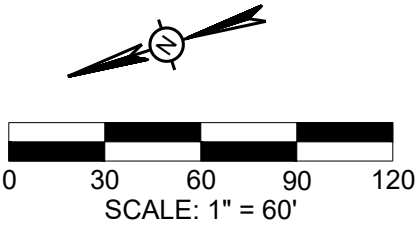
Brace Power Pole (1)



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'

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MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
PRKDR-D-04	PRKDR-D-05	8"	CIP	ASPHALT PAVEMENT	145 LF FROM D/S MH	SAG	POINT REPAIR	139

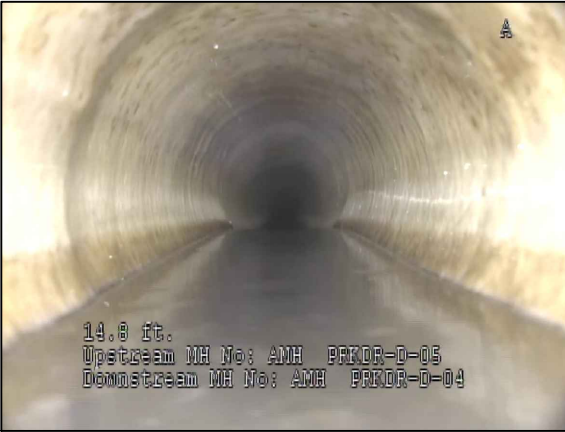


-E-02
37.13
69.12
56.57
56.95

LEGEND

- EXISTING SEWER LINE TO REMAIN
- PROPOSED PIPE BURSTING
- EXISTING SAWS WATER MAIN
- EXISTING CPS GAS MAIN
- EXISTING CPS OVERHEAD ELECTRIC
- SEWER FLOW DIRECTION
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- REMOVE & REPLACE SEWER MANHOLE
- REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 01+45



CONSTRUCTION NOTES

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- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- INSTALL 8" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
- RESTORE SURFACE TO ORIGINAL CONDITION.

NOTES
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SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
COSA TRAFFIC SIGNAL OPERATIONS 210-207-7720
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

PRELIMINARY REVIEW

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UNDER THE AUTHORITY OF
L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F12

SHEET NUMBER:

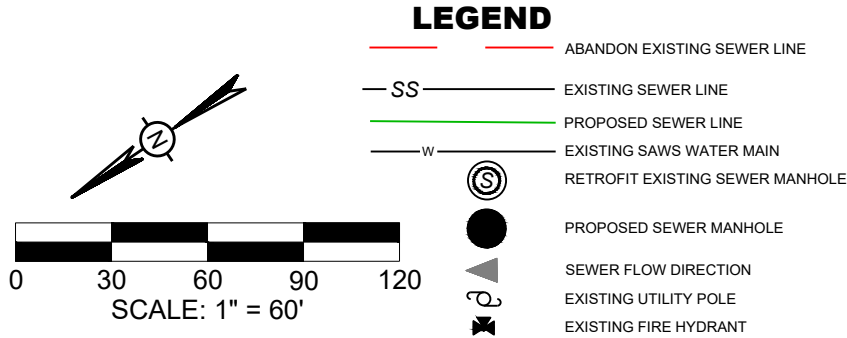
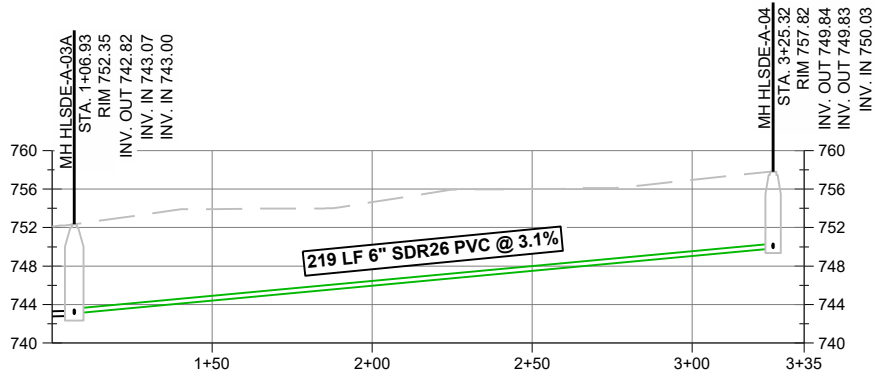
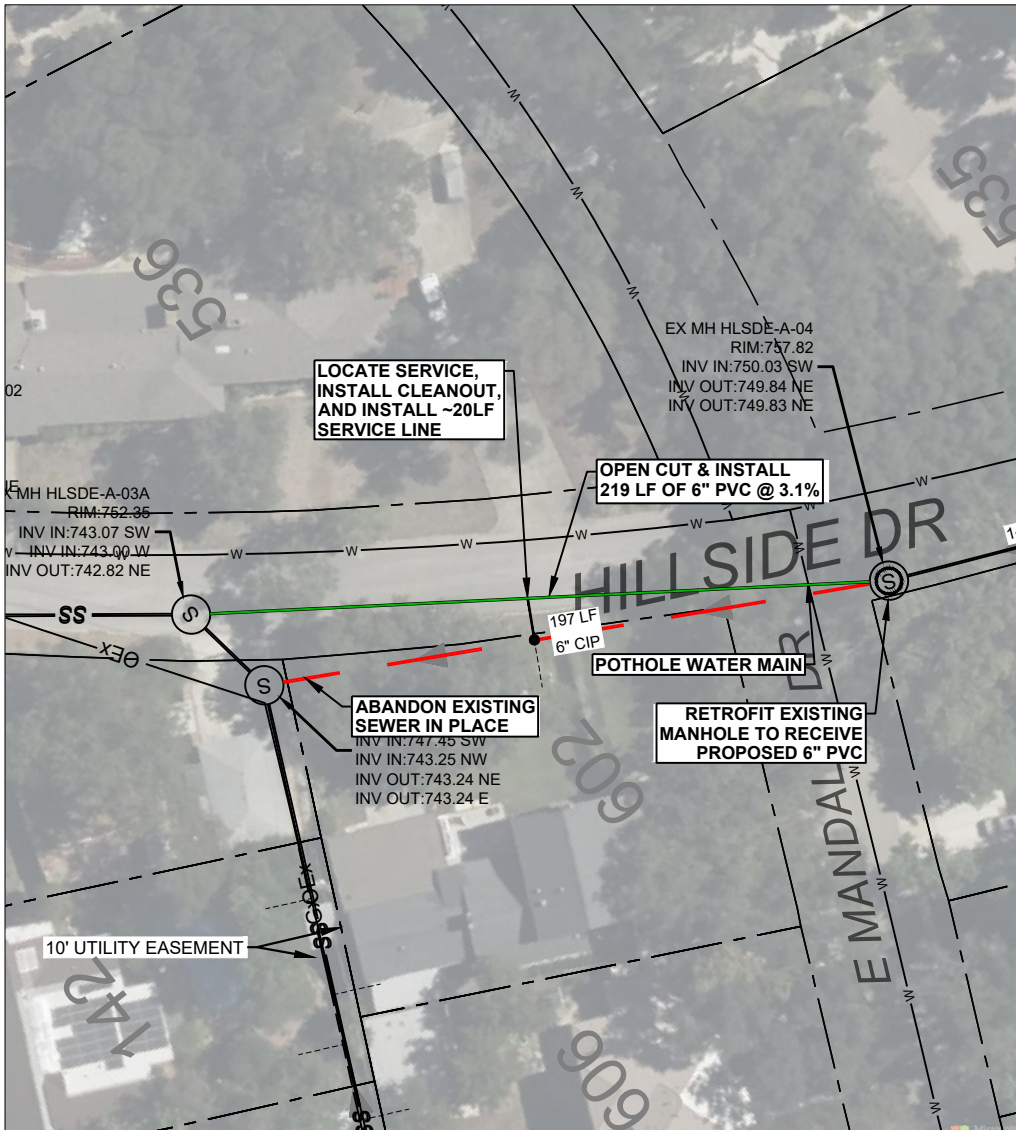
19

OF

25

C:\Users\Gregory.Wasson\OneDrive - Givler Engineering\Projects\TX\OLMPK\OLMPK-024F Sanitary Sewer Bond Project\Drawings\Sheets\Repair F13.dwg -- 2024-03-12

VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'



Pothole Water Main

CONSTRUCTION NOTES

1. PERFORM EXCAVATION TO THE REQUIRED DEPTH.
2. PERFORM CONSTRUCTION NEAR WATER UTILITIES IN ACCORDANCE WITH 30 TAC 217.53.
3. POT HOLE WATER MAIN.
4. REMOVE MANHOLES.
5. INSTALL MANHOLES.
6. LOCATE SERVICE LINES.
7. INSTALL CLEANOUTS.
8. INSTALL SERVICE LINES.
9. INSTALL 6" SDR26 PVC PIPE WITH FLEXIBLE ADAPTERS.
10. REMOVE AND REPLACE MANHOLE.
11. RETROFIT EXISTING MANHOLE TO RECEIVE PROPOSED 6" PVC PIPE.
12. CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
13. REMOVE SEWER PIPE.
14. BACKFILL TRENCH PER DETAIL 3/03.
15. RESTORE SURFACE TO ORIGINAL CONDITION.

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515 Busby Drive
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Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F13

SHEET NUMBER:

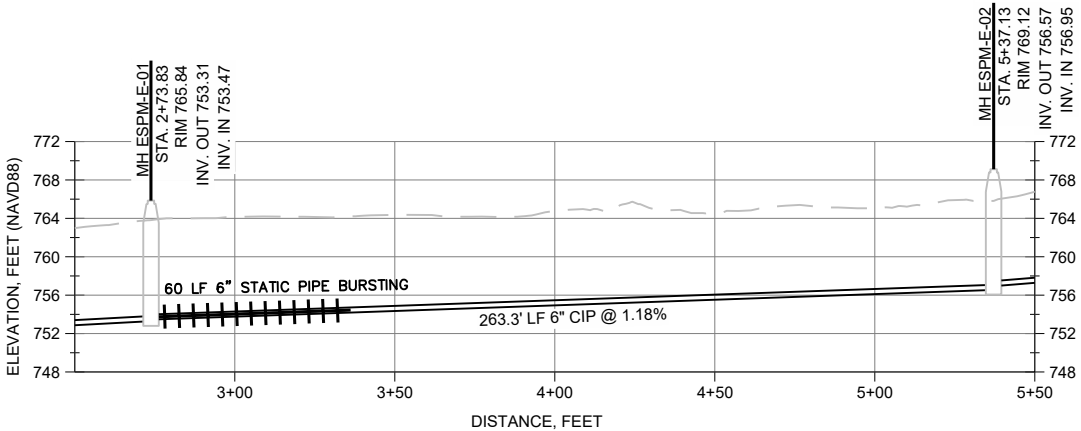
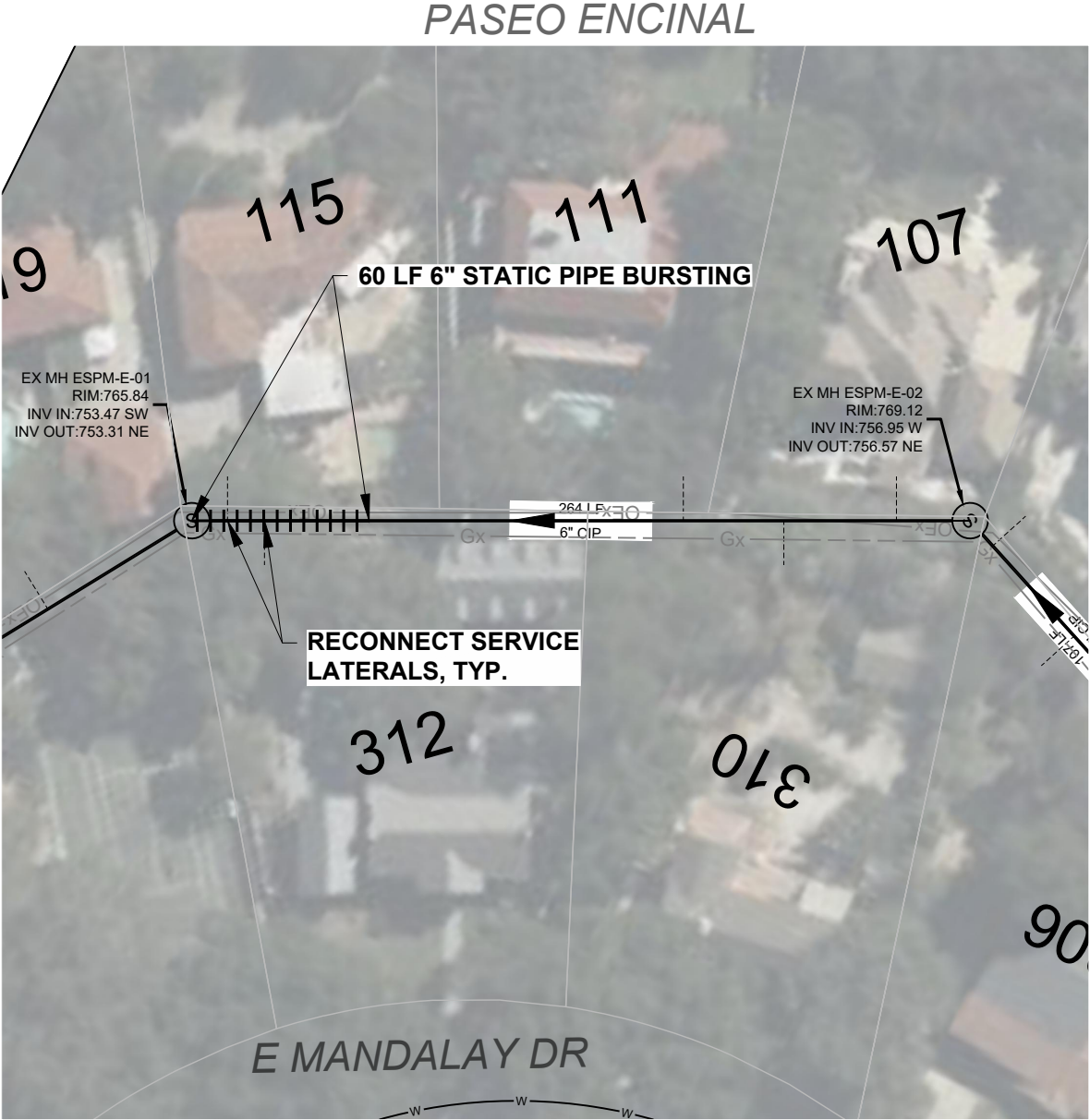
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OF

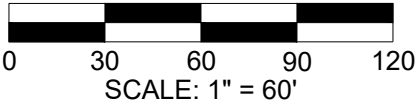
25

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MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
ESPM-E-01	ESPM-E-02	6"	CIP	GRASS	4 LF FROM U/S MH	DEFORMED BULGING ROUND	6" STATIC PIPE BURSTING	9
					11 LF FROM D/S MH	DEFORMED	6" STATIC PIPE BURSTING	158



VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'



LEGEND

- EXISTING SEWER LINE TO REMAIN
- PROPOSED PIPE BURSTING
- Wx EXISTING SAWS WATER MAIN
- Gx EXISTING CPS GAS MAIN
- OEx EXISTING CPS OVERHEAD ELECTRIC
- SEWER FLOW DIRECTION
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- REMOVE & REPLACE SEWER MANHOLE
- REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 5+33.5



Pothole Gas Main
Brace Power Pole (1)

CONSTRUCTION NOTES

- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- POTHOLE GAS MAIN.
- COMPLETE REHABILITATION OF EXISTING SANITARY SEWER MAIN BY STATIC PIPE BURSTING/CRUSHING METHOD.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
- BACKFILL TRENCH PER DETAIL 4/03.
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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:
CITY OF OLMOS PARK

PROJECT NAME:
**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:
PRELIMINARY DESIGN

PROJECT LOCATION:
CITY OF OLMOS PARK

PROJECT NUMBER:
OLMPK-024F

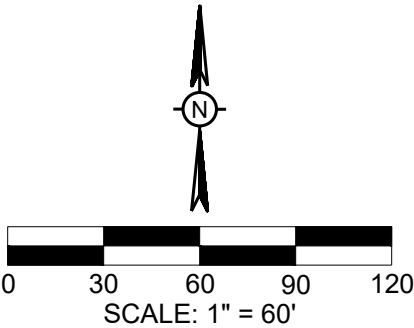
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:
2/4/2026

SHEET TITLE:
REPAIR F14 (E1)

SHEET NUMBER:
21 OF **25**

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
PRKLN-B-02	PRKLN-B-02	6"	CIP/HDPE	ASPHALT	N/A	BRICK MANHOLE WITH GAS MAIN INSIDE.	REMOVE AND REPLACE MANHOLE	N/A



LEGEND

Wx

Gx

OEx

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

EXISTING SAWS WATER MAIN

EXISTING CPS GAS MAIN

EXISTING CPS OVERHEAD ELECTRIC

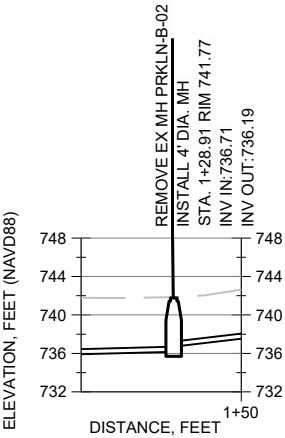
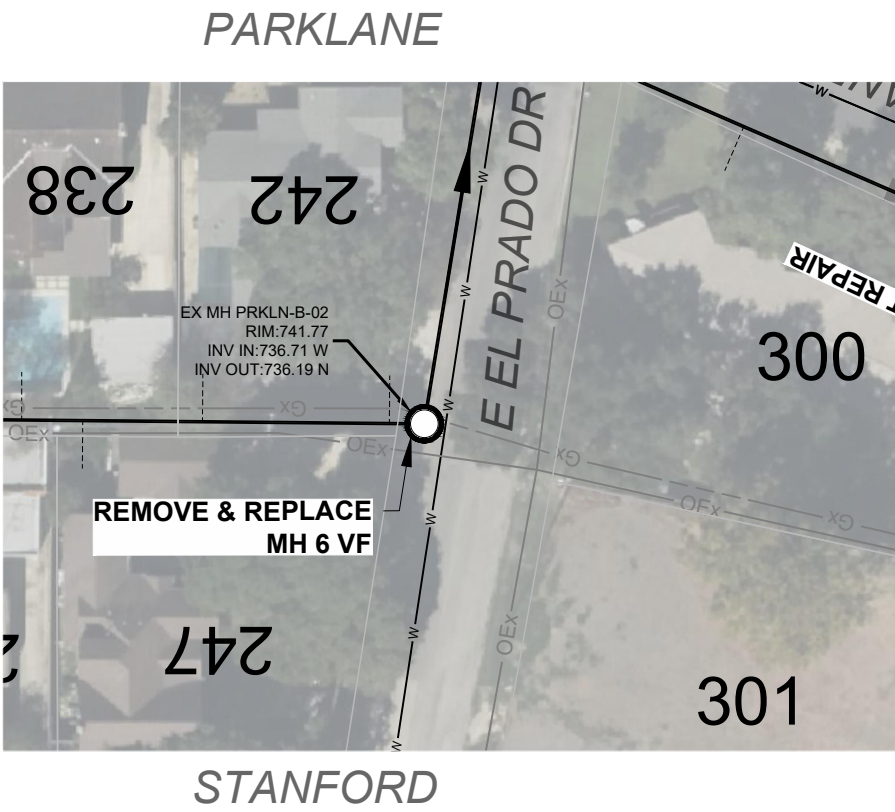
SEWER FLOW DIRECTION

EXISTING UTILITY POLE

EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE



- CONSTRUCTION NOTES**
- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
 - DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
 - COORDINATE WITH CPS ENERGY TO CONFIRM GAS MAIN ABANDONMENT.
 - PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
 - REMOVE AND REPLACE MANHOLE.
 - CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
 - BACKFILL TRENCH PER DETAIL 4/03.
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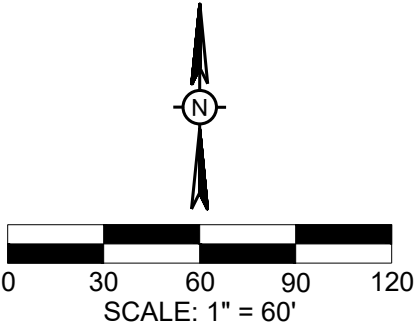
SAN ANTONIO WATER SYSTEM:
SAWS UTILITY LOCATES: <http://www.saws.org/Service/Locates>

COSA DRAINAGE 210-207-8040
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L. DAVID GIVLER,
TEXAS P.E. NO. 73842

GEI GIVLER ENGINEERING, INC.		
TX Registration #F-002573 515 Busby Drive San Antonio, Texas 78209 Phone: (210) 342-3991		
CLIENT: CITY OF OLMOS PARK		
PROJECT NAME: SANITARY SEWER BOND PROJECT PHASE F		
PHASE: PRELIMINARY DESIGN		
PROJECT LOCATION: CITY OF OLMOS PARK		
PROJECT NUMBER: OLMPK-024F		
DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
DATE: 2/4/2026		
SHEET TITLE: REPAIR F15		
SHEET NUMBER: 22 OF 25		

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
THLM-C-04	THLM-C-04	8"	PVC	CONCRETE	N/A	NO INVERT	REHABILITATE MANHOLE AND RESHAPE INVERT	N/A



LEGEND

Wx

Gx

OEx

EXISTING SEWER LINE TO REMAIN

PROPOSED PIPE BURSTING

EXISTING SAWS WATER MAIN

EXISTING CPS GAS MAIN

EXISTING CPS OVERHEAD ELECTRIC

SEWER FLOW DIRECTION

EXISTING UTILITY POLE

EXISTING SEWER MANHOLE

REMOVE & REPLACE SEWER MANHOLE

REHABILITATE SEWER MANHOLE

CONSTRUCTION NOTES

1.

SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
2.

DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
3.

PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
4.

REHABILITATE MANHOLE.
5.

RESHAPE INVERT TO DRAIN.
6.

CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
7.

BACKFILL TRENCH PER DETAIL 4/03.
8.

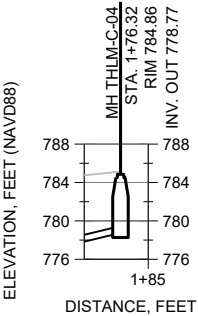
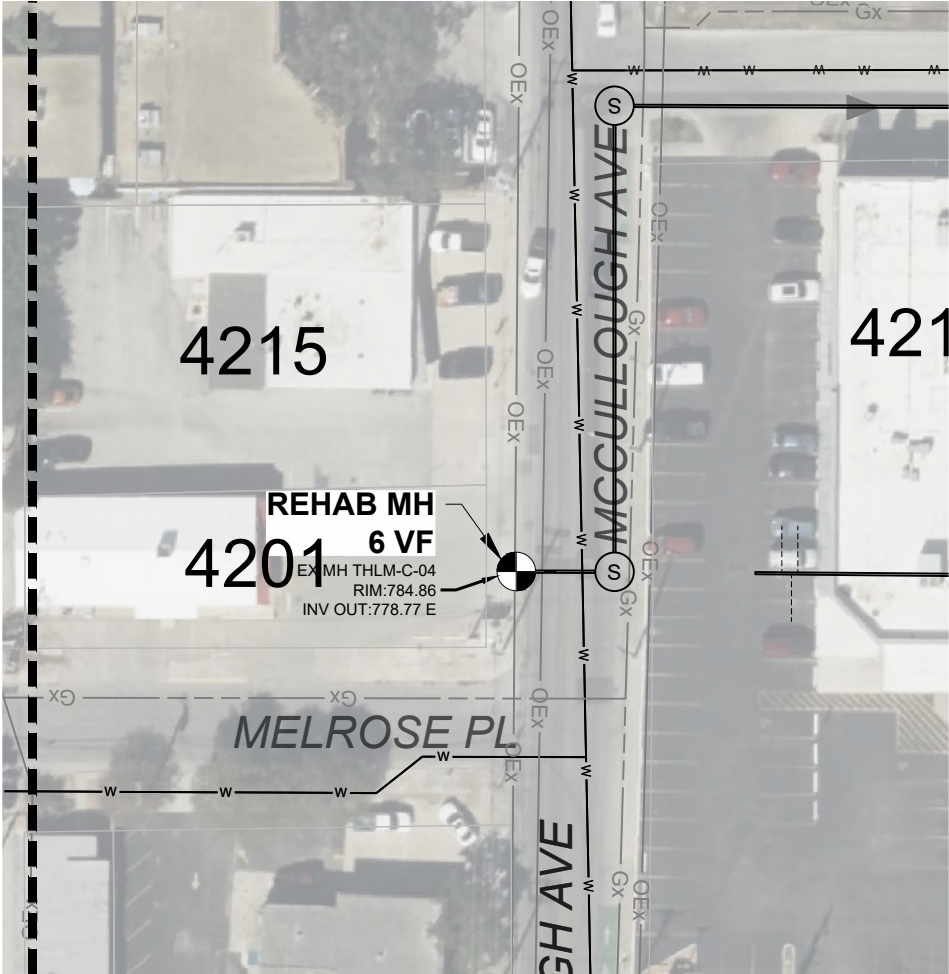
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VERTICAL SCALE: 1" = 20'
HORIZONTAL SCALE: 1" = 60'

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REVISION	DATE



TX Registration #F-002573
515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

SANITARY SEWER
BOND PROJECT
PHASE F

PHASE:

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PROJECT LOCATION:

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PROJECT NUMBER:

OLMPK-024F

DESIGNED BY: GNW	CHECKED BY: RJB	DRAWN BY: GNW
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DATE:

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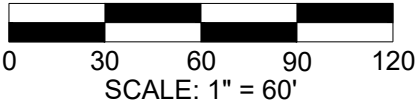
SHEET TITLE:

REPAIR F17

SHEET NUMBER:

24 OF 25

MANHOLE DOWNSTREAM	MANHOLE UPSTREAM	PIPE DIAMETER	PIPE MATERIAL	GROUND COVER ABOVE PIPE	APPROX. DISTANCE FROM UPSTREAM/DOWNSTREAM MANHOLE	DEFECT	PROPOSED REPAIRS	DEFICIENCY ADDRESSED
MCC-A-04	HER-A-01	6"	CIP	GRASS	202 LF FROM U/S MH	COLLAPSE AT TAP	POINT REPAIR / SERVICE RECONNECTION	N/A



LEGEND	
	EXISTING SEWER LINE TO REMAIN
	PROPOSED PIPE BURSTING
	EXISTING SAWS WATER MAIN
	EXISTING CPS GAS MAIN
	EXISTING CPS OVERHEAD ELECTRIC
	SEWER FLOW DIRECTION
	EXISTING UTILITY POLE
	EXISTING SEWER MANHOLE
	REMOVE & REPLACE SEWER MANHOLE
	REHABILITATE SEWER MANHOLE

EXISTING CONDITIONS AT STA. 1+02



CONSTRUCTION NOTES

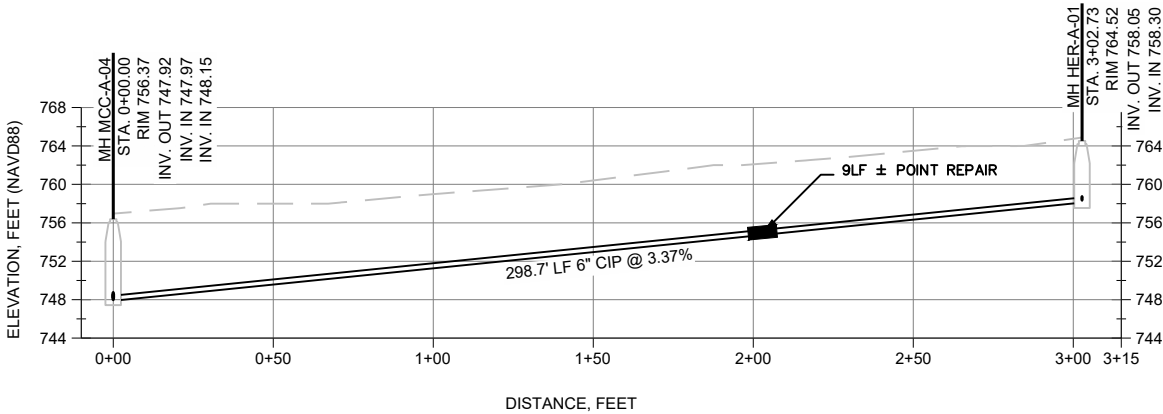
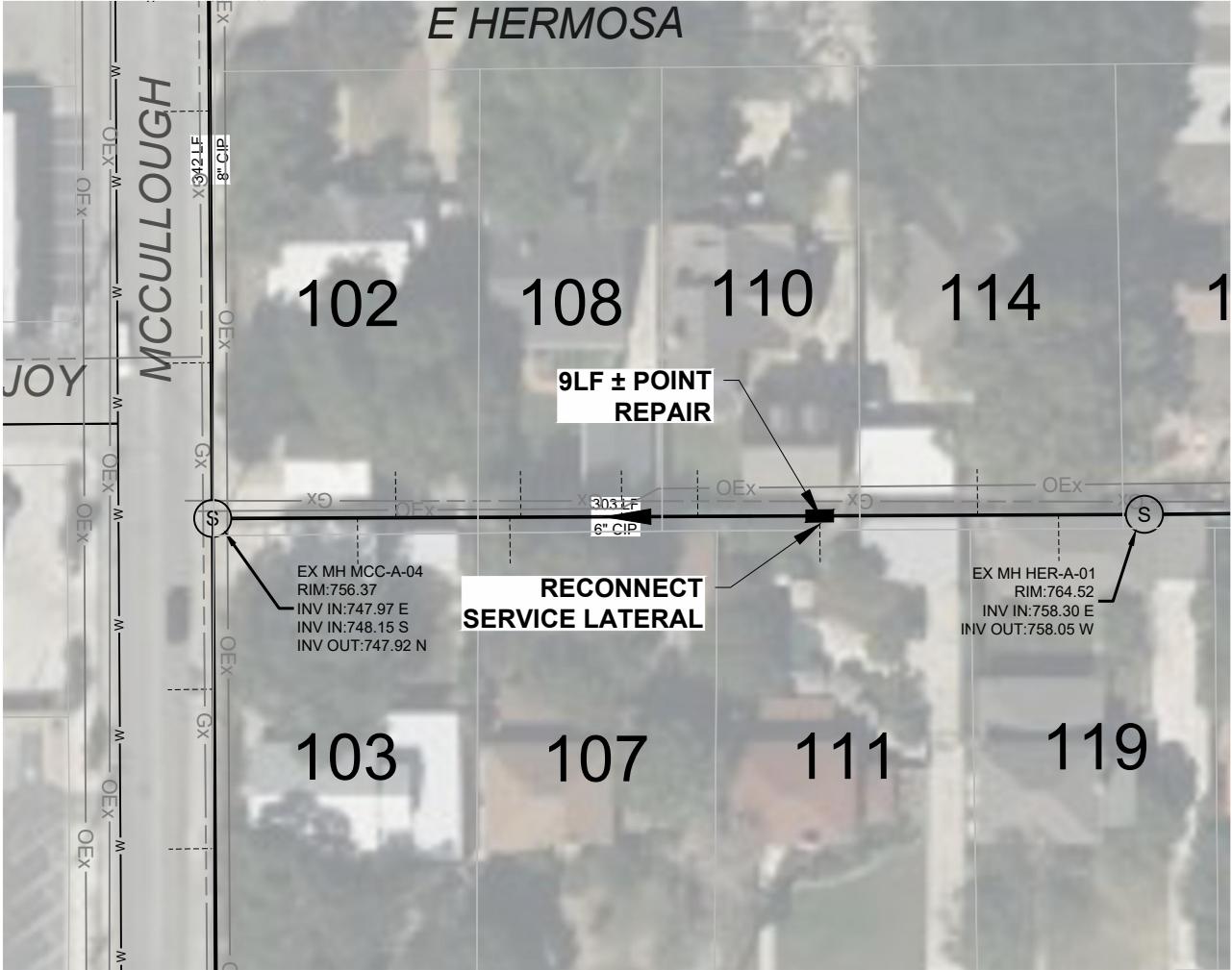
- SCHEDULE A SITE VISIT WITH ENGINEER, CITY, AND OWNER 1 WEEK PRIOR TO PERFORMING REPAIR.
- DO NOT BEGIN REPAIR UNTIL ALL UTILITIES ARE MARKED IN THE FIELD.
- VERIFY POINT REPAIR LOCATION USING PRE-INSPECTION FOOTAGE.
- EXCAVATE AT POINT REPAIR LOCATION TO EXPOSE DAMAGED PIPE.
- CUT AND REMOVE ~9LF OF PIPE AND RESTORE BEDDING.
- INSTALL 6" SDR 26 PVC PIPE WITH FERNCO FLEXIBLE ADAPTERS.
- PROVIDE AND INSTALL ALL NEEDED PIPE, ADAPTERS, AND FITTINGS. OBTAIN ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- RECONNECT ALL SANITARY SEWER LATERALS. SEE DETAIL 1/03.
- CONCRETE ENCASE FLEXIBLE ADAPTERS AND TAP SADDLES PER DETAIL 2/03.
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REVISION	DATE
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515 Busby Drive
San Antonio, Texas 78209
Phone: (210) 342-3991

CLIENT:

CITY OF OLMOS PARK

PROJECT NAME:

**SANITARY SEWER
BOND PROJECT
PHASE F**

PHASE:

PRELIMINARY DESIGN

PROJECT LOCATION:

CITY OF OLMOS PARK

PROJECT NUMBER:

OLMPK-024F

DESIGNED BY:

GNW

CHECKED BY:

RJB

DRAWN BY:

GNW

DATE:

2/4/2026

SHEET TITLE:

REPAIR F18

SHEET NUMBER:

25 OF **25**

City Council Meeting Date: April 15, 2026

Agenda Item 07

Submitted By:	Staff
Agenda Items:	Public Hearing, discussion, and possible action on Ordinance 2026-04-15-07 amending Chapter 40 Zoning of the City's Code of Ordinances, including updates related to land use regulations, manufactured housing standards, architectural and material requirements, home occupation regulations, driveway standards, and other changes necessary to ensure compliance with state law
Description:	Zoning Amendments Recap: At the January City Council Meeting, staff presented the Chapter 40 Zoning Amendments broken down into two parts: 1. Procedural amendments 2. Substantive amendments The procedural amendments were set to go to the Planning and Zoning Commission at the February 25, 2026 meeting, where the P&Z recommended approval. The City Council held their public hearing on the procedural amendments at the March 18, 2026 City Council meeting and approved the procedural amendments. The City Council further directed staff to break down the substantive amendments into two parts: 1. State law required amendments 2. Amendments above state law requirements The State Law required amendments went for Public Hearing before the Planning and Zoning Commission on March 25, 2026. The Planning and Zoning Commission recommended approval to the City Council with the following conditions: - That the allowance for manufactured homes be moved to a smaller zoning district, such as the SD3 Zoning District, or a Manufactured Home District be created. - That Sexually Oriented Businesses be removed from the Local Retail District and moved to the Mixed-Retail District (staff recommendation/original intent) - That the disallowance for Sexually Oriented Businesses within 1,000 feet of a residence be removed (staff recommendation/original intent) The draft is now before the City Council to hold a public hearing and take action on the proposed amendments. There are two versions of Exhibit A in the packet, one with the allowance for Manufactured Homes in the SD3 Zoning District, as recommended by P&Z (Version 1) and one with the

	allowance for Manufactured Homes in the Apartment District (Version 2). The City Council will need to specify which version of Exhibit A is being approved.
Action Requested:	To hold a public hearing and take action on Ordinance 2026-04-15-07 amending Chapter 40 Zoning of the City's Code of Ordinances
Attachments:	• Presentation regarding State Law Zoning Amendments – Amanda Padilla, Planner with DNRBSZ • Draft Ordinance 2026-04-15-07 approving amendments to Chapter 40 Zoning Ordinance • Exhibit A (Version 1) State Law Changes with required allowance for Manufactured Homes in SD3 zoning district • Exhibit A (Version 2) State Law Changes with required allowance for Manufactured Homes in Apartment district • City Zoning Map for reference

.....

ACTION TAKEN BY COUNCIL



State Law Required Changes to Chapter 40 Zoning Ordinance

State Law Zoning Amendments

- Amendments ensure Chapter 40 aligns with recent changes to state law to reduce legal risks and enforcement challenges.
- Recent changes in Texas law regulate zoning authority, manufactured housing, building materials, and home occupations.



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Regulation of Home Occupations

H.B. 2464

Limits on How Cities can Regulate “Home Based Business”

Defines “home-based business”

- Operated from a residential property, by the owner or tenant, and for the purpose of manufacturing, providing, or selling a lawful good, or providing a lawful service

Defines “no-impact home-based business”

- Total number of employees that does not exceed the municipal occupancy limit for the property
- Does not generate on-street parking or substantial increase in traffic
- No activities visible from a street
- Does not substantially increase noise or violate municipal noise ordinance

H.B. 2464

City may NOT adopt regulations that:

Prohibit a no-impact home-based business

Requires a license, permit, or other approval to operate

Requires rezoning of the property for non-residential use

Requires fire sprinkler protection for single-family detached or two-family residential structures

Updates to Home-Occupation Regulations

- The zoning ordinance was amended to remove the City's home-occupation registration requirements, which previously required residents to apply and maintain registration with the City.
- The change was necessary because the City's prior rules effectively required No-Impact Home Businesses (as defined by state law) to register, even though these businesses operate without noticeable impact on surrounding properties.
- To comply with HB 2464, the amendments remove the registration requirement entirely to ensure that No-Impact Home Businesses may operate without City approval, registration, or zoning action.



Manufactured Housing Regulations



S.B. 785

Changes to Regulations on New Manufactured Housing

Cities cannot require a special use permit (SUP) for new HUD-code homes if:

- They comply with federal and state law
- The city does not require an SUP for other housing in the same zoning classification

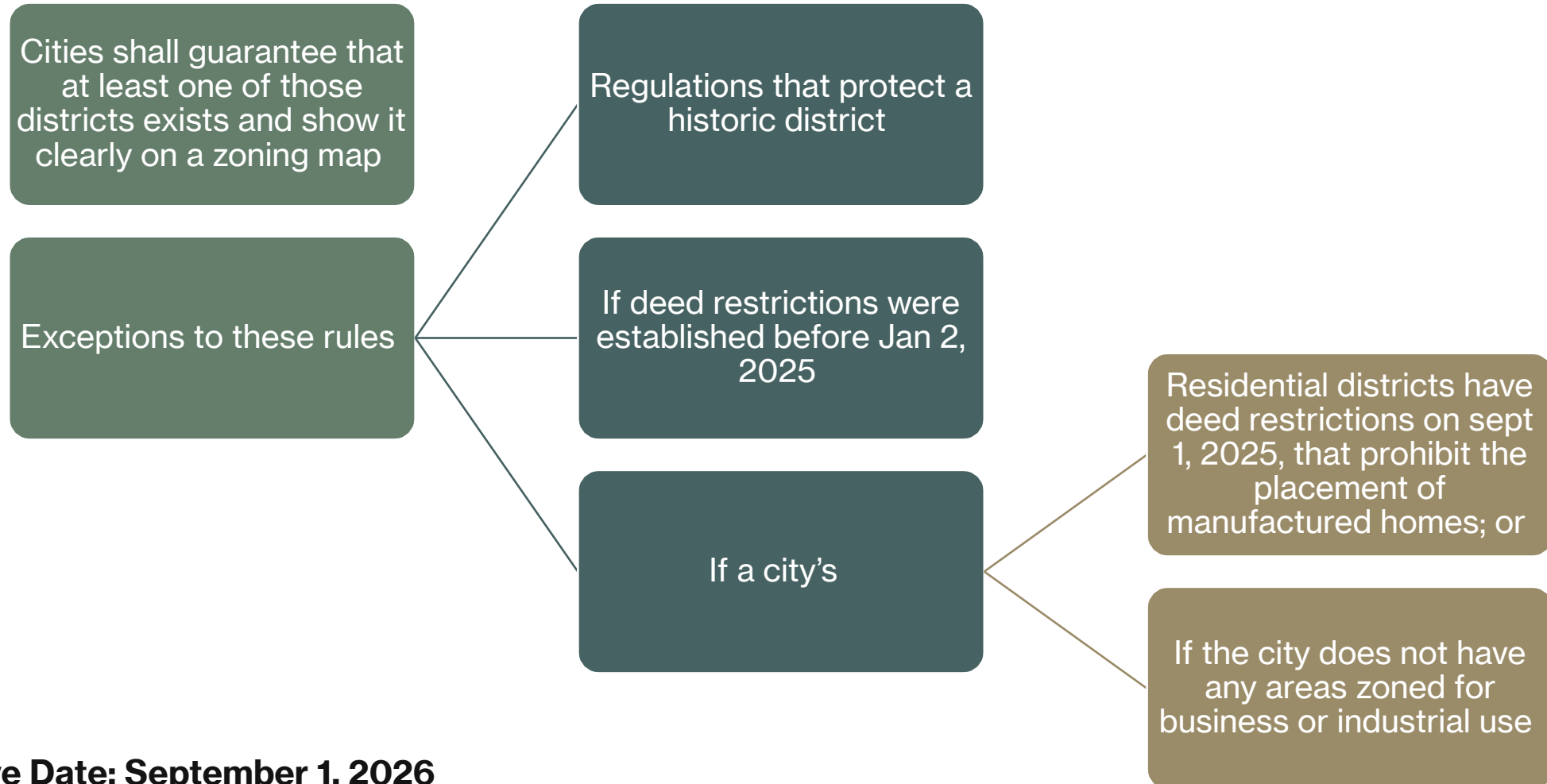
Essentially manufactured homes must be treated the same as other housing in the same zoning classification

Cities shall allow by right the installation of a “new” manufactured home in a least one of the following:

- Residential Zoning Classification
- Type of residential district
- Manufactured Home zoning classification

S.B. 785 (cont.)

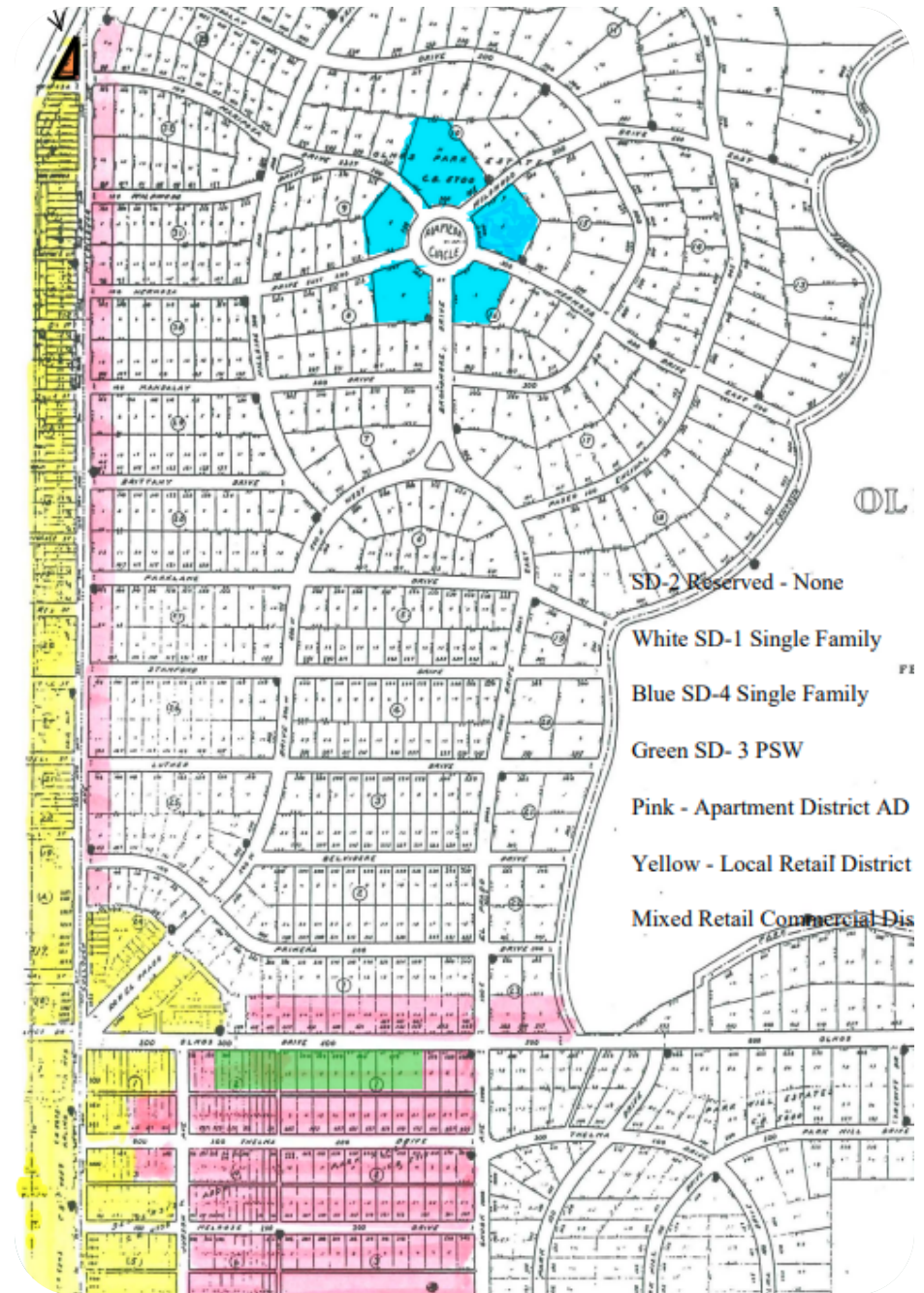
Changes to Regulations on New Manufactured Housing



Effective Date: September 1, 2026

Updates to Manufactured Housing Regulations

- The amendments remove the City's previous prohibition on manufactured homes to comply with SB 785 and state requirements.
- Manufactured homes are now permitted within the Apartment (AD) District (Pink in image), with new regulatory standards added to the ordinance.
- Manufactured Housing Definition: Applies to mobile homes and HUD-code manufactured homes as defined in Texas Occupations Code §1201.004.
- Mobile home installation is not permitted, consistent with Occupations Code §1201.008, though:
 - Legally existing mobile homes may continue to be occupied.
 - Existing mobile homes may be replaced with a HUD-code manufactured home upon issuance of a permit.
- A HUD-code manufactured home on a lot may be replaced once, provided the replacement is newer and at least as large, except in cases of fire or natural disaster.



Updates to Manufactured Housing Regulations

Use and Installation Requirements:

Units may only be used as single-family dwellings.

All towing apparatus, wheels, axles, and lights must be removed at installation.

Units should be oriented parallel to the street frontage where possible; special cases may orient the short axis if the front door faces the street.

Units must be skirted with a continuous masonry veneer or masonry curtain wall, unpierced except for ventilation and access.

Construction Standards:

Roof pitch must be at least 3.5:12 (for every 1 foot of roof, the roof must extend 3.5 inches vertically) and finished with materials meeting FHA standards.

Roofs must include minimum 6-inch eave projections.

Stairs, porches, ramps, and platforms must provide at least 24 sq. ft., be firmly attached, and securely anchored.

Stairs cannot be used alone – they must connect to a porch or platform of at least 24 sq. ft.



Building Material Regulations

Updates to Building Material Regulations

- In 2019, the Texas Legislature passed HB 2439, which significantly restricted cities' ability to regulate building materials and residential aesthetic standards.
- To comply with HB 2439, the amendments removed all building material requirements previously included in Chapter 40.
- These changes correspond with the amendments shown in the draft, where multiple sections tied to exterior materials or architectural elements were struck for removal.
- The revisions follow direction provided during the Planning & Zoning Commission and City Council workshop.



Changes to Mixed Retail

Updates to Mixed Retail Commercial Uses

SOBs, and Hemp Sales

Added uses that the City cannot prohibit under Texas state law within the Mixed Retail Commercial District.

Sexually Oriented Businesses (SOBs)

- SOBs must be permitted per Local Government Code 243.
- Section 243.003 authorizes cities to regulate SOBs, including licensing, permitting, and imposing distance or location requirements
- Section 243.007 further allows cities to require SOBs to obtain a local license or permit, reinforcing that SOBs are regulated uses.

Hemp Sales

- Hemp sales must be allowed per Texas Health and Safety Code Chapter 443.
- Per Section 443.003 “A municipality, county, or other political subdivision of this state may not enact, adopt, or enforce a rule, ordinance, order, resolution, or other regulation that prohibits the processing of hemp or the manufacturing or sale of a consumable hemp product as authorized by this chapter.”



Other Changes

Other amendments

Driveways (Not a State Law Change)

Added driveway design and construction requirements that had previously been located in the Subdivision Ordinance.

Nonconforming Use

To comply with Local Government Code 211.019, the amendments clarify that a nonconforming land use is considered abandoned after six (6) months of discontinuance.



ORDINANCE NO. 2026-04-15-07

AN ORDINANCE OF THE CITY OF OLMOS PARK, TEXAS, AMENDING THE CITY OF OLMOS PARK CODE OF ORDINANCES, CHAPTER 40 ZONING, INCLUDING UPDATES RELATED TO LAND USE REGULATIONS, MANUFACTURED HOUSING STANDARDS, ARCHITECTURAL AND MATERIAL REQUIREMENTS, HOME OCCUPATION REGULATIONS, DRIVEWAY STANDARDS, AND OTHER CHANGES NECESSARY TO ENSURE COMPLIANCE WITH STATE LAW; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Olmos Park (“City”) is a Type A general-law municipality operating under the laws of the State of Texas; and

WHEREAS, the City is authorized under Chapter 211 of the Texas Local Government Code to exercise jurisdiction over the zoning regulations of the City; and

WHEREAS, the City Council may choose from time to time to amend, supplement, change, or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, City staff have reviewed the current zoning regulations and have recommended certain revisions and updates to the current zoning regulations; and

WHEREAS, on March 25, 2026, the Planning & Zoning Commission conducted a public hearing, and after consideration made a recommendation of approval of this amendment; and

WHEREAS, on March 30, 2026 notice of the public hearing before the City Council was published in the newspaper; and

WHEREAS, on April 15, 2026 the City Council conducted a public hearing, and after consideration and recommendation by the Planning & Zoning Commission determined that the ordinance amendment be approved as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLMOS PARK, TEXAS:

Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 2. Chapter 40 of the Code of Ordinances of the City of Olmos Park is hereby amended as set forth in the attached “Exhibit A.”

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Local Government Code, as amended.

Section 7. This Ordinance shall be in full force and effect after its passage and approval by the City Council of the City of Olmos Park.

APPROVED and PASSED this _____ day of _____, 2026.

Erin Harrison
Mayor

ATTEST:

Irma Duran
City Secretary

Exhibit A

All text which is underlined denotes addition of new text. All text which is ~~striketrough~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing text which has been omitted shall be considered unchanged. All text which is both between braces { } and *italicized*, is for instruction and reference only and is not intended to be adopted or codified. City of Olmos Park Code of Ordinances Chapter 40 is hereby amended as follows:

DRAFT

Substantive Zoning Amendments – State Law Changes

Chapter 40 ZONING

ARTICLE I. IN GENERAL

Sec. 40-1. Purpose of zoning regulations.

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of the population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its particular suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Sec. 40-2. Definitions.

- (a) Words specially defined. Words used in the present tense include the future; words in the singular include the plural number; the words in the plural number include the singular; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not discretionary.
- (b) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building attached to or detached from the main structure and used for a purpose customarily incidental to the main structure, such as a garage, carport, or porte cochere for automobile storage, and a tool house, lathe or greenhouse, home workshop, quarters for servants employed on the premises, children's playhouse, bath house, pen, coop, kennel or storage house or garden shelter, but not involving the conduct of business or the use of such accessory structure as a separate domicile.

Apartment means a room or suite of rooms in an apartment house or tenement, arranged, designed or occupied as the residence of a single family, individual or group of individuals.

Apartment house means a building, or portion thereof, arranged, designed or occupied by three or more families living independently of each other.

Boardinghouse means a building other than a hotel, accommodating five or more persons, where lodging and meals are served for compensation.

Building means any structure having a roof, supported by columns or walls, and designed or intended for the shelter, support, enclosure or protection of persons or animals. For purposes of meeting setback requirements, a building includes all projections such as eaves, overhangs, cornices, roofs, windowsills and other architectural features.

Building area means the buildable area of a lot is the space remaining after the minimum open space requirements of this chapter have been complied with.

Building height means the vertical distances measured from the top edge of the front curb or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that, where buildings are set back from the street line, the height of the building shall be

measured from the average elevation of the top edge of the front curb at the mid-point of the property unless the lot is on the uphill side of a street, in which case the height of the building shall be measured from a point that is the average elevation of the lot between the top edge of the front curb and the rear property line measured from the midpoint of the property, both front and rear.

Carport means a structure attached to or made a part of the main structure, which is open to the weather on at least two sides, intended for the use of sheltering not more than two motor-driven vehicles.

City Manager means the chief executive officer and head of the administrative branch of the City of Olmos Park. It may also refer to the acting City Manager or to any employee or administrative officer of the City to whom the chief executive officer or acting City Manager has delegated certain authority, but only to the extent of such delegation.

Depth of lot means the mean horizontal distance between the front and the rear lot line.

District means a section of the City of Olmos Park for which the regulations governing the area, height, or use of the buildings are uniform.

Family means one or more individuals living together as a single housekeeping unit in which not more than two individuals are unrelated by blood, marriage or adoption.

Front building face means the vertical exterior plane consisting of the building face which is the primary access into a building or lease space, as determined by the building official.

Home occupation means an occupation or activity carried on in the home by a person residing on the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.

Interior lot means a lot other than a corner lot.

Nonconforming use means a building or premises occupied by a use that does not conform to the regulations of the use district in which it is situated.

One-family dwelling means a detached building having accommodations for and occupied by only one family.

Parking space means an area enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one standard automobile which has adequate access to a public street or alley and permitting satisfactory ingress and egress of an automobile.

Portable storage units means portable storage containers, including overseas shipping containers, cargo or freight containers, and PODS ("portable on demand storage").

Private garage means a garage with a capacity for not more than ten motor-driven vehicles for private storage only.

Short-term rental. A rental of real property for a period shorter than 30 consecutive days. Short term rental of real property is presumed to be a commercial use of real property.

Story means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

Structure means that which is built or constructed; an edifice or building of any kind; or any piece of work artificially built up or composed of parts joined together in some definite manner.

Townhouse means one of a group of no less than two nor more than four adjoining single-family dwelling units sharing a common wall with one or more of such adjoining single-family dwelling units, each dwelling unit located on a separate lot.

Yard means an open, unoccupied space (except for vegetation and surfacing) other than a court, on the lot in which a building is situated and which is unobstructed except as provided herein by any building from the ground to the sky.

Yard, front, means an open unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main buildings to the front property line or street right-of-way line and as used herein shall represent a line in front of which no building may be erected; which line shall be determined as the minimum horizontal distance between the front property line and the main building line as specified for the district in which it is located.

Yard, rear, means an open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the main building and the rear lot line. The required rear yard shall have a minimum dimension as specified in the district in which the lot is situated.

Yard, side, means an open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, situated between the buildings and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a side line.

Use means the purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

Sec. 40-3. General provisions.

(a) *Districts.* Zoning regulations and districts as herein set forth are approved and established. The City of Olmos Park is hereby divided into districts, of which there shall be seven, known as:

- (1) Single-family residence district I (SD-1).
- (2) Single-family residence district II (SD-2).
- (3) Single-family residence district III (SD-3).
- (4) Single-family residence district IV (SD-4).
- (5) Apartment district (AD).
- (6) Local retail district (RD).
- (7) Mixed retail commercial district (MRD).

(b) *Buildings and land use to conform to district requirements.* Except as hereinafter provided, no building shall be erected, reconstructed or structurally altered, nor shall any building or land used for any purpose other than is permitted in the district in which such building or land is located.

~~(c) *Manufactured housing prohibited.* Manufactured housing, mobile homes and similar structures are prohibited in any of the city's zoning districts.~~

Commented [AP1]: Change to comply with Local Government Code Chapter 1201.

(d) *Use of land.* These regulations are intended to prevent the use of land which would place upon the land a greater burden, density, or more intense use than that permitted in the district in which the land is situated. Whenever a proposed use of land would create a lesser burden, density, or less intense use than that permitted for the district in which such land is situated, but such use might otherwise be prohibited by a strict application of these regulations, the owners of such land may obtain necessary variances to these regulations to permit such use, provided such use otherwise conforms to the general plan of development within the city.

Sec. 40-4. City-owned property and public utilities.

The provisions of this chapter shall not apply to property belonging to the city or to property used to provide utilities; provided, however, that in the erection of building or other structures, the city and utility companies shall

attempt to conform in architectural design or otherwise as nearly as possible to the buildings permitted in the district in which they are being erected.

Sec. 40-5. Enforcement of zoning regulations.

- (a) The provisions of this chapter shall be enforced by the City Manager or designee of the city. All applications for site plans, and building permits shall be accompanied by a plat description in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building, addition or alteration to be erected, the use to which of any building, addition, alteration or land is to be put, materials to be used, and any other information which may be necessary to provide for the enforcement of these regulations. Such plans shall be verified by the signature of either the owner of the premises or by a licensed architect or engineer. A careful record of such applications and plats shall be kept in the office of the building inspector.
- (b) Abatement of nonconforming uses. The city shall have the power to abate or prevent the use of land or building not in conformity with this chapter.

Sec. 40-6. Building permits, certificates of occupancy, compliance.

For compliance with building permits and certificates of occupancy, see chapter 8 of this Code.

Sec. 40-7. Zoning map designations.

- (a) When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning area are intended to be along existing street, alley or property lines or expansions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the maps measured from the given line.
- (b) Intent of zoning plan to be carried out. Where the actual street layout varies from the street layout as shown on the zoning map, the board of adjustment may apply the designations shown on the mapped streets in such a way as to carry out the intent of the plan for the particular area in question.

Sec. 40-8. Penalty and violation.

- (a) Any person or corporation who shall violate any of the provisions of this chapter or fail to comply herewith, or with any of the requirements hereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder or who shall use any building or land contrary to the provisions hereof, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00, and each day such violation shall be permitted to exist shall constitute a separate offense.
- (b) The owner or owners of any building or premises or part thereof, upon which anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith or who may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

Sec. 40-9. Changes and amendments to zoning map or text

A. Authority to amend.

- (a). The city council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established as provided by TLGC Chapter 211 after receiving a report from the Planning and Zoning Commission and after public hearings.
- (b). A Planning and Zoning Commission recommendation is required for all amendments.
- (c). Zoning district boundary amendments may be requested by City Council, the Planning and Zoning Commission, or in writing by the owner of real property, or the authorized representative of an owner of real property.

- (d). Zoning Text amendments may be requested by City Council, the Planning and Zoning Commission, the property owner (or authorized agent of the owner), or City staff, at the direction of the City Manager.

B. Required notice.

(a). Property owner notice.

- i. Written notice of all public hearings before the Planning and Zoning Commission on a proposed zoning map change shall be sent to all owners of real property within two hundred (200) feet of the property on which the change is requested.
- ii. Such notice shall be given not fewer than eleven (11) calendar days before the date of the Planning and Zoning Commission hearing by posting such notice, properly addressed and postage paid, to each taxpayer as the ownership appears on the last approved City tax roll or County tax roll for the area affected.
- iii. This subsection does not apply if this is considered a Comprehensive Zoning Change as defined in sec. 211.0011 of the Texas Local Government Code.

(b). Newspaper notice.

- i. Notice of the time and place of the hearing must be published in a newspaper of general circulation in the City at least sixteen (16) days before the date of the public hearings.

(c). School District notice.

- i. Written notice shall be given not fewer than eleven (11) calendar days before the date of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located.

(d). Notice for a current conforming property becoming nonconforming due to amendment.

- i. If the proposed zoning amendment will result in a current conforming use of a property becoming a nonconforming use, written notice shall be provided to each owner of property where the proposed nonconforming use is located and each occupant of the property not later than ten (10) calendar days before the hearing date, containing the time and place of the hearing and including the following text in bold 14-point type: "THE CITY OF OLMOS PARK IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

(e). For proposed changes to the text of the zoning ordinance notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the city not less than 15 days prior to the date of the public hearing. Changes in the ordinance text which do not change zoning district boundaries, do not establish zoning regulations for specific districts, or do not involve specific real property, do not require written notification to individual property owners.

C. Application requirement.

- (a). Each application for a zoning amendment shall be made in writing on an application form available from the city.
- (b). Zoning amendment request applications which do not include all required information, and materials will be considered incomplete, shall not be accepted for official submission by the city, and shall not be scheduled on a Planning and Zoning Commission agenda until the proper information is provided to city staff.

- D. Planning and Zoning Commission recommendation and required public hearing.
- (a). The Planning and Zoning Commission shall hold a public hearing on any zoning amendment prior to making a report and recommendation to City Council. The report may be placed within the staff report.
 - (b). In making its recommendation, the Planning and Zoning Commission shall consider the following:
 - i. Whether the zoning amendment aligns with the character of the existing neighborhood and adjacent properties, or with the proposed character of a neighborhood as outlined in applicable plans or policies;
 - ii. Whether the proposed change will have a detrimental effect on properties abutting the property proposed for rezoning or upon properties affected by the proposed text amendment;
 - iii. Whether the proposed change will result in detrimental impacts upon existing or planned public facilities; and
 - iv. Any other factors which will substantially affect the public health, safety, morals, or general welfare.
- E. City Council decision and required public hearing.
- (a). The City Council shall hold a public hearing before adopting any zoning amendment.
 - (b). The zoning amendment shall not become effective except upon a simple majority vote of the City Council.
- F. Supermajority or majority vote of City Council required for protested zoning amendments
- (a). This subsection only applies to a proposed change to the zoning text or map boundary that is not a "proposed comprehensive zoning change" as defined in section 211.0011 of the Texas Local Government Code.
 - (b). A protest of a proposed change to the zoning text or map boundary must be written and signed by the owners of:
 - i. at least 20 percent of the area of the lots or land covered by the proposed change;
 - ii. except as provided by subsection (iii), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
 - iii. at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses, unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.
 - (c). In computing the percentage of land area under subsection (b):
 - i. the area of streets and alleys shall be included; and
 - ii. the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.
 - (d). If a proposed change is protested in accordance with subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:

- i. three-fourths (3/4) of all members of the City Council for a protest described by subsection (b)(i) or (b)(ii); or
- ii. a majority of all members of the City Council for a protest described by subsection (b)(iii).

Sec. 40-10. Savings clause.

The repeal of the ordinances or parts of ordinances effectuated by the enactment of this chapter shall not be construed as abating any actions now pending under or by virtue of such ordinance, or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the city under any section or provision existing at the time of the passage of the ordinance from which this chapter is derived. If any section, paragraph, subdivision, clause, phrase or provision of this chapter shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this chapter as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Sec. 40-11. Costs for design professional review.

Prior to any home or structure being constructed in SD-2 or SD-3, a preliminary design submittal and final and complete construction documents shall be submitted to the city for review by staff and/or a design professional. If the city retains a design professional to review submittal, actual costs for review shall be paid by the person requesting approval of the home or structure.

Sec. 40-12. Vacating public right-of-way.

If the city gives written notice, a person shall, [at] its own expense, temporarily or permanently, remove, relocate, change or alter the position of person's facilities that are in the public rights-of-way within 120 days, except in circumstances that require additional time as reasonably determined by the city based upon information provided by the person. For facilities expected to take longer than 120 days to remove, change or relocate, the city will confer with person before determining the alterations to be required and the timing thereof. The city shall give notice whenever the city has determined that removal, relocation, change or alteration is reasonably necessary for the construction, operation, repair, maintenance or installation of a city or other governmental public improvement in the public rights-of-way. This section shall not be construed to prevent a person's recovery of the cost of relocation or removal from third parties who initiate the request for relocation or removal, nor shall relocation or removal be required if improvements are solely for beautification purposes without prior joint deliberation and agreement with person. This section does not create a public right to seek recovery of costs for relocation or removal solely for beautification.

If the person fails to relocate facilities in the time allowed by the city in this section, the person may be liable to the city for such delay, as set forth in the City Code of Ordinances, now or hereafter enacted.

Notwithstanding anything in this subsection, the city manager and a person may agree in writing to different time frames than those provided above if circumstances reasonably warrant such a change.

Secs. 40-13—40-38. Reserved.

Commented [AP2]: Removed due to the limitations in Government Code Chapter 3000 regarding the City's authority to regulate building materials.

ARTICLE II. SINGLE-FAMILY RESIDENCE DISTRICTS

Sec. 40-40. Building and land use restrictions.

No building or land shall be used and no building shall hereafter be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) *Single-family residence.* No more than one single-family dwelling per lot. In the event such dwelling is to be constructed on portions of two or more lots, prior to such construction, the property owner shall apply to the board of adjustment for such variances as may be necessary to facilitate such construction.
- (2) *Public park or playground.*
- (3) *Accessory building.*
 - a. A detached accessory building shall be located not less than ten feet from the main structure, not less than 60 feet from the front property line and not less than three feet from any rear or side property line, except as specifically allowed in section 40-48.
 - b. When attached to the main structure in any manner, including by open or closed breezeway or passageway, an accessory building shall be considered part of the main structure and shall be subject to the same front, side, and rear setback requirements as the main structure.
 - c. Where a side yard abuts a street on a corner lot, no garage, carport or other motor vehicle storage structure with access to the street may be erected nearer to the curb line of said street than 25 feet.
 - d. On the rear of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the bottom of said clear glass exterior window is located at least seven feet above the floor, and all such exterior windows regardless of height or opacity must be inoperable and unable to be opened. On the sides of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the exterior window is located at least 40 feet from the side property line toward which the exterior window faces or unless the bottom of said clear glass window is located at least seven feet above the floor. On the rear and sides of an accessory building, above the first story of the accessory building, the only exterior windows which may be located within seven feet of the floor shall be exterior windows with obscured glass that does not permit an occupant of the accessory building to see outside the window from the accessory building. The provisions of this section shall not apply to exterior windows on an accessory building located on a corner lot where such exterior windows only overlook a public street and do not overlook a residential lot. The purpose and intent of this section is to enhance the privacy, safety, and security of residents by ensuring that rear windows of accessory buildings do not provide a vantage point that allows for a direct line of sight from the accessory building to any rear window on any adjacent residential structure, such that a person inside an accessory building looking out through a rear window cannot clearly see into any rear window of an adjacent residential property.
 - e. Except as provided in this section, other sections [of] this article shall apply to accessory buildings. In the event of a conflict between this section and other sections of this chapter, this section shall govern matters as to accessory buildings.
 - f. Considering only the accessory building in question and only its location on the lot, an accessory building can have only a single or two stories with no more than a maximum height of 25 feet measured from the lowest ground level of the accessory building in question to the peak of the roof of the accessory building in question.

g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 8-40. Each day of such violation shall constitute a separate offense.

- (4) *Antennas.* No permanently installed base-mounted antenna, whether ground, roof or otherwise mounted, shall be located within 60 feet from the front property line or within three feet from any other property line or street and must be screened from public view. Applicants for permits must follow the procedures outlined in sections 8-24 through 8-26.
- (5) *Customary uses.* Uses customarily incidental to any of the above uses when situated in the same dwelling.
- (6) *Portable storage units.*
 - a. All portable storage units must be located:
 - (1) On a paved all-weather surface except for approved construction sites; and,
 - (2) Completely off any and all public rights-of-way.
 - b. Portable storage units shall be removed from the property within 30 calendar days from the date of receipt of notification from the city.
 - (1) Upon request, one extension to (6)b. not to exceed 30 days, may be approved by the city building official.
 - c. In no event, shall the continuous or intermittent use of portable storage units exceed 60 cumulative days during any 12-month period.
 - d. Portable storage units associated with an approved construction project shall be permitted to remain on-site until the approval of the projects building final inspection or the expiration of the master building permits' expiration date if less. Portable storage units permitted under this section 6(d) shall not be visible from any residential street, unless good cause is found by the city building inspector.
 - e. All portable storage units:
 - (1) Shall not be placed in locations that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and development;
 - (2) Shall be secured from entry by children and general public when not attended; and
 - (3) Shall not have hazardous material stored within the containers.
 - f. All existing portable storage units within the city limits will be subject to the requirements of this article as of its effective date.
 - g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 40-8. Each day of such violation shall constitute a separate offense.
- (7) *Home occupations.*
 - a. *Purpose and intent.* The purpose of these home occupation regulations is to:
 - (1) Protect residential areas from adverse impact of activities associated with home occupations;
 - (2) Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income; and
 - (3) Establish criteria and development standards for home occupations conducted in dwelling units.
 - b. *Home occupation regulations.* All home occupations shall comply with the following:

- (1) The area set aside for home occupations shall be incidental and secondary to the primary use of the property for residential use.
- (2) No exterior business signs shall be permitted.
- (3) No mechanical equipment shall be used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.
- (4) Retail sales shall be prohibited on the premises.
- (5) The operation of on-site retail stores, beauty culture schools, beauty parlors, barber shops, vehicle repair, lawn mower or other small or large engine repair, boarding house/rooming house, or other similar land uses shall not be permitted as a home occupation.
- (6) A home occupation may be carried on within the principal building or accessory buildings.
- (7) There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.
- (8) The home occupation shall not create any increased traffic generation in greater volumes than would normally be expected in a residential neighborhood, and any shipping or deliveries for the home occupation shall not be in greater volumes than would normally be expected in a residential neighborhood.
- (9) Exterior storage of materials to be used in conjunction with a home occupation shall not be located within the front yard and shall be screened from any public right-of-way or adjacent property.
- (10) A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit and shall comply with all provisions related to controlling nuisances within city ordinances.

(8) Manufactured housing.

a. Manufactured housing is permitted only within the SD-3 district. Manufactured housing is prohibited within the SD-1 and SD-2 districts.

b. Manufactured Housing refers to any mobile home or HUD-code manufactured home in accordance with Section 1201.004 of the Texas Occupations Code.

c. Installation of a mobile home is not permitted, consistent with the city's authority under Texas Occupations Code Section 1201.008.

(1) Existing mobile homes may continue to be occupied if they were legally permitted at the time of installation.

(2) An existing mobile home may be replaced by a HUD-Code Manufactured Home upon issuance of a permit by the Building Official.

d. Notwithstanding any zoning or other law, in the event that a HUD-Code Manufactured Home occupies a lot in the City, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer HUD-Code Manufactured Home and is at least as large in living space as the prior manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code Manufactured Home is limited to a single replacement of the manufactured home on the same property.

e. Manufactured housing installed must conform to the following requirements:

(1) Each unit may be occupied as a single-family dwelling only;

(2) The towing apparatus, wheels, axles and transporting lights shall be removed at time of installation and shall not be included in the calculation of any measurements specified under this subsection;

Commented [AP3]: Added based on Occupations Code Chapter 1201, which requires a city to have a zoning district that permits manufactured homes.

- (3) Units shall be oriented parallel to the street frontage where possible. In special cases, the short axis may face the road if the front door is incorporated in the unit's floor plan to be a part of the short axis;
- (4) Each unit must be skirted with a continuous, permanent masonry veneer or masonry curtain wall, unpierced except for required ventilation and access.
- f. The pitch of the roof shall be a minimum of 3-1/2:12 and finished with material that meets the minimum standards of the Federal Housing Administration.
- g. All roof structures shall include an eave projection of no less than six (6) inches.
- h. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the unit must measure a minimum of twenty-four (24) square feet, be attached firmly to the primary structure and be anchored securely to the ground.
- i. Stairs shall only be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet. Use of stairs without a porch is prohibited at any entrance to a unit.

~~c. Home occupation registration.~~

- (1) ~~Purpose.~~ To establish a method to allow the city to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the city.
- (2) ~~Registration required.~~ Each resident within the city who has, or desires to establish an authorized home occupation, is required to register the home occupation with the city.
- (3) ~~Application for home occupation registration.~~
- (1) Applicant shall apply to the city manager or his/her designee to register a home occupation using an application provided by the city manager or his/her designee.
- (2) The city manager or his/her designee may accept the registration if the home occupation meets all the requirements established in subsection (7)b above.
- (4) ~~Conditions applicable to home occupation registration.~~
- (1) ~~Duration.~~ A home occupation registration remains valid for as long as the home occupation use is in operation.
- (2) ~~Termination.~~ When a home occupation is found to be in noncompliance with the requirements outlined in this subsection (7), the registration will be terminated immediately and the property may be subject to enforcement actions for a violation of this chapter, pursuant to section 40-8.
- (3) ~~Renewal of terminated home occupation.~~ The procedure for renewal of a terminated home occupation shall be the same as required for a new registration under this section.
- d. ~~Appeals.~~
- (1) The judgment of the city manager or his/her designee pertaining to a violation or decision under this subsection shall be considered determinative and final unless formally appealed to the board of adjustment within 20 days after the city manager or his/her designee's written determination. The board of adjustment will have the final action on appeals.

Commented [AP4]: Removed based on House Bill 2464.

Sec. 40-41. Building height.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained which exceeds 35 feet in height.

Sec. 40-42. Yard area requirements.

No building or structure shall be hereafter erected or maintained unless the following standard yard and lot areas are provided and maintained in connection with such building or structure; provided, however, if a plat has

been previously approved by the city containing non-standard yard and lot areas under applicable amendments to this chapter which were adopted after the plat was approved, such platted non-standard yard and lot areas shall prevail over the standard yard and lot areas hereinafter provided. Any structure located on a previously approved plat with non-standard yard or lot areas may be repaired or replaced with new construction, provided that any such repairs or new construction must comply with all other applicable requirements in this Code or other applicable law, including requirements set forth in Chapter 8 of this Code. All areas designated as utility easements shall not have structures of any type built upon them, including but not limited to any primary or accessory structure, fence, shed, outbuilding, swimming pool, or other improvement to real property. Any variance granted by the city to allow construction or installation of a building or structure within any part of a utility easement owned by the city shall not waive any property rights or easement rights belonging to the city or another public entity, including a public utility, and any rights granted by such variance shall forever be considered subordinate to and subject to the utility easement rights of the city and/or other public entity. Upon request by the city or another public entity that owns a utility easement upon which any building or structure is constructed or installed pursuant to a variance granted by the city, the owner of such building or structure shall be required to promptly remove said building or structure at the owner's sole expense. Any fence, wall, or other barrier constructed within a utility easement pursuant to a variance granted by the city shall provide a means of ingress and egress at the rear of the lot to allow authorized persons to access the utility easement as needed, and must comply with all other applicable local and state laws.

Table 40-42.1 ^(Notes 1, 2)				
District	Rear yard	Side yards		Front yard
SD-1	20% of lot depth, not to exceed 35 ft.	Lots 75 ft. wide or less	Lots wider than 75 ft.	40 ft.
		6 ft.	10 ft.	
SD-2		5 ft.		30 ft.
SD-3		3 ft. ^(Note 3)		19 ft. ^(Note 4)
SD-4	20% of lot depth	15 ft.		40 ft.

[Notes:]

- (1) All dimensions measured from property line.
- (2) See [subsection] 40-40(3) for setback exceptions for accessory building exceptions.
- (3) Eaves or other minor building extensions; setback of primary walls of structure is four feet.
- (4) See [section] 40-48 for SD-3 carport exception.

Sec. 40-43. Short-term rental use prohibited.

Real property in the Single-Family Residence Districts may not be used for short-term rental.

Sec. 40-44. Regulation of lot size.

Any subdivision plan affecting land situated in an area which has been zoned as a single-family residence district shall provide that each lot shall comply with Table 40-44.1:

TABLE 40-44.1		
District	Minimum lot size	Minimum street frontage
SD-1	15,000 sq. ft.	100 ft.
SD-2	5,800 sq. ft.	45 ft.
SD-3	4,335 sq. ft.	30 ft.
SD-4	75,000 sq. ft.	100 ft. ^(Note 1)

[Notes:]

- (1) Distance measured along the curved property line that faces the center of Alameda Circle.

Sec. 40-45. Impervious cover.

Impervious cover includes roads, parking areas, buildings, swimming pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface. The term "percent impervious cover" is calculated as the area of impervious cover within the front yard area of a lot, tract, or parcel, or development, divided by the total area within the front yard area of such lot, tract, parcel or development. The front yard area is defined as the area contained within the boundaries of the front building setback line, the side property lines and the back of the front curb line of such lot, tract, parcel, or development.

- (i) Impervious cover area requirements for single family residence district lots shall be as follows: All impervious cover shall not cover in the aggregate more than 50 percent of the front yard area of a lot, tract, parcel, or development as defined above.

Sec. 40-46. Single family residence district I (SD-1). (Reserved)

Sec. 40-47. Single family residence district II (SD-2).

- (a) *Applicability.* Properties meeting the following conditions are eligible to be considered to be rezoned to SD-2:

- (1) Currently zoned AD apartment district, or
- (2) Currently zoned SD-3 single family residence district 3.

- (b) *Access, parking, and site configuration.*

- (1) That portion of a private driveway outside of the property line shall have a maximum width of 12 feet.
- (2) Detached garages shall be subject to the requirements of subsection 40-40(3).
- (3) A four feet wide sidewalk shall be installed along the entire street frontage of the property. This shall include the side street at corner lots, unless waived by the city review board. The sidewalk shall align with existing sidewalk(s) on adjacent lot(s) and be of similar configuration. The sidewalk shall be located outside the property line except as specifically approved by the city review board.
- (4) Maintenance and upkeep of the yard area between the property line and street curb shall be the responsibility of the property owner.

~~(c) Architectural requirements.~~

- ~~(1) Development of properties within the SD-2 district shall comply with the general character and ambiance of that depicted in illustration 40-47.1, based on color palate, massing, architectural style, and landscaping.~~

Commented [AP5]: Removed based on Government Code Chapter 3000.



Illustration 40-47.1

- (2) Exterior building materials shall be primarily or entirely three-part stucco with cast stone or natural stone accents. Stone or brick may also be considered, subject to city review board approval. Quarry tile, concrete tile or similar materials are encouraged for ground plane surfaces such as highly visible porches, walkways and driveways.
- (3) Acceptable roofing materials include clay tile, metal formed into shape of Spanish tiles, dimensional architectural shingles, or comparable material as approved by the city review board.
- (4) Roof configuration shall be traditional hipped or gabled.
- (5) Windows shall be Anderson 100 series, or comparable as approved by the city review board.
- (6) On properties that include parking in front of the home, decorative fencing shall be provided at the property line to provide visual screening. Fencing shall comply with one of the following:
 - i. Two feet, six inches high solid material to match the home construction, plus one foot, six inches of vertical metal pickets ("wrought iron" appearance), or
 - ii. Four feet tall masonry posts of stone or stucco with four-foot high vertical metal picket infill ("wrought iron" appearance).
 - iii. A baffle means plantings that slightly obstruct the view into or out of an area. Where a front fence is required a three-foot baffle can be used instead.
 - iv. To insure safety for drivers and pedestrians landscape in the front yards shall be maintained so that when exiting a driveway the visibility of the sidewalk and street are unobstructed.
- (7) Exterior doors, including but not limited to pedestrian and garage doors, shall be of natural wood, wood-like material or painted wood and shall be subject to approval by the city review board.
- (8) Landscape design.
 - i. Each home shall have at least one four-inch diameter tree in the front yard,
 - ii. Plants shall be placed and maintained around the front base of a home and/or along the edge of the front walkway or driveway, and
 - iii. Irrigation: Each home shall have an irrigation system in the front yards.

Representations of front yard landscape designs



(d) *Design approval.* Prior to any home or structure being constructed, a preliminary design submittal shall be submitted to the Olmos Park City Review Board composed of the city building official, a registered design profession and other members to be appointed at the discretion of the city council. Submittal shall include, as a minimum, a site plan, elevations, sections, expansion joints, color palates, and sheet specifications for building materials. The city review board shall approve or deny, with comments, the package within 21 days of submittal of a complete package. Final and complete construction documents sealed by a registered architect shall be submitted to the building department for building permit, at which time the city review board shall review for compliance with this article prior to issuance of permit.

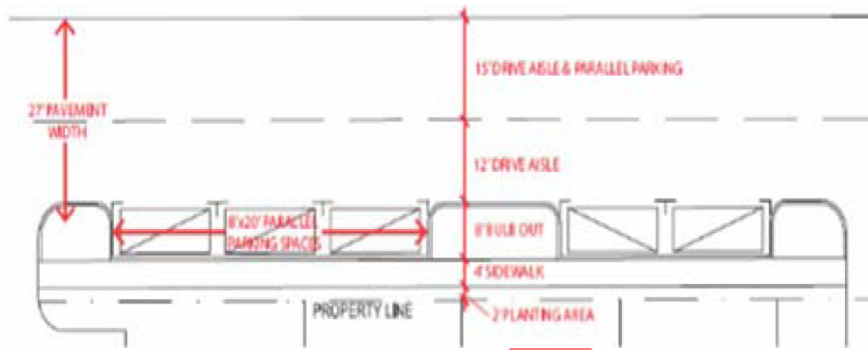
Sec. 40-48. District SD-3.

(a) *Applicability.* Properties meeting the following conditions are eligible to be considered for rezoning to SD-3:

- (1) Currently zoned AD;
- (2) Properties to be adjacent and continuous for 300 feet; and
- (3) Abut a paved alley along the full rear width of all properties. Said alley shall be on a city right-of-way and shall intersect a city street at both its ends.

(b) *Access, parking, and site configuration:*

- (1) *Access:* A maximum of 40 percent of homes with vehicular access to Olmos Drive shall be contained on platted lots that share a curb cut (via joint use easement or similar instrument) and are at least 65 feet wide when combining two adjoining lots. All other homes must take vehicular access via the rear alley. Private drives off Olmos Drive shall have a maximum of 12 feet in width as measured at the property line (unless required to be wider at the curb to provide a safe turning radius, as determined by the city).
- (2) *Sidewalk and parking in the right-of-way:* Each lot shall be required to have in the right-of-way, beginning at the front property line, a two-foot wide planting area followed by a four-foot wide standard concrete sidewalk (including a curb where it adjoins the street) followed by either an eight-foot wide parallel street parking or a five-foot to eight-foot "bulb-out" planting zone and curb, as shown in illustration 40-48.1:



- (3) *Setbacks for carports and garages:* A side-load single-story carport meeting the design elements described herein may exceed the minimum front setback required by Table 40-42.1 by up to five feet. Such exception may not occur on more than 20 percent of the lots included in the SD-3 district. Garages or carports accessed from the rear alley are exempt from the minimum side setback requirements of Table 40-41.1. However, each lot may only be exempt from the minimum side setback for garages or carports on one side of the lot. Garages and carports must be located a minimum of 22 feet from the opposite boundary of the rear alley.

(c) Development Standards.

Architectural and aesthetic characteristics.

- (1) *Style:* The architectural style of all homes and structures shall be in substantial accordance with illustration 40-48.2 "Representation of Exemplar Elevation Configurations".
- (2) *Variation:* Variations of homes shall be made by color, material, roof line, roofing color, archways, metalwork, balconies and other features so that no two homes within the district contain identical architectural details. In accordance with illustration 40-47.1.
- (3) *Exterior building materials:* Shall be primarily or entirely three-part stucco and cast stone accents. Stone or brick shall be a permitted material as well. Accent quarry or concrete tile is encouraged in small quantities at highly visible locations such as the front entry porch.
- (4) *Roof composition:* Shall be traditional hipped or gabled and two or more different roof slopes shall be used.
- (5) *Roof materials:* Shall be dimensional composition shingle, concrete tile, slate, standing seam metal or Spanish clay tile. A minimum of two types of roof materials shall be used within the district and a minimum of 25 percent of the homes or structures within the district shall utilize barrel concrete tile roofing. Gutters and downspouts shall not be made of plastic.
- (6) *Windows:* Front facade windows shall be Anderson Series 100 or equivalent. Windows shall be detailed in a manner that provides a two-inch setback from facade to window frame, where exterior facade material or cast stone wraps at jamb, head and/or sill. Window sill should project forward two inches from facade, and two inches or more to either side of the window, projecting beyond the alignment of the vertical opening.
- (7) *Front doors and garage doors:* Shall be solid stain-grade wood doors with or without a small amount of window or glass lites. Front-facing garage doors shall be in substantial accordance with the design shown in illustration 40-48.3.

Representations of garage "barns doors"

Commented [AP6]: Removed because of Government Code Chapter 3000.



- (8) ~~Covered arch: Homes within 35 feet of the curb shall contain a covered arch entry to the front door or porch area of the home.~~
- (91) *Carports:* Carports on front-loaded homes shall be of material and design to match the home and are limited to one story. Carports must consist of solid sidewalls on the side facing the house and on the rear so that the carport is fully enclosed on three sides. Additionally, carports must be positioned to have entry perpendicular to the public street.
- (210) *Front yard fencing:* Homes with front parking shall have a front yard fence consisting of either 30 inches tall solid material matching the home and 18 inches tall vertical metal picket fence detailing, or four feet tall masonry posts with vertical metal picket fencing.
- (311) *Garages:* Detached garages shall be limited to one story.
- (12) ~~Carports, garages, and accessory structures: Accessory structures, garages.~~
- (413) *Trees:* Each home shall have at least one four-inch diameter tree in the front yard. Such tree(s) must be Lacey Oak, Coast Live Oak, Canby Oak, Chinquapin Oak, Monterrey Oak, Thornless Mesquite, or Cedar Elm.
- (514) *Irrigation:* Each home shall have irrigation systems in the front yard.
- (15) ~~Design development approval: Prior to any homes or structures being constructed, a design development package must be submitted to the mayor or his/her designee(s) and the building official for approval. Submittal must include, as a minimum, a site plan, landscape plan for right-of-way and front yard, elevations, sections, expansion joints, color palates and sheet specifications for building materials. The mayor or his/her designee(s) and the building official shall approve or deny with comments the package within 21 days of submittal of a complete package.~~

ARTICLE IV. LOCAL RETAIL DISTRICTS

Sec. 40-107. - Building and land use restrictions.

No building or land shall be used and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Residential or apartment uses. Any use permitted in an apartment district may only be permitted in the local retail district pursuant to a valid application for, and any subsequent granting of, a special use permit under Chapter 40 Zoning, Article VI Special Use Permits which shall include a portion of the building or land to be used for a "use" not permitted under this section (2)—(9).
- (2) Banks, etc. Banks, office, studio, ice delivery station, beauty salon, antique shop, clothing store.
- (3) Retail store or shop. Retail store or shop for custom work for the making of articles to be sold at retail on the premises.
- (4) Service station. Automobile service station for the sale of gasoline, oil and services connected with these sales only, but not to include the sale or offering for sale of automobiles of any kind.
- (5) Bakery. Bakery employing less than six persons; restaurant; retail grocery outlet.
- (6) Cleaners. Dyeing or cleaning works, employing less than six persons on the premises.
- (7) Garages. Garages for the repair of motor vehicles and services in connection with these services only, but not to include the sales or offering for sale of automobiles or motor vehicles of any kind, nor storage in the open of motor vehicle parts or motor vehicles not in running condition which are not being restored to operation.
- (8) Building materials store. Building materials where the major business is in connection with the display and sales of new materials only, but provided that the storage of building materials and lumber shall not be closer than 30 feet from the front line of the building.
- ~~(9) Sexually oriented businesses. Notwithstanding any other provision of the zoning code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within 1,000 feet of any school, regular place of religious worship or residence. Measurements shall be made in a straight line from the nearest boundary of the property used for a school, regular place of religious worship or residence to the nearest part of the building in which such sexually oriented business is conducted.~~

Sec. 40-114. Driveways ~~cuts~~.

A. Driveways

- ~~a. Driveway ramps shall be constructed of concrete and according to city design standards.~~

B. Driveway Cuts

- a. Considering conditions of topography, traffic flow, traffic and pedestrian safety, each business property with a lot width of 50 feet or less shall be permitted one driveway cut. Business property with a lot width of 60 feet or more may be permitted two driveway cuts.

Commented [AP7]: Recommend keeping, as this regulation was moved from the Subdivision Ordinance.

ARTICLE V. MIXED RETAIL COMMERCIAL DISTRICTS

Sec. 40-134. Description.

The lots and blocks or metes and bounds which follow shall constitute the Mixed Retail Commercial District of the City of Olmos Park, Texas: Hazelwood addition, County Block 4048, Block 14, Bexar County, Texas.

Sec. 40-135. Building and land use restrictions.

No building or land shall be used and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) *Retail district use.* Any use permitted in a local retail district.
- (2) *Small animal boarding facilities.* Kennel facilities for the overnight boarding of dogs, cats, and smaller animals shall be allowed in conjunction with an on-premises veterinary office under the following conditions:
 - a. Use of any outdoor facilities by boarded animals shall be restricted to the hours of 8:00 a.m. to 8:00 p.m. No boarded animals shall be allowed outside an enclosed building between the hours of 8:00 p.m. and 8:00 a.m.
 - b. No more than four outside runs shall be allowed in conjunction with any single boarding facility.
 - c. No more than 12 animals shall be allowed outside the enclosed building of a boarding facility at any one time.
 - d. All outside runs shall be separated by solid material fencing.
 - e. Animals must be attended by a kennel facility employee at all times when outdoors.
 - f. Outdoor facilities shall be maintained at all times in a clean and odor-free condition.
 - g. All animal waste shall be disposed through the municipal sanitary sewer system and shall not be deposited in solid waste disposal containers.
 - h. The exterior walls for kennel facilities shall be of masonry construction. They shall provide an airborne sound insulation equal to that required to meet a field-tested sound transmission class of 55 according to ASTM (American Society for Testing and Materials) standard E336. Field testing shall be performed under the supervision of a professional acoustician who shall be experienced in acoustical testing and engineering. The acoustician shall forward certified test results to the building official that minimum sound insulation requirements stated herein have been met.
- (3) *Pawnshops.* A pawnshop as defined by V.T.C.A., Finance Code § 371.003.
- (4) *Sexually oriented businesses.* Notwithstanding any other provision of the zoning code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within 1,000 feet of any school or regular place of religious worship, nor within 500 feet of another sexually oriented business. Measurements shall be made in a straight line from the nearest boundary of the property used for a school or regular place of religious worship to the nearest part of the building in which such sexually oriented business is conducted.
- (5) *Smoke Shops, Vapor Shops, and Head Shops – including stores primarily focused on selling tobacco, vaping products, and related accessories.*

Commented [AP8]: These uses must be permitted in the district and cannot be prohibited.

Pawn Shops: LGC 211.0035
SOBs: LGC 243.007
Hemp Sales: Texas Health and Safety Code 443

ARTICLE VII. NONCONFORMING USES

Sec. 40-188. Land Use.

The lawful use of the land existing at the time of the passage of the ordinance from which this article is derived, although such use does not conform to the provisions herein, may be continued, but if such nonconforming use is discontinued for longer than six (6) months it will be considered permanently abandoned and any future use of said premises shall be in conformity with the provisions of this Code.

Commented [AP9]: Added based on LGC Chapter 211.019.O.

Sec. 40-189. Buildings.

The lawful use of any building existing at the time of the passage of the ordinance from which this article is derived may be continued, although such use does not conform to the provisions hereof, and such use may be extended throughout the building, provided no structural alterations except those required by law or ordinance, are made therein. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

Sec. 40-190. Conditions of operation.

The right of nonconforming uses to continue shall be subject to such regulations regarding maintenance of the premises and conditions of operation as may in the judgment of the board of adjustment be reasonably required for the protection of adjacent property.

Sec. 40-191. Partial destruction of building.

Nothing in this article shall be taken to prevent the restoration of a building destroyed to the extent of not more than 50 percent of its reasonable value, by fire, explosion or other casualty, or act of God, or a public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

Substantive Zoning Amendments – State Law Changes

Chapter 40 ZONING

ARTICLE I. IN GENERAL

Sec. 40-1. Purpose of zoning regulations.

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of the population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its particular suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Sec. 40-2. Definitions.

- (a) Words specially defined. Words used in the present tense include the future; words in the singular include the plural number; the words in the plural number include the singular; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not discretionary.
- (b) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building attached to or detached from the main structure and used for a purpose customarily incidental to the main structure, such as a garage, carport, or porte cochere for automobile storage, and a tool house, lathe or greenhouse, home workshop, quarters for servants employed on the premises, children's playhouse, bath house, pen, coop, kennel or storage house or garden shelter, but not involving the conduct of business or the use of such accessory structure as a separate domicile.

Apartment means a room or suite of rooms in an apartment house or tenement, arranged, designed or occupied as the residence of a single family, individual or group of individuals.

Apartment house means a building, or portion thereof, arranged, designed or occupied by three or more families living independently of each other.

Boardinghouse means a building other than a hotel, accommodating five or more persons, where lodging and meals are served for compensation.

Building means any structure having a roof, supported by columns or walls, and designed or intended for the shelter, support, enclosure or protection of persons or animals. For purposes of meeting setback requirements, a building includes all projections such as eaves, overhangs, cornices, roofs, windowsills and other architectural features.

Building area means the buildable area of a lot is the space remaining after the minimum open space requirements of this chapter have been complied with.

Building height means the vertical distances measured from the top edge of the front curb or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that, where buildings are set back from the street line, the height of the building shall be

measured from the average elevation of the top edge of the front curb at the mid-point of the property unless the lot is on the uphill side of a street, in which case the height of the building shall be measured from a point that is the average elevation of the lot between the top edge of the front curb and the rear property line measured from the midpoint of the property, both front and rear.

Carport means a structure attached to or made a part of the main structure, which is open to the weather on at least two sides, intended for the use of sheltering not more than two motor-driven vehicles.

City Manager means the chief executive officer and head of the administrative branch of the City of Olmos Park. It may also refer to the acting City Manager or to any employee or administrative officer of the City to whom the chief executive officer or acting City Manager has delegated certain authority, but only to the extent of such delegation.

Depth of lot means the mean horizontal distance between the front and the rear lot line.

District means a section of the City of Olmos Park for which the regulations governing the area, height, or use of the buildings are uniform.

Family means one or more individuals living together as a single housekeeping unit in which not more than two individuals are unrelated by blood, marriage or adoption.

Front building face means the vertical exterior plane consisting of the building face which is the primary access into a building or lease space, as determined by the building official.

Home occupation means an occupation or activity carried on in the home by a person residing on the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.

Interior lot means a lot other than a corner lot.

Nonconforming use means a building or premises occupied by a use that does not conform to the regulations of the use district in which it is situated.

One-family dwelling means a detached building having accommodations for and occupied by only one family.

Parking space means an area enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one standard automobile which has adequate access to a public street or alley and permitting satisfactory ingress and egress of an automobile.

Portable storage units means portable storage containers, including overseas shipping containers, cargo or freight containers, and PODS ("portable on demand storage").

Private garage means a garage with a capacity for not more than ten motor-driven vehicles for private storage only.

Short-term rental. A rental of real property for a period shorter than 30 consecutive days. Short term rental of real property is presumed to be a commercial use of real property.

Story means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

Structure means that which is built or constructed; an edifice or building of any kind; or any piece of work artificially built up or composed of parts joined together in some definite manner.

Townhouse means one of a group of no less than two nor more than four adjoining single-family dwelling units sharing a common wall with one or more of such adjoining single-family dwelling units, each dwelling unit located on a separate lot.

Yard means an open, unoccupied space (except for vegetation and surfacing) other than a court, on the lot in which a building is situated and which is unobstructed except as provided herein by any building from the ground to the sky.

Yard, front, means an open unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main buildings to the front property line or street right-of-way line and as used herein shall represent a line in front of which no building may be erected; which line shall be determined as the minimum horizontal distance between the front property line and the main building line as specified for the district in which it is located.

Yard, rear, means an open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the main building and the rear lot line. The required rear yard shall have a minimum dimension as specified in the district in which the lot is situated.

Yard, side, means an open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, situated between the buildings and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a side line.

Use means the purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

Sec. 40-3. General provisions.

(a) *Districts.* Zoning regulations and districts as herein set forth are approved and established. The City of Olmos Park is hereby divided into districts, of which there shall be seven, known as:

- (1) Single-family residence district I (SD-1).
- (2) Single-family residence district II (SD-2).
- (3) Single-family residence district III (SD-3).
- (4) Single-family residence district IV (SD-4).
- (5) Apartment district (AD).
- (6) Local retail district (RD).
- (7) Mixed retail commercial district (MRD).

(b) *Buildings and land use to conform to district requirements.* Except as hereinafter provided, no building shall be erected, reconstructed or structurally altered, nor shall any building or land used for any purpose other than is permitted in the district in which such building or land is located.

~~(c) *Manufactured housing prohibited.* Manufactured housing, mobile homes and similar structures are prohibited in any of the city's zoning districts.~~

Commented [AP1]: Change to comply with Local Government Code Chapter 1201.

(d) *Use of land.* These regulations are intended to prevent the use of land which would place upon the land a greater burden, density, or more intense use than that permitted in the district in which the land is situated. Whenever a proposed use of land would create a lesser burden, density, or less intense use than that permitted for the district in which such land is situated, but such use might otherwise be prohibited by a strict application of these regulations, the owners of such land may obtain necessary variances to these regulations to permit such use, provided such use otherwise conforms to the general plan of development within the city.

Sec. 40-4. City-owned property and public utilities.

The provisions of this chapter shall not apply to property belonging to the city or to property used to provide utilities; provided, however, that in the erection of building or other structures, the city and utility companies shall

attempt to conform in architectural design or otherwise as nearly as possible to the buildings permitted in the district in which they are being erected.

Sec. 40-5. Enforcement of zoning regulations.

- (a) The provisions of this chapter shall be enforced by the City Manager or designee of the city. All applications for site plans, and building permits shall be accompanied by a plat description in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building, addition or alteration to be erected, the use to which of any building, addition, alteration or land is to be put, materials to be used, and any other information which may be necessary to provide for the enforcement of these regulations. Such plans shall be verified by the signature of either the owner of the premises or by a licensed architect or engineer. A careful record of such applications and plats shall be kept in the office of the building inspector.
- (b) Abatement of nonconforming uses. The city shall have the power to abate or prevent the use of land or building not in conformity with this chapter.

Sec. 40-6. Building permits, certificates of occupancy, compliance.

For compliance with building permits and certificates of occupancy, see chapter 8 of this Code.

Sec. 40-7. Zoning map designations.

- (a) When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning area are intended to be along existing street, alley or property lines or expansions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the maps measured from the given line.
- (b) Intent of zoning plan to be carried out. Where the actual street layout varies from the street layout as shown on the zoning map, the board of adjustment may apply the designations shown on the mapped streets in such a way as to carry out the intent of the plan for the particular area in question.

Sec. 40-8. Penalty and violation.

- (a) Any person or corporation who shall violate any of the provisions of this chapter or fail to comply herewith, or with any of the requirements hereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder or who shall use any building or land contrary to the provisions hereof, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00, and each day such violation shall be permitted to exist shall constitute a separate offense.
- (b) The owner or owners of any building or premises or part thereof, upon which anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith or who may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

Sec. 40-9. Changes and amendments to zoning map or text

A. Authority to amend.

- (a). The city council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established as provided by TLGC Chapter 211 after receiving a report from the Planning and Zoning Commission and after public hearings.
- (b). A Planning and Zoning Commission recommendation is required for all amendments.
- (c). Zoning district boundary amendments may be requested by City Council, the Planning and Zoning Commission, or in writing by the owner of real property, or the authorized representative of an owner of real property.

- (d). Zoning Text amendments may be requested by City Council, the Planning and Zoning Commission, the property owner (or authorized agent of the owner), or City staff, at the direction of the City Manager.

B. Required notice.

(a). Property owner notice.

- i. Written notice of all public hearings before the Planning and Zoning Commission on a proposed zoning map change shall be sent to all owners of real property within two hundred (200) feet of the property on which the change is requested.
- ii. Such notice shall be given not fewer than eleven (11) calendar days before the date of the Planning and Zoning Commission hearing by posting such notice, properly addressed and postage paid, to each taxpayer as the ownership appears on the last approved City tax roll or County tax roll for the area affected.
- iii. This subsection does not apply if this is considered a Comprehensive Zoning Change as defined in sec. 211.0011 of the Texas Local Government Code.

(b). Newspaper notice.

- i. Notice of the time and place of the hearing must be published in a newspaper of general circulation in the City at least sixteen (16) days before the date of the public hearings.

(c). School District notice.

- i. Written notice shall be given not fewer than eleven (11) calendar days before the date of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located.

(d). Notice for a current conforming property becoming nonconforming due to amendment.

- i. If the proposed zoning amendment will result in a current conforming use of a property becoming a nonconforming use, written notice shall be provided to each owner of property where the proposed nonconforming use is located and each occupant of the property not later than ten (10) calendar days before the hearing date, containing the time and place of the hearing and including the following text in bold 14-point type:
"THE CITY OF OLMOS PARK IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

(e). For proposed changes to the text of the zoning ordinance notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the city not less than 15 days prior to the date of the public hearing. Changes in the ordinance text which do not change zoning district boundaries, do not establish zoning regulations for specific districts, or do not involve specific real property, do not require written notification to individual property owners.

C. Application requirement.

- (a). Each application for a zoning amendment shall be made in writing on an application form available from the city.
- (b). Zoning amendment request applications which do not include all required information, and materials will be considered incomplete, shall not be accepted for official submission by the city, and shall not be scheduled on a Planning and Zoning Commission agenda until the proper information is provided to city staff.

D. Planning and Zoning Commission recommendation and required public hearing.

(a). The Planning and Zoning Commission shall hold a public hearing on any zoning amendment prior to making a report and recommendation to City Council. The report may be placed within the staff report.

(b). In making its recommendation, the Planning and Zoning Commission shall consider the following:

- i. Whether the zoning amendment aligns with the character of the existing neighborhood and adjacent properties, or with the proposed character of a neighborhood as outlined in applicable plans or policies;
- ii. Whether the proposed change will have a detrimental effect on properties abutting the property proposed for rezoning or upon properties affected by the proposed text amendment;
- iii. Whether the proposed change will result in detrimental impacts upon existing or planned public facilities; and
- iv. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

E. City Council decision and required public hearing.

(a). The City Council shall hold a public hearing before adopting any zoning amendment.

(b). The zoning amendment shall not become effective except upon a simple majority vote of the City Council.

F. Supermajority or majority vote of City Council required for protested zoning amendments

(a). This subsection only applies to a proposed change to the zoning text or map boundary that is not a "proposed comprehensive zoning change" as defined in section 211.0011 of the Texas Local Government Code.

(b). A protest of a proposed change to the zoning text or map boundary must be written and signed by the owners of:

- i. at least 20 percent of the area of the lots or land covered by the proposed change;
- ii. except as provided by subsection (iii), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
- iii. at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses, unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

(c). In computing the percentage of land area under subsection (b):

- i. the area of streets and alleys shall be included; and
- ii. the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.

(d). If a proposed change is protested in accordance with subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:

- i. three-fourths (3/4) of all members of the City Council for a protest described by subsection (b)(i) or (b)(ii); or
- ii. a majority of all members of the City Council for a protest described by subsection (b)(iii).

Sec. 40-10. Savings clause.

The repeal of the ordinances or parts of ordinances effectuated by the enactment of this chapter shall not be construed as abating any actions now pending under or by virtue of such ordinance, or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the city under any section or provision existing at the time of the passage of the ordinance from which this chapter is derived. If any section, paragraph, subdivision, clause, phrase or provision of this chapter shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this chapter as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Sec. 40-11. Costs for design professional review.

Prior to any home or structure being constructed in SD-2 or SD-3, a preliminary design submittal and final and complete construction documents shall be submitted to the city for review by staff and/or a design professional. If the city retains a design professional to review submittal, actual costs for review shall be paid by the person requesting approval of the home or structure.

Commented [AP2]: Removed due to the limitations in Government Code Chapter 3000 regarding the City's authority to regulate building materials.

Sec. 40-12. Vacating public right-of-way.

If the city gives written notice, a person shall, [at] its own expense, temporarily or permanently, remove, relocate, change or alter the position of person's facilities that are in the public rights-of-way within 120 days, except in circumstances that require additional time as reasonably determined by the city based upon information provided by the person. For facilities expected to take longer than 120 days to remove, change or relocate, the city will confer with person before determining the alterations to be required and the timing thereof. The city shall give notice whenever the city has determined that removal, relocation, change or alteration is reasonably necessary for the construction, operation, repair, maintenance or installation of a city or other governmental public improvement in the public rights-of-way. This section shall not be construed to prevent a person's recovery of the cost of relocation or removal from third parties who initiate the request for relocation or removal, nor shall relocation or removal be required if improvements are solely for beautification purposes without prior joint deliberation and agreement with person. This section does not create a public right to seek recovery of costs for relocation or removal solely for beautification.

If the person fails to relocate facilities in the time allowed by the city in this section, the person may be liable to the city for such delay, as set forth in the City Code of Ordinances, now or hereafter enacted.

Notwithstanding anything in this subsection, the city manager and a person may agree in writing to different time frames than those provided above if circumstances reasonably warrant such a change.

Secs. 40-123—40-38. Reserved.

ARTICLE II. SINGLE-FAMILY RESIDENCE DISTRICTS

Sec. 40-40. Building and land use restrictions.

No building or land shall be used and no building shall hereafter be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) *Single-family residence.* No more than one single-family dwelling per lot. In the event such dwelling is to be constructed on portions of two or more lots, prior to such construction, the property owner shall apply to the board of adjustment for such variances as may be necessary to facilitate such construction.
- (2) *Public park or playground.*
- (3) *Accessory building.*
 - a. A detached accessory building shall be located not less than ten feet from the main structure, not less than 60 feet from the front property line and not less than three feet from any rear or side property line, except as specifically allowed in section 40-48.
 - b. When attached to the main structure in any manner, including by open or closed breezeway or passageway, an accessory building shall be considered part of the main structure and shall be subject to the same front, side, and rear setback requirements as the main structure.
 - c. Where a side yard abuts a street on a corner lot, no garage, carport or other motor vehicle storage structure with access to the street may be erected nearer to the curb line of said street than 25 feet.
 - d. On the rear of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the bottom of said clear glass exterior window is located at least seven feet above the floor, and all such exterior windows regardless of height or opacity must be inoperable and unable to be opened. On the sides of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the exterior window is located at least 40 feet from the side property line toward which the exterior window faces or unless the bottom of said clear glass window is located at least seven feet above the floor. On the rear and sides of an accessory building, above the first story of the accessory building, the only exterior windows which may be located within seven feet of the floor shall be exterior windows with obscured glass that does not permit an occupant of the accessory building to see outside the window from the accessory building. The provisions of this section shall not apply to exterior windows on an accessory building located on a corner lot where such exterior windows only overlook a public street and do not overlook a residential lot. The purpose and intent of this section is to enhance the privacy, safety, and security of residents by ensuring that rear windows of accessory buildings do not provide a vantage point that allows for a direct line of sight from the accessory building to any rear window on any adjacent residential structure, such that a person inside an accessory building looking out through a rear window cannot clearly see into any rear window of an adjacent residential property.
 - e. Except as provided in this section, other sections [of] this article shall apply to accessory buildings. In the event of a conflict between this section and other sections of this chapter, this section shall govern matters as to accessory buildings.
 - f. Considering only the accessory building in question and only its location on the lot, an accessory building can have only a single or two stories with no more than a maximum height of 25 feet measured from the lowest ground level of the accessory building in question to the peak of the roof of the accessory building in question.

g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 8-40. Each day of such violation shall constitute a separate offense.

- (4) *Antennas.* No permanently installed base-mounted antenna, whether ground, roof or otherwise mounted, shall be located within 60 feet from the front property line or within three feet from any other property line or street and must be screened from public view. Applicants for permits must follow the procedures outlined in sections 8-24 through 8-26.
- (5) *Customary uses.* Uses customarily incidental to any of the above uses when situated in the same dwelling.
- (6) *Portable storage units.*
 - a. All portable storage units must be located:
 - (1) On a paved all-weather surface except for approved construction sites; and,
 - (2) Completely off any and all public rights-of-way.
 - b. Portable storage units shall be removed from the property within 30 calendar days from the date of receipt of notification from the city.
 - (1) Upon request, one extension to (6)b. not to exceed 30 days, may be approved by the city building official.
 - c. In no event, shall the continuous or intermittent use of portable storage units exceed 60 cumulative days during any 12-month period.
 - d. Portable storage units associated with an approved construction project shall be permitted to remain on-site until the approval of the projects building final inspection or the expiration of the master building permits' expiration date if less. Portable storage units permitted under this section 6(d) shall not be visible from any residential street, unless good cause is found by the city building inspector.
 - e. All portable storage units:
 - (1) Shall not be placed in locations that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and development;
 - (2) Shall be secured from entry by children and general public when not attended; and
 - (3) Shall not have hazardous material stored within the containers.
 - f. All existing portable storage units within the city limits will be subject to the requirements of this article as of its effective date.
 - g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 40-8. Each day of such violation shall constitute a separate offense.
- (7) *Home occupations.*
 - a. *Purpose and intent.* The purpose of these home occupation regulations is to:
 - (1) Protect residential areas from adverse impact of activities associated with home occupations;
 - (2) Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income; and
 - (3) Establish criteria and development standards for home occupations conducted in dwelling units.
 - b. *Home occupation regulations.* All home occupations shall comply with the following:

- (1) The area set aside for home occupations shall be incidental and secondary to the primary use of the property for residential use.
- (2) No exterior business signs shall be permitted.
- (3) No mechanical equipment shall be used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.
- (4) Retail sales shall be prohibited on the premises.
- (5) The operation of on-site retail stores, beauty culture schools, beauty parlors, barber shops, vehicle repair, lawn mower or other small or large engine repair, boarding house/rooming house, or other similar land uses shall not be permitted as a home occupation.
- (6) A home occupation may be carried on within the principal building or accessory buildings.
- (7) There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.
- (8) The home occupation shall not create any increased traffic generation in greater volumes than would normally be expected in a residential neighborhood, and any shipping or deliveries for the home occupation shall not be in greater volumes than would normally be expected in a residential neighborhood.
- (9) Exterior storage of materials to be used in conjunction with a home occupation shall not be located within the front yard and shall be screened from any public right-of-way or adjacent property.
- (10) A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit and shall comply with all provisions related to controlling nuisances within city ordinances.

~~c. Home occupation registration.~~

- ~~(1) Purpose. To establish a method to allow the city to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the city.~~
- ~~(2) Registration required. Each resident within the city who has, or desires to establish an authorized home occupation, is required to register the home occupation with the city.~~
- ~~(3) Application for home occupation registration.~~
 - ~~(1) Applicant shall apply to the city manager or his/her designee to register a home occupation using an application provided by the city manager or his/her designee.~~
 - ~~(2) The city manager or his/her designee may accept the registration if the home occupation meets all the requirements established in subsection (7)b above.~~
- ~~(4) Conditions applicable to home occupation registration.~~
 - ~~(1) Duration. A home occupation registration remains valid for as long as the home occupation use is in operation.~~
 - ~~(2) Termination. When a home occupation is found to be in noncompliance with the requirements outlined in this subsection (7), the registration will be terminated immediately and the property may be subject to enforcement actions for a violation of this chapter, pursuant to section 40-8.~~
 - ~~(3) Renewal of terminated home occupation. The procedure for renewal of a terminated home occupation shall be the same as required for a new registration under this section.~~

~~d. Appeals.~~

Commented [AP3]: Removed based on House Bill 2464.

~~(1) The judgment of the city manager or his/her designee pertaining to a violation or decision under this subsection shall be considered determinative and final unless formally appealed to the board of adjustment within 20 days after the city manager or his/her designee's written determination. The board of adjustment will have the final action on appeals.~~

Sec. 40-41. Building height.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained which exceeds 35 feet in height.

Sec. 40-42. Yard area requirements.

No building or structure shall be hereafter erected or maintained unless the following standard yard and lot areas are provided and maintained in connection with such building or structure; provided, however, if a plat has been previously approved by the city containing non-standard yard and lot areas under applicable amendments to this chapter which were adopted after the plat was approved, such platted non-standard yard and lot areas shall prevail over the standard yard and lot areas hereinafter provided. Any structure located on a previously approved plat with non-standard yard or lot areas may be repaired or replaced with new construction, provided that any such repairs or new construction must comply with all other applicable requirements in this Code or other applicable law, including requirements set forth in Chapter 8 of this Code. All areas designated as utility easements shall not have structures of any type built upon them, including but not limited to any primary or accessory structure, fence, shed, outbuilding, swimming pool, or other improvement to real property. Any variance granted by the city to allow construction or installation of a building or structure within any part of a utility easement owned by the city shall not waive any property rights or easement rights belonging to the city or another public entity, including a public utility, and any rights granted by such variance shall forever be considered subordinate to and subject to the utility easement rights of the city and/or other public entity. Upon request by the city or another public entity that owns a utility easement upon which any building or structure is constructed or installed pursuant to a variance granted by the city, the owner of such building or structure shall be required to promptly remove said building or structure at the owner's sole expense. Any fence, wall, or other barrier constructed within a utility easement pursuant to a variance granted by the city shall provide a means of ingress and egress at the rear of the lot to allow authorized persons to access the utility easement as needed, and must comply with all other applicable local and state laws.

Table 40-42.1 (Notes 1, 2)				
District	Rear yard	Side yards		Front yard
SD-1	20% of lot depth, not to exceed 35 ft.	Lots 75 ft. wide or less	Lots wider than 75 ft.	40 ft.
		6 ft.	10 ft.	
SD-2		5 ft.		30 ft.
SD-3		3 ft. (Note 3)		19 ft. (Note 4)
SD-4	20% of lot depth	15 ft.		40 ft.

[Notes:]

- (1) All dimensions measured from property line.
- (2) See [subsection] 40-40(3) for setback exceptions for accessory building exceptions.
- (3) Eaves or other minor building extensions; setback of primary walls of structure is four feet.
- (4) See [section] 40-48 for SD-3 carport exception.

Sec. 40-43. Short-term rental use prohibited.

Real property in the Single-Family Residence Districts may not be used for short-term rental.

Sec. 40-44. Regulation of lot size.

Any subdivision plan affecting land situated in an area which has been zoned as a single-family residence district shall provide that each lot shall comply with Table 40-44.1:

TABLE 40-44.1		
District	Minimum lot size	Minimum street frontage
SD-1	15,000 sq. ft.	100 ft.
SD-2	5,800 sq. ft.	45 ft.
SD-3	4,335 sq. ft.	30 ft.
SD-4	75,000 sq. ft.	100 ft. (Note 1)

[Notes:]

- (1) Distance measured along the curved property line that faces the center of Alameda Circle.

Sec. 40-45. Impervious cover.

Impervious cover includes roads, parking areas, buildings, swimming pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface. The term "percent impervious cover" is calculated as the area of impervious cover within the front yard area of a lot, tract, or parcel, or development, divided by the total area within the front yard area of such lot, tract, parcel or development. The front yard area is defined as the area contained within the boundaries of the front building setback line, the side property lines and the back of the front curb line of such lot, tract, parcel, or development.

- (i) Impervious cover area requirements for single family residence district lots shall be as follows: All impervious cover shall not cover in the aggregate more than 50 percent of the front yard area of a lot, tract, parcel, or development as defined above.

Sec. 40-46. Single family residence district I (SD-1). (Reserved)

Sec. 40-47. Single family residence district II (SD-2).

- (a) *Applicability.* Properties meeting the following conditions are eligible to be considered to be rezoned to SD-2:

- (1) Currently zoned AD apartment district, or
- (2) Currently zoned SD-3 single family residence district 3.

- (b) *Access, parking, and site configuration.*

- (1) That portion of a private driveway outside of the property line shall have a maximum width of 12 feet.
- (2) Detached garages shall be subject to the requirements of subsection 40-40(3).
- (3) A four feet wide sidewalk shall be installed along the entire street frontage of the property. This shall include the side street at corner lots, unless waived by the city review board. The sidewalk shall align with existing sidewalk(s) on adjacent lot(s) and be of similar configuration. The sidewalk shall be located outside the property line except as specifically approved by the city review board.
- (4) Maintenance and upkeep of the yard area between the property line and street curb shall be the responsibility of the property owner.

~~(c) Architectural requirements.~~

- (1) Development of properties within the SD-2 district shall comply with the general character and ambiance of that depicted in illustration 40-47.1, based on color palate, massing, architectural style, and landscaping.



Illustration 40-47.1

- (2) Exterior building materials shall be primarily or entirely three-part stucco with cast stone or natural stone accents. Stone or brick may also be considered, subject to city review board approval. Quarry tile, concrete tile or similar materials are encouraged for ground plane surfaces such as highly visible porches, walkways and driveways.
- (3) Acceptable roofing materials include clay tile, metal formed into shape of Spanish tiles, dimensional architectural shingles, or comparable material as approved by the city review board.
- (4) Roof configuration shall be traditional hipped or gabled.
- (5) Windows shall be Anderson 100 series, or comparable as approved by the city review board.
- (6) On properties that include parking in front of the home, decorative fencing shall be provided at the property line to provide visual screening. Fencing shall comply with one of the following:
- Two feet, six inches high solid material to match the home construction, plus one foot, six inches of vertical metal pickets ("wrought iron" appearance), or
 - Four feet tall masonry posts of stone or stucco with four-foot high vertical metal picket infill ("wrought iron" appearance);
 - A baffle means plantings that slightly obstruct the view into or out of an area. Where a front fence is required a three-foot baffle can be used instead.
 - To insure safety for drivers and pedestrians landscape in the front yards shall be maintained so that when exiting a driveway the visibility of the sidewalk and street are unobstructed.
- (7) Exterior doors, including but not limited to pedestrian and garage doors, shall be of natural wood, wood-like material or painted wood and shall be subject to approval by the city review board.
- (8) Landscape design:
- Each home shall have at least one four-inch diameter tree in the front yard;
 - Plants shall be placed and maintained around the front base of a home and/or along the edge of the front walkway or driveway; and
 - Irrigation: Each home shall have an irrigation system in the front yards.

Commented [AP4]: Removed based on Government Code Chapter 3000.

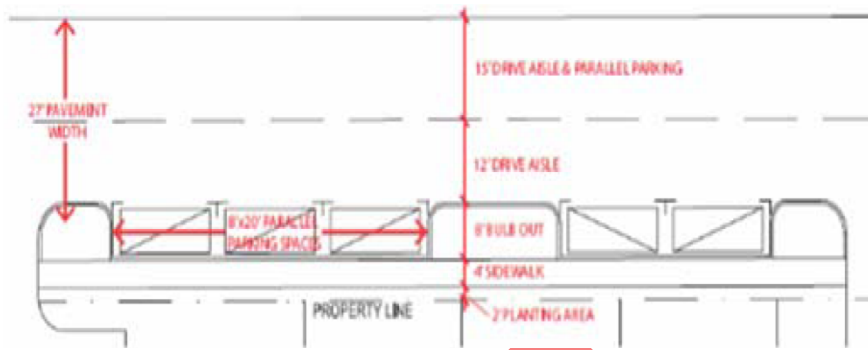
Representations of front yard landscape designs



- (d) *Design approval.* Prior to any home or structure being constructed, a preliminary design submittal shall be submitted to the Olmos Park City Review Board composed of the city building official, a registered design profession and other members to be appointed at the discretion of the city council. Submittal shall include, as a minimum, a site plan, elevations, sections, expansion joints, color palates, and sheet specifications for building materials. The city review board shall approve or deny, with comments, the package within 21 days of submittal of a complete package. Final and complete construction documents sealed by a registered architect shall be submitted to the building department for building permit, at which time the city review board shall review for compliance with this article prior to issuance of permit.

Sec. 40-48. District SD-3.

- (a) *Applicability.* Properties meeting the following conditions are eligible to be considered for rezoning to SD-3:
- (1) Currently zoned AD;
 - (2) Properties to be adjacent and continuous for 300 feet; and
 - (3) Abut a paved alley along the full rear width of all properties. Said alley shall be on a city right-of-way and shall intersect a city street at both its ends.
- (b) *Access, parking, and site configuration:*
- (1) *Access:* A maximum of 40 percent of homes with vehicular access to Olmos Drive shall be contained on platted lots that share a curb cut (via joint use easement or similar instrument) and are at least 65 feet wide when combining two adjoining lots. All other homes must take vehicular access via the rear alley. Private drives off Olmos Drive shall have a maximum of 12 feet in width as measured at the property line (unless required to be wider at the curb to provide a safe turning radius, as determined by the city).
 - (2) *Sidewalk and parking in the right-of-way:* Each lot shall be required to have in the right-of-way, beginning at the front property line, a two-foot wide planting area followed by a four-foot wide standard concrete sidewalk (including a curb where it adjoins the street) followed by either an eight-foot wide parallel street parking or a five-foot to eight-foot "bulb-out" planting zone and curb, as shown in illustration 40-48.1:



- (3) *Setbacks for carports and garages:* A side-load single-story carport meeting the design elements described herein may exceed the minimum front setback required by Table 40-42.1 by up to five feet. Such exception may not occur on more than 20 percent of the lots included in the SD-3 district. Garages or carports accessed from the rear alley are exempt from the minimum side setback requirements of Table 40-41.1. However, each lot may only be exempt from the minimum side setback for garages or carports on one side of the lot. Garages and carports must be located a minimum of 22 feet from the opposite boundary of the rear alley.

(c) Development Standards.

Architectural and aesthetic characteristics.

- (1) *Style:* The architectural style of all homes and structures shall be in substantial accordance with illustration 40-48.2 "Representation of Exemplar Elevation Configurations".
- (2) *Variation:* Variations of homes shall be made by color, material, roof line, roofing color, archways, metalwork, balconies and other features so that no two homes within the district contain identical architectural details. In accordance with illustration 40-47.1.
- (3) *Exterior building materials:* Shall be primarily or entirely three-part stucco and cast stone accents. Stone or brick shall be a permitted material as well. Accent quarry or concrete tile is encouraged in small quantities at highly visible locations such as the front entry porch.
- (4) *Roof composition:* Shall be traditional hipped or gabled and two or more different roof slopes shall be used.
- (5) *Roof materials:* Shall be dimensional composition shingle, concrete tile, slate, standing seam metal or Spanish clay tile. A minimum of two types of roof materials shall be used within the district and a minimum of 25 percent of the homes or structures within the district shall utilize barrel concrete tile roofing. Gutters and downspouts shall not be made of plastic.
- (6) *Windows:* Front facade windows shall be Anderson Series 100 or equivalent. Windows shall be detailed in a manner that provides a two-inch setback from facade to window frame, where exterior facade material or cast stone wraps at jamb, head and/or sill. Window sill should project forward two inches from facade, and two inches or more to either side of the window, projecting beyond the alignment of the vertical opening.
- (7) *Front doors and garage doors:* Shall be solid stain-grade wood doors with or without a small amount of window or glass lites. Front-facing garage doors shall be in substantial accordance with the design shown in illustration 40-48.3.

Representations of garage "barns doors"

Commented [AP5]: Removed because of Government Code Chapter 3000.



~~(8) — *Covered arch:* Homes within 35 feet of the curb shall contain a covered arch entry to the front door or porch area of the home.~~

~~(91) *Carports:* Carports on front-loaded homes shall be of material and design to match the home and are limited to one story. Carports must consist of solid sidewalls on the side facing the house and on the rear so that the carport is fully enclosed on three sides. Additionally, carports must be positioned to have entry perpendicular to the public street.~~

~~(210) *Front yard fencing:* Homes with front parking shall have a front yard fence consisting of either 30 inches tall solid material matching the home and 18 inches tall vertical metal picket fence detailing, or four feet tall masonry posts with vertical metal picket fencing.~~

~~(314) *Garages:* Detached garages shall be limited to one story.~~

~~(12) — *Carports, garages, and accessory structures:* Accessory structures, garages.~~

~~(413) *Trees:* Each home shall have at least one four-inch diameter tree in the front yard. Such tree(s) must be Lacey Oak, Coast Live Oak, Canby Oak, Chinquapin Oak, Monterrey Oak, Thornless Mesquite, or Cedar Elm.~~

~~(514) *Irrigation:* Each home shall have irrigation systems in the front yard.~~

~~(15) — *Design development approval:* Prior to any homes or structures being constructed, a design development package must be submitted to the mayor or his/her designee(s) and the building official for approval. Submittal must include, as a minimum, a site plan, landscape plan for right-of-way and front yard, elevations, sections, expansion joints, color palates and sheet specifications for building materials. The mayor or his/her designee(s) and the building official shall approve or deny with comments the package within 21 days of submittal of a complete package.~~

ARTICLE III. APARTMENT DISTRICTS

Sec. 40-76. Building and land use restrictions.

No building or land shall be used and no building shall hereafter be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Residential uses. Any use permitted in the Residence District.
- (2) Two-family dwellings.
- (3) Multiple dwellings, apartment houses, or group houses (not including tourist camps).
- (4) Churches, schools, colleges.
- (5) Accessory buildings. Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of business.

(6) Manufactured housing.

- a. Manufactured Housing refers to any mobile home or HUD-code manufactured home in accordance with Section 1201.004 of the Texas Occupations Code.
- b. Installation of a mobile home is not permitted, consistent with the city's authority under Texas Occupations Code Section 1201.008.
 - (1) Existing mobile homes may continue to be occupied if they were legally permitted at the time of installation.
 - (2) An existing mobile home may be replaced by a HUD-Code Manufactured Home upon issuance of a permit by the Building Official.
- c. Notwithstanding any zoning or other law, in the event that a HUD-Code Manufactured Home occupies a lot in the City, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer HUD-Code Manufactured Home and is at least as large in living space as the prior manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code Manufactured Home is limited to a single replacement of the manufactured home on the same property.
- d. Manufactured housing installed must conform to the following requirements:
 - (1) Each unit may be occupied as a single-family dwelling only;
 - (2) The towing apparatus, wheels, axles and transporting lights shall be removed at time of installation and shall not be included in the calculation of any measurements specified under this subsection;
 - (3) Units shall be oriented parallel to the street frontage where possible. In special cases, the short axis may face the road if the front door is incorporated in the unit's floor plan to be a part of the short axis;
 - (4) Each unit must be skirted with a continuous, permanent masonry veneer or masonry curtain wall, unpierced except for required ventilation and access.
- d. The pitch of the roof shall be a minimum of 3-1/2:12 and finished with material that meets the minimum standards of the Federal Housing Administration.
- e. All roof structures shall include an eave projection of no less than six (6) inches.
- f. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the unit must measure a minimum of twenty-four (24) square feet, be attached firmly to the primary structure and be anchored securely to the ground.
- g. Stairs shall only be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet. Use of stairs without a porch is prohibited at any entrance to a unit.

Commented [AP6]: Added based on Occupations Code Chapter 1201, which requires a city to have a zoning district that permits manufactured homes.

Secs. 40-83—40-105. Reserved.

ARTICLE IV. LOCAL RETAIL DISTRICTS

Sec. 40-107. - Building and land use restrictions.

No building or land shall be used and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Residential or apartment uses. Any use permitted in an apartment district may only be permitted in the local retail district pursuant to a valid application for, and any subsequent granting of, a special use permit under Chapter 40 Zoning, Article VI Special Use Permits which shall include a portion of the building or land to be used for a "use" not permitted under this section (2)—(9).
- (2) Banks, etc. Banks, office, studio, ice delivery station, beauty salon, antique shop, clothing store.
- (3) Retail store or shop. Retail store or shop for custom work for the making of articles to be sold at retail on the premises.
- (4) Service station. Automobile service station for the sale of gasoline, oil and services connected with these sales only, but not to include the sale or offering for sale of automobiles of any kind.
- (5) Bakery. Bakery employing less than six persons; restaurant; retail grocery outlet.
- (6) Cleaners. Dyeing or cleaning works, employing less than six persons on the premises.
- (7) Garages. Garages for the repair of motor vehicles and services in connection with these services only, but not to include the sales or offering for sale of automobiles or motor vehicles of any kind, nor storage in the open of motor vehicle parts or motor vehicles not in running condition which are not being restored to operation.
- (8) Building materials store. Building materials where the major business is in connection with the display and sales of new materials only, but provided that the storage of building materials and lumber shall not be closer than 30 feet from the front line of the building.
- ~~(9) Sexually oriented businesses. Notwithstanding any other provision of the zoning code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within 1,000 feet of any school, regular place of religious worship or residence. Measurements shall be made in a straight line from the nearest boundary of the property used for a school, regular place of religious worship or residence to the nearest part of the building in which such sexually oriented business is conducted.~~

Sec. 40-114. Driveways ~~cuts~~.

A. Driveways

- ~~a. Driveway ramps shall be constructed of concrete and according to city design standards.~~

B. Driveway Cuts

- a. Considering conditions of topography, traffic flow, traffic and pedestrian safety, each business property with a lot width of 50 feet or less shall be permitted one driveway cut. Business property with a lot width of 60 feet or more may be permitted two driveway cuts.

Commented [AP7]: Recommend keeping, as this regulation was moved from the Subdivision Ordinance.

ARTICLE V. MIXED RETAIL COMMERCIAL DISTRICTS

Sec. 40-134. Description.

The lots and blocks or metes and bounds which follow shall constitute the Mixed Retail Commercial District of the City of Olmos Park, Texas: Hazelwood addition, County Block 4048, Block 14, Bexar County, Texas.

Sec. 40-135. Building and land use restrictions.

No building or land shall be used and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) *Retail district use.* Any use permitted in a local retail district.
- (2) *Small animal boarding facilities.* Kennel facilities for the overnight boarding of dogs, cats, and smaller animals shall be allowed in conjunction with an on-premises veterinary office under the following conditions:
 - a. Use of any outdoor facilities by boarded animals shall be restricted to the hours of 8:00 a.m. to 8:00 p.m. No boarded animals shall be allowed outside an enclosed building between the hours of 8:00 p.m. and 8:00 a.m.
 - b. No more than four outside runs shall be allowed in conjunction with any single boarding facility.
 - c. No more than 12 animals shall be allowed outside the enclosed building of a boarding facility at any one time.
 - d. All outside runs shall be separated by solid material fencing.
 - e. Animals must be attended by a kennel facility employee at all times when outdoors.
 - f. Outdoor facilities shall be maintained at all times in a clean and odor-free condition.
 - g. All animal waste shall be disposed through the municipal sanitary sewer system and shall not be deposited in solid waste disposal containers.
 - h. The exterior walls for kennel facilities shall be of masonry construction. They shall provide an airborne sound insulation equal to that required to meet a field-tested sound transmission class of 55 according to ASTM (American Society for Testing and Materials) standard E336. Field testing shall be performed under the supervision of a professional acoustician who shall be experienced in acoustical testing and engineering. The acoustician shall forward certified test results to the building official that minimum sound insulation requirements stated herein have been met.
- (3) *Pawnshops.* A pawnshop as defined by V.T.C.A., Finance Code § 371.003.
- (4) *Sexually oriented businesses.* Notwithstanding any other provision of the zoning code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within 1,000 feet of any school or regular place of religious worship, nor within 500 feet of another sexually oriented business. Measurements shall be made in a straight line from the nearest boundary of the property used for a school or regular place of religious worship to the nearest part of the building in which such sexually oriented business is conducted.
- (5) *Smoke Shops, Vapor Shops, and Head Shops – including stores primarily focused on selling tobacco, vaping products, and related accessories.*

Commented [AP8]: These uses must be permitted in the district and cannot be prohibited.

Pawn Shops: LGC 211.0035
SOBs: LGC 243.007
Hemp Sales: Texas Health and Safety Code 443

ARTICLE VII. NONCONFORMING USES

Sec. 40-188. Land Use.

The lawful use of the land existing at the time of the passage of the ordinance from which this article is derived, although such use does not conform to the provisions herein, may be continued, but if such nonconforming use is discontinued for longer than six (6) months it will be considered permanently abandoned and any future use of said premises shall be in conformity with the provisions of this Code.

Commented [AP9]: Added based on LGC Chapter 211.019.O.

Sec. 40-189. Buildings.

The lawful use of any building existing at the time of the passage of the ordinance from which this article is derived may be continued, although such use does not conform to the provisions hereof, and such use may be extended throughout the building, provided no structural alterations except those required by law or ordinance, are made therein. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

Sec. 40-190. Conditions of operation.

The right of nonconforming uses to continue shall be subject to such regulations regarding maintenance of the premises and conditions of operation as may in the judgment of the board of adjustment be reasonably required for the protection of adjacent property.

Sec. 40-191. Partial destruction of building.

Nothing in this article shall be taken to prevent the restoration of a building destroyed to the extent of not more than 50 percent of its reasonable value, by fire, explosion or other casualty, or act of God, or a public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

Mixed Retail District



TOWN OF OLMO'S PARK TEXAS

SD-2 Reserved - None

White SD-1 Single Family

Blue SD-4 Single Family

Green SD-3 PSW

Pink - Apartment District AD

Yellow - Local Retail District RD

Mixed Retail Commercial District MRD

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SCALE IN FEET
0 100 200 300 400

LEGEND
OLMO'S PARK CITY LIMITS
SAN ANTONIO CITY LIMITS
PLANNED RESIDENTIAL DISTRICT

Sec. 40-3. - General provisions.

(a) Districts. Zoning regulations and districts as herein set forth are approved and established. The City of Olmos Park is hereby divided into districts, of which there shall be seven, known as:

- (1) Single-family residence district I (SD-1). WHITE
- (2) Single-family residence district II (SD-2). NONE
- (3) Single-family residence district III (SD-3). GREEN
- (4) Single-family residence district IV (SD-4). BLUE
- (5) Apartment district (AD). PINK
- (6) Local retail district (RD). YELLOW
- (7) Mixed retail commercial district (MRD). ORANGE

City Council Meeting Date: April 15, 2026

Agenda Item 08

Submitted By:	Staff
Agenda Items:	Update, discussion and possible action regarding a subcommittee to review the substantive Chapter 40 Zoning Amendments
Description:	At the March City Council meeting, staff was directed to come back to the City Council with a plan for the Subcommittee that will be established to review the “Beyond State Law” substantive zoning amendments. The attached guiding document for the subcommittee has been provided. Additionally, the substantive amendments have been broken down between those affecting the commercial districts and those affecting the residential districts. Staff would like guidance on whether the residential amendments should be discussed by the subcommittee or if they should be handled separately because the amendments related to the residential districts are minor.
Action Requested:	Provide direction on the Subcommittee Guiding Document and whether staff should move forward with this plan.
Attachments:	• Guiding document for the Substantive Zoning Amendments Subcommittee • “Beyond State Law” amendments split up between residential only and those affecting commercial/all districts

.....

ACTION TAKEN BY COUNCIL

Substantive Zoning Code Amendments Subcommittee

Guiding Document

Goal: For subcommittee to solicit feedback from the community and help draft amendments to the City's Zoning Code, particularly for the Local Retail and Mixed Retail zoning districts.

Meetings: In-Person, open to the public, but not posted in accordance with TOMA

Length of Process: Depending on availability could be a multiple month process

Proposed Subcommittee Structure:

1. Mayor
2. Council Member
3. Council Member
4. P&Z Member *
5. P&Z Member *
6. EDC Member
7. Commercial Property Owner**
8. Commercial Property Owner **
9. Commercial Property Owner **

* P&Z - Jack Foster, Walter Goff and Lauron Fischer are interested in participating

** Commercial - Adam Rabinowitz is interested in participating

Proposed Order of Events:

1. **April 15 City Council Meeting:** City Council approves general plan and subcommittee member application to be sent to the community (residential and commercial)
2. **April 17 – May 11:** Call for Subcommittee Members
 - Short Application to be completed and submitted online or in-person to City Hall
 - Notification to include Postcard to all property owners within the City (Residential and Commercial) and Website / Newsletter inclusion.
3. **May 20 City Council Meeting:** City Council appoints subcommittee members
4. **Early June:** First Subcommittee Meeting

- Subcommittee will be tasked with developing survey to be sent to the community. Survey will be based on the commercial related amendments.
 - Within two subcommittee meetings survey should be completed.
5. **Mid July (estimated timeframe):** Survey sent out to community via Postcard to all property owners within the City (Residential and Commercial) and Website / Newsletter inclusion
 6. **Survey Response Period (3 weeks):** Online form and paper version available.
 7. **Close of Survey Response Period**
 8. **Ongoing:** Subcommittee meets regularly to review survey responses and review proposed amendments.
 9. **Monthly at Council Meetings:** Report on progress of subcommittee provided to City Council.

Application for Call for Subcommittee Members:

1. Name
2. Address
3. Contact Information
4. Occupation
5. List the properties you own in the City of Olmos Park (both commercial and residential).
6. The subcommittee meetings are anticipated to start at the beginning of June and extend into the Summer. Meetings will be in-person, and virtual attendance will not be an option.
 - a. Would you be available to start as soon as possible and available during this time?
 - b. Would you be available to meet weekly, bi-weekly, monthly... (check all options that apply)
 - c. How many hours per month would you be able to commit to subcommittee related matters each month?
7. Please list any experience, qualifications or special interests that qualify you to serve on the subcommittee.
8. Why do you want to serve on the subcommittee/ what are you hoping to accomplish?

Substantive Zoning Amendments – Changes Beyond State Law Requirements

All Procedural and State Law amendments have been accepted for purposes of this draft.

"Residential Related" Only changes highlighted in green.

"Commercial Related" and all other changes highlighted in yellow.

**** This document is being reviewed by the planning team to ensure the changes were appropriately split between residential and commercial/all districts. This is subject to change.**

Chapter 40 ZONING

ARTICLE I. IN GENERAL

Sec. 40-1. Purpose of zoning regulations.

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of the population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its particular suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Sec. 40-2. Definitions.

- (a) Words specially defined. Words used in the present tense include the future; words in the singular include the plural number; the words in the plural number include the singular; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not discretionary.
- (b) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building attached to or detached from the main structure and used for a purpose customarily incidental to the main structure, such as a garage, carport, or porte cochere for automobile storage, and a tool house, lathe or greenhouse, home workshop, quarters for servants employed on the premises, children's playhouse, bath house, pen, coop, kennel or storage house or garden shelter, but not involving the conduct of business or the use of such accessory structure as a separate domicile.

Building means any structure having a roof, supported by columns or walls, and designed or intended for the shelter, support, enclosure or protection of persons or animals.

Building area means the buildable area of a lot is the space remaining after the minimum open space requirements of this chapter have been complied with.

Building height means the vertical distances measured from the top edge of the front curb or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that, where buildings are set back from the street line, the height of the building shall be measured from the average elevation of the top edge of the front curb at the mid-point of the property unless the

lot is on the uphill side of a street, in which case the height of the building shall be measured from a point that is the average elevation of the lot between the top edge of the front curb and the rear property line measured from the midpoint of the property, both front and rear.

Carport means a structure attached to or made a part of the main structure, which is open to the weather on at least two sides, intended for the use of sheltering not more than two motor-driven vehicles.

City Manager means the chief executive officer and head of the administrative branch of the City of Olmos Park. It may also refer to the acting City Manager or to any employee or administrative officer of the City to whom the chief executive officer or acting City Manager has delegated certain authority, but only to the extent of such delegation.

Depth of lot means the mean horizontal distance between the front and the rear lot line.

District means a section of the City of Olmos Park for which the regulations governing the area, height, or use of the buildings are uniform.

Family means one or more individuals living in a dwelling unit where the majority of the individuals are related by blood, marriage, or adoption.

Front building face means the vertical exterior plane consisting of the building face which is the primary access into a building or lease space, as determined by the building official.

Home occupation means an occupation or activity carried on in the home by a person residing on the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.

Impervious cover means roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this shall include, but not limited to, all streets and pavement within the subdivision. The term "percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed, divided by the total area within the perimeter of such lot, tract, parcel or development.

Interior lot means a lot other than a corner lot.

Multiple-family dwelling means three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels. This term includes three-family units (triplex) and four-family units (fourplex), as well as traditional apartments.

Nonconforming use means a building or premises occupied by a use that does not conform to the regulations of the use district in which it is situated.

Parking space means an area enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one standard automobile which has adequate access to a public street or alley and permitting satisfactory ingress and egress of an automobile.

Portable storage units means portable storage containers, including overseas shipping containers, cargo or freight containers, and PODS ("portable on demand storage").

Private garage means a garage with a capacity for not more than ten motor-driven vehicles for private storage only.

Setback means the minimum required distance between a structure and the nearest lot line. A required setback area must remain open and unobstructed except for encroachments specifically permitted by code.

Single-family dwelling means a residential development consisting of no more than one (1) unit on one lot where the unit is offered for sale or lease.

Short-term rental. A residence used for lodging accommodations to guest with a lease term for a period shorter than 30 consecutive days.

Story means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it. Any

portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

Structure means that which is built or constructed; an edifice or building of any kind; or any piece of work artificially built up or composed of parts joined together in some definite manner.

Townhouse means one of a group of no less than two nor more than four adjoining single-family dwelling units sharing a common wall with one or more of such adjoining single-family dwelling units, each dwelling unit located on a separate lot.

Two-family dwelling (duplex) means two attached dwellings in one structure, each designed to be occupied by one family.

Yard means an open, unoccupied space (except for vegetation and surfacing) other than a court, on the lot in which a building is situated and which is unobstructed, except as specifically permitted by code, by any building from the ground to the sky.

Yard, front, means an open unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main buildings to the front property line or street right-of-way line and as used herein shall represent a line in front of which no building may be erected; which line shall be determined as the minimum horizontal distance between the front property line and the main building line as specified for the district in which it is located.

Yard, rear, means an open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the main building and the rear lot line. The required rear yard shall have a minimum dimension as specified in the district in which the lot is situated.

Yard, side, means an open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, situated between the buildings and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a side line.

Use means the purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

Sec. 40-3. General provisions.

(a) *Districts.* Zoning regulations and districts as herein set forth are approved and established. The City of Olmos Park is hereby divided into districts, of which there shall be seven, known as:

- (1) Single-family residence district I (SD-1).
- (2) Single-family residence district II (SD-2).
- (3) Single-family residence district III (SD-3).
- (4) Single-family residence district IV (SD-4).
- (5) Apartment district (AD).
- (6) Local retail district (RD).
- (7) Mixed retail commercial district (MRD).

(b) *Buildings and land use to conform to district requirements.* Except as hereinafter provided, no building shall be erected, reconstructed or structurally altered, nor shall any building or land used for any purpose other than is permitted in the district in which such building or land is located.

(c) *Use of land.* These regulations are intended to prevent the use of land which would place upon the land a greater burden, density, or more intense use than that permitted in the district in which the land is situated.

Sec. 40-4. City-owned property and public utilities.

The provisions of this chapter shall not apply to property belonging to the city or to property used to provide utilities; provided, however, that in the erection of building or other structures, the city and utility companies shall attempt to conform in architectural design or otherwise as nearly as possible to the buildings permitted in the district in which they are being erected.

Sec. 40-5. Enforcement of zoning regulations.

- (a) The provisions of this chapter shall be enforced by the City Manager or designee of the city. All applications for site plans, and building permits shall be accompanied by a plat description in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building, addition or alteration to be erected, the use to which of any building, addition, alteration or land is to be put, materials to be used, and any other information which may be necessary to provide for the enforcement of these regulations. Such plans shall be verified by the signature of either the owner of the premises or by a licensed architect or engineer. A careful record of such applications and plats shall be kept in the office of the building inspector.
- (b) Abatement of nonconforming uses. The city shall have the power to abate or prevent the use of land or building not in conformity with this chapter.

Sec. 40-6. Building permits, certificates of occupancy, compliance.

All development shall comply with applicable zoning requirements, all other applicable codes, and the provisions of Chapter 8 of this code, including requirements related to building permits and certificates of occupancy.

Sec. 40-7. Zoning map designations.

- (a) When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning area are intended to be along existing street, alley or property lines or expansions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the maps measured from the given line.
- (b) Intent of zoning plan to be carried out. Where the actual street layout varies from the street layout as shown on the zoning map, the board of adjustment may apply the designations shown on the mapped streets in such a way as to carry out the intent of the plan for the particular area in question.

Sec. 40-8. Penalty and violation.

- (a) Any person or corporation who shall violate any of the provisions of this chapter or fail to comply herewith, or with any of the requirements hereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder or who shall use any building or land contrary to the provisions hereof, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00, and each day such violation shall be permitted to exist shall constitute a separate offense.
- (b) The owner or owners of any building or premises or part thereof, upon which anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith or who may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

Sec. 40-9. Changes and amendments to zoning map or text

A. Authority to amend.

- (a). The city council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established as provided by TLGC Chapter 211 after receiving a report from the Planning and Zoning Commission and after public hearings.

- (b). A Planning and Zoning Commission recommendation is required for all amendments.
 - (c). Zoning district boundary amendments may be requested by City Council, the Planning and Zoning Commission, or in writing by the owner of real property, or the authorized representative of an owner of real property.
 - (d). Zoning Text amendments may be requested by City Council, the Planning and Zoning Commission, the property owner (or authorized agent of the owner), or City staff, at the direction of the City Manager.
- B. Required notice.
- (a). Property owner notice.
 - i. Written notice of all public hearings before the Planning and Zoning Commission on a proposed zoning map change shall be sent to all owners of real property within two hundred (200) feet of the property on which the change is requested.
 - ii. Such notice shall be given not fewer than eleven (11) calendar days before the date of the Planning and Zoning Commission hearing by posting such notice, properly addressed and postage paid, to each taxpayer as the ownership appears on the last approved City tax roll or County tax roll for the area affected.
 - iii. This subsection does not apply if this is considered a Comprehensive Zoning Change as defined in sec. 211.0011 of the Texas Local Government Code.
 - (b). Newspaper notice.
 - i. Notice of the time and place of the hearing must be published in a newspaper of general circulation in the City at least sixteen (16) days before the date of the public hearings.
 - (c). School District notice.
 - i. Written notice shall be given not fewer than eleven (11) calendar days before the date of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located.
 - (d). Notice for a current conforming property becoming nonconforming due to amendment.
 - i. If the proposed zoning amendment will result in a current conforming use of a property becoming a nonconforming use, written notice shall be provided to each owner of property where the proposed nonconforming use is located and each occupant of the property not later than ten (10) calendar days before each hearing date before the Planning and Zoning Commission and the City Council, containing the time and place of the hearing and including the following text in bold 14-point type: "THE CITY OF OLMOS PARK IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."
 - (e). For proposed changes to the text of the zoning ordinance notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the city not less than 15 days prior to the date of the public hearing. Changes in the ordinance text which do not change zoning district boundaries, do not establish zoning regulations for specific districts, or do not involve specific real property, do not require written notification to individual property owners.
- C. Application requirement.

- (a). Each application for a zoning amendment shall be made in writing on an application form available from the city.
 - (b). Zoning amendment request applications which do not include all required information, and materials will be considered incomplete, shall not be accepted for official submission by the city, and shall not be scheduled on a Planning and Zoning Commission agenda until the proper information is provided to city staff.
- D. Planning and Zoning Commission recommendation and required public hearing.
 - (a). The Planning and Zoning Commission shall hold a public hearing on any zoning amendment prior to making a report and recommendation to City Council. The report may be placed within the staff report.
 - (b). In making its recommendation, the Planning and Zoning Commission shall consider the following:
 - i. Whether the zoning amendment aligns with the character of the existing neighborhood and adjacent properties, or with the proposed character of a neighborhood as outlined in applicable plans or policies;
 - ii. Whether the proposed change will have a detrimental effect on properties abutting the property proposed for rezoning or upon properties affected by the proposed text amendment;
 - iii. Whether the proposed change will result in detrimental impacts upon existing or planned public facilities; and
 - iv. Any other factors which will substantially affect the public health, safety, morals, or general welfare.
- E. City Council decision and required public hearing.
 - (a). The City Council shall hold a public hearing before adopting any zoning amendment.
 - (b). The zoning amendment shall not become effective except upon a simple majority vote of the City Council.
- F. Supermajority or majority vote of City Council required for protested zoning amendments
 - (a). This subsection only applies to a proposed change to the zoning text or map boundary that is not a “proposed comprehensive zoning change” as defined in section 211.0011 of the Texas Local Government Code.
 - (b). A protest of a proposed change to the zoning text or map boundary must be written and signed by the owners of:
 - i. at least 20 percent of the area of the lots or land covered by the proposed change;
 - ii. except as provided by subsection (iii), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
 - iii. at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses, unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.
 - (c). In computing the percentage of land area under subsection (b):
 - i. the area of streets and alleys shall be included; and

- ii. the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.
- (d). If a proposed change is protested in accordance with subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:
 - i. three-fourths (3/4) of all members of the City Council for a protest described by subsection (b)(i) or (b)(ii); or
 - ii. a majority of all members of the City Council for a protest described by subsection (b)(iii).

Sec. 40-10. Savings clause.

The repeal of the ordinances or parts of ordinances effectuated by the enactment of this chapter shall not be construed as abating any actions now pending under or by virtue of such ordinance, or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the city under any section or provision existing at the time of the passage of the ordinance from which this chapter is derived. If any section, paragraph, subdivision, clause, phrase or provision of this chapter shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this chapter as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Sec. 40-11. Vacating public right-of-way.

If the city gives written notice, a person shall, [at] its own expense, temporarily or permanently, remove, relocate, change or alter the position of person's facilities that are in the public rights-of-way within 120 days, except in circumstances that require additional time as reasonably determined by the city based upon information provided by the person. For facilities expected to take longer than 120 days to remove, change or relocate, the city will confer with person before determining the alterations to be required and the timing thereof. The city shall give notice whenever the city has determined that removal, relocation, change or alteration is reasonably necessary for the construction, operation, repair, maintenance or installation of a city or other governmental public improvement in the public rights-of-way. This section shall not be construed to prevent a person's recovery of the cost of relocation or removal from third parties who initiate the request for relocation or removal, nor shall relocation or removal be required if improvements are solely for beautification purposes without prior joint deliberation and agreement with person. This section does not create a public right to seek recovery of costs for relocation or removal solely for beautification.

If the person fails to relocate facilities in the time allowed by the city in this section, the person may be liable to the city for such delay, as set forth in the City Code of Ordinances, now or hereafter enacted.

Notwithstanding anything in this subsection, the city manager and a person may agree in writing to different time frames than those provided above if circumstances reasonably warrant such a change.

Secs. 40-12—40-38. Reserved.

ARTICLE II. SINGLE-FAMILY RESIDENCE DISTRICTS

Sec. 40-39 Description.

- A. Regulations applicable to SD-1 single-family residence districts are found in the Olmos Park Code of Ordinances, sections 40-39—40-74.
- B. Regulations applicable to the single family residence district SD-2: Unless otherwise specified the Olmos Park Zoning Ordinances, sections 40-39—40-74 shall apply to the SD-2.
- C. Regulations applicable to the single family residence district SD-3: Unless otherwise specified the Olmos Park Zoning Ordinances, sections 40-39—40-74 shall apply to the SD-3.
- D. Regulations applicable to the single family residence district SD-4: Unless otherwise specified, the Olmos Park Zoning Ordinances, sections 40-39—40-74 shall apply to the SD-4.
- E. The following described lots and block or metes and bounds shall constitute the single family residence districts in the city:
 - (a) *Single family residence district I (SD-1)*: Unless otherwise specified in this chapter, SD-1 includes all single-family residential properties.
 - (b) *Single family residence district II (SD-2)*: [RESERVED].
 - (c) *Single family residence district III (SD-3)*:

i. Lots 25 through 32, Block 1, County Block 5717, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas.

ii. Lots 27 through 35, Block 2, County Block 4038, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas.

iii. Lots 33 through 41, Block 1, County Block 5717, Replat of Park Place III Subdivision of record in Book 9687, Page 168, of the Deed and Plat Records of Bexar County, Texas.

(d) Single family residence district IV (SD-4):

i. Lot 5, Block 8, Olmos Park Estates, in the City of Olmos Park, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 16, Deed and Plat Records of Bexar County, Texas, otherwise known as "100 Alameda Circle."

ii. Lot 5, Block 9, Olmos Park Estates, in the City of Olmos Park, Bexar County, Texas, according to plat thereof recorded in Volume 980, Pages 16-17, of the Deed and Plat Records of Bexar County, Texas, otherwise known as "200 Alameda Circle."

iii. Lot 11, Block 10, Olmos Park Estates, in the City of Olmos Park, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 16, of the Deed and Plat Records of Bexar County, Texas, otherwise known as "300 Alameda Circle."

iv. Lot 1, Block 15, County Block 5700, Olmos Park Estates, in the City of Olmos Park, Bexar County, Texas, according to plat thereof recorded in Volume 980, Pages 16-17, of the Deed and Plat Records of Bexar County, Texas, otherwise known as "400 Alameda Circle."

v. Lot 1, Block 16, Olmos Park Estates, in the City of Olmos Park, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 16, of the Deed and Plat Records of Bexar County, Texas, otherwise known as "500 Alameda Circle."

Sec. 40-40. Building and land use restrictions.

No building or land shall be used and no building shall hereafter be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

(1) *Single-family residence.* No more than one single-family dwelling per lot.

(2) *Public park or playground.*

(3) *Accessory building.*

a. A detached accessory building shall be located not less than ten (10) feet from the main structure, not less than sixty (60) feet from the front property line and not less than three (3) feet from any rear or side property line, except as specifically allowed in section 40-48.

b. When attached to the main structure in any manner, including by open or closed breezeway or passageway, an accessory building shall be considered part of the main structure and shall be subject to the same front, side, and rear setback requirements as the main structure.

c. Where a side yard abuts a street on a corner lot, no garage, carport or other motor vehicle storage structure with access to the street may be erected nearer to the curb line of said street than 25 feet.

d. On the rear of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the bottom of said clear glass exterior window is located at least seven feet above the floor, and all such exterior windows regardless of height or opacity must be inoperable and unable to be opened. On the sides of an accessory building, no clear glass may be used for any exterior windows above the first story of the accessory building unless the exterior window is located at least 40 feet from the side property line toward which the exterior window faces or unless the bottom of said clear glass window is

located at least seven feet above the floor. On the rear and sides of an accessory building, above the first story of the accessory building, the only exterior windows which may be located within seven feet of the floor shall be exterior windows with obscured glass that does not permit an occupant of the accessory building to see outside the window from the accessory building. The provisions of this section shall not apply to exterior windows on an accessory building located on a corner lot where such exterior windows only overlook a public street and do not overlook a residential lot. The purpose and intent of this section is to enhance the privacy, safety, and security of residents by ensuring that rear windows of accessory buildings do not provide a vantage point that allows for a direct line of sight from the accessory building to any rear window on any adjacent residential structure, such that a person inside an accessory building looking out through a rear window cannot clearly see into any rear window of an adjacent residential property.

e. Except as provided in this section, other sections [of] this article shall apply to accessory buildings. In the event of a conflict between this section and other sections of this chapter, this section shall govern matters as to accessory buildings.

f. Considering only the accessory building in question and only its location on the lot, an accessory building can have only a single or two stories with no more than a maximum height of 25 feet measured from the lowest ground level of the accessory building in question to the peak of the roof of the accessory building in question.

g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 8-40. Each day of such violation shall constitute a separate offense. (4)

Antennas. No permanently installed base-mounted antenna, whether ground, roof or otherwise mounted, shall be located within 60 feet from the front property line or within three feet from any other property line or street and must be screened from public view. Applicants for permits must follow the procedures outlined in sections 8-24 through 8-26.

(5) *Customary uses.* Uses customarily incidental to any of the above primary residential uses, when situated on the same lot, such as pools, home gyms, small-scale sports courts, outdoor kitchens.

(6) *Portable storage units.*

a. All portable storage units must be located:

- (1) On a paved all-weather surface except for approved construction sites; and,
- (2) Completely off any and all public rights-of-way.

b. Portable storage units shall be removed from the property within 30 calendar days from the date of receipt of notification from the city.

- (1) Upon request, one extension to (6)b. not to exceed 30 days, may be approved by the city building official.

c. In no event, shall the continuous or intermittent use of portable storage units exceed 60 cumulative days during any 12-month period.

d. Portable storage units associated with an approved construction project shall be permitted to remain on-site until the approval of the projects building final inspection or the expiration of the master building permits' expiration date if less. Portable storage units permitted under this section 6(d) shall not be visible from any residential street, unless good cause is found by the city building inspector.

e. All portable storage units:

- (1) Shall not be placed in locations that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and development;

- (2) Shall be secured from entry by children and general public when not attended; and
 - (3) Shall not have hazardous material stored within the containers.
 - f. All existing portable storage units within the city limits will be subject to the requirements of this article as of its effective date.
 - g. Any person or entity violating this chapter shall be punished, upon conviction, in accordance with the provisions of section 40-8. Each day of such violation shall constitute a separate offense.
- (7) *Home occupations.*
- a. *Purpose and intent.* The purpose of these home occupation regulations is to:
 - (1) Protect residential areas from adverse impact of activities associated with home occupations;
 - (2) Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income; and
 - (3) Establish criteria and development standards for home occupations conducted in dwelling units.
 - b. *Home occupation regulations.* All home occupations shall comply with the following:
 - (1) The area set aside for home occupations shall be incidental and secondary to the primary use of the property for residential use.
 - (2) No exterior business signs shall be permitted.
 - (3) No mechanical equipment shall be used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.
 - (4) Retail sales shall be prohibited on the premises.
 - (5) The operation of on-site retail stores, beauty culture schools, beauty parlors, barber shops, vehicle repair, lawn mower or other small or large engine repair,, or other similar land uses shall not be permitted as a home occupation.
 - (6) A home occupation may be carried on within the principal building or accessory buildings.
 - (7) There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.
 - (8) The home occupation shall not create any increased traffic generation in greater volumes than would normally be expected in a residential neighborhood, and any shipping or deliveries for the home occupation shall not be in greater volumes than would normally be expected in a residential neighborhood.
 - (9) Exterior storage of materials to be used in conjunction with a home occupation shall not be located within the front yard and shall be screened from any public right-of-way or adjacent property.
 - (10) A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit and shall comply with all provisions related to controlling nuisances within city ordinances.
- (8) *Manufactured housing.*
- a. Manufactured housing is permitted only within the SD-3 district. Manufactured housing is prohibited within the SD-1 and SD-2 districts.

- b. Manufactured Housing refers to any mobile home or HUD-code manufactured home in accordance with Section 1201.004 of the Texas Occupations Code.
- c. Installation of a mobile home is not permitted, consistent with the city's authority under Texas Occupations Code Section 1201.008.
 - (1) Existing mobile homes may continue to be occupied if they were legally permitted at the time of installation.
 - (2) An existing mobile home may be replaced by a HUD-Code Manufactured Home upon issuance of a permit by the Building Official.
- d. Notwithstanding any zoning or other law, in the event that a HUD-Code Manufactured Home occupies a lot in the City, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer HUD-Code Manufactured Home and is at least as large in living space as the prior manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code Manufactured Home is limited to a single replacement of the manufactured home on the same property.
- e. Manufactured housing installed must conform to the following requirements:
 - (1) Each unit may be occupied as a single-family dwelling only;
 - (2) The towing apparatus, wheels, axles and transporting lights shall be removed at time of installation and shall not be included in the calculation of any measurements specified under this subsection;
 - (3) Units shall be oriented parallel to the street frontage where possible. In special cases, the short axis may face the road if the front door is incorporated in the unit's floor plan to be a part of the short axis;
 - (4) Each unit must be skirted with a continuous, permanent masonry veneer or masonry curtain wall, unpierced except for required ventilation and access.
- f. The pitch of the roof shall be a minimum of 3-1/2:12 and finished with material that meets the minimum standards of the Federal Housing Administration.
- g. All roof structures shall include an eave projection of no less than six (6) inches.
- h. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the unit must measure a minimum of twenty-four (24) square feet, be attached firmly to the primary structure and be anchored securely to the ground.
- i. Stairs shall only be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet. Use of stairs without a porch is prohibited at any entrance to a unit.

Sec. 40-41. Building height.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained which exceeds 35 feet in height.

Sec. 40-42. Yard area requirements.

No building or structure shall be hereafter erected or maintained unless the following standard yard and lot areas are provided and maintained in connection with such building or structure. Any platted setbacks or yard requirements shall not prevail over the zoning yard requirements, the city shall enforce only the yard area requirements established by the zoning regulations. Setback or yard requirements shown on a plat shall not be enforced by the city. Any structure located on a previously approved plat with non-standard yard or lot areas may be repaired or replaced with new construction, provided that any such repairs or new construction must comply with all other applicable requirements in this Code or other applicable law, including requirements set forth in Chapter 8 of this Code. All areas designated as utility easements shall not have structures of any type built upon them, including but not limited to any primary or accessory structure, fence, shed, outbuilding, swimming pool, or other improvement to real property. Any variance granted by the city to allow construction or installation of a

building or structure within any part of a utility easement owned by the city shall not waive any property rights or easement rights belonging to the city or another public entity, including a public utility, and any rights granted by such variance shall forever be considered subordinate to and subject to the utility easement rights of the city and/or other public entity. Upon request by the city or another public entity that owns a utility easement upon which any building or structure is constructed or installed pursuant to a variance granted by the city, the owner of such building or structure shall be required to promptly remove said building or structure at the owner's sole expense. Any fence, wall, or other barrier constructed within a utility easement pursuant to a variance granted by the city shall provide a means of ingress and egress at the rear of the lot to allow authorized persons to access the utility easement as needed, and must comply with all other applicable local and state laws.

Table 40-42.1 ^(Notes 1, 2)				
District	Rear yard	Side yards		Front yard
SD-1	20% of lot depth, not to exceed 35 ft.	Lots 75 ft. wide or less ^(Note 4)	Lots wider than 75 ft. ^(Note 4)	40 ft.
		6 ft.	10 ft.	
SD-2		5 ft.		30 ft.
SD-3		4 ft.		19 ft. ^(Note 3)
SD-4		15 ft.		40 ft.
	20% of lot depth			

[Notes:]

- (1) All dimensions measured from property line.
- (2) See subsection 40-40(3) for setback exceptions for accessory building exceptions.
- (3) See section 40-48 for SD-3 carport exception.
- (4) Eaves, window sills, belt courses, cornices, and other architectural features not to exceed 18 inches into the required side yard.

Sec. 40-43. Short-term rental use prohibited.

Real property in the Single-Family Residence Districts may not be used for short-term rental.

Sec. 40-44. Regulation of lot size.

Any subdivision plan affecting land situated in an area which has been zoned as a single-family residence district shall provide that each lot shall comply with Table 40-44.1:

TABLE 40-44.1		
District	Minimum lot size	Minimum street frontage
SD-1	15,000 sq. ft.	100 ft.
SD-2	5,800 sq. ft.	45 ft.
SD-3	4,335 sq. ft.	30 ft.
SD-4	75,000 sq. ft.	100 ft. ^(Note 1)

[Notes:]

- (1) Distance measured along the curved property line that faces the center of Alameda Circle.

Sec. 40-45. Impervious cover.

Impervious cover includes roads, parking areas, buildings, swimming pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface. The term "percent impervious cover" is calculated as the area of impervious cover within the front yard area of a lot, tract, or parcel, or

development, divided by the total area within the front yard area of such lot, tract, parcel or development. The front yard area is defined as the area contained within the boundaries of the front building setback line, the side property lines and the back of the front curb line of such lot, tract, parcel, or development.

- (i) Impervious cover area requirements for single family residence district lots shall be as follows: All impervious cover shall not cover in the aggregate more than 50 percent of the front yard area of a lot, tract, parcel, or development as defined above.

Sec. 40-46. Single family residence district I (SD-1). (Reserved)

Sec. 40-47. Single family residence district II (SD-2).

(a) *Applicability.* Properties meeting the following conditions are eligible to be considered to be rezoned to SD-2:

- (1) Currently zoned AD apartment district, or
- (2) Currently zoned SD-3 single family residence district 3.

(b) *Access, parking, and site configuration.*

- (1) That portion of a private driveway outside of the property line shall have a maximum width of 12 feet.
- (2) Detached garages shall be subject to the requirements of subsection 40-40(3).
- (3) A four feet wide sidewalk shall be installed along the entire street frontage of the property. This shall include the side street at corner lots, unless waived by the City Council. The sidewalk shall align with existing sidewalk(s) on adjacent lot(s) and be of similar configuration. The sidewalk shall be located outside the property line except as specifically approved by the City Council.
- (4) Maintenance and upkeep of the yard area between the property line and street curb shall be the responsibility of the property owner.

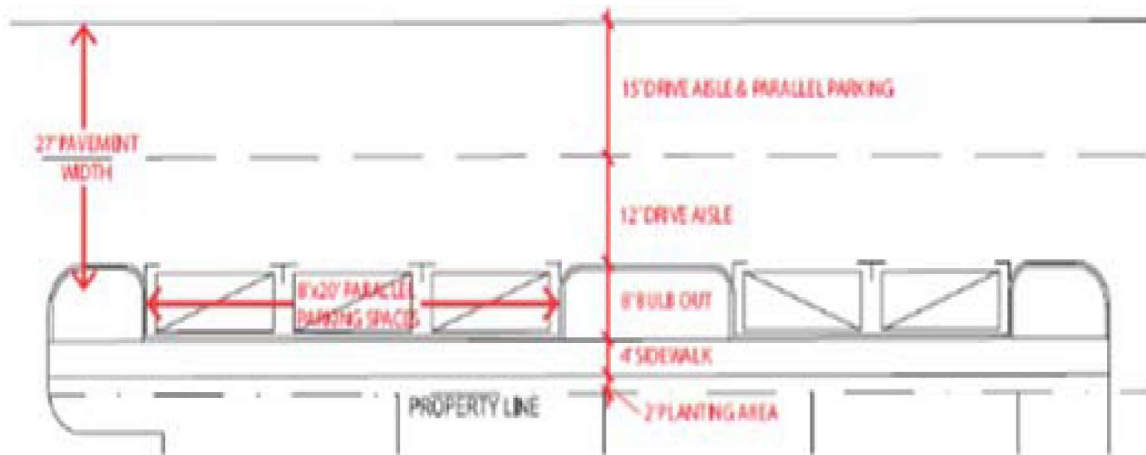
Sec. 40-48. District SD-3.

(a) *Applicability.* Properties meeting the following conditions are eligible to be considered for rezoning to SD-3:

- (1) Currently zoned AD;
- (2) Properties to be adjacent and continuous for 300 feet; and
- (3) Abut a paved alley along the full rear width of all properties. Said alley shall be on a city right-of-way and shall intersect a city street at both its ends.

(b) *Access, parking, and site configuration:*

- (1) *Access:* A maximum of 40 percent of homes with vehicular access to Olmos Drive shall be contained on platted lots that share a curb cut (via joint use easement or similar instrument) and are at least 65 feet wide when combining two adjoining lots. All other homes must take vehicular access via the rear alley. Private drives off Olmos Drive shall have a maximum of 12 feet in width as measured at the property line (unless required to be wider at the curb to provide a safe turning radius, as determined by the city).
- (2) *Sidewalk and parking in the right-of-way:* Each lot shall be required to have in the right-of-way, beginning at the front property line, a two-foot wide planting area followed by a four-foot wide standard concrete sidewalk (including a curb where it adjoins the street) followed by either an eight-foot wide parallel street parking or a five-foot to eight-foot "bulb-out" planting zone and curb, as shown in illustration 40-48.1:



- (3) **Setbacks for carports and garages:** A side-load single-story carport meeting the design elements described herein may exceed the minimum front setback required by Table 40-42.1 by up to five feet. Such exception may not occur on more than 20 percent of the lots included in the SD-3 district. Garages or carports accessed from the rear alley are exempt from the minimum side setback requirements of Table 40-41.1. However, each lot may only be exempt from the minimum side setback for garages or carports on one side of the lot. Garages and carports must be located a minimum of 22 feet from the opposite boundary of the rear alley.

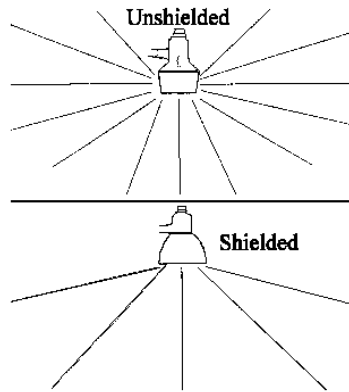
(c) **Development Standards.**

- (1) **Carports:** Carports on front-loaded homes shall be of material and design to match the home and are limited to one story. Carports must consist of solid sidewalls on the side facing the house and on the rear so that the carport is fully enclosed on three sides. Additionally, carports must be positioned to have entry perpendicular to the public street.
- (2) **Front yard fencing:** Homes with front parking shall have a front yard fence consisting of either 30 inches tall solid material matching the home and 18 inches tall vertical metal picket fence detailing, or four feet tall masonry posts with vertical metal picket fencing.
- (3) **Garages:** Detached garages shall be limited to one story.
- (4) **Trees:** Each home shall have at least one four-inch diameter tree in the front yard. Such tree(s) must be Lacey Oak, Coast Live Oak, Canby Oak, Chinquapin Oak, Monterrey Oak, Thornless Mesquite, or Cedar Elm.
- (5) **Irrigation:** Each home shall have irrigation systems in the front yard.

Sec. 40-49. Outdoor lighting.

(a) **Definitions.**

Fully shielded light: A fixture or luminaire emitting no light above the horizontal plane. Fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp (shielded or indirectly from the fixture), are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.



Point light source: The element of a lighting fixture that is the point of origin of the lumens emitted by the fixture (i.e., a light bulb filament or discharge capsule).

Light trespass: The shining of light produced by a light fixture beyond the boundaries of the property on which it is located.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror and/or a refractor or lens

Outdoor light fixture: Outdoor electrically powered illuminating devices, outdoor light or reflective or refractive surfaces, lamps and similar devices including all parts used to distribute the light and/or protect the lamp, permanently installed or portable, used for flood lighting, general illumination or advertisement. Such devices shall include, but are not limited to, lights for:

(b) **Intent and purpose.**

(1) The city has experienced a significant increase in the use of exterior illumination. City residents value small town character and the qualities associated with this character. The purpose of the ordinance to regulate outdoor lighting within the residential district of the City of Olmos Park is to illuminate obtrusive aspects of lighting created when light extends beyond the boundaries of the area in which the lighting is installed and intended for use. The obtrusive aspects such as glare and light trespass create a nuisance and negatively affect public health, safety and welfare.

(2) This section is intended to help maintain the health, safety and welfare of the residents of Olmos Park through regulation of exterior lighting in order to:

- (a) Promote safety and security;
- (b) Help preserve the small town character;
- (c) Eliminate the escalation of nighttime light pollution;
- (d) Reduce glaring and offensive light sources;
- (e) Provide clear guidance to builders and developers;
- (f) Encourage the use of improved technologies for lighting;
- (g) Conserve energy; and

(c) **Applicability.** The lighting standards of this section shall be applicable to all outdoor lighting within the district. Existing outdoor lighting shall be considered legal nonconforming lighting for one year from the effective date of this section.

(d) **Lighting requirements/standards.** Outdoor lighting must be installed and operated to reduce or avoid light trespass, and must be fully shielded by fixture or otherwise, in such a manner that the point of light source is

not visible from any street right-of-way or above grade level from any point on an off-site residential or multi-family lot.

- (1) *Exception A:* Unshielded lights completely behind translucent material, such as frosted glass or plastic, etc., which defuses the light, shall only be permitted if each lamp in a fixture have the equivalent color temperature - Kelvin, wattage, and light quality as specified/verified in writing by the manufacturer on the packaging, and does NOT exceed the following values for LED or incandescent bulbs:

COLOR	LED	Incandescent	light quality
2000-3000 Kelvin color temperature	5 watts	40 w equivalent	warm white

- (2) *Exception B:* Unshielded lights shall only be permitted if each lamp in a fixture have the equivalent color temperature - Kelvin, wattage, and light quality as specified/verified in writing by the manufacturer on the packaging, and does NOT exceed the following values for LED or incandescent bulbs:

COLOR	LED	Incandescent	light quality
2000-3000 Kelvin color temperature	3 watts	20 w equivalent	warm white

- (3) *Exception C:* If the light is actively controlled by a motion detector with dual-technology or otherwise so as to only be activated when a person is moving on the owners property, the point light source may be visible up to any point five feet above grade as measured from any point on an off-site residential or multi-family lot

- (e) *Exemptions.* The following types of lighting installations shall be exempt from the provisions, requirements and review standards of this section:

- (1) *Holiday lighting.* Holiday lighting which is temporary in nature and which is illuminated during holiday periods shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets or properties and use does not exceed 60 days in any one calendar year.
- (2) *Municipal lighting.* Municipal lighting installed for the benefit of public health, safety and welfare including, but not limited to, traffic control devices, street lights and construction lighting.
- (3) *Temporary lighting.* Any person may submit a written request to the building official for a temporary exemption request. If approved, the exemption shall be valid for not more than 14 days from the date of issuance of a written and signed statement of approval. An additional 14 day temporary exemption may be approved by the building official. A temporary exemption request shall contain at least the following information:
 - a. Specific exemption or exemptions requested;
 - b. Type, use and purpose of outdoor lighting fixtures involved;
 - c. Duration of time requested for exemption;
 - d. Type of lamp and calculated lumens;
 - e. Total wattage of lamps;
 - f. Proposed location on premises of the outdoor light fixtures;
 - g. Previous temporary exemptions, if any;
 - h. Physical size of outdoor light fixtures and type of shielding provided; and

i. Such other information as may be required by the community development department director.

(4) *Historic lighting features:* All outdoor light fixtures producing light directly *by the combustion of fossil fuels, such as, kerosene lanterns or gas lamps, are exempt from the requirements of this article.

(f) *Prohibitions:*

(1) Notwithstanding any provisions in this article, light sources shall not create a nuisance to adjacent properties.

(2) Strobes, colored light sources or blinking, flashing, moving, flickering, changing intensity and changing color lights all prohibited, except for temporary holiday lighting or lighting for public safety or traffic control.

(3) No beacon or search light shall be installed, illuminated or maintained.

(4) No outdoor lighting that interferes with the safe movement of motor vehicles on public thoroughfares, including but not limited to:

(a) Any fixed light that produces direct light or glare that could disturb motorists.

(b) Any light that may be confused with or construed as a traffic control device.

(g) *Implementation and enforcement:* The implementation and enforcement of a lighting code will be the responsibility of the city staff responsible for planning and code enforcement. For new construction, or when a building permit shall be required that involves replacement/alteration/repair of three or more outdoor lighting fixtures, the applicant shall submit (as part of the application for permit) evidence that all outdoor lighting will comply with this the city lighting code. In case of alleged violation, building official will provide written notice of alleged violation allowing 14 days to come into compliance. For the purpose of this section, written notice is deemed to have been completed if building official: 1) mails notice to owner as stated in most recent tax roll via certified mail return receipt requested; or 2) notice affixed to the main entry door.

Secs. 40-50—40-74. Reserved.

ARTICLE III. APARTMENT DISTRICTS

Sec. 40-75. Description.

The Apartment District (AD) is designed to accommodate a range of residential housing types, including single-family, two-family, multifamily, and townhouses, along with certain institutional uses like churches and schools. This district supports both higher-density residential development and neighborhood-scale institutional uses to provide a diverse and vibrant living environment.

The lots and blocks or metes and bounds which follow shall constitute the Apartment District in the City of Olmos Park, Texas:

(1) Lot 20, Block 33; Lots 1 and 16, Block 32; Lots 1 and 18, Block 31; Lots 1 and 18, Block 30; Lots 1 and 19, Block 29; Lots 1 and 22, Block 28; Lots 1 and 20, Block 27; Lots 1 and 20, Block 26; Lots 1 and 18, Block 25; Lot 2, Block 24; Lots 19 to 33 inclusive, Block 1; Lots 3 and 4, Block 23.

(2) All in Olmos Park Estates in Bexar County, Texas, according to plat thereof recorded in Volume 980, page 65, of the plat records of Bexar County, Texas.

(3) All of Block 1, 2, and 3 in Park Place Addition, according to plat thereof recorded in Volume 980, pages 16-17, of the plat records of Bexar County, Texas, except for the following lots which are not included in the Apartment District:

i. Lots 25 through 32, Block 1, County Block 5717, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas.

ii. Lots 27 through 35, Block 2, County Block 4038, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas.

iii. Lots 33 through 41, Block 1, County Block 5717, Replat of Park Place III Subdivision of record in Book 9687, Page 168, of the Deed and Plat Records of Bexar County, Texas.

(4) All of Block 4, 5, and 6 of the Denverside Addition, according to general plat thereof recorded in Volume 5, Page 389, of the General Plat Records of the city engineer's office in San Antonio, Bexar County, Texas, and being Blocks 2, 4, and 6 of said addition according to accompanying map.

(5) Denverside addition: Lots 20 through 26, Block 1; Lots 7 through 13, Block 3; Lots 1 through 26, Block 2; Lots 1 through 31 inclusive, Block 4; Lots 1 through 35 inclusive, Block 6, according to the accompanying map and recorded in Volume 5, Page 389 of the General Plat records of the city engineer's office, in San Antonio, Bexar County, Texas.

Sec. 40-76. Building and land use restrictions.
No building or land shall be used and no building shall hereafter be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

(1) Residential uses. Any use permitted in the Residence District.

(2) Two-family dwellings.

(3) Multiple-family dwellings, or group houses (not including tourist camps).

(4) Churches, schools, colleges.

(5) Accessory buildings. Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of business.

Sec. 40-77. Building height.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained which exceeds three stories, nor shall its building height exceed 35 feet.

Sec. 40-77.1. Accessory building height.

Regardless of their placement on one or more platted lots as may be permitted, and considering only the accessory building in question, an accessory building can have only a single or two stories with no more than a maximum height of 25 feet measured from the lowest ground level of the accessory building in question to the peak of the roof of the accessory building in question.

Sec. 40-78. Yard area requirements.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yard and lot areas are provided and maintained in connection with such building, structure or, enlargement:

(1) *Rear yard.* The rear yard shall be 20 percent of the depth of the lot, not to exceed 35 feet.

(2) *Side yard on lots.* On lots 75 feet or under in width, there shall be a side yard on each side of a main building of not less than six feet; and for lots more than 75 feet in width, there shall be a side yard on each side of main building of not less than ten feet.

(3) *Front yards.* The front yard shall have a depth of not less than 30 feet from the front property line.

(4) *Utility easements.* All areas designated as utility easements shall not have structures of any type built upon them.

- (5) The city shall enforce only the yard area requirements established by the zoning regulations. Setback or yard requirements shown on a plat shall not be enforced by the city.

Sec. 40-79. Off-street parking requirements.

Off-street parking shall hereafter be provided on each lot or tract upon which a building is erected or upon a contiguous lot or tract, and no building or structure or any part thereof shall be erected, altered, converted or enlarged for any permitted use in the apartment district, unless two off-street parking spaces are provided for each dwelling unit contained in a building.

Sec. 40-80. Townhouses.

(a) *Townhouses permitted.* Townhouses are permitted on the following described lots and blocks within the apartment district:

CB 4038	Block 5	Lots 13, 19, 20, 21, 22, 23, 24, 25, 26
CB 4038	Block 6	Lots 1, 2, 9, 10, 11, 12, 13, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35, 128
CB 4038	Block 3	Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, P-100
CB 4038	Block 1	Lots 7, 8, 9, 10, 11, 12, 13, 21, 22, 23, 24, 25, 26
CB 4038	Block 4	Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31
CB 4038	Block 2	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26
CB 5717	Block 1	Lot 12

A lot listed in this subsection may be used for either an apartment building or a townhouse, but not both such uses at the same time.

(b) *Accessory buildings.* Any accessory building shall meet setback requirements as set forth in section 40-40(3)a.1.- 3.

(c) *Townhouse height.* No townhouse (nor any enlargement thereof) shall exceed three stories, nor shall its building height exceed 35 feet.

(d) *Area requirements.* Area requirements for townhouse lots are as follows:

- (1) Minimum lot area: 3,125 square feet.
- (2) Minimum floor space of living area: 1,750 square feet.
- (3) Minimum depth of lot: 125 feet.
- (4) Maximum density: All impervious cover shall not cover in the aggregate more than 70 percent of the lot.
- (5) Minimum frontage on public street: 25 feet.

(e) *Setback requirements.* Setback requirements for townhouse lots are as follows:

- (1) Minimum depth of front setback from public street: 30 feet;
- (2) Minimum depth of rear setback: 20 feet;
- (3) Minimum width of side setback on corner lot where not abutting a townhouse: ten feet;
- (4) Minimum width of side setback on non-corner lots where not abutting a townhouse: five feet.

(5) The city shall enforce only the yard area requirements established by the zoning regulations. Setback or yard requirements shown on a plat shall not be enforced by the city.

(f) *Other requirements.* Other requirements for townhouse lots:

(1) Utility easements. No structure may be built on any designated utility easement.

Sec. 40-81. Short-term rental use prohibited.

Single-family residences in the Apartment Districts may not be used for short-term rental.

Sec. 40-82. Impervious cover.

(i) As defined by section 40-45 impervious cover area requirements for the Apartment District lots shall be as follows: All impervious cover shall not cover in the aggregate more than 50 percent of the front yard area of a lot, tract, parcel, or development as defined in section 40-45.

Secs. 40-83—40-105. Reserved.

ARTICLE IV. LOCAL RETAIL DISTRICTS

Sec. 40-106. Description.

The Local Retail District (LR) is intended to create a walkable and vibrant neighborhood environment, emphasizing pedestrian-friendly commercial uses that cater to the daily needs of nearby residents and visitors. This district supports the transformation of Olmos Park's commercial corridor into a gracious, high-quality small-town character compatible with the historic Olmos Park Estates neighborhood. Businesses such as coffee shops, cafés, and neighborhood-serving retail are encouraged to enhance accessibility, community engagement, and economic performance while contributing to an attractive, walkable town center. The LR district promotes the reimagining of McCullough Avenue as a classic small-town main street rather than a highway commercial strip, with revised development standards that encourage new and remodeled buildings reflecting the finest small-town character in South Texas. It supports efforts to attract and recruit new retail and restaurant businesses to expand opportunities for residents to shop, dine, and work. The district also envisions a shared parking system that optimizes parking use, improving the shopper's experience and better supporting a robust range of businesses. This district serves as a transition between adjacent residential areas and more intensive commercial zones, with permitted uses of a less intense nature that aesthetically blend with the residential character while supporting compatible commercial activities.

The lots and blocks or metes and bounds which follow shall consist of the Local Retail District of the City of Olmos Park, Texas:

- (1) Denverside addition: Lots 1 through 19, Block 1; Lots 1 through 6 and 14 through 26 inclusive, Block 3; Lots 1 through 26 inclusive, Block 5, according to the accompanying map and recorded in Volume 5, page 289, of the General Plat Records of the city engineer's office in San Antonio, Bexar County, Texas.
- (2) Block A, Lots 1 to 22, inclusive.
- (3) The west 150 feet of the City of Olmos Park lying between Mariposa Drive West on the north, McCullough Avenue on the east, the corporate limits of the City of San Antonio and the south boundary line of the City of Olmos Park on the south and west boundary line of the City of Olmos Park on the west, and being a strip 150 feet wide lying within the City of Olmos Park west of McCullough Avenue.
- (4) All of that triangular tract lying between McCullough Avenue on the east, Mariposa Drive on the south, and the right-of-way of the Missouri Pacific Railroad on the north and west.
- (5) Lots 1 to 33 inclusive, Block A and Lots 1 to 23 inclusive, Block B, including public arcades, public parking space and walks of a re-subdivision of Block 24 and Block 1 respectively of Olmos Park Estates, said re-subdivision having been filed for record on June 7, 1928, with the County Clerk of Bexar County, Texas.

Sec. 40-107. Building and land use restrictions.

- (a) Permitted Uses. Buildings and land in this district shall only be used for the following uses:

- (1) *Accessory Building/Structure (non-residential).*
- (2) *Art Gallery or Museum.* An institution for the collection, display, or distribution of objects of art or artifacts of cultural, scientific, or historic significance, and is open to the general public or by invitation or appointment.
- (3) *Bakery or Dessert Shop.* A neighborhood-scale retail or food establishment specializing in baked goods or desserts, with optional on-site seating and no drive-through service.
- (4) *Coffee Shop or Café (no drive-through service).* An eating establishment that primarily serves beverages and light refreshments, including baked goods or snacks, consumed on the premises.
- (5) *Dance studio, Fitness studio or Wellness Center.* A Facility offering services such as dance instruction, personal training, group fitness classes, yoga, Pilates, or similar wellness related activities.
- (6) *Mixed-Use Development.* A development in which both residential and non-residential (commercial, office, etc.) uses are required to occupy the same building, with specific limitations on the proportion and location of residential uses.
 - a. Residential uses in the district shall only occupy a portion of a building.
 - b. A residential use located on the ground floor of a building in the district may not occupy more than 50% of the gross floor area of the ground floor of the building.
- (7) *Neighborhood Grocery store.* A retail store that is no larger than 8,000 square feet and sells various packaged foods and beverages, household and personal items targeted to a neighborhood-scale market area and that designates a minimum of ten percent (10%) of the floor area for the sale of fresh fruits and vegetables.
- (8) *Personal services.* Including but not limited to salons, barbershop, tailors, and similar neighborhood-serving services.
- (9) *Restaurant (Sit-down and Takeout)(no drive-through service) or Public House.* An eating and drinking establishment, where food and beverages are consumed on the premises. Limited take-out service may be provided. The establishment may include on-site brewing of malt beverages and production of cider (brewpub) for consumption on the premises and for lawful off-premise sales as permitted by state and local regulations. Drive-through ordering systems, windows, or service to vehicles are prohibited.
- (10) *Retail store or shop.* A retailer that operates in a space that sells primarily tangible goods or products in a packaged or finished state to an end user for final use or consumption, such as clothing stores, home goods, bookstores, and gift shops. May include services related to or incidental to the retail use.
- (11) *Shared Parking Facility.* A parking structure or lot with a coordinated plan to serve multiple businesses or mixed-use developments, designed to optimize parking use and minimize impact on pedestrian environments.
- (12) *Tasting Room (neighborhood scale).* A small-scale establishment offering alcoholic beverages, including beer, wine, cider, or distilled spirits, are offered for on-site consumption through tastings, by the glass, or in sealed containers for off-site consumption. Limited on-site production may occur as an accessory use. Neighborhood-scale tasting rooms are designed to serve nearby residents and visitors, do not include drive-through service, amplified outdoor entertainment, or late-night operations, and shall be compatible in scale, appearance, and intensity with adjacent residential and pedestrian-oriented uses.
- (13) *Public Plaza, Pocket Park, or Open Space.* A publicly accessible or privately maintained open space designed to enhance the pedestrian environment, provide seating, landscaping, and public art, and support community gathering.

(b) Prohibited Uses. The following uses are expressly prohibited within this district:

- (1) *Automobile Sales and Services.* Including new or used car dealerships, vehicle repair shops, auto body shops, and oil change stations.
- (2) *Self-Storage Facilities.* Including mini-warehouses or other personal storage services.
- (3) *Heavy Equipment Sales and Rental.* Including equipment storage yards.
- (4) *Industrial or Manufacturing Uses.* Including processing, fabrication, assembly, or storage of bulk materials.
- (5) *Sexually Oriented Businesses.*
- (6) *Pawn Shops and Check-Cashing Facilities.* Including payday loan and similar financial services.
- (7) *Smoke Shops, Vapor Shops, and Head Shops – including stores primarily focused on selling tobacco, vaping products, and related accessories.*
- (8) *Warehousing or Distribution Centers*
- (9) *Junkyards or Salvage Yards – including vehicle or material salvage and recycling operations.*
- (10) *Funeral Homes, Mortuaries, or Crematoriums.*
- (11) *Vehicle Fueling Stations or Gas Stations.* Including fuel facilities with or without convenience stores.
- (12) *Warehousing and Storage of Hazardous Materials.* Including bulk storage of flammable, combustible, toxic, or hazardous materials.

(c) Special Use Permit Uses. The following uses may be allowed only upon the approval of a Special Use Permit (SUP) by the City Council:

- (1) *Drive-through facilities associated with permitted uses.*
- (2) *Event venues or assembly space.*
- (3) *Hotels or motels.*
- (4) *Urgent Care, emergency clinic, or hospital.*
- (5) *Medical Office or Clinic.* A facility offering outpatient healthcare services, including general medicine, dental, chiropractic, or similar services, without overnight stays.
- (6) *Office, Professional.* An establishment providing professional, consulting, business, or administrative services, such as legal, accounting, design, or similar uses.
- (7) *Farmers Markets.* An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths and stands located on-site.
- (8) *Other uses determined by the City Council to be compatible with the district.*

Sec. 40-108. Building height.

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained or exceed three stories, nor shall it exceed 45 feet in height.

Sec. 40-109. Yard and lot areas.

No building or structure nor the enlargement of any building or structure shall be hereinafter erected or maintained unless the following yard and lot areas are provided and maintained in connection with such building, structure or enlargement:

- (1) *Rear.* Where a lot abuts a lot not zoned for local retail or mixed retail commercial, the rear yard shall not be less than ten feet; in all other cases, a rear yard for a local retail commercial building shall not be required.

- (2) *Side.* Where a lot abuts a lot not zoned for local retail or mixed retail commercial , the side yard shall be not less than ten feet in width; in all other cases, a side yard for a local retail commercial building shall not be required. The side yard shall be used for parking and/or landscaping.
- (3) *Front.* There shall be a maximum front yard 35 feet to the front line of the building and from the front property line. There shall be minimum front yard ten feet to the front line of the building and from the front property line, and under no circumstances shall any part of the city right-of-way be used for any such purposes. No part of the city's right-of-way may be used for parking.
- (4) The city shall enforce only the yard area requirements established by the zoning regulations. Setback or yard requirements shown on a plat shall not be enforced by the city.

Sec. 40-110. Off-street parking regulations.

(a) General requirements.

- (1) Off-street parking shall hereafter be provided on each lot or tract upon which a building is erected or on a contiguous lot or tract, or on a non-contiguous lot or tract within the city limits and under permanent control of property owner, or upon presentation of an acceptable parking agreement to the city.
- (2) No building or structure or any part thereof shall be erected, altered, converted or enlarged for any permitted use in the local retail district unless one off-street parking space is provided for each 200 square feet of gross floor area in the building.
- (3) At least 75 percent of the spaces must be standard sized spaces while the remaining spaces may be compact sized spaces. When calculating the number of required parking spaces based on square footage in this section, square footage shall not include storage areas as described below. Storage areas as used in this section means those areas to which the public does not have access; and where the store's 'wares' are not 'on display' to the public.

(b) *Area requirements.* Parking requirements shall apply only to additions, enlargements, , or new constructions. An off-street parking space shall be defined as an enclosed or unenclosed all-weather surface area not on a public street or alley, and designed and sized in accordance to subsection (d), and accessible without maneuvering on a public street.

(c) Surface of parking lot and driveways.

- (1) All off-street parking areas and access drives shall be surfaced with asphalt, concrete, or other all-weather permanent paving materials consistent with this subsection.
- (2) Pavement surfaces shall be maintained in good repair and free of debris, trash, dirt, or similar material.
- (3) Parking spaces shall be clearly marked so as to designate the placing of vehicles thereon in a manner and method approved by the city.
- (4) Maintenance shall be the responsibility of the property owner.
- (5) The building inspector or designee, shall conduct an annual inspection of all off-street parking areas and shall make the determination that the paved surfaces are in compliance.

(d) Parking space dimensions and configuration:

(1) Standard and Compact Spaces.

a. Table 40-110.1 (off street vehicle parking space dimensions) sets forth minimum size requirements for individual parking spaces.

b. Parking spaces that are parallel and adjacent to a building, fence/wall, property line or other door swing or pedestrian access obstruction, shall be nine and one-half feet wide.

- c. A compact off-street parking space shall measure at least eight feet wide by 16 feet long.
- d. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the state and the building codes as currently adopted and amended by the City of Olmos Park.

(2) Striping and layout.

- a. All off-street parking spaces shall be clearly marked in a durable and permanent manner, such as white or yellow painted stripes, or other distinguishable methods. Markings shall be a minimum of four (4) inches wide and shall remain visible and well-maintained at all times.

Table #40-110.1

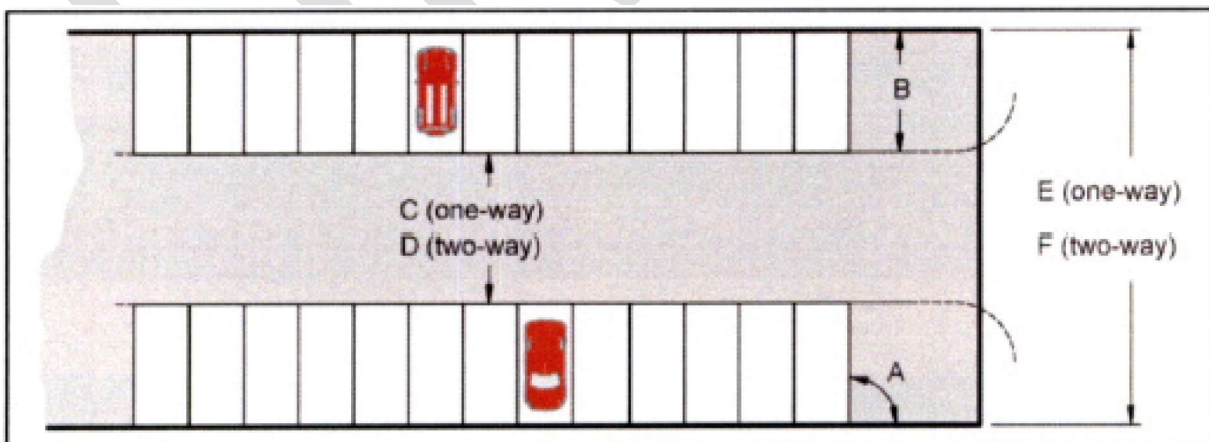
Off-Street Vehicle Parking Space Dimensions

Parking Angle ^{1,3}	Stall Depth ²	Min. Aisle One-Way ²	Min. Aisle Two-Way ²	Module One-Way ²	Width Two-Way ²
(A)	(B)	(C)	(D)	(E)	(F)
Parallel	9.0	12.0	20.0	30.0	38.0
30	15.0	11.0	20.0	41.0	50.0
45	17.5	12.0	20.0	47.0	55.0
60	19.0	16.0	20.0	54.0	58.0
90	20.0	20.0	20.0	NA	60.0

1. Angle measurements shown in degrees maximum, i. e. 30°[.]

2. Dimensional measurements shown in feet, i.e. 9.0'[.]

3. Dimensional measurements shall apply to each maximum angle increment as listed. If the angle increment is exceeded, then next greater angle increment shall apply. All compact parking spaces shall be clearly identified.



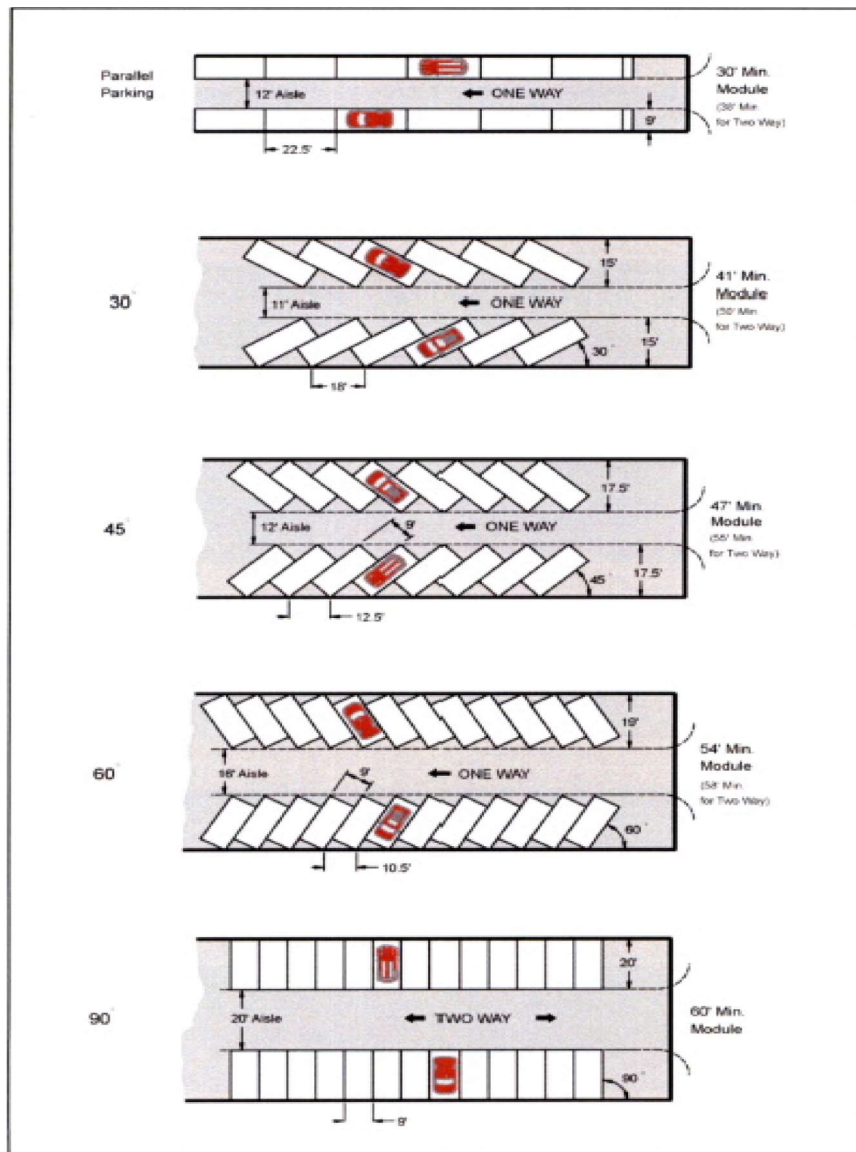


Figure C

(e) Vehicular access/and circulation:

- (1) Driveways and/or parking areas shall not be used for any purpose that would prevent vehicles access to parking spaces, or inhibit circulation or emergency service response.
- (2) Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space). A vehicle shall not enter a public street backwards.
- (3) Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Drive design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated 'sight distance triangle' free of obstacles such as signs, landscaping, parked vehicles, and structures.

- (4) Double parking, tandem parking, or parking in any other manner which blocks the ingress or egress of other vehicles shall not be permitted.

(f) Loading facilities. All retail and commercial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent, or from a public alley or private service drive. An approved agreement by the city with adjoining retail and/or commercial structures for the shared use of a facility for loading and unloading may also satisfy this requirement.

(g) The following shall not be granted unless one off-street parking space is provided for each 200 square feet of gross floor area in the building: new construction building permit; accessory structure permit; addition building permit or, the issuance of a storm water pollution prevention plan (SWPPP).

Sec. 40-111. Landscaping.

No building or structure nor the enlargement thereof shall be permitted unless the following landscaping requirements are met:

- (1) At least five percent (5%) of the total area of each parking lot area shall be composed of pervious landscaped islands, peninsulas, medians or planters. Perimeter landscaped areas shall not be included in the required percentage.
- (2) The property owner shall maintain all landscaping in a healthy, clean, and orderly condition, including regular watering, mowing, pruning, weeding, removal of dead or diseased plants, and replacement of any dead or dying plant materials with similar species within thirty (30) days, unless the City Manager determines that seasonal conditions are not suitable for planting. In such cases, the replacement shall occur within thirty (30) days of the next appropriate planting season, as determined by the City Manager.

Sec. 40-112. Sidewalks, curbs, curb cuts, driveway entrances.

Pedestrian safety shall be the primary consideration in designing sidewalks, curbs, curb cuts and driveway entrances. Sidewalks, curbs, curb cuts and driveway entrances shall be provided by the property owner subject to the following requirements; however, nothing herein shall relieve the owner from satisfying Americans with Disabilities Act (ADA) minimum standards:

- (1) Property owners shall be responsible for the installation, maintenance, and repair of sidewalks, curbs, curb cuts, and driveway entrances adjoining and abutting the front, side and rear property lines.
- (2) The property owner shall install new sidewalks, curbs, curb cuts and driveway entrances adjacent to any public right-of-way as a condition to being granted any of the following: new construction building permit; accessory structure permit; addition building permit or alteration building permit requiring the seal of a registered engineer or architect; or, the issuance of a storm water pollution prevention plan (SWPPP).
- (3) For any new construction or for an expansion that increases the size or appraised value of the existing structure by more than fifty (50) percent, the property owner shall be required to install and maintain a six-foot (6') minimum width sidewalk on any side of the property abutting a public right-of-way. Sidewalk must be located in the public right-of-way and the six feet shall commence at the private property line into the public right-of-way.
- (4) Such sidewalk shall be a continuous connection from one side of the property to the other, generally parallel to the public right-of-way. Such sidewalks shall link with existing sidewalks on adjoining properties, if such adjacent sidewalks exist.

- (5) Sidewalks shall be paved with a slip-resistant surface such as brush-finished concrete and all construction shall conform to the latest criteria of the Americans with Disabilities Act.
- (6) The curbing on sidewalks on the right-of-way facing the building or structure shall meet the curbing height requirements as provided in section 8-32.
- (7) To protect the safety of pedestrians, city-approved barriers must be installed to separate off-street parking from sidewalks. Barriers such as fences and curbs prevent vehicles from encroaching into pedestrian walkways.
- (8) Driveway entrances must be at least 16 feet and no more than 32 feet in width as measured between curb cuts along the line of convergence of the driveway approach and the street. In no instance, may one property owner have more than 32 feet in curb cuts on the property.
- (9) It is the intent of Olmos Park to relocate curb and gutters along McCullough Avenue further into the city right-of-way in a calculated orderly fashion, creating a narrower, 33-foot street, and wider pedestrian area (parkway) to allow a more walkable city. For any new construction or for an expansion that increases the size or appraised value of the existing structure by more than fifty (50) percent:
 - a. Curb and gutter shall be installed on McCullough Ave. such that the face of the curb shall be 33 feet from the face of curb opposite of McCullough (on the East side of McCullough) or as more specifically shown in the Roadway Plan documents attached as Attachment "A", attached for general illustrative purposes only and requiring confirmation of all information therein contained.
 - b. Any storm sewer inlets shall be reconstructed or modified to accept water from the newly constructed curbface and gutter without ponding or excessive slope within the roadway. Leaving storm sewer inlet in place and adjusting curb and gutter to deposit runoff is acceptable.

Sec. 40-113. Limited use of right-of-way.

In order to achieve pedestrian safe parking standard, businesses shall be required to meet the standards for angled parking as required by section 40-110 (table #40-110.1). If a business property is unable to meet any of the parking angles required by section 40-110, the city shall grant use of the public right-of-way for the sole purpose of egress and ingress.

Sec. 40-114. Driveways.

A. Driveways

- a. Driveway ramps shall be constructed of concrete and according to city design standards.

B. Driveway Cuts

- a. Considering conditions of topography, traffic flow, traffic and pedestrian safety, each business property with a lot width of 50 feet or less shall be permitted one driveway cut. Business property with a lot width of 60 feet or more may be permitted two driveway cuts.

Sec. 40-115. Shared driveways and cross-access drives

A. *Driveway approaches and shared driveways.* Shared access driveways are required to ensure public safety access by providing mutual/common access, to minimize the number of driveway cuts on streets, and to facilitate traffic flow between adjacent lots.

1. A shared mutual access easement(s) for driveways(s) shall be required between adjacent lots fronting on McCullough Avenue when the lots are connected and can utilize a shared driveway. The location and dimensions of such easement(s) shall be determined by the city.

2. Easement on plat. Such easements shall be noted on the preliminary plat and final plat with the language specified as part of the city's application requirements. If the property has been legally platted, an easement may also be established via a separate instrument recorded and approved by the city.

B. *Driveway approaches and cross access internal driveways.* Cross access easements for internal driveways are encouraged and may be required as part of the preliminary and final plat approval by the city manager, or designee in order to minimize the number of driveway cuts on streets, thereby maintaining street mobility, and to facilitate traffic flow between adjacent lots.

1. A cross access easement(s) for internal driveways(s) may be required. Such easement shall be required between adjacent lots within the same plat, phases of plats or ownership when the following conditions exist:
 - a. On McCullough Avenue frontages between adjacent parking lots;
 - b. Between lots when one or more lots do not have direct access to the thoroughfare; and
 - c. When accessing shared driveways.
2. Location and dimension. The location and dimensions of such easements(s) shall be determined by the city.
3. Easement on plats. Such easements shall be noted on the preliminary plat and final plat with the language specified as part of the city's application requirements. If the property has been legally platted, an easement may also be established via a separate instrument recorded and approved by the city.

Sec. 40-116. Electrical service equipment.

Service-entrance conductors, metering equipment, or service equipment shall not be located on front building face or in any location between the front building face and McCullough Avenue, except as required by subsection 3. Any new electric service connections shall be located and installed as follows:

1. Underground installation of the service lateral shall be required as a condition to the granting of the following: new construction building permit; accessory structure permit; addition building permit or alteration building permit requiring the seal of a registered engineer or architect; or the issuance of a storm water pollution prevention plan (SWPPP).
2. For new electric service connections other than those identified in subsection 1. herein, the new electric service connection shall only be made using one of the following options:
 - a. A meter pole installed wholly outside of any city right-of-way; and no less than 50 feet from the lot property line immediately adjacent to McCullough Avenue;
 - b. A padmount transformer located immediately adjacent to any side of the building not constituting the front building face, and shall be reasonable shielded from view from any city street;
 - c. An underground service lateral; or
 - d. Service drop which shall not be located on the front building face.

All terms used in this section not defined in section 40-113, shall have the meaning ascribed to them by the CPS Energy Electric Service Standards, 2012 Edition, or as amended and superseded therein.

3. For any construction activity that is subject to the requirements of subsection 40-112(9) and subsection 40-264(2), property owner shall be required to install electrical conduits, wiring, light fixture(s), anchor bolts and mounting base for pole-mounted lighting fixtures which shall be installed in accordance with the following provisions, subject to approval by the building official:

- a. The property owner shall be responsible for installation of electrical underground PVC conduits along the entire frontage of McCullough Avenue from the lot's north property line to the south property line. At each property line, the conduit should terminate at an accessible grassy area for future light or connection, and a pull string and cap should be installed along with marking conduit stub up location with building official. Conduits shall be installed 30 inches below finished grade, tight to the edge of the required sidewalk within the interior parkway as defined and required in section 40-264(2) or as amended, and sleeves must be installed at all roadway/drive crossings. Conduits shall be size 1½" and type EMT. Sleeves shall be size 3" and type Sch 40. Conduits not connected to abutting properties or installed to light fixture shall be capped with appropriate PVC cap and pull string. Property owner shall install appropriate wiring based on the loading and in general conformance with Exhibit A and strict conformance with all applicable codes and regulations and sound electrical workmanship.
- b. The property owner shall be responsible for installation of the required unpainted concrete pole base with galvanized anchor bolts, rebar, conduits and, grounding wire/conduit/ground rod as generally shown in Detail 1, page ES200 of Exhibit A entitled "City of Olmos Park, McCullough Phase 1", dated 8/18/2020 and all necessary engineering and design provided by property owner or developer. Such poles bases shall be installed in the following location(s):
 - i. At 70-foot intervals beginning at each block's northern corner at the city right-of-way. In the event such location is in conflict (located within or closer to ten feet) with proposed facilities such as sidewalks, street signs, monument signs or drives, the location will be identified by building official with the intent of creating generally uniform spacing on each lot and block.
 - ii. Generally centered (east to west) within the interior parkway as defined and required in section 40-264(2) or as amended.
- c. The property owner shall be responsible for furnishing, installing, and wiring the lighting fixture, lamp and a photocell in in substantial conformance with that which is specified in the Lighting Fixture Schedule on, page ES200 of Exhibit A. In the event such light fixture is unavailable or delayed; building official will provide a list of suitable substitutions. Property owner shall cause the lighting fixture to be wired and connected pursuant to all applicable codes and requirements and as generally shown in Exhibit A.
- d. The property owner shall be required to maintain all equipment and improvements required in this section in good operating condition.
- e. A property owner who complies with this section may request reimbursement for costs incurred due to compliance with this section, and the city or economic development corporation of the city may make such reimbursement payments available at the city's or city economic development corporation's sole discretion.
- f. A property owner or other person obligated by law to maintain surface conditions, including landscaping requirements, shall be required to maintain electrical utility service to each light fixture once such fixture has been installed by the city upon said property. The property owner shall run a conduit and wiring suitable for electrical service from the lighting conduit required in section 3.a., above, to their metered service drop, or a service drop at a location with coordination of CPS and building official.
- g. The building official shall coordinate with the city engineer to facilitate, to the extent practicable, the installation of pedestals and lighting fixtures along McCullough Corridor in a manner that results in uniform distribution, height, and appearance of all pedestals and lighting fixtures required to be installed under this section.

Sec. 40-117. Aesthetic requirements.

- (1) *Purpose, scope and enforcement.* The purpose of these regulations are to provide a uniform aesthetic using building materials and screening to enhance the appearance of the City of Olmos Park and its main corridor, McCullough Avenue, by creating certain standards for design and development of property that is consistent with the culture, history and architectural style of Olmos Park.
 - (a) The standards in this section apply only to property in the local retail district and mixed retail commercial district immediately abutting McCullough Avenue.
 - (b) The standards in this section apply to any new construction or structures painted after the effective date of this article.
 - (c) The provisions of this section shall be administered by the building official or designee.
 - (d) No permits shall be issued for building or construction until a detailed site plan is submitted and approved by the building official or designee. A conceptual or generalized screening plan and schedule of materials on exterior elevations shall be shown as part of the site plan as required in Article XI of this Code. Prior to the issuance of a certificate of occupancy for any building or structure, all screening shall be in place in accordance with the requirements herein with the exception of vegetative screening which shall be allowed 12 months to mature and comply.
- (2) *Utility equipment and structures.* Outdoor storage, dedicated loading areas, refuse or recycling storage areas, air conditioning, ventilation and heating equipment, utility boxes, solar panels, and antennas shall be placed in the rear of the property where possible and shall be completely screened from public view when viewed from the McCullough Road right-of-way. Screening may be achieved by a solid screen or wall consistent with permitted building materials, evergreen plant materials with irrigation, or landscaped earthen berm.

Illustration:



- (3) *Exterior wall and roof colors.*
 - a. The use of high intensity colors, metallic colors, or fluorescent colors are prohibited in excess of five percent on any exterior wall face.
 - b. The following regulations apply to any exterior wall (or roof) that is wholly or partially visible from the McCullough Road right-of-way. For the purposes of this subsection, the primary wall finish color shall refer to the color applied to ten percent or more of a building elevation.
 - i. *Allowable primary wall finish colors:*
 1. When painted, exterior surfaces (including roofs) may only be painted in muted colors (including shades of white) compatible with the historical character of Olmos Park.



2. Approved Olmos Park color palette.
3. The colors included in the Olmos Park approved color palette as kept at Olmos Park City Hall from the Sherwin Williams color-palette, or their match in other paint company palettes.

Secs. 40-118—40-133. Reserved.

ARTICLE V. MIXED RETAIL COMMERCIAL DISTRICTS

Sec. 40-134. Description.

The Mixed Retail Commercial District (MRC) is intended to support a broader range of commercial activities that serve both local and regional needs, while maintaining the high-quality small-town character compatible with the historic Olmos Park Estates neighborhood. This district encourages a thoughtfully integrated mix of retail, service, office, and light commercial uses that enhance economic vitality and expand opportunities for residents and visitors to shop, dine, and work. Typical businesses may include neighborhood grocery stores, hardware shops, salons, small offices, casual dining establishments, and other pedestrian-friendly commercial services.

The MRC district is strategically located along key corridors, including McCullough Avenue and other community crossroads, and is designed to function as a classic small-town main street rather than a highway commercial strip. It promotes a walkable, vibrant environment with buildings oriented toward the street, active storefronts, high-quality architecture, and cohesive design standards that reflect the Olmos Park aesthetic. Shared parking facilities and pedestrian amenities, such as wide sidewalks, street trees, and gathering spaces, are encouraged to support an engaging and accessible public realm.

While accommodating slightly more intensive commercial uses than the Local Retail District, the MRC district ensures compatibility with surrounding residential areas by requiring careful attention to building scale, massing, and transitions, preserving the community's intended "town center" and "main street" environments. Development in this district shall balance commercial flexibility with thoughtful design and stewardship, reinforcing Olmos Park's image as the finest small town in South Texas.

The lots and blocks or metes and bounds which follow shall constitute the Mixed Retail Commercial District of the City of Olmos Park, Texas: Hazelwood addition, County Block 4048, Block 14, Bexar County, Texas.

Sec. 40-135. Building and land use restrictions.

(a) Permitted Uses. Buildings and land in this district shall only be used for the following purposes:

- (1) Any use permitted in a local retail district.
- (2) *Boutique Hotels or Inns (Small-scale)*. Limited to a maximum of 30 guest rooms, designed to complement the architectural character of the area, with no external signage or amplified outdoor entertainment, and with ground-floor retail or restaurant use encouraged.

- (3) *Event Venues (Small-Scale)*. Including meeting spaces for community events, art exhibits, workshops, and similar gatherings, which is comparable in size and scale to surrounding buildings or typical structures within the zoning district and is limited in occupancy and hours of operation to minimize impacts on adjacent properties, with operations generally restricted to the hours of 8:00 a.m. to 10:00 p.m., unless otherwise approved by a special use permit (SUP).
- (4) *Cultural or Educational Facilities*. Including small libraries, tutoring centers, or music schools that contribute to the community's cultural vibrancy.
- (5) *Veterinary or Small animal boarding facilities*. Kennel facilities for the overnight boarding of dogs, cats, and smaller animals shall be allowed in conjunction with an on-premises veterinary office under the following conditions:
- a. Use of any outdoor facilities by boarded animals shall be restricted to the hours of 8:00 a.m. to 8:00 p.m. No boarded animals shall be allowed outside an enclosed building between the hours of 8:00 p.m. and 8:00 a.m.
 - b. No more than four outside runs shall be allowed in conjunction with any single boarding facility.
 - c. No more than 12 animals shall be allowed outside the enclosed building of a boarding facility at any one time.
 - d. All outside runs shall be separated by solid material fencing.
 - e. Animals must be attended by a kennel facility employee at all times when outdoors.
 - f. Outdoor facilities shall be maintained at all times in a clean and odor-free condition.
 - g. All animal waste shall be disposed through the municipal sanitary sewer system and shall not be deposited in solid waste disposal containers.
 - h. The exterior walls for kennel facilities shall be constructed to provide a minimum level of airborne sound insulation sufficient to mitigate noise impacts on adjacent properties. Specifically, the building design shall achieve a sound transmission class of 55 according to ASTM (American Society for Testing and Materials) standard E336. Field testing shall be performed under the supervision of a professional acoustician who shall be experienced in acoustical testing and engineering. The acoustician shall forward certified test results to the City Manager that minimum sound insulation requirements stated herein have been met.
 - i. Veterinary or Small animal boarding facilities shall be located at least 1,500 feet from another veterinary or small animal boarding facility.

Pawnshops. A pawnshop as defined by V.T.C.A., Finance Code § 371.003.

- (6) *Sexually oriented businesses*. Notwithstanding any other provision of the zoning code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within 1,000 feet of any school or regular place of religious worship, nor within 500 feet of another sexually oriented business. Measurements shall be made in a straight line from the nearest boundary of the property used for a school or regular place of religious worship to the nearest part of the building in which such sexually oriented business is conducted.
- (7) *Smoke Shops, Vapor Shops, and Head Shops – including stores primarily focused on selling tobacco, vaping products, and related accessories*.

(b) Prohibited Uses. The following uses are expressly prohibited within this district:

- (1) *Automobile Sales and Services*. Including new or used car dealerships, vehicle repair shops, auto body shops, and oil change stations.
- (2) *Self-Storage Facilities*. Including mini-warehouses or other personal storage services.
- (3) *Heavy Equipment Sales and Rental*. Including equipment storage yards.

- (4) *Industrial or Manufacturing Uses.* Including processing, fabrication, assembly, or storage of bulk materials.
- (5) *Warehousing or Distribution Centers*
- (6) *Junkyards or Salvage Yards – including vehicle or material salvage and recycling operations.*
- (7) *Funeral Homes, Mortuaries, or Crematoriums.*
- (8) *Vehicle Fueling Stations or Gas Stations.* Including fuel facilities with or without convenience stores.
- (9) *Warehousing and Storage of Hazardous Materials.* Including bulk storage of flammable, combustible, toxic, or hazardous materials.

(c) **Special Use Permit Uses.** The following uses may be allowed only upon approval of a special use permit (SUP) by the City Council:

- (1) *Drive-through facilities associated with permitted uses.*
- (2) *Event venues or assembly space.*
- (3) *Hotels or motels.*
- (4) *Urgent Care, emergency clinic, or hospital.*
- (5) *Medical Office or Clinic.* A facility offering outpatient healthcare services, including general medicine, dental, chiropractic, or similar services, without overnight stays.
- (6) *Office, Professional.* An establishment providing professional, consulting, business, or administrative services, such as legal, accounting, design, or similar uses.
- (7) *Other uses determined by the City Council to be compatible with the district.*

Sec. 40-136. Building height.

No building or structure nor the enlargement of any building or structure shall be hereinafter erected or maintained or exceed three stories, nor shall it exceed 45 feet in height.

Sec. 40-137. Yard and lot areas.

No building or structure nor the enlargement of any building or structure shall be hereinafter erected or maintained unless the following yard and lot areas are provided and maintained in connection with such building, structure or enlargement:

- (1) *Rear.* Where the lot abuts upon a lot zoned for other than local retail or mixed retail commercial, the rear yard shall not be less than ten feet; in all other cases, a rear yard for a mixed retail commercial building shall not be required.
- (2) *Side.* Where the lot abuts upon a lot zoned for other than mixed retail commercial or local retail, the side yard shall be not less than ten feet in width; in all other cases, a side yard for a mixed retail commercial building shall not be required. The side yard shall be used for parking and/or landscaping.
- (3) *Front.* There shall be a maximum front yard of not less than 35 feet to the front line of the building and from the front property line. There shall be minimum front yard of ten feet to the front line of the building and from the front property line, and under no circumstances shall any part of the city right-of-way be used for any such purposes. No part of the city's right-of-way may be used for parking.
- (4) The city shall enforce only the setback or yard area requirements established by the zoning regulations. Setback or yard requirements shown on a plat shall not be enforced by the city.

Sec. 40-138. Off-street parking regulations.

(a) **General Requirements.**

- (1) Off-street parking shall hereafter be provided on each lot or tract upon which a building is erected or on a contiguous lot or tract, or on a non-contiguous lot or tract within the city limits and under permanent control of property owner, and upon presentation of an acceptable parking agreement to the city.

- (2) No building or structure or any part thereof shall be erected, altered, converted or enlarged for any permitted use in the mixed retail district unless one off-street parking space is provided for each 200 square feet of gross floor area in the building.
- (3) At least 75 percent of the spaces must be standard sized spaces while the remaining spaces may be compact sized spaces. When calculating the number of required parking spaces based on square footage in this section, square footage shall not include storage areas as described below. Storage areas as used in this section means those areas to which the public does not have access; and where the store's 'wares' are not 'on display' to the public.
- (b) *Area requirements.* Parking requirements shall apply only to additions, enlargements, or new constructions. A standard off-street parking space shall be defined as an enclosed or unenclosed all-weather surface area not on a public street or alley, and designed and sized in accordance with subsection (d), and accessible without maneuvering on a public street.
- (c) *Surface of parking lot and driveways.*
- (1) All off-street parking areas and access drives shall be surfaced with asphalt, concrete, or other all-weather permanent paving materials consistent with this subsection.
 - (2) Pavement surfaces shall be maintained in good repair and free of debris, trash, dirt, or similar material.
 - (3) Parking spaces shall be clearly marked so as to designate the placing of vehicles thereon in a manner and method approved by the city.
 - (4) Maintenance shall be the responsibility of the property owner.
 - (5) The building inspector or designee, shall conduct an annual inspection of all off-street parking areas and shall make the determination that the paved surfaces are in compliance.
- (d) *Parking space dimensions and configuration:*
- (1) Standard and compact spaces.
 - a. Table 40-138.1 (off street vehicle parking space dimensions) sets forth minimum size requirements for individual parking spaces.
 - b. Parking spaces that are parallel and adjacent to a building, fence/wall, property line or other door swing or pedestrian access obstruction, shall be nine and one-half feet wide.
 - c. A compact off-street parking space shall measure at least eight feet wide by 16 feet long.
 - d. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the state and the building codes as currently adopted and amended by the City of Olmos Park.
 - (2) Striping and layout.
 - a. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four (4) inches wide.

Table #40-138.1

Off-Street Vehicle Parking Space Dimensions

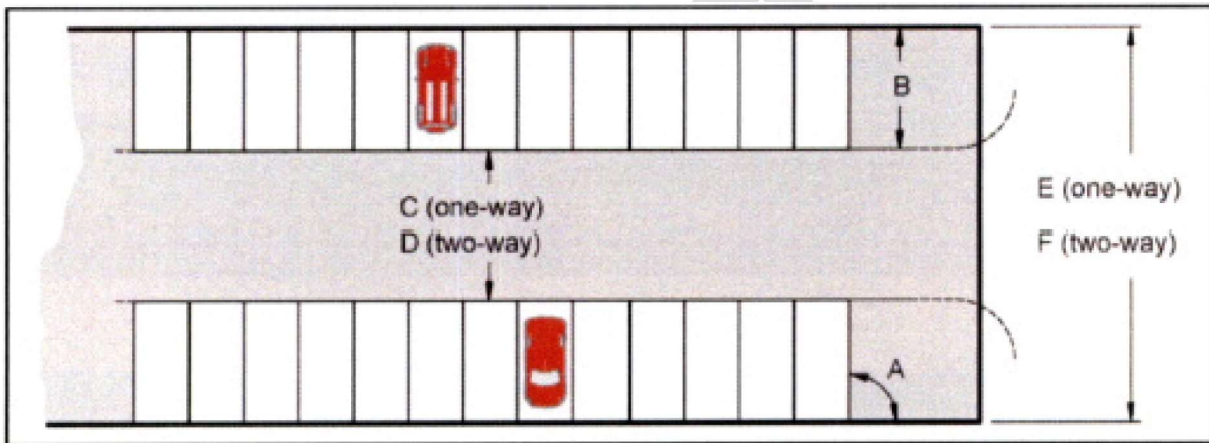
Parking Angle ^{1,3}	Stall Depth ²	Min. Aisle One-Way ²	Min. Aisle Two-Way ²	Module One-Way ²	Width Two-Way ²
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(A)	(B)	(C)	(D)	(E)	(F)
Parallel	9.0	12.0	20.0	30.0	38.0
30	15.0	11.0	20.0	41.0	50.0
45	17.5	12.0	20.0	47.0	55.0
60	19.0	16.0	20.0	54.0	58.0
90	20.0	20.0	20.0	NA	60.0

1. Angle measurements shown in degrees maximum, i. e. 30°[.]

2. Dimensional measurements shown in feet, i.e. 9.0'[.]

3. Dimensional measurements shall apply to each maximum angle increment as listed. If the angle increment is exceeded, then next greater angle increment shall apply. All compact parking spaces shall be clearly identified.



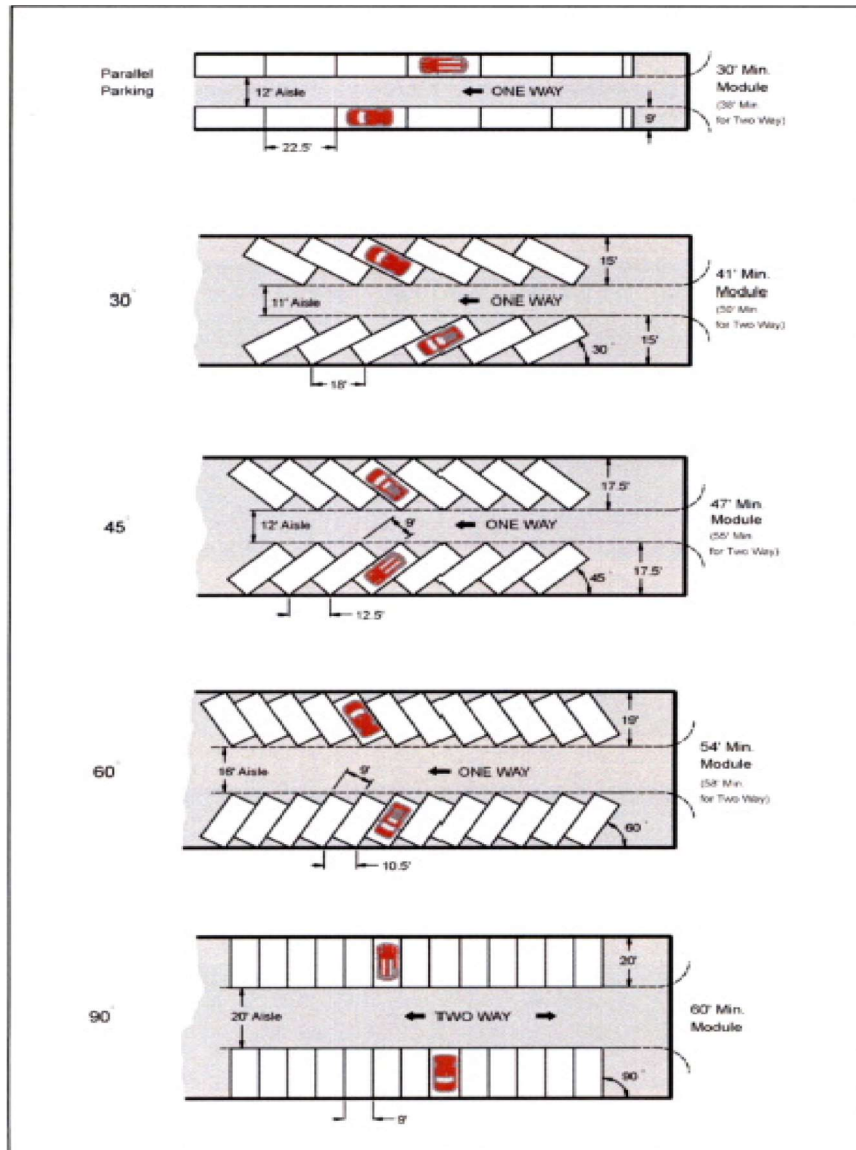


Figure C

(e) Vehicular access/and circulation:

- (1) Driveways and/or parking areas shall not be used for any purpose that would prevent vehicles access to parking spaces, or inhibit circulation or emergency service response.
- (2) Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space). A vehicle shall not enter a public street backwards.
- (3) Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Drive design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated 'sight distance triangle' free of obstacles such as signs, landscaping, parked vehicles, and structures.

- (4) Double parking, tandem parking, or parking in any other manner which blocks the ingress or egress of other vehicles shall not be permitted.
- (f) Loading facilities. All retail and commercial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent, or from a public alley or private service drive. An approved agreement by the city with adjoining retail and/or commercial structures for the shared use of a facility for loading and unloading may also satisfy this requirement.
- (g) The following shall not be granted unless one off-street parking space is provided for each 200 square feet of gross floor area in the building: new construction building permit; accessory structure permit; addition building permit or, the issuance of a storm water pollution prevention plan (SWPPP).

Sec. 40-139. Landscaping.

No building or structure nor the enlargement thereof shall be permitted unless the following landscaping requirements are met:

- (1) At least five percent (5%) of the total area of each parking lot area shall be composed of pervious landscaped islands, peninsulas, medians or planters. Perimeter landscaped areas shall not be included in the required percentage.
- (2) The property owner shall maintain all landscaping in a healthy, clean, and orderly condition, including regular watering, mowing, pruning, weeding, removal of dead or diseased plants, and replacement of any dead or dying plant materials with similar species within thirty (30) days, unless the City Manager determines that seasonal conditions are not suitable for planting. In such cases, the replacement shall occur within thirty (30) days of the next appropriate planting season, as determined by the City Manager.

Sec. 40-140. Sidewalks, curbs, curb cuts, driveway entrances.

Sidewalk, curb, curb cuts and driveway entrances shall be provided by the property owner subject to the following requirements; however, nothing herein shall relieve the owner from satisfying Americans with Disabilities Act (ADA) minimum standards:

- (1) Property owners shall be responsible for the installation, maintenance, and repair of sidewalks, curbs, curb cuts, and driveway entrances adjacent to any public right-of-way.
- (2) The property owner shall install new sidewalks, curbs, curb cuts and driveway entrances adjacent to any public right-of-way as a condition to being granted any of the following: new construction building permit; accessory structure permit; addition building permit or alteration building permit requiring the seal of a registered engineer or architect; or, the issuance of a storm water pollution prevention plan (SWPPP).
- (3) Pedestrian safety shall be the primary consideration in designing and building sidewalks within the mixed retail commercial district.
- (4) For any new construction or for an expansion that increases the size or appraised value of the existing structure by more than fifty (50) percent, the property owner shall be required to install and maintain a six-foot (6') minimum width sidewalk on any side of the property abutting a public right-of-way. Sidewalk must be located in the public right-of-way and the six feet shall commence at the private property line into the public right-of-way.
- (5) Such sidewalk shall be a continuous connection from one side of the property to the other, generally parallel to the public right-of-way. Such sidewalks shall link with existing sidewalks on adjoining properties, if such adjacent sidewalks exist.

- (6) Sidewalks shall be paved with a slip-resistant surface such as brush-finished concrete and all construction shall conform to the latest criteria of the Americans with Disabilities Act.
- (7) The curbing on sidewalks on the right-of-way facing the building or structure shall meet the curbing height requirements as provided in section 8-32.
- (8) To protect the safety of pedestrians, City-approved barriers must be installed to separate off-street parking from sidewalks. Barriers such as fences and curbs prevent vehicles from encroaching into pedestrian walkways.
- (9) Driveway entrances must be at least 16 feet and no more than 32 feet in width as measured between curb cuts along the line of convergence of the driveway approach and the street. In no instance, may one property owner have more than 32 feet in curb cuts on the property.
- (10) It is the intent of Olmos Park to relocate curb and gutters along McCullough Avenue further into the city right-of-way in a calculated orderly fashion, creating a narrower, 33-foot street, and wider pedestrian area (parkway) to allow a more walkable city. For any new construction or for an expansion that increases the size or appraised value of the existing structure by more than fifty (50) percent:
 - a. Curb and gutter shall be installed on McCullough Ave. such that the face of the curb shall be 33 feet from the face of curb opposite of McCullough (on the East side of McCullough) or as more specifically shown in the Roadway Plan and Typical Sections documents attached as Attachment "A", attached for general illustrative purposes only and requiring confirmation of all information therein contained.
 - b. Any storm sewer inlets shall be reconstructed or modified to accept water from the newly constructed curbface and gutter without ponding or excessive slope within the roadway. Leaving storm sewer inlet in place and adjusting curb and gutter to deposit runoff is acceptable.

Sec. 40-141. Electrical service equipment.

Service-entrance conductors, metering equipment, or service equipment shall not be located on front building face or in any location between the front building face and McCullough Avenue, except as required by subsection 3. Any new electric service connections shall be located and installed as follows:

1. Underground installation of the service lateral shall be required as a condition to the granting of the following: new construction building permit; accessory structure permit; addition building permit or alteration building permit requiring the seal of a registered engineer or architect; or the issuance of a storm water pollution prevention plan (SWPPP).
2. For new electric service connections other than those identified in subsection 1. herein, the new electric service connection shall only be made using one of the following options:
 - a. A meter pole installed wholly outside of any city right-of-way; and no less than 50 feet from the lot property line immediately adjacent to McCullough Avenue;
 - b. A padmount transformer located immediately adjacent to any side of the building not constituting the front building face, and shall be reasonable shielded from view from any city street;
 - c. An underground service lateral; or
 - d. Service drop which shall not be located on the front building face.

All terms used in this section not defined in section 40-141, shall have the meaning ascribed to them by the CPS Energy Electric Service Standards, 2012 Edition, or as amended and superseded therein.

3. For any construction activity that is subject to the requirements of subsection 40-140(9) and subsection 40-264(2), property owner shall be required to install electrical conduits, wiring, light fixture(s), anchor

bolts and mounting base for pole-mounted lighting fixtures which shall be installed in accordance with the following provisions, subject to approval by the building official:

- a. The property owner shall be responsible for installation of electrical underground PVC conduits along the entire frontage of McCullough Avenue from the lot's north property line to the south property line. At each property line, the conduit should terminate at an accessible grassy area for future light or connection, and a pull string and cap should be installed along with marking conduit stub up location with building official. Conduits shall be installed 30 inches below finished grade, tight to the edge of the required sidewalk within the Interior Parkway as defined and required in section 40-264(2) or as amended, and sleeves must be installed at all roadway/drive crossings. Conduits shall be size 1½" and type EMT. Sleeves shall be size 3" and type Sch 40. Conduits not connected to abutting properties or installed to light fixture shall be capped with appropriate PVC cap and pull string. Property owner shall install appropriate wiring based on the loading and in general conformance with Exhibit A and strict conformance with all applicable codes and regulations and sound electrical workmanship.
- b. The property owner shall be responsible for installation of the required concrete pole base with anchor bolts, rebar, conduits and, grounding wire/conduit/ground rod as generally shown in Detail 1, page ES200 of Exhibit A "City of Olmos Park, McCullough Phase 1", dated 8/18/2020 attached hereto and incorporated by reference for general illustrative purposes only and requiring confirmation of all information therein contained, and all necessary engineering and design provided by property owner or developer. Such poles bases shall be installed in the following location(s):
 - i. At 70-foot intervals beginning at each block's northern corner at the city right-of-way. In the event such location is in conflict (located within or closer to ten feet) with proposed facilities such as sidewalks, street signs, monument signs or drives, the location will be identified by building official with the intent of creating generally uniform spacing on each lot and block.
 - ii. Generally centered (east to west) within the interior parkway as defined and required in section 40-264(2) or as amended.
- c. The property owner shall be responsible for furnishing, installing, and wiring the lighting fixture, lamp and a photocell in in substantial conformance with that which is specified in the Lighting Fixture Schedule on page ES200 of Exhibit A. In the event such light fixture is unavailable or delayed; building official will provide a list of suitable substitutions. Property owner shall cause the lighting fixture to be wired and connected pursuant to all applicable codes and requirements and as generally shown in Exhibit A.
- d. The property owner shall be required to maintain all equipment and improvements required in this section in good operating condition.
- e. A property owner who complies with this section may request reimbursement for costs incurred due to compliance with this section, and the city or economic development corporation of the city may make such reimbursement payments available at the city's or city economic development corporation's sole discretion.
- f. A property owner or other person obligated by law to maintain surface conditions, including landscaping requirements, shall be required to maintain electrical utility service to each light fixture once such fixture has been installed by the city upon said property. The property owner shall run a conduit and wiring suitable for electrical service from the lighting conduit required in section 3.a., above, to their metered service drop, or a service drop at a location with coordination of CPS and building official.
- g. The building official shall coordinate with the city engineer to facilitate, to the extent practicable, the installation of pedestals and lighting fixtures along McCullough Corridor in a manner that

results in uniform distribution, height, and appearance of all pedestals and lighting fixtures required to be installed under this section.

Sec. 40-142. Aesthetic requirements.

- (1) *Purpose, scope and enforcement.* The purpose of these regulations are to provide a uniform aesthetic using building materials and screening to enhance the appearance of the City of Olmos Park and its main corridor, McCullough Avenue, by creating certain standards for design and development of property that is consistent with the culture, history and architectural style of Olmos Park.
 - (a) The standards in this section apply only to property in the local retail district and mixed retail commercial district immediately abutting McCullough Avenue.
 - (b) The standards in this section apply to any new construction or structures painted after the effective date of this article.
 - (c) The provisions of this section shall be administered by the building official or designee.
 - (d) No permits shall be issued for building or construction until a detailed site plan is submitted and approved by the building official or designee. A conceptual or generalized screening plan and schedule of materials on exterior elevations shall be shown as part of the site plan as required in Article XI of this Code. Prior to the issuance of a certificate of occupancy for any building or structure, all screening shall be in place in accordance with the requirements herein with the exception of vegetative screening which shall be allowed 12 months to mature and comply.
 - (e) For all the requirements of this section, alternative design options and materials of comparable quality, function and appearance may be approved by the zoning board of adjustment if the intent of this section is not met.
- (2) *Utility equipment and structures.* Outdoor storage, dedicated loading areas, refuse or recycling storage areas, air conditioning, ventilation and heating equipment, utility boxes, solar panels, and antennas shall be placed in the rear of the property where possible and shall be completely screened from public view when viewed from the McCullough Road right-of-way. Screening may be achieved by a solid screen or wall consistent with permitted building materials, evergreen plant materials with irrigation, or landscaped earthen berm.

Illustration:



- (3) *Exterior wall and roof colors.*
 - a. The use of high intensity colors, metallic colors, or fluorescent colors are prohibited in excess of five percent on any exterior wall face.
 - b. The following regulations apply to any exterior wall (or roof) that is wholly or partially visible from the McCullough Road right-of-way. For the purposes of this subsection, the primary wall finish color shall refer to the color applied to ten percent or more of a building elevation.
 - i. *Allowable primary wall finish colors:*

1. When painted, exterior surfaces (including roofs) may only be painted in muted colors (including shades of white) compatible with the historical character of Olmos Park.



2. Approved Olmos Park color palette.
3. The colors included in the Olmos Park approved color palette as kept at Olmos Park City Hall from the Sherwin Williams color-palette, or their match in other paint company palettes.

Secs. 40-143—40-159. Reserved.

ARTICLE VI. SPECIAL USE PERMITS

Sec. 40-160. Definition and purpose.

- (a) In addition to the uses specifically permitted in this district, certain uses may be allowed by the granting of a special use permit (SUP). A special use permit authorizes the use of land in a zoning district for the purpose not otherwise allowed by right in that district. Special use permits may be granted to allow compatible and orderly uses that are suitable only in certain locations and under certain conditions.
- (b) A special use permit is a zoning action to consider granting an particular use to a specific piece of property but not to change the underlying zoning of the land. A special use permit is subject to the same procedures for an amendment and change in zoning as specified in state law and city ordinances.
- (c) Every special use permit granted as provided herein shall be considered a change to the zoning applicable only to the property to which granted.
- (d) The city council may authorize the development of uses not otherwise permitted in the zoning district where the property in question is located, subject to this article.
- (e) A special use permit is a land use entitlement granted to a specific property or location. It may be transferred from owner to owner as long as the special use permit remains in compliance and is not expired.

Sec. 40-161. Application.

- (a) *Content of application and concept plan.* An application for a special use permit shall be filed with the city manager. The application shall be accompanied by a concept plan drawn to scale showing:

- (1) The arrangement of the proposed uses;
 - (2) Location of off-street parking facilities to include dimensions, number of spaces, arrangement, landscaping, and finish materials;
 - (3) Location of all buildings, improvements, fences, signs, and dumpsters;
 - (4) Means of ingress and egress to public streets and adjacent properties;
 - (5) Visual screening;
 - (6) The location and area of coverage of all outside lighting, including spill-over onto adjacent public and private properties;
 - (7) Drainage and any modifications to existing drainage characteristics, existing and proposed surface water entry and discharge locations, and any detention or retention facilities;
 - (8) Uses to be permitted;
 - (9) Setbacks from lot lines; and
 - (10) Any other information requested by city staff, the zoning commission, or the city council.
- (b) *Action by city manager.* The city manager shall file the application and provide a staff report on the application to the zoning commission.

Sec. 40-162. Action on application.

- (a) *Adverse impact.* The zoning commission shall recommend denial of a special use permit and the city council shall deny any special use permit as submitted and pending before it, unless it finds the proposed use will not adversely affect traffic, public health, public utilities, public safety, and the general welfare.
- (b) *Incompatibility.* The zoning commission shall recommend denial and the city council shall deny a special use permit application if it finds:
- (1) The proposed use, alone or in conjunction with existing uses, results in a change of the character of use, or in the level of density or intensity of use, not compatible with the adjacent property; or
 - (2) Would contribute to the loss, deterioration, destruction, or degradation of existing neighborhood integrity.
- (c) *Council discretion.* The city council has the discretion to approve, approve with conditions, or deny any application for a special use permit.

Sec. 40-163. Conditions.

Conditions imposed by the city council at the time of approving a special use permit shall be stated in the special use permit. If an Applicant does not withdraw their special use permit request prior to City Council approval, that shall constitute evidence of the applicant's willingness to accept and agree to be bound by and comply with the ordinance adopting the special use permit, and all supporting documentation including business and operational plans, floor plans, required improvements and conditions of approval and the minimum requirements of the zoning district in which the property is located.

Sec. 40-164. Time limit.

- (a) Unless otherwise specified by ordinance adopted by the City Council, any special use permit will expire under the following scenarios:
- (1) If a building permit or certificate of occupancy is required but not obtained within one year from the grant of a special use permit by the city council; or

- (2) After six (6) months of continuous disuse or vacancy of the building or property associated with the special use permit.

Sec. 40-165. Conditions precedent to occupancy.

The city council may impose conditions on any special use permit. All conditions imposed in a special use permit that can be satisfied before initial occupancy shall be satisfied before a certificate of occupancy is issued by the city for the use of the premises included in the special use permit. Such conditions as are articulated in writing at the time the special use permit is granted shall not be construed as conditions precedent of the grant of the special use permit, but shall be construed as conditions precedent of the issuance of a certificate of occupancy. Any special use permit issued by the city without the written specification of the conditions upon which it was granted shall be revocable by the city council unless the special use permit was specifically granted with no conditions.

Sec. 40-166. Note on map.

The final action taken by the city council shall be noted, as soon as practicable, on the official zoning map, and on any other administrative copies, as to the location of the property and the type of use permitted by each special use permit granted.

Secs. 40-167—40-187. Reserved.

ARTICLE VII. NONCONFORMING USES

Sec. 40-188. Land Use.

The lawful use of the land existing at the time of the passage of the ordinance from which this article is derived, although such use does not conform to the provisions herein, may be continued, but if such nonconforming use is discontinued for longer than six (6) months it will be considered permanently abandoned and any future use of said premises shall be in conformity with the provisions of this Code.

Sec. 40-189. Buildings and Structures Use.

The lawful use of any building or structure existing at the time of the passage of the ordinance from which this article is derived may be continued, although such use does not conform to the provisions hereof, and such use may be extended throughout the building or structure with approval of a special exception granted by the Zoning Board of Adjustment, provided no structural alterations except those required by law or ordinance, are made therein.

Sec. 40-190. Conditions of operation.

The right of nonconforming uses to continue shall be subject to such regulations regarding maintenance of the premises and conditions of operation, as deemed reasonably necessary by the zoning board of adjustment for the protection of adjacent property.

Sec. 40-191. Partial destruction of building.

Nothing in this article shall be taken to prevent the restoration of a building destroyed to the extent of not more than fifty (50) percent of its reasonable value, by fire, explosion or other casualty, or act of God, or a public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial

destruction. The building may be restored to its former condition and use; provided that such restoration is permitted by the Building Code and is started within eighteen (18) months of the damage and is completed within one (1) year from the start of construction.

Secs. 40-192—40-220. Reserved.

ARTICLE VIII. ZONING BOARD OF ADJUSTMENT

Sec. 40-221. Membership, terms, and removal.

- (1) There shall be a zoning board of adjustment consisting of five members and two (2) alternate members appointed by the mayor and confirmed by the city council, each member appointed for a term of two (2) years. The members shall hold office and the zoning board of adjustment shall be governed and controlled by the provisions of state law.
- (2) The Board will elect a Chairperson and Vice-Chairperson from among its membership, with each officer holding office for one (1) year or until replaced by simple majority vote.
- (3) An alternate member may serve in the absence of one or more regular members when requested to do so by the City Secretary.
- (4) City Council may remove a member for cause found on a written charge after a public hearing. Vacancies should be filled by approval of the City Council for the unexpired term.

Sec. 40-222. Powers.

- (1) The board shall have the authority, granted under the Texas Local Government Code and those established herein, to exercise powers and to perform duties including the following:
 - a. *Hear and decide appeals.* To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter.
 - b. *Hear and decide zoning special exceptions.* To hear and decide special exceptions to the terms of this chapter upon which the board is required to pass herein.
 - c. *Grant zoning variances.* To authorize, upon appeals and specific cases, variances from the terms of this chapter as will not be contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done .
- (2) Any combination of four (4) regular and alternate members of the Board constitutes a quorum and the concurring vote of a quorum of members is necessary to:
 - a. Reverse an order, requirement, decision or determination of an administrative official;

- b. Decide in favor of an applicant on a matter that the board is required to consider under the zoning ordinance;
- c. Authorize a variance or special exception from the zoning ordinance.

Sec. 40-223. Conduct of meetings.

- (1) The Board holds meetings at the call of the Chairperson or City Secretary.
- (2) The Chairperson or acting Chairperson may administer oaths and compel the attendance of witnesses. All meetings of the Board are open to the public.
- (3) Board meetings are conducted according to Texas Government Code Ch. 551.
- (4) The Board shall keep minutes of its proceedings that indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed in the office of the City Secretary and shall be a public record.

Sec. 40-224. Variances.

- (1) The purpose of a variance is to vary from zoning standards made applicable to a use authorized under the zoning ordinance. A variance application shall not be used as a means of amending the text of the City's zoning regulations, of changing a zoning district classification of the property for which the variance is sought, or of granting a use otherwise not permitted in a district. A variance application cannot be used as a means to contest the applicability of a standard to a development application, an exemption determination, or a decision on a development application.
- (2) Criteria for granting a variance
 - a. No variance shall be granted unless the Board finds:
 - i. There are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of the zoning ordinance would deprive the applicant of the reasonable use of the land;
 - ii. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 - iii. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
 - iv. The granting of the variance constitutes a minimal departure from the zoning ordinance;
 - v. The subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and
 - vi. Granting the variance is in harmony with the spirit, general purpose, and intent of the zoning ordinance so that:
 - 1. The public health, safety and welfare may be secured; and
 - 2. That substantial justice may be done.
 - b. Such findings of the Board, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such variance is granted.

- c. When exercising the authority described in the above subsection, the zoning board of adjustment may, but is not required to, consider any of the following as possible grounds in determining whether a requested variance is necessary to avoid an unnecessary hardship:
 - i. The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under V.T.C.A. Tax Code § 26.01;
 - ii. Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - iii. Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 - iv. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - v. The municipality considers the structure to be a nonconforming structure.

Sec. 40-225. Special exceptions.

- (1) The purpose of a special exception shall be to authorize a modification of zoning standards applicable to particular types of development within any zoning district, which is consistent with the overall intent of the zoning ordinance and for which express standards are prescribed, but that requires additional review to determine whether the development with the modification is compatible with adjoining land uses and the character of the neighborhood in which the development is proposed.
- (2) When, in its judgment, the public convenience and welfare will not be substantially or permanently injured, the Board of Adjustment may, in specific cases and subject to appropriate conditions and safeguards, authorize special exceptions to the regulations, but only where the code explicitly provides for the granting of a special exception.

Sec. 40-226. Appeals to the Zoning Board of Adjustment.

- (1) A decision or interpretation by an administrative official in the enforcement of this ordinance may be appealed to the Board of Adjustment by any of the following persons that is not related to a specific application, address, or project:
 - a. A person aggrieved by the decision; or
 - b. Any officer, department, board, or bureau of the municipality affected by the decision.
- (2) A decision or interpretation by an administrative official in the enforcement of this ordinance may be appealed to the Board of Adjustment by any of the following persons that is related to a specific application, address, or project:
 - a. A person who filed the application that is the subject of the decision;
 - b. A person who is the owner or representative of the owner of the property that is the subject of the decision; or
 - c. Any person who is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or
 - d. Any officer, department, or board of the city affected by the decision.
- (3) The appellant must file with the board and the official from whom the appeal is taken a notice of appeal specifying the grounds for the appeal. The appeal must be filed not later than the 20th day after the date the decision is made. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed.

- (4) An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the board or a court of record on application, after notice to the official, if due cause is shown.
- (5) The board shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The board shall decide on the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

Sec. 40-227. Public notice of hearings.

Public notice of hearings before the zoning board of adjustment shall be given for each separate appeal or variance thereto by publication in a newspaper of general circulation in the city, stating the time and place of such hearing, which shall not be earlier than ten days from the date of publication, and in addition thereto, the zoning board of adjustment shall mail notices of such hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired.. Such owners and persons shall be determined according to the current tax rolls of the city. The published notice and the mailed notice may contain notice of a hearing on more than one matter.

Sec. 40-228-40-244. Reserved.

ARTICLE XI. Site Plan Review

Sec 40-280. Purpose.

The purpose of a Site Plan is to ensure that a development project is in compliance with all applicable City ordinances and requirements, including the requirement of this Zoning Ordinance and Subdivision Ordinance, prior to commencement of construction. The purpose of this article is to establish a process to ensure that existing ordinance requirements are met and to promote the efficient use of land, safe vehicular and pedestrian circulation, appropriate provision of landscaping, parking, screening, and lighting.

Sec 40-281. Applicability.

(1) This section outlines when new development or an expansion to an existing, developed property is required to submit a site plan for review.

- a. No permit for construction or expansion of a building or other structure shall be issued until a site plan, if required, including any required engineering or construction plans, has been submitted and approved in accordance with this Section.
- b. No certificate of occupancy, or other final approvals, shall be issued for such buildings or structures until all site improvements, as shown on the approved site plan or established in conditions of approval for the site plan, have been completed or otherwise guaranteed, as approved by the City Manager.
- c. Unless otherwise excepted herein, nothing in this section shall preclude a new development occurring on previously undeveloped property from having to comply with any applicable requirements within the Zoning Ordinance and Subdivision Ordinance, or any other City code, ordinance, or construction standard.
- d. Triggers. New construction or expansions to an existing property that meet any of the following criteria shall trigger the requirement for a site plan and all of the improvements outlined in this Section, unless otherwise specified:
 - i. Construction of a new structure;
 - ii. The conversion of a residential use or structure to a nonresidential use.
 - iii. Expansion of an existing structure or expansion in land area of a use.
 - iv. Expansion of impervious cover, including but not limited to the addition of paved surfaces, rooftops, or other materials that increase the total impervious area on the property.
 - v. Any other development where the City's Zoning Ordinance and Subdivision Ordinance specifically require site plan approval.
- e. Exceptions. A site plan shall not be required for single-family or two-family residential development, including associated accessory structures. However, proposed non-residential structures, such as a clubhouse, private recreation facility, gated entrance or guardhouse, etc. will require site plan review and approval for those facilities if triggered above.
- f. Required Improvements. Any development that triggers a site plan must comply with all relevant city ordinance, standards, and specifications, where required by ordinance. This includes, but is not limited to, a review of the following in a Site Plan:
 - i. Drive approaches, curb cuts, and driveway spacing
 - ii. Parking, including layout, striping, and surfacing requirements
 - iii. Curb and gutter

- iv. Sidewalks and related pedestrian amenities
- v. Fire code requirements, including fire hydrants
- vi. Screening, buffering, landscaping, and tree preservation
- vii. Designated outdoor storage and outdoor display areas
- viii. Fencing
- ix. Lighting
- x. Stormwater management
- xi. Floodplain management

Sec 40-282. Application.

A complete application, fees, and any other required information for site plan review shall be submitted to the City Manager or designee.

- (1) Area to be included on a site plan. When the overall development project is to be developed in phases, the site plan area shall include only the portion of the overall property that is to be developed/constructed. However, any excluded area must be separately developable as a stand-alone site in the future. This provision shall not be interpreted to allow portions of a property to be excluded so as to avoid development standards, other requirements, or otherwise required improvements to the site.
- (2) Submittal and Timing. A Site Plan shall be submitted prior to a building permit application.
- (3) Submission and Contents. The purpose of site plan review is to ensure compliance with all relevant city ordinance, codes, and other requirements. To ensure the submission of adequate information, the City Manager shall maintain and distribute a checklist of specific requirements for Site Plan review applications. All applications and related contents shall be submitted consistent with these requirements. The authorized reviewer may request additional information to complete the application for review to meet the site plan requirements.

Sec 40-283. Review Criteria.

The City Manager, in consultation with relevant City staff in other City departments, shall review the Site Plan for compliance with all applicable City ordinances including the site plan's compliance with all provisions of the City's development ordinances, including this Zoning Ordinance, Subdivision Ordinance, and other applicable City ordinances.

Sec 40-284. Review and Approval.

- (1) The City Manager or designee shall be the responsible official for reviewing Site Plan applications. The City Manager shall consult with relevant staff from City departments for review and comments on a proposed Site Plan. Based on the review from all relevant departments, the City Manager shall make the final decision on Site Plan approval.
- (2) The City Manager, or designee, based on input from relevant staff, may reject review of a Site Plan until adequate information for its review is provided by the applicant. Resubmission of a Site Plan, in this instance, shall not require an additional application fee.
- (3) Upon completing the review of a Site Plan, the City Manager, or designee, may take one of the following actions:
 - a. If the Site Plan contains errors or requires corrections, notify the applicant of the deficiencies and provide instructions for resubmitting corrected plans.

- b. If the application meets all requirements, the City Manager may approve the Site Plan. If it does not meet requirements, the City Manager may deny the Site Plan or approve it with conditions to ensure compliance.
 - c. The City Manager may, for any reason, elect to present the Site Plan for action to the Planning and Zoning Commission.
- (4) If a site plan requires a variance from the Zoning Board of Adjustment, an applicant is required to obtain approval for the variance before an application for a Site Plan can be approved by the City Manager.
- (5) The City Manager, or designee, may approve issuance of permits following conditional Site Plan approval when it is deemed that the required corrections to the Site Plan are minor in nature. However, no Certificate of Occupancy shall be issued until an amended site plan meeting all conditions has been submitted and approved.
- (6) Prior to the issuance of a Certificate of Occupancy the City Manager, or designee, shall inspect the site to ensure compliance with the Site Plan and any conditions imposed with the approval.

Sec 40-285. Revisions to an approved Site Plan.

- (1) Minor Revisions/Amendments: It is recognized that final architectural and engineering design may necessitate minor changes in the approved Site Plan. Such minor modifications shall be shown on an "amended Site Plan." For a revision/amendment to be considered minor, the changes shall meet the following criteria:
 - a. Adjustments are no more than ten percent (10%) or fifty (50) feet in any direction, whichever is less, to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, ponds, or any other improvements depicted on the Site Plan.
 - b. Adjustments are no more than five percent (5%) to the building square footage of any individual building to be constructed within the area of the Site Plan.
 - c. Adjustments are no more than five percent (5%) to the number of required parking spaces within the area of the Site Plan.
 - d. Adjusts flat work such as curbs, sidewalks, streets, decks, parking areas, and other paved areas if there is no net increase in impervious coverage within the area of the Site Plan.
 - e. Revisions may not authorize changes that would result in a violation of any building code or city ordinance.
- (2) Major Revisions/Amendments: In the event of revisions that do not constitute minor revisions as set out in section 40-285(1), a new Site Plan application must be submitted, reviewed, and approved.

Sec 40-286. Expiration.

- (1) An approved Site Plan shall be valid for a period of two (2) years. An application for a building permit for the site, consistent with the site plan, will extend the validity of the site plan for 18 months from the date of the approved permit.

Sec 40-287. Compliance & Responsibilities.

- (1) Duties and Responsible Parties.
 - a. It shall be incumbent upon the Building Official, or designees, to make all inspections and certifications necessary to ensure that a structure is built in accordance with the approved Site Plan.
 - b. In the event that the Building Official, or designees, finds that a condition or modification of the approved Site Plan or a provision of City Codes and Ordinances has not been met, they may issue a stop work order.

- ii. It shall be incumbent upon the contractor or developer to correct those items that are in violation before construction may resume.
 - ii. In the event that the structure has been completed, a Certificate of Occupancy shall not be issued by the Building Official until the conditions of the Site Plan or City Codes and Ordinances, as applicable, have been substantially fulfilled.
 - iii. All action required in order to bring a structure into compliance with the approved Site Plan shall be the responsibility of the property owner.
- c. Following issuance of the Certificate of Occupancy, it shall be the continuing duty of the owner and occupant of the site, or their successors in interest, to maintain compliance with the approved Site Plan and amendments thereto. Failure to maintain compliance shall constitute a violation of this Zoning Ordinance and may result in revocation of the Certificate of Occupancy.
- d. Site may not become less conforming. Any site that is not subject to an approved site plan, or is governed by a pre-existing site plan that does not conform to the current standards of this Chapter, must maintain compliance with the standards within this Chapter to the extent that the site currently complies with those standards.

City Council Meeting Date: April 15, 2026

Agenda Item 09

Submitted By:	Staff
Agenda Items:	Discussion and possible action on Ordinance 2026-04-15-09 approving a mid-year budget amendment
Description:	The purpose of this item is to approve a mid-year budget amendment for items that have been approved by Council but not budgeted for. The only amendment staff is recommending at this time is to reflect the Employee Stability Fund payments. While it appears that some line items will need amending at the end of the year, we'd like to take care of all of these at the end of the fiscal year since things may still change.
Action Requested:	To approve Ordinance 2026-04-15-09 approving a mid-year budget amendment
Attachments:	• Ordinance 2026-04-15-09 approving a mid-year budget amendment and Exhibit A – Mid-Year Budget Amendment

ACTION TAKEN BY COUNCIL

ORDINANCE NO. 2026-04-15-09

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF OLMOS PARK, TEXAS, AMENDING THE FISCAL YEAR 2025-2026 BUDGET, BEGINNING ON OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026; PROVIDING FOR ADJUSTMENTS OF SPENDING AUTHORITY AMONG BUDGET LINE ITEMS, AND PROVIDING FOR IMMEDIATE EFFECTIVENESS

WHEREAS, the City Council of the City of Olmos Park, Texas, deems it necessary to amend Ordinance No. 2025-09-17-05 as previously amended (the "2025-2026 Budget") to meet unexpected and/or unforeseen conditions that could not have been included in the budget through the use of reasonably diligent thought and attention.

NOW, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLMOS PARK, TEXAS:

SECTION 1. The 2025-2026 Budget approved on September 17, 2025 and subsequently amended is hereby further amended to provide for the adjustment of spending authority in the line items set forth in Attachment A attached hereto and incorporated herein. Attachment A shall be appended to the 2025-2026 Budget for ease of reference. Except as specifically affected by the adjustments reflected in the attached Attachment A the 2025-2026 Budget as amended shall remain in full force and effect.

SECTION 2. The City Council finds that the amendments described above are necessary and in the public interest.

SECTION 3. The City Council approves the recitals hereto and incorporates them herein as findings of fact.

SECTION 4. All Ordinances or Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

SECTION 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

SECTION 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7. This Ordinance shall be effective immediately following its adoption by City Council and any publication as required by law.

PASSED AND APPROVED this _____ day of _____ 2026.

By: _____
Erin Harrison
Mayor

ATTEST:

Irma Duran
City Secretary

DRAFT

Attachment A
Fiscal Year 2025-2026 Mid-Year Budget Amendment

Employee Stability Fund Payments

General Fund

		Current Budget	Budget Amendment	Amended Budget
Salaries (Admin Dept)	10-500-501	\$ 394,652.00	\$ 1,168.00	\$ 395,820.00
Salaries (Court Dept)	10-600-501	\$ 108,638.00	\$ 779.00	\$ 109,417.00
Salaries (Police Dept)	10-700-501	\$ 1,258,529.00	\$ 5,453.00	\$ 1,263,982.00
Salaries (Fire Dept)	10-800-501	\$ 1,011,594.00	\$ 5,063.00	\$ 1,016,657.00
Salaries (Public Works Dept)	10-900-501	\$ 336,035.00	\$ 2,337.00	\$ 338,372.00
Total General Fund Budget Amendment			\$ 14,800.00	

Special Revenue Fund

		Current Budget	Budget Amendment	Amended Budget
Employee Stability Fund Expenses	30-400-582	\$ 250.00	\$ 14,550.00	\$ 14,800.00
Total Special Revenue Fund Budget Amendment			\$ 14,550.00	

City Council Meeting Date: April 15, 2026

Agenda Item 10

Submitted By:	Staff
Agenda Items:	Discussion regarding a possible Consulting Services Agreement between HdL Companies and the Olmos Park Economic Development Corporation
Description:	At the March EDC Meeting, the EDC received a presentation from HdL Companies (https://www.hdlcompanies.com/). HdL Companies provides cities throughout Texas with with sales tax analysis, auditing, and revenue forecasting and economic development analytics to support business attraction and retention. These services help to improve revenue accuracy, enhance financial planning, and support the City's economic development strategies. Additionally, the City/EDC has been provided a free three-month trial of the HdL Sales Tax dashboard, which allows the city more insight into the city's sales tax receipts and trends. After seeing this data, the EDC would like to move forward with an agreement with HdL and would like to pay for the first year's fees of \$6,100 (\$3,600 for sales tax reporting and consultation, and \$2,500 for the Economic Development module that they offer). To pay this first year's annual fee, EDC will need to amend their budget at their May meeting, and since City Council must approve all expenditures of the EDC, their budget amendment will be provided to Council for approval at the May City Council Meeting. The purpose of bringing this item before Council at this meeting is to update City Council on this process. At the April 14 EDC meeting, the EDC will be discussing the agreement and terms, though we are still working with legal to determine if the agreement would also need to be between HdL Companies and the City. Additionally, one of the services that HdL Companies offers as part of their Sales Tax Consultation is recovering sales tax that should have been collected by the City. In the case of recovered sales tax owed to the City, HdL would get a 30% commission fee. At the April 14 EDC meeting, the EDC will also discuss how they would like to propose any commission fees be paid for, and staff will be able to report back to City Council.
Action Requested:	No Action.
Attachments:	Proposed Consulting Services Agreement with HdL Companies

ACTION TAKEN BY COUNCIL

CONSULTING SERVICES AGREEMENT

THIS AGREEMENT is made by and between HdL COMPANIES, whose mailing address is 9821 Katy Freeway, Suite 440, Houston, TX 77024, hereinafter referred to as "HDL" and the CITY OF OLMOS PARK ECONOMIC DEVELOPMENT CORPORATION, whose mailing address is 120 West El Prado Drive, Olmos Park, Texas 78212, hereinafter referred to as "CLIENT."

WHEREAS, CLIENT desires to engage HDL, as an independent contractor, to provide CLIENT consulting services related to its sales and use tax and;

WHEREAS, HDL desires to consult with CLIENT to assist CLIENT with its sales and use collections;

NOW, THEREFORE, it is agreed as follows:

1. Term. The respective duties and obligations of the Agreement parties shall be for a period of twelve (12) months, commencing on May 1, 2026 (Commencement Date). The Agreement automatically renews in twelve (12) month increments unless terminated in accordance with Section 10. Notifications by either party shall be according to Section 12 F.

2. Consulting Services. HDL will provide consulting services as defined in Exhibit I and will include audit/recovery and reports.

A. Sales Tax Administration. HDL will provide Sales Tax Administration consulting and reporting services as defined in Exhibit I beginning on the Commencement Date.

B. Economic Development. HDL will provide Economic Development consulting and reporting services as defined in Exhibit I beginning on the Commencement Date.

C. Incorrectly Received Tax Research Services Authorization. HDL's Consulting Services have the potential to identify businesses which have reported, are reporting, or could report significant sales or use tax in error to CLIENT. Identification and correction of incorrectly reported tax could lead to CLIENT returning incorrectly received tax. CLIENT (authorizes _____) (does not authorize _____) HDL to conduct incorrectly received tax research. With authorization to conduct incorrectly received tax research HDL will initiate corrective actions without prior consultation with CLIENT and will keep CLIENT informed of any potential repayments.

D. Additional Services. CLIENT may request HDL provide additional consulting services at any time during the term of the Agreement. If CLIENT and HDL mutually agree on the scope of the additional consulting, then HDL will provide those services on a Time and Materials basis, or otherwise, as the parties agree. Hourly rates will vary depending on the scope and structure of the work and the personnel required. Any additional consulting services shall be agreed in writing by the parties prior to any services being performed. HDL will invoice monthly any fees and expenses for additional consultation services.

3. Fees.

A. Reports and Consultation Fee An annual reports and consultation fee of six thousand one hundred dollars (\$6,100.00) is due and payable for the twelve (12) month period of the agreement. The fee is broken out into sales tax reporting and consultation at three thousand six hundred dollars (\$3,600.00); and Economic Development at two thousand five hundred dollars (\$2,500.00). The reports and consultation fee of six thousand one hundred dollars (\$6,100.00) is due and payable on the Commencement date of the agreement and at the beginning of each subsequent twelve (12) month period of the Agreement.

B. CPI Adjustment. Fees may be increased as of the renewal date for the Sales Tax Administration Services each contract year with reference to the 12-month percent change in the most recently published annual Consumer Price Index for All Urban Consumers (CPIU), South Region, as reported by the U.S. Bureau of Labor Statistics (the "CPI Change"). Each annual increase in the Fees will be equal to the greater of two percent (2%) or the actual CPI Change and the lesser of ten percent (10%) or the actual CPI Change. For example, if the actual CPI Change is 1.5%, then the annual increase will be 2%, if the actual CPI Change is 3.5%, then the annual increase will be 3.5%, and if the actual CPI Change is 12%, then the annual increase will be 10%.

4. Commission Fee. HDL is due a commission fee only if HDL work or recommendations made during the term of this Agreement, or any extensions thereof, resulted in Recovered, Future, or Increased Taxes actually being received by CLIENT. Any commissions earned during the Agreement or extensions thereof survive termination of the Agreement and CLIENT's commission fee obligations remain until completed.

A. Definitions.

- (1) **Recovered Taxes.** Recovered Taxes are taxes incorrectly paid to another jurisdiction which are, as a result of HDL recommendations or work, subsequently re-allocated to CLIENT; or are taxes that were not collected and paid to CLIENT for historical periods but are subsequently paid as a result of HDL recommendations or work.
- (2) **Future Taxes.** Future Taxes are taxes received by CLIENT as a result of HDL finding and fixing errors which result in taxes received forward from the error correction.
 - (a) An error correction can result in both Recovered Taxes and Future Taxes.
- (3) **Increased Taxes.** Increased Taxes are taxes received by CLIENT as a result of HDL finding and fixing errors which result in an increase in taxes received above historic levels from the point of error correction.

B. Commission Fees. Commission fees are calculated based on the sales and use tax specific businesses or individuals reported to the Texas Comptroller of Public Accounts

(TCPA) and were allocated to CLIENT and are documented by data and reports received from the TCPA.

- (1) **Recovered Taxes Commission.** HDL is due a commission of thirty percent (30%) of Recovered Taxes.
- (2) **Future Taxes Commission.** HDL is due a commission of thirty percent (30%) of Future Taxes received by the CLIENT for a period of twenty-four (24) months, which period begins upon CLIENT's first receipt of the correct Future Taxes.
- (3) **Increased Taxes Commission.** HDL is due a commission of thirty percent (30%) of Increased Taxes received by the CLIENT for a period of twenty-four (24) months, which period begins upon CLIENT's first receipt of the correct Increased Taxes.

C. Commission Fees Determinations. Commissions fees due are determined and invoiced on an Agreement quarter basis.

D. Commission Refund. If HDL received commissions based on Taxes that are subsequently found to have been incorrectly paid to CLIENT and which Taxes are subsequently re-allocated from CLIENT or CLIENT is required to return those taxes to the TCPA, HDL will to return to or credit to CLIENT any commissions related to those taxes. HDL and CLIENT agree to negotiate a mutually agreeable commission repayment schedule on a case-by-case basis.

E. Cooperation after Termination. CLIENT agrees to cooperate and to provide HDL necessary authorizations or provide HDL access to reports or information necessary to allow HDL to calculate its commission fees for the Recovered Taxes, Future Taxes, and/or Increased Taxes until such time as CLIENT's obligations for those are complete.

5. Expenses. Expenses incurred by HDL in providing services in Exhibit I are the responsibility of HDL. If approved in advance in writing by CLIENT, HDL shall be reimbursed for any expenses, including travel, incurred by HDL beyond the scope of services included in Exhibit I. HDL shall invoice those expenses quarterly and they are due on receipt of invoice.

6. Client Obligations.

A. Authorizations.

- (1) **Information.** CLIENT authorizes HDL to request, receive and discuss tax information, whether or not confidential, related to CLIENT from the Texas Comptroller of Public Accounts (TCPA) officials, from County or other appraisal district officials and any other individuals or parties who are or may be obligated to collect sales and use tax on behalf of CLIENT. CLIENT authorizes HDL to initiate, request and to represent CLIENT in any discussions or reviews with parties obligated to collect sales and use

tax on behalf of CLIENT but in no circumstance may these actions be construed to be, or HDL represent that HDL is an employee of CLIENT. CLIENT agrees and understands that the Texas Comptroller of Public Accounts has the exclusive authority and responsibility to administer and collect sales and use taxes on behalf of CLIENT and agrees that in retaining HDL, CLIENT is not delegating any of its responsibilities or authority to administer and enforce its sales and use taxes.

- (2) **Transmission of Confidential Information.** CLIENT will designate a person or location (CONTACT POINT) to whom or which HDL is authorized to transmit CLIENT specific reports and information, some of which may be confidential. CLIENT acknowledges that on receipt of any confidential information from HDL, CLIENT assumes responsibility for assuring compliance with Section 9A. CLIENT will designate who is authorized to establish and/or change the CONTACT POINT and will communicate it or any change in CONTACT POINT in writing to HDL.

B. Map. CLIENT will provide HDL a detailed map of CLIENT's jurisdiction boundaries and its sales tax boundaries, if different from its jurisdiction boundaries. If CLIENT cannot provide a detailed map HDL will arrange for one to be made and the costs for the map will be billed to CLIENT.

C. Coordination. CLIENT will designate a person to serve as the coordination point for CLIENT with HDL for sales/use tax issues related to CLIENT and who will be available to discuss with and provide HDL information, in a timely manner, to resolve questions related to CLIENT's jurisdiction boundaries. CLIENT agrees HDL will be the principal communications point related to sales tax between CLIENT and the TCPA and businesses and agrees to refer all contacts from the TCPA or businesses related to sales tax to HDL.

D. Boundary Changes. CLIENT will promptly notify HDL of any annexations or de-annexations of its territory or of any other jurisdiction boundary changes during the term of this Agreement.

7. Copyrights and License. HDL retains all the rights, title, and interest in to the processes, procedures, software, ideas, and know-how, whether patentable, copyrightable, or proprietary that HDL may develop or utilize in performing services for CLIENT. HDL grants CLIENT a non-exclusive license to reproduce for CLIENT's sole internal use and benefit any copyrighted materials provided by HDL to CLIENT under the Agreement as long as the copyright mark and any confidentiality notices, if applicable, are not removed in the copying process.

8. Data Source and Accuracy. In performing services under this Agreement HDL will rely on data and information from the Texas Comptroller of Public Accounts (TCPA) and potentially other public and private sources. In relying on such data and information HDL will exercise reasonable due diligence as to its accuracy; however HDL makes no warranties or representations as to its accuracy.

9. Parties Document Retention and Confidentiality Obligations. HDL, its principals, employees, agents, contractors and associates agree to maintain confidential, for a period of 5 years or any other period as required by statute, any information marked or designated as confidential by CLIENT or received for CLIENT'S benefit, and agree to destroy, at the written request of the CLIENT, all such documents and any other documents obtained by HDL on CLIENT's behalf, whether or not confidential, within 30 days of termination of this Agreement. CLIENT, its officers, employees, associates, agents, or contractors agree, except as required by the Texas Open Records Act or other legal process, to maintain confidential any HDL contacts disclosed to CLIENT, any proprietary analytical methods, procedures, or any software disclosed to and/or used on behalf of CLIENT.

A. CLIENT and HDL acknowledge certain data received from the TCPA and utilized by HDL in providing services under this Agreement is made confidential by Texas Tax Code, §§ 321.3022, 322.2022, 323.2022, as applicable, and may be used only for the purpose of economic forecasting and internal audit. Unauthorized distribution or disclosure of confidential information by an individual or employee of a company or an officer or employee of a government agency is punishable by six (6) months in jail and a \$1,000 fine (Texas Government Code § 552.352). CLIENT agrees any confidential information provided CLIENT by HDL will be maintained confidential and will not be utilized in any manner inconsistent with the law. HDL agrees it will not use confidential information in any manner other than for providing services to CLIENT for CLIENT's internal audit and economic forecasting.

10. Termination. This Agreement may be terminated during its initial term by CLIENT if HDL is or has not fulfilled its obligations in Exhibit I, has been notified in writing HDL is in material breach of the Agreement and HDL has not corrected the breach within 30 days of notice. This Agreement may be terminated after the initial twelve (12) month term by either party by giving ninety (90) days' written notice to the other party at the address above or at an address chosen subsequent to the execution of this Agreement and communicated in writing. If CLIENT terminates this Agreement before a term's expiration, HDL will not refund any reports and consultation fee paid to HDL. If HDL terminates this Agreement prior to a term's expiration, HDL will return to CLIENT, pro-rata, the portion of the reports and consultation fee paid to HDL based upon the proportionate number of days remaining in the Agreement period for which the prior payment was due, but any payments due HDL as defined in Section 4 continue until fulfilled.

11. Dispute Resolution. If a dispute arises out of this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by mediation before resorting to arbitration, litigation, or some other dispute resolution procedure. The fees for the mediation will be borne equally by the parties.

12. General Provisions.

A. Fee Payments. Fee payments are governed by Texas Government Code, Title 10, Subtitle F, Chapter 2251 - Payment for Goods and Services. All fees (retainer, report, or commissions) due to HDL will be paid out of CLIENT'S General Revenue Fund. HDL acknowledges funds for payment of service provided by HDL under the Agreement are provided for or approved by CLIENT only for its current fiscal year. HDL further

acknowledges Texas Statutes prohibit obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. HDL further acknowledges and agrees HDL has no recourse against CLIENT for CLIENT's failure to appropriate funds for this agreement for any fiscal year other than the year in which the Agreement was executed. Should CLIENT fail to appropriate funds for payment of work in any fiscal year for which this Agreement applies, CLIENT must notify HDL in writing by the beginning of that fiscal year, and HDL may immediately terminate this Agreement without any recourse by CLIENT.

B. Non-Waiver. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of its rights pursuant to the Texas Tort Claims Act or other applicable statute, law, rule, or regulation.

C. Assignment; No Third-Party Beneficiaries. This Agreement shall bind and benefit the Parties hereto. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and their legal successors and assigns and shall not be construed to confer any rights upon any third party. Neither party may assign this agreement or any of their rights or obligations under this agreement without the other party's written consent.

D. Choice of Law and Venue. This Agreement shall be governed by and interpreted in accordance with laws of the State of Texas, without giving effect to any conflict-of-laws provisions. Venue shall be in the County of Texas in which CLIENT is located.

E. Insurance. HDL will maintain general business liability insurance of not less than \$1,000,000 from an A+ or better carrier and will provide CLIENT a Certificate of Insurance on request.

F. Notices. All notices and other communications required or permitted hereunder or necessary or convenient in connection herewith shall be in writing and shall be deemed to have been given when hand delivered, sent by facsimile or electronic mail with evidence of receipt, sent by reputable overnight courier with signature of recipient required or mailed by registered or certified mail, as follows (provided that notice of change of address shall be deemed given only when received):

If to HDL to: HdL Companies
9821 Katy Freeway, Suite 440
Houston, Texas 77024
Attention: Richard Fletcher

If to CLIENT to: City of Olmos Park Economic Development Corporation
120 West El Prado Drive
Olmos Park, Texas 78212
Attention:

or to such other names or addresses as HDL or CLIENT, as the case may be, shall designate by notice to each other person entitled to receive notices in the manner specified in this Section.

G. Counterparts. This Agreement shall become binding when any one or more counterparts hereof, individually or taken together, shall bear the signatures of CLIENT and HDL. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original as against any Party whose signature appears thereon, but all of which together shall constitute but one and the same instrument.

13. Compliance With Texas Government Code Section 2271.002. As required by Section 2271.002 of the Texas Government Code, HDL hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this Agreement. For purposes of this Agreement, the phrase “boycott Israel” has the meaning provided in section 808.001 of the Texas Government Code.

14. Compliance With Texas Government Code Chapter 2252 Subchapter F. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan, its federal sanctions regime relating to Iran, or any federal sanctions regime relating to a foreign terrorist organization, HDL represents it is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under section 2252.153 or section 2270.0201 of the Texas Government Code.

15. Compliance with Texas Government Code Section 2274. Pursuant to Section 2274 of the Texas Government Code, HDL hereby verifies it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. “Discriminate against a firearm entity or firearm trade association” has the meaning provided in section 2274.001(3) of the Texas Government Code. “Firearm entity” and “firearm trade association” have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code.

16. Compliance with Texas Government Code Section 2276. Pursuant to Section 2276 of the Texas Government Code, HDL hereby verifies that it does not boycott or will not boycott energy companies. “Boycott energy HDL” has the meaning provided in section 809.001 of the Texas Government Code.

17. Compliance with Texas Government Code 2252.908. Pursuant to Section 2252.908, Texas Government Code, the Form 1295 filing requirement applies to this Agreement and HDL shall furnish a Form 1295 to District.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the dates set forth below.

**CITY OF OLMOS PARK
ECONOMIC DEVELOPMENT
CORPORATION**

By:
Authorized Agent
Date:

HdL COMPANIES

By: Richard Fletcher
V.P. of Operations and Client Services
Date: March 16, 2026

Exhibit I

A. Sales/Use Tax Compliance Consulting Services

In providing CLIENT comprehensive sales/use tax review, compliance and recovery services HDL will:

Serve as the primary contact point for CLIENT with the TCPA and businesses collecting sales/use tax for benefit of CLIENT,

1. Provide coordination and information as appropriate with and to the TCPA and businesses in order for CLIENT to receive its correct sales/use tax payments,
2. Research and review businesses reporting sales tax to CLIENT to assure they should be and are collecting and paying sales tax appropriately to CLIENT,
3. Research new businesses established in CLIENT's locale and fix any not registered appropriately to collect sales tax for the CLIENT,
4. Develop the requisite information and work with certain out-of-jurisdiction services and sales providers to assure the appropriate tax is collected and reported for CLIENT,
5. Review monthly details of CLIENT's sales tax receipts and research any anomalies which could result in missing tax,
6. Provide CLIENT monthly a series of reports, individually or aggregated in a package, as listed below. HDL may from time-to-time include additional reports, modify reports, or eliminate reports.
 - a. Monthly Sales Tax Graphic (MSTG)
 - b. Sales Tax Payment Detail (STPD)
 - c. Sales Tax Snapshot (STS)
 - d. Top 100 Taxpayers (TOP100)
 - e. Top 30 Taxpayers (TOP 30)
 - f. Monthly Variance (MVAR)
 - g. Fiscal Year-to-Date Variance (FYTDVAR)
 - h. Industry Segment Rank and Distribution (ISRD)
 - i. Industry Segment Rank and Change (ISRC)
 - j. Industry Segment Trend (IST)
 - k. Telecom Sales Tax Graphic (TST)
 - l. STAR Summary Package (all reports above in a pdf file)
 - m. Taxpayer Payment History (TPH)
 - n. NAICS Range Report (NRR)
 - o. Sales Tax Forecast (STF)
 - p. STAR Detail (all reports below in an Excel workbook)
 - i. Major TPs Historic Rank
 - ii. Major Juris TPs Rank
 - iii. Juris Lrg. Co. Loc. Cross Ref
 - iv. Top 100 TPs Rank
 - v. NAICS Major TP Rank
 - vi. NAICS Segments Analysis
7. Provide special reports and analyses of issues not included in the above reports but are within the scope of the Agreement,
8. Provide CLIENT's governing officials and management consultations as appropriate.

B. Economic Development Services

1. RETAIL MARKET ANALYTICS REPORTS AND CONSULTATION – Delivered 1-2 times per year:

- a. Consumer Demographic Profile – An HdL profile uses Synergos Technologies, Inc. (STI) PopStats database with over 1,200 variables with a bottom-up methodology to deliver the highest accuracy level and dependable demographic data. The side-by-side comparison helps users visualize consumer changes as the market size differs.
- b. Household Segmentation Profile – An HdL profile provides a deep understanding of consumer preferences, behaviors, and habits. Utilizing Personix Lifestage database the report segments 70 household clusters into one of 21 Lifestage Groups and ranks the top 10 individual clusters allowing the user to identify the most concentrated groups with ease. The document includes links to the Personix Online Guide, which provides an in-depth summary of each group and cluster.
- c. Employment Profile – An HdL profile provides insight on the employment market located within a specific trade area. The profile breaks down industry groups, as well as Occupational sectors, to allow an accurate evaluation of the daytime population and workforce for the defined region. Understanding the types of businesses and the types of workers that are positioned near key areas of interest can greatly influence decisions.
- d. Consumer Demand and Market Profile (GAP Analysis) – An HdL profile examines opportunity-surplus gaps across 31 retail segments and 40 major product and service lines to provide insight on potential opportunities within a defined market. The assessment evaluates the overall trade area, not just jurisdictional boundaries, making it a more useful tool to assist in development planning, recruitment strategies, and overall market analysis.
- e. Void Analysis – An HdL analysis provides trade area supply and demand (surplus and leakage) data for nearly 60 retail store and product categories to identify which goods and services are in demand in your trade area. Unlike traditional approaches that only look at which tenants are missing from the trade area, an HdL void analysis also scores your site against the typical location profile of thousands of potential brands. The tool enables quick evaluation opportunities to show prospects that a site presents a strong business opportunity. The void analysis also determines which co-tenants they co-locate with and whether your location is a logical fit for their network, which leads to more vibrant retail trade areas and an optimized sales tax base.

2. COMMUNITY PROFILE—Updated annually.

CITY OF OLMOS PARK
120 WEST EL PRADO DRIVE
OLMOS PARK, TEXAS 78212

May 1, 2026

The Honorable Kelly Hancock
Acting Texas Comptroller of Public Accounts
Post Office Box 13528, Capitol Station
Austin, Texas 78711-3528

Re: AUTHORIZATION TO RECEIVE INFORMATION
CITY OF OLMOS PARK

Dear Mr. Hancock:

Please be advised that the CITY (CITY) has retained HDL COMPANIES (HDL) to provide CITY administrative assistance related to its sales and use tax. CITY hereby authorizes HDL, its principals, employees, and associates, to discuss, request, and receive any data, reports, and information, including any that may be confidential, which CITY would normally be entitled to receive, and which are pertinent to CITY sales and use taxes. This authorization applies to the State of Texas Comptroller's Office and to any entities which collect taxes on behalf of CITY. This authorization is effective on the date of this notification and continues three hundred sixty-five (365) days from the date of this notification unless cancelled, in writing, by CITY.

Sincerely,

Signature

Printed Name

Title

Cc: HdL Companies

CITY OF OLMOS PARK
120 WEST EL PRADO DRIVE
OLMOS PARK, TEXAS 78212

May 1, 2026

Re: AUTHORIZATION TO RECEIVE INFORMATION
CITY OF OLMOS PARK

To whom it may concern:

Please be advised that the CITY (CITY) has retained HDL COMPANIES (HDL) to provide CITY administrative assistance related to its tax revenue. CITY hereby authorizes HDL, its principals, employees, and associates to discuss, request, and receive any data, reports, and information, including any that may be confidential, which CITY would normally be entitled to receive, and which are pertinent to CITY property or sales taxes. This authorization is effective on the date of this notification and continues until cancelled, in writing, by CITY.

Sincerely,

Signature

Printed Name

Title

Cc: HdL Companies

CITY OF OLMOS PARK
120 WEST EL PRADO DRIVE
OLMOS PARK, TEXAS 78212

May 1, 2026

HdL COMPANIES
9821 KATY FREEWAY, SUITE 440
HOUSTON, TX 77024

Re: CONTACT POINT FOR TRANSMITTAL OF INFORMATION

FISCAL YEAR: _____ (beginning month-ending month)

CITY OF OLMOS PARK (CLIENT) authorizes HdL COMPANIES (HDL) to transmit information, some of which may be confidential, to the following:

CONTACT POINT NAME OR DESCRIPTION: _____
CONTACT POINT TITLE OR AFFILIATION: _____
CONTACT E-MAIL ADDRESS: _____
CONTACT PHONE NUMBER: _____

CONTACT POINT NAME OR DESCRIPTION: _____
CONTACT POINT TITLE OR AFFILIATION: _____
CONTACT E-MAIL ADDRESS: _____
CONTACT PHONE NUMBER: _____

CONTACT POINT NAME OR DESCRIPTION: _____
CONTACT POINT TITLE OR AFFILIATION: _____
CONTACT E-MAIL ADDRESS: _____
CONTACT PHONE NUMBER: _____

CLIENT authorizes HDL to change CONTACT POINT only when directed in writing from:

NAME: _____

TITLE: _____

E-MAIL ADDRESS: _____

CONTACT PHONE NUMBER: _____

Sincerely,

Signature

Printed Name

Title

***The CLIENT is responsible for notifying HdL of any changes to this authorization. All updated Contact Point Authorizations will supersede any prior versions.**

City Council Meeting Date: April 15, 2026

Agenda Item 11

Submitted By:	Staff
Agenda Items:	The City Council will adjourn into executive session pursuant to Texas Government Code Section 551.076 Deliberations about Security Devices, to receive an update regarding Information Technology (IT) infrastructure following the migration to the new IT vendor
Description:	The purpose of this item is to allow City Council to go into executive session to get an update regarding the City's IT Infrastructure following the migration to the new IT vendor.
Action Requested:	No Action Requested.
Attachments:	• None.

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ACTION TAKEN BY COUNCIL

City Council Meeting Date: April 15, 2026

Agenda Items 12-14

Submitted By:	Staff
Agenda Items:	Consent Agenda Items
Description:	All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a City Council Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered separately from the rest of the Consent Agenda items. 12. Discussion and possible action on the minutes from the March 18, 2026 City Council meeting 13. Discussion and possible action to accept Travis Block's resignation from the Olmos Park Economic Development Corporation and Board of Adjustment effective June 1, 2026 14. Discussion and possible action to approve the quarterly investment report for the second quarter of Fiscal Year 2025-2026
Action Requested:	Approve Consent Agenda as submitted.
Attachments:	• Consent Agenda Documents

CITY OF OLMOS PARK
REGULAR CITY COUNCIL MEETING
MINUTES

The City Council for the City of Olmos Park, Texas held a meeting, open to the public, at Olmos Park City Hall at 120 W. El Prado Drive in Olmos Park, Texas on Wednesday, March 18, 2026, at 6:00 PM where the following items were discussed.

1. Call the meeting to order and determine if a quorum is present

Mayor Harrison called the meeting to order at 6:00 p.m.

Present Members: Mayor Erin Harrison, Council Member Will Brooks, Council Member Chris Pal-Freeman, Council Member Juliana Dusek, Council Member Sharon Plant and Council Member Kenyon McDonald

Also Present: City Manager Ashley Maus, City Attorney Daniel Santee, City Secretary Irma Duran, Building Official Tamarra Callahan, Public Works Director Gilbert Deleon, Fire Chief Michael Goodreau and Police Chief Fidel Villegas

Pledge of Allegiance

Citizens to be Heard

There were no citizens to be heard.

2. Introduction of new employees Anthony Coronado, Martin Rodriguez, Gary Mound, and Rose Anderson

Mayor Harrison introduced Building Permit Technician Rose Anderson and read her biography. Mayor Harrison called Chief Villegas to introduce his newer officers. He also introduced Officer James Macias, who started in August of 2025.

3. Discussion and possible action on acceptance of the Certificate of Unopposed Candidates issued by the City Secretary for the May 2, 2026, General Election

Council Member Sharon Plant moved to approve the Certificate of Unopposed Candidates issued by the City Secretary for the May 2, 2026, General Election. Council Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

4. Discussion and possible action on Ordinance 2026-03-18-04 authorizing the election of unopposed candidates for the positions of Mayor, City Council Member Place 4 and City Council Member Place 5, and cancelling the May 2, 2026, General Election

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-04 authorizing the election of unopposed candidates for the positions of Mayor, City Council Member Place 4 and City Council Member Place 5, and cancelling the May

2, 2026, General Election. Council Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

5. Discussion and possible action to select a contractor for the traffic signal conversion to an all-way stop at Devine Drive and East Olmos Drive.

City Manager Maus presented a recommendation by Legacy Engineering for Levy Company LLC to be awarded the traffic signal conversion project in the amount of \$30,510 and authorize the City Manager to execute a contract. She added that a contract has not been drafted yet.

Council Member Juliana Dusek moved to award Levy Company LLC the traffic signal conversion project and authorized City Manager Maus to execute a contract. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 4 in favor and 1 against.

6. Discussion and possible action on Ordinance 2026-03-18-06 amending Chapter 8, Article X, Section 8-318, Chapter 18, Article III, Section 18-45 and Chapter 24, Article II, Section 24-23 of the City's Code of Ordinances regarding the allowable hours of construction noise.

City Manager Maus summarized that the proposed amendments apply to three sections of the Code of Ordinances: noise nuisances, well drilling and blasting operations. She noted that the changes to the ordinances allow for preparatory work to begin at 7:00 a.m., while louder construction activities may not begin until after 8:00 a.m.

She stated that existing permits have the current hours listed on them and an outreach effort will take place to notify contractors and residents of the changes.

Council Member Plant asked City Attorney Daniel Santee if there would be push back.

City Attorney Daniel Santee responded there could be, but that the City would be enforcing the code.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-06 amending Chapter 8, Article X, Section 8-318, Chapter 18, Article III, Section 18-45 and Chapter 24, Article II, Section 24-23 of the City's Code of Ordinances regarding the allowable hours of construction noise. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

7. Discussion and possible action regarding responsibility for curb maintenance in the city

Council Member Plant summarized the issues brought to her regarding sustained damage on curbs and whose responsibility it was to maintain the curbs. She requested a means to identify who is responsible and what the duties to repair are.

City Attorney Dan Santee explained that curbs and gutters are the City's responsibility to maintain. He continued that curbs with decorative stonework are not obligated to be replaced in kind by the City. In some cases, a City could provide protective measures on the decorative stonework to be replaced in kind, such as a designated district.

Mayor Harrison asked if there could be a minimum requirement, such as documentation of the current condition during the permit process.

City Attorney Dan Santee stated that it could be done, but it would have to be put into law to uphold.

Council Member Plant suggested a budget line item for the upcoming budget to maintain and repair curbs.

8. Public hearing, discussion and possible action on Ordinance 2026-03-18-08, an amendment to the City of Olmos Park Code of Ordinances, Chapter 40 Zoning, including but not limited to: amending the procedures for changes or amendments to the zoning map or text; amending the provisions governing special use permits (SUPs); amending the rules and regulations governing the Zoning Board of Adjustment; and amending the landscaping provisions to update tree measurement standards; and amending other matters in connection therewith

Amanda Padilla, planner with the City's law firm, presented the proposed amendments to the ordinances, noting that the primary change reduces the required public notices from two to one to align with State law. She also reviewed updates to the Special Use Permit requirements, which were revised to eliminate ambiguity. She clarified that Special Use Permits run with the land rather than the property owner, and the amendments were updated to clearly reflect this.

Amanda Padilla stated that an additional change that was made since the Planning and Zoning Commission meeting was to specify that the newspaper notices were regarding City Council meetings.

Amanda Padilla stated that the Planning and Zoning Commission had recommended approval of the procedural changes to City Council at the February 25, 2026 meeting.

Mayor Harrison opened the public hearing at 6:37 p.m.

- Adam Rabinowitz signed up to speak but explained he was there to speak on the state mandated proposed amendments, particularly, sexually oriented businesses.

Mayor Harrison closed the public hearing at 6:38 p.m.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-08, an amendment to the City of Olmos Park Code of Ordinances, Chapter 40 Zoning, including but not limited to: amending the procedures for changes or amendments to the zoning map or text; amending the provisions governing special use permits (SUPs); amending the rules and regulations governing the Zoning Board of Adjustment; and amending the landscaping provisions to update tree measurement standards; and amending other matters in connection therewith. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.

9. Public hearing, discussion and possible action on Ordinance 2026-03-18-09, an amendment to the City of Olmos Park Code of Ordinances, Chapter 32 Subdivision and property development, including but not limited to: establishing regulations governing vested rights and rough proportionality, amending procedures for plats and establishing certain plat types, amending regulations governing subdivision waivers, amending subdivision design standards and requirements, and updating penalties and fines for violations of subdivision regulations

Amanda Padilla presented on the improvements to the ordinance language, updating and adding definitions to make the chapter easier to understand.

Mayor Harrison opened the public hearing at 6:45 p.m.

- There were no citizens signed up to speak during the public hearing

Mayor Harrison closed the public hearing at 6:45 p.m.

Council Member Brooks asked if it was common for a City to have a tree ordinance.

Amanda Padilla responded that it was a common practice and Olmos Park follows the state law.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-09, an amendment to the City of Olmos Park Code of Ordinances, Chapter 32 Subdivision and property development, including but not limited to: establishing regulations governing vested rights and rough proportionality, amending procedures for plats and establishing certain plat types, amending regulations governing subdivision waivers, amending subdivision design standards and requirements, and updating penalties and fines for violations of subdivision regulations; and amending other matters in connection therewith. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

10. Discussion and possible action regarding the substantive Chapter 40 Zoning Code Amendments

City Manager Maus summarized the items in the Council Packet and the next steps involving the Planning and Zoning Commission.

Council Member Plant suggested providing the list of concerns from citizens to the committee. She suggested Mayor Harrison, Council Member Pal Freeman and Council Member elect Griffin to be on the committee that would review the amendments and then have a public hearing.

Council Member Dusek suggested to review the list of people that attended the planning and zoning meeting as well as the council meeting. Council Member Plant asked to also have an email blast to recruit members.

Council Member Plant reiterated not delaying the process further down the timeline.

Council Member Pal-Freeman stated the need to create an online form to retrieve feedback from the community to present to the committee. Council Member Dusek suggested the reverse order, to provide an online form after the breakdown of the amendments by the committee.

City Manager Maus requested direction to staff.

Council Member Dusek asked that staff ask the Planning and Zoning committee for members interested in participating in a subcommittee.

11. Discussion and possible action on Resolution 2026-03-18-11 approving a policy regarding the Automatic License Plate Reader (ALPR) system

Liza Rukhina, 493 E Olmos, provided handouts to the Council, regarding two patents. She listed the items on the contract that were of concern to her.

Mayor Harrison stated that the policy is for internal use by the police department and was brought to Council last month but was tabled due to the entire Council not being present.

Council Member Dusek had no questions and wanted to confirm her previous concerns her resolved with the policy.

Police Chief Fidel Villegas responded that the policy is for police use and transparent.

Council Member Juliana Dusek moved to approve resolution 2026-03-18-11 approving a policy regarding the Automatic License Plate Reader (ALPR) system. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 4 in favor and 1 against by Council Member Will Brooks.

12. Discussion and possible action on Ordinance 2026-03-18-12 adopting the City of Olmos Park Fee Schedule

City Manager Maus explained that all fees are written throughout the City Code, making it difficult to find. The fee schedule consolidated all fees into one document and facilitated any future fee updates.

Mayor Harrison commented on irrigation repair and asked what would trigger a need for a permit.

City Manager Maus answered that she did not think that small part repair triggered the need for a permit, but she would confirm.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-12, adopting the City of Olmos Park Fee Schedule. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

13. Discussion and possible action on Ordinance 2026-03-18-13 regarding the regulation of food service establishments

City Manager Maus clarified that the ordinance passed in 2003 had previously not been entered into the code, and that a very similar ordinance is being presented now with minor amendments, including some to update state code sections.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-13, regarding the regulation of food service establishments. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

14. Discussion and possible action on Ordinance 2026-03-18-14 amending Chapter 10, Article II of the City's Code of Ordinances regarding massage business and masseur's permits

City Manager Maus summarized that the only changes to the code proposed in this ordinance are that staff is requiring a copy of the Texas Department of Licensing and Regulation (TDLR) massage therapist license, and the fee schedule is being referenced as opposed to fees being listed.

Council Member Sharon Plant moved to approve Ordinance 2026-03-18-14 amending Chapter 10, Article II of the City's Code of Ordinances regarding massage business and masseur's permits. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.

15. The City Council will adjourn into executive session pursuant to Texas Government Code Section 551.074 Personnel Matters, regarding the annual evaluation of the City Manager

Mayor Harrison called to move both items 15 and 16 to executive session.

16. The City Council will adjourn into executive session pursuant to Texas Government Code Section 551.071 Consultation with Attorney regarding the following matters:

- a. *Grable vs. the City of Olmos Park*, No. 08-24-00388-CV, In the 4th Court of Appeals – San Antonio Division
- b. *Kevin Covey vs. the City of Olmos Park, Texas*, Civil Action No. SA-26-CV-1401-JKP
- c. Possible settlement terms for HVAC issues within the Fire Station

Council Member Kenyon McDonald moved to enter executive session for items 15 and 16. Council Member Juliana Dusek seconded the motion. The motion carried with 5 in favor and 0 against.

The City Council went into executive session at 7:17p.m. The executive session ended at 7:57 p.m. Mayor Harrison stated that no action was taken during executive session.

17. The City Council will reconvene into open session and may take action on the following matters:
- a. Annual evaluation of the City Manager
 - b. *Grable vs. the City of Olmos Park*, No. 08-24-00388-CV, In the 4th Court of Appeals – San Antonio Division
 - c. *Kevin Covey vs. the City of Olmos Park*, Texas, Civil Action No. SA-26-CV-1401-JKP
 - d. Possible settlement terms for HVAC issues within the Fire Station

Mayor Harrison's recommendation for the City Manager was a one-time rollover of unused vacation and a two (2) percent salary increase.

- a. **Council Member Sharon Plant moved to approve the City Manager's annual evaluation and recommendation of a one-time rollover of unused vacation and a two (2) percent salary increase. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.**
- b. **No action taken.**
- c. **Council Member Sharon Plant moved to approve the City Attorney's representation of the City for *Kevin Covey vs. the City of Olmos Park*. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.**
- d. **Council Member Sharon Plant moved to approve the settlement terms for HVAC issues within the Fire Station. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.**

Consent Agenda Items

18. Discussion and possible action to approve the minutes from the February 18, 2026 regular City Council Meeting

19. Discussion and possible action to approve the minutes from the March 5, 2026 special City Council Meeting

Council Member Sharon Plant moved to approve the consent agenda. Council Member Will Brooks seconded the motion. The motion carried with 5 in favor and 0 against.

Departmental Reports

20. City Manager's Report
21. Police Department Report
22. Fire Department Report
23. Streets and Sanitation Report
24. Financials
25. Building Department Report
26. Municipal Court Report
27. City Engineer's Report
28. City Board Attendance Report

Council Member Kenyon McDonald moved to approve the Departmental Reports. Council Member Sharon Plant seconded the motion. The motion carried with 5 in favor and 0 against.

Announcements

There were no announcements

There being no further business, the meeting was adjourned at 8:02 p.m.

Minutes approved on the _____ day of _____, 2026.

Erin Harrison

Mayor

ATTEST:

Irma Duran de Rodríguez
City Secretary

DRAFT

Ashley W Maus

From: Travis Block [REDACTED]
Sent: Tuesday, March 24, 2026 1:39 PM
To: Ashley W Maus; City Manager; City Secretary
Subject: resignation

Hello,

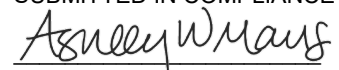
I will be resigning from the City of Olmos Park Board of Adjustment, and the Board of the City of Olmos Park Economic Development Corporation, effective June 1, 2026. Thank you.

Best,

Travis Block

INVENTORY					GENERAL FUND				Quarter Ending 3/31/26			
DESCRIPTION	MAT	PAR	UNPAID	PRINCIPAL	BEGINNING	BEGINNING	ENDING	ENDING	ACCRUED INT	YIELD	WEIGHTED	NEXT INT
CUSIP	DATE	VALUE	EARNINGS	COST	BOOK	MARKET	BOOK	MARKET	month end		MATURITY	PYMT
Logic Pool GO	N/A	\$ 3,000,000	\$0	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,682,579.92	\$ 3,682,579.92	\$0	3.788%	65%	4/30/26
Logic CO's 2022	N/A	\$ 792,433	\$0	\$ 792,433	\$ 792,433	\$ 792,433	\$ 1,877,485.43	\$ 1,877,485.43	\$0	3.788%	33%	4/30/26
TexPool	N/A	\$ 56,071	\$0	\$ 56,071	\$ 56,071	\$ 56,071	\$ 68,922.18	\$ 68,922.18	\$0	3.800%	1%	4/30/26
Total		\$ 3,848,504	\$ -	\$ 3,848,504	\$ 3,848,504	\$ 3,848,504	\$ 5,628,988	\$ 5,628,988	\$ -		100%	

SUBMITTED IN COMPLIANCE WITH CITY OF OLMOS PARK INVESTMENT POLICY AND PUBLIC FUNDS INVESTMENT ACT


City Manager

[illegible]

City of Olmos Park - Interest Rate Information as of 3/31/26 City Council Meeting

Series 2022 CO's AIC Rate	n/a
Series 2022 CO's Bond Yield For Arbitrage Supplied IRS Publication 5271: Complying with Arbitrage Requirement	n/a
Logic Pool Current Rate 3/31/2026	3.788%
Tex Pool Current Rate 3/31/2026	<u>3.80%</u>
6 Month T-Bill	3.60%
1 Year CD's	1.52%
18 Month CD's	1.45%
2 Year CD's	1.49%

City Council Meeting Date: April 15, 2026

Agenda Items 15-23

Submitted By:	Staff
Agenda Items:	Departmental Reports
Description:	Written reports submitted to City Council, no further discussion required, unless requested by City Council 15. City Manager's Report 16. Police Department Report 17. Fire Department Report 18. Streets and Sanitation Report 19. Financials 20. Building Department Report 21. Municipal Court Report 22. City Engineer's Report 23. City Board Attendance Report
Action Requested:	Approve Departmental Reports as submitted
Attachments:	• Departmental Reports

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ACTION TAKEN BY COUNCIL



CITY OF OLMOS PARK

Date: April 10, 2026
To: Mayor and Council Members of the City of Olmos Park
From: Ashley Maus, City Manager
Subject: City Manager's Report

Financials – Highlights of the financials through the month of March 2026:

- As of March 31, 2026, 50% of the Fiscal Year has passed.
- We have collected 67% of our budgeted Sales Tax and 92% of our budgeted Ad Valorem Taxes.

Boards and Commissions

The **Planning and Zoning Commission** met on Wednesday, March 25. They held a public hearing on the proposed State Law amendments to Chapter 40, Zoning and made a recommendation of approval with a few proposed conditions. The City Council will be holding a public hearing and considering action at the April 15 City Council meeting. They also discussed membership on the subcommittee to review the substantive zoning updates.

The **Board of Adjustment** met on Wednesday, April 8. They considered a request for a 5-foot variance from the 25-foot required distance from the curb line for a proposed garage located on a corner lot with access to the street to the City's Code of Ordinances, Article II – Single-Family Residence Districts, Sec. 40-40 (3)c to allow for a proposed garage to encroach into the required 25-foot distance requirement on the property located at 200 Alameda Circle, Olmos Park, Texas 78212 (BCAD ID#349028). This variance was approved.

The **Economic Development Corporation** will meet on Tuesday, April 14. They are scheduled to discuss a possible consulting services agreement with HdL Companies (see item in this City Council meeting packet for more details), membership on the subcommittee to review the substantive zoning updates, as well as possibly moving their regular meeting dates, which are currently on the second Tuesday of the month.

Traffic Signal at East Olmos and Devine

The construction contract with the Levy Company has been finalized and the intersection improvements are scheduled to take place over 2-3 days the first week of May. Once the exact dates are finalized, we will put notice in the weekly newsletter alerting residents. We expect little to no downtime at this intersection, with the construction crew being able to maintain at least one lane of traffic open in each direction for most of the project.

Hillside Hermosa Drainage Project

David Givler will be in attendance at the April City Council meeting to provide an update on the Hillside Hermosa Drainage Project.

Sewer Projects Phases E and F

Phase E of the Sewer Project is substantially complete, with the Contractor, Texas Pride, still needing to complete a few final items before the final completion walkthrough can be scheduled. David Givler will be in attendance at the April City Council meeting to provide an update on the Sewer Project Phase F.

May 2, 2026, Election

While the General Election has been canceled, the City will still be holding a special election on a measure to reauthorize the Street Maintenance Sales Tax at the May 2 election. This sales tax must be reauthorized every 4 years. City Hall will be a polling place for Early Voting for the May general election (Monday, April 20 – Tuesday April 28, 2026) as well as election day on Saturday, May 2, 2026. Following the conclusion of this report is a graphic that staff created to be shared with the community regarding the Street Sales Tax Reauthorization. This will be in the next few newsletters leading up to the election.

Please reach out to me at (210) 909-1326 or awmaus@olmospark.org if you have any questions or need assistance.

Best,

Ashley Maus

City Manager

May 2, 2026 Special Election

Street Maintenance Sales and Use Tax

The City of Olmos Park City Council has prioritized investing in the city's infrastructure through the improvement, rehabilitation and reconstruction of streets in Olmos Park.

What is on the ballot?

The reauthorization of the local sales and use tax in the City of Olmos Park, Texas at the rate of one-fourth of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.

Facts

Non-Residents who purchase goods in the City of Olmos Park would share the cost in maintaining/repairing city streets through the street maintenance sales tax.

Tax Code Ch. 327.006

The State of Texas allows municipalities to collect a sales and use tax exclusively for the maintenance and rehabilitation of existing public streets.

The Street Sales Tax was first authorized in May 2006. The Tax code requires reauthorization every four years.

Impact

The Street Sales Tax generated \$693,709 since its last reauthorization in 2022.

EARLY VOTING

Monday, April 20 through Tuesday, April 28

ELECTION DAY

Saturday, May 2, 7:00 AM-7:00 PM, 120 W. El Prado Dr., Olmos Park, TX 78212

www.olmospark.org



Call Summary - Olmos Park PD
Towing and Storage Contract
March 01, 2026 to March 31, 2026

Invoice	Date & Time		Vehicle	Amt Collected
1860540	03/05/26 18:17	Olmos Park Police Department	2012 Ford Escape Blue Sport Utility Vehicle	269.21
1862886	03/15/26 4:55	Olmos Park Police Department	2022 Mazda 3 Grey Four Door	269.21
1863178	03/24/26 11:04	Olmos Park Police Department	1993 GMC Suburban Maroon Sport Utility Vehicle	269.21
Total Amount Collected				\$807.63
Total Due Olmos Park PD 3 calls @ \$35/call				\$105.00



Olmos Park Police Department

120 W. El Prado
Olmos Park, Texas 78212
(210) 824-3281 Office
(210) 832-8929 Fax

PD-MARCH 2026-CALLS FOR SERVICE-ANIMAL

CASE#	TYPE CALL	LOCATION	DATE
26-00476	ANIMAL CALL-RETURNED TO OWNER	100 BLK PARKLANE	3/2/2026
26-00517	ANIMAL CALL-RETURNED TO OWNER	700 BLK E. CONTOUR	3/7/2026
26-00751	ANIMAL CALL-UNABLE TO LOCATE	100 BLK PRIMERA	3/20/2026
26-00800	ANIMAL CALL-OTHER	400 BLK THELMA DR	3/27/2026

Olmos Park Police Monthly Report

March 2026

Two reserve Officers assigned Traffic Warrants (9,581 Warrants)

Total Due: \$3,334,704.23

Warrant Fees Collected:

2021 Total YTD: \$ 8,144.29
 2022 Total YTD: \$ 11,550.54
 2023 Total YTD: \$ 12,240.02
 2024 Total YTD: \$11,079.26
 2025 Total YTD: \$8,596.50

Towing Fees Collected:

2021 Total YTD: \$ 15,890.00
 2022 Total YTD: \$ 17,784.47
 2023 Total YTD: \$ 19,880.53
 2024 Total YTD: \$7,280.00
 2025 Total YTD: \$6,395.00

January 2026	\$ 574.00
February 2026	\$ 850.00
March 2026	\$1,170.00

January 2026	\$ 665.00
February 2026	\$ 385.00
March 2026	\$105.00

Total	\$2,594.00
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Total	\$1,155.00
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Unit 901
2020
Ford Explorer

- Miles Driven: 2,502
- Odometer Reading: 119,873

Unit 902 (CID)
2017
Ford Explorer

- Miles Driven: 918
- Odometer Reading: 133,879

Unit 903 (CID)
2016
Ford Explorer

- Miles Driven: 470
- Odometer Reading: 121,561

Unit 908 (New Unit)
2023
Ford Explorer

- Miles Driven: 2403
- Odometer Reading: 20,810

Unit 910
2023
Ford Explorer

- Miles Driven: 141
- Odometer Reading: 53,848

Unit 911
2019
Ford Explorer

- Miles Driven: 2,654
- Odometer Reading: 145,976 *out of service for repairs*

Department Incident Activity Report

Date Reported: 03/01/2026 - 03/31/2026 |

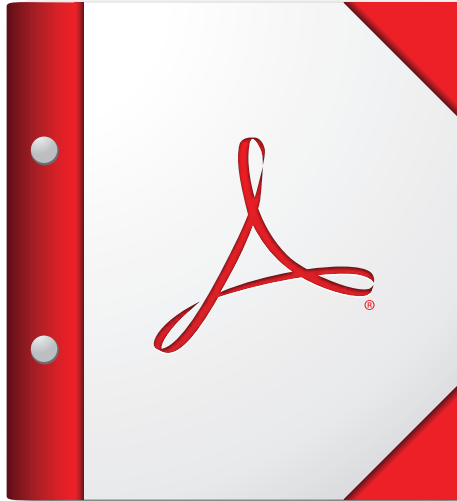
Show Subclasses: True



OLMOS PARK POLICE DEPARTMENT
120 W. EL PRADO DRIVE
SAN ANTONIO, TEXAS 78212
PHONE: 210-824-3281
FAX: 210-832-8929

Classification	Events Rptd	Unfounded	Actual	Clr Arrest	Clr Exception	Clr Juveniles	Total Clr	Percent Clr
AGENCY ASSIST	6	0	6	0	0	0	0	0.0
Assist Other Agency	6	0	6	0	0	0	0	0.0
ALARM CALL	18	0	18	0	0	0	0	0.0
2A	12	0	12	0	0	0	0	0.0
2B	6	0	6	0	0	0	0	0.0
ANIMAL CALL	4	0	4	0	0	0	0	0.0
OTHER	1	0	1	0	0	0	0	0.0
RETURNED TO OWNER	2	0	2	0	0	0	0	0.0
UNABLE TO LOCATE	1	0	1	0	0	0	0	0.0
ASSIST PUBLIC	6	0	6	0	0	0	0	0.0
4A	2	0	2	0	0	0	0	0.0
4F	1	0	1	0	0	0	0	0.0
4G	2	0	2	0	0	0	0	0.0
4J	1	0	1	0	0	0	0	0.0
BURGLARY	1	0	1	0	0	0	0	0.0
Burglary, Unforced Entry Nonresidence	1	0	1	0	0	0	0	0.0
BUSINESS CHECK	58	0	58	0	0	0	0	0.0
BUSINESS CHECK	58	0	58	0	0	0	0	0.0
CONTROLLED SUBSTANCE	1	0	1	0	0	0	0	0.0
Marijuana, Possession	1	0	1	0	0	0	0	0.0
COV	1	0	1	0	0	0	0	0.0
INFORMATION	1	0	1	0	0	0	0	0.0
CRIME PREVENTION	216	0	216	0	0	0	0	0.0
Crime Prevention, City/Urban	216	0	216	0	0	0	0	0.0
DEATH	1	0	1	0	0	0	0	0.0
Unattended Death	1	0	1	0	0	0	0	0.0
DISTURBANCE	5	0	5	0	0	0	0	0.0
VERBAL	5	0	5	0	0	0	0	0.0
DWI	2	0	2	0	0	0	0	0.0
Alcohol	2	0	2	0	0	0	0	0.0
FORGERY	1	0	1	0	0	0	0	0.0
Forgery/Counterfeiting Other	1	0	1	0	0	0	0	0.0
FRAUD	1	0	1	0	0	0	0	0.0
Fraud Imperson	1	0	1	0	0	0	0	0.0
HARASSMENT	1	0	1	0	0	0	0	0.0
Electronic Communication	1	0	1	0	0	0	0	0.0
INFORMATION	15	0	15	0	0	0	0	0.0

MISCELLANEOUS	15	0	15	0	0	0	0	0	0.0
MISCELLANEOUS	7	0	7	0	0	0	0	0	0.0
Miscellaneous Incidents	7	0	7	0	0	0	0	0	0.0
OBSTRUCT POLICE	1	0	1	0	0	0	0	0	0.0
Obstructing Police, Other	1	0	1	0	0	0	0	0	0.0
PUBLIC INTOX	1	0	1	0	0	0	0	0	0.0
Public Intoxication	1	0	1	0	0	0	0	0	0.0
SUSPICIOUS	6	0	6	0	0	0	0	0	0.0
Suspicious Activity	3	0	3	0	0	0	0	0	0.0
Suspicious Person	3	0	3	0	0	0	0	0	0.0
THEFT	3	0	3	0	0	0	0	0	0.0
Larceny, From Mails	1	0	1	0	0	0	0	0	0.0
Shoplifting	1	0	1	0	0	0	0	0	0.0
Theft Other	1	0	1	0	0	0	0	0	0.0
TRAFFIC ACCIDENT	1	0	1	0	0	0	0	0	0.0
Traffic Accident, Vehicle Damage	1	0	1	0	0	0	0	0	0.0
TRAFFIC PROBLEM	2	0	2	0	0	0	0	0	0.0
Traffic Hazard	2	0	2	0	0	0	0	0	0.0
UTILITY PROBLEM	1	0	1	0	0	0	0	0	0.0
Other Utility Problem	1	0	1	0	0	0	0	0	0.0
VEHICLE IMPOUND	1	0	1	0	0	0	0	0	0.0
INFORMATION	1	0	1	0	0	0	0	0	0.0
WARRANT	1	0	1	0	0	0	0	0	0.0
Local-Misdemeanor	1	0	1	0	0	0	0	0	0.0
WELFARE CHECK	11	0	11	0	0	0	0	0	0.0
9A	2	0	2	0	0	0	0	0	0.0
9B	8	0	8	0	0	0	0	0	0.0
INFORMATION	1	0	1	0	0	0	0	0	0.0
Event Totals	372	0	372	0	0	0	0	0	0.0



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March 2026

2. 19-Water Alameda Circle/Roundabout Triangles 19-John and Jayden ran magnet	3. 19-Home Depot for sprinklers parts 19-Fix sprinkler at Alameda Circle 16-Move barricades for PD	4. 19-Met with Chris and Ricardo for sewer project 19-Wait for Texas Ranger at impound yard 19-108 Hermosa no tree permit	5. 15-Blew impound yard 19-Set out cones for Estate sale at 144 Thelma 11-Pick-up cage from 154 Thelma 10-Pick-up dead squirrel at Contour/Hillside 1-Cut and blew both triangles	6. 19-Met with Chris and Ricardo for sewer project 19-Met with 222/238 Parklane for access to property for sewer project 19-Chris/Ricardo and Gilbert met with 306 Stanford about broken sprinkler 19-606 Mandalay for no sprinkler permit 19-211 Mandalay for dumping dirt on road 19-Arturo and Jayden ran magnet
9. 16-Pick-up cones from 144 Thelma 16-Set out cones at W. El Prado 10-Pick up dead squirrel at Wildwood/McCullough 19-Spray kitty litter down on metal plate at W. El Prado	10. 19-Met with Chris/Jose about sewer project 19-Met with 310 Thelma about metal signs 19-Met with 635 Thelma about missing fence picket	11. 19-Arturo and Jayden ran magnet 19-Water Alameda Circle/Roundabout	12. 19-Set cages at 309 Melrose 9-309 Melrose for a raccoon	13. 1-Cut and blew Westside 19-Arturo and Jayden ran magnet

March 2026

16. 9-212 Luther for raccoon 19-Met with 222 Parklane about gas line project 19-Met with 106 Parklane for access to property gas line project 19-Met with 242 Parklane about sewer project 19-Met with 627/631/635 about the sewer project	17. 19-Fire Dept. and PW dug for gas line at 139 Mariposa 3-Trim bush at Thelma/ Shook 3-Trim bushes back at Welcome to Olmos Park sign at Shook 19-Home Depot for trash can	18. 19-Met with 106/108/124/222 Parklane for gas line project 19-John and Arturo ran magnet 19-131 Mandalay for a skunk	19. 19-Met with 222 Parklane about gas line 19-Home Depot to make keys 19-Water Alameda Circle/Roundabout 19-131 Mandalay for skunk 3-Trim bush at Thelma/Shook 19-Met with 238 Parklane complaint about grass in dying by gas project 19-131 Mandalay for skunk	20. 19-Met with 146 Paloma about driveway 19-Closed cages at 309 Melrose/212-216 Luther 19-Jayden and Arturo ran magnet
23. 19-CPS/Miller and Gilbert met with 106 Parklane about gas line project 19-Water Roundabout/Alameda Circle 19-412 Olmos no a/c permit	24. 19-Met with 127 Park about removing bush blocking sign 2-Swept up leaves at Alameda Circle 19-118 Paseo Encinal for skunk 1-Blew leaves at Alameda Circle 19-Met with 127 Park about moving bush in front welcome to Olmos Park sign	25. 19-Water Alameda Circle/triangle 19-Clean mailbox and entrance to City Hall 19-Met with Miller Bros. and PD for police report about metal plate 19-Met with 238 Parklane about broken sprinkler by Miller Bros. 19-Spoke to Ross from San Antonio Parks about lane closure along Dick Friedrich	26. 10-633 Contour for dead opossum 16-Set out Cones for Estate sale at 520 Mandalay 19-Home Depot for keys	27. 19-427 Thelma for a skunk 16-Set out cones for Estate sale at 360 Paseo Encinal 10-200 Melrose for dead opossum 19-608 Mandalay for dumping gravel on road

March 2026

30. 7-Install no parking sign at Devine 16-Pick-up cones from Estate sale at 520 Mandalay 16-Pick-up cones from Estate sale at 360 Paseo Encinal 11-Pick-up cage from 427 Thelma 10-Pick-up a dead rabbit on Devine 1-Blew leaves at Alameda Circle	31. 1-Cut and blew Alameda Circle 19-Drop-off fiesta ribbons to 201 Luther 19-Met with Miller Bros. about sweeping McCullough			
--	---	--	--	--

- 1- Cut grass
- 2- Sweep gravel
- 3- Trim branches
- 4- Repair curb
- 5- Dumpster
- 6- Clean curb
- 7- Replace sign

- 8- Wash vehicles
- 9- Pick up animal
- 10- Pick up dead animal
- 11- Pick up cage
- 12- Drop off cage
- 13- Store boxes
- 14- Storm drains

- 15- Impound yard
- 16-Cones and barricade
- 17- Recycle bins
- 18- Cut Easement
- 19- Misc

	2006 International Unit #7																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Vehicle Miles	0	0	0	55	3	0	0	0	3	0	3	0	12	0	0	0	52	49	0	0	0	0	8	45	53	0	0	0	0	5	42	330
	2019 Freightliner Unit #11																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Vehicle Miles	0	48	48	16	43	48	0	0	49	48	43	12	42	0	0	48	0	42	47	48	0	0	47	49	53	49	49	0	0	49	0	878
	2007 Chevy Pick-up																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Vehicle Miles	0	0	24	46	24	24	0	0	28	28	0	15	0	0	0	16	13	22	14	10	0	0	19	40	26	6	8	0	0	12	19	394
	2015 Freightliner Unit #9																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Vehicle Miles	0	47	11	0	0	44	0	0	50	8	0	47	0	0	0	57	13	42	8	42	0	0	48	0	0	47	0	0	0	53	51	568
	2019 Ford F-150 Unit #5																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Vehicle Miles	0	0	0	18	16	12	0	0	6	4	2	19	0	0	0	7	5	5	13	19	0	0	7	11	13	15	15	0	0	17	12	216
2386																																	

	2006 International Unit #7																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Gas Cost	0	0	0	100	0	0	0	0	0	0	0	0	120	0	0	0	0	80	0	0	0	0	100	0	100	0	0	0	0	0	106	606
	2019 Freightliner Unit #11																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Gas Cost	0	100	0	0	0	75	0	0	75	0	80	0	100	0	0	0	0	100	0	0	0	0	83	0	115	0	128	0	0	0	0	856
	2007 Chevy Pick-up																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Gas Cost	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	200
	2015 Freightliner Unit #9																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Gas Cost	0	0	0	0	0	130	0	0	0	120	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	130	0	0	0	0	135	665
	2019 Ford F-150 Unit #5																																
	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
	Gas Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0	0	0	0	0	0	0	0	0	92	153
2480																																	

March 2026

Vehicle Maintenance				
Unit 7	Unit 9	Unit 11	2007 Chevy Pick-up	2019 Ford F-150
Vendor / Amount / Service	Vendor / Amount / Service	Vendor / Amount / Service	Vendor / Amount / Service	Vendor / Amount / Service
			H.E.B. - \$7.50 – registration renewal	
Odometer Reading: 117,321	Odometer Reading: 58,959	Odometer Reading: 53,486	Odometer Reading: 98,622	Odometer Reading: 20,344

THE CITY OF OLMOS PARK
General Fund Balance Sheet
For the Second Quarter Ending March 31, 2026

	Acct #	Current Quarter Activity	Ending Balance
GENERAL FUND ASSETS			
Bdwy Bk Cking #0349160	10-010-103	1,032,262.90	3,183,629.26
Payroll Clearing	10-010-104	0.00	0.00
A/R Del Taxes End of Year	10-010-108	0.00	76,280.27
Misc Receivable	10-010-109	0.00	0.00
Uniform Reimb Receivable	10-010-112	(646.20)	13,153.56
Resv for Del Tax Recbl	10-010-113	0.00	(7,628.03)
Petty Cash	10-010-114	0.00	175.00
Deferred Assets	10-010-120	0.00	0.00
AR Franchise Tax	10-010-122	0.00	0.00
AR Sales & Beverage	10-010-123	0.00	45,426.90
Prepaid Expenses	10-010-124	0.00	124,029.85
JSB CD# 154250	10-010-130	0.00	19,323.75
TexPool	10-010-145	622.90	68,922.18
Logic Investments	10-010-153	34,463.37	3,682,579.92
Due From Other Funds	10-010-150	0.00	0.00
TOTAL ASSETS		1,066,702.97	7,205,892.66
GENERAL FUND LIABILITIES			
Accounts Payable	10-100-199	(15,108.27)	(18,752.33)
Rules of Rd Payable (STF)	10-100-200	556.18	3,280.03
Seat Belt Fines Payable	10-100-201	0.00	(486.50)
State Fines Payable	10-100-202	5,912.00	15,222.74
Warrant Fees Payable	10-100-203	0.00	0.00
Collection Agency Fee	10-100-204	279.12	13,811.79
NSF Pending	10-100-205	0.00	0.00
Employee Paid Life Insurance	10-100-206	0.00	0.00
OmniBase Services Payable	10-100-209	427.44	(495.04)
Omni Base TLFTA	10-100-210	455.10	906.53
Morale Fund	10-100-211	0.00	0.00
Property Seizures	10-100-212	0.00	0.00
Sales Tax Payable	10-100-213	(54.01)	5.67
Child Safety Seat	10-100-216	0.00	0.00
Payroll Taxes	10-100-217	90.00	90.00
Child Support Deductions	10-100-220	0.00	0.00
Child Support Garnishment Fee	10-100-221	0.00	0.00
IDF Fees	10-100-224	0.00	284.11
Deferred Revenues	10-100-230	0.00	68,652.24
Dental Insurance Deductions	10-200-222	2,804.15	5,477.31
Medical Insurance Deductions	10-200-224	(63.21)	(1,385.04)
Pension Deductions	10-200-225	(3,230.23)	16,254.34
Term Life Ins. Deductions	10-200-226	1,140.85	2,437.04
AFLAC Payments	10-200-227	442.79	395.66
HSA Payments	10-200-228	0.00	0.00
PD Asset Seizure Receipts	10-200-229	0.00	0.00
401A/457 Payments	10-200-230	0.00	(2,777.38)
TOTAL LIABILITIES		(6,348.09)	102,921.17
GENERAL FUND EQUITY			
Surplus- GF-Beginning Balance	10-200-300	0.00	4,098,529.34
Reserve Prepaids	10-200-306	0.00	25,636.43
Reserve -Operating	10-200-313	0.00	800,000.00
Current Net Revenue>Expenses or (Revenue<Expenses)		1,073,051.06	2,178,805.72
TOTAL EQUITY		1,073,051.06	7,102,971.49
TOTAL LIABILITIES AND EQUITY		1,066,702.97	7,205,892.66

0.00

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
GENERAL FUND REVENUES						
Municipal Court Fees	10-300-401	190,000.00	41,487.93	69,994.07	120,005.93	37%
Interest Income	10-300-402	125,000.00	35,272.17	73,472.63	51,527.37	59%
Building Permits	10-300-405	275,000.00	65,736.62	110,023.05	164,976.95	40%
Ad Val Tax, Delinquent	10-300-407	6,000.00	15,372.48	21,356.63	(15,356.63)	356%
Sales Tax Revenue	10-300-408	600,000.00	207,559.50	401,900.35	198,099.65	67%
Franchise Tax	10-300-409	225,000.00	50,494.97	114,151.41	110,848.59	51%
Alarm Fees	10-300-410	0.00	0.00	0.00	0.00	N/A
Towing Fees	10-300-411	7,000.00	1,330.00	2,345.00	4,655.00	34%
Misc. Income	10-300-412	20,000.00	131,987.78	134,078.42	(114,078.42)	670%
Ad Valorem Taxes, P&Int	10-300-414	4,028,321.00	1,680,859.12	3,687,697.08	340,623.92	92%
Recyclable Sales	10-300-418	0.00	0.00	0.00	0.00	N/A
Mixed Beverage Sales (tax)	10-300-420	10,000.00	4,465.89	9,027.17	972.83	90%
Pet Adoption	10-300-421	0.00	0.00	0.00	0.00	N/A
Transfers In/(Out)	10-300-422	41,666.00	0.00	0.00	41,666.00	N/A
HEFC Bond Payment	10-300-423	0.00	0.00	0.00	0.00	N/A
Tree Permit Fees	10-300-424	6,000.00	2,310.00	3,485.00	2,515.00	58%
Tree Mitigation Fees	10-300-425	0.00	0.00	0.00	0.00	N/A
OPEDC Prof Ser Agreement	10-300-429	26,500.00	0.00	8,000.00	18,500.00	30%
TOTAL GENERAL FUND REVENUES		5,560,487.00	2,236,876.46	4,635,530.81	924,956.19	83%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
GENERAL FUND EXPENSES						
GF Supplies						
Office Supplies	10-400-512	10,000	691.88	3,101.75	6,898.25	31%
Postage	10-400-513	5,000	10.48	(2,766.19)	7,766.19	-55%
Printing	10-400-514	3,000	346.15	346.15	2,653.85	12%
Cleaning	10-400-515	15,000	3,150.62	6,874.18	8,125.82	46%
Bank Charges	10-400-516	0.00	0.00	0.00	0.00	N/A
Other Supplies	10-400-519	0.00	0.00	0.00	0.00	N/A
Total GF Supplies		33,000.00	4,199.13	7,555.89	25,444.11	23%
GF Maintenance						
Street Lights & Signs	10-400-521	10,000.00	1,172.80	8,254.54	1,745.46	83%
Office Equipment	10-400-523	1,000.00	306.00	612.00	388.00	61%
Building & Grounds	10-400-524	32,000.00	14,386.38	25,967.77	6,032.23	81%
Misc Lighting	10-400-525	0.00	0.00	0.00	0.00	N/A
Roundabout	10-400-526	5,500.00	2,040.00	3,409.73	2,090.27	62%
		48,500.00	17,905.18	38,244.04	10,255.96	79%
GF Contracts						
Legal Services TPIA	10-400-528	3,000.00	1153.00	1482.00	1,518.00	49%
MS4 Compliance	10-400-529	55,000.00	16,427.46	26,791.10	28,208.90	49%
Legal Services	10-400-530	90,000.00	14,016.50	32,746.00	57,254.00	36%
Engineering Services	10-400-531	40,000.00	11,353.83	22,217.09	17,782.91	56%
Liability and Property Ins	10-400-532	63,218.00	16,267.30	32,643.00	30,575.00	52%
Professional Services	10-400-533	115,000.00	9,453.28	32,138.32	82,861.68	28%
Tax Appraisal Fees	10-400-534	26,115.00	6,923.00	13,846.00	12,269.00	53%
Tax Collection Fees	10-400-535	0.00	0.00	0.00	0.00	N/A
Advertising Expenses	10-400-536	4,000.00	2,507.16	4,108.79	(108.79)	103%
Election Supplies/Expense	10-400-537	4,000.00	2,375.30	2,425.34	1,574.66	61%
Organizational Dues	10-400-538	2,700.00	770.00	1,721.00	979.00	64%
Worker's Comp Insurance	10-400-539	70,931.00	34,373.59	52,106.34	18,824.66	73%
Veterinarian Support	10-400-540	4,000.00	525.00	620.00	3,380.00	16%
Unemployment	10-400-544	10,000.00	0.00	0.00	10,000.00	0%
Municode Update Fees	10-400-545	5,000.00	0.00	3,489.15	1,510.85	70%
Building Permit Software Fee	10-400-546	8,000.00	1,500.00	3,000.00	5,000.00	38%
Mosquito Control	10-400-547	6,000.00	0.00	0.00	6,000.00	0%
Building Permit Fees	10-400-548	65,000.00	12,560.00	22,975.00	42,025.00	35%
Total GF Contracts		571,964.00	130,205.42	252,309.13	319,654.87	44%
GF Utilities						
Gas and Electric	10-400-541	60,000.00	19,434.02	33,434.80	26,565.20	56%
Water	10-400-542	9,000.00	2,254.51	3,837.77	5,162.23	43%
Tel/Comm/E-mail	10-400-543	11,000.00	3,538.76	7,388.57	3,611.43	67%
Total GF Utilities		80,000.00	25,227.29	44,661.14	35,338.86	56%
GF Miscellaneous						
Contingency	10-400-550	5,000.00	1,581.40	2,070.64	2,929.36	41%
OP Night Out	10-400-552	4,000.00	0.00	585.00	3,415.00	15%
Overtime	10-400-553	0.00	(2,994.21)	(12,825.47)	12,825.47	#DIV/0!
Total GF Miscellaneous		9,000.00	(1,412.81)	-10,169.83	19,169.83	-113%
GF Capital						
Reserve Contingency Gas Lights	10-400-558	270,000.00	0.00	0.00	270,000.00	0%
Total GF Capital		270,000.00	0.00	0.00	270,000.00	N/A
TOTAL GF EXP		1,012,464.00	176,124.21	332,600.37	679,863.63	33%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
ADMINISTRATIVE DEPARTMENT						
Admin Personnel						
Ed. and Certification Bonus	10-500-500	4,500.00	876.85	1,949.35	2,550.65	43%
Salaries	10-500-501	394,652.00	82,765.40	172,483.15	222,168.85	44%
Social Security	10-500-502	31,663.00	6,611.80	13,794.69	17,868.31	44%
Retirement	10-500-503	17,219.00	3,516.13	7,143.91	10,075.09	41%
401a & 457 City Contribution	10-500-504	0.00	0.00	0.00	0.00	N/A
Med/Dent/Life/HSA Ins	10-500-505	14,988.00	4,183.46	8,953.97	6,034.03	60%
HSA Contribution	10-500-507	0.00	0.00	0.00	0.00	N/A
Due/Training/Travel	10-500-508	14,000.00	1,454.93	6,319.20	7,680.80	45%
Cell Phone Allowance	10-500-510	240.00	64.61	94.61	145.39	N/A
Total Admin Personnel		477,262.00	99,473.18	210,738.88	266,523.12	44%
Admin Supplies and Equipment						
Fuel	10-500-511	720.00	11.92	11.92	708.08	N/A
Computers & Software	10-500-512	7,768.00	259.97	259.97	7,508.03	3%
Travel & Other Stipends	10-500-513	14,508.00	1,500.00	3,450.00		
Office Equipment	10-500-519	5,000.00	659.50	1,271.50	3,728.50	25%
Total Admin Supplies & Equip		27,996.00	2,431.39	4,993.39	11,944.61	18%
Admin Maintenance						
Vehicle Maintenance	10-500-526	3,100.00	7.50	7.50	3,092.50	N/A
Computer Updates & Repairs	10-500-529	0.00	0.00	0.00	0.00	N/A
Total Admin Maint.		3,100.00	7.50	7.50	3,092.50	0%
Admin Contract Services						
				0.00		
Software Maint. & Support	10-500-535	91,141.00	22,213.70	45,445.37	45,695.63	50%
Total Admin Contract Services		91,141.00	22,213.70	45,445.37	45,695.63	50%
Admin Capital Outlay						
Office Equipment	10-500-552	0.00	0.00	0.00	0.00	N/A
RESERVE Building Repair	10-500-583	100,000.00	0.00	0.00	0.00	N/A
Reserve-Computers	10-500-553	0.00	0.00	0.00	0.00	N/A
Technology	10-500-554	0.00	0.00	0.00	0.00	N/A
Emergency Reserve	10-500-575	0.00	0.00	0.00	0.00	N/A
RESERVE - Tech	10-500-582	0.00	0.00	0.00	0.00	N/A
RESERVE - Streets	10-500-585	0.00	0.00	0.00	0.00	N/A
RESERVE - McCullough Proj.	10-500-586	0.00	0.00	0.00	0.00	N/A
Total Admin Cap. Out.		100,000.00	0.00	0.00	0.00	N/A
TOTAL ADMIN EXP		699,499.00	124,125.77	261,185.14	327,255.86	37%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
MUNICIPAL COURT						
Court Personnel						
Ed. and Certification Bonus	10-600-500	2,400.00	373.84	823.84	1,576.16	34%
Salaries	10-600-501	108,638.00	22,274.48	49,434.08	59,203.92	46%
Social Security	10-600-502	8,494.00	1,662.41	3,688.67	4,805.33	43%
Retirement	10-600-503	4,619.00	945.09	1,991.90	2,627.10	43%
401a & 457 City Contribution	10-600-504	0.00	0.00	0.00	0.00	N/A
Med/Dent/Life/HSA Ins	10-600-505	7,495.00	2,389.62	4,777.23	2,717.77	64%
Dues/Training/Travel	10-600-508	2,000.00	180.00	288.22	1,711.78	14%
Total Court Pers.		133,646.00	27,825.44	61,003.94	72,642.06	46%
Misc. & Printing	10-600-519	2,000.00	0.00	0.00	2,000.00	0%
Total Court Supplies		2,000.00	0.00	0.00	2,000.00	0%
Court Contract Services						
Professional Services	10-600-535	26,000.00	6,300.00	12,600.00	13,400.00	48%
Software & Maint Support	10-600-539	0.00	0.00	0.00	0.00	N/A
Payment to State	10-600-565	0.00	0.00	0.00	0.00	#DIV/0!
Total Court Contract Services		26,000.00	6,300.00	12,600.00	13,400.00	48%
Court Capital Outlay						
RESERVE - Tech	10-600-553	0.00	0.00	0.00	0.00	N/A
Total Court Capital Outlay		0.00	0.00	0.00	0.00	N/A
TOTAL MUNI CT EXP.		161,646.00	34,125.44	73,603.94	88,042.06	46%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
POLICE DEPARTMENT						
Police Personnel						
Ed. and Certification Bonus	10-700-500	6,840.00	2,803.80	5,811.30	1,028.70	85%
Salaries	10-700-501	1,258,529.00	248,615.76	552,694.40	705,834.60	44%
Social Security	10-700-502	101,247.00	19,402.68	43,045.49	58,201.51	43%
Retirement	10-700-503	55,041.00	10,778.58	27,188.42	27,852.58	49%
Travel	10-700-504	1,200.00	996.64	996.64	203.36	83%
Med/Dent/Life/HSA Ins	10-700-505	104,918.00	25,129.41	51,014.85	53,903.15	49%
401a & 457 City Contribution	10-700-506	0.00	0.00	0.00	0.00	N/A
Clothing Allowance	10-700-507	13,440.00	64.62	64.62	13,375.38	0%
Dues/Training	10-700-508	15,000.00	1,229.96	1,229.96	13,770.04	8%
Other Personnel Expenses	10-700-509	3,960.00	336.00	796.00	3,164.00	20%
HSA Contribution	10-700-510	0.00	0.00	0.00	0.00	N/A
Holiday Pay	10-700-601	40,000.00	2,373.12	5,932.80	34,067.20	15%
Total Police Pers.		1,600,175.00	311,730.57	688,774.48	911,400.52	43%
Police Supplies						
Fuel	10-700-511	57,500.00	7,364.42	16,554.84	40,945.16	29%
Radar & Radio	10-700-512	6,000.00	0.00	120.00	5,880.00	2%
Overtime	10-700-513	10,000.00	8,204.78	13,667.90		
Uniform Purchase	10-700-518	9,900.00	2,589.80	5,669.88	4,230.12	57%
Misc Sup & Equip	10-700-519	13,265.00	2,117.49	5,981.84	7,283.16	45%
Criminal Investigation	10-700-520	20,000.00	1,485.34	11,767.18	8,232.82	59%
Computer & Printers	10-700-521	4,000.00	0.00	7,506.37	(3,506.37)	N/A
Weapons & Ammo	10-700-522	16,800.00	92.46	2,740.55	14,059.45	16%
Cell Phone Allowance	10-700-523	2,880.00	526.11	1,166.11	1,713.89	40%
Total Police Supplies		140,345.00	22,380.40	65,174.67	78,838.23	46%
Police Maintenance						
Equipment Repair	10-700-525	0.00	0.00	0.00	0.00	N/A
Vehicle Maintenance	10-700-526	25,000.00	3,632.74	13,946.04	11,053.96	56%
Radio & Radar	10-700-527	0.00	0.00	0.00	0.00	N/A
Computer Expense	10-700-528	0.00	0.00	0.00	0.00	N/A
Tools & Equipment	10-700-553	0.00	0.00	0.00	0.00	N/A
Total Police Maint.		25,000.00	3,632.74	13,946.04	11,053.96	56%
Police Contract Services						
Professional Services	10-700-535	0.00	0.00	0.00	0.00	#DIV/0!
Prisoner and Dog Support	10-700-536	1,500.00	0.00	0.00	1,500.00	0%
AH Dispatch & Computer Service	10-700-537	143,606.00	35,352.80	70,705.60	72,900.40	49%
PD Contracts	10-700-538	90,000.00	2,024.03	(10,010.02)	100,010.02	-11%
Radio Fees	10-700-540	6,600.00	1,650.00	3,300.00	3,300.00	50%
Total Police Contract Services		241,706.00	39,026.83	63,995.58	177,710.42	26%
Police Capital Outlay						
RESERVE - Vehicle	10-700-556	40,000.00	0.00	0.00	40,000.00	N/A
APLR Service & Support	10-700-560	0.00	0.00	0.00	0.00	#DIV/0!
Total Police Cap. Out.		40,000.00	0.00	0.00	40,000.00	N/A
TOTAL PD EXPENSES		2,047,226.00	376,770.54	831,890.77	1,219,003.13	41%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
FIRE DEPARTMENT						
Fire Personnel						
Ed. & Certification Bonus	10-800-500	24,720.00	5,523.10	12,553.12	12,166.88	51%
Salaries	10-800-501	1,011,594.00	208,011.16	464,303.45	547,290.55	46%
Social Security	10-800-502	80,194.00	16,251.87	36,734.75	43,459.25	46%
Retirement	10-800-503	43,609.00	10,163.49	21,288.10	22,320.90	27%
Travel	10-800-504	2,500.00	1,242.41	1,242.41	1,257.59	3%
Med/Dent/Life/HSA Ins	10-800-505	97,424.00	27,866.22	55,790.53	41,633.47	57%
Longevity	10-800-506	0.00	0.00	0.00	0.00	N/A
Clothing Allowance	10-800-507	7,956.00	0.00	0.00	7,956.00	0%
Dues/Training	10-800-508	13,660.00	2,500.24	5,121.81	8,538.19	37%
Pre-Employment Exams	10-800-509	600.00	0.00	0.00	600.00	N/A
401a & 457 City Contribution	10-800-510	0.00	0.00	0.00	0.00	N/A
HSA Contribution	10-800-523	0.00	0.00	0.00	0.00	N/A
Total Fire Personnel		1,282,257.00	271,558.49	597,034.17	685,222.83	47%
Fire Supplies						
Fuel	10-800-511	6,000.00	1,256.06	2,090.18	3,909.82	35%
Tools & Equipment	10-800-512	7,200.00	281.78	281.78	6,918.22	4%
Bunker Gear	10-800-518	11,000.00	273.48	296.48	10,703.52	3%
EMS & Misc Supp & Equip	10-800-519	3,500.00	1,634.38	2,225.68	1,274.32	64%
Breathing Apparatus	10-800-520	2,950.00	1,334.55	2,321.27	628.73	79%
Software Support	10-800-521	6,175.00	656.91	656.91	5,518.09	11%
Cell Phone Reimbursement	10-800-522	2,880.00	553.80	1,273.80	1,606.20	44%
Total Fire Supplies		39,705.00	5,990.96	9,146.10	30,558.90	23%
Fire Maintenance						
Equipment Repair	10-800-525	1,500.00	526.79	548.76	951.24	37%
Vehicle Maintenance	10-800-526	12,700.00	111.85	2,132.96	10,567.04	17%
Radio Repair	10-800-527	1,000.00	0.00	0.00	1,000.00	0%
Cascade/pumps/misc	10-800-529	2,600.00	58.20	58.20	2,541.80	2%
Total Fire Maint.		17,800.00	696.84	2,739.92	15,060.08	15%
Fire Contract Services						
Dispatch Contract	10-800-537	35,928.00	8,838.20	17,676.40	18,251.60	49%
EMS Contribution	10-800-538	103,353.00	25,880.35	51,760.70	51,592.30	50%
Radio Fees (Bexar County)	10-800-536	4,488.00	1,122.00	2,244.00	0.00	50%
	10-800-539	14,200.00	0.00	0.00	14,200.00	0%
Total Fire Cont. Svcs.		157,969.00	35,840.55	71,681.10	84,043.90	45%
Fire Capital Outlay						
Reserve Fire Tech/Radios	10-800-552	0.00	0.00	0.00	0.00	N/A
RESERVE-Vehicle replacement	10-800-556	0.00	0.00	0.00	0.00	N/A
Radio Purchase	10-800-561	0.00	0.00	0.00	0.00	N/A
Reserve -Vehicle Truck	10-800-565	50,000.00	0.00	0.00	0.00	N/A
RESERVE-Rescue 1	10-800-562	10,000.00	0.00	0.00	10,000.00	N/A
Contingency	10-800-566	5,000.00	0.00	0.00	5,000.00	0%
RESERVE -Tools & Equipment	10-800-553	0.00	120.00	120.00	(120.00)	N/A
RESERVE-Mandates	10-800-570	0.00	0.00	0.00	0.00	N/A
Total Fire Cap.Out.		65,000.00	120.00	120.00	14,880.00	N/A
TOTAL FIRE EXPENSES		1,562,731.00	314,206.84	680,721.29	829,765.71	44%

THE CITY OF OLMOS PARK
General Fund Income Statement
For the Ending Second Quarter March 31, 2026

	Acct #	Annual Budget	Current Quarter	Year to Date Actual	YTD Budget Remaining	Percent of Budget
STREET & SANITATION DEPARTMENT						
S&S Personnel						
Ed & Certification Bonus	10-900-500	2,400.00	346.15	796.15	1,603.85	33%
Salaries	10-900-501	336,035.00	71,261.94	156,290.76	179,744.24	47%
Social Security	10-900-502	26,202.00	5,365.77	11,889.31	14,312.69	45%
Retirement	10-900-503	14,249.00	2,999.99	6,286.43	7,962.57	44%
Travel	10-900-504	0.00	0.00	0.00	0.00	N/A
Med/Dent/Life/HSA Ins	10-900-505	44,965.00	10,478.07	20,471.54	24,493.46	46%
Cell Phone Allowance	10-900-506	1,200.00	230.75	530.75	669.25	44%
Boot Glove Allowance	10-900-507	2,880.00	0.00	0.00	2,880.00	0%
Physical Exams	10-900-508	350.00	0.00	0.00	350.00	0%
Dues & Training	10-900-509	500.00	0.00	0.00	500.00	0%
401a & 457 City Contribution	10-900-510	0.00	0.00	0.00	0.00	N/A
Uniform Services	10-900-518	6,500.00	1,175.20	1,977.20	4,522.80	30%
HSA Contribution	10-900-520	0.00	0.00	0.00	0.00	N/A
Total S&S Personnel		435,281.00	91,857.87	198,242.14	237,038.86	46%
S&S Supplies						
Fuel	10-900-511	25,000.00	4,414.92	8,265.32	16,734.68	33%
Chemicals	10-900-512	400.00	0.00	0.00	400.00	0%
Tools & Equipment	10-900-513	1,300.00	0.00	0.00	1,300.00	0%
Safety & Other Equipment	10-900-553	1,500.00	1,027.00	1,027.00	473.00	68%
Other Supplies	10-900-519	500.00	142.57	568.89	(68.89)	114%
Total S&S Supplies		28,700.00	5,584.49	9,861.21	18,838.79	34%
S&S Maintenance						
Streets and Parks	10-900-524	15,000.00	721.14	7,365.04	7,634.96	49%
Vehicle Maintenance	10-900-526	32,000.00	17,392.07	18,672.14	13,327.86	58%
Other	10-900-529	400.00	0.00	0.00	400.00	0%
Total S&S Maint.		47,400.00	18,113.21	26,037.18	21,362.82	55%
S&S Contract Services						
Recycling Expenses	10-900-535	10,000.00	2,393.84	4,214.87	5,785.13	42%
Landfill Gate Fee	10-900-538	76,500.00	20,523.19	38,368.18	38,131.82	50%
Total S&S Cont. Svcs.		86,500.00	22,917.03	42,583.05	43,916.95	49%
S&S Capital Outlay						
RESERVE-Computers	10-900-554	0.00	0.00	0.00	0.00	N/A
RESERVE-Vehicle replacement	10-900-556	20,000.00	0.00	0.00	20,000.00	N/A
Total S&S Cap.Out.		20,000.00	0.00	0.00	20,000.00	N/A
TOTAL S&S EXPENSES		617,881.00	138,472.60	276,723.58	341,157.42	45%
		0				
TOTAL GENERAL FUND EXPENSES		6,101,447.00	1,163,825.40	2,456,725.09	3,485,087.81	40%
NET REVENUE>EXPENSES						
OR (REVENUE<EXPENSES)		(540,960.00)	1,073,051.06	2,178,805.72	(2,560,131.62)	

reflects budget adjustment

THE CITY OF OLMOS PARK
Capital Expenditures Fund Balance Sheet
For the Second Quarter Ending March 31, 2026

	Acct #	Current Quarter Activity	Ending
ASSETS			
Brdwy Cking #0349161	20-010-130	139.43	694,401.81
Prepaid Expenses	20-010-102	0.00	0.00
Due From General Fund	20-010-150	0.00	
TOTAL ASSETS		139.43	694,401.81
LIABILITIES			
Accounts Payable/Due To Other Funds	20-100-200	0.00	0.00
TOTAL LIABILITES		0.00	0.00
EQUITY			
Reserve for Prepaids	20-200-300	0.00	(23,301.01)
Capital Projects	20-200-305	0.00	\$57,335.86
Capital Replacement - Admin Technology	20-200-306	0.00	\$8,881.93
Capital Replacement - Court Technology	20-200-307	0.00	\$3,585.00
Capital Replacement - Police Technology	20-200-308	0.00	\$6,583.63
Capital Replacement - Police Vehicles	20-200-309	0.00	\$47,604.84
Capital Replacement - Fire Technology	20-200-310	0.00	\$16,614.48
Capital Replacement - Fire Vehicles	20-200-311	0.00	\$205,136.71
Capital Replacement - Fire Mandates	20-200-312	0.00	\$47,893.73
Capital Replacement - S&S Technology	20-200-313	0.00	\$1,940.00
Capital Replacement - S&S Vehicles	20-200-314	0.00	\$64,235.88
Capital Replacement - Fire Contingency	20-200-316	0.00	\$5,822.00
Capital Replacement -Building	20-200-318	0.00	\$62,171.30
Capital Replacement -Street Lights	20-200-319	0.00	\$29,148.48
Capital Replacement -Roundabout	20-200-320	0.00	\$0.00
Capital Replacement -Street Repairs	20-200-321	0.00	\$215,519.69
Capital Replacement -McCullough Project	20-200-322	0.00	\$23,787.90
Capital Replacement - Park & Trevitt Drainage	20-200-322	0.00	\$0.00
Current Net Revenue>Expenses or (Revenue<Expenses)		(78,654.87)	(78,558.61)
TOTAL EQUITY		(78,654.87)	694,401.81
TOTAL LIABILITIES AND EQUITY		78,654.87	694,401.81

THE CITY OF OLMOS PARK
Capital Expenditures Fund Income Statement
For the Second Quarter Ending Maarch 31, 2026

	Acct #	Annual Budget	Current Quarter Actual	Year to Date Actual	YTD Budget Remaining	Percent of Budget
REVENUES						
Capital Building Fund						
Int Income	20-300-412	200.00	139.43	235.69	(35.69)	118%
Other Sources	20-300-450	0.00			0.00	N/A
Total Capital Building Fund		200.00	139.43	235.69	(35.69)	N/A
Capital Equipment Fund						
Transfer In - Admin - McCullough	20-300-430	0.00	0.00	0.00	0.00	N/A
Transfer In - General Fund	20-300-409	270,000.00	0.00	0.00	270,000.00	N/A
Transfer in - Admin Streets	20-300-505	0.00	0.00	0.00	0.00	N/A
Transfer In - Court	20-300-510	0.00	0.00	0.00	0.00	N/A
Transfer In - Police	20-300-520	40,000.00	0.00	0.00	40,000.00	N/A
Transfer In - Fire (Tech)	20-300-530a	5,000.00	0.00	0.00	5,000.00	N/A
Transfer In - Fire (truck)	20-300-530b	50,000.00	0.00	0.00	50,000.00	N/A
Transfer In - Fire (Rescue)	20-300-530	10,000.00	0.00	0.00	10,000.00	N/A
Transfer In - PW	20-300-540	20,000.00	0.00	0.00	20,000.00	N/A
Transfer In - Street Lights CIED	20-300-551	0.00	0.00	0.00	0.00	N/A
Building Repairs Reserve	20-300-552	100,000.00	0.00	0.00	100,000.00	N/A
Total Capital Equipment Fund		495,000.00	0.00	0.00	495,000.00	N/A
TOTAL REVENUE		495,200.00	139.43	235.69	494,964.31	0%
EXPENSES						
PD Radios/Body Cameras	20-400-502	0.00	0.00	0.00	0.00	N/A
Fire Bunker Gear	20-400-503	0.00	0.00	0.00	0.00	N/A
PD Radios	20-400-520	0.00	0.00	0.00	0.00	N/A
Admin Tech	20-400-578	0.00	0.00	0.00	0.00	N/A
Park Hill Drainage	20-400-620	0.00	0.00	0.00	0.00	N/A
S&S Computer & Technology	20-400-625	0.00	0.00	0.00	0.00	N/A
Police Dept Vehicle Purchase	20-400-630	0.00	0.00	0.00	0.00	N/A
McCullough Ave Maintenance	20-400-635	0.00	0.00	0.00	0.00	N/A
Streets	20-400-637	200,000.00	0.00	0.00	0.00	0%
Street Light Maintenance	20-400-640	20,000.00	0.00	0.00	0.00	0%
Hillside Hermosa Project	20-400-641	258,000.00	3,068.98	3,068.98	0.00	1%
City Building Complex Repairs	20-400-660	184,000.00	75,725.32	75,725.32	0.00	41%
Streets & San Building	20-400-600	0.00	0.00	0.00	0.00	N/A
Fire Dept Vehicle Purchase	20-400-700	0.00	0.00	0.00	0.00	N/A
Public Works Truck	20-600-646	0.00	0.00	0.00	0.00	N/A
Total Capital Equipment Fund		662,000.00	78,794.30	78,794.30	0.00	N/A
TOTAL EXPENSES		662,000.00	78,794.30	78,794.30	0.00	N/A
NET REVENUE>EXPENSES						
OR (REVENUE<EXPENSES)		(166,800.00)	(78,654.87)	(78,558.61)	494,964.31	47%

THE CITY OF OLMOS PARK
Special Revenue Fund Balance Sheet
For the Second Quarter Ending March 31, 2026

	Acct #	Current Quarter Activity	Ending
ASSETS			
Cash - Bdwy Bk #0349160	30-010-103	60,215.28	890,351.78
Fourth of July Parade	30-010-106	0.00	3,401.18
Due From Other Governments	30-010-109	(13,059.17)	16,993.00
AR Franchise Tax	30-010-122	0.00	3,190.59
Due from General Fund	30-010-110	0.00	0.00
TOTAL ASSETS		47,156.11	913,936.55
LIABILITIES			
Accounts Payable	30-100-199	0.00	0.00
Deferred Grant Revenue	30-200-220	0.00	83,333.33
TOTAL LIABILITIES		0.00	83,333.33
EQUITY			
	30-200-220	0.00	0.00
Reserve-Undesignated	30-200-300	0.00	17,472.31
Reserve-Jud Support Fd	30-200-301	0.00	868.52
Reserve-Ct Efficiency Fd	30-200-302	0.00	(2,345.82)
Reserve-Bldg Security Fd	30-200-304	0.00	45,525.50
Reserve-Ct Technology Fd	30-200-305	0.00	15,582.07
Reserve-Property Forfeitures	30-200-307	0.00	0.00
Reserve-TxLEOSE Allocation	30-200-308	0.00	6,406.60
Reserve-School Crossing Gd	30-200-309	0.00	39,527.22
Reserve-St Maint Fd	30-200-310	0.00	404,848.90
Reserve Donations	30-200-311	0.00	1,229.42
Reserve-Landfill	30-200-312	0.00	7,743.07
Reserve-Tree Fund	30-200-314	0.00	26,852.32
Reserve-Stray Animal Fd	30-200-315	0.00	(863.30)
Reserve-July 4th	30-200-316	0.00	4,128.54
Reserve-St Maint Fd CPS	30-200-317	0.00	115,077.89
Reserve-Juvenile Case Mgmt	30-200-318	0.00	36,097.05
Reserve-Jury Fund	30-200-319	0.00	747.08
Reserve-TPRF	30-200-320	0.00	9,165.37
Current Net Revenue>Expenses or (Revenue<Expenses)		47,156.11	102,540.48
TOTAL EQUITY		47,156.11	830,603.22
TOTAL LIABILITIES AND EQUITY		47,156.11	913,936.55

*Agrees to FYE2025 Audit

THE CITY OF OLMOS PARK
Special Revenue Fund Income Statement
For the Second Quarter Ending March 31, 2026

	Acct #	Annual Budget	Current Quarter Actual	Year to Date Actual	YTD Budget Remaining	Percent of Budget
REVENUES						
Judicial Support Fund	30-300-301	80.00	28.80	45.11	34.89	56%
Court Efficiency Fund	30-300-302	100.00	15.00	35.74	64.26	36%
CJFS	30-300-303	0.00	0.21	0.31	(0.31)	#DIV/0!
Bldg Security Fund	30-300-304	4,000.00	545.58	778.69	3,221.31	19%
Court Technology Fund	30-300-305	3,000.00	533.42	765.25	2,234.75	26%
Property Forfeitures	30-300-307	0.00	0.00	0.00	0.00	N/A
TxLease Allocation-PD	30-300-308	2,000.00	2,979.48	2,979.48	(979.48)	149%
School Crossing Guard	30-300-309	3,000.00	497.25	1,151.61	1,848.39	38%
TxLease Expenditures	30-300-310	0.00	0.00	0.00	0.00	N/A
LTPDF/Juv Case Manager	30-300-311	5,000.00	1,017.68	1,722.25	3,277.75	34%
LMJF Jury Fund 2020	30-300-312	100.00	20.36	34.49	65.51	34%
TPRF 2020	30-300-313	2,000.00	409.04	833.93	1,166.07	42%
Local Court & Building	30-300-314	3,000.00	1,129.88	2,106.62	893.38	70%
Street Repair & Main Funds 1/2	30-300-320	16,000.00	4,679.20	10,969.32	5,030.68	69%
Sales Tax Rev - St Repairs	30-300-323	160,000.00	38,421.79	87,007.00	72,993.00	54%
Employee Stability Fund	30-300-324	250.00	1,260.69	4,580.69	(4,330.69)	1832%
Sales Tax Rev - EDC	30-300-325	0.00	0.00	0.00	0.00	N/A
Misc. July 4th Parade	30-300-327	250.00	0.00	0.00	250.00	0%
Beautification Fund	30-300-328	250.00	0.00	0.00	250.00	0%
Rifle Resistant Body Armor Grant	30-300-330	37,316.00	0.00	0.00	37,316.00	0%
Interest Earned	30-300-412	250.00	139.43	235.69	14.31	94%
Stray Animal Fund	30-300-505	0.00	0.00	0.00	0.00	N/A
ALPR Patrol Vehicle Grant 44058	30-300-506	0.00	0.00	0.00	0.00	N/A
Tree Mitigation Revenue	30-300-520	500.00	0.00	0.00	0.00	0%
PD Grants Mobile Field Force	30-300-525	0.00	0.00	0.00	0.00	N/A
PD Grants P25 Radio Migration	30-300-530	0.00	0.00	0.00	0.00	N/A
Tree Permit Fees	30-800-424	0.00	0.00	0.00	0.00	N/A
TOTAL REVENUES		237,096.00	51,677.81	113,246.18	123,349.82	48%
EXPENSES						
TxLease -PD	30-400-508	1,000.00	3,797.00	4,492.00	(3,492.00)	N/A
Tree Mitigation	30-400-520	5,000.00	0.00	0.00	N/A	N/A
Miscenses Exp	30-400-580	0.00	175.00	175.00	0.00	N/A
Employee Stability Fund	30-400-582	250.00	0.00	0.00	0.00	0%
Beautification Fund	30-400-583	250.00	0.00	0.00	0.00	0%
Public Safety (RRQZ) SCG	30-400-587	5,000.00	60.70	5,060.70	(60.70)	N/A
Street Repair & Main Funds	30-400-585	290,000.00	0.00	0.00	290,000.00	0%
Street Repair/Maint 0.5% CPS	30-400-586	87,000.00	0.00	0.00	0.00	N/A
Seizure Fund Expenses	30-400-590	0.00	0.00	0.00	0.00	N/A
StrayAnimal	30-400-605	0.00	0.00	0.00	0.00	N/A
COPS Grant	30-400-620	41,667.00	0.00	0.00	41,667.00	0%
Rifle Resistant Body Armor Grant	30-400-621	37,316.00	0.00	0.00	0.00	0%
Court Technology	30-600-539	6,500.00	489.00	978.00	5,522.00	15%
Court Security	30-600-540	4,000.00	0.00	0.00	4,000.00	0%
Court Efficiency	30-600-541	0.00	0.00	0.00	0.00	N/A
Judicial Support Fund	30-600-542	1,000.00	0.00	0.00	1,000.00	N/A
Local Court & Building	30-600-543	3,000.00	0.00	0.00	3,000.00	0%
TxLEOSE Pd	30-700-308	0.00	0.00	0.00	0.00	N/A
TOTAL EXPENSES		481,983.00	4,521.70	10,705.70	341,636.30	2%
NET REVENUE>EXPENSES						
OR (REVENUE<EXPENSES)		(244,887.00)	47,156.11	102,540.48	(218,286.48)	N/A

THE CITY OF OLMOS PARK
Interest and Sinking Fund
For the Second Quarter Ending March 31, 2026

	Acct #	Current Quarter Activity	Ending
ASSETS			
Cash - Bdwy Bk Cking #0349160	40-010-104	(139,720.50)	139,737.41
A/R Del Taxes End of Year	40-010-108	0.00	8,962.49
Res. for Delinquent Tax Recv.	40-010-113	0.00	(896.25)
TOTAL ASSETS		(139,720.50)	147,803.65
LIABILITIES			
Due to Other Funds	40-100-201	0.00	0.00
Deferred Revenue	40-100-230	0.00	8,066.24
TOTAL LIABILITIES		0.00	8,066.24
EQUITY			
Surplus Int & Sink Fund	40-200-300	0.00	71,147.21
Current Net Revenue>Expenses or (Revenue<Expenses)		(139,720.50)	68,590.20
TOTAL EQUITY		(139,720.50)	139,737.41
TOTAL LIABILITIES AND EQUITY		(139,720.50)	147,803.65

*Agrees to FYE2025 Audit

THE CITY OF OLMOS PARK
Interest and Sinking Fund Income Statement
For the Second Quarter Ending March 31, 2026

	Acct #	Annual Budget	Current Quarter Actual	Year to Date Actual	YTD Budget Remaining	Percent of Budget
REVENUES						
Interest Income	40-300-412	150.00	139.43	271.03	(121.03)	181%
Ad Valorem Tax, P & I	40-300-414	416,706.00	172,274.05	379,869.48	36,836.52	91%
Ad Val Delinquent- I&S	40-300-415	500.00	3,191.02	3,774.69	(3,274.69)	755%
Transfer in from GF	40-300-xxx	0.00	0.00	0.00	0.00	N/A
TOTAL REVENUES		417,356.00	175,604.50	383,915.20	33,440.80	92%
EXPENSES						
Bond Payments Current Year	40-400-571	195,000.00	195,000.00	195,000.00	0.00	100%
Bank Charges	40-400-577	500.00	200.00	200.00	300.00	40%
Interest Payments Current Year	40-400-576	235,375.00	120,125.00	120,125.00	115,250.00	51%
TOTAL EXPENSES		430,875.00	315,325.00	315,325.00	115,550.00	73%
NET REVENUE>EXPENSES						
OR (REVENUE<EXPENSES)		(13,519.00)	(139,720.50)	68,590.20	(82,109.20)	-507%

THE CITY OF OLMOS PARK
Sewer Fund Balance Sheet
For the Second Quarter Ending March 31, 2026

1

	Acct #	Current Quarter Activity	Ending
ASSETS			
Bdwy Bk Cking #0349160	50-010-102	84,546.21	1,224,085.25
A/R from SAWS	50-010-108	0.00	48,047.53
AR Franchise Tax	50-010-122		3,190.59
Due from other Funds	50-010-150		0.00
Total Assests		84,546.21	1,275,323.37
LIABILITIES			
Accounts Payable	50-100-207	39,203.38	40,953.38
Total Liabilities		39,203.38	40,953.38
EQUITY			
Surplus- Sewer Fund	50-200-300	0.00	1,145,247.38
Current Net Revenue>Expenses or (Revenue<Expenses)		45,342.83	89,122.60
Total Equity		45,342.83	1,234,369.98
TOTAL LIABILITIES AND EQUITY		84,546.21	1,275,323.36

THE CITY OF OLMOS PARK
Sewer Fund Income Statement
For the Second Quarter Ending March 31, 2026

	Acct #	Annual Budget	Current Month Actual	Year to Date Actual	YTD Budget Remaining	Percent of Budget
REVENUES						
Interest Income	50-300-412	200.00	139.43	235.69	(35.69)	118%
CPS 5% fees	50-300-415	16,000.00	4,679.21	10,969.33	5,030.67	69%
SAWS Revenues	50-300-417	600,000.00	157,667.89	314,132.15	285,867.85	52%
GF Contribution Transfer In	50-300-419	0.00	0.00	0.00	0.00	N/A
Total Revenues		616,200.00	162,486.53	325,337.17	290,862.83	53%
EXPENSES						
Sewer Maintenance	50-400-579	14,000.00	0.00	2,950.00	11,050.00	21%
Maintenance .05% CPS fee	50-400-578	16,000.00	0.00	0.00	16,000.00	0%
SAWS Billing Fees	50-400-580	5,000.00	1,020.38	2,040.74	2,959.26	41%
SAWS Wastewater Charges	50-400-581	480,000.00	116,123.32	231,223.83	248,776.17	48%
Sewer Televising Project	50-400-600	24,000.00	0.00	0.00	24,000.00	N/A
Sanitary Sewer Mapping	50-400-701	72,000.00	0.00	0.00	72,000.00	0%
Total Expenses		611,000.00	117,143.70	236,214.57	374,785.43	39%
NET REVENUE>EXPENSES						
OR (REVENUE<EXPENSES)		5,200.00	45,342.83	89,122.60	(83,922.60)	1714%

reflects budget adjustment

THE CITY OF OLMOS PARK
Certificate of Obligation Fund Balance Sheet
For the Second Quarter Ending March 31, 2026

	Acct #	Current Quarter Activity	Ending
ASSETS			
Cash - Bdwy Bk Cking #4100121541	65-010-106	70,109.87	123,508.37
Transfers In from Logic	65-010-107	0.00	0.00
Frost Bank #0641324	65-010-110	0.00	0.00
Frost Bank CD - Signature Bk NY	65-010-130	0.00	0.00
Frost Bank CD - Pacific Western Bk	65-010-131	0.00	0.00
Frost Bank CD - American Express Bk	65-010-132	0.00	0.00
Frost Bank CD - Morgan Stanley	65-010-133	0.00	0.00
Frost Bank CD - Discover Bank	65-010-134	0.00	0.00
Logic CO Account	65-010-145	(231,246.50)	1,877,485.43
Transfers out of Logic	65-010-107	0.00	0.00
TOTAL ASSETS		(161,136.63)	2,000,993.80
LIABILITIES			
Accounts Payable	65-100-199	18,488.72	47,239.57
TOTAL LIABILITIES		18,488.72	47,239.57
EQUITY			
Retained Earnings	65-300-100		2,370,182.54
Current Net Revenue>Expenses or (Revenue<Expenses)		(179,625.35)	(416,428.31)
TOTAL EQUITY		(179,625.35)	1,953,754.23
TOTAL LIABILITIES AND EQUITY		(161,136.63)	2,000,993.80

THE CITY OF OLMOS PARK
Certificate of Obligation Fund Income Statement
For the Second Quater Ending March 31 2026

	Acct #	Annual Budget	Current Quarter Actual	Year to Date Actual	YTD Budget Remaining	Percent of Budget
REVENUES						
Certificates of Oblig Series 2	65-400-401	0.00	0.00	0.00	N/A	N/A
Interest Income	65-400-405	18,753.50	18,753.50	42,258.05	225.33%	N/A
Transfers In	65-010-107	0.00	0.00	0.00	N/A	N/A
TOTAL REVENUES		18,753.50	18,753.50	42,258.05	2.25	N/A
EXPENSES						
Engineer/Contractor Phase A	65-500-501	0.00			N/A	N/A
Engineer/Contractor Phase B	65-500-601	0.00		0.00	N/A	
Engineer/Contractor Phase C	65-500-615	0.00	0.00	0.00	N/A	
Engineer/Contractor Phase D	65-500-620	0.00	0.00	0.00	N/A	
Engineer/Contractor Phase E	65-500-625	0.00	170,684.78	424,132.69	N/A	
Engineer/Contractor Phase F	65-500-630	1,292,000.00	27,694.07	34,553.67	2.67%	
Engineer/Contractor Phase g	65-500-635	0.00	0.00	0.00	N/A	
Engineer/Contractor Phase h	65-500-640	0.00	0.00	0.00	N/A	
Bank Fees Analysis	65-500-700	0.00	0.00	0.00	N/A	
Custody Services	65-010-701	0.00	0.00	0.00	N/A	
TOTAL EXPENSES		1,292,000.00	198,378.85	458,686.36	16.00	N/A
NET REVENUE>EXPENSES OR (REVENUE<EXPENSES)		(1,273,246.50)	(179,625.35)	(416,428.31)	(13.75)	N/A

CITY OF OLMOS PARK

BUILDING ACTIVITY REPORT

MONTH OF: March 2026

<i>ACTIVITY</i>	<i>2025</i>	<i>2026</i>
BUILDING PERMIT ISSUED	43	51
NUMBER OF INSPECTIONS	91	55

Payments Collected by Year: **2025**

Month	Amount
January	\$25,210.00
February	\$16,562.00
March	\$13,559.28
April	\$26,582.58
May	\$31,598.99
June	\$41,553.00
July	\$11,666.28
August	\$70,587.70
September	\$13,974.84
October	\$13,083.32
November	\$18,607.30
December	\$13,190.66
Total	\$296,175.95

Payments Collected by Year: **2026**

Month	Amount
January	\$24,752.46
February	\$24,993.66
March	\$17,379.99
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	\$67,126.11

Fees Collected By Permit Type

Jurisdiction: Olmos Park From: 3/1/2026 To: 3/31/2026

Permit Type	Permit Number	Address	Amount
1st Failed Inspection - Electrical Final Inspection	2025-6364	501 Thelma Dr	\$100.00
			\$100.00
1st Failed Inspection - Electrical Rough-in Inspection	2025-6398	608 E Mandalay Dr	\$100.00
			\$100.00
1st Failed Inspection - Framing Inspection	2024-5595	330 Park Hill Dr	\$100.00
			\$100.00
1st Failed Inspection - Insulation Inspection	2024-5595	330 Park Hill Dr	\$100.00
			\$100.00
1st Failed Inspection - Mechanical Final Inspection	2026-6605	127 Primera Dr	\$100.00
	2024-5515	200 Devine Rd	\$100.00
			\$200.00
1st Failed Inspection - Plumbing Rough-In	2026-6585	4219 McCullough Ave	\$100.00
			\$100.00
1st Failed Inspection - Shower Pan	2024-5515	200 Devine Rd	\$100.00
			\$100.00
30 Day Permit Extension at Daily Rate (Building)	2024-5515	200 Devine Rd	\$4,024.08
			\$4,024.08
30 Day Permit Extension at Daily Rate (Electrical)	2024-5515	200 Devine Rd	\$228.69
			\$228.69
30 Day Permit Extension at Daily Rate (HVAC)	2024-5515	200 Devine Rd	\$192.30
			\$192.30
30 Day Permit Extension at Daily Rate (Plumbing)	2024-5804	481 E. Olmos	\$24.66
	2024-5515	200 Devine Rd	\$192.30
	2024-5515	200 Devine Rd	\$147.96
			\$364.92
All New Systems - HVAC & Mechanical	2026-6632	110 Hermosa Dr.	\$320.00
	2026-6633	707 West El Prado Drive	\$200.00
			\$520.00
BOA - Appeals	2026-6668	200 Alameda Cir	\$500.00
			\$500.00
Building Inspection Fees	2026-6613	211 Thelma Dr	\$75.00
	2026-6635	1050 Shook Avenue	\$150.00

Fees Collected By Permit Type

Jurisdiction: Olmos Park From: 3/1/2026 To: 3/31/2026

	2026-6644	115 E Mariposa Dr	\$75.00
	2026-6661	314 Melrose Dr	\$75.00
	2026-6647	489 East Olmos Dr	\$75.00
	2026-6645	106 E Mandalay Dr	\$75.00
			\$525.00
Building Permit	2026-6613	211 Thelma Dr	\$250.00
	2026-6635	1050 Shook Avenue	\$1,350.00
	2026-6644	115 E Mariposa Dr	\$250.00
	2026-6661	314 Melrose Dr	\$250.00
	2026-6647	489 East Olmos Dr	\$250.00
	2026-6645	106 E Mandalay Dr	\$250.00
			\$2,600.00
Certificate of Occupancy	2026-6648	5005 McCullough Ave	\$200.00
			\$200.00
Demolition Permit	2026-6621	146 Paloma Dr.	\$100.00
			\$100.00
Electrical Inspection Fees	2025-6398	608 E Mandalay Dr	\$75.00
	2026-6613	211 Thelma Dr	\$150.00
	2026-6601	407 E Wildwood	\$150.00
	2026-6636	515 Thelma Dr	\$150.00
	2026-6635	1050 Shook Avenue	\$150.00
			\$675.00
Gas Inspection Fees	2025-6398	608 E Mandalay Dr	\$75.00
			\$75.00
HVAC/Mechanical Inspection Fees	2026-6601	407 E Wildwood	\$150.00
	2026-6630	519 Thelma	\$75.00
	2026-6632	110 Hermosa Dr.	\$75.00
	2026-6633	707 West El Prado Drive	\$75.00
	2026-6635	1050 Shook Avenue	\$225.00
	2026-6646	110 W El Prado Dr	\$75.00
	2026-6663	408 E Olmos Dr	\$75.00
	2026-6673	4340 McCullough Ave	\$75.00
	2026-6666	515 Thelma Drive	\$75.00

Fees Collected By Permit Type

Jurisdiction: Olmos Park From: 3/1/2026 To: 3/31/2026

			\$900.00
Improvement/Remodels - Electrical	2026-6613	211 Thelma Dr	\$265.00
	2026-6601	407 E Wildwood	\$265.00
	2026-6635	1050 Shook Avenue	\$265.00
			\$795.00
Improvements / Remodels - Plumbing & Gas	2026-6613	211 Thelma Dr	\$260.00
	2026-6601	407 E Wildwood	\$260.00
	2026-6635	1050 Shook Avenue	\$260.00
			\$780.00
Improvements/ Remodels - HVAC & Mechanical	2026-6601	407 E Wildwood	\$260.00
	2026-6635	1050 Shook Avenue	\$260.00
			\$520.00
Minimum Permit Fee, Any Type - Plumbing & Gas	2026-6603	603 E Olmos Dr	\$140.00
	2026-6670	221 East Melrose Dr #B	\$140.00
			\$280.00
Plan Check Fee	2026-6613	211 Thelma Dr	\$30.00
	2026-6621	146 Paloma Dr.	\$30.00
	2026-6635	1050 Shook Avenue	\$60.00
	2026-6661	314 Melrose Dr	\$60.00
	2026-6647	489 East Olmos Dr	\$60.00
	2026-6645	106 E Mandalay Dr	\$120.00
			\$360.00
Plumbing Inspection Fees	2026-6613	211 Thelma Dr	\$225.00
	2026-6601	407 E Wildwood	\$150.00
	2026-6635	1050 Shook Avenue	\$225.00
	2026-6603	603 E Olmos Dr	\$150.00
	2026-6670	221 East Melrose Dr #B	\$75.00
			\$825.00
Re-Inspection Fee	2022-4418	900 E Olmos Dr	\$100.00
			\$100.00
Repair & Minor Work - Electrical	2026-6636	515 Thelma Dr	\$115.00
			\$115.00
Replacing A/C - HVAC & Mechanical	2026-6630	519 Thelma	\$140.00

Fees Collected By Permit Type

Jurisdiction: Olmos Park From: 3/1/2026 To: 3/31/2026

	2026-6646	110 W El Prado Dr	\$140.00
	2026-6663	408 E Olmos Dr	\$200.00
	2026-6673	4340 McCullough Ave	\$140.00
	2026-6666	515 Thelma Drive	\$140.00
			\$760.00
Tree Pruning	2026-6626	416 Park Dr	\$25.00
	2026-6627	217 Paseo Encinal	\$25.00
	2026-6628	635 East Mandalay Drive	\$25.00
	2026-6631	106 E Mariposa Dr	\$25.00
	2026-6637	412 Park Drive	\$25.00
	2026-6639	605 E Contour Dr	\$25.00
	2026-6642	121 E Wildwood Dr	\$25.00
	2026-6649	127 E Hermosa	\$25.00
	2026-6650	639 Contour Dr	\$25.00
	2026-6651	206 Primera Dr	\$25.00
	2026-6653	7 Ironwood Rd	\$25.00
	2026-6656	119 Paloma Dr	\$25.00
	2026-6658	777 E Olmos Dr	\$25.00
	2026-6659	303 E Mandalay	\$25.00
	2026-6664	130 E Mandalay	\$25.00
	2026-6671	606 W El Prado Dr	\$25.00
	2026-6676	500 E Olmos	\$25.00
	2026-6672	114 Brittany	\$25.00
			\$450.00
Tree Registration	2026-6631	106 E Mariposa Dr	\$100.00
	2026-6639	605 E Contour Dr	\$100.00
	2026-6642	121 E Wildwood Dr	\$100.00
	2026-6658	777 E Olmos Dr	\$100.00
	2026-6662	859 Contour Dr	\$100.00
	2026-6657	212 East Melrose Dr	\$100.00
			\$600.00
Tree Removal	2026-6662	859 Contour Dr	\$30.00
	2026-6657	212 East Melrose Dr	\$60.00

Fees Collected By Permit Type

Jurisdiction: Olmos Park From: 3/1/2026 To: 3/31/2026

			\$90.00
Total			\$17,379.99

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

Issued Date	Permit Number	Address	Owner	Permit Type	Permit Description
3/2/2026	2026-6601	407 E Wildwood	Mauze Construction Corp - Kari Wirth	Building Permit	Interior remodel to the main house 2nd floor.
3/2/2026	2026-6601	407 E Wildwood	Mauze Construction Corp - Kari Wirth	Improvements/ Remodels - HVAC & Mechanical	Interior remodel to the main house 2nd floor.
3/2/2026	2026-6626	416 Park Dr	Janice Miles	Tree Pruning	Small tree trimming
3/3/2026	2026-6627	217 Paseo Encinal	Andrea Brooks	Tree Pruning	Prune trees as needed to remove the dead wood and provide clearances. Remove the resulting debris.
3/4/2026	2026-6585	4219 McCullough Ave	N/A	All New Systems - HVAC & Mechanical	Tenant finish-out of existing space
3/4/2026	2026-6585	4219 McCullough Ave	N/A	Improvement/Remodels - Electrical	Tenant finish-out of existing space
3/4/2026	2026-6585	4219 McCullough Ave	N/A	Improvements / Remodels - Plumbing & Gas	Tenant finish-out of existing space
3/4/2026	2026-6628	635 East Mandalay Drive	tanya clark	Tree Pruning	tree trimming crepe myrtles in our front yard only.
3/4/2026	2026-6630	519 Thelma	Steve Johnson	Replacing A/C - HVAC & Mechanical	Installing a 2-ton 14-seer condenser and evaporator coil. (Replacement)
3/5/2026	2026-6631	106 E Mariposa Dr	N/A	Tree Pruning	tree trimming low limbs front yard
3/5/2026	2026-6632	110 Hermosa Dr.	Greg Mc Clendon	All New Systems - HVAC & Mechanical	Installing a 14-seer electric heat complete system.
3/5/2026	2026-6633	707 West El Prado Drive	Lisa & Mitch Nichols	All New Systems - HVAC & Mechanical	Install New Daikin Fit Heat Pump 1.5 Ton System
3/6/2026	2026-6621	146 Paloma Dr.	John C. Shipley	Demolition Permit	I WOULD LIKE TO TAKE THE EXISTING GARAGE DOWN. NOT THE FOUNDATION AT THIS TIME.

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/9/2026	2026-6613	211 Thelma Dr	Kim Batchelor	Building Permit	Remodel an existing bathroom (new tub, toilet, vanity and flooring)- all work to be done in the existing space-Add a larger door to the laundry room, and change stackable washer and dryer to side by side.
3/9/2026	2026-6636	515 Thelma Dr	Chantana Wright	Repair & Minor Work - Electrical	INSTALLATION OF 60A AC DISCONNECT. PULLING NEW FEEDER FROM THE PANEL.
3/9/2026	2026-6637	412 Park Drive	Belt Walter	Tree Pruning	Trim Trees over roof
3/10/2026	2026-6639	605 E Contour Dr	Out On A Limb - Randy Bixby	Tree Pruning	Trim trees plus clean up
3/11/2026	2026-6642	121 E Wildwood Dr	Kenyon McDonald	Tree Pruning	Tree pruning
3/13/2026	2025-6521	4118 McCullough Ave	Rosewood Building LLC	Certificate of Occupancy	
3/13/2026	2026-6635	1050 Shook Avenue	N/A	Building Permit	Demo powder bathroom by side door, demo existing kitchen and install new cabinetry, construct powder bathroom and hvac closet. Construct new kitchen in adjacent room. Demo upstairs bathroom above garage. Move washer dryer to upstairs closet. No structural work. Work areas constitute approximately 540 sf of 2,238 sf home.

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/13/2026	2026-6644	115 E Mariposa Dr	Jeremiah Magers	Building Permit	Install approximately 60 feet of 6 foot tall privacy fence in L shape across back of driveway with a gate for access. Objective is to secure the back yard. Repair a small section of fence on the west side of property with 8 foot tall pickets due to rotting slats that need to be repaired.
3/18/2026	2024-5664	4118 McCullough Ave	N/A	Certificate of Occupancy	Certificate of Occupancy
3/18/2026	2026-6646	110 W El Prado Dr	N/A	Replacing A/C - HVAC & Mechanical	We are changing out the hvac system to a customer on the address provided. there will be a crane service to get the unit on the roof.

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/19/2026	2026-6603	603 E Olmos Dr	N/A	Minimum Permit Fee, Any Type - Plumbing & Gas	Contractor proposed to completely remodel deck area with the existing foot print around swimming pool including steps and an existing upper patio and a part of the walkway on the side of the house. We will demolish and repour new concrete and the overlay it with D'Hanis brick. When we removed the concrete deck around the pool we discovered that some plumbing pipes were leaking and so now we would like to request a permit or amend the existing permit to include the new swimming pool plumbing including two main drains one on the pool and spa , new coping , new tile and new replaster. I sent a sketch that I drew out at 1/4 scale of the existing structural concrete and itemized what we are proposing to repair.
3/19/2026	2026-6649	127 E Hermosa	N/A	Tree Pruning	Pruning Tree Only
3/20/2026	2026-6650	639 Contour Dr	jody cochran	Tree Pruning	Pruning 3 Live Oak trees: Remove deadwood, elevate over roof.
3/20/2026	2026-6651	206 Primera Dr	sara dysart	Tree Pruning	Prune trees to remove deadwood, clear roof.
3/20/2026	2026-6656	119 Paloma Dr	Estella Avery	Tree Pruning	Removal and Pruning
3/23/2026	2024-5656	4118 McCullough Ave	ROSEWOOD BUILDING LLC	Certificate of Occupancy	Certificate of Occupancy
3/23/2026	2024-5663	4118 McCullough Ave	ROSEWOOD BUILDING LLC	Certificate of Occupancy	Certificate of Occupancy

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/23/2026	2024-5665	4118 McCullough Ave	ROSEWOOD BUILDING LLC	Certificate of Occupancy	Certificate of Occupancy
3/23/2026	2025-6406	4210 McCullough Ave	RC Olmos Famous II LP - Byron Sullivan	Certificate of Occupancy	Building Shell Registration
3/23/2026	2025-6410	4501 McCullough Ave	RC Olmos Famous II LP - Byron Sullivan	Certificate of Occupancy	Change in ownership. New Certificate of Occupancy (Building Shell Registration)
3/23/2026	2025-6469	4335 McCullough Ave	Dashing Investment, LLC - Nancy Cortez	Certificate of Occupancy	Certificate of Occupancy for barbershop
3/23/2026	2026-6613	211 Thelma Dr	Kim Batchelor	Improvements / Remodels - Plumbing & Gas	Remodel an existing bathroom (new tub, toilet, vanity and flooring)- all work to be done in the existing space-Add a larger door to the laundry room, and change stackable washer and dryer to side by side.
3/23/2026	2026-6658	777 E Olmos Dr	N/A	Tree Pruning	Prune designated areas to reduce risk, improve tree health/structure, and provide roof clearance. Remove 1" and larger deadwood, including any rubbing or broken branches. Prune to provide 3-5ft roof clearance in designated areas. Clean areas, chip, and haul off debris.
3/23/2026	2026-6659	303 E Mandalay	N/A	Tree Pruning	
3/24/2026	2026-6653	7 Ironwood Rd	Scott Beckendorf	Tree Pruning	Prune the live oak below the pool to remove the dead wood 1" in diameter and greater reduce weight and improve structure. Remove the resulting debris.
3/24/2026	2026-6663	408 E Olmos Dr	Jeremy Postaer	Replacing A/C - HVAC & Mechanical	Basic 4 Ton Weather king Change out

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/24/2026	2026-6664	130 E Mandalay	N/A	Tree Pruning	Tree Pruning
3/25/2026	2026-6657	212 East Melrose Dr	Juan Carlos Ubarnes	Tree Removal	Removal of the 2 specified chinaberry trees as flush to the ground as possible. Grinding of the 2 specified Chinaberry trees stump. Wood chips from grinding will be left on site and used to fill the cavity created.General pruning on Chinaberry a long fence line to remove large limb to improve tree health and aesthetics. Includes hauling away all debris.
3/25/2026	2026-6662	859 Contour Dr	Joel Joel	Tree Removal	Elm tree got hit really bad with last wind in 3-15-26. Now its a hazardous tree and it needs to be taking down as it already braking down and making alot of damage
3/26/2026	2026-6645	106 E Mandalay Dr	Lance Gillespie	Building Permit	installing 4 2-story concrete posts and 10ft 4x6" wood beam
3/26/2026	2026-6670	221 East Melrose Dr #B	Whitney Anderson	Minimum Permit Fee, Any Type - Plumbing & Gas	we will be replacing the electric tank style water heater with a similar newer model
3/26/2026	2026-6671	606 W El Prado Dr	Courtney Beauchamp	Tree Pruning	Maintenance Pruning front and rear trees: Deadwood, Elevations.
3/26/2026	2026-6673	4340 McCullough Ave	Vrotherz mechanical llc - Jose Valdez	Replacing A/C - HVAC & Mechanical	A change out of a 2 ton package unit
3/27/2026	2026-6661	314 Melrose Dr	Dennis Windscheffel	Building Permit	Foundation repair
3/27/2026	2026-6666	515 Thelma Drive	Chantana Wright	Replacing A/C - HVAC & Mechanical	Replace HVAC system
3/30/2026	2026-6672	114 Brittany	Amy Martin	Tree Pruning	Tree Pruning
3/30/2026	2026-6676	500 E Olmos	Homeowner Sylvia Trumble - Ruben Cervantes	Tree Pruning	Tree Pruning

City of Olmos Park, Texas
120 W El Pardo
San Antonio, TX 78212

Permit Report

March 01, 2026 - March 31,2026

3/31/2026	2026-6613	211 Thelma Dr	Kim Batchelor	Improvement/Remodels - Electrical	Remodel an existing bathroom (new tub, toilet, vanity and flooring)- all work to be done in the existing space-Add a larger door to the laundry room, and change stackable washer and dryer to side by side.
Total	51				

FY2026	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Tickets issued	66	90	74	104	55	57						
Warrants	66	35	28	46	42	41						
Paid/Closed	65	35	54	58	75	86						
Dismissed	48	48	30	26	45	38						
Collections:												
Total	\$20,808.40	\$10,674.60	\$15,410.80	\$18,353.25	\$24,307.25	\$34,276.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Included in Collections:												
Time Payment	\$132.40	\$0.00	\$75.00	\$25.00	\$50.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FTA Fees	\$398.90	\$235.07	\$529.57	\$300.00	\$757.22	\$1,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Fees	\$4,073.79	\$2,264.40	\$2,664.27	\$3,602.81	\$4,732.15	\$6,242.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
IDF	\$22.37	\$4.00	\$28.00	\$12.00	\$28.00	\$56.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SJRF-JURY	\$44.75	\$8.00	\$56.00	\$24.00	\$56.00	\$112.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
STF	\$128.89	\$40.43	\$199.57	\$90.00	\$120.00	\$286.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
STF2019	\$947.19	\$747.85	\$777.25	\$903.79	\$1,029.07	\$992.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TLFTA3/2020	\$73.20	\$12.00	\$57.76	\$77.09	\$114.33	\$111.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Payables:												
(To State)	(3998.54)	(2194.67)	(2788.39)	(3455.03)	(4788.74)	(6376.17)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(To OMNI)	(79.78)	(47.01)	(105.91)	(60.00)	(151.44)	(216.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(Resv -Eff)	(13.24)	(0.00)	(7.50)	(2.50)	(5.00)	(7.50)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(Resv -Sec)	(118.74)	(25.08)	(89.29)	(116.78)	(182.39)	(246.41)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(Resv -Tech)	(112.90)	(24.87)	(94.06)	(104.63)	(172.52)	(256.27)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
LC&B Fund	(366.10)	(332.05)	(278.59)	(330.00)	(352.45)	(447.43)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
TLFTA2/2020	(346.79)	(18.00)	(86.64)	(115.62)	(171.50)	(167.98)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
PRF/ tp fee 2020	(203.33)	(129.14)	(92.42)	(166.94)	(73.20)	(168.90)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
LMJF/Jury fund	(5.93)	(4.08)	(4.12)	(5.74)	(6.73)	(7.89)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
LTPDF/Juv	(295.31)	(203.46)	(205.82)	(286.19)	(337.47)	(394.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(SJRF/total-10%)	(40.28)	(7.20)	(50.40)	(21.60)	(50.40)	(100.80)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
TPF	(16.59)	(4.00)	(14.00)	(12.00)	(21.48)	(49.08)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
IDF/TOTAL-10%	(20.13)	(3.60)	(25.20)	(10.80)	(25.20)	(50.40)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
Moving/CJFS	(0.30)	(0.12)	(0.51)	(0.27)	(0.52)	(1.05)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
CJFC/city	(0.03)	(0.01)	(0.06)	(0.03)	(0.06)	(0.12)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
JFSTATE-PAY	(60.41)	(10.80)	(75.60)	(32.40)	(75.60)	(151.20)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(JFCITY-RESV)	(6.71)	(1.20)	(8.40)	(3.60)	(8.40)	(16.80)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
COLAGY	(2104.90)	(355.80)	(1794.80)	(2140.90)	(3200.52)	(4534.62)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
Seat Belt	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(62.95)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
STF/total-5%	(122.45)	(38.41)	(189.59)	(85.50)	(114.00)	(271.91)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
(STF/ total-4%)	(909.30)	(717.94)	(746.16)	(867.64)	(987.91)	(953.07)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
Net Income	\$12,352.74	\$6,889.21	\$9,031.93	\$10,865.08	\$13,934.17	\$20,243.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY2025-Total	\$123,830.53											
FY2025-NET	\$73,316.25											
Seat Belt FY 26	\$ -											
CSS-monthly												
Account Balances												
	10/01/2025			01/01/2026			04/01/2026			07/01/2026		
Court Costs	3,666.41	2,037.96	2,397.84	3,242.53	4,258.94	5,618.67	-	-	-	-	-	-
STF2019-4%	909.30	717.94	746.16	867.64	987.91	953.07	-	-	-	-	-	-
STF -5%	122.45	38.41	189.59	85.50	114.00	271.91	-	-	-	-	-	-
SJRF-Jury	40.28	7.20	50.40	21.60	50.40	100.80	-	-	-	-	-	-
IDF	20.13	3.60	25.20	10.80	25.20	50.40	-	-	-	-	-	-
JF-judicial support	60.41	10.80	75.60	32.40	75.60	151.20	-	-	-	-	-	-
MVF/State	0.30	0.12	0.51	0.27	0.52	1.05	-	-	-	-	-	-
TPF	16.59	4.00	14.00	12.00	21.48	49.08	-	-	-	-	-	-
TLFTA	265.93	156.71	353.04	200.00	504.81	720.00	-	-	-	-	-	-
TP-STATE	66.20	0.00	37.50	12.50	25.00	37.50	-	-	-	-	-	-
	5,168.00	2,976.74	3,889.85	4,485.24	6,063.85	7,953.68	-	-	-	-	-	-
Quarterly Payment:			\$12,034.58			\$18,502.77			\$0.00			\$0.00

City Engineer's Update to City Council

Project No. OLMPK-004
For Council Date: 4/15/2026
On other sheet- Red text signifies council action requested.

	Project No.	Proj. Mgr.	Project Name	Recently Completed Tasks	Current Tasks	From Date	To Date	Misc. Notes	Engineering Budget	Contractor Budget	Comments
1	OLMPK-001	KHS	MS4 Compliance / Inspections. (aka "Phase 2 Storm Water Program")	Annual Report completed and sent.	Continue illicit discharge inspections.	03/10/26	04/30/26		\$ 55,000		
2	OLMPK-002N	CRM	FY2023-2024 Street & Drainage Maintenance	Warranty Review Letter Issued. Contractor Agreed to Extend Warranty for 1 Year.	Re-Evaluate Street in July 2026	10/02/23	09/30/26		\$ 58,498	\$ 385,386	New Warranty Expires on 9/20/26
3	OLMPK-003O	LDG	Hillside and Hermosa Utility Repairs & Drainage Improvements.	Issued design plans and Opinion of costs to city. Met with owners on Hillside Drive and Hermosa to discuss design.	Utility Coordination with SAWS.	09/11/25	04/30/26		\$ 25,151	\$ 212,283	
4	OLMPK-004	LDG	Miscellaneous & City Council Meetings	Discussed misc. issues during monthly meeting with City Manager.	LDG to attend April 15 Council Meeting	01/14/26	04/30/26				
5	OLMPK-007A	CRM	CPSE Parklane Dr. gas main replacement.		Will coordinate with CPSE when the city needs assistance.	12/11/25	04/30/26				
6	OLMPK-016G	KHS	900 E. Olmos Dr. Subdivision	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
7	OLMPK-016T	KHS	410 E. Mandalay - Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
8	OLMPK-018E	KHS	501 E Contour Dr - Demo and Construction Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
9	OLMPK-018F	KHS	156 Thelma Dr - Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
10	OLMPK-018G	KHS	330 Park Hill Dr - Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
11	OLMPK-018H	KHS	126 E Hermosa Dr - Stormwater	Inspected Site and found to Not be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
12	OLMPK-018I	KHS	110 Paloma Dr - Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
13	OLMPK-018J	KHS	200 Alameda Circle - Stromwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
14	OLMPK-018K	KHS	303 Belvidere Dr - Stormwater	Inspected Site and found to be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				
15	OLMPK-018L	KHS	125 Luther Dr - Demolition	Inspected Site and found to Not be in Compliance.	Follow up monthly inspection.	03/10/26	04/30/26				

City Engineer's Update to City Council

Project No. OLMPK-004

For Council Date: 4/15/2026

On other sheet- Red text signifies council action requested.

	Project No.	Proj. Mgr.	Project Name	Recently Completed Tasks	Current Tasks	From Date	To Date	Misc. Notes	Engineering Budget	Contractor Budget	Comments
16	OLMPK-024	CRM	Sewer Bond Project Programming	Ongoing program management.	None.	07/08/25	TBD		\$ 14,871		
17	OLMPK-024D	GNW / LDG	Sewer C.O. Project Phase D	Issued warranty review letter.		04/01/23	04/30/26		\$ 113,554	\$ 886,446	
18	OLMPK-024E	CRM	Sewer C.O. Project Phase E	Reviewed substantial completion items.	Coordinate Final Completion Items. Restoration of gas service to street lamp at 139 E Marioposa. Final Completion Walkthrough.	03/24/25	04/30/26		\$ 113,554	\$ 936,297	\$ 936,297 is the current construction price through Change Order 6 and is not expected to increase. Maximum Budget of \$950,000 approved by Council.
19	OLMPK-024F	GNW / CRM	Sewer C.O. Project Phase F	Utility coordination meeting with CPS and SAWS.	Placing plans for bid in late April.	12/01/23	04/30/26		\$ 206,936	\$ 886,446	

BOA Attendance Report

Member	Place	Term Ends	Board Training	January 14, 2026	February 11, 2026	March 11, 2026	April 8, 2026	Attendance
Richard Specia	1	Dec-27	Attended	Attended	Attended		Attended	100%
Dr. Alison Wiesenthal-Chair	2	Dec-26	Not Available	Attended	Attended		Attended	75%
Tim Blazi	3	Dec-27	Attended	Emergency	Attended		Attended	75%
Dr. Travis Block	4	Dec-26	Attended	Attended	Attended		Attended	100%
Chris Hargis-Vice Chair	5	Dec-27	Attended	Attended	Attended		Attended	100%
Brenda Atherton	Alt 1	Dec-26	Attended	Available	Available		Not Available	75%
John Neely	Alt 2	Dec-27	Attended	Attended	Attended		Not Available	75%
Meeting Status:			Meeting Held	Meeting Held	Meeting Held	No Meeting Requested	Meeting Held	
Attorney Present/Available:			Daniel Jones		Corina Sanchez		Dan Santee and Corina Sanchez	
Notes:								
March meeting cancelled due to no items going before the Board.								

EDC Attendance Report

Member	Place	Term Ends	January 13, 2026	February 10, 2026	March 10, 2026	April 14, 2026	Attendance
Dr. Travis Block - Treasurer	1	Dec-27	Attended	Attended	Did Not Attend	Available	67%
Deanna Rickabaugh	2	Dec-26	Attended	Attended	Attended	Not Available	100%
Lance Reinsmith	3	Dec-27	Attended	Attended	Not Available	Not Available	67%
Tess Harden - Vice President	4	Dec-26	Not Available	Attended	Not Available	No Response	33%
Ashley Glotzer	5	Dec-27	Attended	Did Not Attend	Attended	Available	67%
Dr. Kenneth Kirlin - President	6	Dec-26	Attended	Attended	Attended	Available	100%
Christopher Smithson	7	Dec-27	Attended	Attended	Attended	Available	100%
Meeting Status:			Meeting Held	Meeting Held	Meeting Held	Meeting Scheduled	
Attorney Present/Available:			Daniel Jones				
Notes:							
Ashley Glotzer recused herself due to a conflict with agenda item on 2/10/2026							
Legal is not available to attend Tuesday meetings							

P&Z Attendance Report

Member	Place	Terms Ends	January 28, 2026	February 25, 2026	March 25, 2026	April 29, 2026	Attendance
Lorin Runnels	1	Dec-27	Available	Attended	Attended		100%
Shawn Hatter	2	Dec-26	No Response	Did Not Attend	No Response		0%
Walter Goff	3	Dec-27	Not Available	Attended	Attended		67%
David Younquist	4	Dec-26	Not Available	Did Not Attend	Attended		33%
Em Landon	5	Dec-27	Available	Attended	Available		67%
Richard Wolf	6	Dec-26	Available	Attended	Available		67%
Lauron Fischer	7	Dec-27		Attended	Attended		100%
Jack Foster	Alt	Dec-26	Not Available	Attended	Attended		67%
Meeting Status:			Meeting Not Held Due to Quorum	Meeting Held	Meeting Held	No Meeting Requested	
Attorney Present/Available:					Daniel Santee		
Notes:			Alt changed availability on 1/27/26, marking no quorum Place 5 arrived at 5:06 PM on 2/25, Alt arrived at 5:17 PM on 2/25 Daniel Santee, Em Landon and Richard Wolf stated their availability but did not attend on 3/25				