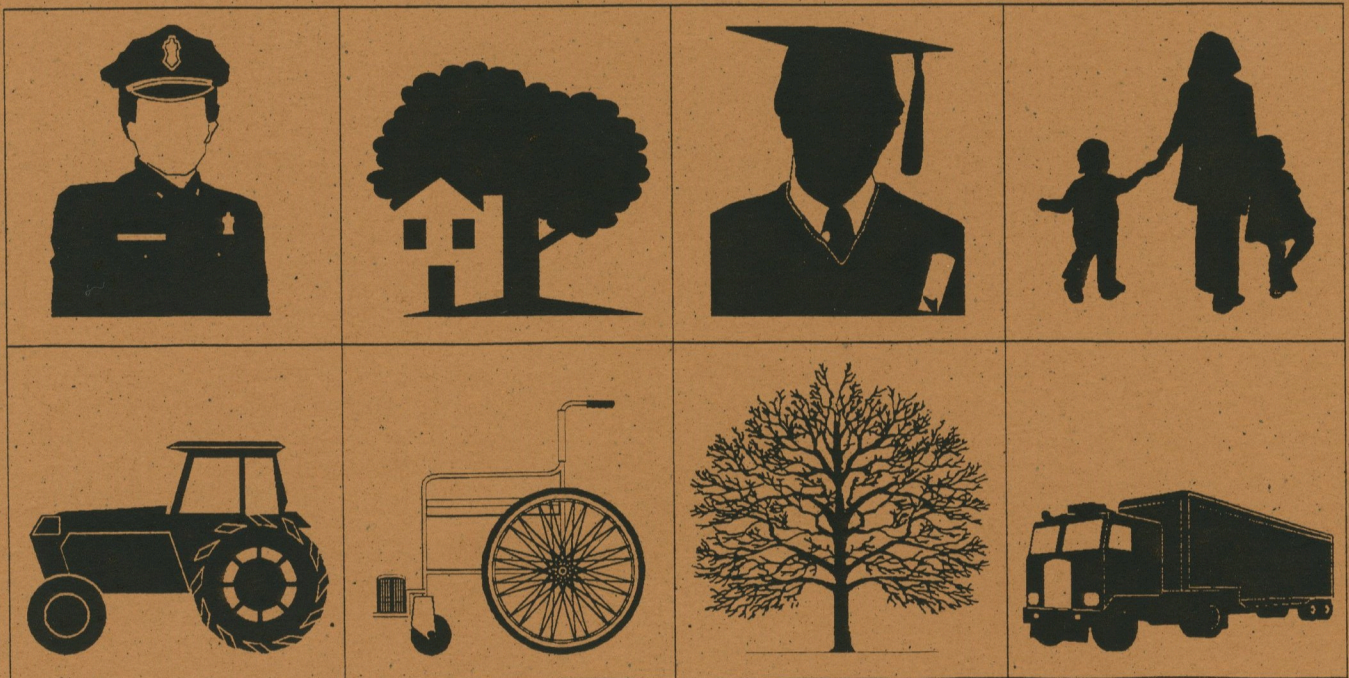


La Comunidad del Futuro

HIDALGO

Comprehensive Plan: 2010



FOREWORD

In June of 1993, the Department of Landscape Architecture & Urban Planning at Texas A&M University initiated the Texas Target Cities Program. Under this program, a city is selected to serve as a real world learning laboratory for graduate students. The program was created for two reasons. First, it provides students with an educational experience that is enhanced and made more relevant through the application of instruction and course work to actual urban problems and issues. Second, the targeted community receives valuable assistance that can make a positive difference in the quality of urban life for its residents.

The municipality selected as the Target City for 1994-95 was Hidalgo, Texas. The purpose of this document is to present a comprehensive plan for the development of the City of Hidalgo.

The planning process associated with the production of this document began in the Summer of 1994. A graduate student was employed by the City to begin the aggregation of data on a wide range of topics. In September of 1994, students from the Master of Urban Planning degree program began a nine-month sequence of graduate courses dedicated to analysis of the data and the preparation of this plan. Applied Planning I, taught in the Fall of 1994, was used for the purpose of data acquisition and analysis. Applied Planning II, in the Spring of 1995, was used primarily for the purpose of plan formulation. A third course, Plan Implementation, served as a vehicle for addressing ideas in the creation of a zoning ordinance for Hidalgo. Students from two landscape architecture courses were also involved in the preparation of design concepts.

The document is structured in four parts. Part A contains the introduction and a review of the existing City. Part B is referred to as "The Prospect". This part contains several concepts for improving the community. Illustrations are provided to aid the reader in reviewing these ideas. Part B also contains the goals and objectives which were used as a basis for the proposed future plans. Part C contains the proposed future plans. The final component, Part D, contains an "Action Agenda" for implementing the plans.

The faculty and students participating in this effort would like to extend special thanks to the citizens of Hidalgo for their assistance and input to the planning process.

The following individuals contributed to the production of this document:

Faculty Directors

David L. Pugh, AICP, Associate Professor and MUP Program Coordinator
Department of Landscape Architecture & Urban Planning

David R. Ellis, Associate Director,
Texas A&M University Center for Housing & Urban Development

Donald B. Austin, ASLA, Professor
Department of Landscape Architecture & Urban Planning

Editorial Staff

Alsie Bond
Todd B. Carlson
J. Martin Sanchez
Gregory Schumann

Principal Contributors

Barton Baker
Bart Benthul
John Biggs
Xavier Cervantes
Shelia Cross

Janna Derkits
Roberto Gonzalez
Aric Head
Michelle McCoy
Tara Nance
Karen Orr

Kimberly Phillips
Scott Schoonmaker
Stephen Sims
Laleh Soltan
Thomas Stevens

Design Contributors

Mary Hahn
Mike Teal
Sani Wiruchaphan
Min-Fang Yang

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We would also like to thank several City staff members who were instrumental in collecting data. Benito Lopez, City Administrator effectively coordinated the City's efforts to build a better community with the Target Cities Program Team. Dalinda Gamboa, Financial Director, gave the team invaluable information. Nella Franco, City Secretary, represents the key link between the team's informational needs, and the City. Javier Rodriguez, Public Works Director, shared his invaluable knowledge about existing infrastructure conditions. Vernon Rosser, Chief of Police not only provided the manpower in the summer of 1994 for the video-taping of Hidalgo, but also took time from his busy schedule to meet with several of the researchers on the team. Makiro Uribe, Parks and Recreation Director provided detailed information needed by the team. Susanna Munguia, Housing Authority Director, provided team members with invaluable information about the housing in Hidalgo. Estella de Leon, R.N., Director of the Hidalgo Health Center provided detailed data and her staff assisted in surveying patients. Mrs. Conchita Franz spent hours with team members recalling the history of the City of Hidalgo. Mrs. Franz also furnished many pictures and newspaper articles to help the team establish a cultural context for the City of Hidalgo. Also, a special thanks goes to the Hidalgo City Hall support staff; Liz de Leon, Osvaldo Gonzales, and Sylvia Blanco. We would also like to thank Mr. Joe Vera, President of the Hidalgo Chamber of Commerce, and his assistant Ruth Hinojosa. The Chamber of Commerce also provided a headquarters for the team to work.

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La Comunidad del Futuro

City of Hidalgo, Texas

COMPREHENSIVE PLAN - 2010

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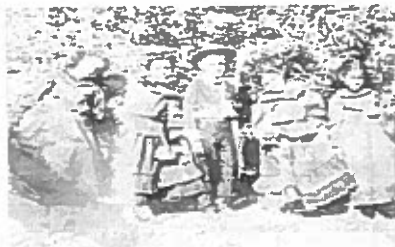
Note: The illustrations are located between the *Prospect* and the *Goals and Objectives* in Part B.



PART A

DESCRIPTION OF AREA

HISTORICAL BACKGROUND



INTRODUCTION

The City of Hidalgo has approximately six thousand people. It is located in the Rio Grande Valley south of McAllen on US Highway 281. Reynosa, Tamaulipas in Mexico lies directly across the border with a population of one million people. The old town site and historic core of the City of Hidalgo lies near the Rio Grande and the McAllen/Hidalgo/Reynosa International Bridge. Within the older region of the City are historic buildings such as the Border Bank building, the old jail house, the historic Pumphouse, and some of the oldest residential structures in the City. Because Hidalgo is bordered to the West and the South by the Rio Grande, development has occurred to the East of the Original Townsite. The most recent residential development is concentrated near US Highway 281, in the Eastern area of the city.

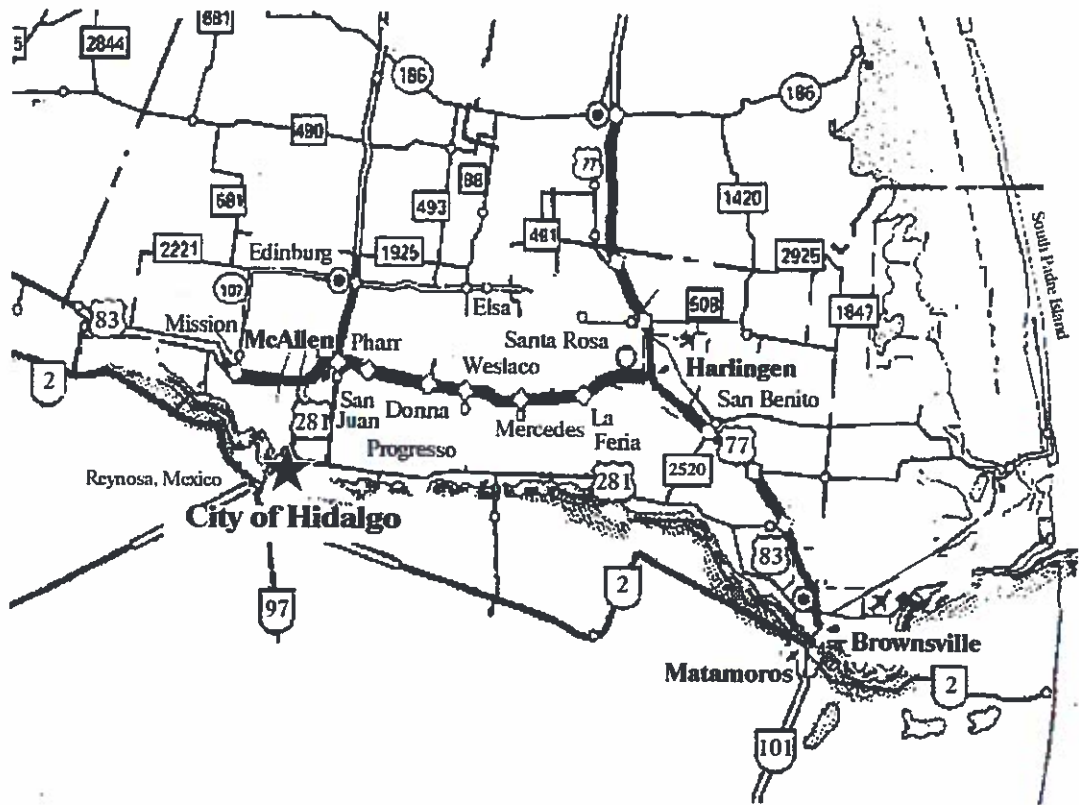
The City of Hidalgo was originally founded as the City of Edinburg in 1852. It was the county seat of the newly created Hidalgo County (Montemayor, 1993). The City was later re-named Hidalgo in honor of Father Miguel Hidalgo y Costilla, the Father of the Mexican Independence from Spain. However, due to the continual floods of the Rio Grande, the county seat was relocated in 1908 and is now Edinburg.

Several factors contributed to the development of Hidalgo. First, the City was close to Reynosa, which has historically been the largest settlement in the area. A bridge connecting the two cities was built during the 1920s by Joe Pate (Perez, 1994). Second, a trail known as "El Camino Real" linked other ranches and settlements in the region. Perhaps the most important element was the construction of the Pumphouse by the Louisiana-Rio Grande Canal Company in 1911. The Pumphouse was completed in 1912 and served to channel water into the irrigation ditches that crossed the surrounding areas. In 1920, the irrigation system was purchased by the Hidalgo County Water Improvement District Number Two. The Pumphouse irrigated over 72,000 acres of land and it helped transform the valley into a thriving agricultural region.

In the early 1920s, the City of Hidalgo declared bankruptcy, and its

MAP 1

Regional Location



municipal charter was dissolved. After this, several of Hidalgo's wealthiest families began purchasing land within the original limits. Much of the City was owned by a few families such as the Pates, the Velas, the Gonzaleses, and the Kawahata. Some families, like the Kawahatas, turned their land into successful agricultural land and hired as many as thirty employees per day. The strength of the agricultural tradition in the community was growing.

Some settlers were able to acquire large lots for as little as forty dollars and within the old City boundaries the population quickly grew. The influence of Hispanic family values, which involves primary and extended family living together, eventually lead to the construction of multiple dwelling units on a single lot. Such high density lead to a strong sense of community and even stronger family ties.

In 1959, a group of citizens requested that the county judge call for a special election to incorporate the City of Hidalgo in response to news that the wooden bridge would be sold by its owner, Joe Pate. Before the incorporation of the City, Pate sold the bridge to Vernon Newhouse, of Mission. Almost a year later, Newhouse sold the bridge to the City of McAllen. Hidalgo's only recourse was to challenge McAllen's right to purchase property within Hidalgo's incorporated limits. Hidalgo filed a lawsuit against the City of McAllen. The Court held that the bridge was located in the City of Hidalgo, and therefore the City of McAllen had to relinquish one third of the bridge's revenue to the City of Hidalgo. In 1971, a permanent bridge was built. It generates over one million dollars of revenue per year for Hidalgo.

Today, the residents of Hidalgo benefit from a strong local government, an established police force and fire department, well maintained streets and utilities, and other urban services. With so much to offer, Hidalgo looks toward the future with hope and excitement.

References:

Hidalgo Irrigation Pumphouse Planning Process Guide: A Cooperative Plan. Hidalgo Chamber of Commerce, Heritage Foundation, Hidalgo County and City of Hidalgo, Los Caminos del Rio Heritage Project.

SURFACE GEOLOGY

1. NATURAL ENVIRONMENT

A thorough understanding of the natural resources within a community will help it provide a high quality of life for its residents. An understanding of natural resources is important to the continued development and success of Hidalgo. For example, topography and soils are important issues which must be considered when determining development policies. These two elements can limit the amount of development within an area. Also, water resources are an important consideration in nearly every municipal planning effort in a community. It is imperative for a municipality to plan for a continued safe supply of drinking water through protection of surface and ground water sources. It is also desirable for a city to provide recreational water resources without jeopardizing water quality. Lastly, some of the other important aspects of the natural environment include native plants and wildlife.

The surface material in Hidalgo County is sedimentary fluvial and eolian deposits. This means that they are formed by water and wind processes, respectively. The surface sedimentary rocks, dip toward the Gulf and range in age from less than five thousand years to as old as five million years. The eolian sediments range in age from five to twenty thousand years. Wind action has blurred the older fluvial deposits by shifting and redistributing the surface materials.

The sub-surface rocks are broken in places by north-south trending faults with sides that bend towards the Gulf. The faults belong to an older Sam Fordyce-Vanderbilt System and a younger McAllen System. Many of the oil fields in the area are associated with these fault systems.

Flooding of the Rio Grande has added post-Pleistocene sediments to both recent and older surfaces. These sediments have buried or modified some older soils and their geologic age distinction.

SOILS

The soil survey is an inventory and evaluation of soils in the planning area that characterizes the limitations and potentials of different soils as they relate to several types of land uses. This can be helpful in avoiding any soil-related incompatibilities in land uses. Information in this section can be used to plan the use and management of soils for agriculture, buildings, sanitary facilities, transportation systems, parks and recreational facilities, and wildlife habitats. This information can also be used to evaluate the effect of other specific land uses.

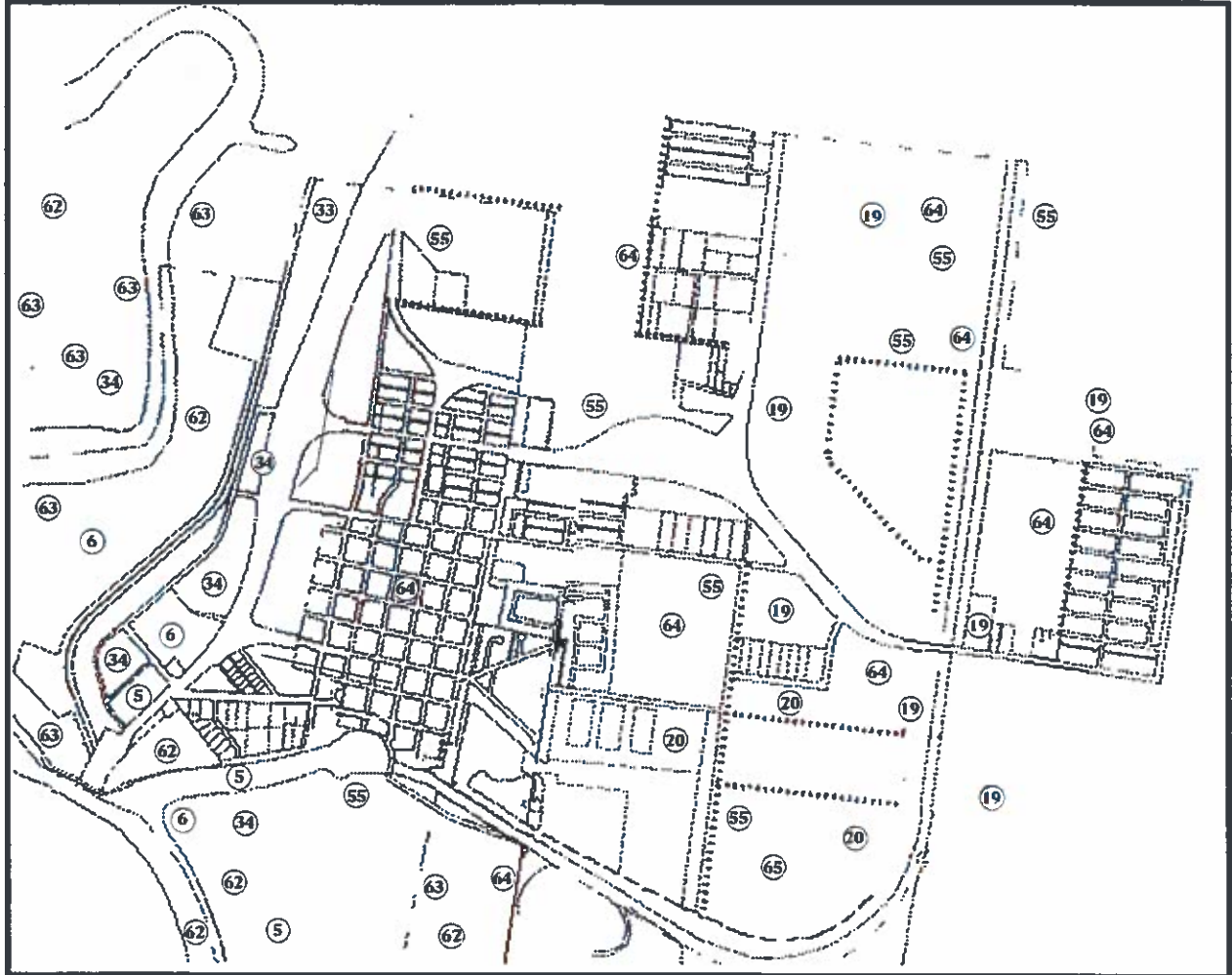
The City of Hidalgo contains two primary soil combinations: "Harlingen-Runn-Reynosa" and "Rio Grande-Matamoros". Harlingen-Runn-Reynosa is a deep, very slow and moderately permeable soil that is typically a grayish brown clay, silty clay, or silty clay loam surface layer. In the uplands of Hidalgo, which are rather limited, it is nearly level and clayey or loamy. Within this combination Harlingen soils make up about 55 percent, Runn makes up 27 percent, and Reynosa soils makes up 10 percent. The remaining 8 percent is a mixture of Benito, Cameron, Laredo, and Olmito.

Rio Grande-Matamoros is a deep, moderately - to - slowly permeable soil, that typically has a light brownish gray or grayish brown silt loam or silty clay surface layer. On uplands it is dominantly pitted and gently sloping, gravelly, or loamy. This second type of combination is found only in the very Eastern side of town. The combination is usually about 42 percent Rio Grande soil and 24 percent Matamoros soil. Carmargo, Grulla, and Zalla soils comprise the other 34 percent.

The majority of the soils within the corporate city limits of Hidalgo are of the Reynosa and Runn series composition. The Reynosa series occupies most of the City's "urban land complex". This consists of areas covered by all types of development including residential, commercial, public, industrial; and public infrastructure systems. Additional soils such as Camargo, Harlingen, Matamoros, and Rio Grande are scattered throughout the City in smaller patches.

MAP 2

Soils



<u>Map Number</u>	<u>Soil Name</u>	<u>Map Number</u>	<u>Soil Name</u>
5	Camargo	55	Reynosa
6	Camargo	57	Reynosa
19	Harlingen	62	Rio Grande
20	Harlingen	63	Rio Grande
34	Matamoros	64	Runn

TOPOGRAPHY

The natural contour of the land has an important role in determining the type and amount of development appropriate in a community. Ridges and valleys form natural drainage patterns which can influence land use design and provision of City services into undeveloped areas. In addition, slopes greater than 20 degrees can pose development problems.

The majority of the City and surrounding land are relatively level. The elevation does not exceed 105 feet above sea level. The land in and around the City of Hidalgo fluctuates between an elevation of 95 feet above sea level to 105 feet above sea level. The greatest area of relief occurs right along the Rio Grande towards the south. Downtown Hidalgo lies approximately 100-105 feet above sea level.

WATER RESOURCES

Surface Water

A number of water sources lie in Hidalgo. Perhaps the most dominating source near the City is the Rio Grande River which forms the US-Mexico Border. Agricultural water needs for Hidalgo are provided almost entirely from the Rio Grande water stored in Amistad and Falcon Reservoirs. However, the non-agricultural, potable water comes from the aquifer.

Farming in the County necessitates a system of canals to irrigate the area. Several canals dominate the landscape in Hidalgo. However, canals can have an adverse affect on the pattern of development. Problems of access between areas may arise because of limited crossings. High canal banks also affect development by creating a barrier that prohibits natural drainage from areas and thus producing a hazard for flooding. Three local canals are problematic. The McAllen Main Canal, running parallel to Produce Road, has become a limiting boundary for Northern development. The Pharr- San Juan Main Canal and drainage right-of-way forms the Western boundary of the recent residential development to the East (Valle Alto). The Hidalgo County Water Improvement District No. 2 Main Drain Canal is the canal which the old pumphouse used to channel water north to irrigate the agricultural land, until the early 1980's. It is still a dominant feature in the landscape and connects to the Pharr - San Juan Main Canal. It forms the Southern boundary of the City and the Northern boundary of one of two wildlife refuge areas.

Ground Water

In addition to their functional role of providing water storage and flood control, bodies of water are an aesthetic focal point and should be preserved. There are two lakes within the planning area of Hidalgo: Lake Texano and Lake Tropicana. These lakes have two primary functions. First, they capture stormwater runoff, and second they are recreational areas for Hidalgo citizens. As Hidalgo develops, it is important to preserve these existing lakes and to incorporate them into future development plans.

Ground water in the area is produced in moderate amounts in the Evangeline and Chiocito aquifers in Cameron, Hidalgo, and Willacy Counties. Water levels in aquifers declined dramatically in the 1950's due to heavy irrigation pumping and drought. However, since the construction of the reservoirs on the Rio Grande and the shift to surface-water use, the aquifer water levels have risen steadily.

The quality of ground water in this area is poor. In most cases it does not meet Texas Department of Health drinking water standards. Dissolved solids usually range from 1,000 to 5,000 milligrams per liter, with sodium, chloride, and sulfate most abundant. High boron and nitrate concentration has also been detected on occasion. However, the water from the Chiocito Aquifer, which Hidalgo utilizes, is potable.

In 1985, the total amount of ground water being pumped in the Lower Rio Grande Valley was 17,268 acre-feet. Adequate ground water is predicted to be available to meet projected needs through the year 2010.

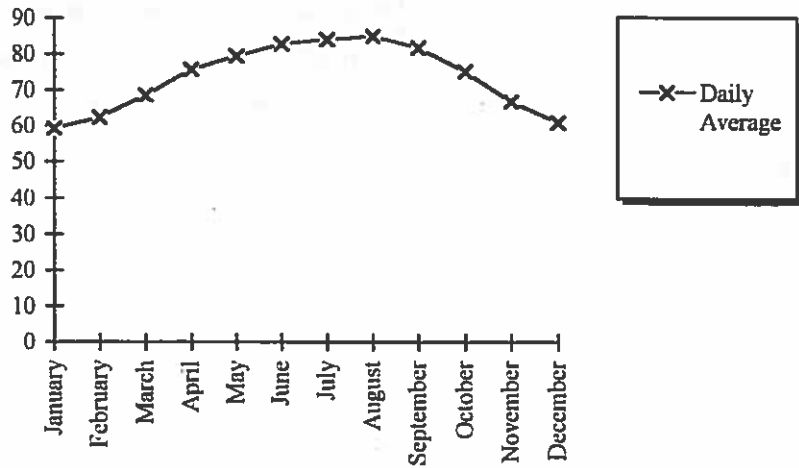
PRECIPITATION

The City of Hidalgo has a relatively small amount of precipitation. The average annual rainfall is 23 inches. It rains approximately 25 days per year. Sixty percent of the annual precipitation falls from April through September, with most rainfall in the summer months. However, September is the rainiest month of the year. The average relative humidity in mid afternoon is 60 percent, with higher humidity in the early morning and late night hours. The area receives sunshine about 80 percent of the day in the summer and 50 percent of the day during the winter. The prevailing winds are from the southeast at a high of 14 mph. The wind speeds are highest in the spring.

CLIMATE

The climate for the City of Hidalgo is modestly warm year round. Figure A-1 illustrates the temperature ranges.

Figure A-1: Annual Average Temperatures



Source: US Department of Agriculture, Soil Conservation Service, 1981.

WILDLIFE

The vegetation in the Hidalgo area provides an ideal habitat for a large number of animals. The abundant vegetation in the South Texas Plains region provides dense cover and ample food for the wildlife in the area. The Rio Grande Valley has three main types of wildlife habitats: openland, wetland, and the range. The habitat for openland wildlife consist of croplands, pastures, meadows and other areas that are overgrown with grasses and shrubs. The wildlife in these areas include dove, bobwhite quail, various types of mice, rabbits, and red fox. The habitat for wetland wildlife consists of marshy, shallow water areas, and it attracts mink, beaver, ducks, geese, muskrat and deer. The habitat for rangeland wildlife consists of areas containing shrubs and other brush types of vegetation. The wildlife attracted to these areas include deer, wild turkey, bobcat, javelina, coyote, and rabbit and other types of small mammals and birds.

The Rio Grande Valley is fortunate to have the habitat for the majority of the State's wild cat population. The area is populated by the bobcat, mountain lion, ocelot and jaguarundi. The latter two wild cats mentioned have never been seen outside the Lower Rio Grande Valley and are the two rarest species of wild cat in the State of Texas.

**POPULATION
DISTRIBUTION
CHARACTERISTICS**

2. DEMOGRAPHICS

Demographics outlines the basic characteristics of the population including: population distribution, historical population growth, educational attainment, and household characteristics. This section also compares the cities of Hidalgo, La Joya, and Pharr. This comparison is made because of the relative location and size of these nearby cities.

Table A-1: Population Distribution by Race, 1990

	White/ Hispanic	Black	Asian	Other	Total
Hidalgo	1,581*	11	13	1,687	3,292
La Joya	1,900*	0	0	824	2,724
Pharr	23,140*	81	0	9,700	32,921

*Total includes Hispanic Whites

Source: U.S. Bureau of the Census, 1990.

In Table A-1, "Hispanic Whites" refers to people who are white but are of Hispanic origin. In addition, the "Other" category includes Mexican-American from Hispanic origin, American Indian, Eskimo, or Aleut.

According to the US Census Bureau, the population of Texas was projected to increase from 17.2 million in 1990 to 19 million in 2000, making it the second most populous state after California. In March 1995, the US Census Bureau revised its estimates and declared that Texas had already become the second most populous state by surpassing New York sometime between July 1, 1993 and July 1, 1994.

A report issued in March, estimated that the Texas population is at 18.4 million people. According to Kathy Schwartz, Texas Department of Commerce Spokesperson, "This raises the stature of Texas as a force in the US economy." It is certain that the border areas of the state will benefit from federal funding allocations, which will be re-calculated based on population.

Furthermore, the State of Texas has a young population with a median age of 26.2, seven years below the national average. Coupled with the State's large minority population, suggests a strong continued population growth

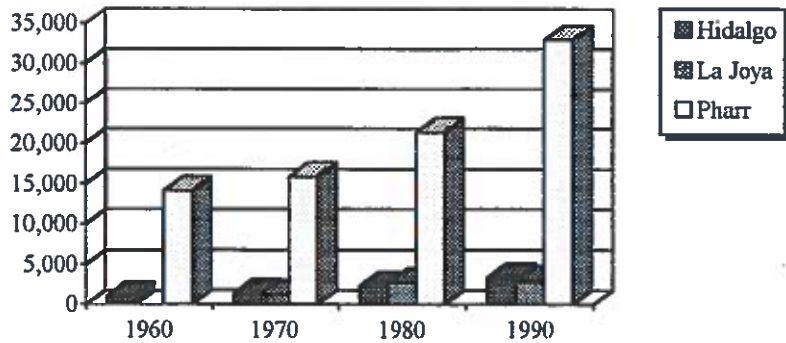
pattern.

The importance of the Hispanic population has increased both culturally and in total numbers. According to the 1990 census, the Hispanic population in the U.S. grew by 53 percent from 1980. Growth of the Hispanic population accounts for 49 percent of the net increase in Texas population. The Hispanic population in the City of Hidalgo is 98 percent of the total population.

Figure A-2: Comparative Historical Population Growth, 1960-1990

	1960	1970	1980	1990
Hidalgo	1,078	1,289	2,288	3,292
La Joya	*	1,217	2,696	2,724
Pharr	14,106	15,829	21,381	32,921

* Data unavailable



Source: U.S. Bureau of the Census, 1990.

As indicated in Figure A-2, the City of Hidalgo has experienced a steady population growth from 1970 to 1990. During the 1970-1980 decade the City population grew at a rate of 77.5 percent. From 1980-1990, Hidalgo's population increased at a rate of 43.9 percent. The cities of La Joya and Pharr have also experienced similar growth rates. Hidalgo County grew by a rate of 65.0 percent from 1970 to 1980, and 35.4 percent from 1980 to 1990. The State's growth rate during the 1970 decade was 21.3 percent and 19.9 percent in the 1980 decade.

It is evident from the data above that Hidalgo's growth rate has far exceeded



both the County and the State. Furthermore, these high growth rates have continued through 1995. In the summer of 1994, a locally conducted Census estimated that the Hidalgo population had surpassed 5,300 people. This is approximately a 63 percent increase in five years.

Table A-2: Hidalgo Population Projections, 1990-2010

Age Cohort	1990	1995	2000	2005	2010
<5	333	410	658	979	1,360
5 to 9	365	582	639	992	1,441
10 to 14	433	626	896	949	1,437
15 to 19	386	726	936	1,295	1,339
20 to 24	243	598	1,008	1,251	1,688
25 to 29	233	351	778	1,265	1,535
30 to 34	226	331	450	960	1,527
35 to 39	209	320	420	552	1,148
40 to 44	185	293	404	512	658
45 to 49	126	259	367	486	604
50 to 54	126	162	293	401	521
55 to 59	95	97	110	196	260
60 to 64	90	77	70	76	133
65 to 69	96	66	52	45	46
70 to 74	54	81	50	37	32
75 plus	93	129	171	152	129
Total	3,292	5,108	7,303	10,149	13,856

Source: Texas A&M University, 1995.

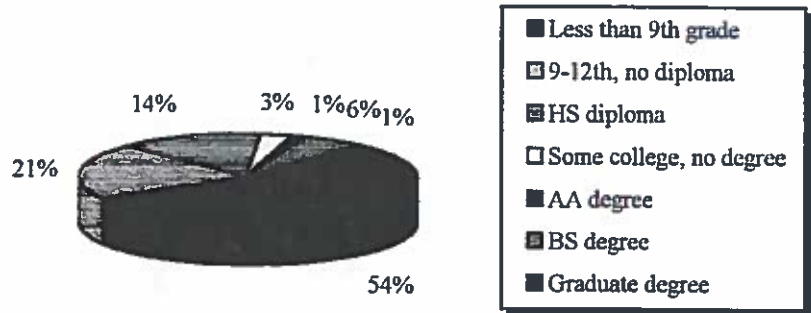
Table A-2 illustrates the population distribution by five year cohorts. Table A-2 also outlines the population projections for Hidalgo through 2010. These projections show an increase in the younger age groups in 2005 and 2010. The increase in the population during these years is due to the large number of the people moving into child bearing ages. However, the years 2005 and 2010 project a decrease in the number of people in the older age cohorts.

The educational attainment level of the City of Hidalgo is influenced by a number of external factors. These factors include geographic location in the State, economic status, and employment in the City. As indicated in Figure A-3, educational attainment rates for the City are less than that of the State. Only 14 percent of Hidalgo residents over 25 years of age have graduated from high school compared to 72 percent for the State. In

**EDUCATIONAL
ATTAINMENT**

comparison with the cities of La Joya and Pharr in Figure A-4, education attainment rates are similar to Hidalgo with the majority of persons having less than a ninth grade education.

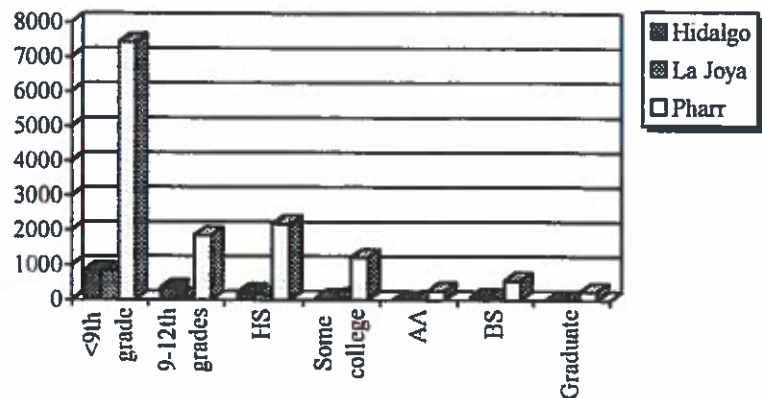
Figure A-3: City of Hidalgo Educational Attainment, 1990



Source: U.S. Bureau of the Census, 1990.

Figure A-4: Educational Attainment Comparison, 1990

	Less than 9th grade	9-12th grade, no diploma	HS diploma	Some college, no degree	AA degree	BS degree	Graduate degree
Hidalgo	854	335	229	58	11	89	11
La Joya	832	81	142	92	16	53	17
Pharr	7425	1856	2192	1216	265	562	240



Source: U.S. Bureau of the Census, 1990.

HOUSEHOLD CHARACTERISTICS

Table A-3: Family Income by Comparative Levels, 1989

	Hidalgo	Pharr	La Joya	State
Median Household Income	11,010	15,605	12,946	27,016
Median Family Income	11,429	16,656	12,634	31,553
Per capita income	4,705	5,561	3,627	12,904

Source: U.S. Bureau of the Census, 1990.

Household characteristics provide information on the economic status of the residents in a given area. In Hidalgo the median household income is 41 percent of the State household income of \$27,016. Median family income in Hidalgo is \$11,429, which is 36 percent of the State median family income.

According to the 1990 census, there are 1,156 households in Hidalgo with individuals age fifteen and older who are receiving an income. Of these 1,156 households, 613, or 53 percent, have a wage and salary income. Of the 1,156 households, 3 percent receive income from non-farm self-employment and 1 percent receive income from farm self-employment. Twelve percent of households receive social security income. In Hidalgo 306 persons or 27 percent of households with an income receive some type of public financial assistance.

There are, however, marked differences in the remaining categories. The State of Texas has three times as many households with income from farm self-employment as does Hidalgo. This difference is possibly due to the fact that most farms in the Rio Grande Valley are owned by a few families who hire outside workers. Many of the farming related jobs in Hidalgo involve low skill labor.

Another important distinction is that Hidalgo has over twice as many households receiving public assistance as compared to the State. This distinction is disconcerting, especially when coupled with the first marked difference mentioned above. Not only are a large portion of the people in this area dependent upon public assistance, but their income producing

skills revolve around low paying, unskilled jobs. The opportunity to increase their standard-of-living is reduced.

Moreover, the State average for people receiving income from retirement is twice that of people in Hidalgo 65 years or older. One of two explanations are probable. First, more people 65 years or older in Hidalgo could still be working to support themselves; or, more people in Hidalgo have no retirement savings to draw from. Although the first of these explanations may explain some of the situation, it is far more likely that given the low skill jobs, the high rate of public assistance, and the low educational levels, that the people in the area have little or no retirement savings. Another significant concern about people in the area and especially in Hidalgo, is the high poverty level. In Hidalgo, 65.1 percent of all families are below the poverty level as calculated by the US Census Bureau and the Bureau of Labor Statistics. Only 18 percent of all families in the State are below the poverty level. Furthermore, 72 percent of families in Hidalgo with related children under 18 years of age are below the poverty level, as compared to the 24 percent for the State average.

**LAND USE
CLASSIFICATIONS**

3. LAND USE

A review of current land use is an important element in evaluating existing conditions and relationships, determining present problems or deficiencies, and projecting future land uses. In order to identify current land use patterns and relationships, a complete land use survey for the City of Hidalgo was conducted in October, 1994. This study, building permit records, and interviews with City officials and administrators are the basis for Map A-3, the descriptive text, and conclusions about development trends.

The Existing Land Use Map classifies developed land according to "functional activities" in Hidalgo. It is important to note that because every city has different economic, social, and physical compositions, no rigid system for classifying land use activity exists. "Activities" within Hidalgo are classified and then categorized to reflect the unique economic, social, and physical compositions of the City.

Residential Residential activities are separated into four categories: Single-Family, Medium Density (Duplex), High Density (Apartments), and Manufactured Housing.

- Single-Family residential uses represent structures that are detached dwelling units and contain only one family.
- Medium Density residential uses located within the City consist of duplex, and fourplex residential units.
- High Density residential uses consist primarily of single-story apartment buildings.
- Manufactured Housing units are designated as a category for two basic reasons. First, this land use, which is essentially a "single-family" residential, is found consistently throughout the Original Townsite area. Second, this type of housing is often the stimulus of land use discord in the residential areas of many communities.

Commercial Commercial activities are separated into three categories: Retail, Office, and Warehouse/Wholesale Commercial:

- The Retail category represents uses such as a restaurant, hotel/motel, convenience store, or clothing store activity.

Existing Land Use: 1995

LEGEND

-  Single-Family Residential
-  Medium Density Residential
-  High Density Residential
-  Manufactured Housing
-  Office Commercial
-  Retail Commercial
-  Wholesale/Warehouse Commercial
-  Light Industrial
-  Public Institutional
-  Agricultural/Undeveloped
-  Transportation/Utilities
-  Parks/Recreation
-  Wildlife Refuge
-  R/V Park



City of Hidalgo Comprehensive Plan: 2010

Department of Landscape Architecture & Urban Planning
Center for Housing and Urban Development
College of Architecture
TEXAS A&M UNIVERSITY

Original Map Source: Salinas & Associates

Texas Target Cities Program - 1995

- The Office category represents service activities such as banking or financing, private medical or dental, or other professional services.
- The Warehouse/Wholesale Commercial category represents the specific uses of product storage and distribution and is often a support activity or land use for a brokerage firm. Brokerage firms or warehouses are unique to the border area and Hidalgo because of Free Trade Zone status and tax breaks for certain commercial activities. The Warehouse/Wholesale Commercial category comprises one of the heaviest uses within the City.

Light Industrial Light Industrial designation consist of activities that involve heavy machine and equipment use or storage. Bulldozers, tractors, or oil-field equipment are examples of the types of equipment that may be found in this area.

Public/Institutional The Public/Institutional uses located within the City represent a wide range of activities. Post offices, city administration buildings, schools, libraries, public health clinics, cemeteries, churches, missions, and fire and police stations are included in this category. Also included within the Public/Institutional category are historic structures. These structures are owned by the City, by definition making them a public building, but have a Historic Structure designation.

Agricultural/Undeveloped The Agricultural/Undeveloped category describes uses which necessarily have two characteristics. First, either agricultural activities (including the fallow-land function) or no land use activities are occurring at that location. Second, infrastructure needs, such as water, sewer, and roads, are not provided extensively throughout the site in such a manner as to support urban activity. Third, the land has not been surveyed or platted for subdivision purposes.

Transportation/Utilities Transportation and Utilities represent land uses such as road and utility right-of-ways. Land uses designated as “transportation” include all corridors, such as highways, arterials, collectors, and local streets. Land uses designated as “utilities” include utility right-of-ways, electrical relay stations, water storage tanks, and sewer treatment facilities.

Parks/Recreation The Parks/Recreation category represents City parks or park facilities which support a wide variety of uses such as swimming, baseball, or picnic activity.

Wildlife Refuge The Wildlife Refuge is controlled by the National Parks and Wildlife Service.

Recreational Vehicle Park Recreational vehicle parks include manufactured homes and designated locations for recreational vehicles.

Vacant The Vacant category represents areas that have infrastructure, such as water, sewer, and roads, however no structures presently exist at that location.

DEVELOPED LAND BY CATEGORY

The developed land in Hidalgo is divided among various categories, inventoried in acres, and shown in Table A-4 below. Certain categories have been combined or deleted from the list of categories on the Land Use Map. Manufactured Housing is combined with Single-Family Residential, and Office and Retail categories are combined into one Commercial category. Furthermore, the Wildlife Refuge category is not included within the acreage inventory since its use is not managed by the City.

Table A-4: Developed Land By Category

Land Use Category	Inventory in Acres	Percent of Developed
		Land
Single-Family Residential	166.59	9.2%
Medium Density Residential	9.0	.5%
High Density Residential	2.6	.1%
Retail Commercial	76.7	4.2%
Office Commercial	7.4	.4%
Warehouse/Wholesale Commercial	88.5	4.9%
Light Industrial	24.4	1.3%
Public/Institutional	81.9	4.5%
Agricultural/Undeveloped	756.6	41.6%
Transportation/Utilities	326.9	18%
Parks/Recreation	16.6	9%
Recreational Vehicle Park	55.1	3%
Vacant	207.7	11.4%
Total	1820	100%

Source: Existing Land Use Map, Field Survey, October, 1995.

Villa Garza-Flores Subdivision

Conflicting land uses were noted during the land use survey and interview with city officials and administrators in October, 1995. Conflicting uses were identified in two locations.

In the area surrounding the Villa Garza-Flores Residential Subdivision located on S.H. 336 (South 10th Street), heavy machinery retail and warehouse storage uses are found within close proximity. Noise and odor emissions as well as aesthetic degradation are often the cause of conflict between industrial uses and residents, and should be avoided.

Joed Subdivision

In the area adjacent to the Joed Subdivision, located at the Northeast corner of Fifth Street and El Texano Drive, there is a conflict with a "trans-migrant" customs service and the residential area. At the customs office, Mexican nationals arrive with cars, televisions, washing machines, and many other appliances purchased in the United States that will be taken to Mexico. These patrons must have paperwork processed in order to take their merchandise across the border, and must wait for seventy-two (72) hours before this process is complete. In the meantime, these individuals usually stay on these premises, creating a conflict between the residential use and the customs process because of noise, unruly behavior by some individuals, and lack of restroom facilities on the site.

DEVELOPMENT RECORDS

To give a general idea of the amount of actual development or growth within the City in the last 10 years, building permit records are listed for the City and County of Hidalgo in Table A-5 and Table A-6, respectively. The Residential column in the table below includes all residential classifications, from single-family dwelling units to multi-family dwelling buildings. The Non-Residential column includes such land uses as commercial, industrial, wholesale trade warehouses, and public.

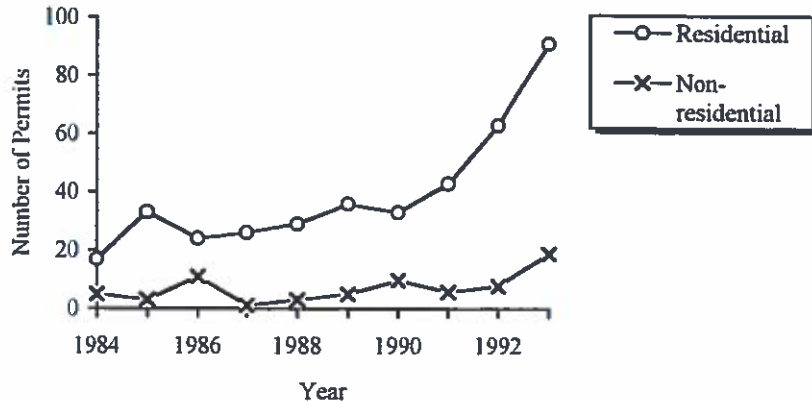
The City of Hidalgo has seen an increase in the number of building permits issued since the base year of 1984. The total number of permits issued dropped in 1986 and 1987, however a steady growth trend is evident. Overall, a 400 percent increase in the total number of building permits issued was achieved between 1984 and 1993.

Table A-5: City of Hidalgo Building Permit Records

Year	Residential Permits Issued	Non-residential Permits Issued	Total Permits Issued	Percent Change from Previous Year
1984	17	5	22	--
1985	33	3	36	64
1986	24	11	35	-3.0
1987	26	1	27	-29
1988	29	3	32	19
1989	36	5	41	29
1990	33	10	43	5.0
1991	43	6	49	14
1992	63	8	71	49
1993	91	19	110	55
Total	395	70	465	--

Source: Building Permits Branch, Construction Statistics Division, Bureau of the Census.

Figure A-5: City of Hidalgo Development Trends



Source: Building Permits Branch, Construction Statistics Division, Bureau of the Census.

Residential building trends have remained steady since 1984, regardless of the drop in the number of permits issued in 1986 and 1987. Residential permits increased by 435 percent from 1984 to 1993. It is important to note that the Residential Permits Issued category includes the number of residential *buildings*. Apartment, duplex, and fourplex *buildings* were included in the inventory, but not the number of dwelling *units*. For example, in 1988 the number of residential building permits was 27, but

included were 2 apartment buildings. In 1993, the number of residential building permits issued was 81, but included 10 fourplex buildings.

Non-residential development has experienced a similar trend as seen in Figure A-5: a decrease in the number of permits in 1987, an increase over the next three years, a slight decrease in 1991, and a sharp jump in the number of permits issued in 1993. Non-residential permits issued have increased 280 percent from 1984 to 1993. The Non-residential Permits Issued category does not include permits issued for structures other than buildings, such as storage sheds or carports.

Table A-6: County of Hidalgo Building Permit Records

Year	Residential Permits Issued	Non-residential Permits Issued	Total Permits Issued	Percent Change from Previous Year
1984	1431	480	1911	—
1985	1261	431	1692	-11.5
1986	1412	326	1738	2.7
1987	1209	379	1588	-8.6
1988	1165	329	1494	-5.9
1989	1225	407	1632	9.2
1990	1264	278	1542	-5.5
1991	3453	324	3777	144.9
1992	3318	376	3694	-2.2
1993	5729	379	6108	65.3
Total	21,467	3709	25,176	—

Source: Building Permits Branch, Construction Statistics Division, Bureau of the Census.

Hidalgo County has also seen an increase in the number of building permits issued since 1984. There was a gradual decrease in the total number of permits issued from 1984 to 1990, but a dramatic increase in 1991. In 1992, there was a slight drop in the total number of permits issued, but another dramatic increase occurred in 1993. Overall, there was a 220 percent increase in the total number of permits issued from 1984 to 1993.

Residential growth remained fairly stable from 1984 through 1990, but a dramatic increase occurred in the number of residential permits issued from 1990 through 1993. Residential permits increased a total of 300 percent from 1984 to 1993. Again, it is important to note that these figures indicate the number of residential *buildings*, including apartment, duplex, and fourplex structures, not the number of *units* within the structures.

The non-residential permits issued category for the County does not include permits for structures other than buildings. Based on the number of building permits issued, non-residential growth in the County has been relatively stable. Although there has been a 21 percent decrease in the number of permits issued per year between 1984 and 1993, the number has been gradually increasing since 1990. Nevertheless, non-residential growth cannot account for the overall increase in total building permits issued during the period.

The City of Hidalgo has experienced an increase in the total number of building permits issued at a rate almost twice as fast as the County. From 1984 to 1993, the City and the County have had a 400 and a 220 percent increase, respectively, in the total number of permits issued. It can be determined from this study that the City of Hidalgo has been a prominent area of growth within the County for the last ten years.

TRENDS

Residential Currently, Hidalgo is experiencing growth to the East and, to a lesser extent, the North. There are several reasons for this pattern, including both physical and political constraints. Hidalgo is bound by the city of McAllen to the North, the Rio Grande to the South and West, and the city of Pharr to the East. In many locations of the Original Townsite, the residential sections have reached development capacity, frequently containing more than one residential unit per lot. With increases in residential demand, development occurred toward the immediate East of the Original Townsite with the Joed and Gray-Recio subdivisions, East with the Valle Alto subdivision, and to the North with the Villa Garza-

Flores subdivision.

To accommodate this growth, community facilities are in the planning stages or are under construction. To the East, near the Valle Alto subdivision, a well pumping station, a community park, and a fire station are in the planning stages. Adjacent to El Texano Drive, a health center, library, and courthouse are under construction.

Commercial and Industrial

The greatest commercial growth has been along Coma Avenue and Bridge Street. The specific uses consist primarily of money exchange offices, retail centers, and a few wholesale outlets. Additional commercial development is expected to occur East of the Original Townsite along Coma Avenue, in the commercial zone.

The location for industrial or heavier land uses has been targeted in the existing El Texano Industrial Park located on the East side of 15th Street and Industrial Boulevard, and the North side of Produce Road. The existing industrial zone consists of businesses such as heavy equipment sales and distribution warehouses. However, the industrial zone is largely undeveloped, providing great opportunity for future growth.

THE FUNCTIONAL CLASSIFICATION SYSTEM

STATE and US HIGHWAYS

4. TRANSPORTATION

The City of Hidalgo is a gateway for Mexico and the United States. The community is a major transitional point between Reynosa, Mexico and the Rio Grande Valley in Texas. For this reason an efficient transportation system is extremely important to handle the high demands placed on the City.

A functional classification transportation system provides for a graduation of traffic flow from the access function to the movement function. The present functional classification systems use a five-element hierarchy: freeway, arterial, collector, local and cul-de-sac. Each higher street classification acts as a collector for a number of facilities of the immediate lower classification. The local street connects different cul-de-sacs; the collector street is intended to gather traffic from a number of local streets; the arterial gathers the traffic from a number of collector streets; and the freeway is intended to gather traffic from a number of arterials (Marks, 1974).

In each successive road classification, a change occurs in the type of service provided - from slow movement with unlimited access and interrupted flow, to fast movement with limited access and infrequent flow interruption. Three general classes of streets (arterial, collector, and local) are recognized (AASHTO, 1984). Local streets are characterized by high access and slow movement while arterials are designed to provide continuous movement and limited access. The street classifications are examined in terms of access and movement efficiency for the City of Hidalgo.

State and US Highways connect cities and are designed to provide a high volume of vehicles with limited access. It is important to note that most cities have no responsibility for building or maintaining them. The City of Hidalgo has many connections to State Highways due partly to its location near the McAllen/Hidalgo/Reynosa International Bridge.

State Highway 336 connects the City with McAllen's 10th Street. Spur 115

MAJOR ARTERIALS

connects Hidalgo's International Boulevard with McAllen's 23rd Street. US Highway 281 also connects the City of Pharr and Brownsville.

Arterials are divided into major and minor arterials. Major arterials are designed to provide a high degree of mobility and serve the longer trips. Arterials should provide for high operating speeds and excellent quality of service. Major arterials provide efficient movement through urban areas and serve most of the trips entering and leaving the urban area as well as those trips passing through it. The preservation of the movement of major arterials will preserve the regional accessibility of private development and help stabilize land use patterns (Stover, 1988).

Coma Avenue serves as the only major arterial for Hidalgo. The arterial runs East-West for approximately a half mile along the central limits of the City. Coma Street connects Spur 115 (International Boulevard) with State Highway 336 and US Highway 281. Although the number of access points are excessive for a major arterial, Coma Avenue maintains efficient movement across the City. Coma Avenue has traffic signals located at the intersections with Bridge Street and International.

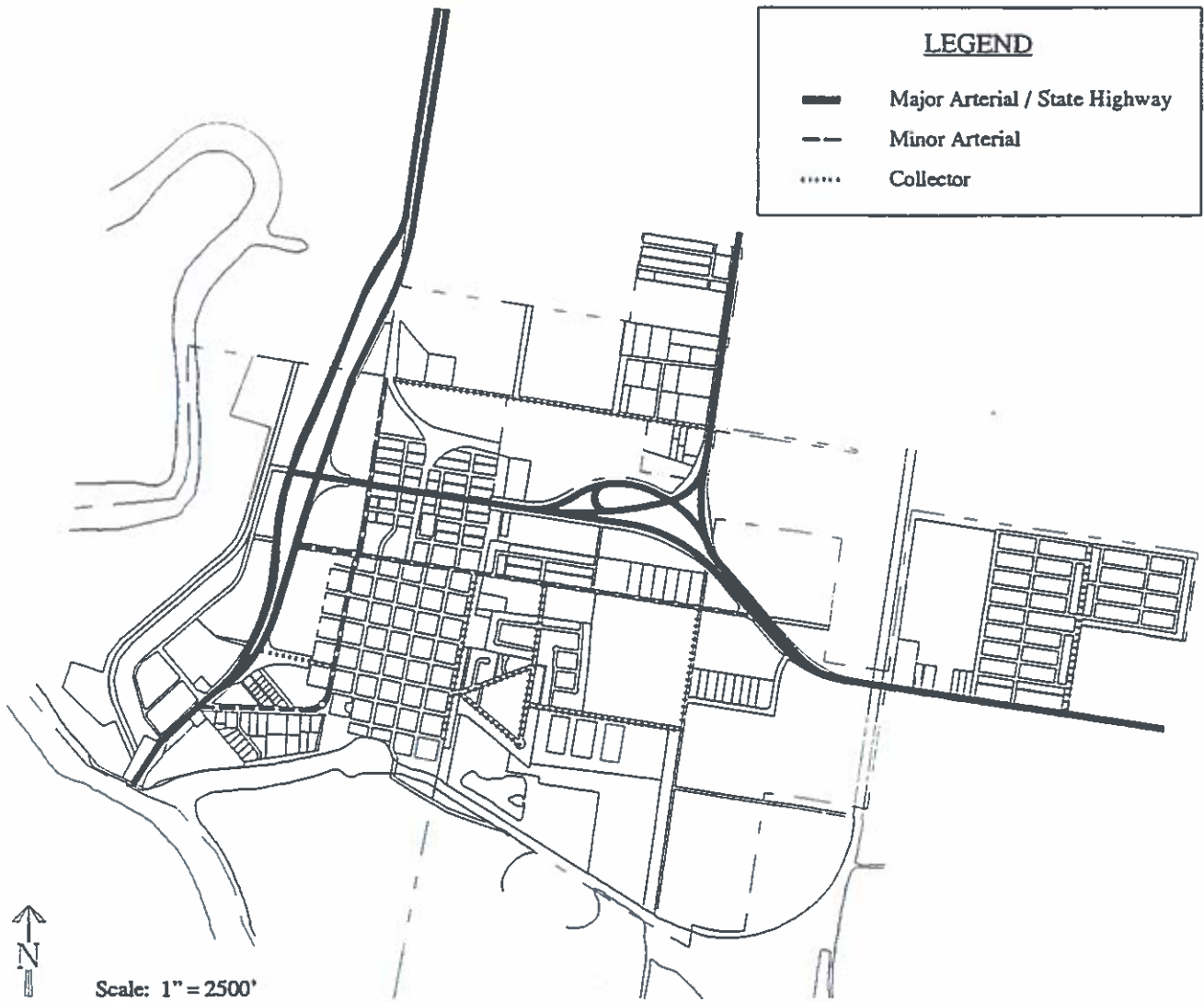
MINOR ARTERIALS

The minor arterial system interrelates with and enhances the use of the major arterial system. Such a system connects residential, shopping, employment, and recreational centers at the community level. As with major arterials, the minor arterials should not intersect residential neighborhoods (Stover, 1988).

There are two minor arterials within the City, Bridge Street and Texano Drive. Bridge Street runs North-South about a half mile East of International. It starts at the McAllen/Hidalgo/Reynosa International Bridge and ends when it merges again with International Boulevard at the Northwestern part of the City. Bridge Street is difficult to access from side streets and businesses. This lack of access can be attributed to the high volumes of traffic traveling along Bridge Street. This creates congestion problems on Bridge. This congestion may also stem from the fact that the

MAP 4

Existing Thoroughfare System



COLLECTORS

thoroughfare is only two lanes wide. This thoroughfare also serves as a bus route for the Valley Transit Company. A four-way stop intersection is located at Esperanza and Bridge. Traffic signals are located at the intersections with International, and Coma.

Texano runs East-West connecting International and US 281. The Western section of Texano is in good condition in terms of access and movement. However, there are some intersections that contain sight distance limitations for traffic entering onto Texano. These barriers consist mainly of utility poles and shrubbery located adjacent to the pavement. The thoroughfare has no shoulders and it narrows in the Eastern section.

The collector system provides both land access and movement within residential, commercial, and industrial areas. Although collectors penetrate, they should not have continuous movement through residential areas (Stover, 1988).

There are nine streets classified as collectors within the City of Hidalgo. They are as follows:

Produce Road- Connects Bridge Street and State Highway 336. It serves heavy truck traffic creating poor pavement conditions.

Esperanza Street - Between International and Fifth Street. These connections appear to work effectively.

Fifth Street - Runs North-South connecting Texano and several local streets. It is the Eastern boundary of the Original Townsite of Hidalgo. This collector works well gathering local traffic moving towards Coma Street.

Judy and Patsy Avenue - Both run diagonally along Hidalgo Municipal Park. They provide access to the park as well as surrounding residential neighborhoods.

Kitty Avenue/
8th Street - Provides access from Texano to the Municipal Park, and the Hidalgo High School and Junior High School.

Pirate Drive - Connects Kitty to 15th Street and serves as the main access to the two schools.

Fifteenth Street - Texano and Industrial Drive with Pirate Drive.

Valle Alto - The main collector of the Valle Alto subdivision. It connects US Highway 281 with all local streets within the subdivision.

McColl Road - Runs North-South and connects between the two Valle Alto subdivision sites.

Collector streets appear to work effectively since most are in good condition and provide adequate connection of local streets.

LOCAL STREETS

Local streets provide land access with slow movement and exist in any land use setting (i.e. local residential streets, local downtown streets, and local industrial streets). Movement on local streets is incidental and involves traveling to or from a collector. Therefore, trip length on the local street is short with low volume as well as slow speed (Stover, 1988).

The local streets in Hidalgo are in very good condition. Although street widths may be excessive in the original townsite, the drainage system or dips running along the East-West streets slow traffic on the North-South streets. This situation helps mitigate against deterioration of streets. A majority of the local streets dead end but lack proper notification. Furthermore, Acacia and Brazil Streets between 3rd and 4th Streets are not true streets and function more as driveways. Some local streets also experience sight problems due to shrubbery or fencing.

Table A-7 illustrates the State and US Highways, major and minor arterials and the collector streets for the City of Hidalgo. This table indicates the presence of curb and gutter and sidewalks; gives the total number of lanes, and streets and right-of-way width (R.O.W.); and, describes pavement conditions. (Appendix A displays this information for all Hidalgo streets.)

Table A-7: City of Hidalgo Major Streets Classification

	Sidewalk	Class	Lanes	Pavement	Curb and Gutter	Width (feet)	R.O.W (feet)	Stripe	Speed (mph)	Parking.
SH 336	no	State hwy	2	2	no	45	80	yes	55	no
US 281	no	US hwy	2	2	no	45	80	yes	55	no
SPUR 115	no	State hwy	4	2	no	58	200	yes	55	no
Coma	no	major art.	5	2	yes	80	110	yes	30	no
Bridge	no	minor art.	3	2	yes	50	80	yes	30	yes
Texano	no	minor art.	2-4	2	no	30	50	no	30	yes
Produce	no	collector	2	2-3	yes	35	55	yes	30	no
Esperanza	no	collector	2	2	yes	35	55	no	30	yes
Fifth	yes	collector	2	2	yes	30	50	no	20	yes
Judy/Patsy	no	collector	2	2	yes	40	60	no	30	yes
Kitty/8th	no	collector	2	2	yes	35	55	no	30	yes
Pirate	no	collector	2	2	yes	45	55	yes	20	yes
15th	no	collector	2	5	no	35	60	no	30	no
Valle Alto	no	collector	2	2	yes	35	60	no	20	yes
McCull	no	collector	2	3	no	20	50	no	30	no

Note: 1= street just resurfaced; 2= not resurfaced but in good condition; 3= fair condition but a few cracks or potholes; 4= bad condition with many cracks or potholes; 5=dirt road.

Source: Texas A&M University, 1995.

PEDESTRIAN CORRIDORS

The McAllen/Hidalgo/Reynosa International Bridge creates pedestrian traffic along Bridge Street, towards Coma Avenue. This pedestrian traffic is due primarily to the main retail centers along Bridge and Coma. Despite the fact that traffic conditions make pedestrian travel dangerous, not many accidents involving pedestrians have occurred over the past few years (Rosser, 1994).

SIDEWALKS

The existing sidewalks are found only in the Original Townsite along the North-South streets. They are always found on one side of the roadway, switching sides from street to street. The sidewalks in the Original Townsite are in good condition.

BICYCLE ROUTES

After examining transportation patterns throughout the City, no major bicycle routes were observed.

BUS CORRIDORS

The Valley Transit Bus Company (VTC) provides public transportation services through the Rio Grande Valley. It is the local Greyhound bus line which services the Cities of McAllen, Hidalgo and Reynosa. One bus route travels South on International, crosses Bridge Street in Hidalgo to pick-up or drop-off passengers, and crosses the McAllen/Hidalgo/Reynosa International Bridge to finish the route at the Reynosa Bus Terminal. The other bus route starts in the McAllen Bus Station, travels South on McAllen's 10th street and State Highway 336, passes onto Coma Avenue in Hidalgo, turns South on Bridge Street and crosses the McAllen/Hidalgo/Reynosa International Bridge to end the route in the Reynosa Bus Terminal. The buses turn around and follow the same routes on the way back. These buses run every half hour for each route in each direction and fares were \$1.50 per trip in 1994.

TRUCK ROUTES

A large number of commercial trucks pass through the City of Hidalgo and create a considerable amount of traffic on International Boulevard. Commercial trucks entering Mexico take a longer time to be processed by the Customs Officials than automobiles. Because commercial truck traffic is very high and the Customs delays so lengthy, these trucks may have to wait up to one day or more in Hidalgo. Waiting commercial trucks create lines for miles along Hidalgo streets producing traffic problems.

Joe Pate Street, a paved roadway facility on the Western part of Hidalgo, has been utilized to deal with this problem on a temporary basis. Although Joe Pate Street runs for about one half mile, this road is not long enough to deal with the excessive truck traffic at times.

The prominence of commercial warehouses throughout the Northeastern part of Hidalgo causes high volumes of commercial truck traffic. Produce Street is the main route that traverses East-West from International to State Highway 336 and is the predominant truck carrier from the International Bridge to the warehouses. Other streets that have high volumes of truck traffic are High- Low Street and the road between EE Street and State Highway 336.

MOST FREQUENT ACCIDENT SITES

According to information obtained from the Hidalgo Police Department, there are not many accidents in the City (Rosser, 1994). However there are three intersections in the City where accidents do occur. Most of these accidents are due to the high volumes of traffic and are attributed to driver error rather than poor intersection design. The most frequent accidents occur at the following:

- Coma Avenue and Spur 115 (International Boulevard)
- Coma Avenue and Bridge Street
- State Highway 336 and Flora Street

AIR TRAVEL

The City of Hidalgo is only ten minutes South of the McAllen Miller International Airport. At this time, air travel from the airport is provided by Continental and American Airlines with regular service to Houston and Dallas-Forth Worth International Airports.

References:

Traffic Circulation Planning for Communities, (1974). Harold-Gruen Associates: Los, Angeles, California.

A Policy on Geometric Design of Highways and Streets (1984). American Association of State Highway and Transportation Officials.

Stover, V.G. & Koepke, F.J. (1988). Transportation and Land Development. Institute of Transportation Engineers.

Personal Communications (October 14, 1994). Vernon Rosser, Chief of Police, Hidalgo Police Department, Hidalgo, Texas.

THE WATER DISTRIBUTION SYSTEM

5. INFRASTRUCTURE

This section of the Comprehensive Plan describes the City of Hidalgo's existing infrastructure system: water distribution, sanitary sewer, and stormwater management systems. These facilities are important to the citizens of Hidalgo and are essential to maintaining Hidalgo's quality of life.

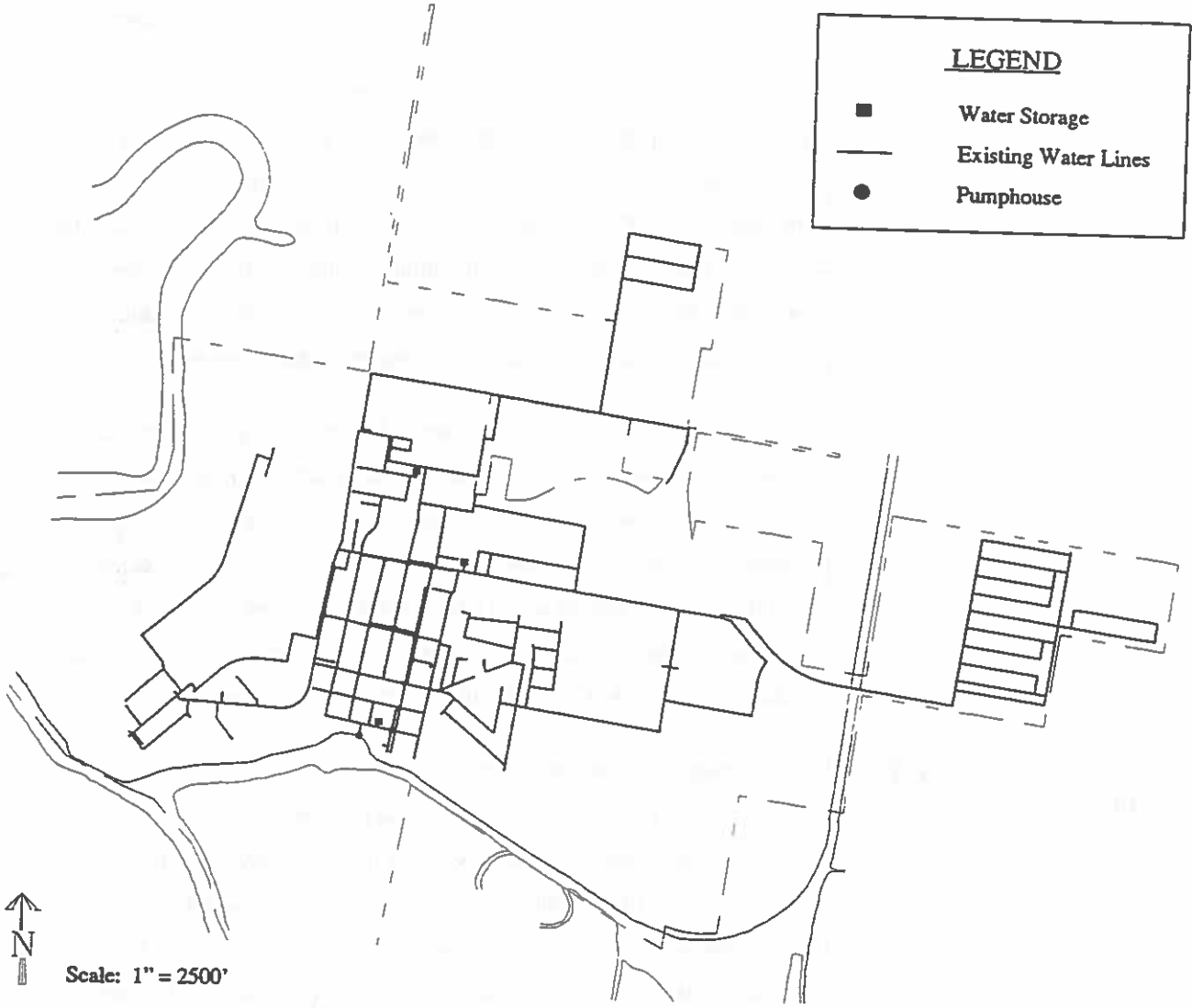
Hidalgo receives its non-agricultural, potable water from two wells, both located in Hidalgo. The first well, located on Third Street near the Coma Street intersection, was drilled in 1953 to supply the citizens of Hidalgo with public water. The second well was later added North of Fifth Street at Texano Drive to supplement the water supply. Each well penetrates the Chiocito aquifer, which starts in Northeastern Mexico and extends to the Northeast to the City of San Maria. The recharge zone for the Chiocito aquifer is the Rio Grande. Both wells have a maximum depth of three hundred (300) feet. The current depth of well number one is one hundred and seventy-five (175) feet. Well number two has a current depth of two hundred and thirty (230) feet. The water drawn from these wells is used for non-agricultural uses (individual consumption).

The groundwater is stored in three facilities. One facility is an elevated 150,000 gallon tank. The second and third facilities are non-elevated 300,000 gallon tanks. Within six months, a new 500,000 gallon facility will be operational. The new facility is located in the eastern half of the City, and will bring water storage capacity to over 1,250,000 gallons. Groundwater receives an injection of chlorine which reduces the level of impurities in the water.

The water is distributed by a looped system of six (6) and eight (8) inch mains. A looped system consists of an interconnected network of water distribution mains. They provide continuous, equal water pressure at all points in the system. This type of network is an excellent means of assuring that all areas of the City will have access to water in spite of potential breaks that often occur in water mains. This network provides alternative paths to each water distribution point. In addition, the water system pipes are placed approximately six feet above the sanitary sewer lines throughout the City, as well as on opposite sides of the street. This prevents sewage

MAP 5

Existing Water System



infiltration into the potable water supply in the event of a broken line.

In the Original Townsite, the primary main material is pre-cast concrete. The usable lifespan depends on environmental factors such as soil stability, soil moisture content, and temperature variation. Lifespan expectations well exceed 100 years. The structural condition of the water distribution system in the Original Townsite is good. With the renovations and construction made possible through a 1972 capital improvements program grant, the infrastructure of the Original Townsite is uncommonly sound.

In the newer areas of the City, the system is sound and structural failures have not developed since its installation. The newer mains in Hidalgo are made of poly-vinyl chloride (PVC). PVC has an average usable lifespan of approximately 100 years, and should therefore be structurally sound for several decades to come. The structural condition of the water system is established by analyzing water leakage, material deterioration, and water supply contamination. Generally, the structural condition is good.

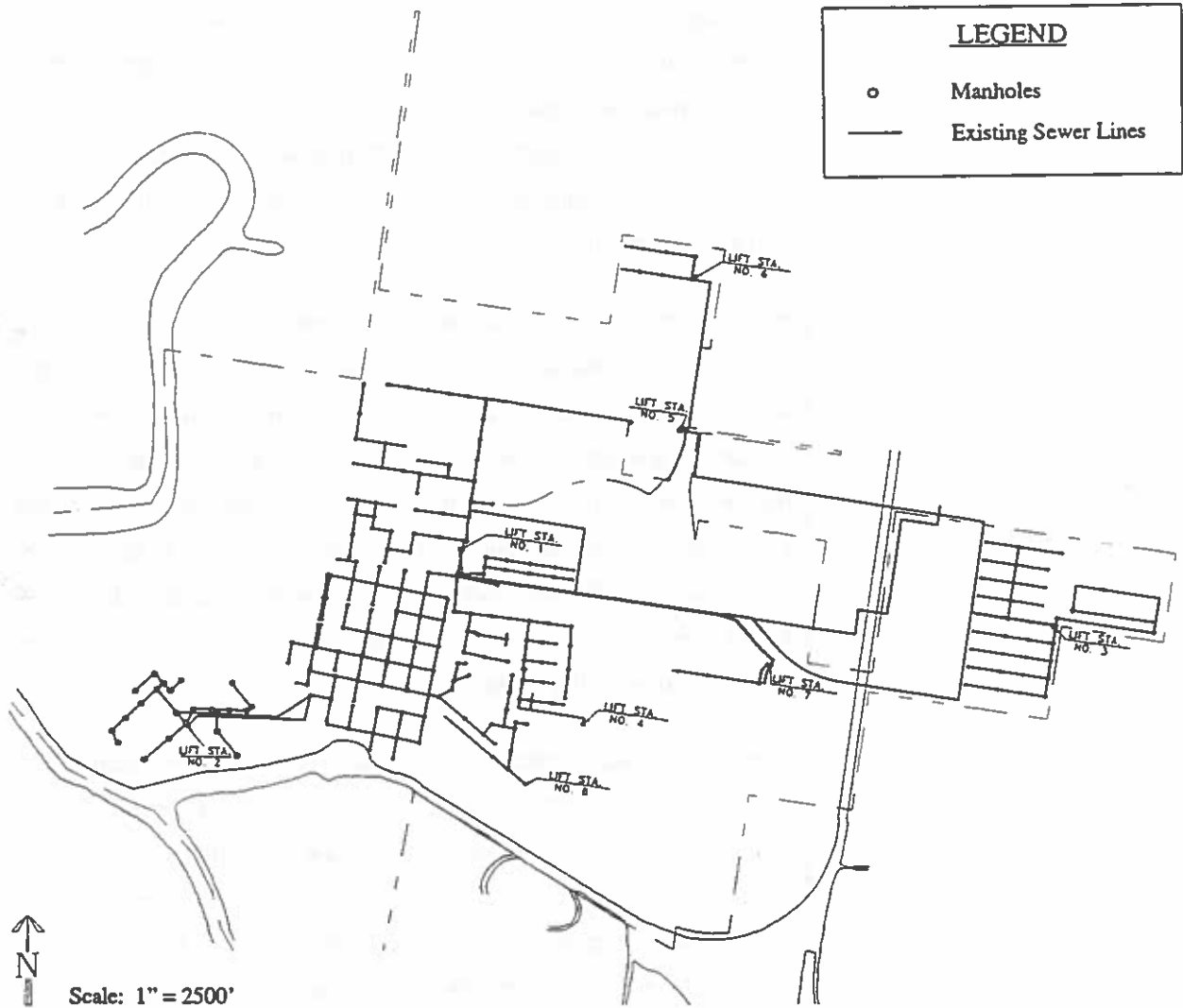
The water system capacity is adequate. Water capacity is determined by evaluating criteria of water pressure, efficient distribution, and adequacy of the available volume of water delivered. The water is pressured at fifty (50) pounds per square inch (Rodriquez, 1995). The average water consumed in Hidalgo is 150 gallons per person per day. The peak day is continuous. This means that the greatest demand on the water distribution system occurs daily, with peak hours occurring between 7 A.M. and 6 P.M.

THE SANITARY SEWER SYSTEM

Waste water is transmitted by six (6) inch clay mains to a facility on a two and one-half acre site for treatment. Presently, there are eight lift stations with four inch pumps, located throughout the City (Rodriquez, 1995). The purpose of these lift stations is to "lift" the untreated waste water out of low-lying areas to the six- inch clay mains for transmission to the treatment facility. Map 6 shows its location in the Northeast part of the City directly North of the Villas Del Rio Residential Subdivision. The facility has a capacity to treat 450,000 gallons per day (Rodriquez, 1995). At the facility, the untreated water is processed by natural facultative means; a method of aeration in the primary phases of the treatment cycle. Thirty-five (35) days of retention allows sedimentation and separation before transport

MAP 6

Existing Sewer System



THE STORMWATER MANAGEMENT SYSTEM

of treated waste water by the Arroyo Colorado to the Gulf of Mexico.

The stormwater management system serves to control the hazards associated with flash flooding. As flooding occurs, the increased velocity and turbidity of water poses a threat to human life, and to private property. Furthermore there is a threat of pollution, erosion of soil, and interference with groundwater recharge.

As Hidalgo expands with new development, an increasing amount of land is covered with impervious materials, such as asphalt and concrete. These materials resist water percolation and decrease the absorption capacity of the land. As a result, water runoff and flash flooding increases. The flood water may contain pollutants, including gas, oil, chemicals, sand, trash, as well as the occasional household and industrial wastes.

Hidalgo currently uses a curb and gutter system developed in the 1972 capital improvements program. A ditch system is used in the outer edges of the City. The curb and gutter system allows for stormwater to be transmitted underground through eight (8) inch clay stormwater mains to the Rio Grande. In event of capacity overflow, stormwater is channeled through the underground gutters to the County ditch system to relieve some of the pressure on the stormwater system. These ditches used by the County have a slope of four to one, and are used for storage and transportation of stormwater into the Rio Grande.

Currently, in spite of existing systems, such as curb and gutter and ditches, some areas of the City experience moderate to heavy flooding during storms. These areas were found to have inadequate drainage systems to handle the related runoff. The current flooding problems are often attributed to inadequate maintenance of the ditch systems. When allowed to grow wild, vegetation in the ditches will slow the velocity of the storm water, causing additional sedimentation. This sedimentation decreases the depth of the ditch, which, in turn, causes water to overflow and flood the abutting areas. Inadequate drainage planning in the newer areas of town have left the areas with insufficient stormwater management facilities to accommodate the rapid growth the City has experienced. This flooding problem is one that will be addressed by the City in the near future, at

substantial cost, in order to make necessary improvements.

Reference: Personal Communication (October, 1994). Javier Rodriguez,
Public Works Director of Hidalgo 1994-1995, Hidalgo, Texas.

THE HOUSING SURVEY

6. HOUSING

The City of Hidalgo's housing conditions were evaluated in the context of the local community. The evaluation is divided into three sections:

- Exterior condition
- Occupant characteristics
- Other selected housing conditions

Evaluation of the existing housing stock was the first step in identifying housing needs and critical problem areas. This information can be used to develop methods and strategies for ameliorating the current housing problems. These actions must first work to address ways to accommodate the existing population before proceeding to develop strategies that will accommodate future housing demands.

A windshield survey was conducted to evaluate each house in the City of Hidalgo. For sake of clarity and efficiency a rating scale was modified from the *Texas Pictorial Survey Method*. This scale relied on an overall evaluation of each housing unit's exterior condition. Selected criteria for the grading of the exterior resulted in the development of a rating scale that ranged from one to three:

1. New or newer housing needing no repairs;
2. Housing in need of some minor assistance or repair;
3. Housing in serious need of major structural repair.

During the windshield survey only the exterior physical conditions of the structures were evaluated.

The City is divided into three study areas: the *Original Townsite*, *East of Fifth St.* and *Valle Alto Subdivision*.

Area 1: Original Townsite

This area is bounded on the South by the pumphouse site and levee; on the East by Fifth Street; on the West by vacant land between the neighborhood and Bridge Street, and on the North by Texano Boulevard.

There is a mixture of land uses, intermittent with residences creating a sense of small community. Within the Original Townsite there are a variety of schools, parks, and public/semi-public buildings.

The area is more compact and dense than neighboring areas, however there is evidence of the mixture of old and new structures. The housing in the area is older. The layout of lots is typical throughout the area with eight (8) lots per block. In some instances, however, these lots have been further subdivided containing several structures on one lot. Several reasons have led to this re-subdividing of the lots: 1) Room for extended families to live on one lot; 2) The need for additional income made possible through subdivision and sale of property; and 3) The provision of low income housing (a community attempt to make housing more economical).

The southernmost part of Area One has a pocket of homes with the greatest need of attention. The survey revealed a number of mobile homes existing within the residential areas. West of Bridge Street is platted. However, only a small portion of the land has been developed with only a few structures in existence. The structures are an equal mixture of all three evaluative categories.

Area 2: East of Fifth St.



Area 3: Valle Alto Subdivision

This area includes the Lake Texano Mobile Home Park, Joed Sub-division, Grey Recio subdivision, and the federally funded Farmers Home Administration (FmHA) housing complex. Except for the mobile home park, each area consists of relatively new housing. The layout in this area is different from older neighborhoods because it does not follow a grid pattern but instead has diagonal streets, cul-de-sacs, and large ample lots. A number of vacant lots still exist in the area.

Lake Texano Park is also in this area. It is used primarily for seasonal housing needs. Most of its residents are "Winter Texans" in recreational vehicles and mobile homes.

This subdivision consists of newer brick homes. There are many homes under construction, adding to the existing stock in this area. According to an interview with the City of Hidalgo Public Housing Authority Director, the most recently built homes are in this area. Many of these are made

**SUPPORTING
COMPARISON**

possible to low-income participants by federal housing programs.

North of Texano

A distinctive difference in the layout of residential lots and blocks is exhibited here, where each block contains 10 to 28 narrow lots. The area South of Coma and North of Texano contains sparse residential development, large open lands and commercial development. The few structures observed in this area remain in excellent shape with the exception of one block containing dense, multi-family housing.

North of Coma Avenue

Some housing units in this area were distressed. Many homes had a lack of direct and adequate access. For example, there are narrow lots fronting the alleyways. Future improvement of this area could present problems. Lots are too narrow for conventional development and each residential structure has limited space to improve the alleys and streets for adequate access. Though some houses are in very good condition, the majority are poorly constructed. A distinct physical barrier formed by the old railroad line which once passed through the area, separates the neighborhood from surrounding areas.

Garza Flores

This particular subdivision is physically separated and isolated from the rest of the City. Most structures within the area are in good condition. However, at the West end of Garza and Flores streets there are significantly different conditions. This area has small lots with multiple mobile homes on-site. Two apartment complexes are also located in this area and are not in good structural condition.

Produce Road

This small and narrow area contains a series of small houses which front the South side of Produce Road. These structures were originally built as housing for workers in the neighboring produce packaging companies. The lots in the area are restricted in size because of a canal running along the back side of each lot. Maintenance and upkeep of the residences reveal that the occupants take great pride in their property. However some assistance could be provided to the area to improve the structures.

The Lower Rio Grande Valley Development Council (LRGVDC) provides regional planning services. The LRGVDC has consistently recognized the problems of inadequate housing throughout the Lower Rio Grande Valley.

As part of their ongoing efforts, they provide housing data and other reliable information to assist policy makers. One such assistance project was the Regional Housing Plan prepared by the LRGVDC in March of 1978. The purpose of the study was to provide some alternative courses of action for solving housing problems commonly faced in this region. Although the study is over 16 years old, it provides valuable information on maintenance of the housing stock in Hidalgo. Improvement has occurred in the number of structurally sound houses. However, there has been a doubling in the number of poorly maintained homes.

**Table A-8: City of Hidalgo Housing Quality Comparisons
1978 and 1994**

	1978 (370 Total Units)		1994 (971 Total Units)	
	Number	Percent	Number	Percent
Good	191	54.5%	699	71.9%
Fair	139	39.7%	166	17.1%
Poor	20	5.8%	106	10.9%

Note: Numbers are for non multi-family housing

Source: LRGVDC Regional Housing Plan, 1978 and Texas A&M Field Survey, 1994.

CENSUS COMPARISON

Results from the 1990 census were used as a basis of comparison between the City of Hidalgo, neighboring cities, the County and the State. This comparison is useful because it offers insight on how the City compares to other areas.

Data was accumulated for the State of Texas, Hidalgo County, and the respective cities of Pharr and La Joya. Pharr was chosen as a comparative City because of its close proximity to the City of Hidalgo. The City of La Joya was chosen because it has a similar population and number of housing units as Hidalgo. In addition, La Joya is geographically similar in location because it lies close to the border with Mexico. Each city was also chosen because it is located within Hidalgo County.

Data was organized into three areas that relate to different aspects of housing. They include (1) Housing Values and Rent; (2) Housing Occupancy and Tenure; and, (3) Select Housing Characteristics. Each section includes an introduction with subsequent data in tabular and graphic form.

HOUSING VALUES AND RENT

For each area of comparison, data was selected which illustrates the percentage of monthly household income spent by owners and renters on their homes. Throughout the State of Texas housing is determined affordable when its occupants utilize no more than one-third of their monthly household income for rent or monthly payments.

Table A-9: Housing Affordability Index

	Hidalgo	La Joya	Pharr	Hidalgo County	State of Texas
Owner	10.63%	9.11%	14.70%	13.50%	12.81%
Renter	36.32%	26.17%	32.17%	29.63%	27.30%

Source: U.S. Bureau of the Census, 1990.

The number of renter households paying more than one-third of their income for housing is much higher for the City of Hidalgo than for other areas. Over 35 percent of Hidalgo's renters spend more than of one-third of their monthly income on the provision of housing. The number of owner-occupied units paying more than one-third of their income is not as great in the City as in other areas.

Table A-10 depicts data on two different items. The first is data on a resident's estimate of the sale value of the property (house and lot, mobile home and lot, or condominium unit). This can also be referred to as the "asking price". Rental rate is the contract rent agreed to or contracted which may or may not include services provided to the unit. For vacant units, it is the monthly rent asked for the rental unit.

Table A-10: Owner and Rental Housing Value

	Hidalgo	La Joya	Pharr	Hidalgo County	State of Texas
Own	\$38,700	\$22,700	\$29,700	\$35,900	\$59,600
Rent	\$161	\$126	\$187	\$221	\$328

Source: U.S. Bureau of the Census, 1990.

Data for occupancy was collected for all units which had at least one individual living in the structure at the time of the survey. The data was based on the total number of available units in each area.

OCCUPANCY and TENURE

Occupancy

Seasonal/occasional refers to vacation homes and condominiums used seasonally and areas of residence for "winter Texans".

**Table A-11: Housing Occupancy Types
(based on available units)**

Occupancy	Hidalgo	La Joya	Pharr	County of Hidalgo	State of Texas
Owner occupied	46.59%	64.56%	57.18%	56.70%	52.72%
Renter occupied	44.43%	23.96%	21.31%	23.99%	33.90%
Vacant	7.39%	10.04%	11.69%		
Seasonal/occasional	1.59%	0.43%	9.81%		

Source: U.S. Bureau of the Census, 1990.

Both Tables A-10 and A-11 outlines notable figures for three very important categories. First, Hidalgo has the lowest number of owner occupied units with only 46.59 percent. The City has more residents living in rental units as compared to the State, County and neighboring communities. The total number of vacancies is also significant. It reveals that only 7.39 percent of all units in the City are vacant. What the data does not reveal, however, is the number of those units that are vacant because they are uninhabitable.

Availability

The types of available units were calculated from the number of vacant units existing in the City. The data was subdivided according to vacancies in both owner occupied and rental units. This gave a distribution of the types of housing.

**Table A-12: Available Housing Types
(based on vacancy rates)**

Vacancy Rate	Hidalgo	La Joya	Pharr	Hidalgo County	State of Texas
Homeowner	1.90%	0.70%	2.40%	2.00%	3.20%
Rental	3.20%	6.70%	12.40%	9.20%	13.00%

Source: U.S. Bureau of the Census, 1990.

The number of vacant units in the City of Hidalgo is relatively low with only 1.9 percent available for ownership and 3.2 percent for rental. Compared to the data Hidalgo has a lower percentage of housing available.

Overcrowding

Analyzing the number of persons per household may help determine whether overcrowding exists in residential dwelling units.

Table A-13: Persons per Household

	Hidalgo	La Joya	Pharr	Hidalgo County	State of Texas
Owner	4.23	4.30	3.75	3.74	2.85
Renter	3.95	4.01	3.87	3.51	2.55
Persons per Household	4.09	4.22	3.78	3.67	2.73

Source: U.S. Bureau of the Census, 1990.

As depicted in the data, the county and all communities have a large gap between the average number of persons per household when compared to similar data for the State. This variance may be based on cultural differences. In each of the communities, residents are predominantly of Hispanic descent, and thus are part of a culture that is typified by large families. Hispanics make up only 12-15 percent of the state population and 9 percent of the U.S. population. However, because the population of the County and neighboring communities is largely Hispanic these areas can be compared with one another to reveal differences among them.

Table A-14: Turnover and New Housing Unit Comparisons

	Hidalgo	La Joya	Pharr	County of Hidalgo	State of Texas
House built between 1985 and 1990	33.52%	21.09%	20.68%	17.43%	11.22%
House moved in between 1980 and 1990	80.27%	44.90%	63.52%	65.29%	69.00%

Source: U.S. Bureau of the Census, 1990.

Interior Conditions and Infrastructure

The following information reflects the number of housing units without public infrastructure services and the number of units lacking complete basic facilities.

Table A-15: Housing Units Lacking Basic Necessities

Selected Characteristics	Hidalgo	La Joya	Pharr	Hidalgo County	State of Texas
Lacking complete plumbing facilities	14.55%	9.33%	5.33%	6.21%	1.21%
Lacking complete kitchen facilities	9.20%	3.01%	3.11%	3.63%	1.21%
Percent without public water lines	0.007%	4.1%	1.1%	4.1%	8.4%
Percent without public sewer lines	7.3%	19.7%	8.1%	30.4%	18.8%

Source: U.S. Bureau of the Census, 1990.

Table A-15 illustrates that the number of housing units lacking connections to public water and sewer systems is relatively low in Hidalgo, when compared to the other areas. In fact in terms of water service, those without public connection are virtually nonexistent in Hidalgo. This data indicates that a more detailed review of existing housing conditions should be conducted that evaluates interior, as well as exterior conditions.

HOUSING ASSISTANCE

At present the only public housing assistance that is presently offered in the City by the Housing Authority is the Section 8 subsidized rental assistance program. Approximately 60 persons are participants in the program and over 300 persons are awaiting placement or assistance. Participants in the program were characterized as falling into three categories:

1. single mothers with children (majority)
2. families (minority)
3. elderly (few)

One housing option that has recently developed in Hidalgo is provided by the Farmers Home Administration (FmHA). Two forms of assistance from FmHA exists in the City. First, a relatively new duplex-housing complex has been completed across the street from the high school. Additionally, FmHA has provided many low interest loans for housing in the Valle Alto subdivision located East of the City on Military Highway 281.

According to the Housing Authority's director, a number of reasons might explain the lack of affordable housing in the City.

- A small staff at the authority makes it difficult to address future needs and improvements on existing programs.
- Presently over 300 people are awaiting housing assignments. A majority of people showing interest in affordable/subsidized housing are "out of towners". Residents of Reynosa, Mexico or Las Milpas (colonia subdivision in the city limits of Pharr) have been more persistent than local residents to pursue other housing options.
- Some Section 8 housing units only meet minimum standards. Eliminating them would cause an even greater shortage. Additionally, some participants in the Section 8 program may view the program as a way of life rather than a helping hand. These "long termers" limit the number of new participants able to access the program.
- Few developers have proposed building additional apartment buildings. It is usually unfeasible for developers to build affordable rental housing. The need for additional multi-family opportunities is great as evidenced by a survey of several apartment complexes in the community:

Table A-16: City of Hidalgo Apartment Inventory

Location	Units	Occupied	Rent/Month	Notes
Corner of Dahlia and 1st Street	7	7	\$200	poor exterior
Between Bridge and 1st Street	8	8	\$275	good condition (brick)
Corner of 1st and Esperanza Street	4	4	\$275	
Between 1st and 2nd on Esperanza	8	8	\$250	
Corner of 3rd and Dahlia Street	4	4	\$200	gas and water paid
On 4th, north of Texano Drive	10	10	NA	good condition (brick)
425 Texano Drive	4	4	NA	new condition
Between Dahlia and Esperanza Street on 5th	6	6	\$275	2 ea. of 4, 2, and 1 BR
Old Fort Apartments (FmHA)	NA	NA	NA	federally funded
Complex at Garza Flores subdivision 1	NA	NA	NA	single story
Complex at Garza Flores subdivision 2	NA	NA	NA	two story

Source: Texas A&M Field Survey, 1994.

Conclusion

Sound, affordable housing is unavailable to various segments of the population living in Hidalgo. Without any type of financial assistance for low income families, home ownership remains unobtainable for many families. Furthermore, renters wanting to move into standard housing, often find that it is not available or affordable. At present, the Hidalgo Housing Authority addresses this need through the Section 8 rental assistance. A new housing complex funded by FmHA is completely occupied with no plans to expand. The demand for safe, decent, affordable housing is not being met.

7. COMMUNITY FACILITIES

Community facilities are essential to maintain the health, safety, and welfare of citizens. Citizen well-being is reflected in the quality and availability of these facilities. Fire and police departments protect citizens and property. Adequate medical care promotes a healthy populace. Parks and recreational facilities provide social and physical outlets for all ages. Good education systems help children become productive citizens. The community's ability to attract and maintain industry is also dependent on availability of community facilities.

The community facility resources in Hidalgo include the City Hall, Fire Department, Police Department, the Health Clinic, the Hidalgo Independent School District, and parks system. The location of these facilities are shown in Map 7.

CITY HALL

Hidalgo City Hall is located at 211 East Esperanza Avenue and houses the City's administrative functions. These functions include utility, phone, and gas payments; all utility services; building inspections; accounting, finance, and personnel services for the City. The City Hall also contains offices for planning, parks/recreation, and code enforcement.

HIDALGO FIRE DEPARTMENT

The fire department is also located at 211 East Esperanza in the City Hall complex. The department consists of 33 firefighters (25 volunteer and 8 paid). The City of Hidalgo is well within standards at 33 firefighters for the 5,300 population or 1 firefighter per 161 people. Firefighters work a 24-hour shift, four times a week.

The department has four fire trucks, two emergency medical service units, and two additional vehicles. The department's equipment also includes: the jaws-of-life cutters, a spreader, backboards, traction splints, and a spine board. A vest-style extrication device (KED) is used for immobilizing individuals with possible spinal injuries.

MAP 7

Existing Community Facilities

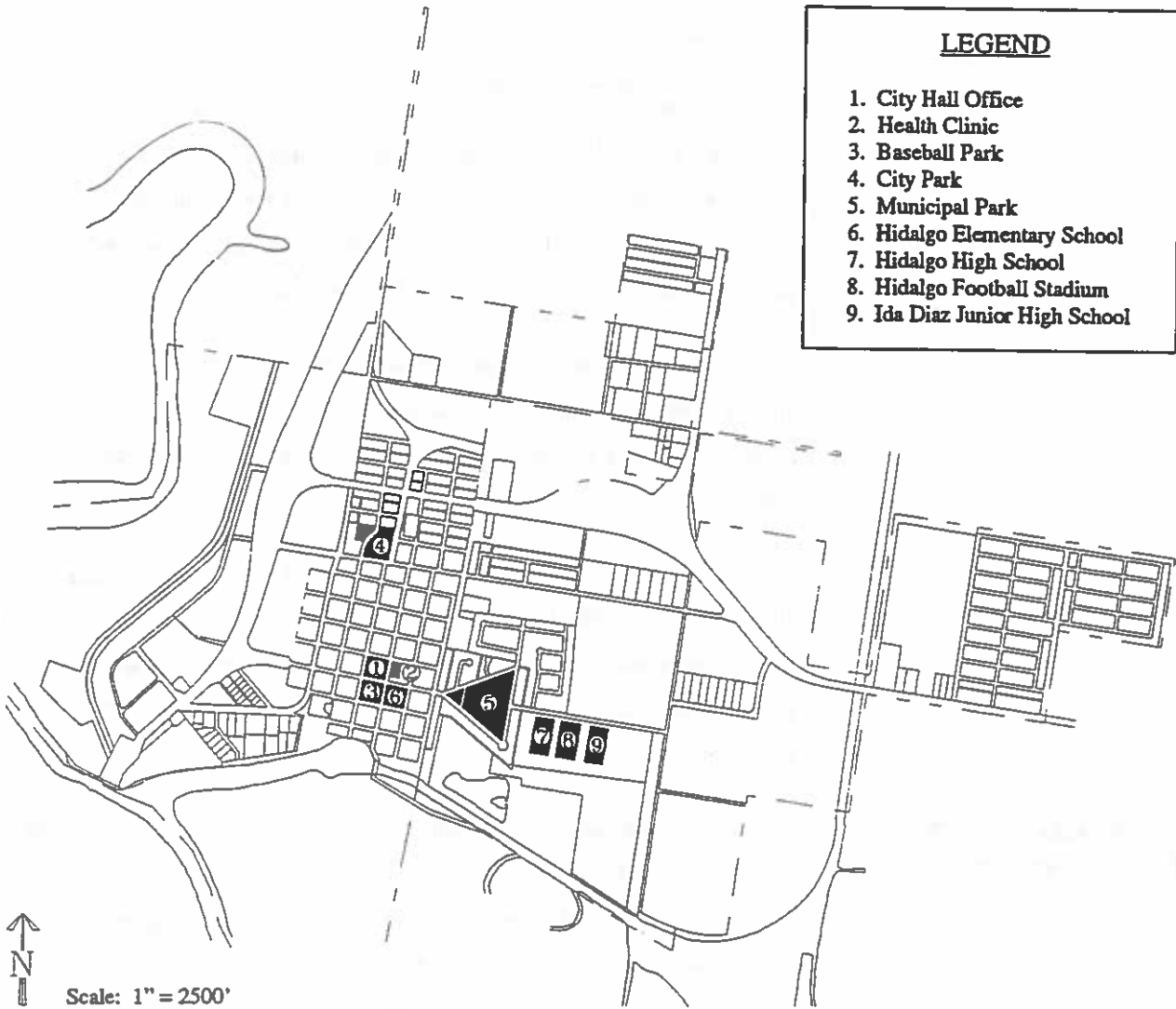


Table A-17: Fire Personnel and Equipment Requirements per Person

Personnel and Equipment	Requirements
Paid Firemen	1 per 1,000 persons; minimum of 5
Volunteer Firemen	1 per 5,000 persons; minimum of 20
Aerial Ladder Trucks	1 per 35,000 persons; minimum of 1
Auto Hose Trucks	1 per 10,000 persons; minimum of 1
Booster Tanks	1 per 10,000 persons; minimum of 1

Source: Austin State Board of Insurance, Key Rate Schedule for Grading Cities and Towns of Texas, 1983.

According to the community development standards for fire protection listed above, Hidalgo is well within the standard for the number of paid firemen per population at 1 per 662.5 people. Hidalgo also has twice the amount of volunteer firefighters at 1 per 212 persons.

The department averages 15 calls/responses per week. The response time is approximately three minutes within the City at 25-35 miles per hour and approximately five minutes at 35-45 miles per hour outside Hidalgo city limits.

The fire department also provides first aid and fire prevention programs for Hidalgo citizens. The basic first aid program teaches bandage and splint techniques to take care of minor injuries. The fire prevention program conducts home and school fire drills, and offers instruction on what to do in case of fire.

HIDALGO POLICE DEPARTMENT

The police department is also located at 211 East Street, next to the City Hall. The department consists of 32 employees: The Chief of Police, two Investigators, two Administrative positions, three Patrol Sergeants, three Patrol Corporals, three Dispatchers, one Custodian, one Auto Theft Investigator, fifteen Patrol Officers, and one Animal Control Officer. The department has six patrol vehicles, four administrative vehicles, and one animal control vehicle. The City is divided into three sections for uniformed patrol: (1) the Bridge area, (2) the Old Town business area, and (3) the Valle Alto and Villa Garza subdivisions. The response time within the City is approximately three minutes at a maximum of 10 miles per hour

over the legal speed limit.

The jail is located at the Police Department. There are two security cells that hold one prisoner each, one detoxification tank that can hold fifteen to twenty prisoners, and one holding cell that is used to secure one prisoner for up to seventy two hours until the prisoner can be properly transported to the main jail.

The police department also provides training programs for the citizens of Hidalgo including: Juvenile Officers, Staff Training Officers, Firearms Instructors, Explorers, and Firing Range Programs.

Table A-18: Mean Sworn/Uniformed Police per Population

Population Group	Mean Police Population	Population Range per One Policeman
10,000-24,999	28	357-892
25,000-49,999	74	337-675
50,000-99,999	120	416-833
100,000-249,999	295	338-847
250,000-499,999	983	254-508
500,000-999,999	1760	284-568
1,000,000 +	5813	172

Source: Municipal Yearbook 1977, (ICMA) p. 160.

Hidalgo has 15 patrolmen for a population of 5,300. This translates into one patrolman for every 353 people, well within the above listed norms.

HEALTH SERVICES

Hidalgo County is located in Public Health Region Eleven (Texas Department of Health). The Hidalgo County Health Department is located in Edinburg, Texas. However, there is a health center located in the City of Hidalgo. The Hidalgo Health Center, is located at 504 S. 3rd Street. It serves a variety of health care needs in the community.

A monthly schedule is printed and posted at the Hidalgo Health Center showing dates and times of programs offered. Each of these programs are separate clinics held within the Health Center. The Well Child Clinic



checks the height, weight, and development of children, as well as their immunization records. The Family Planning Clinic and Pre-Natal Clinic are each supervised by certified Obstetrician Gynecologists from Mexico. These doctors, U.S. certified as Physicians Assistants, work at the Health Center three times each month. The Health Center staff operates the Immunization Clinic. A Multi-Facet Planning Clinic is available for women who do not require family planning services. The HIV Clinic provides AIDS testing and pre-test and post-test counseling. Treatment for tuberculosis patients is conducted during the Medication Clinic once a week. Other services also available at the Health Center are contraception, basic vision testing, and nutrition counseling.

Referrals to other health agencies are sometimes made because of the limited medical care available at the Hidalgo Health Center. For example, the Health Center refers patients with skin disorders to specialists in McAllen and Edinburg. Alcohol and drug counseling are referred to the Texas Mental Health and Mental Retardation in Edinburg.

The Health Center employs a full-time registered nurse, who is the Health Center Director, one licensed vocational nurse, one clerical administrative person and one part-time clinic aid. Services are determined and funded by the Texas Department of Health.

A health care survey was distributed with the cooperation of the Health Center in October, 1994. Thirty surveys were returned and used to determine patient's utilization and satisfaction of the medical facilities in the area. Only generalizations were extrapolated from the survey due to the small sample. Respondents were asked to list the necessary services that are not currently available in the community. These services include: dental services, a pharmacy, and a general physician. The three most frequently mentioned obstructions that prevent people from seeking care were the cost of care, cost of insurance, and cost of prescription drugs. Almost half of the respondents travel under ten miles for health care and more than half report having good health.

Elderly citizens in need of minimal health care services may attend The South Texas Elderly Day Care Center in Hidalgo. This center provides

**HIDALGO COUNTY
HEALTH INFORMATION**

activities, meals, and transportation to a doctor for the elderly on a daily basis. This service is funded by the Department of Human Services. Elderly persons needing more care than the center can provide are referred to one of the several nursing homes located in McAllen.

Physicians in Hidalgo County serve more patients per doctor in comparison to physicians across the State. Registered nurses in Hidalgo County serve over twice the average number of patients than the State average. There is an even higher rate of people being served by the dentists in the Hidalgo County area as well.

Hidalgo County has been designated as having a health professional shortage by the Texas Department of Health. Furthermore the County is a medically underserved area. A health professional shortage includes doctors, nurses, and technicians. Medically underserved refers to the amount of health services provided in an area. Degrees of shortages are issued by the Division of Shortage Designation, Bureau of Primary Health Care, United States Department of Health and Human Services. This assignment is based on the population-to-primary care physician ratio and the presence or absence of unusually high needs for primary medical care services. The degree of shortage ranges from one to four. Group one represents the area with the highest patient to primary care physician ratio. Hidalgo County has a rating of one indicating the highest need for primary care physicians in relation to the population as designated by the Texas Department of Health.

Table A-19: Hidalgo County Health Care Facilities

Facilities	Number
Acute Care Hospitals	5
Licensed Beds	937
Set up and staffed beds	887
Nursing Homes	14
Licensed Beds	1,372
Occupied Beds	1,229

Source: Texas Department of Health, County Health Fact Sheets, Austin, Texas, 1992.

**HIDALGO
INDEPENDENT SCHOOL
DISTRICT**

Table A-20 : Hidalgo County Health Care Professionals

	County	State
Direct Patient Care	292	23,076
Physicians		
Ratio of population per direct care physician	1,314	736
Ratio of population per general family practice	4,409	3,743
Registered Nurses	684	89,095
Ratio of population per RN	561	210
Dentists	62	6,320
Ratio of population per dentist	6,186	2,888

Source: Texas Department of Health, County Health Fact Sheet, Austin, Texas, 1992.

Hidalgo Independent School District has four schools. The elementary schools are Hidalgo Elementary School, located at 411 East Flora Street in Hidalgo, and Kelly Elementary, located two and one half miles south on US Highway 281 in Pharr, Texas. Hidalgo Elementary has 615 school children, pre-kindergarten through 5th grade. Kelly Elementary has 642 school children, pre-kindergarten through 5th grade. Ida Diaz Junior High School, located at 1312 East Esperanza Street, has 584 students in the 6th - 8th grade. Hidalgo High School, located at 910 Esperanza Street, has 721 students in the 9th through 12th grade. In total, there are 2,562 school-children in the Hidalgo Independent School District.

Table A-21: Select School Program Comparison

School Program	Hidalgo Children	Hidalgo Percentage	State Percentage
Special Education	175	6.8%	10.7%
Career/Technology	326	12.6%	13.5%
Bilingual/ESL	1,501	58.0%	10.3%
Gifted and Talented	125	4.8%	7.0%

Source: Texas Education Agency :1993-1994 District Profile, 1993.

In comparing the percentages of Hidalgo special programs to the State, Hidalgo has fewer children in special education programs or in the gifted and talented programs. The percentages are very similar in the career and technology programs. A very large difference between the percentages of Hidalgo and State students is evident in the bilingual/ESL program, and this difference relates to the large Hispanic population in Hidalgo.

PARKS AND RECREATION

Table A-22: City of Hidalgo Independent School District Profile

	Hidalgo High School	Ida Diaz Jr. High School	Hidalgo Elementary	Kelly Elementary
Grade	9-12	6-8	Pre-K - 5	Pre-K - 5
Teachers	56	37	36	34
Students	721	584	615	642
Student/Teacher Ratio	13	16	17	19

Source: Hidalgo Independent School District, Hidalgo, Texas, 1994.

Parks and recreational facilities provide the citizens of a community with a place to socialize, exercise, and enjoy the outdoors. Hidalgo has three significant parks.

- **Municipal Park, or Pavilion Park**, is a fifteen acre park located at Fifth Street and Patsy Street. Amenities at the park include an auditorium, swimming pool, playground equipment, soccer field and a basketball court.
- **City Park, or La Cancha**, is a 1,200 square foot park located at First Street and El Texano Drive. The amenities at the park include a youth center, community building, a basketball court, picnic areas, various park equipment, and a gazebo area.
- Across from City Hall, a vacant one acre city block is referred to as **Baseball Park**. The area is located at Esperanza Avenue and Second Street. Baseball Park represents a typical vest pocket park or mini-park defined as a vacant lot used for recreational purposes.

Table A-23: National Recreation and Parks Association Standards

Classification	Acres/1000	Size Range	Population Served
Playlots	NA	2,500 sq. ft. to 1 acre	500-2,500
Vest Pocket Parks	NA	2,500 sq. ft. to 1 acre	500-2,500
Neighborhood Parks	1.0-2.0	5 to 20 acres	2,000-10,000
Community Parks	5.0-8.0	20 to 100 acres	10,000-50,000
Large Urban Parks	5	100+ acres	one for each 50,000
Regional Parks	20	200+ acres	entire population

Source: Lancaster, R. Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1990.

Table A-24: City of Hidalgo Existing Parks, 1994

Name of Park	NRPA Classification	Satisfies NRPA Standards
Pavilion Park	Neighborhood Park	yes
La Cancha Park	Neighborhood Park	no
Baseball Park	Vest Pocket Park	yes

Source: Texas A&M Field Survey, 1994.

According to NRPA standards, the current neighborhood park acreage falls within the guidelines, although the size of La Cancha Park is below the recommended range. Hidalgo is deficient in the number of vest pocket parks. The other standards provided by NRPA do not apply to the City of Hidalgo due to the City's current population size.

During 1993, the Hidalgo City Council adopted a policy which requires developers of new residential subdivisions to contribute a fee of \$200 per lot, which the City reserves for park development (Hidalgo Annual Report, 1994). The Parks and Recreation Department will be able to utilize this money in the new subdivisions of Hidalgo.

CONCLUSION

The community facilities of a city are instrumental in providing for the well being of its citizens. In Hidalgo, most of the community facilities meet or exceed accepted standards. However, health facilities and services need to be expanded and improved.

8. ECONOMIC STRUCTURE

Quality of life is a key concern of urban planning. One of the fundamental factors in quality of life is the economic viability of the community. Hidalgo's location between the cities of Reynosa and McAllen gives it tremendous access to economic markets.

The upcoming inauguration of the "Las Entradas Shopping Center," a new City Hall complex with expanded community facilities, and the famous annual "Borderfest" festival are signs of a city dedicated to its strong initiatives. Hidalgo City officials have made a commitment to provide high quality living. This commitment is reflected as the City grows and prospers.

This section reviews certain factors that are key elements in understanding the economic structure of Hidalgo. Labor force characteristics, employment by sector, employment by industry, and unemployment rates will be discussed in order to illustrate the economic dynamics in Hidalgo. City sales tax, construction values, and agribusiness will also be discussed along with the unusual circumstances of the foreign trade zone and maquiladoras in the area.

Table A-25 describes the number of people in the labor force in Hidalgo. This data originates from the 1990 Census calculations. Furthermore, the labor force is defined as all those people between the ages of sixteen and sixty-five that are either working or actively looking for work. Disenfranchised workers, students, and those people outside the age bracket are considered not to be in the labor force.

Although the number of employed and unemployed males and females in Hidalgo are fairly similar, there is a significant difference between the number of females and the number of males not in the labor force. Differences in the Hispanic culture may explain this.

LABOR FORCE

Table A-25: City of Hidalgo Labor Force by Gender, 1990

In Labor Force	Male	Female
Employed	520	346
Unemployed	52	61
Not in Labor Force	338	724

Source: U.S. Bureau of the Census.

Table A-26 compares the Hidalgo labor force with that of the cities of La Joya and Pharr. Since the populations are different between Hidalgo and the other two cities, it will be more valuable to examine the labor characteristics as a percentage of total population.

Table A-26: Labor Force Comparisons, 1990

In Labor Force	Hidalgo	La Joya	Pharr
Employed	26.3%	26.1%	28.6%
Unemployed	4.7%	6.97%	5.9%
Not in Labor Force	32.2%	37.3%	33.6%

Source: U.S. Bureau of the Census.

Table A-27: City of Hidalgo Employment by Sector, 1990

Sector	Hidalgo	La Joya	Pharr
Self Employed	6.7%	8.1%	7.8%
Local Government	10.5%	9.5%	10.3%
State Government	2.7%	8.6%	10.1%
Federal Government	6.2%	1.8%	5.3%
Private	73.9%	71.9%	66.5%

Source: U.S. Bureau of the Census.

Table A-27 shows the majority of employed persons in the City of Hidalgo work in the private sector, accounting for 73.9 percent of the work force. This figure is followed by 10.5 percent in local government; 6.2 percent in federal government; and 2.7 percent employed in state government. The remainder of Hidalgo's labor force is self employed, accounting for 6.7 percent of the work force.

EMPLOYMENT BY INDUSTRY

The City of Hidalgo's employment by sector is similar to other cities within the County of Hidalgo. For example, both La Joya and Pharr have large private employment sectors, accounting for 66.5 and 71.9 percent, respectively. Similarly, the self employment rate in La Joya is 7.8 percent and 8.1 percent in Pharr.

According to economic analysts, Texas has the 12th-largest economy in the world. Job growth in Texas is more likely to develop from small businesses with entrepreneurial, technological and informational bases. The low level of unionization in the area, the Texas Employment Commission activities, Hidalgo County Job Training programs, Work Force Development Incentive programs, Rapid Response Activities of the Dislocated Worker programs, and Texas State Technical College programs are several reasons why Hidalgo is an optimal place to start a business or industry.

Table A-28: Employment by Industry, 1990

Sector	Hidalgo	La Joya	Pharr
Construction	7.0%	21.3%	9.3%
Manufacturing	10.4%	7.6%	15.5%
Transportation/Communication	6.5%	2.1%	6.9%
Services	5.8%	0%	4.9%
Wholesale Trade	11.3%	4.3%	7.5%
Retail Trade	32.0%	29.1%	34.8%
F.I.R.E*	2.4%	2.3%	3.6%
Business/Entertainment	14.0%	8.9%	7.2%
Agriculture	10.6%	24.5%	10.4%

Source: U.S. Bureau of the Census.

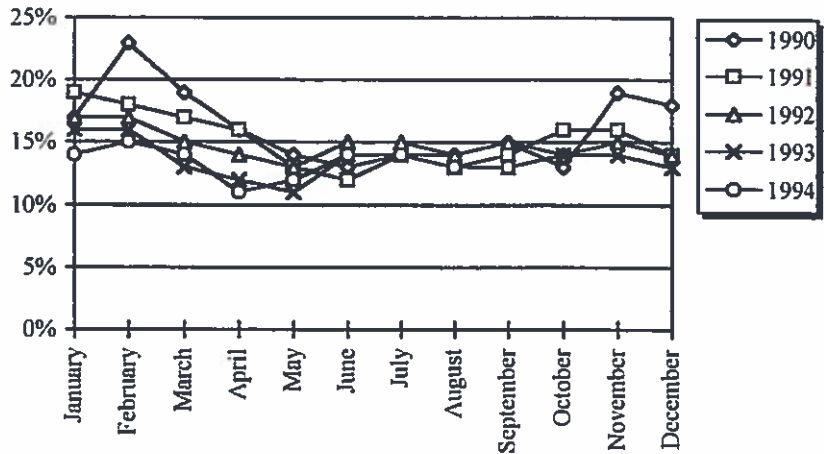
Table A-28 shows the majority of people in Hidalgo are involved in either wholesale or retail trade. Retail trade employs 32 percent of the working people of Hidalgo, with 11.3 percent in wholesale trade. A large number of import and export companies support this trade industry. Business and repair services employ the next highest number of people, with 13.5 percent. Agriculture is a major industry in the Rio Grande Valley, and employs 10.6 percent of the people of Hidalgo.

Hidalgo has larger percentages of people employed in wholesale trade and business than either La Joya or Pharr. La Joya has larger percentages in construction and agriculture, while Pharr leads in manufacturing and retail trade. Hidalgo's location on the border allows it to perform more as a trade center than as an agricultural community.

UNEMPLOYMENT

Unemployment in Hidalgo has consistently decreased during the past five years. Between the months of May and September unemployment tends to decrease, due to agricultural harvesting. In 1990, there were some significantly higher rates of unemployment in February, October and November. This irregularity followed a severe freeze in December of 1989 which damaged citrus crops in the Rio Grande Valley.

Figure A-6: City of Hidalgo Unemployment Rates, 1990-1994



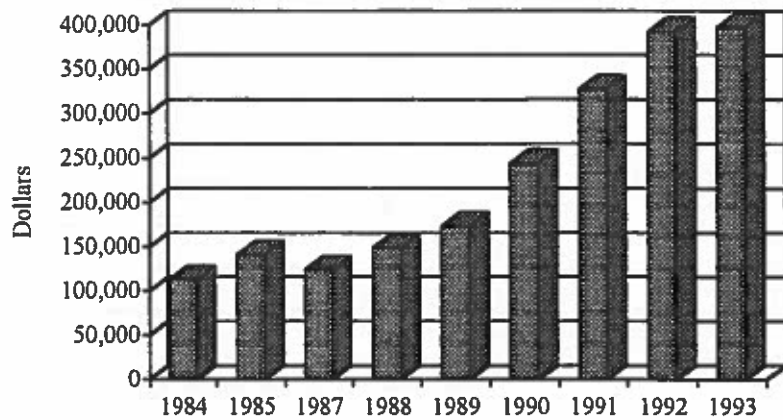
Source: U.S. Bureau of the Census, 1990.

SALES TAX

Sales tax in Hidalgo has been increasing steadily since 1987. This hints at the increased investment within the City. In October 1990, Hidalgo voted for an additional one percent sales tax for economic development/tax abatement.

**BUILDING PERMIT
APPLICATIONS AND
CONSTRUCTION VALUES**

Figure A-7: City of Hidalgo Sales Tax Revenue, 1984-1993



Source: Rio Grande Valley Chamber of Commerce.

Building permit applications have steadily risen in Hidalgo over the last 8 years. More importantly is the total Construction Value within the City. Since 1986, the City has experienced almost an 8 million dollar increase in Construction Values. Table A-29 illustrates this increase.

Table A-29: City of Hidalgo Construction Values, 1986-1993

Year	Construction Values
1986	\$1,161,449
1987	\$2,301,611
1988	\$2,141,412
1989	\$2,507,390
1990	\$5,065,500
1991	\$3,784,178
1992	\$5,605,255
1993	\$9,008,584

Source: Rio Grande Valley Chamber of Commerce.

Outlined in Table A-30, construction values in Hidalgo remained at approximately the same level for the first eight months of 1994 with slight increases during June, July and August. The average amount of building Construction Values per month for 1994 has been \$414,838.

Table A-30: City of Hidalgo Construction Values by Month, 1994

Month	Fees Collected
January	\$270,573
February	\$350,381
March	\$291,100
April	\$394,690
May	\$154,000
June	\$452,500
July	\$665,400
August	\$740,060

Source: Rio Grande Valley of Commerce.

AGRIBUSINESS

The Rio Grande Valley is an international leader in agriculture. It provides citrus fruits, cotton, cottonseed, and vegetables to markets worldwide. Hidalgo County alone grossed over \$300 million in receipts in 1990, excluding citrus crops. This made it the leading agriculture county in Texas. Cotton, vegetables, citrus fruits, grain sorghum, corn, sugar cane, livestock, plant nurseries and exotic plants are all successfully cultivated in Hidalgo County. In the City of Hidalgo, import and export of produce is one of the major economic activities.

Hidalgo County produced the most sugar cane in the State in 1991-1992, with an average of 263 tons harvested per acre. Other major crops include the Texas Grande 10-15 onion, broccoli (90 percent of the State's harvest), cabbage (80 percent), lettuce (80 percent), bell peppers (75 percent), carrots (60 percent), and cucumbers (50 percent). In total, approximately 40 different major crops are grown in the area.

Ranching and farming are still primarily family-run businesses in Hidalgo County. Some crops, such as vegetables, melons, and citrus rely heavily on hired labor, where other crops have more mechanized methods of planting and harvesting.

FOREIGN TRADE ZONE

The McAllen Foreign Trade Zone is located 3 miles north of the McAllen/Hidalgo/Reynosa International Bridge. Founded and incorporated in 1965, it was the first inland port in the United States to be approved by the Department of Commerce. Today, the facilities include a maximum

**CITY OF HIDALGO
EXPORTERS AND
IMPORTERS BY
CATEGORY**

security rail-served industrial park and over 200,000 square feet of warehousing with air-conditioned office space. In the McAllen Foreign Trade Zone, goods may be imported, stored, assembled, displayed for sale, labeled, altered or re-exported from the United States without being subject to U.S. customs duties. Customs inspection and duties are only applied when an item leaves the zone for sale in the United States.

Agriculture/Farm Equipment

• *Exporters*

ABC Exports
Davila Jesus Import and Export
Hidalgo International Sales, Inc.
Realitos Trading Co. & Heavy Equipment
SBA Services

• *Importers*

Davila Jesus Import and Export
Realitos Trading Co. & Heavy Equipment

Fresh Produce

• *Exporters*

Alison Fruit Company, Inc.
J.B. Freight Forward
Realitos Trading Co. & Heavy Equipment
TRAFIMEX

• *Importers*

AG Imports, Inc.
Four Seasons Produce, Inc.
G-M Sales Co., Inc.
Giovanni Produce
Golden Gifts of Texas
Griffin & Brand Hidalgo Plant
J.B. Freight Forward
J.C.B. Trading
Lowe, J.D. Jr. Co., Inc.
Marathon Produce
Rancho Vergeles, Inc.
Realitos Trading Co. & Heavy Equipment
Rio Produce Co.
Sales King International
Southwest Produce Co.
Tex-Sandia, Inc.
TRAFIMEX

General Merchandise, Gift Items

• *Exporters*

Century Forwarding
ETA Forwarding Agency, Inc.
J.B. Freight Forward
R R Inter Tran
S.G. EX-IM & Co.
SHIN International
UETA of Texas, Inc.

• *Importers*

J.B. Freight Forward

Industrial Supplies, Equipment, Chemicals

• *Exporters*

GC Exports, Inc.
International Brokers
International Business Marketing, Inc.
Multinational Supply, Inc.
Petroleos Mexicanos
S B A Services, Inc.
TRAFIMEX

• *Importers*

TRAFIMEX

Legal Documentation/Services

• *Exporters*

COSS Exports

Warehouse Services, Freight Forwarding, Shipping

• *Exporters*

Agencia Lucy
Casas Exports

Computer Parts, Printers, Copiers

• *Exporters*

Machines and Computers, Inc.
Printer International, Inc

MAQUILADORAS

Val-Mex Fruit and Vegetable Co., Inc.

Source: Rio Grande Valley Chamber of Commerce, 1994.

The maquiladora industry in Mexico processes and assembles components into finished products for worldwide industries. Maquiladoras are allowed to import materials and components to Mexico duty free. The companies take advantage of the lower labor costs in Mexico. The industries pay tax only on the value added before export to the U.S. market. This makes maquiladoras in Mexico an attractive alternative for many companies.

Maquiladoras are usually twin-plant operations. The United States plants are highly automated and technology-oriented, while their Mexican counterparts are labor intensive. There are over 165 maquiladoras in the Rio Grande Valley who manufacture products ranging from televisions to ceramics. Over 60 U.S. manufacturers operate in Reynosa.

<i>AT&T Communications Systems</i>	<i>Magla Products Inc.</i> Kitchen & Laundry Care Products
<i>A&H Distributors</i> Chrome Platted Lawn Chairs	<i>Manitex, Inc</i> Cranes
<i>Alamo Boot Company</i> Men's Bootwear	<i>Merhen</i> Styrofoam Packing Materials
<i>Alpine Electronics</i> Auto Electronics	<i>Nibco Inc.</i> Plumbing Valves
<i>Amex</i> Contract Manufacturing	<i>Norton Company</i> Coated Abrasive
<i>Antenna Specialist</i> Mobile Antennas	<i>Orval, Kent Food Company</i> Fresh Fruit Salads
<i>Attwood</i> Stainless Steel Marine Components	<i>Pantimedias del Norte S.A. de C.V.</i> Women's Hosiery
<i>Austin Sculptures & Decoratives</i> Decorative Home Furnishings	<i>Petro Plasticos Mexicanos</i> Plastics
<i>BCI</i> Ladies & Men's Sportswear	<i>Pilling's FRP of Texas</i> Simulated Automobile Tops
<i>Big Boat Company</i> Fiberglass Boat Products	<i>R.R. Donnelley & Sons Co.</i> Book Printing

Chemical Products
Chemical Products

Cleo
Greeting Cards

Converse, Inc.
Athletic Shoes

Delco Electronics Corp.
Automotive Products

Deltron Inc.
Power Supplies

Diversified Steel, Inc.
Refuse Equipment

Fiberglass Products Manufacturing Co.
Fiberglass Bath Tubs

Finsa/Nova Link
Contract Manufacturing

Form-O-Uth, Inc.
Lingerie

General Electric Co.
Fractional Horsepower Motors

Genicom Corp.
Computer Components

Globe Motors
Electric Motors

Halliburton
Oil Field Products

Infansa
Aluminum Grills for Campers

International Manufacturing Specialists Inc.
Contract Manufacturing

Invacare Corp.
Medical Equipment

Johnson Controls
Building Environmental Systems

Kast Metals Inc.
Foundry Patterns

Resentel Corp. Ltd.
Bicycle Components

Rio Contract Sewing
Contract Sewing

S & H
Automotive Components

Semtech Semi Conductors
Semi Conductors

Sinopac International Corp.
Telephones

Spiral Binding Company Inc.
Spiral Binding

Sportswear International
Apparel

Sun Lions
Jewelry

Stuart Entertainment
Bingo Cards

TRW, Inc.
Auto Electronics

TRW VSSI
Seat Belts

TRW Steering & Suspension
Steering Components

Valino
Apparel

Wells Manufacturing Co.
Automotive Ignition Parts

WestBend
Electrical Appliances

Whirlpool Corp.
Appliance Parts

Zenith Electronics Corp.
Television Set Components

Labinal Components & Systems Inc.
Cinch Connectors

Kid Duds
Children's Sleepwear

Kimball Piano & Organ Company
Pianos

Lambda Electronics Corp.
Electronic Power Supplies

Lintel
Communication Systems

9. FISCAL CONSIDERATIONS

The following section examines the financial aspects of the City of Hidalgo from 1990 to 1995. The basic components of this fiscal report consist of a general analysis of revenues and expenditures as stated in the City Budgets for the five year period. This includes a breakdown of the individual revenue sources and expenditures by department, as well as an analysis of growth rates and per capita figures for both income and spending.

Also included in this report are special sections on Maquiladoras and the McAllen/Hidalgo/Reynosa International Bridge. These two elements are unique in nature and constitute a significant influence on the financial stability of the City.

REVENUES

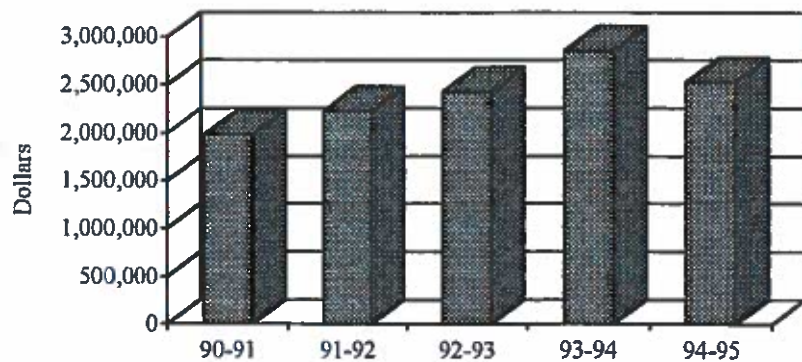
Table A-31: City of Hidalgo Revenue by Source

	1990-91	1991-92	1992-93	1993-94	1994-95
General Fund					
General Tax Revenue	\$358,476	\$415,500	\$417,288	\$444,671	\$491,256
Licenses & Permits	\$154,000	\$163,000	\$251,000	\$478,000	\$31,000
Bridge Revenue	\$840,000	\$840,000	\$900,000	\$950,000	\$1,000,000
Intergov. Revenue	\$49,000	\$125,000	\$175,000	\$200,000	\$200,000
Current Services	\$34,050	\$39,450	\$42,050	\$36,000	\$32,000
Interest, Fines & Forfeits	\$100,000	\$110,000	\$117,500	\$200,000	\$230,000
Miscellaneous	\$36,950	\$8,413	\$28,300	\$28,300	\$28,300
Sub-Total	\$1,572,476	\$1,701,363	\$1,931,138	\$2,336,971	\$2,012,556
Utility Fund					
Water	\$180,000	\$178,000	\$244,000	\$255,700	\$255,700
Sewer	\$93,000	\$101,000	\$108,000	\$113,100	\$113,100
Sanitation	\$130,000	\$144,131	\$140,000	\$147,000	\$147,000
Miscellaneous	\$6,317	\$4,250	\$4,250	\$4,250	\$4,250
Sub-Total	\$409,317	\$427,381	\$496,250	\$520,050	\$520,050
Total Revenue	\$1,981,793	\$2,228,744	\$2,427,388	\$2,857,021	\$2,532,606

Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

Total revenues have increased at a rate of 39 percent for the past four years, from \$1,945,735 in 1990 to \$2,707,021 in 1994. However, this trend has dropped dramatically in Fiscal Year (FY) 94-95, with projections of a 2 percent decrease from the previous year. This is due primarily to a substantial decrease in “transmigrantes” (Mexican citizens who enter the United States to shop), and the elimination of a clearing permit fee assessed against Mexican citizens crossing the McAllen/Hidalgo/Reynosa International Bridge. These two occurrences combined have resulted in approximately \$800,000 in lost revenues for the City in the Fiscal Year 94-95.

Figure A-8: City of Hidalgo Growth Rate of Total Revenues



Source City of Hidalgo, City Budget, 1990-1991 through 1994-1995.

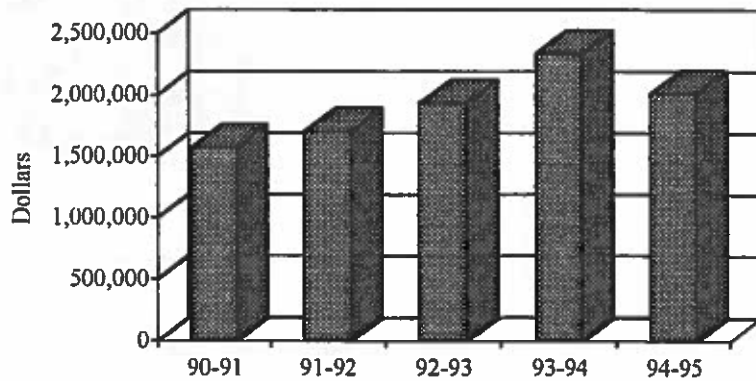
General Fund Revenues

Revenue sources for the City consist of General Fund Revenues and Utility Fund Revenues. Included in the General Revenue category are the General Tax Revenues, which consists of Property Tax and Sales Tax. Property Tax is currently assessed at .3514 per \$100 valuation with a total estimated land value of \$83,553,837. When compared to the property tax rate of neighboring communities (McAllen - .4668, La Joya - .58, and Pharr - .57), Hidalgo offers the lowest property tax rate in the area. For all sales taxes collected, the City transfers 50 percent to the General Fund, while dedicating 25 percent for tax reduction, and 25 percent for economic development. Fiscal Year 94-95 budget estimates a total sales tax yield of \$351,000 for a total tax yield of \$491,256.

Among the other General Fund Revenue categories, Licenses & Permits have seen the most change, with a decrease of 1, 442 percent from the previous fiscal

year and a total decrease of 396 percent since 1990. This is a result of the previously mentioned circumstances with respect to the transmigrantes and the clearing permit fees. The only other revenue category to experience a decrease from the previous year is Current Services, with a negative change of 12.5 percent from the previous year. Intergovernmental and Miscellaneous Revenues have remained constant, with a total growth rate from 1990 to 1995 of 308 percent and 31 percent, respectively. The Interest, Fines & Forfeits category has experienced steady growth of 130 percent since 1990, and a 15 percent increase from the previous year.

Figure A-9: City of Hidalgo Growth Rate of General Fund Revenue



Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

Bridge Revenues

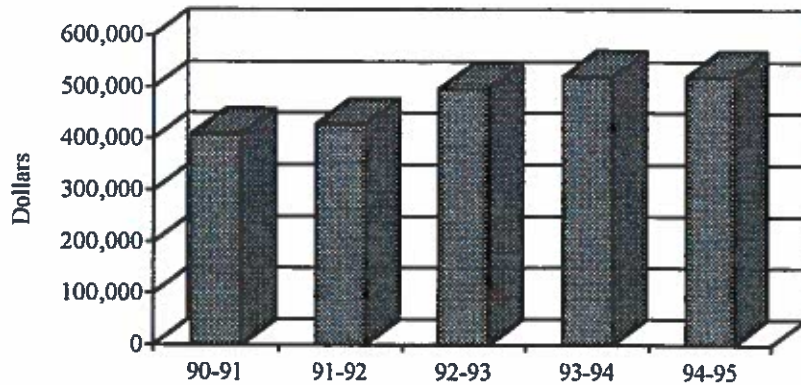
Also included in the General Fund is the McAllen/Hidalgo/Reynosa International Bridge Revenue. This constitutes 50 percent of total General Fund Revenues. Hidalgo has received 33 percent of the funds generated by the bridge in previous years, but will receive 36 percent of all revenues beginning with the 1994-1995 budget year, producing an estimated one million dollars in General Fund Revenue. This will result in a per capita revenue of 184 dollars based on 1995 population projections. As of 1990, bridge crossings totaled 44,787,077 vehicles, which includes 131,132 commercial vehicles and a total of 12.1 million persons. The completion of two more highway expansion projects (US 281 and US 77) may further increase vehicular traffic to and from Hidalgo.

Reliance on the bridge for revenue may be subject to change in the coming years. A new bridge has recently been constructed to the East of Hidalgo, near the city of Pharr, and is expected to divert some of the commercial traffic currently

moving through Hidalgo. There is also a proposed highway project to the West of Hidalgo, possibly offering a more direct link between the cities of Mission and Reynosa. While the exact impact on additional transportation lines is uncertain at this time, they could become potential inhibiting factors to Hidalgo with respect to the bridge and it's role as the largest single source of funds.

Utility Fund Revenues

Figure A-10: City of Hidalgo Growth Rate of Utility Fund Revenue



Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

The utility fund consists of water, sewer, and sanitation revenues, these are generated by the respective departments for providing basic services to Hidalgo residents. This fund is primarily offset by utility expenditures for said services, with any surplus being dedicated to capital outlay. Revenue growth for water, sewer and sanitation services are up from 1990 by 42, 21, and 13 percent respectively, with a total increase of 27 percent for all sources.

Per Capita Revenues

Per capita revenues have been calculated to demonstrate the relationship between revenues and population. This also helps in comparing Hidalgo to other cities in the region, as well as the State and National levels. Per capita figures for Hidalgo, La Joya, and Pharr are based upon 1994-1995 fiscal years, while McAllen, State and National levels are based upon 1990 fiscal years due to the availability of the U.S. Department of Commerce fiscal data from the 1990 Bureau of the Census report.

Table A-32: City of Hidalgo Per Capita Revenue by Category

	Hidalgo	McAllen	La Joya	Pharr	State Avg.	Natl. Avg
General Fund	\$477.66	\$828.59	\$178.69	\$380.94	\$666.79	\$669.39
General Tax Revenue	\$108.89	\$298.43	\$88.10	\$184.87	\$323.26	\$275.86
Property Tax	\$33.10	\$135.18	\$49.91	\$78.01	\$180.63	\$163.38
Sales Tax	\$51.64	\$159.26	\$28.64	\$94.29	\$139.94	\$74.14
Current Services	\$10.34	\$3.99	\$32.65	\$10.37	\$149.42	\$133.40
Intergov. Services	\$14.88	\$64.10	\$9.55	\$10.56	\$48.92	\$152.68
Miscellaneous	\$343.55	\$462.07	\$0.97	\$71.42	\$145.19	\$107.45
Utility Fund	\$124.34	\$61.57	\$164.47	\$127.94	\$220.78	\$204.42
Total Revenues	\$602.00	\$890.16	\$343.16	\$508.87	\$887.57	\$873.81

- Notes: 1. Certain revenue sources for Hidalgo excluded for lack of equivalent data
 2. Miscellaneous category includes bridge revenues for Hidalgo and McAllen
 3. State and National averages based upon cities of 75,000 or more

Sources: *City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.*
U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census.
City of La Joya, City Budget, FY 1994-1995.
City of Pharr, City Budget, FY 1994-1995.

Expenditures have increased at a rate of 32 percent over the past four years, from \$1,861,154 in 1990 to \$2,457,078 in 1994. Fiscal Year 94-95 budget projects a 2 percent decrease from the current budget year. This is due to downsizing in the Police Department. These actions were precipitated by the anticipated decrease in General Fund Revenue. The Parks and Recreation department has also been reduced.

EXPENDITURES

Table A-33: City of Hidalgo Departmental Expenditures

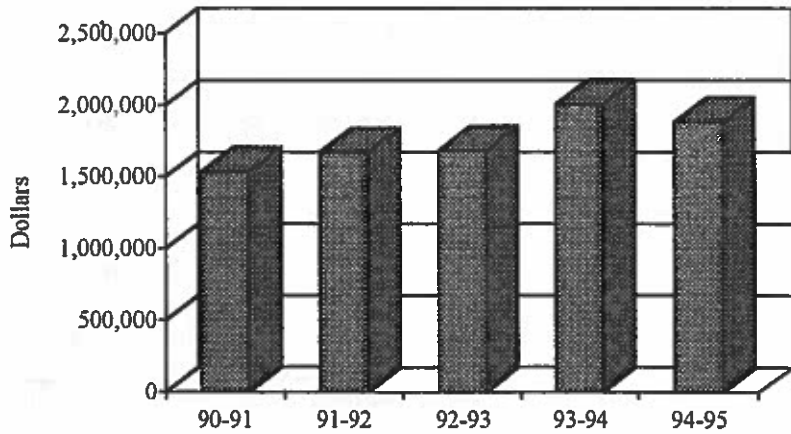
	1990-1991	1991-1992	1992-1993	1993-1994	1994-1995
General Fund					
Administration	\$295,709	\$283,663	\$281,154	\$298,928	\$298,501
Police	\$694,664	\$814,085	\$866,722	\$1,021,124	\$911,881
Fire	\$234,339	\$199,979	\$164,720	\$202,818	\$215,968
Shop	\$46,472	\$40,256	\$40,630	\$55,303	\$57,419
Street	\$129,572	\$167,659	\$172,881	\$182,707	\$185,103
Social Services	\$44,960	\$46,721	\$21,335	\$26,224	\$27,119
Parks & Recreation	\$87,905	\$99,092	\$90,192	\$127,129	\$87,363
Municipal Court	\$0	\$19,252	\$43,150	\$40,893	\$59,362
Code Enforcement	\$0	\$0	\$0	\$48,353	\$41,402
Sub-Total	\$1,533,621	\$1,670,707	\$1,680,784	\$2,004,628	\$1,884,118
Utility Fund					
Water	\$198,017	\$190,015	\$206,643	\$211,817	\$211,817
Sewer	\$86,393	\$93,528	\$89,528	\$99,517	\$99,517
Sanitation	\$126,884	\$133,140	\$137,040	\$141,151	\$159,151
Sub-Total	\$411,294	\$416,683	\$433,211	\$452,485	\$470,485
Total Expenditures	\$1,994,915	\$2,087,390	\$2,113,995	\$2,457,078	\$2,354,603

Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

General Fund Expenditures

Expenditures are separated into a General Fund and Utility Fund. Among General Fund Expenditures, the Police Department has been the largest as well as the fastest growing over the last four years. Although it has experienced a 12 percent reduction from the previous fiscal year, overall growth since 1990 has increased by 31 percent. The only other departments that have decreased expenditures are Parks & Recreation (45 percent), Code Enforcement (16 percent), and Administration (0.1 percent). All other departments have received additional funding, ranging from Social Services (3 percent), to the Municipal Court (45 percent). Overall growth for General Fund Expenditures has increased 23 percent since 1990, however there has been a 6 percent decrease from the previous fiscal year.

Figure A-11: City of Hidalgo Growth Rate of General Fund Expenditures

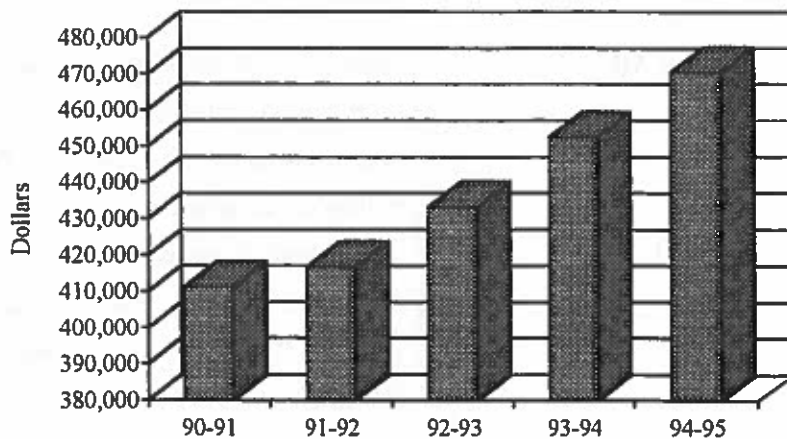


Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

Utility Fund Expenditures

Utility Fund Expenditures provide for water, sewer, and sanitation services, and are financed through service fees charged to the Hidalgo residents. Expenditures for water and sewer services have remained constant from Fiscal Year 94-95, with an increase since 1990 of 7 and 15 percent, respectively. Sanitation services have grown by 13 percent from the 1993-1994 fiscal year and 25 percent since 1990. Total growth for utility fund expenditures is up by 4 percent from the Fiscal Year 94-95 and 14 percent since 1990.

Figure A-12: City Growth Rate of Utility Fund Expenditures



Source: City of Hidalgo, City Budget, FY 1990-1991 through 1994-1995.

Per Capita Expenditures

Per capita expenditures, like per capita revenues, reflect the proportional relationship of expenditures to the population. The figures are provided to demonstrate the difference in spending levels between Hidalgo and other communities in the region, as well as State and National levels. Per capita figures for Hidalgo, La Joya, and Pharr are based upon the 1994-1995 fiscal year. McAllen, State and National levels are based upon the U.S. Department of Commerce fiscal data from the 1990 Bureau of the Census Report.

Table A-34: City of Hidalgo Per Capita Expenditures

	Hidalgo	McAllen	La Joya	Pharr	State Avg.	Natl. Avg.
General Fund	\$465.86	\$826.10	\$207.52	\$379.68	\$634.57	\$667.32
Administration	\$89.82	\$31.63	\$37.61	\$33.10	\$43.36	\$40.71
Police	\$211.01	\$103.39	\$65.30	\$94.24	\$97.10	\$96.52
Fire	\$71.18	\$45.08	\$6.11	\$49.09	\$61.00	\$48.87
Street	\$39.36	\$48.84	\$19.87	\$21.79	\$72.71	\$80.48
Social Services	\$13.66	\$5.26	\$0.0	\$3.99	\$32.08	\$34.45
Parks & Recreation	\$26.70	\$70.97	\$3.82	\$13.79	54.16	\$40.97
Utility Fund	\$124.94	\$47.08	\$100.45	\$127.96	\$218.69	\$211.59
Total Expenditures	\$590.80	\$873.18	\$307.97	\$507.64	\$853.26	\$878.91

*Sources: City of Hidalgo, La Joya, & Pharr City Budgets, 1990-1991 through 1994-1995.
US Dept. of Commerce, Economics/Statistics Administration, Bureau of the Census.*

Certain departments for Hidalgo were excluded for lack of equivalent data for other cities. Also, State and National averages were based upon cities of 75,000 or more.

MAQUILADORAS

Since 1975, the maquiladora industry has grown into a multi-million dollar revenue source for Hidalgo County. Based on an economic impact assessment prepared by the McAllen Economic Development Corporation, an estimated 381 million dollars in direct revenues was injected into businesses in the area in 1993. While a large percentage of this revenue was received by the city of McAllen, the entire area has benefited greatly from the cumulative impact of the industry. While the City of Hidalgo lacks the facilities and infrastructure to take full advantage of this development in the same way McAllen has, Hidalgo stands to benefit primarily in four areas: retail sales, bridge revenues generated by increased vehicular traffic, wholesaling and warehouse facilities, and home sales.

Based on the McAllen study, the overall current and projected benefits to the area are as described in Table A-35.

Table A-35: Total Estimated Maquiladora Expenditures in Hidalgo County

	1993	1996	1998
Home Sales	\$14,060,700	N/A	N/A
Retail Sales	\$81,479,300	\$484,892,720	\$785,073,096
Auto Sales	\$6,372,000	\$43,145,639	\$69,855,618
Hotels	\$26,964,840	\$157,656,400	\$255,256,045
Air Transportation	\$3,674,000	\$20,249,431	\$32,785,157
Auto Rental	\$1,387,500	\$7,591,544	\$12,291,207
Motor Freight	\$124,497,600	\$859,505,502	\$1,391,595,744
Rail Freight	\$7,143,552	\$43,655,781	\$70,681,571
Air Freight	\$9,501,253	\$52,366,623	\$84,784,996
Manufacturing Supplies	\$106,400,478	\$664,682,528	\$1,076,164,580
Total	\$381,481,223	\$2,333,746,168	\$3,778,488,014

Source: *The Economic Impact of Maquiladoras on the McAllen-Hidalgo County Area. McAllen Economic Development Corporation, 1994.*

It should be noted that these projections are based on current growth rates, and do not take into consideration any potential increase in growth. Also excluded from the study were a growing number of supplier companies in the area. These companies are usually capital intensive and tend to locate on the U.S. side of the border.

CONCLUSION

Hidalgo's fiscal solvency has improved substantially since 1990, when the City was operating under a deficit and was forced to borrow on a year-to-year basis to fund operating and maintenance expenses. The City is currently operating at a surplus that will continue to increase if revenue and expenditure growth trends continue at their present rate. However, one factor that seems apparent is that Hidalgo cannot rely on a limited number of major revenue sources permanently.

In order for Hidalgo to maintain its current level of prosperity, it is prudent for the City to make concerted efforts to diversify its economic base in areas that function at least somewhat independently of other major revenue sources. Examples of this would be to offer more attractions to tourists and "Winter

Texans”, as well as encouraging the development of a stronger retail base. Another possibility is to cater to the needs of the growing maquiladora industry. This area shows substantial growth and stability in the coming years, and could provide Hidalgo with the added security.

References:

City of Hidalgo, *City Budget*, FY 1990-1991 through 1994-1995.

City of La Joya, *City Budget*, FY 1994-1995.

City of Pharr, *City Budget*, FY 1994-1995.

City of McAllen. *McAllen Economic Report*.

McAllen Economic Development Corporation. *The Economic Impact of Maquiladoras on the McAllen-Hidalgo County Area*.

Texas Centers for Economic and Enterprise Development, Institute for Manufacturing and Materials Management, University of Texas at El Paso. *Paso Del Norte Regional Economy: Socioeconomic Profile 1993*.

U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census - *City Government Finances 1990-1991*.

U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census - *County Government Finances 1990-1991*.

10. APPEARANCE

The City of Hidalgo has recently initiated efforts to enforce stringent landscaping codes in the hopes of beginning a beautification movement.

These codes outline desired degrees of landscaping as well as effective enforcement options available to City officials. The appearance of the community affects the perceived City image. Landscaping is an option in the beautification plan that offers almost immediate results in City image, as well as increasing value to the properties that incorporate landscaping. What follows is an inventory of the aspects of the community that are most readily visible to the citizens and visitors, and an assessment of existing conditions. These aspects are not merely limited to the use of vegetation as an appearance enhancer, but also include general upkeep, maintenance, and other general elements that interact closely to form pleasing images.

PUBLIC BUILDINGS

Public buildings in the City of Hidalgo consist of the fire station, city hall, health center, the police station, the post office and public schools. The majority of the buildings were constructed in the 1970s and remain in good condition. However, the existing health center structure has experienced an unusual amount of degradation, and is currently being replaced with a new structure in the community office park. The existing buildings do not follow a particular style, theme, or motif. Landscaping around the buildings is minimal.

GATEWAYS

Gateways give a sense of character to a community. They define the area with physical and symbolic barriers, entrance statements, and themes. This sense of character identifies one's arrival in a community and develops sensitivity to the community qualities.

An example of a gateway is Municipal Park. The park incorporates the use of an aesthetically pleasing gateway and statue to mark the entrance into the park area. This gateway serves as a landmark as well as a positive addition to the appearance of the City of Hidalgo.

NEIGHBORHOOD MAINTENANCE

A neighborhood maintenance inventory revealed the existence of differences among Hidalgo neighborhoods. Newer subdivisions are more stringent with their maintenance efforts. Also, within the newer subdivisions, there is minimal vegetation in place. The plant material, which is there, is young and will take several years to reach maturity. Finally, the Original Townsite is currently experiencing problems with maintenance of the neighborhoods. The existence of trash, overgrown vegetation, abandoned structures, and inadequate repair of the structures creates an area needing immediate attention.

The existing parks in Hidalgo serve as recreation sources. Many of the parks are well maintained. It is evident that the citizens have pride in their parks.

There also exists within the City one privately owned park area. This is found at Lake Tejano Mobile Home Park. This park capitalizes upon the historic resources, natural resources of a water body, and landscaping efforts to manage the vegetation in order to present an overall beauty for the residents of the community.

RIVERFRONT CONDITIONS

The City of Hidalgo lies along the Rio Grande River. Although many Texas cities, such as San Angelo, Del Rio, Austin, and San Antonio, have capitalized upon the unique resource that water presents, it seems that little effort has been made to do so in Hidalgo. Raw sewage dumped into the riverway leads to severe problems for the City of Hidalgo, not only in appearance, but for health and safety concerns.

Further problems exist with the pumphouse irrigation system which, until the early 1980's, necessitated the use of open water canals stemming from the Rio Grande. These canals constitute a large network of waterways that are now often unsightly collectors of debris and garbage. These areas are immediately apparent to the citizens and visitors and should, therefore, be given immediate attention.

**STREET and CENTRAL
BUSINESS DISTRICT
DESIGN**

However, efforts in the development of an aesthetically pleasing waterfront have been initiated. Historic preservation efforts associated with the pumphouse are a step in the creation of a pleasant and useful resource to the City of Hidalgo.

Streets in the City of Hidalgo are arranged using the grid system that is customary to the area. Streets are aligned for perpendicular intersection and efficient traffic flow. There are two significant variations to the grid street patterns, that of the municipal park area, where streets form a triangular pattern around the park; and the Lake Texano Resort, where streets are curvilinear.

There are several City streets with incomplete surfacing. These streets are composed of dirt or gravel. They lack drainage systems, curbs, signs, and lighting.

Some of the newer subdivisions have incorporated progressive ideas of underground utilities, eliminating unsightly power lines that are present in other areas of the City. This is a practice that greatly enhances the visual appearance of the City and should be strongly encouraged in the future.

Hidalgo currently has no central business district (CBD). A CBD serves as a gathering place, an economic hub and service center for citizens. It is often thought of as the "downtown" area, and serves to identify a city. Examples of this effect are the market place in San Antonio, the plaza districts of Santa Fe and El Paso, and the market place in Del Rio.

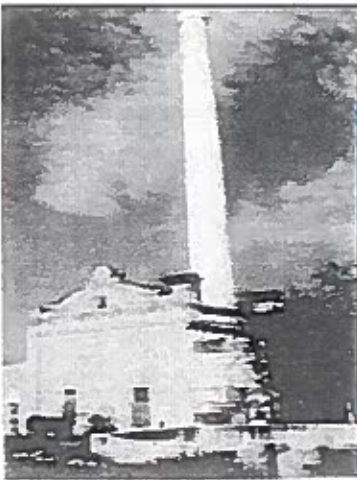
Historically, the area of town surrounding the old pumphouse district that lies between Bridge and Fifth Streets served as a core. However, expansion to the North and East with more modern construction, has lead to a virtual scattering of what was once a cohesive community. Although several viable structures exist in the core area, including historic landmarks, newer development has caused partial abandonment of this once thriving area.

SIGNS

The concern with signs are two-fold: (1) The appearance of the streetscape when signs are present, and (2) the personal safety issues that arise when signs begin to inhibit vision on the street.

When there is an overabundance of signs on the lots adjacent to the street, the City begins to look cluttered. Every sign is placed for optimal viewing potential. Consequently, merchants begin to compete for visual space. They make their signs taller, larger, brighter, and bolder, while placing them closer to the streets.

There is also a problem with the maintenance of the existing signs in the City of Hidalgo. When signs are left unmaintained, they become a safety hazard and an image problem for the City. Falling parts, broken poles, weathered paint, and signs left from previous establishments are all problems that the City must address.



HISTORIC PRESERVATION EFFORTS

Since most cities adopting sign ordinances prefer to “grandfather” existing signs, it is important to halt the construction of any further non-conforming signs. The issue of signage in Hidalgo is one that should be addressed quickly. Strict enforcement of sign ordinances will be a key issue in the control of the problems associated with signs.

In an attempt to assess the nature of the impact of signs in Hidalgo, an inventory was conducted on the signs existing on both Coma Avenue and Bridge Street. This inventory was used to determine the existing condition of the signs, size, maintenance, and location. The findings are listed in the following matrix.

Historical sites contribute a sense of heritage to a community by providing cultural identity. The City of Hidalgo is fortunate to have several sites of historical significance. Although there are numerous historic sites in the City, only a few have State or National Historic designation. This designation of sites to the State or National Registry of Historic Places could provide protection for these valuable assets.

Although there are several sites in the City, the Pumphouse has received the most recognition over the past several years. This irrigation pumphouse

and the surrounding area have received federal aid in hopes of restoring and maintaining the facilities.

Other sites with historical significance include the old Schoolhouse on the South side of the Original Townsite. The old Teacherage on the school property, the first post office, the courthouse, and various commercial sites that once serviced the community, such as the Humble Gasoline building, and the Vella Building are near this location. These sites serve as cultural icons for Hidalgo.

Although some sites are being reused, others have been abandoned. The City has done a good job of protecting most of these sites from destruction. There is concern for the need of neighborhood maintenance in the areas that abut the historic sites. Highly dense residential areas, as well as the proximity to the International Boulevard are serious threats to the image of Hidalgo. Efforts that have been generated toward the protection of the Pumphouse illustrate that historic preservation is important. This will set a precedence for other sites throughout the community.



PART B

THE PROSPECT

The Hidalgo Planning Team spent a considerable amount of time evaluating ideas for improving the City. The Team's collective effort is represented in this part of the Comprehensive Plan, which we have entitled "The Prospect". The section is aimed at creating a bridge between the existing and the future city. The concepts and ideas presented here are focused on establishing a context for many of the proposals found in the future city component (Part C) of the Comprehensive Plan.

This section of the Plan has been divided into three parts. The first part is dedicated to facilities that could be constructed in Hidalgo. Part two identifies specific events that could be promoted for purposes of economic development as well as building a sense of community. The third part deals with programs and services that would enhance Hidalgo. Some of the facilities, events, and programs presented here are capable of immediate implementation. Others may be more feasible in the future.

It is hoped that this section of the Comprehensive Plan will encourage and perhaps inspire civic leaders and others in the community in their continued quest to improve the quality of life for the citizens of Hidalgo.

Facilities and Structures

Volunteer Center: The main function of a volunteer center would be to serve as a central base where government agencies, non-profit organizations, and citizens could meet and offer assistance. The creation of this center would be geared to the promotion of programs that are often provided directly by the City. Examples of these programs include: a literacy center, a youth programs center, abuse counseling. The facility could also serve as a base for other kinds of activities such as neighborhood organization meetings, community committees, youth and adult sports activity planning.

Nature Center: The planning team proposes a nature center, which would exist in conjunction with the Pumphouse and the adjacent wildlife reserve. Such a facility would serve not only as a tourist attraction, but could also function as an outdoor educational laboratory. Wildlife corridors span a four county area in the Rio Grande Valley and a nature center would be of great interest to visiting tourists as well as local students.

Community Amphitheater: This outdoor stage and concert area could be used by local musicians, theater groups, and others. The Borderfest is one of the biggest annual events held in the area. Similarly, La Feria is held each year in Reynosa. A community amphitheater could serve to accommodate some of the spin-off performances associated with these special events. In addition to their entertainment value, such attractions would be very beneficial to the economy of Hidalgo.

Multi-Sport Recreational Complex: A multi-sport recreational complex is proposed in recognition of the strong influence that athletic events have in Mexican/American culture. For example, both baseball and soccer have strong support all along the Rio Grande border. This interest could present an opportunity for Hidalgo to exercise vision and leadership in becoming a recreation and sports facility hub for the region.

Observation Tower: One of the more dramatic concepts discussed during the preparation of this part of the Comprehensive Plan involves the creation of an observation tower. The tower could be located between Bridge Street and the new expansion of Esperanza Street on the South side of the City. The tower would permit views of Hidalgo, Reynosa, the Rio Grande River, and the wildlife refuge corridor. Such facilities are frequently very popular tourist attractions.

New Transportation Loop: An eastward extension of Bridge Street from Flora that follows the canal banks on the North side of the wildlife refuge is proposed. This new boulevard (which has been tentatively titled "Rio Vista Boulevard") would cross the Lake Texano Mobile Home and Recreational Vehicle Park and would continue along the canal bank to the point where the canal meets US Highway 281 (Military Road) near the Villas del Rio Subdivision. The arterial would alleviate much of the growth-related traffic and would allow for convenient access to planned residential area expansion to the East.

Hike and Bike Trail System: A well-designed, user-friendly hike and bike trail system is proposed that will not only parallel the new transportation loop, but will also connect all the parks, neighborhoods, schools, and sections of town. The trail system would promote safe and efficient pedestrian and bicycle traffic, and it would materially improve the image of the City.

New Truck Route System: The establishment of the new Pharr Bridge did not alleviate truck traffic or parking problems at the McAllen/Hidalgo/Reynosa International Bridge or within Hidalgo proper. Therefore, the planning team proposes the creation of a high occupancy vehicle (HOV) type lane system for the City. This center lane would be created in conjunction with a new off-premise parking and staging

area to be used exclusively for trucks. The site for this facility is located northwest of Hidalgo and faces International Boulevard. After being cleared by U.S. Customs officials, truck caravans would enter the barricaded, limited access HOV lane where they would then proceed South across the McAllen/Hidalgo/Reynosa International Bridge. The system would be efficient and it would remove trucks from parking areas where their presence would negatively impact the image of Hidalgo.

New Grocery Store: With an increasing population, the need for basic goods in the City is expanding. Nearby cities attract large numbers of people to their shopping centers. Many of these shoppers are from Hidalgo. By creating an expanded market within Hidalgo, the City will help promote internal spending. Citizens have voiced their strong support for a new grocery store. A new shopping facility of this type would be an important addition to the City's economy.

Farmers Market: With the enormous emphasis on agricultural products in the Rio Grande Valley, the City should capitalize on locally grown vegetables and other products. Hidalgo was once the irrigation center for all of the farm land from the Rio Grande River to the City of Edinburg. A farmers market would be a welcome addition to the City and it would help Hidalgo reassert some of its rich agricultural tradition. It should also be noted that a farmers market, linked with the "Spice of the Valley" pepper theme discussed in other parts of this Plan, would help to create the unique image necessary to tell visitors and local residents alike that Hidalgo is a special place.

Downtown Plaza: Although the City is not in the business of constructing buildings for private enterprise, it can take a leadership role in encouraging and assisting private investment and reinvestment. To this end, the City should designate an area in the existing central core of Hidalgo as a downtown plaza. Design standards could be developed and enforced to ensure that the best possible image is presented to both residents and visitors. The planning team suggests that such a plaza might be given a recognizable name. A central business district of this type would support and enhance the Las Entradas Development called for in another part of this Plan.

Pepper Farm: The largest pepper farming operation in Texas is in the Rio Grande Valley. In following the "Spice of the Valley" theme, Hidalgo could encourage a local farmer to set aside a certain number of acres for pepper cultivation. This pepper farm could easily be transformed into an attraction. A restaurant with a pepper theme could be established to coincide with the pepper farm.

Pepper Plant Brew Pub: Another spin-off of the pepper theme is a pepper plant brew pub. Not an ordinary bar or cantina, a brew pub could be tied into the pepper theme. A brew pub would have a wide variety of specialty beer and ales and could even be a “home brew” business.

Par-3 Golf Course / Driving Range: The City could form a cooperative effort with the Lake Texano Mobile Home and RV Park to create an inexpensive par-3 golf course and driving range. The construction of this facility might be cost-shared with Lake Texano and could be used by residents of the park as well as other Hidalgo citizens. Lake Texano could advertise it as an amenity and the City could incorporate it into the Caliente Sports Complex.

Skateboard / Rollerblade Rink: As part of the construction of the new sports complex, the City might consider including one of the fastest growing outdoor activities - rollerblading. An outdoor roller rink can offer some unique recreational alternatives.

Special Events

Native Craft Fair: Having a periodic native craft fair that culminates with Borderfest can help unify and strengthen the fabric of the community. Not only can this craft fair be an opportunity for locals to display their art, but it can also result in economic gains for the City and participating entrepreneurs.

Fiesta Friday: The City of Hidalgo, in conjunction with the Chamber of Commerce and local merchants, could periodically sponsor a fiesta, designated as Fiesta Friday. This event could mark the beginning of weekend celebrations that coincide with Mexican holidays. The City would benefit economically and add further cohesiveness to the strong community identity already established.

Pepper Cookoff: A culinary event similar to the one held each year in Mercedes, Texas could be incorporated into the Fiesta Friday celebrations or Borderfest. All of these events could be held in the proposed Amphitheater. It will not only provide a festive atmosphere, but a pepper cookoff could draw contestants from all over the Rio Grande Valley. It will also contribute to the diversification of the economy.

“Run for the Border”: In conjunction with the volunteer center, the youth center, and the construction of the new sports complex, a 5K or 10K run could be promoted. The run could start at the sports complex and follow the hiking trails throughout the City. It would culminate with a return to the sports complex.

The event could also be held in conjunction with a special weekend or with the pepper cookoff. The run would promote ties between the health community, the economic leaders of the community, and the citizenry.

Programs and Services

Little League Sports: As part of community development, the City, in conjunction with the volunteer center, could promote the establishment of Little League Sports. It offers great leadership and teamwork skills to young boys and girls. With Little League Sports and the new sports complex, the City would be providing a great recreational and educational venue.

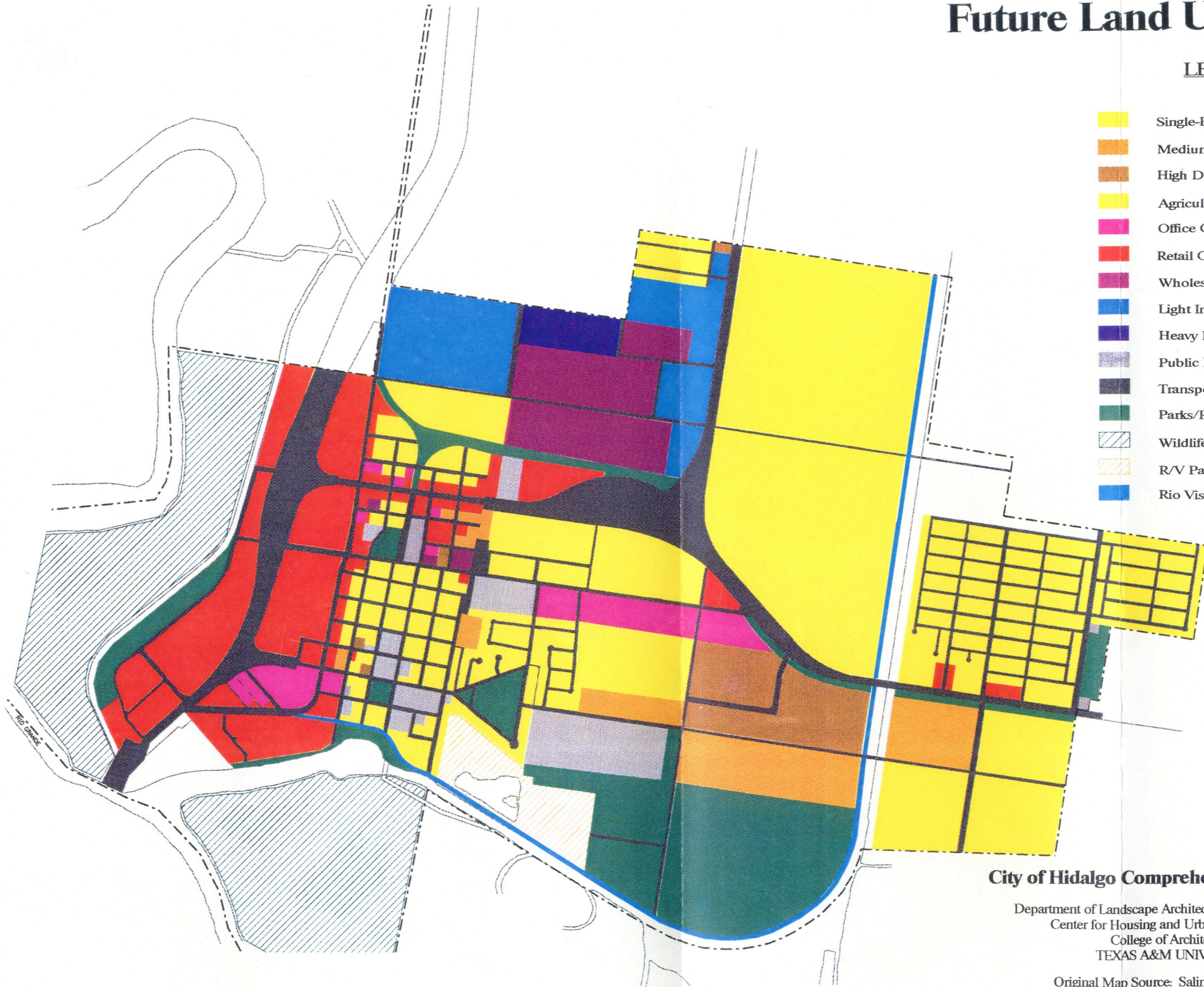
Public Art: The promotion of public art by the City, in the form of sculpture, murals, statues, and works influenced by Mexican culture, would invigorate the cultural unity of the citizenry. The various forms of art could be displayed at the new City Hall, the Chamber of Commerce, and in the new plaza developments.

Recycled Rubber: Recent breakthroughs in technology and research allow some new ideas to be applied to old problems. A new wave of recycling techniques shreds rubber products and transforms tires, hoses, automotive belts, household items, etc., into filling material for construction foundations as well as for parks and recreation areas.

Future Land Use: 2010

LEGEND

-  Single-Family Residential
-  Medium Density Residential
-  High Density Residential
-  Agricultural/Residential
-  Office Commercial
-  Retail Commercial
-  Wholesale/Warehouse Commercial
-  Light Industrial
-  Heavy Industrial
-  Public Institutional
-  Transportation/Utilities
-  Parks/Recreation
-  Wildlife Refuge
-  R/V Park
-  Rio Vista Boulevard



City of Hidalgo Comprehensive Plan: 2010

Department of Landscape Architecture & Urban Planning
Center for Housing and Urban Development
College of Architecture
TEXAS A&M UNIVERSITY

Original Map Source: Salinas & Associates

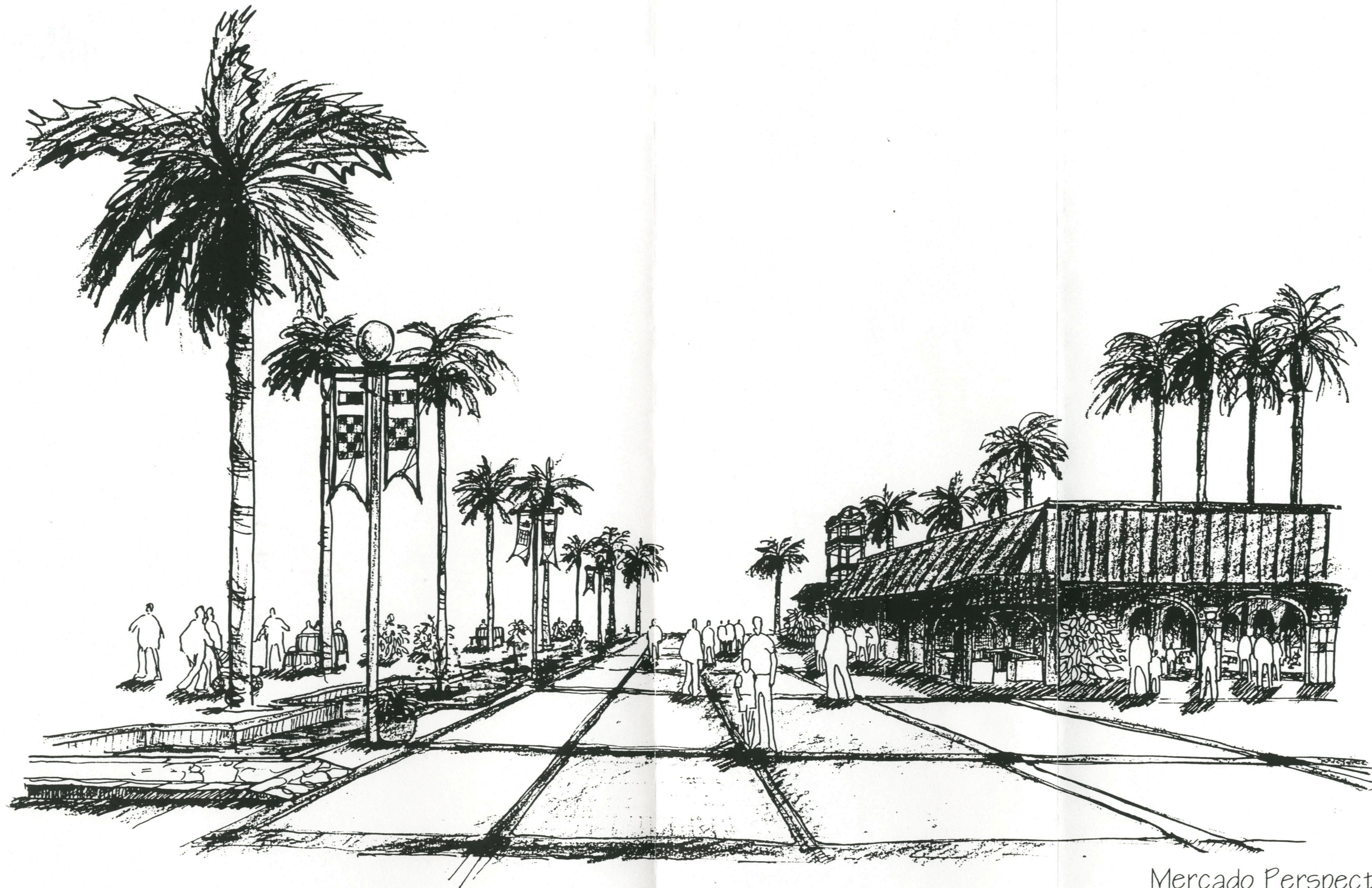
Texas Target Cities Program - 1995



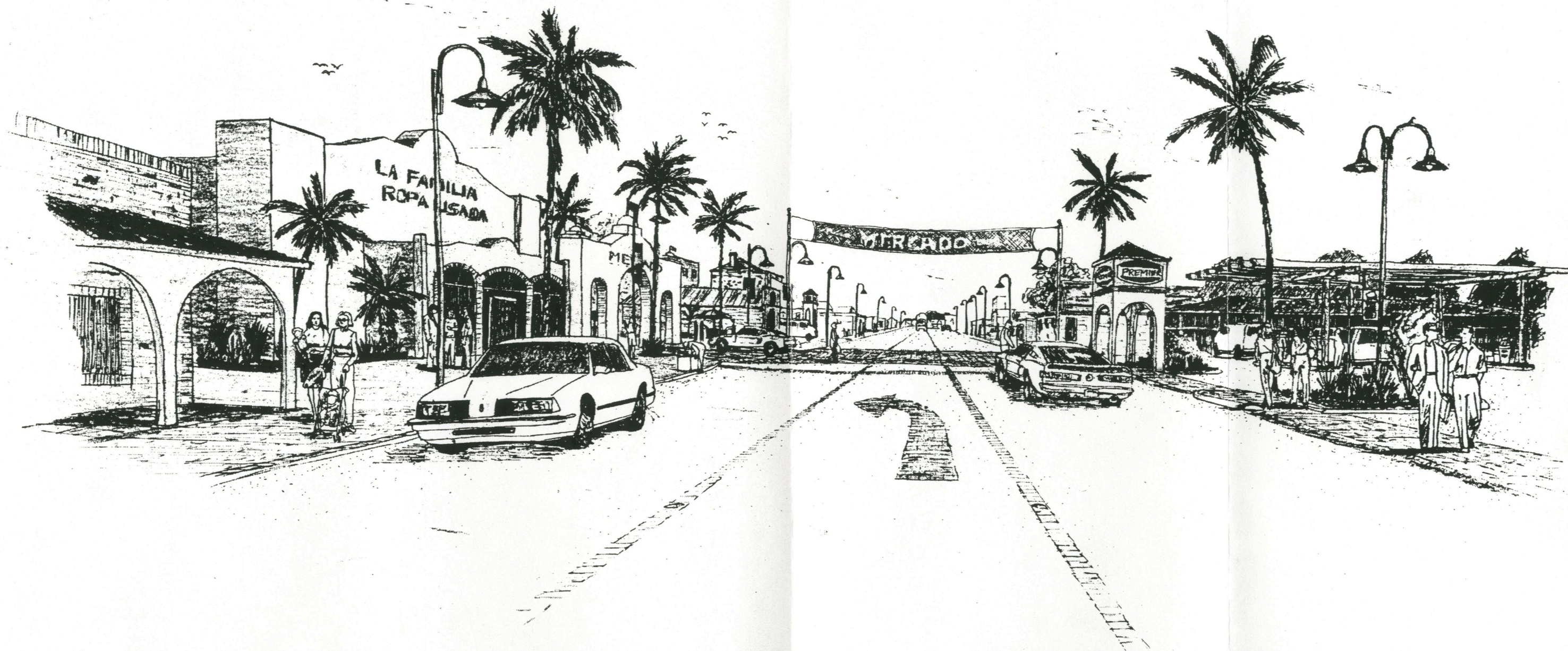
Office Park & Mercado

Plan View

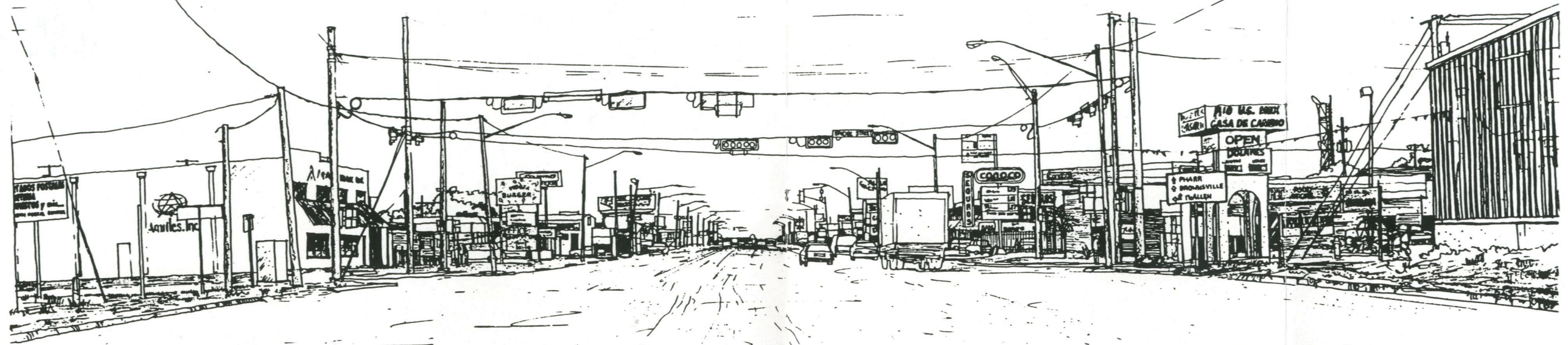
Mary Ellen Hahn



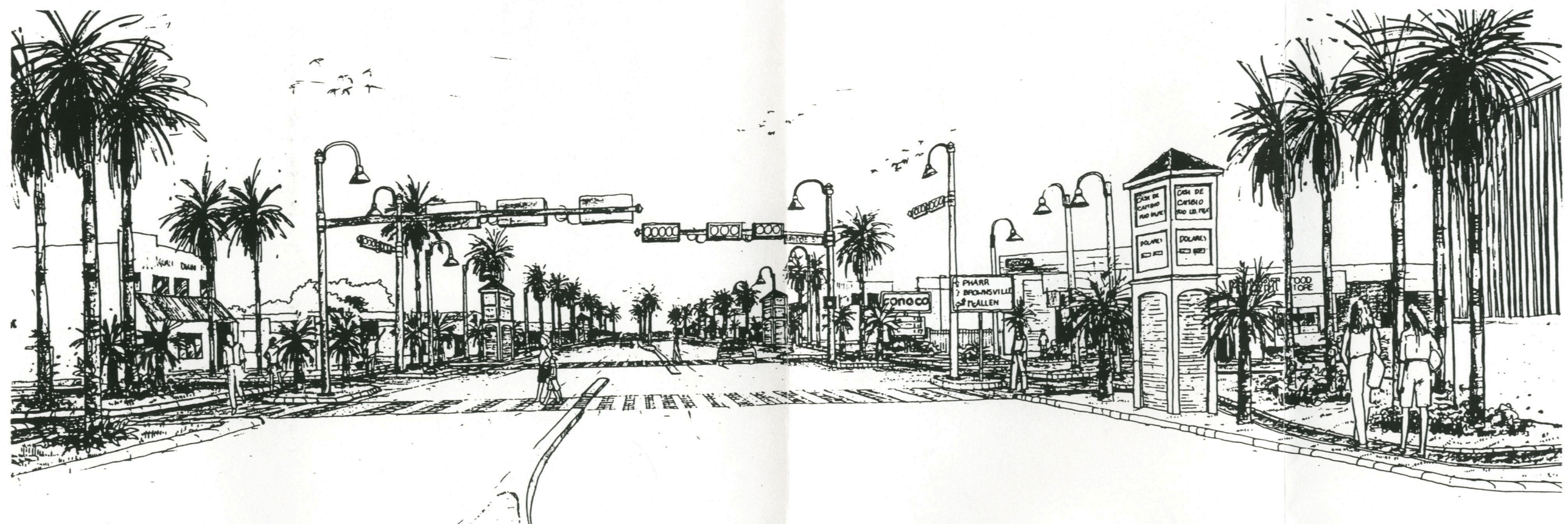
Mercado Perspective
Min-Fang Yang



Bridge Street Perspective
Mike Teal



Coma Street Perspective - Existing
Sani Wiruchaphan



Coma Street Perspective - Future
Sani Wiruchaphan



The spice & spirit of the Valley!

GOALS & OBJECTIVES: HIDALGO, TEXAS

NATURAL ENVIRONMENT

Goal 1 Provide standards to promote responsible development and efficient use of the natural environment.

Objectives:

Continually review and analyze Federal and State policies protecting the natural environment.

Develop policies to promote the protection of wildlife and vegetation resources.

Establish and maintain water resources to ensure a sustainable future for Hidalgo.

Establish site development topography and grading standards for erosion control.

Promote the use of plant material as a means of accomplishing erosion control and noise pollution abatement in conjunction with urban design beautification efforts.

LAND USE AND GROWTH PATTERNS

Goal 1 Establish a land use pattern for future development that is appropriate to, and compatible with, established areas.

Objectives:

Provide for the location of land uses that are in harmony with the character of the established local environment.

Provide for a land use pattern that makes use of existing resources as an integral component of future development.

Ensure compatibility of land uses through the consistent application of zoning, subdivision, and development policies.

Create performance standards for all land use activities.

Goal 2 Establish a land use pattern for future development that will provide for high quality.

Objectives:

Provide for a land use pattern that supports outdoor activities such as

walking, eating, or sitting in close association with the working or residential environment.

Provide municipal ordinances that will eliminate uncontrolled and unattractive development.

Goal 3 Maintain an appropriate land use mix in order to obtain a positive balance between economic and social development.

Objectives:

Allow adequate areas for future housing demand to include single-family, single-family attached, and apartment units.

Pursue policies that will encourage provisions for affordable housing.

Allow adequate areas for future community needs such as parks, community facilities, and infrastructure.

Allow adequate area for commercial and industrial development in designated areas that will accommodate future economic growth.

Utilize annexation or other measures to ensure desired densities.

TRANSPORTATION

Goal 1 Provide a transportation system for the efficient and safe movement of people and goods within and around the City of Hidalgo.

Objectives:

Develop a well defined hierarchical transportation system that will include major and minor arterials, collector and local streets.

Design streets that allow for the safe passage of local and through traffic by way of adequate traffic control devices and improved sight conditions at intersections.

Provide bicycle paths along the City roadway system and by City canals through appropriate markings where possible.

Enforce no parking along bike paths.

Continue the strict enforcement of truck routes within the City along Coma Avenue and International Boulevard.

Build sidewalks in areas where needed.

Provide well-marked school crossings with proper sign control.

INFRASTRUCTURE

Water Services

Goal 1 **Ensure the provision of safe, potable water for Hidalgo residents.**

Objectives:

Survey existing structures in order to determine which residences need to be connected to the City's water service.

Establish a schedule to connect all residences to the City water system.

Goal 2 **Ensure the present level of service to all Hidalgo residents.**

Objectives:

Project future demand of current water supply.

Establish a method of reviewing and implementing new technologies.

Explore the possibility of regional agreements with neighboring cities.

In order to maintain adequate water pressure during the dry summer months, pass enforceable water use regulations.

Establish an improvement program for upgrading and for the construction of new wells and pumps to meet future demands.

Develop a contingency plan for unusual or emergency situations.

Goal 3 **Establish a City-wide water conservation program.**

Objectives:

Ensure that all Hidalgo residents have adequate water and water pressure.

Minimize water misuse by promoting water conservation education.

Sanitary Sewer System

Goal 1 **To provide a safe and efficient sanitary sewer system for Hidalgo.**

Objectives:

Ensure that all residences and commercial structures within the City's jurisdiction are connected to the City's sanitary sewer system.

Establish an improvement program for the upgrading of existing facilities and construction of new facilities as needed in the future.

Establish programs and policies that will encourage in-filling.

Goal 2 To maintain and improve the safety level of the sanitary sewer system.

Objectives:

Establish a schedule for the periodic inspection, maintenance, and repair of the sanitary sewer facilities.

Utilize new technologies in the treatment and disposal of raw sewage.

Target municipal land for the use of effluent (gray) water for irrigation.

Establish a program to control hazardous waste in Hidalgo's jurisdiction.

Solid Waste

Goal 1 To ensure the provision of adequate solid waste collection and disposal.

Objectives:

Monitor waste collection techniques in order to ensure safe and effective operations.

Conduct a public awareness campaign to inform the citizens of the benefits of recycling programs.

Utilize recycling programs as a local economic investment.

Encourage churches and civic groups to participate in a City-wide recycling program.

Storm Water System

Goal 1 Provide adequate drainage and storm-water control systems.

Objectives:

Survey current facilities and develop a schedule for improving inadequate facilities.

Establish guidelines and standards that will ensure adequate drainage in developing areas.

Provide adequate drainage structures and systems to alleviate street flooding.

HOUSING

Goal 1 Promote the availability of affordable, decent housing in Hidalgo.

Objectives:

Improve the quality of the existing housing stock through community-supported home improvement programs.

Introduce additional state and federal housing assistance programs through the City of Hidalgo Housing Authority.

Expand staff and resources of the City of Hidalgo Housing Authority.

Encourage the use of assistance programs for home maintenance and rehabilitation, home ownership, and rental assistance.

Provide tax breaks and flexible density standards to encourage the development of Planned Unit Development (PUD), mixed use and low income housing.

Require home owners to uphold neighborhood maintenance standards.

Goal 2 Preserve and promote the pleasant living conditions of Hidalgo neighborhoods.

Objectives:

Promote and enforce minimum standards for property maintenance, condition of existing structures, and the storage of equipment and vehicles.

Develop neighborhood organizations for maintenance and improvement of physical conditions.

COMMUNITY FACILITIES

Fire Protection

Goal 1 Maintain a quality fire department by providing excellent fire protection, fire prevention and emergency medical services.

Objectives:

Continue to support the 911 system and provide public awareness for it.

Maintain the five minute response time for all emergency calls.

Maintain the first aid and fire prevention programs for schools and work sites.

Maintain appropriate staffing levels.

Conduct annual inspections and fire drills of commercial and industrial buildings.

Inspect private residence during an occupancy change.

Promote continuing educational programs for fire protection personnel.

Adopt the Universal Fire Underwriter's Code to ensure the highest standard of fire protection.

Police Protection

Goal 1 Provide excellent police protection, which will enhance the quality of life through the preservation of peace and safety in Hidalgo.

Objectives:

Continue to support the 911 system and provide public awareness for it.

Maintain appropriate staffing levels.

Educate the citizens by continuing to provide crime prevention and awareness programs.

Continue with educational programs for the police officers to be properly trained for a variety of situations relating to crime.

Develop, implement, and update five-year police protection service plans for the community.

Health Services

Goal 1 Support quality health services for the citizens of Hidalgo by providing for the specific health needs in the community.

Objectives:

Continue to operate the Health Center and coordinate health services with the Texas Department of Health.

Initiate plans to provide more dental services and pharmacy services.

Develop a program which will attract medical professionals to the community to decrease the medical shortage in the area.

Educate the citizens about available programs.

Provide a system to review and update health and social services.

Design and implement a volunteer program which will enhance the quality of services for the Health Center.

Education

Goal 1 Provide educational opportunities for all segments of the population of Hidalgo.

Objectives:

Continue work force educational programs.

Promote cooperation between the school district and the City of Hidalgo by using established land use planning principles for future sites.

Support educational and training programs for specific needs.

Continue to support the literacy improvement efforts by providing GED and other programs.

Annually review and update population and enrollment projections in accordance with short and long term facility needs.

Parks and Recreation

Goal 1 Continue to upgrade the quality and number of parks.

Objectives:

Preserve and protect environmentally significant areas for public enjoyment and education.

Provide public awareness programs concerning the usage and maintenance of parks and recreational facilities.

Provide more neighborhood parks throughout the City.

Provide adequate playground equipment for all parks.

Develop biking and walking trails throughout the community.

Encourage citizens to donate land or funding for parks and recreational facilities.

Library Services

Goal 1 Provide a public library which has adequate resources and personnel for the current population and anticipates future demands.

Objectives:

Follow the standards established by the Library System Act and administered by the Heartland State Library Association.

Provide programs to ensure cooperation among other public agencies and the school system.

Promote the purchase of quality materials.

Create a system to include expanded services and amenities such as tapes, videos, educational programs for children and adults, and other professional services as needed.

**ECONOMIC
DEVELOPMENT**

Initiate awareness programs concerning the resources available and operating hours of the library.

Goal 1 Strengthen the economic base by developing a viable commercial district.

Objectives:

Re-design segments of the town to be used as a central business district.

Develop a marketing strategy for current and future commercial retailers.

Goal 2 Provide an inviting economic environment.

Objectives:

Develop tax incentives which are business friendly.

Provide necessary infrastructure for the support system of business.

Reserve land for commercial and manufacturing uses.

Goal 3 Develop programs for training unemployed.

Objectives:

Offer training to the unemployed, especially Hidalgo teenagers.

Develop feasibility of summer employment for low skill jobs.

Investigate cost feasibility for City/Business salary sharing for summer projects.

**FISCAL
CONSIDERATIONS**

Goal 1 Regularly assess the fiscal and budgetary status of Hidalgo.

Objectives:

Assess revenue and expenditure patterns for the last five budget years.

Compare existing conditions to the State and to other cities in the region on a per capita basis, to establish comparison figures and prevailing trends.

Identify areas or distinguishing conditions, such as the international bridge or trans-migrantes, that require additional attention.

Goal 2 Project fiscal and budgetary trends through the year 2010.

Objectives:

Ensure that revenues will be available to maintain existing services as well as any projects proposed in the comprehensive plan.

Determine if projected City revenue and expenditures meet current revenue and expenditures.

Allow for early repayment of bond debts and determine possibility and impact of any future debt.

Goal 3 Stabilize City revenues and expenditures to allow steady growth.

Objectives:

Determine the impact of bridge revenue changes or other revenue changes.

Determine the impact of any expenditure changes on the budget.

Project the availability of funds after bonded indebtedness has been satisfied.

Project the future impact of the growing Maquiladora industry and NAFTA legislation.

APPEARANCE

Riverfront

Goal 1 Establish and maintain a clean, aesthetically pleasing area immediately adjacent to the Rio Grande.

Objectives:

Promote community awareness of natural riverfront areas.

Establish Adopt-A-Spot programs along the riverfront.

Research alternative funding sources for cost sharing any projects along the public riverfront areas.

Gateways

Goal 1 Provide aesthetically pleasing gateways into the community.

Objectives:

Promote community involvement in creating design alternatives for City gateways.

Landscape gateways as well as minor transportation routes into the City.

Street and CBD Design

Goal 1 Enhance the sense of community through use of uniform design of signs in the community.

Objectives:

Develop standard sign design for community facilities and parks.

Promote stringent enforcement of number, frequency & size of commercial signs on major and minor arterials.

Update a sign ordinance with standards for enforcement.

Initiate a sign registry and permitting process.

Develop and implement boulevard landscaping schemes.

Goal 2 Develop the Border Bank area as a centralized core historic district.

Objectives:

Develop an historic preservation plan for the CBD area.

Design a sidewalk thoroughfare plan for the CBD area.

Suggest possible gateway designs for the historic areas.

Neighborhood Maintenance

Goal 1 Enhance community life by establishing and enforcing maintenance standards.

Objectives:

Educate citizens on community image and maintenance standards.

Initiate recognition programs for exemplary maintenance efforts.

Develop temporary tax deferrals for home improvements.

Coordinate efforts with the school system to promote student participation in "trash patrol" programs.

Initiate an Adopt-A-Street program to provide support for beautifying the City.

Support the development of City beautification programs which encourage the planting of vegetation.

Parks and Public Buildings

Goal 1 Provide Hidalgo citizens with clean, well maintained recreation areas.

Objectives:

Encourage local and state organizations to donate or adopt additions to park facilities.

Expand parks and recreation staff in order to organize community use of parks, sports leagues, and other related tasks.

Develop systems for the incremental addition of park equipment such as lighting, vegetation, trash receptacles, irrigation systems, benches, and exercise and fitness stations.

Encourage uniform sign use in all park facilities.



PART C

SOILS

Soils Suitable for Building Development

1. NATURAL ENVIRONMENT

The future development of Hidalgo will place new demands on the natural environment. Development should be limited in areas determined to be environmentally sensitive or areas unstable for particular uses. Future development should ensure that the urban environment does not destroy the natural environment. If development occurs in harmony with the natural environment, then an attractive, ecologically sensitive and safe urban landscape can be created.

The following section will recommend soils for future agricultural, residential, commercial, industrial and recreational development within Hidalgo. As stated in the soil survey, the majority of soils within Hidalgo are of the Harlingen-Reynosa-Runn and Rio-Grande-Matamoros combinations. Although most of the City's urban development is in the Reynosa and Runn series, these soils perform only moderately well for urban development due to a high shrink-swell potential. The other soils are scattered throughout the City with various land uses. Generally, most soils in the area do have a high shrink-swell factor and experience frequent flooding.

Table C-1 shows the degree and kind of soil limitations that affect shallow excavations, dwellings, commercial development and roads and streets. The terminology under "slight", "moderate", and "severe" describe environmental conditions which are likely to occur because of a particular land use. "Low strength" means the soil cannot support the weight of roads and cars. "Floods" refers to both the proximity to a waterway and the low permeability of the soil. "Too clayey" explains that vegetation cannot grow easily. "Cut banks cave" means that shallow excavations will cave in because the soil cannot support steep slopes.

Table C-1: Building Site Potential

Map Symbol	Soil Name	Shallow excavations	Dwellings w/out basements	Dwellings w/ basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
5,6	Camargo	Moderate: floods	Severe: floods	Severe: floods	Severe: floods	Severe: low strength floods	Moderate: floods
19,20	Harlingen	Severe: cutbanks cave	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell low-strength	Severe: too clayey
34	Matamoros	Moderate: too clayey floods	Severe: floods shrink-swell	Severe: floods shrink-swell	Severe: floods shrink-swell	Severe: low strength floods shrink-swell	Severe: too clayey
55	Reynosa	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
57	Reynosa	Slight	Moderate shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
62,63	Rio Grande	Severe: cutbanks cave	Severe: floods	Severe: floods	Severe: floods	Severe: floods	Moderate: floods
64	Runn	Moderate: too clayey	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell low strength	Severe: too clayey

Source: U.S. Department of Agriculture, Soil Conservation Service, 1981.

Soils suitable for Sanitary Disposal Systems

Table C-2 shows the degree and kind of soil limitations that affect different types of sewer facilities. Although most of the residents in the study area are connected to a public sewer system, an awareness of feasible alternative disposal systems (i.e. septic systems and cesspools) is valuable. Again, "slight", "moderate", and "severe" refer to problems that may occur because of a particular use. The terms "good", "fair", and "poor" are rankings which describes soil suitability.

Soils acceptable for septic systems are limited. Reynosa (55 & 57) offers slight problems to septic installation. No other soils are acceptable for a septic system because of the hazard of flooding and slow percolation. Soils feasible for sewage lagoon areas and landfill use are limited to the already developed Reynosa (55 & 57), Harlingen (19 & 20) and Runn (64).

Table C-2 : Sanitary Facilities

Map Symbol	Soil Name	Septic tank absorption	Sewage lagoon areas	Trench landfill	Area landfill	Daily cover for landfill
5,6	Camargo	Severe: floods	Moderate: seepage	Severe: floods	Severe: floods	Fair too clayey
19,20	Harlingen	Severe: percs slowly	Slight	Severe: too clayey	Slight: shrink-well	Poor too clayey hard to pack
34	Matamoros	Severe: percs slowly floods	Severe: floods	Severe: floods too clayey	Severe: floods	Poor too clayey hard to pack
55,57	Reynosa	Slight	Moderate: seepage	Moderate: too clayey	Slight	Fair too clayey
62,63	Rio Grande	Severe: floods	Severe: floods seepage	Severe: floods seepage	Severe: floods seepage	Good
64	Runn	Severe: percs slowly	Slight	Severe: too clayey	Slight	Poor too clayey

Source: U.S. Department of Agriculture, Soil Conservation Service, 1981.

VEGETATION

Plants Suitable for Gardening and Landscaping

Various factors influence the type and quantity of vegetation present within a region. Climate, soil characteristics, topography, and the presence of wildlife, insects, and human activity all affect the nature of plants found in Hidalgo. Hidalgo is part of the South Texas Plains region of the state. It is important to incorporate native vegetation in landscaping efforts wherever possible in order to create healthy, stable, plant communities that can withstand heat and droughts. Hidalgo is one of the warmest places in Texas with a mean annual temperature of 74 degrees. Plants in this portion of Texas often enjoy a frost free period of at least 330 days or more per year.

All soils found in the Hidalgo study area are suitable for many similar varieties of flowers, shrubs, and trees. Each soil can accommodate the same varieties with the exception of the Camargo series soils found as small patches in the the southern and western wildlife refuges. This soil series provides the most opportunities for various shrub and tree development. At present, these areas remain undeveloped.

According to the Soil Conservation Service of the U.S. Department of

Agriculture plants and landscaping materials suitable for Hidalgo include: amaryllis, bougainvillea, caladium, canna, chrysanthemum, marigold, petunia, periwinkle, zinnia, copper leaf, croton, duranta, esperanza, firecracker bush, yellow jasmine, oleander, poinsettia, shrimp plant, athel, Australian pine, bottlebrush, Brazilian pepper, cottonwood, desert willow, hackberry, Norfolk, Island pine, palm, Texas ebony, Rio Grande ash and wild olive.

AGRICULTURE

The Rio Grande and Runn series offer the best characteristics to support agriculture with good drainage, slow runoff and relatively rapid permeability. Due to the high shrink-swell aspects and the existence of an established agriculture system within the Runn series, urban development is discouraged in this area. It is recommended that agricultural development avoid the Camargo, Matamoros and Harlingen series due to flooding potential.

BUILDING DEVELOPMENT

The Reynosa series has the best potential for building development, with most of Hidalgo's urban complex existing on such soils. The Reynosa series has a moderate shrink-swell potential and drains well. The clayey soils of the Runn and Matamoros series offer an unstable alternative in place of the Reynosa series.

WILDLIFE HABITAT

The majority of soils in and around Hidalgo are suitable for wildlife habitat. The characteristic which determines the capacity to support wildlife habitat is the amount and type of vegetation a particular soil can sustain. The best soils for supporting wildlife are those with low levels of clay, medium levels of permeability, and those that are nutrient rich. The soils that are adequate to support openland wildlife habitats are: Camargo, Harlingen, Reynosa, Matamoros and both types of Rio Grande soils. Runn soils are adequate to support wetland wildlife. Rangeland wildlife habitats can be supported by Camargo, Harlingen, Matamoros, Reynosa and both types of Rio Grande soils.

SANITARY FACILITIES

The majority of soils in and around Hidalgo are unsuitable for use with sanitary facilities. The soils in the area have problems with slow percolation rates. The most conducive soil in the area for sanitary facilities is the Reynosa soil. It presents slight to moderate problems with percolation and

GROUND WATER

only a moderate amount of problems with the clay content in the soil.

Ground-water quality is poor to marginal throughout the Lower Rio Grande Valley. Only three areas: the Linn-Faysville area in North-Central Hidalgo County, the Southern portion of Hidalgo County and the Southwestern portion of Cameron County along the Rio Grande, yield appreciable quantities of quality ground water..

Water rights in the Lower Rio Grande Valley are owned by municipalities, irrigation districts, public water supply corporations and a few private property owners. The original allotment to municipalities was based on the assumption that their growth would not exceed 50 percent of their 1965 population. In most cases, such growth has already occurred, limiting extension of city services outside the city corporate limit. Therefore, conversion of irrigation water rights to municipal water rights is now occurring.

In 1980, water use in the Lower Rio Grande Valley was at a high level. However, in 1985, total water use was only 57 percent of the 1980 total due to a slumping farm economy (irrigation pumpage went down 53 percent). If current projections hold true, water use in the Valley through the year 2010 will not exceed that of 1980. Therefore, available water supplies should be adequate to meet the area's need for the next 20 years.

CANALS AND FUTURE GROWTH

The water resources within the City of Hidalgo consist mainly of rivers, canals and lakes. The most notable river is the Rio Grande, which forms the US-Mexico border and part of the southern limits of the city.

The canals will determine development to a certain degree. As noted before, the McAllen Main Canal has minimized development to the North. Possible alternatives addressing the canal issue include: re-routing existing canals, filling-in unused canals, narrowing canals, or decreasing the height of banks to prevent the damming of water.

Hidalgo could work with the existing canal system to create an attractive and pleasant waterway for the citizens and visitors to Hidalgo. Many of these canals could tie-in with the proposed park and bike trail systems. The height of the canal banks and frequent flooding will have to be addressed in

WILDLIFE REFUGE

the future as the development of Hidalgo progresses.

The three habitats of the Rio Grande Valley are: openland wildlife, wetland wildlife and rangeland wildlife.

Permanent protection of these communities will provide an area for the natural occurrence and distribution of those wildlife species and will eliminate the present threat of habitat destruction.

The wildlife refuge attracts bird watchers from across the United States. It is recommended that the City of Hidalgo develop a wildlife management plan in coordination with the U.S. Fish and Wildlife Service which would allow greater accessibility and enjoyment of the natural resources located in the wildlife refuge for tourists and citizens of Hidalgo.

It is recommended that all future landscaping projects should incorporate native vegetation in coordination with those plants listed in this section. In accordance with community appearance goals, it is recommended that native vegetation be used to enhance the community's appearance in an appropriate manner or to act as a buffer between land uses or along roadways.

THE LOCATION OF LAND USES

FUTURE LAND USE RECOMMENDATIONS

Industrial and Warehouse/Wholesale Commercial Land Uses

2. LAND USE

Location requirements involve the formulation of design principles and standards for the placement of various land uses and the connections between them. Land use design principals are based on considerations such as sustainable patterns of development, the character of existing development, and emerging economic, social, and technological changes. Space requirements focus on the quantitative aspect of the analysis and provide estimates of the acreage needed to accommodate growth and revitalization.

Location requirements serve as guiding principles for the placement of activities on land. These requirements are derived from the statement of goals and objectives and interaction among citizens, economic activity, institutions, and the natural environment. They involve consideration of the following:

- natural technology hazards and the proximity or remoteness of one use from another in time, distance, and cost;
- social, economic, and environmental compatibility of adjacent uses;
- economic feasibility of developing particular uses in certain locations considering the physical characteristics of the site;
- pattern of land values;
- livability of the site;
- cultural orientation of the community;
- physical and social conditions in developed areas .

Industrial and Warehouse/Wholesale Commercial activities comprise the heaviest uses within the City. These uses are generally associated with noise pollution, the use of heavy equipment or machinery, and commercial-truck traffic. This type of land use is generally incompatible with residential uses and may pose a threat to the health, safety, and general welfare of individuals. It should be localized in a new Industrial/Warehouse Complex. The new Industrial/Warehouse Complex should be located away from residential, recreational and commercial areas. Furthermore, Warehouse/Wholesale Commercial uses found within the City should be amortized and moved to this area within a reasonable time frame. The areas to the North of Hidalgo provide the best location for these heavier uses.

The new Industrial/Warehouse Complex site will have adequate space for expansion and new development and be accessible to the heavy

transportation network which includes State Highway 336, Produce Road, and in the future, an expanded International Boulevard. This location also serves the purpose of keeping the heavy truck traffic out of the central City.

Within the new Industrial/Warehouse Complex, the light industrial use area should possess a campus-like atmosphere providing a buffer between the heavier uses of Industrial and Warehouse/Wholesale Commercial from International Boulevard and US Highway 281. In addition, the new complex should use a tiering technique suggesting that the progression of uses move from Light Industrial to Warehouse/Wholesale Commercial to Heavy Industrial, reiterating the importance of buffering and the compatibility of land uses.

**Retail and Office Commercial
Land Uses**

Areas for future Retail Commercial are concentrated on the West side of the City along International Boulevard. Retail Commercial districts should be easily accessible by consumers through multiple modes of transportation (pedestrian, bicycle, automobile). Retail Commercial areas should also be located where there are thoroughfare routes to assure adequate access by both local and non-local consumers. Furthermore, the areas along International Boulevard allow for adequate space for expansion and new development.

Office Commercial comprises service-oriented activities such as dentist offices, banking facilities, and insurance offices. Areas designated as Office Commercial include two locations: The "El Mercado" development which is bound by International Boulevard, Esperanza Street, and Bridge Street, and the area to the East of the new Municipal Complex adjacent to El Texano Drive. Like the retail commercial areas, the office park locations are very accessible. These Office Commercial sites, and their planned districts are also compatible with the character of the surrounding areas. The El Mercado Office Park development is adjacent to banking facilities and other commercial areas, while the area East of the new Municipal Complex complements the municipal office use and residential areas.

Residential Land Uses

Residential land uses are defined in several areas of the City. The majority of land designated for residential use is located in the Eastern part of the City. These areas lend themselves to residential uses for several reasons. They are well protected from hazardous traffic, are close to various

community facilities, and are situated in areas which are economically feasible and aesthetically attractive to develop. These residential areas will also be accessible by both transportation routes, within walking distance to proposed park spaces, and are protected from incompatible land uses. Furthermore, the residential area east of the Original Townsite and adjacent to the high school and junior high school incorporates a density tiering pattern. Residential development that is more dense is planned to be in closer proximity to the Original Townsite. For example, adjacent to the junior high and high schools, land uses are designated to accommodate apartments, planned unit developments, and single-family residential uses.

Residential development is encouraged along southern portions of US Highway 281 and in between El Texano Drive, and the State Highway 336 and US Highway 281 interchange. These areas are designated for residential use primarily because of the potential safety hazards posed if this land develops into commercial uses. Commercial development generates extensive amounts of traffic. Along US Highway 281, on the East side of Hidalgo, the adjacent land area is very accessible (an attribute required by commercial development), but does not have the potential for safe access. Limited entry access and landscape buffers should be established to enhance the safety and aesthetic quality of adjacent residential areas.

Land to the North of US Highway 281 and to the East of the Villa Garza Residential Subdivision is designated as Agricultural/Residential. This area should be very low density, perhaps one dwelling unit for every five acres. This land use designation also serves as a protection against potential safety hazards, and as a reservoir for residential growth, which may be required beyond the year 2010.

An innovative affordable housing development is planned for an area South of Produce Road and East of Bridge Street. The residential development will provide low-cost, single-family units. In addition, this residential area is in convenient proximity to both existing and future sites for employment and commercial centers.

Park/Recreation Areas

Park systems and outdoor recreational facilities are an integral component of every land use plan. They provide a variety of outdoor recreational and

learning activities, as well as many psychological and therapeutic benefits. In addition, the economic benefits that can be derived from outdoor amenities and "green space" are well documented.

There are several components of park and recreational facility systems that are recommended. The most prominent facility is "Caliente Park and Sports Complex" situated East of El Texano Lake Resort. This large area provides the opportunity for softball and baseball fields, soccer or football fields, basketball and tennis courts, a nine-hole par three golf course and driving range, picnic areas, and an amphitheater for music festivals and plays. "Caliente Park and Sports Complex" takes advantage of the natural attributes of the Federal Wildlife Refuge and is in close proximity to planned residential areas. A boulevard along its eastern and southern edges, and a hike/bike trail that follows the boulevard is proposed. This boulevard will complete a looped system of transportation.

Two other components of the park and recreational facility system are the hike/bike trails and the greenbelt system. Hike/bike trails form a loop around the City to access commercial, residential, and recreational facilities. A greenbelt system is planned along several corridors as a component with the hike/bike trails. Part of the greenbelt follows the canal system from the north-east corner of the City across US Highway 281, past the proposed "Caliente Park and Sports Complex", underneath the McAllen/Hidalgo, Reynosa International Bridge, and progresses northward along the existing canal system behind the Las Entradas development. The second major greenbelt is located along the old Missouri Pacific Railroad right-of-way.

Transportation

The majority of transportation land use issues are covered in the Transportation section of this document. Please refer to it for further details. However, there are several transportation elements which are related to land use. First, a holding area for tractor-trailers is advised, located to the west of the Industrial Complex across International Boulevard. Decreasing truck-traffic congestion and promoting safety and accessibility are all reasons for this suggested measure. Second, a new boulevard is planned to extend from US Highway 281, along the canal system, South of El Texano Lake Resort, and connecting to Bridge Street. Third, the hike/bike trails have the purpose

FUTURE LAND USE BY CATEGORY

of connecting different land uses, providing alternative modes of transportation, as well as recreational use.

Table C-3 illustrates the proposed land use activity areas for the City of Hidalgo and inventories the land use in acres. The land area projections listed for future Single-Family Residential, Medium-Density Residential, and High-Density Residential development were compiled at 75 percent of the actual land area. The remaining 25 percent of the land was reserved for transportation and utility facilities serving residential neighborhoods. Specific land use allocations are outlined below.

Table C- 3: Future Land Use by Category

Land Use by Category	Inventory in Acres	Percent of Designated Land
Single-Family Residential	378.1	15.5%
Medium Density Residential (Duplex)	40.5	1.7%
High Density Residential(Apartment)	64.9	2.7%
Retail Commercial	269.8	11.1%
Office Commercial	52.9	2.2%
Warehouse/Wholesale Commercial	88.7	3.6%
Heavy Industrial	14.7	0.6%
Light Industrial	98.4	4.0%
Public/Institutional	81.0	3.3%
Agricultural/Residential	342.5	14.1%
Transportation/Utilities	643.0	26.4%
Parks/Recreation	173.0	6.8%
Greenbelts	139.9	5.7%
Recreational Vehicle Park	55.1	2.3%
TOTAL	2432.8	100%

Source: Texas A&M University, 1995

THE SPATIAL REQUIREMENTS OF LAND USES

Holding capacity refers to the number of people who can live within an area as determined by accepted population densities. There are currently 964.3

Holding Capacity

acres of vacant and undeveloped land within the City. Not all of this land can be developed, either due to location or environmental constraints. However, in an effort to determine the maximum potential impact on the City, all land area was included in computing the holding capacity.

Once different areas in the City were specified to be suitable for residential development, there were several steps that were utilized to allocate land area for specific uses. From the 1995 *Survey* and other citizen input, housing type ratios for Single-Family Residential, Medium Density Residential (i.e. duplex and fourplex units), and High Density Residential (i.e. apartments) were determined. This was determined to be 70 percent single-family, 20 percent apartment, and 10 percent duplex. The appropriate lot size for a dwelling unit was stated as 6,000 square feet for both single-family and duplex units. Density standards for single-family homes were computed at 7.26 units per acre as compared with 14.52 units per acre for duplexes and 18 units per acre for apartment structures. A total of 364 vacant lots were designated for single-family use.

In 1990, the Census indicated that there were 4.24 people per single-family unit, 2.96 people per duplex unit, and 3.64 people per apartment unit in Hidalgo. These numbers were used to calculate the holding capacity of the existing land within the City limits. Based on available land, household size, and land use mix, the City's available land area will be able to accommodate an estimated 12,668 people. According to the demographic projections for the City, the existing land will be able to meet housing demand until the year 2009. At that time, additional land will be required for residential development.

Annexation

Extra-territorial jurisdiction (ETJ) is the area that lies immediately outside a city's corporate limits. The size of the area is dependent upon the community's population size. For Hidalgo, the ETJ lies one-half mile beyond the existing corporate limits. The Hidalgo Planning Team designated 129 acres in the City's extraterritorial jurisdiction that should be annexed. Additional land area is required to provide space for future residential development to house the projected population of the community. When the holding capacity is calculated with the existing land totals and added to the

future annexed land, a total of 15,667 people could live in Hidalgo. This will be more than adequate to house the projected 13,856 residents for the City in the year 2010.

**FEDERAL AND STATE
SUPPORT**

**METROPOLITAN
PLANNING
ORGANIZATIONS
(MPOS)**

3. TRANSPORTATION

An effective transportation system is essential to provide mobility in a community. In Hidalgo, not only does the system have to provide for internal traffic but must also provide for a growing amount of external traffic crossing the McAllen/Hidalgo/Reynosa International Bridge. In order to plan the transportation system, the City must be aware of the different sources that can be used to fund these improvements. The sources can be either the Federal and State, Metropolitan Planning Organization (MPO), or the local government.

The federal government provides eighty percent of the cost for regional transportation projects nationwide. Currently these funds are administered through the Intermodal Surface Transportation Efficiency Act (ISTEA), established in December 1991. The Act requests financially-restrained plans that feature projects with only the expected amount of funding from the different categories for the next twenty years.

The State of Texas currently provides for twenty percent of metropolitan and transportation projects.

It also uses discretionary funds to allow for the improvement of major deficiencies in mobility throughout the State. Projects from this category tend to be major expenditures on state facilities in or outside urbanized areas, and are disseminated by the Highway Commission of the State of Texas. It is the responsibility of municipalities to lobby for these funds in coordination with Metropolitan Planning Organizations and the corresponding Texas Department of Transportation District Engineer.

Metropolitan Planning Organizations (MPOs) coordinate transportation planning and programming over a metropolitan area. MPOs are comprised of the policy leaders of the different municipalities that are located within an urban region. The MPOs prepare transportation improvement programs (TIPs), unified planning work programs (UPWPs), and long range plans for urbanized areas over 50,000 in population. Metropolitan areas over 200,000 in population are designated as Transportation Management Areas (TMAs) and qualify to obtain additional funds for metropolitan mobility

improvements (4C Funds).

The City of Hidalgo is under the jurisdiction of the Hidalgo County MPO, the seventh largest TMA in the State. The Hidalgo County MPO is comprised of McAllen, Pharr, Edinburg, Mission, Weslaco, Mercedes, Donna, San Juan, Alamo, Hidalgo and Palmview and is the source by which coordinated transportation planning is performed in the region. The MPO is led by the County Judge, and the Mayors and Commissioners from the different cities. They are guided by the technical committee which is composed of the MPO director, city managers, engineers, and planners from around the County. Major projects throughout the Hidalgo County metropolitan area are programmed and allocated by this agency.

LOCAL GOVERNMENT

Because funding from the federal and state governments is competitive, local governments often have to use their own resources to improve the street system within each community. Some cities choose to do transportation improvements by issuing bonds, Capital Improvement Programs, Sales Tax Increases, or General Revenue funds.

PROPOSED IMPROVEMENTS TO EXISTING FACILITIES

The present transportation system in Hidalgo works efficiently for the amount of vehicular traffic that it serves. Furthermore, the City has taken appropriate action in maintaining and improving its current transportation infrastructure. Despite these policies, however the existing growth patterns of the City have produced additional pressures to the existing facilities. The following is a list of recommendations on access control, upgrades, parking, traffic control measures and pavement for the improvement of the existing transportation system.

Access Control

As mentioned in the Existing City Transportation Section, arterial streets are designed to provide fast movement with limited access whereas collector streets gather local traffic and disburse it over the transportation network of the community. When efficient movement is inhibited on arterials because of unlimited access, the system becomes dysfunctional resulting in congestion and unsafe conditions. As a result of these circumstances, access control measures should be implemented. Streets requiring vehicular access control are Bridge Street, Coma Avenue and Texano Drive. The proper implementation of access control measures will

Upgrades

lead to the eventual improvement of these streets in terms of movement and safety.

Many streets in Hidalgo are incapable of handling the current traffic demand. Some of these facilities could be improved by expanding them or upgrading their layout. Based on research and interviews with the Hidalgo County Metropolitan Planning Organization, a list of projects by this agency in coordination with the Texas Department of Transportation for Hidalgo area are displayed below:

Table C-4: Programmed Upgrade Projects by the Hidalgo County Metropolitan Planning Organization

Project	Location	Description	Contract
State Highway 336	From the north end of floodway bridge to Spur 241	Widen to 4 lane divided rural	October 1995
State Highway 336	From Spur 1016 to the north end of floodway bridge	Widen to 4 lane divided rural	November 1995

Source: Hidalgo County MPO, 1994.

According to Hidalgo City officials, the following is a list of proposed improvements planned within the community:

Street	City Planned Improvements
10th	<ul style="list-style-type: none"> • Extension of roadway from Azalia to Texano.
Texano	<ul style="list-style-type: none"> • Reconstruction and expansion east of Fifth street to US 281. • Implementation of a center-left-turn lane between Bridge Street and US 281 with the elimination of the existing shoulders from Bridge to Fifth Street.

Source: City of Hidalgo, January 1995.

Future recommendations for improvements are suggested to refine the present transportation system. The following are suggested improvements:

Street	Recommended Improvements
US 281	<ul style="list-style-type: none"> • Expansion into a four-lane facility with a center-left-turn lane from SH 336 east to Jackson Road.
Tropical	<ul style="list-style-type: none"> • Expansion of alley into a collector street from US 281 to Torreon Street.
Produce	<ul style="list-style-type: none"> • Extension as a collector street to meet the Villas Del Rio subdivision.

Parking Parking on collector and arterial streets inhibits movement and access while increasing the possibility of vehicular-pedestrian accidents. In Hidalgo, on-street parking is allowed on certain streets creating these types of problems. On-street parking should not be allowed on arterials and should be limited to collector streets only. Parking on Texano and Bridge Streets should be prohibited. In addition, parking should be restricted to one side of the street on the following collector streets: Esperanza Street, Fifth Street, Judy/Patsy Avenue, Kitty Avenue/Eighth Street, Pirate Drive, Fifteenth Street, and McColl Road.

Traffic Control Measures After studying traffic flow patterns of the intersection of Bridge and Esperanza Streets, it was determined that the four-way stop is inefficient. The four-way stop is controlled by a flashing red light in all directions. With the estimated traffic growth that is expected for Bridge Street, it is recommended that a fully operational traffic light be installed at this location. The traffic signal should be programmed to give priority to Bridge Street, a minor arterial, over Esperanza Street which is classified as a collector. Esperanza Street should also be given the right-of-way through the Original Townsite to increase its efficiency.

Paving Even though the pavement conditions on the majority of Hidalgo's streets are in good shape, there are some streets that need improvements.

Street	Recommended Improvements
Bridge	<ul style="list-style-type: none"> • Resurfacing. • Installation of new pavement markers.
Texano	<ul style="list-style-type: none"> • Reconstruction and expansion East of Fifth street to US 281. • Implementation of a center left-turn lane between Bridge Street and US 281 and eliminate existing shoulders from Bridge to Fifth Street.
Produce	<ul style="list-style-type: none"> • Reconstruction of the street into a reinforced concrete facility with at least two 15 foot through lanes with curb and gutter.
Industrial	<ul style="list-style-type: none"> • Reconstruction of the street into a reinforced concrete facility with curb and gutter.
15th	<ul style="list-style-type: none"> • Reconstruction into a 30 foot asphalt facility with curb and gutter.

PROPOSED NEW FACILITIES

Proposed new road and layouts

Tropical

- Improvement into a collector street for the Valle Alto and Villas Del Rio subdivisions.

New facilities could be added to the existing transportation system to improve the efficient and safe movement of vehicular traffic in Hidalgo. Some of these proposals include: a new boulevard running along the irrigation canal; a major improvement to an existing street; and the installation of traffic signals at specified intersections throughout the City.

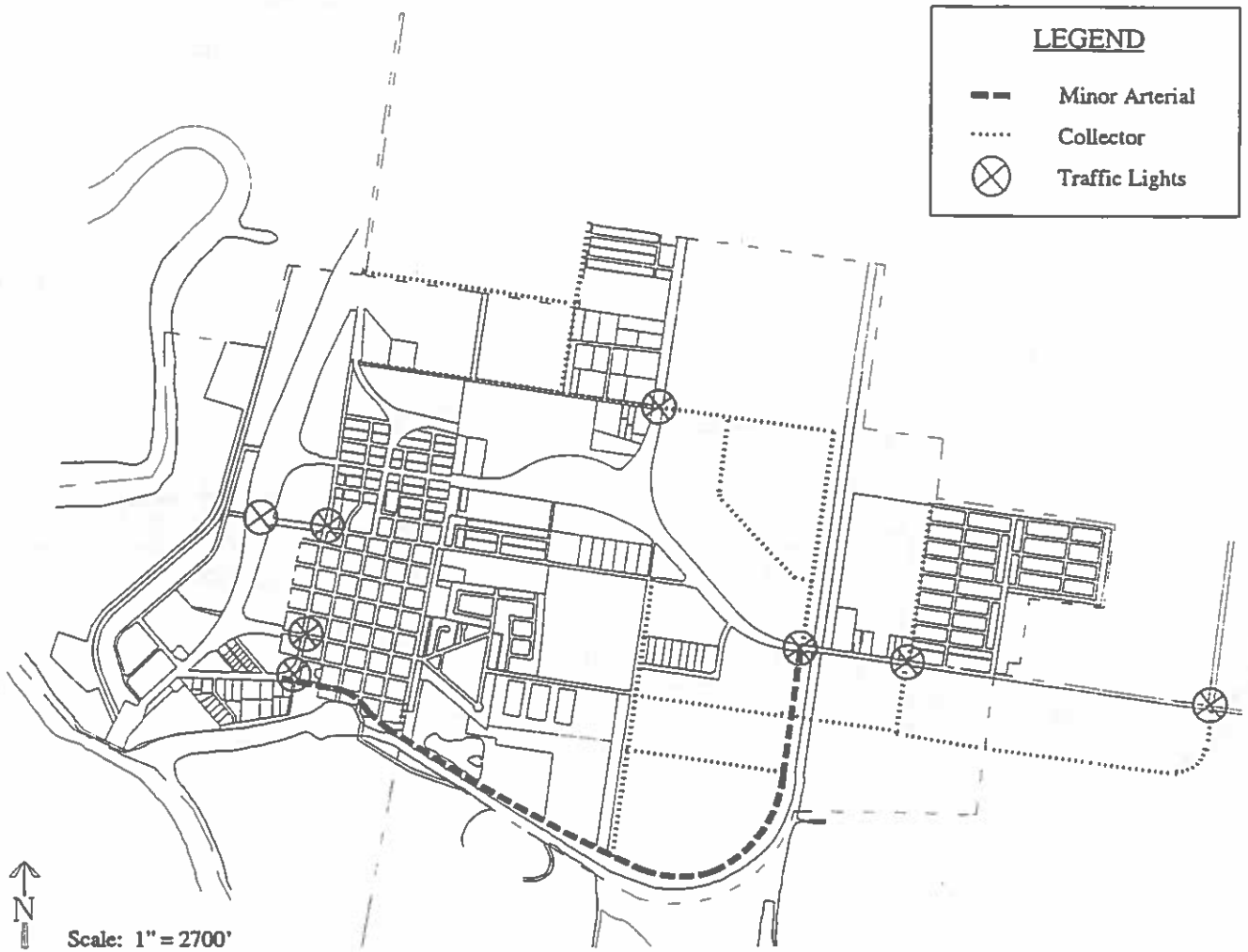
Hidalgo has a need for an alternative major roadway that would move traffic from the McAllen/Hidalgo/Reynosa International Bridge to the Eastern section of the City and to Highway 281. This route would ease traffic congestion on International Boulevard, Coma Avenue and Bridge Street by redirecting local and by-pass traffic from the existing roadways. The new roadway would begin at Bridge Street and connect with US 281. The project should be a four-lane divided facility with a raised median containing a landscaped parkway and with a hike and bike trail paralleling the outside area of the roadway next to the irrigation canal. This facility would provide an efficient and safe alternative to Coma Street as a connection between the McAllen/Hidalgo/Reynosa International Bridge and US 281. A recommended name for this facility is "Rio Vista Boulevard." This proposed boulevard is displayed on the transportation master plan map. The boulevard would eventually continue north along the irrigation canal until it meets the extension of Produce Road in the Northeastern part of the City.

With the implementation of the proposed boulevard, it is also recommended that Pirate Drive be extended East to meet the boulevard. This measure would provide access to residential areas in the future.

This improvement would ensure proper access to these subdivisions and would reduce traffic accidents from vehicles turning on US 281 by having just one defined collector street for this area. In addition, a project of this magnitude would require that this collector have a signalized intersection with US 281 to provide for safe movement and access into and from this residential area.

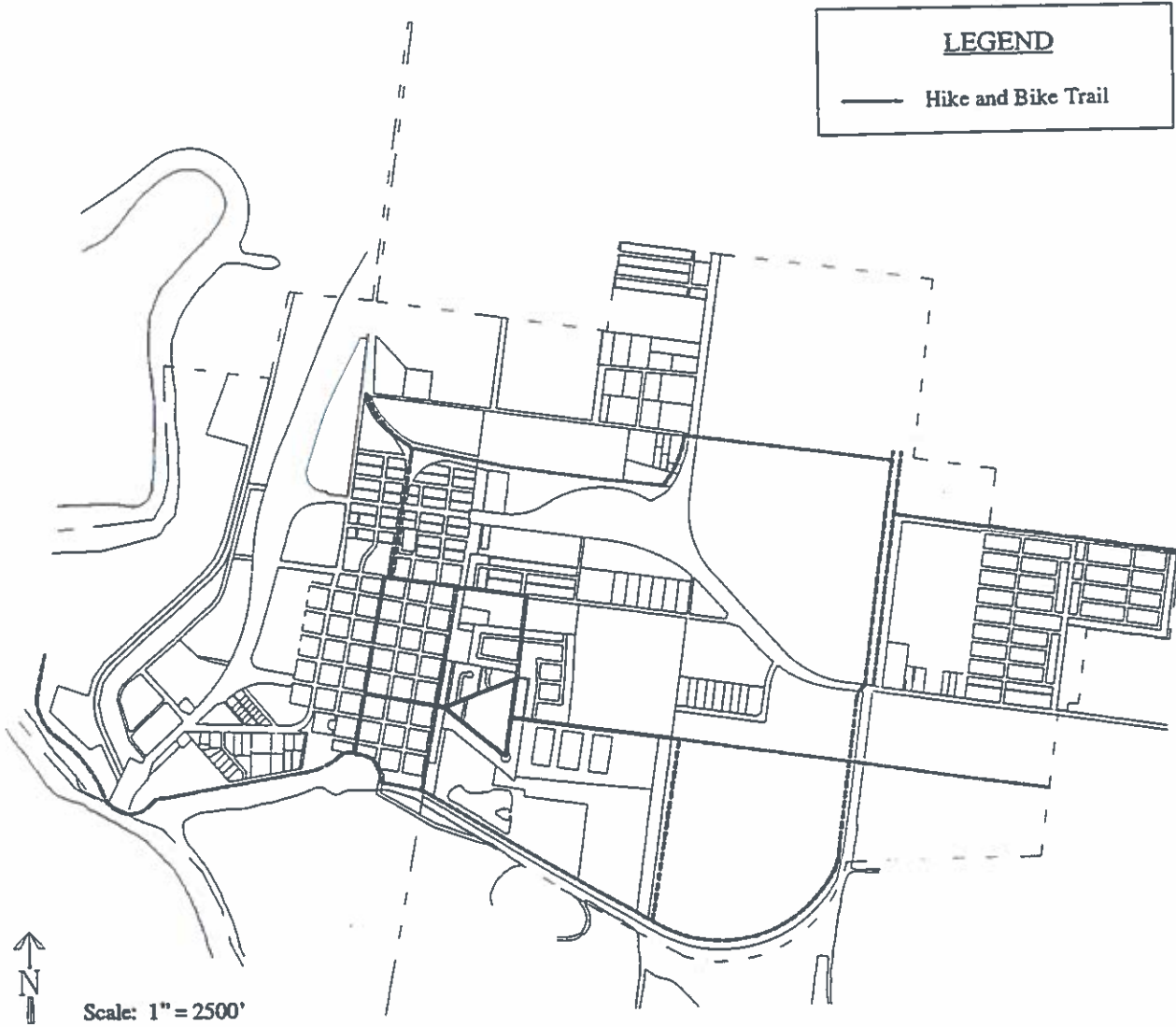
MAP 9

Future Thoroughfare System Plan



MAP 10

Future Hike and Bicycle Trail System Plan



Proposed traffic signalization

It is recommended that certain intersections in Hidalgo have signalization installed for safety and efficiency. After observing traffic flow patterns, accident reports and survey results, the following is a list of the proposed sites.

- Intersection of Tropical and US 281.
- Intersection of Jackson Road and US 281.
- Intersection of the boulevard adjacent to the irrigation canal and US 281.
- Intersection of the new boulevard off the Pumphouse and Bridge Street.
- Intersection of Flores and State Highway 336 (flashing yellow light).

PEDESTRIAN AND BICYCLE CORRIDOR IMPROVEMENTS

An effective pedestrian and bicycle system enhances a sense of community by providing common pathways for citizens to share while reducing the use of automobiles. A hike and bike system would provide Hidalgo citizens with adequate areas to exercise as well as linking other recreational facilities to neighborhoods. According to the 1995 Hidalgo survey, 26 percent of the citizens specified biking and walking trails among the recreational items most needed in the community. Although there are currently no bicycle routes, there is an existing sidewalk system located in the Original Townsite. There are, however, substantial residential developments that lack a defined pedestrian pathway layout.

All future development should be required to have sidewalks providing pedestrian access throughout the municipality. Bicycle routes should be planned to connect future growth with the existing Original Townsite.

PUBLIC TRANSPORTATION

Although there is an effective transit system connecting Hidalgo to Reynosa, Mexico and McAllen, and the rest of the Valley, there is a need to make this system more accessible to the citizens of this community. Part of the problem is that Hidalgo's citizens do not have a designated bus terminal. A designated bus stop containing a covered waiting area is recommended at the intersection of Texano and Bridge Street. This site is ideal because of the proximity to the existing retail and commercial establishment. This site is also located along the current route of the McAllen/Hidalgo/Reynosa transit route. A closed-loop transit system is suggested to connect residential with the commercial and institutional

TRUCK ROUTES

activities of the community.

Truck traffic may always be an issue for Hidalgo. Even with the recent opening of the Pharr International Bridge, the McAllen/Hidalgo/Reynosa International Bridge is expected to continue its role as a major corridor for commercial trucks. As mentioned in Part A, Section 3 of this document, trucks waiting to cross toward Mexico form lines along Joe Pate Boulevard.

A possible solution to the truck problem would be the implementation of a "divided truck lane" type of facility designated for commercial trucks only. Such a facility could be placed on the interior side of the south bound lanes going towards Mexico. Having a special lane on the inside part of the road could alleviate truck problems. In addition, the City could acquire some land a mile or two north of the bridge along the west side of Spur 115 to function as a parking area for the trucks which are waiting for papers being processed in Mexico. After receiving clearance, a group of trucks could exit the parking area and access the "divided truck lane" to travel directly across the border. A project of this dimension would involve close coordination by the City, the MPO, and the TXDOT District Engineer.

WATER DISTRIBUTION SYSTEM

4. INFRASTRUCTURE

This section presents future concerns about Hidalgo's infrastructure needs. Concentration is on the development of the water distribution system, sanitary sewer system, and storm water management systems. These areas are highly important to the quality of life in Hidalgo.

Hidalgo is one of the few areas in the region that has not experienced severe water shortage problems in the recent past. This is due to the fact that the City is located directly on top of the Chiocito Aquifer. The aquifer provides Hidalgo with a steady and dependable drinking water supply. In fact, the Chiocito Aquifer is expected to meet the water supply needs of Hidalgo through at least the year 2010. Because of this, the City is presented with an opportunity that allows it to undertake several needed projects. First, it should undertake a detailed study of the long-term dependability of the aquifer in terms of potability and reliability. Also, the City needs to explore other water supply options for the long-term needs of its citizens, such as the use of treated river water, desalinization, and connection with the water distributions of neighboring cities (regionalization). This window of opportunity will also allow Hidalgo to take a proactive approach to maintaining the serviceability of its water distribution system. The City should pursue the acquisition of funding from such entities as The Water Development Board, and the Texas Natural Resources Conservation Commission (TNRCC), to be used to repair leaks in the system and to implement water conservation programs throughout the City.

Hidalgo should set high standards for future development to ensure that long-term maintenance and replacement costs will be minimized. Hidalgo should take steps to prevent the use of substandard construction practices that require retrofitting or frequent repair. The City currently has a storage capacity of 1,250,000 gallons in three storage tanks. Per-capita demand, coupled with population projections, show that this capacity will need to be increased by the years 2002-2003, and again sometime in 2007-2008. Future demand can be met by the addition of 500,000 gallon tanks or the acquisition of new water supply sources.

STORM WATER DRAINAGE

The City can explore other measures to mitigate future water use problems. Hidalgo should explore the possibility of using canal water wherever possible in the industrial district, and for irrigation of sports facilities, public lands, and parks. Measures such as these can significantly reduce the demands placed on the water distribution system.

By taking proper precautions, the City can proactively prevent additional future demand being placed upon the water distribution system. A water conservation program needs to be implemented that encourages the use of water sensitive fixtures such as water conserving toilets and shower heads. The conservation program should also include contingency plans for periods of drought. Landscaping ordinances should limit the times during which homeowners are allowed to water their lawns. Proper irrigation techniques need to be encouraged along with less water intensive land uses. By implementing programs, Hidalgo citizens can enjoy safe, clean drinking water, as well as a dependable and efficient distribution system, for many years to come.

Problems with flooding have been limited to certain sections of the City, occurring along Torreon Street, at 8th and Texano, and on Flores as well as Garza Street. The City should study the possibility of improving the drainage systems in these areas as soon as possible.

As Hidalgo expands, the City should implement measures to insure adequate drainage as the amount of impervious ground cover increases. As a matter of policy, the City should develop a City-wide drainage plan that incorporates the following measures:

- Develop a method to establish minimum standards for proposed plats to insure adequate stormwater management measures are taken by developers.
- Carefully regulate the number and spacing of stormwater inlets so that the design considers safety and efficiency.
- Require all development proposals to contain drainage plans developed in accordance with a City-wide drainage plan, to estimate the impact of upstream development on subdivisions and the impact on downstream developments, both existing and proposed.

SANITARY SEWER SYSTEM

- Require the developer to post a performance bond to cover the cost of the stormwater management system in the development.

In addition to the development of a City-wide drainage plan, there are several other measures the City should explore in order to make Hidalgo safe from damage due to flooding. For instance, requiring the installation of additional clay mains to transmit stormwater to retention areas. Also, the City should explore the possibility of using Tax Increment Financing (TIFS), to finance refitting in areas of the City that are found to be substandard. Finally, the City should explore the possibility of incorporating attractively landscaped retention areas that could be used as parks.

To the City's credit, the citizens of Hidalgo are overwhelmingly pleased with the City sanitary sewer system. The Hidalgo survey indicated that citizens had experienced no significant problems with the sewer system. This situation should be easy to maintain with proper planning. As the City grows, additional lift stations will need to be constructed as new low-lying areas are filled. Developing areas of the City will require the installation of new 6-inch mains. The existing treatment facility is adequate to serve the needs of the City, however at some point in time the site will reach capacity. Therefore, it is in the City's best interest to identify and set aside a site for a new waste treatment facility as soon as possible. The presence of a waste treatment facility can have a profound effect upon the value of the surrounding land.

5. HOUSING

In *Part A* of this document, present housing conditions were described for Hidalgo. The *Housing Goals and Objectives* were identified based on the findings in *Part A*. In this part of the Comprehensive Plan recommendations are made to meet the housing needs of Hidalgo.

DEFINITIONS

The following are some definitions to assist in the reading of this section of the document:

- **Apartment** A room or suite of rooms to live in. An apartment complex is a structure containing five or more apartments; also referred to as multi-family housing.
- **Single family** A one unit structure detached from any other house; open space on all four sides.
- **Cluster Development** Tighter grouping of homes on a site. Cluster concept can be applied to both attached and detached homes.
- **2,3,4, plex** A one unit structure which has one or more walls extending from ground to roof separating it from adjoining structures; also referred to as single family attached housing.

PROJECTION OF HOUSING NEEDS

The population of Hidalgo was recorded as 3,292 in the 1990 census. The population is projected to reach 13,874 in the year 2010. The following table shows the number of units of each housing type which will be needed, as well as the number of new units that will be required to house the citizens of Hidalgo through 2010. These numbers were calculated assuming that the growth rate, the proportion of housing types, and the household size remain constant. The New Units figure was calculated assuming the number of required new units for the previous year will have been met. The average household size in Hidalgo was found to be much higher than those of the County and the State, while vacancy rates were found to be lower in Hidalgo, when compared to the County and the State. The figures indicate a possible housing shortage. Therefore, the number of new units shown below would be a minimum number necessary, with the degree of crowding remaining proportionally constant.

Table C-5: Number of New Housing Units Needed

Year	Single Family	2,3,4-plexes	Apartment	Manufactured Home	Total
1990					
Population	2420	205	182	405	3219*
Units	628	74	52	111	865
1995					
Population	3840	325	289	643	5108
Units	997	117	83	176	1373
New Units	369	43	31	65	508
2000					
Population	5490	465	413	919	7303
Units	1425	168	118	252	1962
New Units	428	51	35	76	589
2005					
Population	7630	646	574	1277	10149
Units	1980	233	164	350	2727
New Units	555	66	46	98	765
2010					
Population	10417	882	783	1743	13856
Units	2703	319	224	478	3723
New Units	723	86	60	128	996

*This figure is lower than 3,292 due to some housing types being reported as "other" than those given here.

MEETING HOUSING NEEDS

There is a need for housing in Hidalgo. With high growth rates, housing is becoming even more scarce. The 1995 Survey of Hidalgo indicated a preference by citizens for single family homes. Some of this need is being already met through the development of the Valle Alto Subdivision. However, there is a need for low-income housing. Single family homes have a median value of \$38,700 in Hidalgo, which makes buying a home beyond the means of many young families. In addition, the 1990 census indicates that more than 35 percent of Hidalgo citizens who rent their homes spend over one-third of their income on housing. This is noticeably higher when compared to the County and the State, although the median rent paid in Hidalgo is lower in comparison.

Clustered Development

Alternative types of housing may help provide families with affordable homes. Clustered developments allow for higher density land use while providing a pleasant living environment. Allowing flexible density standards for the construction of clustered housing developments may

encourage developers to build this type of housing in Hidalgo.

Prototype Housing

One area of low-income housing in Hidalgo has been targeted for redevelopment and it will be incorporated into the *Pump House Restoration Program*. The project will require a number of residents to find alternative housing. It is possible that these residents could participate in a prototype housing plan such as the one described in *Section seven* of this part.

REHABILITATION OF EXISTING HOUSING

A survey of the existing housing stock in Hidalgo has shown an increase in the percentage of good quality housing since 1978 as well as a decrease in housing maintenance. Good home maintenance will help reduce the need for new housing and provide safe, affordable homes.

High school students in construction classes could be assigned projects aimed at helping citizens with home repair and maintenance. Assistance programs for more serious home repair and maintenance could be offered through the City's Housing Authority.

Enforcement of the Subdivision Regulations will also help with home and property maintenance. These regulations are established to ensure a safe and healthy living environment. A number of households in Hidalgo are lacking basic utilities. The Subdivision Regulations will protect renters by requiring developers to provide these utility hook-ups. A program to help lower-income families cover the cost of utilities may be needed in some cases.

DESIGNING QUALITY NEIGHBORHOODS

In the 1995 *Survey*, the residents listed nice neighborhoods as one of the most visually attractive features of Hidalgo.

The incorporation of parks, schools and other amenities into neighborhoods helps create a sense of community. Use of visually pleasing building materials, landscaping, sidewalks and neighborhood identification signs all add to a pleasant living environment. Neighborhood organizations can help guide the development of neighborhoods, as well as serve as a starting point for neighborhood improvement programs. The City might consider a 'Yard of the Month'

HOUSING ASSISTANCE PROGRAMS

competition to encourage and commend residents for taking pride in home and garden maintenance.

Identification of neighborhoods has had a positive effect in some cities, and would work well in Hidalgo where neighborhoods are fairly well recognized already. The addition of neighborhood identification signs in Valle Alto, Villa Garza, and Joed subdivisions as well as in the Old Townsite and any new subdivisions would help these neighborhoods stand out as community units.

The City should consider hiring a Housing Facilitator for the enforcement of housing-related ordinances. The facilitator can identify residences which are not up to code and help the residents find a way to bring their property up to standards. The facilitator could help identify problem areas in Hidalgo housing and could work on other projects.

Hidalgo can also pursue the assistance of non-profit organizations such as Habitat for Humanity, which assists in the provision of low-income housing through the efforts of local volunteers. The City might also encourage the formation of a private non-profit group similar to McAllen Affordable Homes, Inc. This is a non-profit group that works to provide new homes and to rehabilitate older homes for families.

The following are descriptions of housing programs which could be introduced by the Hidalgo City Housing Authority. The programs were chosen based on two criteria. First, the programs are flexible and able to serve a number of different socioeconomic groups. Second, the programs provide funding mechanisms not only for low-cost housing, but also for rental assistance and home rehabilitation. The list does not include the Section 8 program which is currently being implemented in Hidalgo.

HUD Section 202 Elderly and Handicapped Housing Program

This program provides direct loans to nonprofit sponsors of projects for the elderly and handicapped. Sponsors may be any local, nonprofit religious, labor or other community group, and projects may include either new construction or substantial rehabilitation.

Rental Assistance FmHA Section 515 Rural Rental Housing

The most popular of the Farmer's Home Administration rental housing programs, Section 515 provides funding for projects designated as elderly

or handicapped or family housing. Funds may be used to construct new housing, buy new or existing housing, or rehabilitate existing housing. These funds are available to for-profit groups, partnerships, public agencies and individuals.

HUD Section 236 Payment Program

This program provides payments to landlords in order to reduce the rents of low-income tenants to 25-30 percent of their income. Tenants are required to make a minimum payment equal to the cost of utilities. Tenant eligibility requirements are the same as those for the HUD Section 8 program.

Housing Assistance Council Intermediary Relending Program

The IRP loan fund provides vital seed money to rural housing developers: community-based nonprofit organizations, housing development corporations, self-help housing sponsors, farm worker organizations, cooperatives, Indian tribes, public agencies, units of local government, public utility districts, and small business and minority contractors. HAC funds help these organizations and individuals take the steps necessary to improve housing and living standards for rural, and low income households through the creation of subdivisions and new single or multi-family housing units, and rehabilitation of existing units.

HEALTH SERVICES

6. COMMUNITY FACILITIES

Determining health needs for a community consists of analyzing the services required and the types of facilities needed. The Health Center in Hidalgo serves approximately 300 patients per week, or 15,600 patients per year. Using this yearly patient average, the 1994 estimated population, population projections, and the Texas Department of Health's unduplicated program admissions year-end report data, future patient load was calculated. The information in Table C-6 indicates the projected patient load for each program offered by the Health Center in five-year increments.

Table C-6: Projected Health Center Patient Load

Program	2000	2005	2010
Maternal Health	1,477	2,053	2,803
Family Planning	1,055	1,467	2,002
Child Health	1,688	2,346	3,204
Adult Health	1,477	1,467	2,803
Com. Disease	12,240	17,012	23,225
Special Programs	3,588	4,986	6,807
Total	21,106	29,331	40,044

Source: Texas A&M University, 1995.

Table C-6 indicates a 38 percent increase between the year 2000 and 2005, and a 36 percent increase in patient load between the year 2005 and 2010. The largest percentage of total patient load is in the Communicable Disease Clinic. To help service this additional patient load, increased personnel and facility space may be needed. To help provide an evaluation of the service needs and maintain a dialogue with the community, the staff at the Health Center (with help from the Volunteer Center) could survey patients on a periodic basis.

Health promotion programs should be an integral part of a community's goals. Future health programs for Hidalgo's community could include bike safety, water safety, and C.P.R. courses. These programs could be integrated through the Health Center.

Comparing planning standards from Table C-7 with available information

pertaining to medical professionals and facilities in Hidalgo indicates a need to develop and implement plans to alleviate certain problems. At present, there are no physicians in Hidalgo. With a projected population of 13,856 in 2010, twenty-one doctors and seven dentists will be needed. Comparing national hospital standards and the projected population, a possible need for a 55 bed facility is indicated.

Table C-7: Health Professionals and Facility Planning Standards

Health Professionals per 1000 People	
Physicians	1.50
Dentists	.53
Support Personnel	2.50
Hospital beds	4.00

Source: Canter, L.W., Atkinson, S., & Leistritz, F. (1985). *Impact of Growth*. Chelsea, WI: Lewis Publishers.

SCHOOLS

Hidalgo's student/teacher ratio is within recommended standards for all grade levels at present. Future population growth will determine the need for additional teachers and additional school rooms or schools. Planning guidelines for future school sites includes locations of elementary schools near residential areas. For middle schools, location should be away from major arterial streets and each classroom should have a maximum size of thirty students. A High School should be located near a major arterial street for accessibility and should also have a maximum size of thirty students per classroom. Table C-8 shows planning guidelines for a city with a population between 10,000 and 20,000 people.

Table C-8: School Facility Planning Standards

	Elementary School	Middle School	High School
Population served	10,000 - 20,000	10,000 - 20,000	10,000 - 20,000
Age groups served	5- 11 years old	12 - 14 years old	15 - 18 years old
Students served	700 - 1,000	800 - 1,000	800 - 1,000
Maximum classroom size	*22	30	30

Sources: Dechiara, J. & Koppleman L. (1975). *Manual of Housing Planning and Design Criteria*. Eaglewood Cliffs, N.J.: Prentice-Hall, Inc.
Texas Education Agency, Personal Communications, April 1995.

The Hidalgo Independent School District has students attending who reside both inside and outside the City limits. The Valley View schools also have the same attendance mixture. Based on information received from the school district, the Hidalgo Independent School District may need to consider additional classrooms, teachers, and possibly the addition of a new school. Projected student populations for the year 2010 at each school in Hidalgo are: 1,868 students for K- 5th grade; 1,003 students for 6th-8th grade; and 1,131 students for 9th -12th grade. This population growth indicates several needs.

Hidalgo High School, with a 32 percent population increase in 1995 will need six new classrooms. By the year 2000, with a 29 percent increase in student population, six additional classrooms will be needed. By the year 2005, with a 38 percent increase in student population, ten additional classrooms will be needed. By the year 2010, with a slight increase of 3 percent, no additional classrooms will be needed. Furthermore, with a maximum of 30 students per additional classroom, there would also be an increased need of 22 teachers.

There is a slight projected increase of 4 percent in student population by the year 1995 at Ida Diaz Junior High. By the year 2000, with a 44 percent increase, six additional classrooms will be needed. By the year 2005, with a slight increase of 6 percent, one additional classroom will be needed. By the year 2010, with the largest student population increase of 51 percent, eleven additional classrooms will be needed. A total of 18 additional classrooms will be needed, and there will also be a need for 18 additional teachers.

For Hidalgo Elementary School, with an increase of 33 percent by the year 1995, an additional six classrooms will be needed (based on the State regulation of 22 students per teacher for pre-k through 4th grade). By the year 2000, with a 15 percent increase in student population, five additional classrooms will be needed. By the year 2005, with a 36 percent increase in student population, fifteen additional classrooms will be needed. By the year 2010, with the largest increase of 51 percent, 29 additional classrooms will be needed. The Hidalgo Independent School District may want to consider relocating some students to Kelly Elementary School or building a

PARKS AND RECREATION

new elementary school between the years 2005 and 2010. Total additional classrooms needed is 55 and, a minimum of 55 additional teachers will be needed. For the elementary school all calculations were done based on 22 students per classroom and one teacher per 22 students.

Parks and recreational activities are beneficial to a city. An attractively maintained park can enhance the physical appearance and general character of a community. It can also be a gathering place for the citizens of the community. Organized recreational activities and team sport participation not only provide healthy outlets for exercise, but also heighten the sense of community. The overall goal for the development of additional parks and recreational areas for the City is to provide play areas, community gathering centers, and recreational opportunities for the community.

The development of baseball park, located on Esperanza Street, will provide a facility which will have amenities the community can enjoy. A design that incorporates landscaping, seating, and playground equipment will need to be implemented. Naming this park, possibly in honor of a significant figure in Hidalgo, would enhance the sense of community.

The community facilities plan for Hidalgo includes a proposed large parcel of land that is designated as a park in the Southwest quadrant of the City. This would permit the development of a large scale recreational complex with the following: baseball fields, soccer fields, football fields, basketball courts, an in-line skate hockey surface, and a possible outdoor amphitheater. Also, this area of the City provides an ideal location for a family-oriented par three golf course.

The demand for such a sports complex may become necessary as a result of the efforts of the City's Parks and Recreation Department to implement league sports activity. Parks and Recreation employees could utilize volunteers with the coordination of the Volunteer Center to assist in the implementation and operation of league sports. Adult and children leagues could be formed to play soccer, baseball, softball, football, basketball, and in-line skate hockey. Once the proper facilities are available, the City of Hidalgo would be able to host tournaments that would include participation

**HIDALGO FIRE
DEPARTMENT**

by athletes from nearby towns. Another function of the City's Parks and Recreation Department might be to hold an annual event such as a "Fun Run for the Border" that utilizes the proposed hike and bike path surrounding the City (see Part C, Section 7, special events).

An additional amenity for Hidalgo would be a hike and bike trail that runs through the sports recreational complex and links the complex with other parks in the City. Small neighborhood parks or pocket parks, with playground equipment could be located at various points along the trail.

An additional transportation node of the hike and bike trail could be located within a proposed centralized business park. A park in this facility should be paved with an attractive patio and landscaped with shade trees, flowers, and shrubbery.

Table C-9 recommends the number of personnel and vehicles to be employed by Hidalgo for fire fighting purposes.

Table C-9: Fire Department Planning Standards

Year	Projected Population	Recommended Personnel (1.65 per 1,000 population)	Recommended Vehicles (0.2 per 1,000 population)
1995	5,108	8.43	1.02
2000	7,303	12.04	1.46
2005	10,149	16.75	2.03
2010	13,856	22.86	2.77

Source: Canter, Atkinson, & Leistritz (1985). *Impact of Growth*, Chelsea, Wi: Lewi Publishers.

The Hidalgo Fire Department is within the acceptable standards for the next fifteen years. The International Association of Fire Chiefs recommends one Emergency Medical System vehicle per 30,000 people. The City provides two EMS medical service units.

With rapid residential growth to the East of the City, the fire department should consider constructing a fire substation in the Valle Alto subdivision to ensure fire safety and protection for all residents in Hidalgo.

**HIDALGO POLICE
DEPARTMENT**

Table C-10 shows standards for police services.

Table C-10: Police Department Planning Standards

Year	Projected Population	Recommended Personnel (2 per 1,000 population)	Recommended Vehicles (0.6 per 1,000 population)
1995	5,108	10.22	3.06
2000	7,303	14.61	4.38
2005	10,149	20.30	6.09
2010	13,856	27.71	8.31

Source: *Canter, Atkinson, & Leistritz (1985). Impact of Growth, Chelsea, WI: Lewis Publishers.*

Hidalgo will meet acceptable standards for the next fifteen years. However, with the residential growth occurring to the East of the town, Hidalgo should consider placing a police substation near the Valle Alto subdivision.

**HIDALGO PUBLIC
LIBRARY**

According to the preliminary plans for the Hidalgo public library, the library will be located on Texano Street and is due to open in late 1995. Its location will make it accessible by automobile as well as pedestrian and bicycle routes. The library will be open from 3:00 PM to 8:00 PM Monday through Friday and 9:00 AM to 5:00 PM on Saturdays. Table C-11 illustrates library standards.

Table C-11: Library Planning Standards

Year	Projected Population	Recommended Number of Seats	Recommended Seating Space (sq. ft.)
1995	5,108	23.43	702.96
2000	7,303	32.21	966.36
2005	10,149	43.59	1,307.70
2010	13,856	58.42	1,752.60

Source: *Canter, Atkinson, & Leistritz (1985). Impact of Growth, Chelsea, WI: Lewis Publishers.*

The Hidalgo public library plans to provide 43 seats with 1,500 square feet of reader space. The library also plans to offer over 10,000 volumes along with video and computer services.

CONCLUSION

According to Standards and Guidelines for Texas Public Libraries, a library should employ one staff member per 2,000 people. The new Hidalgo library will staff one member per 2,554 persons. The City of Hidalgo might consider hiring three more staff members when the library opens.

Hidalgo's community facilities will need consistent monitoring and re-evaluation. Each different component health, fire, police, schools, parks etc., is equally important in helping to produce the desired quality of life for the people of Hidalgo.

7. STRATEGIES FOR ECONOMIC REVITALIZATION

A growing economy is one that generates income, investment capital, and money to be spent. Economic theories of expansion are usually concerned with supply and demand. Economic growth and expansion which is stimulated from the supply side requires an existing demand for local products. Programs which are aimed at improving local capital, land, and labor resources should be pursued as part of a local industrial recruitment plan. Other supply side economic growth strategies include increasing economic contributions such as venture capital funds or training and education programs.

Exports, which are goods and services produced locally, are sold to outside consumers. Exports stimulate the economy by increasing the flow of money back into an area. Export expansion should be a top priority for the City of Hidalgo. Growth of exporting businesses such as grocery stores or agricultural production can spark a multiplier effect in the local economy. The multiplier effect can be defined essentially as the increase in income and employment due to expansion as new money continues to turn over repeatedly in the local economy.

AFFORDABLE HOUSING

Community-Based Micro-Industrial Economic Development

As a solution to a low-income housing shortage, the City could sponsor the building of prototype housing in Hidalgo. Housing built of regional materials that is ecologically sound and energy efficient could be built by the residents. The City could seek out an architect or home builder who is interested in these concepts and offer Hidalgo as a location to start this prototype housing. Alternatively, the City could hold a competition for design colleges in Texas and offer a substantial prize for the student or team that creates the best solution for low-cost, efficient housing.

The Center for Maximum Potential Building Systems, located in Austin, provides knowledge about environmentally sound materials for low cost housing and the need for low skill labor. According to the January, 1995 survey, 47 percent of Hidalgo residents feel that housing is NOT affordable, 80 percent feel that land is not affordable, and that it is very important to

encourage a wide variety of affordable housing. The following synopsis is provided by John Motloch, Ph.D., Senior Research Fellow, Center for Maximum Potential Building Systems:

The Center for Maximum Potential Building Systems is one of the leading sustainable design, theory, research, demonstration and practice non-profit centers in the US. The Center's work has been recognized and has received numerous awards in the US and internationally. These include the recent 4th place award and Special Recognition for Environmental Conservation in Mexico's SEDESOL II Technologies for Social Interest Housing Competition (project by personnel of the Center, Texas A & M University and the Tecnologico in Monterrey, Mexico).

The Center works closely with local people, with an emphasis on addressing resident needs, facilitating the building of affordable housing, and solving environmental problems through community-based micro-industrial economic development. It works with communities in the United States, Mexico and Latin American countries. Typical of the Center's practice is a current project, working with a Hispanic community within the extraterritorial jurisdiction of one of Texas' major cities. This project is designed to build a self-sustaining community cluster of 6 homes using new and affordable technologies and locally-relevant designs developed as part of the project.

**AGRICULTURAL-RETAIL
ECONOMIC
DEVELOPMENT**

The Prospect Section of this document discussed the use of a pepper theme for the City of Hidalgo. This theme can be used in the economic development of the City in many ways. The "Spice of the Valley" marketing logo could be used for tourism advertisement, and different business enterprises can play off this theme.

"Pepper Square" has been proposed as a pedestrian shopping area, to be located Southwest of the corner of Esperanza and Bridge Streets. This shopping area would cater to Hidalgo citizens as well as to people who will come to shop at Las Entradas. Pepper Square would include smaller shops and restaurants and would be designed in an architectural style which represents the local culture.

"Plaza Poblana" would be located just South of Pepper Square across Esperanza Street. It would also be a pedestrian area, and would be one of the first sights upon entering Hidalgo from Mexico. The Plaza would be an open area containing tourist shops, eating areas and an observation tower.

The Agricultural Department of the State of Texas currently maintains approximately 5,000 acres dedicated to the growing and harvesting of peppers. Of those 5,000 acres, 3,000 acres are utilized for the cultivation of Jalapeno peppers. Various other peppers, including Anaheim and Bell pepper, constitute the remainder of the acreage. The average annual yield of Jalapeno peppers for the State is six tons per acre. Anaheim pepper yield ranges from four to six tons per acre.

As the figures above indicate, production and sale of peppers in the state of Texas is big business. Hidalgo could take advantage of this growing market to provide jobs and increase the tax base. The pepper market is currently a popular trend throughout the country, but it has always had a large market in Texas. For further information on the subject of pepper growth in the state of Texas please contact: Mr. Frank Dainello; Professor and Extension Specialist, Horticultural Sciences; Texas A & M University; College Station, Texas, 77843.

Farmers Market

A project that would be very beneficial for Hidalgo citizens is the opening of a Farmers Market. This market would have on display the different types of agricultural products that are grown in the Rio Grande Valley. This would be a perfect opportunity for farmers to access this market and display and sell their agricultural products directly to the consumers. This method guarantees the direct sale of fresh fruits and vegetables throughout the Hidalgo region by the farmers that grow them. A project of this type would be an excellent opportunity to bring people from all over the County and have them visit Hidalgo.

A possible site for the farmers market would be on Bridge Street near the McAllen/Hidalgo/Reynosa International Bridge. This site would take advantage of excellent existing facilities that may be unoccupied at the

moment. Furthermore, its proximity to Mexico might help the Farmer's Market obtain a clientele from across the border and would probably ensure its financial success. The infrastructure requirements for a market of this sort are not excessive. The most important requirements are adequate parking facilities, covered stations, and availability of a sufficient amount of potable water.

Grocery Store

Other than the Del Rio store across the bridge, Hidalgo currently does not have a grocery store. Most of Hidalgo's citizens have to make trips to McAllen to do their grocery shopping. According to the Hidalgo Survey of 1995, most people in the City assessed that consumer/retail stores in Hidalgo are very necessary for the future of the community. Seventy percent of Hidalgo citizens do most of their shopping in McAllen, while only 19 percent do their shopping in Hidalgo. It is imperative that City officials try to bring a supermarket to Hidalgo. A franchise supermarket located near the McAllen/Hidalgo/Reynosa International Bridge would not only satisfy the shopping demands of the City, but would also attract a great number of shoppers from the city of Reynosa, Mexico. This store would serve the citizens of Hidalgo and help build the tax base of the City by attracting Mexican customers while competing with McAllen for US citizens.

It is important for city officials to put together a packet containing all pertinent information relating to the city to be sent to prospective businesses. This packet would contain: current demographic and economic profiles; population projections; Hidalgo Survey of 1995 results; labor force characteristics; proposed sites; tax abatement considerations; and infrastructure availability in different areas. Hidalgo can also certainly mention that it has a neighboring city of between 350,000 to 500,000 or more in Reynosa, Mexico. Coordination among city officials and the chamber of commerce should continue to be exercised to perform this needed marketing effort.

In many cases the feasibility of rehabilitating an historic structure depends upon the availability of incentives. One of the best known incentive is the Federal 25 percent tax credit for certified rehabilitation expenditures for buildings listed on the National Register of Historic Places. However,

**LOCAL ECONOMIC
INCENTIVES FOR
HISTORIC
PRESERVATION**

during recent years, numerous local economic incentives have been made available legislatively. The following is a list of incentives taken from Local Economic Incentives for Preservation :

- Capital Improvement Policies
- Construction and Use Codes
- Facade Easements
- Industrial Development Bonds
- Reuse of Historic Structure
- Tax Abatement
- Tax Increment Financing
- Transfer of Development Rights
- Special Use Exception

For more information on any of the Historic Preservation Incentives listed above please contact: Susan Mead, Attorney; 2620 State Street, Dallas, Texas 75204.

The site of the old General Store/Gas Station located on First and Flora, has the potential for being declared an historic site in the National Register of Historic Places. The Post Office and the bank across the street have already been designated as historic sites. The corner of Flora and First Street could reasonably be designated as an Historic District which is defined as follows:

Historic District- Any geographically definable area which represents a significant concentration, linkage or continuity of sites, buildings, structures, or objects which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and general welfare of the people.

Source: City of Georgetown Historic Landmark Ordinance

ECONOMIC DEVELOPMENT SPECIAL EVENTS

Pepper Cook-Off and Fun Run for the Border

As a fund-raising and community building activity, the City of Hidalgo could hold an annual Pepper Cook-off. The Cook-off could be held in one of Hidalgo's parks (perhaps adjacent to the wildlife refuge) and on a public holiday such as Labor Day. The City could collect money through 1) entry fees for the Cook-off competition, 2) renting of booth space to vendors who would sell crafts, and refreshments, 3) a minor admission fee to enter the

**THE CITY OF
HIDALGO'S GROWTH
PROSPECTS**

grounds, 4) selling of refreshments, 5) selling of T-shirts, and other memorabilia.

Expenses to the City would be in the provision of musicians or other entertainment, provision of electricity, and in advertising the event. The City could arrange for committees to coordinate the different functions of the Cook-off such as pepper entries, craft and food booths, T-shirts, refreshment sales, and advertising.

In conjunction with the Pepper Cook-off or as a separate event, the City might organize a 'Run for the Border' fun run or bicycle race. These events often attract people from all over the state by being advertised to runners' and bicyclists' clubs.

Economic development is a multifaceted process which usually involves three goals. The first goal is to retain current businesses and employers. The second goal is to attract new business and industry. The third and final goal is to promote the start-up of small businesses and local entrepreneurs.

Hidalgo, just as any other growing community, could use an industrial base to stimulate local employment, investment, exports, and provide trade opportunities. With Hidalgo's population growth projected at 13,856 by the year 2010, the City has an opportunity to expand in this direction.

8. FISCAL CONSIDERATIONS

The City of Hidalgo has experienced a positive rate of economic growth in the recent past. This is due largely to the City's unique location on an international border, the growing significance of the region to the rest of the nation, and the progressive efforts of the City's leadership.

This section of the Comprehensive Plan presents the fiscal considerations of the City through the year 2010. Included are revenue and expenditure projections based upon the base-line level of growth over the fiscal years 1990-1991 through 1994-1995. In addition, factors such as commercial growth, industrial growth, bond issues, and revenues generated by the McAllen/Hidalgo/Reynosa International Bridge are considered.

REVENUES

The City of Hidalgo has experienced an average yearly growth rate of 7 percent for total revenues over the last five fiscal years (1990-1995). However, this rate is not indicative of all revenue sources. Some sources, such as Intragovernmental Revenue, are growing at rates as high as 40 percent, while other sources such as License & Permits and Current Services have declined in recent years. The method used for calculating future revenues is based on the per capita revenues for each revenue source over the past five years.

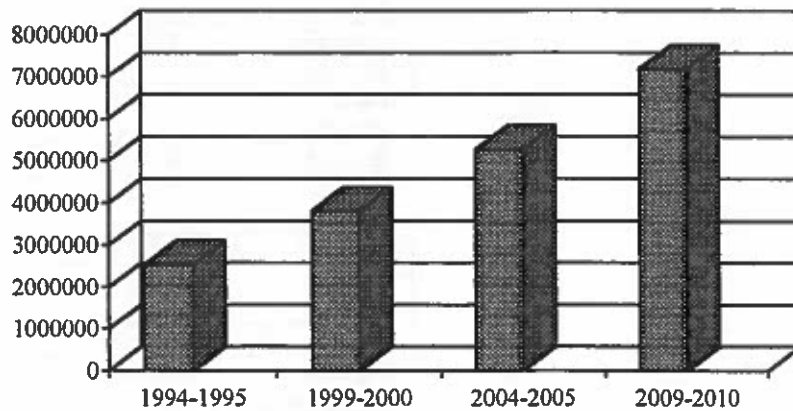
The exact methodology is as follows: For a five year period, the average of each revenue category is divided by the average population for the same period. From this, the average per capita revenue for a five year period is derived for each source. The per capita average is then multiplied by the projected population for a given year in the future (2000, 2005, 2010) to determine the projected revenue from that source for that year. The individual revenue categories are then added to produce the projected total revenue for that particular year. Separating the revenue sources by category, rather than using sub-total or total revenue figures, allows for a more accurate accounting and a smaller margin of error, which is likely to result from seasonal or yearly fluctuations. Table C-12 summarizes the projections obtained through this method.

Table C-12: Projected Revenues

	1990	1995	2000	2005	2010
Total Revenue	\$1,981,793	\$2,532,606	\$3,803,957	\$5,274,293	\$7,189,445
Per Capita Revenue	\$601.80	\$495.80	\$568.00	\$568.00	\$568.00

These projections are based on current levels of per capita income, and do not reflect any increase or decrease in revenue growth rates resulting from future development. With the introduction of the Las Entradas outlet mall and other potential commercial development, both sales and property taxes are likely to increase. Based on studies of other retail and commercial business in the region, Las Entradas could generate an additional 1.2 to 2.0 million dollars per year in sales tax alone. If this proves to be the case, other commercial development is likely to follow, creating the potential for a substantial new economic base for the City. Secondary effects such as job growth, housing sales, and sales and property tax growth will further add to revenue growth rates. The following chart excludes these potential shifts in revenue sources, reflecting only a projection of the base-line rate of growth.

Figure C-1: Projected Growth Rate of Total Revenues



There are, however, certain revenue sources on the decline. Bridge revenues, which have been the largest single revenue source for the City in past years, are showing signs of slowing growth. This is due to the opening of other international bridges in the area, and the diversion of commercial traffic to other sites. While this will effect the City in terms of decreased bridge tolls, the decrease will not be significant. It should also be noted that

while growth of bridge revenues has slowed, there is no conclusive evidence that it will stop growing or began to decline. Bridge revenues should continue to grow, except at a lesser degree. Hidalgo will continue to benefit, as long as the Rio Grande Valley region continues to grow or develop and sustain its import/export role.

License & Permit Fees, once the second largest single source of revenue for the City, have decreased sharply since the 1993-1994 fiscal year. This is due to the elimination of a clearing permit fee assessed against citizens of Mexico. It is possible, however, to recover all of this revenue loss, and more, if the expected increase in sales and property tax revenues materialize. Because of the decrease of the permits, and the difficulty associated with projecting a revenue source in the midst of such a transition, the current level of revenue generated has been maintained for this projection. Table C-13 outlines in greater detail the revenue projections as prepared for each individual revenue source.

Table C-13: Projected Revenues by Source

Category	1994-1995	1999-2000	2004-2005	2009-2010
General Fund				
Property Tax	\$281,531	\$437,483	\$607,971	\$830,037
Sales Tax	\$209,725	\$302,185	\$419,948	\$573,337
Total Tax Revenues	\$491,256	\$739,668	\$1,027,919	\$1,403,374
License and Permits	\$31,000	\$31,000	\$31,000	\$31,000
Bridge Revenue	\$1,000,000	\$1,575,174	\$2,189,024	\$2,988,581
Intergov. Revenue	\$200,000	\$260,443	\$361,938	\$494,138
Current Services	\$32,000	\$63,824	\$88,697	\$121,094
Int., Fines, Forfeits	\$230,000	\$263,398	\$366,045	\$499,746
Miscellaneous	\$28,300	\$45,295	\$62,947	\$85,939
Subtotal	\$2,012,556	\$2,978,802	\$4,127,569	\$5,623,872
Utility Fund				
Water	\$255,700	\$387,152	\$538,026	\$734,545
Sewer	\$113,100	\$183,666	\$255,241	\$348,470
Sanitation	\$147,000	\$246,232	\$342,189	\$467,176
Miscellaneous	\$4,250	\$8,108	\$11,267	\$15,383
Subtotal	\$520,050	\$825,157	\$1,146,724	\$1,565,573
Total Revenues	\$2,532,606	\$3,803,957	\$5,274,293	\$7,189,445

EXPENDITURES

The expenditure growth rate is currently at 5 percent. For projecting the expenditure growth rate through the year 2010, the growth rate of each

expenditure category was calculated for the five year period from 1990 through 1995. The rate for each subsequent year was then multiplied by the departmental expenditure of the previous year to produce a median dollar amount for the following fiscal year. This was done in the same manner through the year 2010. The mean deviation was then calculated to produce a low and high range for expenditures in each department. This accounts for year-to-year deviation, while still maintaining the expected overall growth rate for the department. This method produces a more accurate accounting than using fund totals or the total expenditures for a given year. A summary of total projected expenditures is as follows:

Table C-14: Projected Expenditures

	1990	1995	2000	2005	2010
Total Expenditure	\$1,944,815	\$2,354,603	\$3,357,455	\$4,730,747	\$6,913,294
Per Capita	\$590.50	\$460.90	\$459.73	\$466.13	\$498.94

Growth rates for departmental spending have varied considerably over the previous five year period. While some departments such as Fire, Social Services and Code Enforcement have experienced reductions in recent years, they will continue to grow over the long term, and will actually need to be supplemented if the Comprehensive Plan is to be implemented effectively. Other departments, such as the Municipal Court and the Street Department, have experienced increases since 1990 and are not likely to continue to grow at their present rate indefinitely. The following chart, however, reflects growth rates at their current level, and does not assume any discretionary changes likely to occur as conditions in Hidalgo change.

A more detailed examination of expenditures by department shows the projected budget of each department through the year 2010. As available funds increase, so can the level of services to the residents of Hidalgo. For this reason, these projected amounts should be regarded merely as a baseline, with a great deal of potential for increase. It should be noted that the expenditure levels for Fire, Social Services and the Code Enforcement Departments have been adjusted using the per capita projection method due to the fact that continued decreases are unlikely, and could not continue indefinitely.

Figure C-2: Projected Growth Rate of Total Expenditures

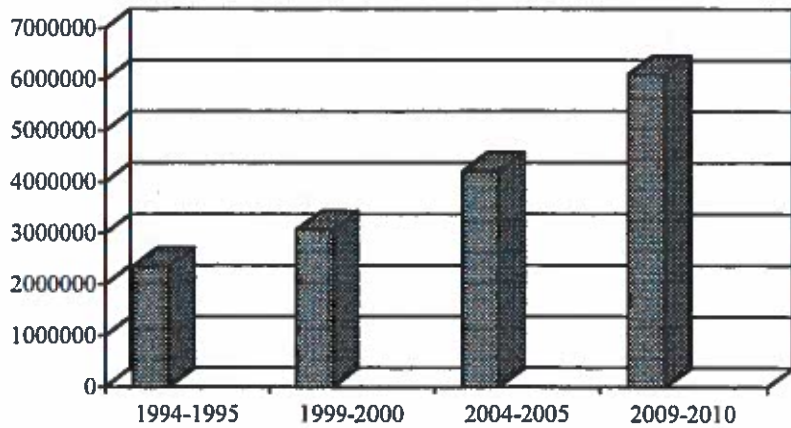


Table C-15: Projected Expenditures by Department

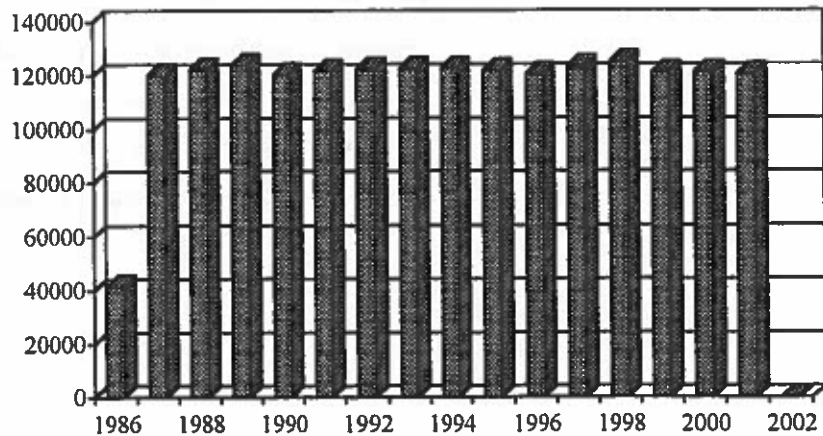
Category	1994-1995	1999-2000	2004-2005	2009-2010
General Fund				
Administration	\$298,501	\$303,084	\$307,738	\$312,463
Police	\$911,881	\$1,320,935	\$1,913,482	\$2,771,837
Fire	\$215,968	\$414,226	\$575,651	\$785,912
Shop	\$57,419	\$80,057	\$111,621	\$155,630
Street	\$185,103	\$296,772	\$475,807	\$762,852
Social Services	\$27,119	\$69,232	\$96,212	\$131,354
Parks & Recreation	\$87,363	\$103,033	\$121,514	\$143,309
Municipal Court	\$59,362	\$147,507	\$366,539	\$910,804
Code Enforcement	\$41,402	\$59,154	\$82,206	\$112,233
Subtotal	\$1,884,118	\$2,794,000	\$4,050,770	\$6,086,394
Utility Fund				
Water	\$211,817	\$231,618	\$253,270	\$276,947
Sewer	\$99,517	\$119,830	\$144,290	\$173,743
Sanitation	\$159,151	\$212,007	\$282,417	\$376,211
Subtotal	\$470,485	\$563,455	\$679,977	\$826,900
Total	\$2,354,603	\$3,357,455	\$4,730,747	\$6,913,294

Note: All projections shown in Table C-14 represent median expenditures projections for the given year.

The projections exclude the Debt Service fund used to repay bonded indebtedness, due to the fact that the fund operates on a fixed schedule and is not a permanent expenditure category. The category is not shown as an expenditure category in the Hidalgo City Budget, but rather as a debt

service fund. The repayment of this debt, and payment amounts, are based on an amortization schedule established by the lender (see Figure C-3).

Figure C-3: Debt Service Requirements



FISCAL STRATEGIES

The following recommendations are intended to help prepare Hidalgo for future growth and ensure economic vitality and sustainability. Adoption of these fiscal strategies have the potential to either reduce current expenditure levels or promote increased future revenues.

- Apply surplus revenue and sales tax to community development.
- Offer tax abatements to desired manufacturers or prospective commercial developers. For example, the City could offer a 100 percent property tax abatement on all improvements made on a particular site for the first 5 years of occupancy. This would maintain the current property tax revenue levels, while immediately increasing both sales tax revenues and employment possibilities. After the abatement expires, the property would then be reassessed at its current value, resulting in additional property tax revenues.
- Adopt a zero based budgeting system as opposed to carrying spending levels forward from year to year. This would reduce excess future spending in any given department, if any were to exist.
- Implement projection methods based on growth rates or per capita population projections to better predict fiscal requirements in future years.

CONCLUSION

The fiscal viability of Hidalgo is currently very sound. With the inclusion of new commercial development that will attract a large number of new patrons, including the transmigrantes, Hidalgo has a very unique opportunity to establish itself as a vital retail zone. Based on the success of retail projects in McAllen, this option seems very promising. With the addition of a more accessible industrial park to the North of the City, these assets can be expanded upon even further. The secondary benefits of such enterprises will serve both the resident and visitor alike, and can make Hidalgo an extremely advantageous place to live and work.

GATEWAYS

RIVERFRONT AREAS

9. APPEARANCE

Priority should be given to community appearance for it is one of the immediately recognizable improvements a city can make. A good community appearance implies community pride which creates positive opinions about the City. Enhancing the visual design of the community ranges from public art and murals to the simple task of litter control. The following proposals can encompass a fast-paced agenda for improving the community's appearance.

The main objective of gateways is to ensure first impressions of the City are positive. There are several options that the City might consider:

- Locations in immediate need of gateways are: (1) near the bridge on International Boulevard, (2) the northern City limits on International Boulevard, (3) the northern City limits on Highway 336, and (4) the eastern City limits on Highway 281.
- Gateways might also be used to delineate areas of interest. Examples include the Pumphouse area and the Wildlife Refuge.
- The addition of vegetation to a gateway is an inexpensive way to improve portals. the use of trees, bushes, bright flowers, or species native to the region helps to establish a sense of place. Use of vegetation can be so well-designed that it alone may serve as a gateway.
- The City may adopt a uniform gateway design. This uniformity could lead to the recognition of the gateways as an integral part of Hidalgo.

With the Wildlife Refuge adjacent to the Rio Grande, development of the riverfront areas is limited to recreational or nature facilities. The canal system, however, could have a dramatic impact on future use.

The canal system, serving as an addition to the river system, creates major opportunities for the City. The Pumphouse, adjacent to the canals, serves as an important stimulus to the use of the canals as a resource. Canals could also be used in conjunction with areas near the Pumphouse. The use of the Wildlife Refuge as a pleasant attraction within the community also promises great opportunity.

PARKS

Parks and recreational facilities serve as gathering areas. A good park system provides for the needs of the community while providing safe and enjoyable outdoor activities.

Landscaping greatly enhances the visual quality of parks. Baseball Park lacks adequate shrubbery and tree cover. Immediate plans for the addition of landscaping to the park are essential.

An Adopt-A-Park program could be initiated. Small parks may need only one sponsor, but larger parks may require two or more. The program would follow the same guidelines as the Adopt-A-Street program.

The availability and proximity of trash receptacles are an important element in park maintenance. Trash receptacles can be designed or screened in a pleasing style, using many different materials. Receptacle design and screening should follow established guidelines throughout the community.

NEIGHBORHOOD MAINTENANCE

Hidalgo citizens have indicated that an attractive community is important and that a sense of community is one of the most pleasant aspects of living in Hidalgo. The sense of community can be enhanced by offering ways of increasing unity, pride and belonging within the City. One method of increasing pride in the community is by improving the visual attractiveness of the areas that citizens frequent daily, their neighborhoods.

By increasing the attractiveness of their residential neighborhoods, citizens are able to display their pride in their community. Neighborhoods that increase citizen responsibility for appearance lift much of the burden of maintenance and code enforcement from the City. This is an important goal for Hidalgo.

It is important to realize that personal identity and values play a large role in an individual's attitude toward maintaining their property. By directly involving citizens in any plans to enforce appearance codes, more realistic goals and methods are developed. For this reason, it is suggested that Hidalgo form a Community Appearance Board (CAB) composed predominantly of representatives from the various neighborhoods within the community. The CAB would work with the code enforcement officer and

SIGNS

help to develop programs and policies to address the needs of the citizens. Programs that might be used by the CAB are "Adopt-A-Spot" programs for areas of high visibility, annual "Spring Cleaning" week on a City-wide basis, and recognition awards such as the "Yard of the Month" programs that are used in many communities.

Hidalgo citizens believe it is important to control commercial signs and billboards in the City. They also feel it is important to improve the physical attractiveness of the City. Signs can be detrimental to the overall appearance of a community. Therefore, it is important for the City to promote measures for sign control.

Ordinances on commercial signage may control set-back, proximity, height, illumination and structural material. Sign maintenance must also be enforced in order to prevent future problems.

In an attempt to achieve continuity and enhance the sense of community within the City of Hidalgo, a uniform sign design for all municipal structures should be developed. Public facilities such as parks, administrative buildings, libraries, utility sites and other such structures should be designated with this standard form of sign.

If innovative designs are used, street signs may also become icons for the City. Green and white street markers on steel bases are accepted as standard, but a great range of possibilities are available in their design. Other communities have experimented with various sign materials, designs, colors and even base variations for their street marking system. The signs may be made from unique materials, follow an established theme or common color scheme.

STREETSCAPING

Landscaped boulevards help create a positive image of Hidalgo. Citizens have identified the least visually attractive features in Hidalgo as the lack of trees throughout the community and a lack of community upkeep. An adopted landscape code exists within the City, but enforcement has been sparse and inconsistent, resulting in a lack of community response.

The street system within a community links residential, commercial, retail,

and recreational activities. Landscaping on thoroughfares offers visual stimulation to prevent the adverse effects of visual clutter created by development. In reference to streetscaping, future provisions for the addition and maintenance of vegetation on major thoroughfares and intersections should be established. Hidalgo should initiate measures to establish streetscaping guidelines for existing facilities, new developments and future expansions of thoroughfares. Major and minor arterials, such as Coma Avenue, Bridge and Texano Streets should be the first priority in retrofitting existing facilities. Annual inspections of collector streets should be conducted to determine the need for landscaping improvements. The maintenance and upkeep of these streetscaped areas plays an important role in the appearance of a community. Trash, poor maintenance, and other visually distracting elements must be limited and programs initiated that involve community participation in Hidalgo's appearance.

These issues can be addressed through local organizations and Adopt -A-Street, Adopt-A-Spot, and Adopt-A-Median programs. In these programs, an individual or group agree, in a signed contract with the City, to clean, landscape, and maintain certain sections of roadways, intersections, medians, or designated spots for a specified time. Typically, the area is contracted for two years during which it is to be maintained once every four months. To show appreciation, a marker or sign with the party's name or logo is placed at the designated site. At the end of the two-year period, the contract is reviewed. The individual or group may choose to renew the contract. If the party has failed to maintain the area, the Council may refuse the renewal and reassign the section to another party. This type of community participation offers citizens the opportunity to become involved with the appearance and upkeep of their community.

CENTRAL BUSINESS DISTRICT

A central business district (CBD) serves as a focal point for commercial activities in a community. The concentration of commercial, service and retail activity in the CBD provides the community with an identifiable downtown area.

The community must address the need for a CBD in Hidalgo. Areas that offer potential as a CBD are (1) near Bridge Street, (2) Esparanza Street, and (3) International Boulevard. By attempting to create a CBD, the City

will be better able to address problems of incompatible land uses, transportation, infrastructure provision, and community appearance. With a CBD in place, ordinances controlling the appearance and maintenance of commercial and service sector businesses can be more specifically addressed.

It is important to note the presence of several historic structures in the community and the foundation they would provide in creating a CBD. By incorporating these structures into the design of the CBD, the City could foster a sense of nostalgia and pride in the community. The City should encourage the restoration of these structures with tax incentives, grants-in-aid programs, close communication with the National Historic Foundation and other recognized authorities on use of the historic resources. In addition, public involvement should be sought by the City to determine the level of interest and value citizens associate with these structures.

The visual appearance of the CBD plays a critical role in the success of the businesses located there. When the CBD is an attractive, clean and inviting area people are enticed to frequent the businesses. Various methods of maintaining an attractive CBD include: strict ordinances dealing with landscaping and sign control, initiation of programs to repair and refurbish unused structures in the CBD, creating a pedestrian-oriented district and the use of a tax incentive program to entice businesses to locate within the CBD.

PUBLIC BUILDINGS

Public Buildings are used to house services such as health care, police, fire and government offices. Citizen recognition of these buildings as a place available for their use plays an important role in assuring maximum utilization of services the City provides. It is important to make public buildings easily recognizable by the citizens.

One method of increasing the attractiveness and recognition of public building is to adopt a uniform architectural style. Other useful methods are to adopt uniform sign and landscaping design, locate public buildings in relative proximity to one another, and adopt a community-wide "theme" or logo that will serve to identify facilities as a public resource.

CONCLUSION

The construction of new public buildings in the complex on Texano Drive is an initial step at creating a highly visible and recognizable center for public buildings. Careful attention should be given to the design of landscaping, signs and architecture in order to assure that the community recognizes the area as an attractive and readily available resource for their use.

It is important that the City employ a code enforcement officer. This official will play a critical role in the maintenance and enforcement of community appearance codes.

The attention to signs, riverfront areas, community facilities, neighborhood maintenance, and streetscaping will enable Hidalgo to present a unified and pleasing appearance to the community, as well as visitors.



Action Agenda

ACTION AGENDA

1995

- Adopt Comprehensive Plan
- Adopt zoning ordinance which implements Future Land Use Map
- SH 336 expansion into four-lane divided rural (funded by the MPO)
- Annex area west of International Boulevard and east of designated Light Industrial zone
- Apply surplus revenue to bond debt to reduce remaining interest due
- Organize joint committee to work with HISD
 - a. suggested need for 6 additional classrooms and teachers for elementary school
 - b. suggested need for 6 additional classrooms and teachers for high school
- Evaluate need for new fire/police substation for the year 2000

1996

- Reconstruct and expand Texano from Fifth Street to US 281
- Open new public library
- Annex areas to the south of Valle Alto area
- Form a health committee
 - a. recruit health professionals to the area
 - 1. 21 doctors by 2010
 - 2. 7 dentists by 2010
 - b. evaluate goals on a five year basis pertaining to health professionals and the health center
- Prepare a city prospectus that presents advantages of the City and use as a marketing tool

- a. develop a recruitment plan to attract grocery stores
 - b. develop other marketing ideas
- Implement budgetary projection methods based on existing growth rates or population projections
- Expand Hidalgo City Housing Authority to include more housing assistance programs
 - a. draft density incentives and tax abatement offerings to stimulate development of low income housing and cluster development
 - b. contact developers regarding prototype housing
 - c. contact Center for Maximum Potential Building
 - d. pursue non-profit organizations which specialize in low-income housing
- Coordinate community-sponsored housing rehabilitation and maintenance programs
- Prohibit off-street parking along Texano and Bridge Street
- Improvement of traffic lighting on Bridge and Esperanza Streets
- Establish and adopt a model streetscaping design for community street systems
- Develop an infill strategy, including zoning, for appropriate vacant lots within the City limits
- Adopt development standards for all proposed developments within the City
- Organize and develop a Community Appearance Board
 - a. utilize citizens from each neighborhood, civic leaders, retirees, and students
 - b. work with code enforcer on programs
 - c. develop standards and evaluation procedures
 - d. inventory historic landmarks
 - e. develop sub-committees for designated projects
- Amortize existing residential uses to facilitate development of proposed commercial districts

1997

- Designate Flora and First Street as an Historic District
- Contact Texas A&M University Agricultural Extension Service regarding cultivation of peppers
- Hire code enforcement officer
 - a. enforce subdivision regulations
 - b. develop procedures for citation of appearance codes
 - c. implement Adopt-a-Spot program for parks and esplanades, and a yard-of-the-month program
 - d. finance with a short-term City tax
 - e. implement annual cleaning and maintenance week with help from local merchants
- Develop a City theme sub-committee on the Community Appearance Board
 - a. unique attributes of Hidalgo
 - b. development of CBD
 - c. uniform street sign design
 - d. introduction of gateways
- Contract a consulting firm to assess the existing sewer plant site for environmental degradation
- Organize and develop Parks and Recreation committee
 - a. begin development of urban park at Esperanza and Second Street
 - b. agenda for coordinating park and sports activities
 - c. agenda for development of sports complex
- Adopt amortization schedule for all non-conforming facilities to comply with community appearance codes

1998

- Implement community appearance standards in existing community facilities and public areas
- Construct improvements to Tropical Street
- Install traffic light on Tropical and US 281
- Install bike lanes on designated streets
- Install flashing light at Flora and SH 336

1999

- Implement chosen street sign design, gateway introduction, city-wide themes, and creation of CBD
- Initiate program to preserve historic sites and landmarks
- Amortize Warehouse-Wholesale Commercial and other Light Industrial uses from El Texano Industrial Park and other areas within the city and relocate them in designated areas

2000

- Design and adopt a city-wide drainage plan
 - Begin streetscaping of Coma Avenue
 - Initiate efforts for streetscaping of remaining major arterial streets
 - Begin efforts to coordinate the use of existing wildlife refuges
 - Locate and establish site for future waste facility
 - Apply surplus revenues and 25 percent of sales tax revenue to community and economic development
-
- Adopt a zero-based budgeting system
 - Purchase land for proposed Sports Complex
 - Evaluation of medical professional recruitment
 - Evaluate efforts to improve landscaping and maintenance over past 5 years
 - Joint City/HISD committee to evaluate continuing needs
 - a. 5 classrooms and teachers for elementary level
 - b. 6 classrooms and teachers for middle school

2001

- Reconstruct Produce Road, Industrial, and Fifteenth Street
- Resurface Bridge Street
- Improve traffic light on Jackson Rd. and US 281
- Purchase right-of-way for the hike/bike trails, greenways, and Rio Vista Boulevard
- Expand US 281 into four-lane divided rural with limits

2002

- Purchase land for new boulevard, hike/bike trails, and greenways
- Joint City/HISD committee evaluation:
 - a. 15 classrooms and teachers - elementary school
 - b. 1 classroom and teacher- middle school
 - c. 10 classrooms and teachers - high school

2003

- Evaluate and implement the truck lane for International Boulevard
- Pursue public/private venture cooperation with the El Texano Lake Resort

2004

- Begin construction of new boulevard and greenways
- Begin construction of hike/bike trails

2005

- Evaluate alternative housing projects and housing needs
- Create pocket playground along hike/bike trail
- Locate and establish supplemental drinking water sources in addition to Chiocito Aquifer and make evaluation

2006

- Determine feasibility of 55 bed hospital, based on population projections for 2010
- Determine need for additional ground water resources based on prior studies

2007

- Extend Produce Road east of SH 336 to meet Villas Del Rio Subdivision
- Joint City/HISD committee evaluation:
 - a. 29 classrooms and teachers-elementary, possible need for new school or shift of students to Kelly Elementary
 - b. 11 classrooms and teachers - middle school

2009

- Evaluate need for new police vehicles

2010

- Add 15 seats and 257 square feet to the library, based on population projections
- Build outdoor amphitheater in sports complex



Zoning Ordinance

(For Discussion Purposes Only)



ZONING ORDINANCE

(for discussion purposes only)

La Comunidad del Futuro

HIDALGO

Comprehensive Plan: 2010

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ARTICLE 1: Legal Foundation

ARTICLE 1

Title, Purpose, Application, and Definitions

Section 1.01 Title

This Ordinance, in accordance with the authority granted by the State of Texas in TITLE 7, CHAPTER 211, of the Local Government Code, shall be known and may be cited as PART 1 of the Hidalgo Unified Development Code, or the Hidalgo Zoning Ordinance.

Section 1.02 Purpose

The Hidalgo Zoning Ordinance is specifically aimed at protecting the public health, safety, morals, and the general welfare of the citizens of the City. The regulations are necessary to encourage the most appropriate use of land; to reduce fire hazards and to improve public safety; to decrease traffic congestion and its accompanying hazards; to prevent the undue concentration of population; to lay a proper foundation for the reasonable termination of land use activities which are not in conformance with the City's long-range land use plans; to create a comprehensive and stable pattern of land uses; to maintain and stabilize property values; to develop an efficient and effective basis upon which to provide services for water supply, sanitary and storm sewer systems, pedestrian and automobile circulation, schools, parks, and other public facilities.

Section 1.03 Application

This Ordinance classifies and regulates the use of land and structures within the city limits of Hidalgo, as hereinafter set forth. Except as hereinafter provided, no land may be used and no structure may be erected, constructed, moved, altered, enlarged, or rebuilt unless it shall be used and maintained in accordance with the requirements established for the district in which the structure is to be located, and in accordance with the provisions of this Ordinance as they pertain to districts.

Section 1.04 Relationship to the Hidalgo Comprehensive Plan

The regulations contained herein have been developed in accordance with a comprehensive land use planning program for the orderly growth and development of the City of Hidalgo. This Ordinance has been designed to incorporate and implement the goals, objectives, and policies found in the document entitled: *The Hidalgo Comprehensive Plan: 2010*, which is the officially adopted long-range plan for the City of Hidalgo.

Section 1.05 Effective Date and Application

This Ordinance takes effect upon adoption by the Board of Aldermen. Upon that date and thereafter, the provisions of this Ordinance supersede all other development regulations governing the development of land within Hidalgo. All development applications and proposals filed on or after the effective date of this Ordinance, whether for new developments or for additions or expansions of existing developments, shall be processed in accordance with the standards and requirements and pursuant to the procedures herein established, except insofar as such applications are governed by the development regulations adopted prior to the effective date of this Ordinance.

Section 1.06 Validity and Savings Clause

All sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any such

section, paragraph, sentence, clause or phrase is declared unconstitutional or otherwise invalid in any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not cause any remaining section, paragraph, sentence, clause, or phrase of this Ordinance to fail or become inoperative.



ARTICLE 2: Definitions

ARTICLE 2

Definitions

Section 2.01 General Definitions

For the purpose of these regulations, words used in the present tense include the future tenses; words used in the singular number include the plural, and words in the plural include the singular, except where the natural and obvious construction of the writing indicates otherwise. The word "may" is not discretionary unless the context in which it is used indicates otherwise. The word must and shall are mandatory in every instance. For purposes of this Ordinance, certain terms and words are to be used and interpreted as hereinafter defined.

- 2.01.01 A-Weighted Sound Pressure Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read shall be designated dB(a) or dBA.
- 2.01.02 Accessory Apartment: A single dwelling unit which is clearly secondary and accessory to the main dwelling unit on a residential lot, and containing not more than one thousand (1,000) square feet of habitable floor area.
- 2.01.03 Accessory Building: A building customarily incidental and subordinate to the main building or use located on the same lot with the main building.
- 2.01.04 Accessory Use: A land use activity that is customarily incidental, appropriate and subordinate to the principal use of the land or buildings located upon the same premises.
- 2.01.05 Adult Bookstore: An establishment having as a significant portion of its stock in trade books, films, magazines and other periodicals which are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- 2.01.06 Adult Mini Motion Picture Theater or Arcade: An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas." Any place to which the public is permitted or invited wherein coin or slug operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on or depicting or describing sexual conduct or specified anatomical areas.
- 2.01.07 Adult Motel: A motel wherein material is presented which is distinguished or characterized by an emphasis on or depicting or describing sexual conduct or specified anatomical areas.
- 2.01.08 Adult Motion Picture Theater: An enclosed building with a capacity of more than

50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

- 201.09 Adult Use: Any of the land use activities described in Article 5, Section 5.07 of this Ordinance.
- 201.10 Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for the packing, crating, or storing of produce; provided, however, the operation of any such accessory use must be secondary to that of the normal agricultural activities. The operation of commercial feed lots, sales yards and auction yards for cattle, hogs, or sheep, is deemed an industrial and not an agricultural land use.
- 201.11 Airborne Sign: A sign on a balloon, flag, pennant; or a message attached to an airplane, helicopter, or other form of aircraft.
- 201.12 Alley: A public passage or way affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.
- 201.13 Alteration or Altered: Shall include the following:
- A. Any addition to the height or depth of a structure.
 - B. Any change in the location of any of the exterior walls of a structure.
 - C. Any increase in the interior accommodations of a structure.
- 201.14 Ambient: The average atmospheric or water condition existing naturally in any particular area of interest at any one (1) time.
- 201.15 Apartment: Any building or portion thereof which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of more than two (2) families living independently of each other and doing their own cooking in the said building.
- 201.16 Automobile Salvage Wrecking Yard: A parcel of land where motor vehicles are disassembled, dismantled, junked or wrecked, or where motor vehicles not in operable condition and used automobile parts are stored.
- 201.17 Automobile Service Station: Any parcel of land, including the structures thereon, used for the sale of gasoline, oil, or other fuels, and automobile accessories, and which may include facilities for lubricating, washing, cleaning, mechanical repair, and other normal servicing of automobiles. Painting is not within the scope of "other normal servicing."
- 201.18 Automobile Wash: A facility designed primarily for washing automobiles.
- 201.19 Automobile: A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, trucks, busses, vans, motor scooters, and motorcycles.

- 201.20 Average Grade: The grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure.
- 201.21 Banner Sign: A sign made of fabric or any non-rigid material.
- 201.22 Bar, Dance Hall, Lounge, Night Club, or Tavern: An establishment for the sale of beer or intoxicating liquor for consumption on the premises.
- 201.23 Bed and Breakfast Home: A building or place where lodging is provided by prearrangement for definite periods, for compensation, for not more than twelve (12) persons.
- 201.24 Berm: An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
- 201.25 Billboard: Any sign that is freestanding or attached to or part of a building and is an off-premise sign.
- 201.26 Block: A parcel of land entirely surrounded by public highways, streets, streams, railway rights-of-way, parks, etc., or a combination thereof.
- 201.27 Board of Adjustment: The Board of Adjustment of the City of Hidalgo, Texas.
- 201.28 Board of Aldermen: The governing body of the City of Hidalgo, Texas.
- 201.29 Boarding House: A dwelling other than a motel or hotel where, for compensation and by prearrangement for definite periods, meals, or lodging and meals are provided for three or more persons. The lodging of seven or more individuals is prima facie evidence of the operation of a bed and breakfast as defined in this Ordinance.
- 201.30 Boundary Property Line: The near side of any street, alley, stream, or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the boundary property line.
- 201.31 Building Area: That portion of a lot upon which buildings may be placed, excluding required yards and limited by the maximum building coverage as specified for each zoning district. (See Graphic 1-A, at the end of this section of the Ordinance.)
- 201.32 Building Coverage: The percent of the lot area covered by the building exclusive of all overhanging roofs.
- 201.33 Building Line: A line established generally parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right-of-way line. (See Graphic 2-A, at the end of this section of the Ordinance.) The setback line next to the front yard and the front building line.
- 201.34 Building Site: A single parcel of land occupied or intended to be occupied by a

building or structure.

- 2.01.35 **Building:** Any structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate structure.
- A. **Primary:** A building in which the primary activity associated with the lot is conducted. In any residential zoning district, any dwelling shall be considered the primary building.
- B. **Secondary:** A building customarily incidental and subordinate to the primary building located on the same lot.
- C. **Storage/Portable:** A nonresidential, pre-manufactured or site-built structure, normally less than one-hundred and fifty (150) square feet in floor area, and commonly used for the storage of equipment and other items associated with residential living.
- 2.01.36 **Cabaret:** A nightclub, theater, or other establishment which features live performances by topless and/or bottomless dancers, "go-go" dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- 2.01.37 **Caliper:** The diameter of a tree trunk at breast height (DBH).
- 2.01.38 **Carport:** A permanent roofed structure open on at least two sides, designed for the parking and shelter of private passenger vehicles.
- 2.01.39 **Child Care Facility:** A facility that provides care, training, education, custody or supervision for more than six (6) children under the age of fourteen (14) years of age who are not related by blood, marriage or adoption to the adult occupant of the associated structure.)
- 2.01.40 **City Planner:** An employee of the City of Hidalgo, responsible for assisting in the preparation and implementation of the City's comprehensive city plan, and other related plans and ordinances.
- 2.01.41 **Clinic:** A facility for the examination and treatment of ill and afflicted human outpatients; provided, however, that patients are not kept overnight except under emergency conditions, including but not limited to dental and physician services.
- 2.01.42 **Code Enforcement Officer:** A municipal staff member who, working under the direction of the City Manager, assists in the implementation of this Ordinance.
- 2.01.43 **Commercial Sign:** A sign other than a real estate "for sale" or "for lease" sign, "open house" sign, political sign, residential nameplate sign, public information sign, traffic control sign, temporary new business opening sign or exempted sign which directs the attention of the general public to a business, product, service or other commercial or business activity.
- 2.01.44 **Community Appearance Board:** An officially constituted board of the City of

Hidalgo, whose primary task is assisting and promoting improvement of the City's appearance.

- 201.45 Comprehensive City Plan: The planning document and related material officially adopted by the City of Hidalgo, containing the goals, objectives, and policies pertaining to land use, community facilities, infrastructure, circulation, housing, and other subjects related to the growth and development of the City.
- 201.46 Condominium: An estate in land and a form of property ownership as defined by Texas state law.
- 201.47 Convalescent, Rest, Nursing, or Extended Care Facility: A health care facility where persons are housed, furnished with meals, and provided with continuing nursing care for compensation.
- 201.48 Day Care Facility: See Section "Child Care Facility", above.
- 201.49 Daytime: The hours between sunrise and sunset on any given day.
- 201.50 Decibel: A unit measurement of sound pressure.
- 201.51 Density Transfer or Dwelling Unit Clustering: The substitution of common open space for private open space relinquished by the waiver of minimum yard requirements for individual buildings in a residential environment. The average density in dwelling units per acre for the total planned area remains the same as permitted in the appropriate zoning district before the clustering. For an illustration of Dwelling Unit Clustering, (See Graphic 2-C, at the end of this section of the Ordinance.)
- 201.52 District Zoning: Any section or sections of the City of Hidalgo for which regulations governing the use of buildings and/or premises are described in Article 4, of this Ordinance and as shown on the Official Zoning Map of Hidalgo.
- 201.53 Drainage: The removal of surface water or groundwater from land by drains, grading or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water-supply preservation or prevention or alleviation of flooding.
- 201.54 Dwelling or Dwelling Unit: Any portion of a building used, intended or designed as a separate abode for a family.
- A. Attached: A dwelling having one or more walls common with a principal building, or joined to a principal building by a covered porch, loggia, or passage way, the roof of which is a part or extension of the principal building.
- B. Detached: A dwelling which is fully separated from any other building or joined to another building by structural members not constituting an enclosed or covered space.
- C. Mixed-Use: A dwelling unit which is a part of a project which may be composed of residential, office, and commercial land use activities.

- D. **Multiple-Family Dwelling:** A dwelling designed for occupancy by two (2) or more families living independently of each other as tenants, exclusive of recreational vehicle camps, hotels, motels, or resort facilities.
- E. **Townhouse or Rowhouse Dwelling:** Three (3) or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be rented or owned by one family.
- F. **Zero Lot Line Dwelling:** A dwelling located on a lot in such a manner that one or more of the dwelling's sides rest directly on a lot line.
- 201.55 **Easement:** A right given by the owner of a parcel of land to another person, public agency or private corporation for a specific and limited use of that parcel.
- 201.56 **Erect:** To build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or supergraphics, or any physical operation on the premises which are required for the construction of a sign including excavation, site clearance, landfill, and the like.
- 201.57 **Family:** One or more persons related by blood or marriage, including adopted children, or a group of not to exceed five (5) persons not all related by blood or marriage, occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, motel, club, or similar dwelling for group use.
- 201.58 **Farm:** See "Agriculture", above.
- 201.59 **Fine Art:** Sculpture, fountains or similar objects, which have been identified as fine art by the Community Appearance Board, and which in no way identify or advertise a product or business.
- 201.60 **Floor Area:**
- A. **Gross:** The sum of the horizontal areas of all floors of a building, measured from the exterior faces of exterior walls or from the center line of the walls separating two buildings, and including but not limited to:
1. Basements;
 2. Elevator shafts and stairwells of each floor;
 3. Floor space for mechanical equipment with structural head room of seven feet;
 4. Penthouses;
 5. Attic space providing headroom of seven feet or more;
 6. Interior balconies, mezzanines, enclosed covered porches and steps;
 7. Accessory uses in enclosed covered space, but not including

space used for off-street parking

- B. **Net:** The total floor area within a building devoted or intended to be devoted to a particular use, within structural headroom of seven feet or more, whether above or below the finished lot grade, and excluding items A.2, A.3, and A.7 above.
 - C. **Ratio:** A mathematical expression determined by dividing the gross floor area of a building by the area of the lot on which it is located.
- 2.01.61 **Floodplain:** Floodplains may be either riverine or inland depressional areas. Riverine floodplains are those areas contiguous with a lake, stream, or stream bed whose elevation is greater than the normal waterpool elevation but equal to or lower than the projected 100-year flood elevation. Inland depressional floodplains are floodplains not associated with a stream system but which are low points to which surrounding lands drain.
- 2.01.62 **Footcandle:** A unit of illumination intensity.
- 2.01.63 **Freestanding Sign:** Any sign which is not attached to or on the walls, face or exterior of a building
- 2.01.64 **Frequency:** The number of times per second a vibration or sound wave oscillates.
- 2.01.65 **Frontage:** The measure of property on one side of a street, closest to the street right-of-way, and between the two side property lines associated with the same tract of land.
- 2.01.66 **Garage Apartment:** A dwelling unit for one-family erected above a private garage.
- 2.01.67 **Garage:**
- A. **Private:** An accessory building or a part of a main building use for storage purposes only for automobiles used solely by the occupants and their guests for the building to which it is accessory.
 - B. **Public:** Any garage other than a private garage available to the public, used for the care or servicing of automobiles where such vehicles are parked or stored for remuneration, hire or sale.
- 2.01.68 **Gasoline Service Station:** See "Service Station."
- 2.01.69 **Ground Cover:** Plants, normally reaching an average maximum height of not more than 24 inches at maturity.
- 2.01.70 **Group Home:** An interim or permanent residential facility shared by six (6) or fewer people who do not meet the definition of "family" including any resident staff who share a single housekeeping unit. This use does not include facilities that permit sleeping arrangements on a daily basis.)
- 2.01.71 **Heavy Equipment:** Motorized, self-propelled rolling stock, generally associated with earth moving, grading, scraping, building site preparation, and infrastructure or real

estate development.

- 2.01.72 High Rise Building: A structure of more than six stories in height.
- 2.01.73 Home Occupation: An occupation that is incidental and secondary to the primary use of the premises as a residence, and which is not detrimental to adjoining properties. (Please see Article 5, of this Ordinance.)
- 2.01.74 Home Owners' Association: A formal nonprofit organization operating under recorded land agreements through which (1) each lot and/or homeowner in a residential subdivision or a planned unit development is automatically made a member, and (2) each lot is automatically made subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintenance of common property, and (3) the fee if unpaid becomes a lien against the nonpaying homeowner's property.
- 2.01.75 Hospital: An institution providing health services primarily for human inpatient, medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.
- 2.01.76 Hotel or Motel: Furnished, temporary living quarters that charge daily rates and are normally intended for over-night or a few day accommodations. Hotels and motels do not include accommodations that are intended for extended stay or permanent living quarters.
- 2.01.77 Indirect Lighting: A light source separated from the surface and illuminating the sign surface by means of spot lights or similar fixtures.
- 2.01.78 Ionizing Radiation: Gamma rays and X rays, alpha and beta particles, high speed electrons, neutrons, protons and other nuclear particles; but not sound or radio waves, or visible, infrared or ultraviolet light.
- 2.01.79 Joint Directory Sign: A sign which consists of a composite of several individual signs identifying the businesses located in a commercial, or office complex.
- 2.01.80 Junk Yard: A place where waste, discarded or salvaged metals, used plumbing fixtures, and other materials are bought, sold, exchanged, stored, baled, or cleaned, and the places or yards for the storage of salvaged materials and equipment from housing wrecking and salvaged structural steel materials and equipment, but excluding establishments for the sale, purchase or storage of used cars in operable condition, salvaged machinery, used furniture, and household equipment, and the processing of used, discarded or salvaged materials as a part of manufacturing operations.
- 2.01.81 Landscaping: Any combination of living plants such as grass, ground cover, shrubs, vines, hedges, or trees.
- 2.01.82 Loading Space: A space within the main building or on the same lot therewith, provided for the standing, loading or unloading of trucks and having minimum dimensions of twelve (12) by sixty (60) feet.
- 2.01.83 Lot: A parcel of land occupied or intended for occupancy by a use permitted in

this Ordinance, including one (1) principal building together with its accessory buildings, open spaces and parking spaces required by this Ordinance, and having its principal frontage upon a street or upon an officially approved point of access. (See Graphic 2-A, at the end of this section of the Ordinance.)

- A. Corner: A lot abutting upon two (2) or more streets at their intersection.
- B. Depth: The perpendicular distance between the front and the rear lot lines.
- C. Double-Frontage: A lot having direct access to two parallel public streets. For purposes of this Ordinance, land abutting such streets shall be considered "front yards." (See Graphic 2-B)
- D. Line: The boundary line of the property.
- E. Frontage: The yard or yards nearest the street.
- F. Rear Line: The boundary of a lot which is most distant from, and most nearly parallel to the front lot line.
- G. Side Line: Lines running between the front and rear property lines.

201.84 Manufactured, Modular, or Industrialized Home: A structure, constructed on or after June 15, 1976, according to the rules of the U.S. Department of Housing and Urban Development, transportable in one or more sections, which in the travel mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three-hundred and twenty (320) or more square feet in area, and which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, and electrical systems. This term does not include recreational vehicle.

201.85 Marquee: Any permanent roof-like structure at the entry to a building which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.

201.86 Massage Parlor: Any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with sexual conduct, or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.

201.87 Massage Therapy Clinic: Any place of business in which massage therapy is practiced by a massage therapist, as defined by Texas Law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub shower, or cabinet baths. Equivalent terms for

massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

- 201.88 **Mixed-Use Project:** A real estate complex which may include residential, office, commercial, and other diverse forms of land use activity; frequently created as a planned unit development.
- 201.89 **Mobile Home Pad Area:** An area designed for the exclusive use of an individual mobile home.
- 201.90 **Mobile Home Park:** Any development site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing long-term occupancy for more than thirty (30) days of two (2) or more mobile homes or manufactured homes, including all buildings used or maintained for the use of the residents of the development. This term is not to be used in conjunction with any mobile homes or trailer sales lots which contain unoccupied units that are intended for purposes of inspection and sale. This term shall apply to both the lease and sale of pads or lots.
- 201.91 **Mobile Home:** A movable, detached single-family dwelling unit, constructed before June 15, 1976, conforming to the minimum housing code requirements of both the State of Texas and Hidalgo, for permanent long-term occupancy; is constructed or fabricated within a factory, complete with an integral utility system capable of being connected to an outside system; can be transported over the road on its own chassis and wheels to the site where it is to be connected semi-permanently to a separate utility system and is not permanently attached to any foundation as required for permanent conventional dwelling or structure.
- 201.92 **Model Studio:** Any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by members of the general public paying such consideration or gratuity.
- 201.93 **Monument Sign:** A freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Community Appearance Board.
- 201.94 **Motel or Motor Lodge:** See "Hotel" above.
- 201.95 **Nonconformance:** A condition of a structure or land which does not conform to the regulations of the zoning district in which it is situated. This may include but is not limited to a failure to conform to use, height, area, coverage, or off-street parking requirements.
- 201.96 **Nonconforming Use:** A structure or a parcel of land occupied by a land use activity that does not conform to the regulations of this Zoning Ordinance and the district in which it is situated and which has been identified as a nonconforming use by the Board of Adjustment.

- 2.01.97 Octave Band: A portion of the audible sound spectrum. An Octave Band Analyzer divides the audible sound spectrum into eight (8) octave bands.
- 2.01.98 Odor Threshold: The concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve.
- 2.01.99 Odorous Matter: Any solid, liquid or gaseous matter, including but not limited to gases, vapors, dusts, fumes and mists which cause an odor sensation to human beings.
- 2.01.100 Off-Premises Sign: Any sign other than an on-premises sign.
- 2.01.101 Office Complex: means two or more offices, sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership, or on separate tracks of land.
- 2.01.102 Official Sign: Any sign erected by or at the direction of any governmental body.
- 2.01.103 On-Premises Sign: A sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.
- 2.01.104 Open Storage and Display: The storage of any equipment, machinery, commodities, raw semi-finished or finished materials, and building materials, which is visible from any public street.
- 2.01.105 Paving Interior: Parking rows which are not located on the periphery of the proposed project site and further, where none of the parking spaces abut any property line associated with the project site.
- 2.01.106 Parking Rows:
- A. Single Parking Row: A single row of spaces for the parking of motor vehicles.
 - B. Double Parking: Two parallel rows of spaces for the parking of motor vehicles arranged so that when parked, the front end of each motor vehicle faces the front end of another motor vehicle.
- 2.01.107 Parking Space: A permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile. For the purposes of this Ordinance, the size of a parking space shall be in conformance with Article 6, of this Ordinance.
- 2.01.108 Particulate Matter: Finely divided solid or liquid matter, other than water, which is released into the atmosphere.
- 2.01.109 Paving: A system of structuring base material and sealing an impervious wear surface, done in accordance with specifications provided by the Code Enforcement Officer.

- 2.01.110 Permanent Multi-Family or Subdivision Identification Sign: A sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.
- 2.01.111 Person: Any individual, firm, corporation, partnership or association of persons of whatever nature or description.
- 2.01.112 Planned Unit Development or Cluster: An area with a specified minimum contiguous acreage to be developed as a single entity according to a unified site design plan, containing one or more residential uses, office uses, commercial uses, industrial uses, public or quasi-public uses, or any combination of same. (See Graphic 2-C, at the end of this section of the Ordinance.)
- 2.01.113 Planning and Zoning Commission: The Planning and Zoning Commission of the City of Hidalgo, Texas.
- 2.01.114 Political Sign: Any sign which is designed to influence the action of voters for the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election or which is designed to influence the voters for the election or defeat of a candidate for nomination or election to any public office in connection with any national, state or local election, but the sign shall not include the name of the sponsor, the business promoting the activity or in any other way advertise the business.
- 2.01.115 Portable Sign: Any sign not permanently affixed to a building, structure or the ground and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.
- 2.01.116 Private Club: An establishment providing social or dining facilities, and which derives more than fifty percent (50%) of its gross sales from the sale of alcoholic beverages.
- 2.01.117 Project Development Sign: A temporary sign for a commercial or multi-family tract which may identify a project under construction and includes the project's name and address, general contractor, architect, financing, and contact agent, with appropriate phone numbers.
- 2.01.118 Projecting or Hanging Sign: Any sign attached to a building and extending in whole or in part more than nine (9) inches beyond the building line. Allowable size does not include supporting structure.
- 2.01.119 Public Information Sign: Any sign or banner which is intended to identify community, civic and social events, special events, facilities, no-trespassing areas and is not a commercial sign or official sign as defined herein.
- 2.01.120 Real Estate "For Sale", "For Lease", or "Open House" Sign: A temporary sign designating that the premises upon which it is erected is for sale, rent, or lease or that an open house is being held on the day on which the sign is displayed.

- 2.01.121 **Recreational Vehicle:** A portable vehicle built on a chassis and intended to be used generally for temporary living and sleeping quarters for travel, recreation and vacation purposes. The term includes travel trailers designed to be towed, motor homes designed as temporary dwellings equipped to travel under their own power, and any other portable contrivances intended to be used as temporary living and sleeping quarters which may be moved under its own power, towed or transported by another vehicle. This definition does not include mobile homes.
- 2.01.122 **Reflective Surface:** Any material or device which has the effect of intensifying reflected light, including but not limited to scotch light, day glow, glass beads and luminous paint.
- 2.01.123 **Residential Density:** The number of lots, dwelling units, or persons located or residing within a residential area.
- 2.01.124 **Residential Nameplate Sign:** A sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name, or identifying the address of the house. The sign may contain no advertising of any kind.
- 2.01.125 **Restaurant:**
- A. **Conventional:** An eating establishment, including cafeterias, where customers are primarily served at tables or are self-served and food is consumed on the premises, and which may include a drive-in window.
 - B. **Drive-In:** An eating establishment where food is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.
- 2.01.126 **Roof Sign:** A sign erected over or on, and wholly or partially dependent upon, the roof of any building for support, or attached to the roof in any way.
- 2.01.127 **Screen:** An opaque barrier of stone, wood, brick, block, or other permanent material at least six feet in height.
- 2.01.128 **Setback:** A distance between the lot line and the building line. (See Graphic 2-A, at the end of this section of the Ordinance.)
- 2.01.129 **Sexual Conduct:** includes the following:
- A. The fondling or touching of human genitals, pubic region, buttocks, or female breasts, or;
 - B. Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, anal copulation, masturbation.
- 2.01.130 **Shopping Center:** A group of primarily retail and service commercial shops planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

- 2.01.131 **Shrub:** A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.
- 2.01.132 **Sign Area:** Means the area of a sign within a single continuous perimeter of not more than eight straight lines enclosing the extreme limits of writing, representation, emblem, or any figure or similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. In the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time. The supports, uprights, or structure on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights, or structures are designed in such a manner as to form an integral background of the display.
- 2.01.133 **Sign:** Any thing of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks or other outside public areas for identification purposes. A sign shall not mean displays of merchandise or products for sale on the premises, or signs inside buildings or ornamentation, design, statuary, architecture, landscaping, pictures, paintings or other such art forms unless, in the case of any exceptions listed in this Ordinance, the attraction, because of location, size, use or the nature thereof, has the substantial effect of attracting attention for identification purposes when viewed from an outside public area. The basic intent behind this definition is not to discourage product displays, design or art from epitomizing simplicity, good taste and compatibility with the community's desired image.
- 2.01.134 **Site Development Plan:** A drawing showing the provisions for a proposed project, including such information that enables the drawing to serve as a plat, together with information pertaining to all covenants relating to the site, location and bulk of structures, intensity of use or density of development, location of streets, ways, and parking facilities; common open space and public facilities, and all other reasonable information required by the Planning Commission as a part of the review process.
- 2.01.135 **Smoke:** The visible discharge of particulate matter from a chimney, vent, or combustion process.
- 2.01.136 **Snipe Sign:** A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, utility poles, stakes or fences or to other objects, and whose Message is not associated with the premises upon which such sign is located.
- 2.01.137 **Sound Level Meter:** An instrument used to measure sound intensity.
- 2.01.138 **Special Event:** Any temporary activity or event involving any public show, exhibition, street dance, carnival, circus, concert, fair, festival, trade show, or amusement of any kind outside the confines of a building or permanent structure.
- 2.01.139 **Specified Anatomical Areas:** Human genitals, the pubic region, buttocks, and female breasts.
- 2.01.140 **Stable:**

- A. Private: A stable for personal, noncommercial use, for horses, mules, or donkeys.
 - B. Public: A stable, other than a private stable, where animals are rented or leased to the public, or where shelter is provided for animals.
- 2.01.141 Street: Any public thoroughfare which affords the principal link between various land use activities. The City of Hidalgo has adopted a functional street classification system which is defined as follows: (See Graphic 2-D, at the end of this section of the Ordinance.)
- A. Arterial-Primary: An expressway, freeway, or primary thoroughfare whose primary function is the movement of traffic.
 - B. Arterial-Secondary: A thoroughfare whose predominate function is the movement of traffic but which provides more access than normally associated with a primary arterial.
 - C. Collector: A street designed to serve equally the functions of access and movement. Collector streets serve as links between local streets and arterials.
 - D. Frontage or Service Road: A collector street generally parallel to and adjacent to arterials, which provide access to abutting properties and protection from through traffic.
 - E. Local: A neighborhood or minor street whose primary purpose is to provide access to abutting properties.
 - F. Cul-de-Sac: A local street having one end open to vehicular traffic and having one end closed or terminated with a turning circle.
- 2.01.142 Structural Alteration: Any change in the supporting members of a building such as bearing walls, bearing partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.
- 2.01.143 Structure: Anything constructed or erected, the use of which requires a location on the ground or an attachment to something located on the ground.
- 2.01.144 Toxic and Noxious Matter: Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger the health, safety, and comfort of persons in the vicinity or which may cause injury or damage to property as defined by the United States Environmental Protection Agency in the Toxic Substances Control Act codified at 40 CFR 700-790.
- 2.01.145 Traffic Control Sign: A permitted sign for the purpose of identifying parking areas and directing the flow of traffic on private property.
- 2.01.146 Tree: A large, woody plant having one or several self-supporting stems or trunks and numerous branches.
- 2.01.147 Vibration Perception Threshold: The minimum ground or structure-borne

vibrational motion necessary to cause a person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

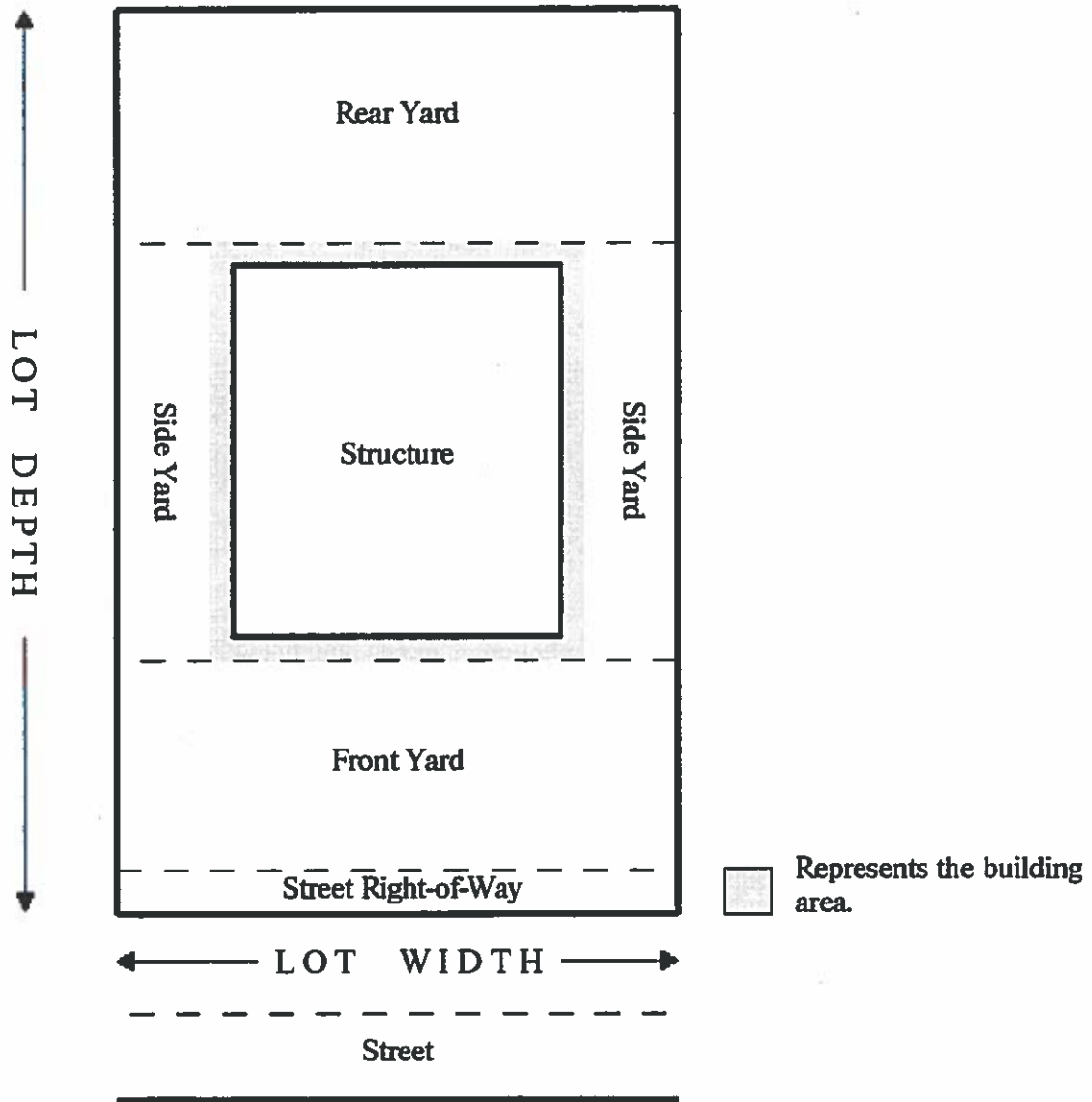
- 2.01.148 Vibration: A temporal and spatial oscillation of displacement, velocity or acceleration in a solid material.
- 2.01.149 Wall Sign: A sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plan parallel to the face of the wall and not projecting more than nine (9) inches from the face of the wall at any point.
- 2.01.150 Window Sign: A sign painted, drawn, or otherwise affixed to a window of a commercial or office building.
- 2.01.151 Yard: (See Graphic 2-A, at the end of this section of the Ordinance.)
- A. Front: An unoccupied open space on the same lot with a building, located between the wall of the building nearest the street on which the lot fronts, and bounded by the line of that wall extended, the side lines of the lot and the front street line of the lot. The minimum depth of the front yard is the distance between the nearest point of the street wall of the building and the front line of the lot, or that line produced, measured at right angles to the front line of the lot. The front yard of a corner lot consisting of one platted lot is the yard adjacent to that street on which the lot has its least dimension. When this question arises, the Code Enforcement Officer shall make a final determination. If a corner lot consists entirely of unplatted land or a combination of platted land, the front yard is located on the street on which the greater number of lots front, regardless of whether those lots are platted or unplatted. If a corner lot consists of all or more than two platted parcels of land each of whose least dimension is on the same street as the other lots in the block, then the location of the front yard is on the same street as the other lots.
- Any questions as to the determination of yards associated with corner lots shall be resolved by the Code Enforcement Officer.
- B. Rear: An unoccupied open space on the same lot with a building, between the rear line of a building and bounded by the rear line extended, the side lines of the lot and the rear line of the lot. Where no rear building line exists, a line parallel to the front street line and distant as far as possible and not less than ten (10) feet long is deemed to be the rear line. The depth of the rear yard is the distance between the nearest point of the rear wall of the building and the rear line of the lot.
- C. Side: An unoccupied open space on the same lot with a building, situated between the building and the side line of the lot and extended through from the front yard to the rear yard. Any line not a rear line or a front line is deemed to be a side yard line.
- 2.01.152 Zero Lot Line: A common lot line on which a wall of a structure may be constructed.

2.01.153 **Zoning Map:** The official zoning map of the City of Hidalgo upon which the boundaries of the various zoning districts are drawn and which is an integral part of this Zoning Ordinance. The Zoning Map shall be housed, maintained, and revised regularly by the City Manager or other person designated by the City Manager.



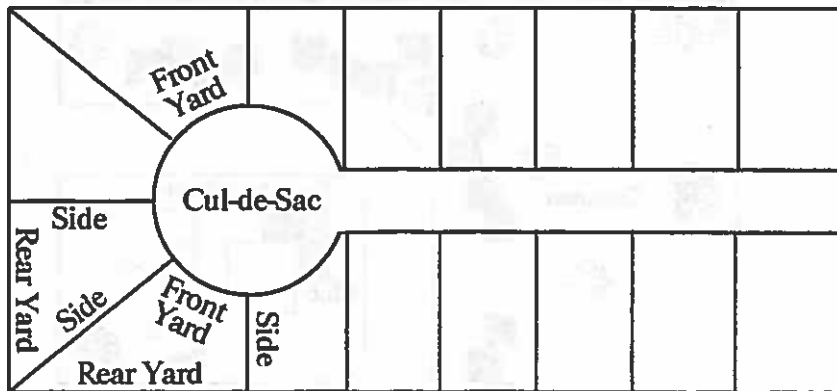
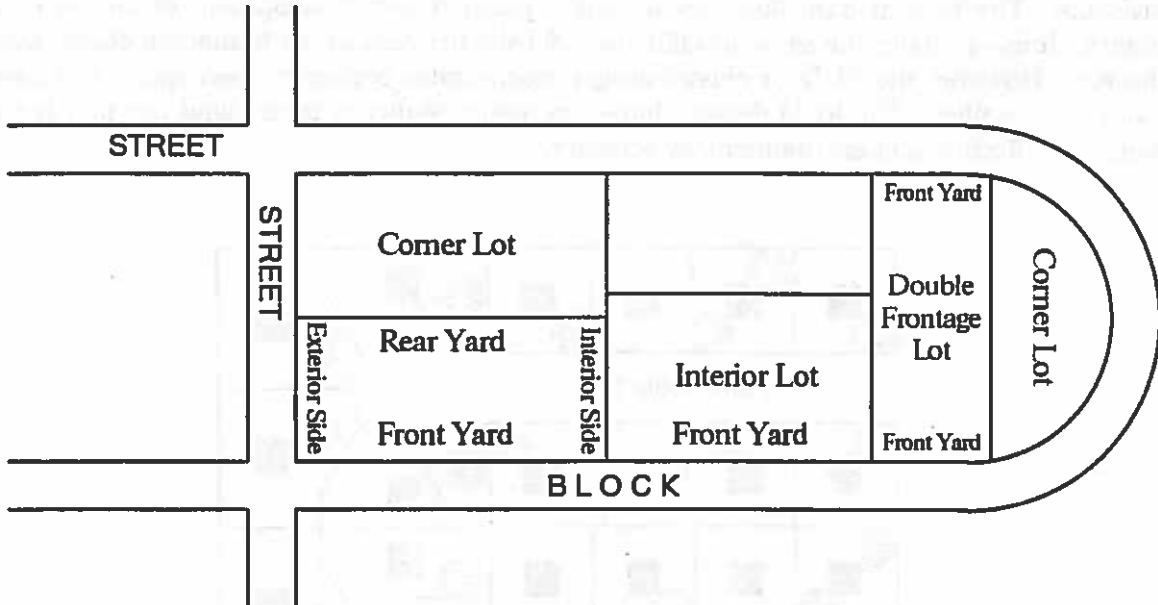
GRAPHIC 1-A

Lot Measures



GRAPHIC 1-B

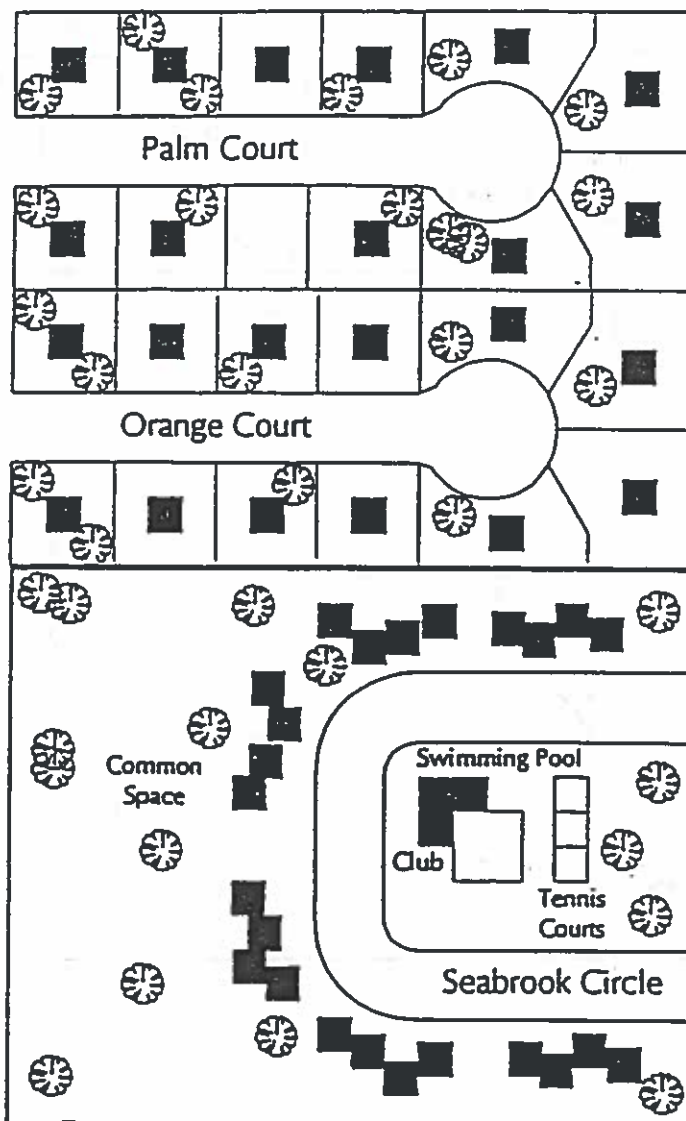
Lot Types



GRAPHIC 1-C

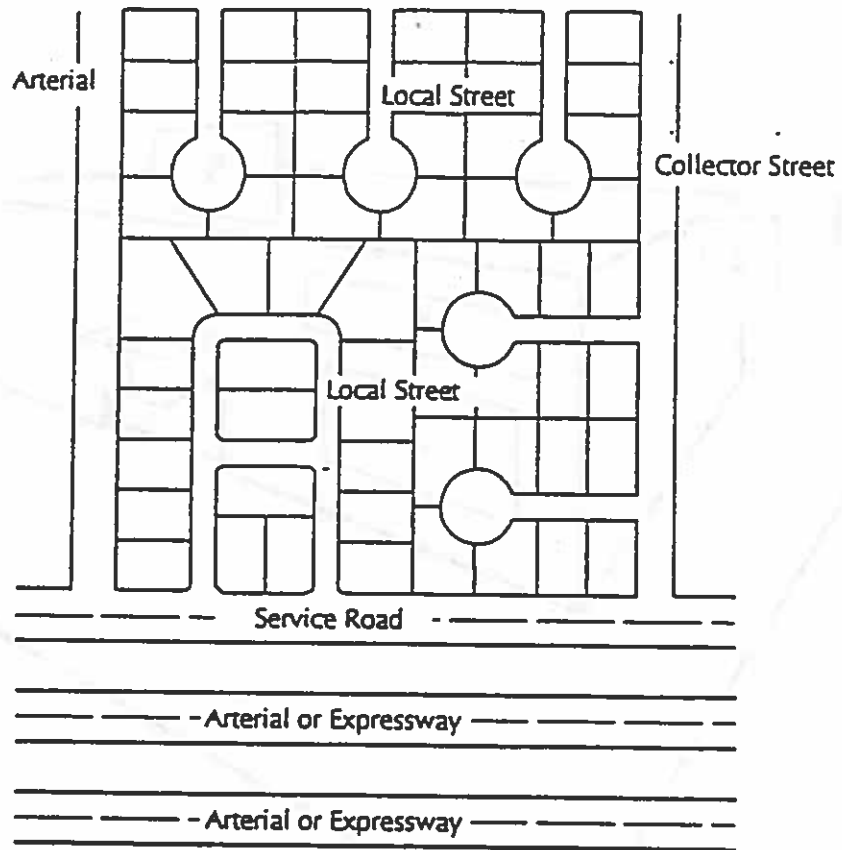
Standard Residential Design and Planned Unit or Cluster Design

The top section of the drawing below illustrates a cul-de-sac design which is fairly typical of Texas subdivisions. The bottom part illustrates a simple planned unit development or cluster design alternative. It incorporates the same dwelling unit density per acre as the traditional design shown on the top. However, the PUD or cluster design incorporates collective open space and on-site recreational amenities. The PUD design almost invariably results in urban land use that is more efficient, cost effective, and environmentally sensitive.



GRAPHIC 1-D

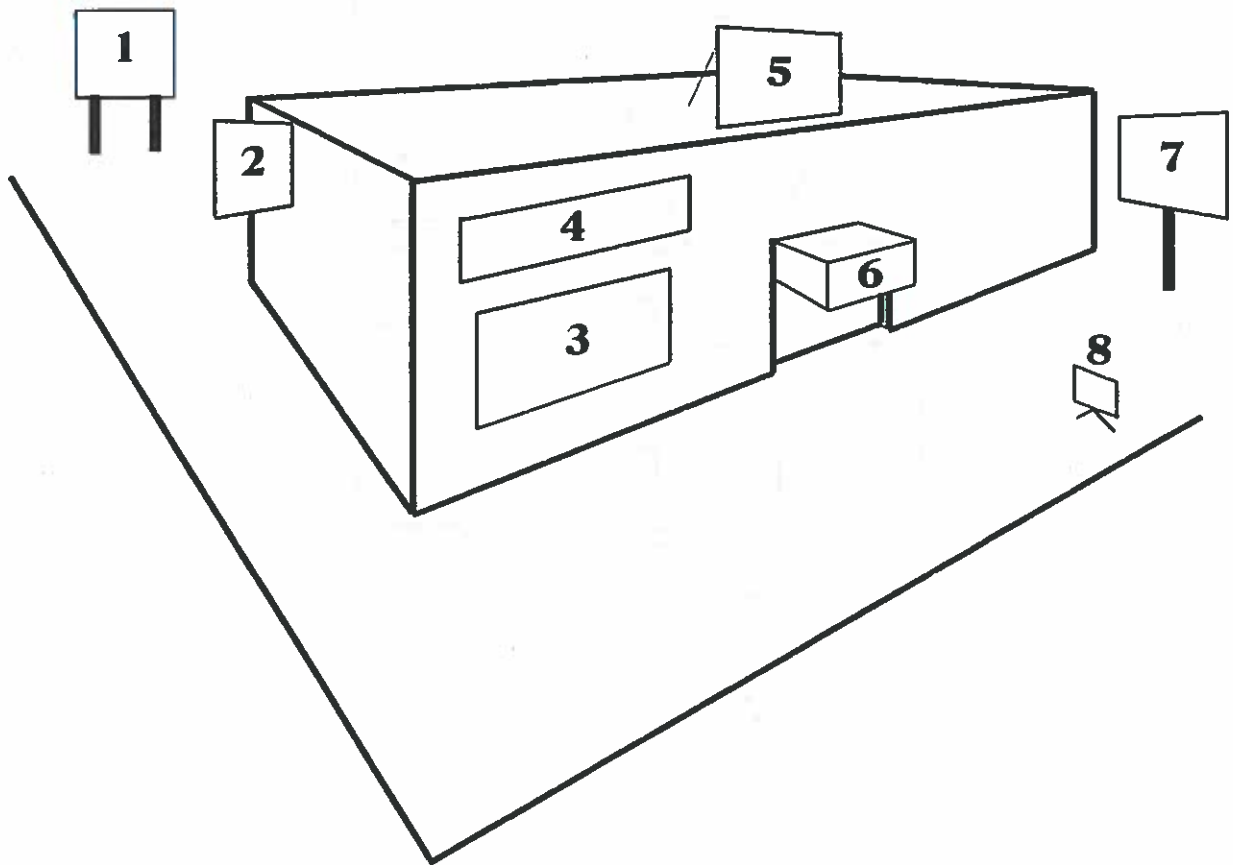
Functional Street Classification System



GRAPHIC 1-E

Sign Types

- | | |
|----------------------|---------------------|
| 1. Freestanding Sign | 5. Roof Sign |
| 2. Projecting Sign | 6. Marquee |
| 3. Window Sign | 7. Single-Pole Sign |
| 4. Wall Sign | 8. Portable Sign |



ARTICLE 3: Administration

ARTICLE 3

Administration

Section 3.01 Code Enforcement Officer

3.01.01 Primary Responsibility for Enforcement: The Code Enforcement Officer shall be the designated authority charged with the administration and enforcement of this Ordinance. The City Manager or a designee of the City Manager shall serve in this capacity. The Code Enforcement Officer may also serve as the staff advisor to the Board of Aldermen, Planning and Zoning Commission, Board of Adjustment, city staff, and citizens relating to the administration, interpretation, implementation, and enforcement of the provisions of this Ordinance.

3.01.02 Duties: The Code Enforcement Officer shall have the following duties:

- A. The Code Enforcement Officer shall have the power to make inspections of buildings and premises to carry out the duties prescribed herein.
- B. The Code Enforcement Officer shall examine all building permit applications and shall certify that the proposed construction, moving, alteration, or use complies with the provisions of this Ordinance.
- C. The Code Enforcement Officer shall certify all Certificates of Occupancy prior to their issuance.
- D. The Code Enforcement Officer shall investigate alleged violations of this Ordinance, and shall conduct a visual inspection of all uses within the City. If a violation or suspected violation is found, enforcement efforts shall be undertaken by the Code Enforcement Officer.
- E. The Code Enforcement Officer shall perform such other duties as assigned by the City Manager relating to the administration, interpretation, implementation, and enforcement of the provisions of this Ordinance.

Section 3.02 Certificate of Occupancy

3.02.01 When Required: A Certificate of Occupancy shall be required for any of the following:

- A. Occupancy and use of a building hereafter erected or structurally altered;
- B. Change in use of an existing building to a use of a different classification;
- C. Occupancy and use of vacant land, except agricultural use not involving animals;
- D. Change in the use of land to a use of a different classification; and
- E. Any major or significant modification, alteration, or change in a nonconforming use.

- 3.02.02 Occupancy Without Certificate Prohibited: No such use, or change of use, shall permitted unless a Certificate of Occupancy, approved by the Code Enforcement Officer, has been issued.
- 3.02.03 Procedure for New or Altered Buildings: Written application for a Certificate of Occupancy for a new building or for an existing building which is to be altered, shall be made at the same time as the application for the Building Permit for such building. Said Certificate shall be issued within ten (10) days after a written request for the same has been made to the Code Enforcement Officer or his agent, and only after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this Ordinance.
- 3.02.04 Procedure for Vacant Land Use or a Change in Building Use: Written application for a Certificate of Occupancy for the use of vacant land, or for a change in the use of land or a building, or for a change in a nonconforming use to a conforming use, as herein provided, shall be submitted to the Code Enforcement Officer for review on forms available in the Code Enforcement Officer's office. If the proposed use is in conformity with the provisions of this Ordinance and has been approved by the Code Enforcement Officer, the Certificate of Occupancy shall be issued within ten (10) days after the application for same has been made.
- 3.02.05 Contents of Certificate of Occupancy: Every Certificate of Occupancy shall state that the building or the proposed use of a building or land complies with all provisions of Hidalgo's codes and ordinances. A record of all Certificates of Occupancy shall be kept on file in the office of the Code Enforcement Officer or a designee and copies shall be furnished upon request to any person having proprietary or tenancy interest in the building or land affected.
- 3.02.06 Temporary Certificate: Pending the issuance of a regular certificate, a temporary Certificate of Occupancy may be issued by the Code Enforcement Officer for a period not exceeding six (6) months, during the completion of alterations or during partial occupancy of a building pending its completion. Such temporary certificates shall not be construed as in any way altering the respective rights, duties, or obligations of the owners or of the City relating to the use or occupancy of the premises or any other matter covered by this Ordinance.

Section 3.03 Amendments to the Zoning Map and Text

- 3.03.01 Purpose of Amendments: The purpose of an amendment procedure is to provide for changes in the text of the Zoning Ordinance (text amendment) and to change the boundaries of zoning districts (rezoning) shown on the Official Zoning Map. Since these regulations represent the City's effort to provide for the orderly development of the community, no change shall be made in these regulations except:
- A. to correct an error in the regulations or map;
 - B. to recognize changed or changing conditions or circumstances in a particular locality or area;
- or

C. to recognize a change in public plans or policies that affect the property.

3.03.02 Comprehensive Plan Controlling: No amendment shall be made to this Ordinance which is not in compliance with the City's officially adopted long-range Comprehensive Plan.

3.03.03 Applicant Qualifications: Any person, or corporation, or an authorized agent interest in any property, may initiate proceedings to allow the consideration of a change in the zoning classification of such property or to the regulations pertaining to said property. In the event that ownership stated on the application and that shown on City records are different, the applicant shall submit proof of ownership or legal standing to submit the application. The Planning and Zoning Commission or Board of Aldermen may, on its own motion, initiate proceedings to consider a change to the zoning on any property or to the regulations pertaining to property, when it finds that the public interest would be served by consideration of such a request.

3.03.04 Application Form: Each application for a text amendment or rezoning shall be made in writing on a form provided by the Hidalgo City Manager and shall be filed with the City Manager. Each application shall be accompanied by payment of the appropriate fee. An application for a rezoning shall also include plans and drawings in a form acceptable to the City Manager and containing sufficient information necessary to determine the impact on properties affected by the rezoning request.

3.03.05 Scheduled Dates and Notification - Rezoning Applications: Upon receipt of a complete application for a rezoning, the City Manager shall set a date for a public hearing before the Planning and Zoning Commission and the Board of Aldermen. Not less than ten (10) days before the public hearing, written notice shall be sent to all owners of real property, as indicated on the most recently approved municipal tax roll, located within two-hundred (200') feet of the property to be rezoned. The notice may be served by its deposit in the United States Mail, within the City of Hidalgo, properly addressed with postage paid.

No later than the fifteenth (15th) day before the public hearing, notice of the hearing shall be published in an official newspaper or a newspaper of general circulation in Hidalgo.

3.03.06 Scheduled Dates and Notification - Text Amendment Applications: Upon receipt of a complete application for a text amendment, the City Manager shall set a date for a public hearing before the Planning and Zoning Commission. No later than the fifteenth (15th) day before the public hearing, notice of the hearing shall be published in an official newspaper or a newspaper of general circulation in the City of Hidalgo without the necessity for notifying property owners by mail.

3.03.07 Withdrawal of Application: Prior to the issuance of the notice of a public hearing before the Planning and Zoning Commission and Board of Aldermen, the applicant may, by written notice to the City Manager, withdraw the application or request rescheduling of the public hearing to a later regular meeting date. Once public notice is given, the applicant may withdraw the application or request for rescheduling only with the approval of the Board of Aldermen. The Board of Aldermen may reject a request to withdraw an application or request to reschedule

and conduct the public hearing as stated in the notification and take action as appropriate within the context of the public notice provided.

3.03.08 Planning and Zoning Commission Report: After public hearing, the Planning and Zoning Commission shall submit a report to the Board of Aldermen with a recommendation that the application be approved, approved with amendments and conditions, tabled, or denied. The vote of the Planning and Zoning Commission at the conclusion of a public hearing and the minutes pertaining thereto, shall constitute the Commission's final report to the Board of Aldermen.

3.03.09 Protests: In the event a protest to an application is filed with the City Secretary, duly signed and acknowledged, by the owners of either:

A. Twenty percent (20%) or more of the area of the lots or land covered by the proposed change;

or

B. By twenty percent (20%) or more of the area of the lots or land immediately adjoining the area covered by the proposed change and extending two-hundred (200') from such area; such application shall not become effective except by affirmative vote of three fourths (3/4) of the Planning and Zoning Commission and the Board of Aldermen. In computing the percentage of land area to be considered, the area of streets and alleys shall be included.

3.03.10 Approval and Execution of Changes: If finally approved by the required number of votes of the Board of Aldermen, the ordinance shall be executed by the Mayor.

3.03.11 Expiration of an Application: Any pending application shall automatically expire if no action of any kind has been taken on it by the Board of Aldermen for a period of one year. If no ordinance granting a zoning change in accordance with this Article has been adopted within six months of the date on which the Board of Aldermen voted approval of an application, such application shall be automatically placed on the Board of Aldermen agenda for further consideration.

Section 3.04 Conditional Use Permit Criteria and Procedures

3.04.01 Purpose: The purpose of the Conditional Use Permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function, or operation, could have a potentially harmful impact on adjacent properties or the surrounding area; and to provide for a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such adverse impacts.

3.04.02 Authorization of Planning and Zoning Commission: The Planning and Zoning Commission shall make a report to the Board of Aldermen which shall recommend approval or denial of a Conditional Use Permit for a use in any district in which such use is authorized under this Ordinance, following proper application, and after notice to affected landowners and public hearing, in accordance with the procedures and criteria herein established.

3.04.03 Issuance Limitations and Forms Required: No Certificate of Occupancy or Building Permit for a purpose authorized only as a conditional use within a zoning district shall be issued unless the applicant obtains a Conditional Use Permit from the Board of Aldermen. The application for a Conditional Use Permit shall be submitted on a form provided by the Code Enforcement Officer and accompanied by a site plan in a form acceptable to the City Manager.

The Planning and Zoning Commission may require additional information or plans as necessary and appropriate for review.

3.04.04 Procedures: The procedures associated with the review and approval or denial of a Conditional Use Permit shall be the same as those associated with a zoning map amendment, as described in Section 3.03, above.

3.04.05 Criteria for Approval: The Planning and Zoning Commission shall recommend denial of a conditional use if it finds that the proposed use:

- A. Does not conform with applicable regulations and standards established by this Ordinance;
- B. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features;
- C. Potentially creates greater unfavorable effects or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a use permitted by right;
- D. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
- E. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, odors, and similar hazards or impacts;
- F. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs;
- G. Fails to provide adequate and convenient off-street parking and loading facilities;
- H. Fails to conform with the objectives and the purpose of the zoning district in which the development is located, and the goals, objectives, and policies, contained in the City's long-range Comprehensive Plan;
- I. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the Commission;

or

- J. The premises or structure(s) are not suitable for the proposed conditional use.
- 3.04.06 **Site Plans:** Site plans may be required by the Planning and Zoning Commission as a part of the Conditional Use Permit review process. Conditional use site plans considered by the Planning and Zoning Commission shall be approved only after the Planning and Zoning Commission finds that the proposed development, if completed as proposed, will comply with all applicable provisions of this Ordinance and all conditions deemed necessary.
- 3.04.07 **Authorization to Establish Conditions:** The Planning and Zoning Commission may recommend, and the Board of Aldermen may establish such conditions of approval as are necessary to assure that the proposed land use meets the criteria set forth in this Ordinance which may include without limitation requirements for special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance or completion; and such other reasonable conditions as the Board of Aldermen may deem necessary to insure compatibility with surrounding uses and to preserve the public health, safety, and welfare.
- 3.04.08 **Agreement to Abide by Conditions Prior to Issuance:** No Conditional Use Permit shall be granted unless the applicant, owner or grantee of the Conditional Use Permit shall accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit, as attached to the site plan drawing (or drawings) and approved by the Board of Aldermen. The Code Enforcement Officer shall maintain a record of all Conditional Use Permits granted by the City.
- 3.04.09 **Validity of a Conditional Use Permit:** A Conditional Use Permit shall remain valid until such time as one of the following actions is taken:
- A. The property is rezoned;
 - B. Another Conditional Use Permit is approved for the site;
- or
- C. The use of the premises changes and such a change is authorized by the issuance of a new Certificate of Occupancy
- 3.04.10 **Non-Substantial Changes:** No building, premise, or land used under a Conditional Use Permit may be substantially changed unless a new Conditional Use Permit is granted for the change. In the event a change is determined by both the City Manager and the Code Enforcement Officer to be non-substantial, the City Manager may approve the change. The City Manager shall maintain a record of all such determinations and shall appraise the Planning and Zoning Commission of such determinations.

Section 3.05 New and Unlisted Land Uses

- 3.05.01 Procedure to Facilitate Land Use Classification: It is recognized that new types of land use will develop and that forms of land use not presently anticipated may seek to locate in the City of Hidalgo. New or unlisted forms of land use shall not include those land uses that can reasonably be interpreted as being similar to permitted or conditional uses already listed in the district regulations for the district in which the new use is to be located, or in the Land Use Regulation Matrix found at the end of Article 4, of this Ordinance. In order to provide for such changes and contingencies where new or unlisted land uses are not specified as a permitted use or a conditional use in any zoning district, a determination as to the appropriate classification of any new or unlisted form of land use shall be made in accordance with the terms of this section of the Ordinance.
- 3.05.02 Classification Rulings - Board of Adjustment: The City Manager shall refer questions concerning any new or unlisted use to the Board Adjustment requesting an interpretation as to the zoning district into which such use should be placed. The referral shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwellings, sales, processing, type of product, storage, anticipated employment, transportation system requirements, the general requirements for public utilities such as water and sanitary sewer, and other information deemed necessary to assist the Board of Adjustment in its deliberations.
- 3.05.03 Board of Adjustment to Make Determination: The Board Adjustment shall hold a public hearing for the purpose of considering the nature and characteristics of the proposed use and its compatibility with the uses permitted in the various districts, and shall determine the zoning district or districts within which such use is most similar and should be permitted.
- 3.05.04 Incorporation of Rulings into the Zoning Text: Written records of the rulings of the Board of Adjustment pertaining to land use classification shall be maintained by the City Manager. The City Manager shall regularly update the provisions of the Zoning Ordinance text by incorporating said rulings into the written text.

Section 3.06 Nonconformance

- 3.06.01 Purpose: Within the districts established by this Ordinance or amendments thereto, there exist lots, structures, uses of land and structures, and characteristics of use which were lawful before this Ordinance was enacted, amended or otherwise made applicable to such lots, structures or uses, but which do not conform to the regulations of the district in which they are located. It is the intent of this section of the Ordinance to permit such nonconformance to continue, under regulations herein contained, until the same are removed, but not to encourage their survival.
- 3.06.02 Nonconformance Incompatible: Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.
- 3.06.03 Enlargement Prohibited: It is further the intent of this Ordinance that nonconforming uses shall not be enlarged upon, expanded, or extended, nor be used as a basis for adding other structures or uses prohibited elsewhere in the same district. Except as herein provided, no nonconforming use of land or buildings

nor any nonconforming structure shall be enlarged, changed, altered, or repaired except in conformity with the regulations contained in this Article.

3.06.04 Nonconformance Status: Any use or structure which does not conform with the regulations contained of the zoning district in which it is located is deemed to be a legal nonconforming use when:

1. The use or structure was in existence and lawfully operating at the time of the passage of this Ordinance, and has since been in regular and continuous use;

or
2. the use or structure was lawfully being used at the time of the adoption of any amendment to this ordinance and by such amendment was placed in a district where it is not otherwise permitted;

or
3. the use or structure was in existence at the time of annexation to the City of Hidalgo and has since been in regular and continuous use.

3.06.05 Continuing Lawful Use of Property:

1. The lawful use of land existing at the time of the passage of this Ordinance, although it does not conform to the provisions herein, may be continued until termination is required in accordance with the provisions of this Article. During the period between designation as a nonconforming land use activity and notification of a prescribed termination date, if discontinuance occurs, any future use of the premises must be in conformity with the general provisions of this Ordinance.
2. A legal nonconforming use, when discontinued or abandoned, cannot be resumed. Prima facie evidence of continuance or abandonment is as follows:
 - A. When land associated with a legal nonconforming use ceases to be used in such a manner for a period of ninety (90) days.
 - B. When a structure associated with a nonconforming use ceases to be used in such a manner for a period of ninety (90) days.
3. Abandonment of a nonconforming use shall be determined by the Board of Adjustment and may include a consideration of the following factors in addition to the prima facie evidence of Abandonment cited in subsection 2., above:
 - A. The intent of the user or owner;

or
 - B. The apparent act of discontinuance as supported by evidence

submitted to the Board of Adjustment.

- 3.06.06 Development of Nonconforming Lots: Nonconforming lots which do not meet the minimum area, width, or depth requirements for the district wherein they are located may be developed if the Planning and Zoning Commission finds that all other requirements of this Ordinance are fulfilled.
- 3.06.07 Proof of Legal Nonconformance: It shall be the responsibility of the owner, operator, or occupant to provide proof that a nonconforming structure or use of land or building existed prior to the enactment of this Ordinance.
- 3.06.08 Restoration of Damaged Property: Nothing in this Article shall 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 a building or part which existed at the time of such destruction. However, the preceding allowance for the restoration of damaged nonconforming property has no bearing on an approved amortization schedule for the termination of nonconformance as described in this Article.
- 3.06.09 Substitution of Nonconforming Uses or Structures Prohibited: No nonconforming use or structure may be substituted for any other nonconforming use or structure. Only uses permitted by right and approved conditional uses may be substituted for nonconforming uses or structures.
- 3.06.10 Enlargement of Nonconformance Prohibited: No nonconforming use or structure may be extended or enlarged, and no nonconforming use of land may be enlarged or increased, to occupy a greater area of land than was occupied at the time the site achieved nonconforming status.
- 3.06.11 Survey and Certification: The Code Enforcement Officer is responsible for the production of an annual survey and report on the status of zoning nonconformance in Hidalgo. The Officer's report shall be sent to the Planning and Zoning Commission at its first regular meeting of the official municipal year. The Commission shall review the report and shall approve or reject the certification of each site that the Officer has identified as being nonconforming. Once certified by the Commission as nonconforming, a site shall be given an alpha-numeric designation for future reference. Upon receipt of the approved certified report from the Commission, the Officer shall notify each tenant and property owner of such nonconforming status.
- 3.06.12 Termination of Nonconformance: The right to use a parcel of land or a structure in a nonconforming manner shall terminate under any of the following circumstances:
1. When the use is abandoned.
 2. When any provision of this or any other ordinance of the City of Hidalgo is violated.
 3. When a nonconforming use is changed to a conforming use by means of an amendment to the zoning text or map.

4. When the structure in which a nonconforming use is housed, operated, or maintained is damaged to the extent of more than fifty (50) percent of its value.
5. When the right to maintain or operate a nonconforming use has been terminated in accordance with an amortization schedule established by the Board of Adjustment as described in this Article.

3.06.13 Amortization of Nonconformance:

1. Responsibility of the Board of Adjustment: It shall be the responsibility of the Board of Adjustment to provide a program for the orderly and fair termination of all nonconforming land uses and structures in Hidalgo. The Board shall cooperate with the Code Enforcement Officer in reviewing the status of certified nonconforming uses and structures for amortization scheduling and termination.
2. Public Hearing Required: Prior to the establishment of an amortization schedule for a nonconforming land use or structure, the Board of Adjustment shall hold a public hearing. Notice of the hearing shall be given in written form to the tenant and owner of the certified nonconforming use or structure and shall be published in a newspaper of general circulation in Hidalgo. The notice shall state the time and the place of the hearing. The notice shall appear in said newspaper at least fifteen (15) days prior to the date set for the public hearing.
3. Factors to be Used by the Board of Adjustment in Amortization Scheduling: In determining the amortization schedule for the termination of a certified nonconforming land use or structure, the Board of Adjustment shall consider the following factors:
 - A. The length of time required for the user or owner of the property to amortize his/her capital investment.
 - B. The general condition of the site and the facilities.
 - C. The length of time that the property has been used or owned.
 - D. Conforming land use activities that would be permitted on the site.
 - E. The land use activities surrounding the site in question.
 - F. The Comprehensive City Plan of the City of Hidalgo and the impact that such existing nonconformance has on plan implementation.
4. Notification and Recordation: The Board of Adjustment shall send a copy of all approved amortization schedules for the termination of nonconformance to the owners and lessees of affected sites. The termination date and the reasons for the schedule term shall be clearly described in the notification. The Code Enforcement Officer shall keep a permanent record of all amortization schedules for the City.

5. Violation of an Amortization Schedule: The failure of an owner or a tenant of a certified nonconforming land use or structure to comply with the termination date of a recorded amortization schedule shall constitute a violation of this Ordinance and shall be punishable in accordance with the terms of Article 13, of this Ordinance.

Section 3.07 Zoning of Annexed Areas

- 3.07.01 Plan Required Prior to Annexation: It shall be the responsibility of the Planning and Zoning Commission to prepare a land use and zoning plan for any area to be annexed by the City of Hidalgo. Board of Aldermen shall review, modify if necessary, and adopt said plan. After annexation, said area shall be zoned in accordance with the aforementioned plan and the land use plan for the annexed area shall become an integral component of the City's Comprehensive City Plan.

Section 3.08 Official Zoning Map

- 3.08.01 Official Zoning Map Established: The boundaries of the zoning districts established within the City of Hidalgo shall be drawn on an Official Zoning Map, adopted as part of this Ordinance, and incorporated as a part of this Ordinance by this reference thereto.
- 3.08.02 Location of the Official Zoning Map: One original of the Official Zoning Map shall be filed in the office of the City Secretary and labeled as the Official Zoning Map of the City of Hidalgo, Texas. This copy shall be the Official Zoning Map and shall bear the signature of the Mayor and attestation of the City Secretary. This map shall not be changed in any manner except by Ordinance. In case of any questions regarding boundary interpretation or land use classification, this map, together with any amending ordinances, shall be controlling.
- 3.08.03 City Manager to Retain Copy: A copy of the original Official Zoning Map shall be placed in the office of the City Manager. Said copy shall be used for reference and shall be maintained up-to-date by posting thereon all subsequent amendments. Reproductions of the Official Zoning Map may be made for informational purposes.

Section 3.09 Zoning Ordinance Text and Map Interpretation

- 3.09.01 Primary Interpretation - Code Enforcement Officer: The Code Enforcement Officer shall be the individual primarily responsible for the interpretation of the text of this Ordinance and the Official Zoning Map. If the Code Enforcement Officer determines that the meaning of a word or a provision is unclear, or that the application of same to a particular circumstance is uncertain, then the Code Enforcement Officer shall provide a written statement of interpretation, specifying the reasons supporting the interpretation. Unless the interpretation is revised by the Board of Adjustment, City Manager, or modified by amendment to this Ordinance, the interpretation of the Code Enforcement Officer shall be presumed to be correct.
- 3.09.02 Ultimate Interpretations - Board of Adjustment: An interpretation by the Code Enforcement Officer may be appealed to the Board of Adjustment in accordance with the provisions set forth in this Ordinance. The Code Enforcement Officer may request an interpretive ruling from the Board of Adjustment by placing the request on the appropriate agenda of the Board.

3.09.03 Official Zoning Map Interpretation: The zoning district boundary lines shown on the Zoning District Map usually follow streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center line of streets, highways, or alleys shall be construed to follow such center line.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following city limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- F. Whenever any street, alley, or other public way is vacated by official action of the Board of Aldermen or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the center line of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.
- G. The zoning classification applied to a tract of land adjacent to a street shall extend to the center line of the street unless as a condition of zoning approval it is stated that the zoning classification shall not apply to the street.
- H. Permanent zoning changes made after the date of passage of this Ordinance shall be indicated in approximate locations on the Official Zoning Map. Individuals seeking exact legal descriptions, shall be referred to the adopting ordinance amendment for each particular permanent zoning change.

Section 3.10 Annual Recodification Required

3.10.01 City Manager Responsible for Recodification: It shall be the responsibility of the City Manager to annually update this Ordinance. All amendments to the text or the map of this Ordinance shall be incorporated in said annual recodification. Each new entry or modification to this Ordinance shall include an annotation as to the date at which such change occurred.

3.10.01 Ordinance Format: This Ordinance shall be maintained and updated in a three-ring binder format.

Section 3.11 Fees

- 3.11.01 Fees Schedule: Fees for zoning amendments, conditional use permits, and any other permits or review procedures associated with this Ordinance shall be established by the Board of Aldermen and shall be made known to citizens by means of a fee schedule which shall be available from the City Manager.
- 3.11.02 Waiver of Fees: The Board of Aldermen, upon a vote of the majority of members present, may waive the fee for an amendment, conditional use permit, or any other permit or review procedure associated with this Ordinance. However, fees may be waived only in the case of extreme hardship on the applicant or in cases where a submission of a zoning action is required by the Planning and Zoning Commission or the Board of Adjustment.
- 3.11.03 Attributable Fees: All fees attributable to non-staff consultants such as a City Attorney, City Engineer, Contract Inspector, and other similar contract personnel shall be payable by the applicant. Failure to pay such fees shall suspend or nullify the review or approval of an application until such fees are paid in full.



ARTICLE 4: Zoning Districts

ARTICLE 4

Zoning Districts

4.01	AR	Agricultural Residential
4.02	R-1	Single-Family Residential
4.03	R-2	Multi-Family Residential
4.04	R-3	Multi-Family Residential
4.05	MH	Manufactured Housing
4.06	PO	Professional Office
4.07	NC	Neighborhood Commercial
4.08	HC	Highway Commercial
4.09	PS	Planned Shopping
4.10	AU	Adult Uses
4.11	LM	Light Manufacturing
4.12	-	Planned Unit Development
4.13	-	Lot Area & Standards Matrix
4.14	-	Zoning District Matrix

Section 4.01 AR - Agricultural/Residential District

- 4.01.01 **Description:** The AR - Agricultural/Residential District is intended to retain the open character of the land. This district is primarily designed for those areas on the periphery and within Hidalgo which have soils most suitable for agricultural production. Agricultural activities are frequently associated with noise, odors, dust, aerial chemical spraying, and other activities generally incompatible with urban life. However, agriculture forms a vital segment of both the Texas and local economy. Therefore, it is the purpose of the AR - District to provide areas of low density development to accommodate land uses within a district which will have the least negative impacts on agriculture. Developmental standards within the AR - District are designed to provide for a high quality of life while effectively reducing the need for extensive urban infrastructure and associated public facilities. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.01.02 **Uses Permitted by Right:** Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.01.03 **Conditional Uses:** Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.01.04 **Area Regulations:** For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. **Lot Area:** All lots located in the AR: Agricultural/Residential District shall have not less than 2 (2) acres of land.
 - B. **Lot Width:** Each lot in a AR: Agricultural/Residential District shall be no less than two hundred (200) feet in width.
 - C. **Lot Depth:** Each lot in a AR: Agricultural/Residential District shall have not less than two hundred (200) feet of depth.
 - D. **Residential Density:** Density in an AR: Agricultural/Residential District shall not exceed one (1) primary dwelling unit per lot.
 - E. **Front Yard:** Each lot in an AR: Agricultural/Residential District shall a front yard of not less than fifty (50) feet.
 - F. **Rear Yard:** Each lot in an AR: Agricultural/Residential District shall have a rear yard of not less than fifty (50) feet.
 - G. **Side Yard:** Each lot in an AR: Agricultural/Residential District shall have side yards of not less than twenty five (25) feet.
 - H. **Lot Coverage:** Impervious site cover on an AR: Agricultural/Residential District lot shall not exceed thirty percent (30%) of the lot.
 - I. **Height:** No structure on an AR: Agricultural/Residential District lot shall exceed forty five (45) feet in height.

Section 4.02 R-1 Single-Family Residential District

- 4.02.01 Description: This district is primarily intended for single-family detached residential dwellings and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment, internal stability, attractiveness, order, efficiency, and security. The maintenance of property values is encouraged through the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of various land use elements. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.02.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.02.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.02.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. Lot Area: A lot located in the R-1 - Single-Family Residential District shall have not less than six thousand (6,000) square feet of area.
 - B. Lot Width: A lot located in the R-1 - Single-Family Residential District shall have not less than sixty (60) feet of width or frontage.
 - C. Lot Depth: A lot located in the R-1 - Single-Family Residential District shall have not less than one-hundred (100) feet of depth.
 - D. Residential Density: Density in an R-1 - Single-Family Residential District shall not exceed a density of one (1) primary dwelling unit per lot.
 - E. Front Yard: Each lot in an R-1 - Single-Family Residential District shall a front yard of not less than twenty-five (25) feet.
 - F. Rear Yard: Each lot in an R-1 - Single-Family Residential District shall have a rear yard of not less than fifteen (15) feet.
 - G. Side Yard: Each lot in an R-1 - Single-Family Residential District shall have side yards of not less than ten (10) feet on each side.
 - H. Lot Coverage: Impervious site cover on an R-1 - Single-Family Residential District lot shall not exceed fifty-five percent (50%) of the lot.
 - I. Height: No structure in an R-1 - Single-Family Residential District shall exceed thirty-five (35) feet in height.

Section 4.03 R-2 - Multi-Family Residential District

- 4.03.01 Description: This district is primarily designed for two-family attached residential dwellings, and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment, internal stability, attractiveness, order, efficiency, and security. The maintenance of property values is encouraged through the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of various land use elements. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.03.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.03.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.03.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. Lot Area: A lots located in the R-2 - Multi-Family Residential District shall have no less than eight thousand (8,000) square feet.
 - B. Lot Width: A lot located in the R-2 - Multi-Family Residential District shall have not less than eighty (80) feet of width or frontage.
 - C. Lot Depth: A lot located in the R-2 - Multi-Family Residential District shall have not less than one-hundred (100) feet of depth.
 - D. Residential Density: Density in an R-2 - Multi-Family Residential District shall not exceed a density of two (2) primary dwelling units per lot.
 - E. Front Yard: Each lot in an R-2 - Multi-Family Residential District shall a front yard of not less than twenty-five (25) feet.
 - F. Rear Yard: Each lot in an R-2 - Multi-Family Residential District shall have a rear yard of not less than twenty-five (25) feet.
 - G. Side Yard: Each lot in an R-2 - Multi-Family Residential District shall have side yards of not less than ten (10) feet on each side.
 - H. Lot Coverage: Impervious site cover on an R-2 - Multi-Family Residential District lot shall not exceed fifty percent (50%) of the lot.
 - I. Height: No structure in an R-2 - Multi-Family Residential District shall exceed thirty-five (35) feet in height.

Section 4.04 R-3 - Multi-Family Residential District

- 4.04.01 **Description:** This district is primarily intended for multiple-family dwellings consisting of townhouses, row houses, garden apartments, and other similar medium density designs, along with related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. The purpose of the R-3 District is to provide for a higher density residential district with a more diverse mixture of residential and associated land uses. In order to accommodate higher densities, a greater use of open space and recreational areas is required within this district. Projects in this district are intended for locations along or near designated arterial streets to accommodate the higher traffic generation of uses within the district. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment, internal stability, attractiveness, order, efficiency, and security. The maintenance of property values is encouraged through the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of various land use elements. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.04.02 **Uses Permitted by Right:** Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.04.03 **Conditional Uses:** Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.04.04 **Area Regulations:** For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. **Site Area:** A site located in the R-3 - Multi-Family Residential District shall have not less than ten thousand (10,000) square feet.
 - B. **Site Width:** A site located in the R-3 - Multi-Family Residential District shall have not less than one-hundred (100) feet of width or frontage.
 - C. **Site Depth:** A site located in the R-3 - Multi-Family Residential District shall have not less than one-hundred (100) feet of depth.
 - D. **Residential Density:** Density in an R-3 - Multi-Family Residential District shall not exceed fifteen (15) dwelling units per site.
 - E. **Front Yard:** Each site in an R-3 - Multi-Family Residential District shall a front yard of not less than twenty-five (25) feet.
 - F. **Rear Yard:** Each site in an R-3 - Multi-Family Residential District shall have a rear yard of not less than fifteen (15) feet.
 - G. **Side Yard:** Each site in an R-3 - Multi-Family Residential District shall have side yards of not less than twenty-five (25) feet on each side.

- H. Site Coverage: Impervious site cover on an R-3 - Multi-Family Residential District lot shall not exceed sixty percent (60%) of the lot.
- I. Height: No structure in an R-3 - Multi-Family Residential District shall exceed thirty-five (35) feet in height.

Section 4.05 MH - Manufactured Housing District

- 4.05.01 Description: This district is intended to serve as a residential zone that will meet the needs of persons living in manufactured housing. The primary use of land in the MH District is for manufactured homes, other related religious, educational, and recreational facilities normally required for the provision of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment, internal stability, attractiveness, order, efficiency, and security. The maintenance of property values is encouraged through the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of various land use elements. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.05.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.05.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.05.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
 - A. Site Area: A site for an MH - Manufactured Home District shall contain not less than two (2) acres in size.
 - A. Lot Area: A lot located in the MH - Manufactured Home District shall have not less than six thousand (6,000) square feet of area.
 - B. Lot Width: A lot located in the MH - Manufactured Home District shall have not less than sixty (60) feet of width or frontage.
 - C. Lot Depth: A lot located in the MH - Manufactured Home District shall have not less than one-hundred (100) feet of depth.
 - D. Residential Density: Density in an MH - Manufactured Home District shall not exceed a density of one (1) primary dwelling unit per lot.
 - E. Front Yard: Each lot in an MH - Manufactured Home District shall have a front yard of not less than twenty-five (25) feet.
 - F. Rear Yard: Each lot in an MH - Manufactured Home District shall have a

rear yard of not less than twenty-five (25) feet.

G. Side Yard: Each lot in an MH - Manufactured Home District shall have side yards of not less than ten (10) feet on each side.

H. Lot Coverage: Impervious site cover on an MH - Manufactured Home District lot shall not exceed fifty percent (50%) of the lot.

I. Height: No structure in an MH - Manufactured Home District shall exceed thirty-five (35) feet in height.

4.05.05 In-Migration of Additional Mobile Homes Prohibited: On and after the effective date of the adoption of this Ordinance no additional mobile homes will be permitted to locate within the City.

4.05.06 Location of Manufactured Homes: Manufactured homes shall be permitted to locate only in MH Manufactured Home zoning districts.

A. All manufactured housing shall be permanently affixed to the lot by means of a permanent foundation or by "tie-downs" which are approved by the Code Enforcement Officer.

B. All manufactured housing shall have any and all wheels and axles screened from public view. Said screening material shall be approved by the Code Enforcement Officer.

4.05.07 Existing Mobile Homes: Mobile homes which are located within the City of Hidalgo on the day that this Ordinance becomes effective and which are not located in an MH Manufactured Home zoning district shall become legal nonconforming land uses. Such homes shall be permitted to remain within the City until they are sold or otherwise conveyed. The sale or conveyance of a mobile home or manufactured home not located in an MH Manufactured Home zoning district shall terminate the legal nonconforming status associated with said mobile home or manufactured home and said home shall be moved to a Manufactured Home zoning district or removed from the City within thirty (30) days following said sale or conveyance.

4.05.08 Existing Mobile Home or Manufactured Home Lots After a mobile home or manufactured home has been removed from a lot, said lot shall be used only for purposes allowed by its associated current zoning classification at that time.

4.05.09 Existing Mobile Home Parks: Mobile home parks which are located within the City of Hidalgo on the day that this Ordinance becomes effective shall become MH Manufactured Home zoning districts.

Section 4.06 PO - Professional Office District

4.06.01 Description: This district is primarily intended for professional offices and related land use activities. The PO District may also serve as a "buffer" district between residential areas and more intensive land use activities such as commercial or light manufacturing. The maintenance of property values is encouraged through the

provision of adequate light, air and open space and through consideration of the proper functional relationship of various land use elements. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.

- 4.06.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.06.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.06.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. Site Area: A site located in the PO - Professional Office District shall have not less than ten thousand (10,000) square feet.
- B. Site Width: A site located in the PO - Professional Office District shall have not less than one-hundred and twenty-five (125) feet of width or frontage.
- C. Site Depth: A site located in the PO - Professional Office District shall have not less than one-hundred (100) feet of depth.
- D. Front Yard: Each site in a PO - Professional Office District shall a front yard of not less than twenty-five (25) feet.
- E. Rear Yard: Each site in a PO - Professional Office District shall have a rear yard of not less than twenty-five (25) feet.
- F. Side Yard: Each site in a PO - Professional Office District shall have side yards of not less than fifteen (15) feet on each side.
- G. Site Coverage: Impervious site cover on a PO - Professional Office District lot shall not exceed sixty percent (60%) of the lot.
- H. Height: No structure in a PO - Professional Office District shall exceed thirty-five (35) feet in height.

Section 4.07 NC - Neighborhood Commercial District

- 4.07.01 Description: The NC - Neighborhood Commercial District is designed to facilitate centers which accommodate trade and personal services meeting the basic needs of families residing in areas adjacent to such centers. Requirements for sunlight, natural air circulation, open space, and off-street parking area more restrictive in the NC District because the retail trade and services located within it are intended to become an integral part of the neighborhood and must operate in harmony with other residential, educational, religious and recreational land use activities. Uses allowed in the district are intended to produce a relatively low traffic volume and are not intended to create any noise, lighting, glare, or odors abnormal to a residential environment. No outside storage of goods or materials is allowed.

Screening and buffering standards are incorporated to reduce the negative impact of the NC District land-uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.

4.07.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.

4.07.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.

4.07.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.

A. Lot Area: All lots located in the NC - : Neighborhood Commercial District shall have not less than ten thousand (10,000) square feet of area.

B. Lot Width: Each lot in an NC - : Neighborhood Commercial District shall be no less than one-hundred (100) feet in width.

C. Lot Depth: Each lot in an NC - : Neighborhood Commercial District shall have not less than one-hundred and twenty-five (125) feet of depth.

D. Front Yard: Each lot in an NC - : Neighborhood Commercial District shall have a front yard of not less than twenty-five (25) feet.

E. Rear Yard: Each lot in an NC - : Neighborhood Commercial District shall have a rear yard of not less twenty-five (25) feet.

F. Side Yard: Each lot in an NC - : Neighborhood Commercial District shall have side yards of not less than fifteen (15) feet.

G. Lot Coverage: Impervious site cover on an NC - : Neighborhood Commercial District lot shall not exceed sixty percent (60%) of the lot area.

H. Height: No structure on an NC - : Neighborhood Commercial District lot shall exceed thirty-five (35) feet.

Section 4.08 HC - Highway Commercial

4.08.01 Description: The HC Highway Commercial District is designed to accommodate offices and retail activities associated with the major arterial highways located in Hidalgo. The front yard setback, site access, and site design requirements associated with this district are intended to reduce the impact of the heavy vehicular traffic so often present in this district. Screening and buffering standards are incorporated to reduce the negative impact of the HC District land-uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.

- 4.08.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.08.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.08.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
- A. Lot Area: All lots located in the HC - : Highway Commercial District shall have not less than ten thousand (10,000) square feet of area.
- B. Lot Width: Each lot in an HC - : Highway Commercial District shall be no less than one-hundred (100) feet in width.
- C. Lot Depth: Each lot in an HC - : Highway Commercial District shall have not less than one-hundred and twenty-five (125) feet of depth.
- D. Front Yard: Each lot in an HC - : Highway Commercial District shall a front yard of not less than twenty-five (25) feet.
- E. Rear Yard: Each lot in an HC - : Highway Commercial District shall have a rear yard of not less twenty-five (25) feet.
- F. Side Yard: Each lot in an HC - : Highway Commercial District shall have side yards of not less than fifteen (15) feet.
- G. Lot Coverage: Impervious site cover on an HC - : Highway Commercial District lot shall not exceed sixty-five percent (65%) of the lot area.
- H. Height: No structure on an HC - : Highway Commercial District lot shall exceed thirty-five (35) feet.

Section 4.09 PS - Planned Shopping

- 4.09.01 Description: The PS - Planning Shopping District is intended to provide a basis for the unified grouping in one or more buildings, of retail shops and stores. Projects developed in the PS District are designed as integral units with common thematic ties. The district utilizes large site standards with more extensive site design criteria. Site access and design criteria is incorporated to reduce the negative impacts of the heavy vehicular traffic associated with such sites. Screening and buffering standards are incorporated to reduce the negative impact of the PS District land-uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.09.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.09.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of

this section of the Ordinance.

4.09.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.

- A. Lot Area: All lots located in the PS - : Planned Shopping District shall have not less than two (2) acres in area.
- B. Lot Width: Each lot in an PS - : Planned Shopping District shall be no less than two-hundred (200) feet in width.
- C. Lot Depth: Each lot in an PS - : Planned Shopping District shall have not less than two-hundred (200) feet of depth.
- D. Front Yard: Each lot in an PS - : Planned Shopping District shall a front yard of not less than twenty-five (25) feet.
- E. Rear Yard: Each lot in an PS - : Planned Shopping District shall have a rear yard of not less twenty-five (25) feet.
- F. Side Yard: Each lot in an PS - : Planned Shopping District shall have side yards of not less than fifteen (15) feet.
- G. Lot Coverage: Impervious site cover on an PS - : Planned Shopping District lot shall not exceed sixty-five percent (65%) of the lot area.
- H. Height: No structure on an PS - : Planned Shopping District lot shall exceed thirty-five (35) feet.

Section 4.10 AU - Adult Uses District

4.10.01 Description: A number of findings from cities in Texas and other states (Michigan, Washington, and Virginia, among others) indicate that the concentration of certain sexually oriented business or so-called "adult entertainment" business tends to result in the blighting and deterioration of areas of such concentration. Accordingly, it is necessary that these business be regulated so that they have the least negative impact on residential neighborhoods, educational institutions, religious institutions, and the public. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.

4.10.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.

4.09.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.

4.10.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.

- A. Lot Area: All lots located in the AU - : Adult Uses District shall have not less than ten thousand (10,000) square feet in area.
- B. Lot Width: Each lot in an AU - : Planned Uses District shall be no less than eighty (80) feet in width.
- C. Lot Depth: Each lot in an AU - : Adult Uses District shall have not less than one-hundred and twenty-five feet (125) in depth.
- D. Front Yard: Each lot in an AU - : Adult Uses District shall have a front yard of not less than twenty-five (25) feet.
- E. Rear Yard: Each lot in an AU - : Adult Uses District shall have a rear yard of not less than twenty-five (25) feet.
- F. Side Yard: Each lot in an AU - : Adult Uses District shall have side yards of not less than fifteen (15) feet.
- G. Lot Coverage: Impervious site cover on an AU - : Adult Uses District lot shall not exceed sixty percent (60%) of the lot area.
- H. Height: No structure on an AU - : Adult Uses District lot shall exceed thirty-five (35) feet.

4.10.05 Additional Regulations: Please see Article 5, of this Ordinance.

Section 4.11 LM - Light Manufacturing District

- 4.11.01 Description: This district is intended to serve the needs of manufacturing, fabrication, assembling, warehousing and wholesaling businesses. Because of the potential environmental problems inherent in manufacturing processes, stringent performance standards are made applicable to this district. It is intended that industrial areas in Hidalgo reflect a campus orientation with large lot design and substantial landscaping. Screening and buffering standards are incorporated to reduce the negative impact of the PS District land-uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Hidalgo Comprehensive Plan: 2010.
- 4.11.02 Uses Permitted by Right: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.11.03 Conditional Uses: Please see Section 4.14 - Zoning District Matrix, at the end of this section of the Ordinance.
- 4.11.04 Area Regulations: For a comprehensive review of area regulations pertaining to all zoning districts, please see Section 4.13 - Lot Area & Standards Matrix, at the end of this section of the Ordinance.
 - A. Lot Area: All lots located in the LM - : Light Manufacturing District shall have not less than one (1) acre in area.

- B. Lot Width: Each lot in an LM - : Light Manufacturing District shall be no less than one-hundred (100) feet in width.
- C. Lot Depth: Each lot in an LM - : Light Manufacturing District shall have not less than one-hundred (100) feet of depth.
- D. Front Yard: Each lot in an LM - : Light Manufacturing District shall a front yard of not less than thirty-five (35) feet.
- E. Rear Yard: Each lot in an LM - : Light Manufacturing District shall have a rear yard of not less fifteen (15) feet.
- F. Side Yard: Each lot in an LM - : Light Manufacturing District shall have side yards of not less than thirty-five (35) feet.
- G. Lot Coverage: Impervious site cover on an LM - : Light Manufacturing District lot shall not exceed seventy-five percent (75%) of the lot area.
- H. Height: No structure on an LM - : Light Manufacturing District lot shall exceed thirty-five (35) feet.

Section 4.12 Planned Unit Development

4.05.01 Purpose: The Planned Unit Development (PUD) classification is an overlay designation to provide flexibility in planning for development of large projects which may include residential, office, and commercial land uses.

In many instances, the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot layout and design. The regulatory provisions of this classification are aimed at achieving the specific goals and objectives in the Hidalgo Comprehensive Plan: 2010.

The purposes of the PUD Classification are to:

- A. Establish a procedure for the development of larger parcels of land under unified control in order to reduce or eliminate the inflexibility that might otherwise result from strict application of land use standards and procedures designed primarily for individual lots;
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban development and the creation and improvement of common open space and pedestrian circulation, particularly in residential areas;
- C. Avoid monotony by allowing greater freedom in selecting the means to provide access, light, open space and amenities; and
- D. Provide for flexibility in the strict application of certain of the land use regulations and performance standards found in the base zoning districts to take advantage of special site characteristics, locations, or land uses.

- 4.12.02 Description: A Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay classification". In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district(s) in which the property is located. When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD overlay classification enables the developer of the tract to modify certain requirements as permitted by this section of the Ordinance, in concert with a documented plan that meets the regulations prescribed herein, and which has been reviewed and approved by both the Planning and Zoning Commission, and the Board of Aldermen.
- 4.12.03 PUD location and size: A PUD shall be permitted in any R-1, R-2, or R-3 NC, HC, or PS zone and shall be a minimum of two acres in size.
- 4.12.04 General Procedure: The procedures associated with the granting or denial of PUD classification shall conform to those procedures described in Article 3 of this Ordinance, and specifically Section 3.04 Conditional Use Permit Criteria and Procedures.
- 4.12.05 Specific Procedure:
- A. Permitted locations for PUDs: No new Planned Unit Development may be located outside of those sections of Hidalgo which do not have a full complement of urban infrastructure, including water, sanitary sewer, storm sewer, and paved streets. In addition, all Planned Unit Developments shall be located no more than one mile from a major arterial street as designated on the Hidalgo Comprehensive Plan: 2010. PUDs shall conform to all city ordinances and zoning requirements unless specifically excluded in this section.
 - B. Code Enforcement Officer Report: The code enforcement officer shall complete a written report advising the Planning and Zoning Commission of the impacts the proposed PUD would have on planning goals, utilities, taxes, emergency services, traffic, and all properties adjoining the subject site.
 - C. Criteria Used for Granting or Denying PUD Status: The criteria by which the proposed PUD development plan shall be judged shall include but shall not be limited to the following:
 - 1. Compatibility with surrounding land uses
 - 2. Setbacks
 - 3. Public access
 - 4. Drainage
 - 5. Traffic circulation and parking
 - 6. Screening
 - 7. Building heights
 - 8. Landscaping
 - 9. Lot coverage allowed
 - 10. Exterior lighting

11. Lot sizes
12. Signage
13. PUD land use composition
14. Other factors as determined significant by the Planning and Zoning Commission

4.12.06 PUD Development Plan Required: At the time the PUD classification application is filed, the applicant shall also file a development plan. A development plan shall include all proposed land uses (by type and acreage), residential density, lot areas, lot widths, lot depths, yard depths and widths, building heights, maximum allowable lot coverage, floor area ratios, parking, public access, landscaping, screening, signage, lighting, amenities, and project phasing (if applicable). It shall also include topography, existing streets, alleys and easements. All public improvements and on-site facilities shall also be identified. If a project is to be completed in phases, the applicant shall submit a development plan for the first phase, and all subsequent phases.

The PUD development plan shall include the following:

- A. A site inventory analysis showing existing vegetation, natural water courses or standing water, and any flood prone areas. This analysis shall include graphic and textual material illustrating how the development will affect any such natural features.
- B. A topographic contour map with intervals of no less than ten feet. Significant changes in topography and/or drainage shall be illustrated.
- C. A scale drawing not to exceed 36" x 48" showing any proposed public or private streets and alleys, lots, areas reserved as parks, playgrounds, utility easements, school sites, street changes, including the location and width of all curb cuts. The points of ingress and egress from existing streets shall be delineated. The location and description of existing and proposed utility services, including size of water and sewer mains shall be included. The drawing shall also indicate zoning designation of all abutting sites.
- D. A site plan for proposed buildings, their locations, and distances between buildings and property lines. This should also include an off-street parking plan.
- E. A landscape plan showing all vegetation to be included by key with a plant list.
- F. An architectural drawing with elevations of all uses.
- G. A signage plan if commercial activities will be incorporated into the plan.
- H. Any supplemental data describing standards, regulations, management associations, or other conditions pertinent to the development of the Planned Unit Development. All Planned Unit Developments approved in accordance with this section shall be referenced on the Official Zoning Map and a list of PUDs including their location and permitted uses shall be maintained in the city by the Code Enforcement Officer.

4.12.07 Waiver and Abandonment: The failure of a PUD classification permittee to substantively act on the development plan within a two (2) year period after such plan has been approved by the Board of Aldermen shall constitute waiver and abandonment of said plan. The Code Enforcement Officer shall give written notification of such impending waiver and abandonment to the permittee not less than thirty (30) days prior to such waiver and abandonment.

4.12.08 Regulations:

- A. Mixed-Use Permitted: Combinations of residential, office, and commercial land use activities shall be permitted under PUD classification. However, no more than thirty percent (30%) of any PUD shall be composed of commercial land use activities.
- B. Yard and Density Modifications: Lots and yards may be clustered provided overall dwelling unit density ratios are not greater than one hundred and twenty five percent (125%) of those associated with the largest residential district in which the PUD is located.
- C. Periphery Requirements: All PUDs shall establish a buffer strip not less than twenty (20) feet wide around the boundaries of the development to provide for a gradual transition between the PUD and adjoining land uses. In addition, where residential development occurs or a major thoroughfare is present, this buffer shall be landscaped and/or screened in accordance with the standards specified in Article 7 of this Ordinance.
- D. Parking Requirements: Parking area and number of spaces shall comply to regulations for the applicable use as prescribed in Article 6 of this Ordinance.

4.12.09 Provisions for PUD Maintenance:

- A. Creation of a Home Owner's or Business Owner's Association: The City of Hidalgo may at any time accept the dedication of land or any interest therein for public use and maintenance. The City may require the PUD developer to create a homeowner's association or a business owner's association to act as the owner and maintenance agent for PUD common open space areas.
- B. Failure to Maintain Common Areas:
 - 1. In the event that a homeowner's or business owner's association fails to maintain the PUD Common Open Space or fails to fulfill other conditions associated with the PUD designation, the City may serve written notice on the association, setting forth the manner in which the association has not fulfilled its responsibilities.
 - 2. Such a notice shall include a demand that the deficiencies be cured within a sixty (60) day period of time. If the deficiencies are not cured within this period, the City, in order to preserve the taxable values of the properties in both the

PUD area and surrounding environs, and to prevent the common open space from becoming a public nuisance, may enter upon the common open space, maintain it, and perform other related duties until such time as the association resumes its responsibilities. All costs incurred by the City in carrying out the obligations of the association shall be assessed against the properties within the PUD and a tax lien imposed on those same properties

C. Failure to Maintain Streets:

1. In the event that a homeowner's or business owner's association fails to maintain a private street of the PUD, the City may serve written notice on the association, setting forth the manner in which the association has not fulfilled its responsibilities.
2. Such a notice shall include a demand that the deficiencies be cured within a sixty day period of time. If the deficiencies are not cured within this period, the City, in order to preserve the taxable values of the properties in both the PUD area and surrounding environs, and to prevent the street from becoming a public nuisance, may deem the neglect to be a dedication of the street to public use.



Section 4.13

Lot Area & Standards Matrix

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Density	Minimum Front Yard	Minimum Year Yard	Minimum Side Yard	Maximum Lot Coverage	Maximum Structure Height
AR Agricultural/Residential	2 acres	200 feet	200 feet	1 dwelling per lot	50 feet	50 feet	25 feet	30%	45 feet
R-1 Single-Family Residential	5,000 square feet	50 feet	100 feet	1 dwelling per lot	15 feet	25 feet	10 feet	50%	35 feet
R-2 Multi-Family Residential	8,000 square feet	80 feet	100 feet	12 dwellings per acre	15 feet	25 feet	10 feet	50%	35 feet
R-3 Multi-Family Residential	10,000 square feet	100 feet	100 feet	16 dwellings per acre	25 feet	25 feet	25 feet	50%	35 feet
MH Manufactured Home	5,000 square feet	50 feet	100 feet	1 dwelling per lot	15 feet	25 feet	10 feet	50%	35 feet
NC Neighborhood Commercial	10,000 square feet	100 feet	115 feet	Not Applicable	25 feet	25 feet	15 feet	60%	35 feet
HC Highway Commercial	10,000 square feet	100 feet	125 feet	Not Applicable	25 feet	25 feet	15 feet	65%	35 feet
PS Planned Shopping	2 acres	200 feet	200 feet	Not Applicable	25 feet	25 feet	15 feet	65%	35 feet
AU Adult Use	10,000 square feet	100 feet	115 feet	Not Applicable	25 feet	25 feet	15 feet	60%	35 feet

Section 4.13

Lot Area & Standards Matrix

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Density	Minimum Front Yard	Minimum Year Yard	Minimum Side Yard	Maximum Lot Coverage	Maximum Structure Height
1 acre	100 feet	100 feet	Not Applicable	35 feet	25 feet	25 feet	70%	45 feet

LM
Light Manufacturing

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
Drive-ins (prepared food)								X	X		
Druggists							X	X	X		
Dry cleaners (pick-up only)							X	X	X		
Electrical equip. & supplies, retail								X	X		
Electrical equip. & supplies, wholesale								X			X
Electronic, retail: Sales & service								X	X		
Electronics manufacturer											X
Employment agencies						X		X	X		
Engine repair								X	C		X
Engineers						X		X	X		
Exterminators & pest control								X	X		
Fabric shops							X	X	X		
Farm	X										
Fish & seafood, retail							C	X	X		

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Accessory Buildings	X	X	X		X						
Accountants						X	X	X	X		
Advertising agencies						X	X	X	X		
Air compressors (commercial)								X			X
Air conditioning parts & service								X	X		X
Airline ticket agencies						X	X	X	X		
Alcoholic beverage (liquor) store								X	X		
Alterations, clothing							X	X	X		
Ambulance service							C	X	X		
Antique shops & dealers: Retail, Wholesale								X	X		X
Apartments				X & PUD				PUD	PUD		
Apartment rental agencies						X	X	X	X		
Appliance dealers								X	X		
Architects						X	X	X	X		

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Art galleries & dealers								X	X		
Artist Studios						X	X	X	X		
Arts & crafts supplies							X	X	X		
Attorneys						X	X	X	X		
Auction house								X	X		X
Auto body painting								X			X
Auto body repair								X			X
Auto clean-up & detail service								X	X		X
Auto dealers, new vehicles								X			
Auto dealers, used vehicles								X			
Auto engine repair								X	C		X
Auto muffler shop								X	X		
Auto parts and supplies								X	X		
Auto rental & leasing							X	X	X		

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
Auto seat covers, tops & upholstery								X	X		X
Auto service stations							X	X	X		
Auto wheel & brake service								X			
Auto wrecker service								X			
Auto undercoating & rust proofing								X			
Automatic teller machine							X	X	X		
Bait & tackle shops								X	X		
Bakers, retail							X	X	X		
Bakers, wholesale								X			X
Banks or financial services							C	X	X		
Barbers & beauty salons						X	X	X	X		
Bars								X	X	X	
Battery (Car and Boat) Shop								X			
Bed & breakfast	C	C									

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	Single Family Residential R-1	Multiple Family Residential R-2	Multiple Family Residential R-3	Manufactured Home MH	Professional Office PO	Neighborhood Commercial NC	Highway Commercial HC	Planned Shopping PS	Adult Uses AU	Light Manufacturing LM
Bicycle sales and service							X	X	X		
Billiard parlor								X	X	X	
Bingo parlor								X		X	X
Boat engine repair & service								X			X
Boat equipment & supplies								X	X		
Boat sales								X	X		X
Book dealers, retail							X	X	X	X	
Bowling alleys								X	X		
Building material sales								X	X		X
Cabinet makers & millwork shops								X			X
Cafes							C	X	X	X	
Candy & confection, retail							X	X	X		
Carpet & rug dealers								X	X		
Caterers							C	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Cellular communications tower											X
Cemetery or mausoleum	C	C									
Child care & day nurseries	C	C	C	C	C		X	X	X		
Chiropractors						X	X	X	X		
Church or place of worship							X	X	X		
Civic club or fraternal organization							X	X	X		
Clothing store							C	X	X		
Coin dealers								X	X		
Commercial garage								X	X		
Commercial parking lot								X	X		
Computer sales and services							X	X	X		
Condominium		PUD	PUD	PUD	PUD						
Contractors						X	X	X	X		
Convenience stores							X	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR Agricultural Residential	R-1 Single Family Residential	R-2 Multiple Family Residential	R-3 Multiple Family Residential	MH Manufactured Home	PO Professional Office	NC Neighborhood Commercial	HC Highway Commercial	PS Planned Shopping	AU Adult Uses	LM Light Manufacturing
Copy & duplicating services						X	X	X	X		
Dance halls								X	X	X	
Dance instruction						X	X	X	X		
Delivery services							X	X	X		
Dental laboratories						X	C	X			X
Dentists						X	X	X	X		
Department stores								X	X		
Dinner Theatre							C	X	X		
Discount stores								X	X		
Doctor's office						X	X	X	X		
Domestic animal grooming	C						X	X	X		
Domestic animal training schools	C						X	X	X		
Domestic waste recycling center											X
Dressmaking						X	X	X	X		

Section 4.14

ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	Single Family Residential	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	IM
	Agricultural Residential		Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing	
Drive-ins (prepared food)								X	X			
Druggists							X	X	X			
Dry cleaners (pick-up only)							X	X	X			
Electrical equip. & supplies, retail								X	X			
Electrical equip. & supplies, wholesale								X				X
Electronic, retail: Sales & service								X	X			
Electronics manufacturer												X
Employment agencies							X	X	X			
Engine repair								X	C			X
Engineers							X	X	X			
Exterminators & pest control								X	X			
Fabric shops							X	X	X			
Farm	X											
Fish & seafood, retail							C	X	X			

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ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Florists without greenhouses	X						X	X	X		
Florists with greenhouses	X						C	X	X		
Four-family residence				X & PUD							
Frozen food lockers								X			X
Furniture sales								X	X		
Funeral home, mortuary							C	X	X		
Game rooms & billiard parlors							X	X	X	X	
Gasoline service station							X	X	X		
Gift Shops							X	X	X		
Glass sales, tinting, & replacement								X	X		X
Golf course/Country club	X										
Gravestone/Tombstone sales	C							X	C		
Greenhouse	X										
Grocery & food stores							C	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR Agricultural Residential	R-1 Single Family Residential	R-2 Multiple Family Residential	R-3 Multiple Family Residential	MH Manufactured Home	PO Professional Office	NC Neighborhood Commercial	HC Highway Commercial	PS Planned Shopping	AU Adult Uses	LM Light Manufacturing
Group home			C	C							
Gunsmiths							C	X	X		X
Handicraft shop							X	X	X		
Hardware stores							X	X	X		
Health club							X	X	X		
Heavy machinery sales								X			X
Hospice Office						X	X	X	X		
Hospital							C	X			
Hotels & Motels								X	X		
Insurance agencies						X	X	X	X		
Interior decorators						X	X	X	X		
Janitorial services & supplies								X	X		
Jewelers, retail & repair								X	X		
Kennels, outdoor	X							X			

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Keys, lock & locksmiths							X	X	X		
Laundry, self service				X	X		X	X	X		
Lawn mowers, retail & repair							X	X	X		
Libraries				C			X	X	X		
Limousine service						X	X	X	X		
Liquor stores							X	X	X		
Lounges							X	X	X	X	
Lumber sales							X	X			
Machine shops & welding											X
Mailbox rentals							X	X	X		
Manufactured home					X						
Marriage & family counselors						X	X	X	X		
Medical clinics							X	X	X		
Medical emergency clinics								X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

	AR	Single Family Residential R-1	Multiple Family Residential R-2	Multiple Family Residential R-3	Manufactured Home MH	Professional Office PO	Neighborhood Commercial NC	Highway Commercial HC	Planned Shopping PS	Adult Uses AU	Light Manufacturing LM
Medical equipment & supplies								X	X		X
Monastery or convent	X										
Motion picture theatre							C	X	X	X	
Motorcycle sales & repair								X			
Museums							X	X	X		
Musical instrument dealers							X	X	X		
Needlework and materials							X	X	X		
Newsstands							X	X	X	X	
Notaries Public						X	X	X	X		
Nurseries	X						X	X	X		
Nursing homes							X	X	X		
Office buildings (multiple tenants)						X	X	X	X		
Office furniture & equipment								X	X		
Office supply stores							C	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

AR R-1 R-2 R-3 MH PO NC HC PS AU LM
 Agricultural Residential Single Family Residential Multiple Family Residential Multiple Family Residential Manufactured Home Professional Office Neighborhood Commercial Highway Commercial Planned Shopping Adult Uses Light Manufacturing

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
Optical goods and opticians							X	X	X		
Optometrists							X	X	X		
Paint stores, retail							X	X	X		
Pawnbrokers								X	X		
Personal care home for the aged (Assisted Living)				X & PUD			X & PUD	X & PUD	X & PUD		
Pet shops, indoor only							X	X	X		
Pharmacies							X	X	X		
Photo finishing, retail							X	X	X		
Photographic studio						X	X	X	X		
Physical fitness centers							X	X	X		
Physicians						X	X	X	X		
Picture frames and framing							X	X	X		
Plant sales,	X						X	X	X		
Private clubs (as per TABC)							X	X		X	

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Private schools							C	X	X		
Product assembly plants (manufacturing)											X
Psychologists & psychotherapists						X	X	X	X		
Public use (Governmental)	X	X	X	X	X	X	X	X	X	X	X
Pumps, industrial sales & service											X
Quick lube/oil change								X	X		
Radio communications equipment; retail	C					C		X	X		
Radio/television transmission tower (commercial) C								X			X
Real estate agents & brokers						X	X	X	X		
Recreational vehicle sales , rental & repair								X			X
Rental service stores (no heavy equip.)							C	X			
Rental service, commercial & industrial								X			X
Restaurants							X	X	X	X	
Restaurants (delivery & pick-up)							X	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Restaurant equipment & supplies								X			
Retirement center/community				X & PUD	X & PUD						
Satellite receiving antenna (commercial)	X					C	C	C	C		X
Secretarial & answering services						X	X	X	X		
Sexually oriented business										X	
Shoe repair							X	X	X		
Shopping centers							C	X	X		
Signs, manufacturing								X			X
Single family detached residence	X	X & PUD			X & PUD						
Single family attached residence			X & PUD	X & PUD							
Skating rinks								X	X		
Sporting goods								X	X		
Stables	X										
State Vehicle Inspection Center							X	X	X		

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ZONING DISTRICT MATRIX

X - Use permitted by right ■ C - Conditional Use Permit Required ■ PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Stationery stores							X	X	X		
Stocks and bonds brokers						X	X	X	X		
Storage, auto & boat								X			X
Swimming pool & spa sales & supplies								X	X		X
Tailor shop							X	X	X		
Taverns								X	X	X	
Telephone equipment & sales							X	X	X		
Tele-video production								X	X		
Theatre							X	X	X	X	
Tire dealers and service							C	X	X		
Title companies						X	X	X	X		
Town house				X							
Travel agencies						X	X	X	X		
Truck rental & leasing								X	X		X

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ZONING DISTRICT MATRIX

X - Use permitted by right C - Conditional Use Permit Required PUD - Planned Unit Development

	AR	R-1	R-2	R-3	MH	PO	NC	HC	PS	AU	LM
	Agricultural Residential	Single Family Residential	Multiple Family Residential	Multiple Family Residential	Manufactured Home	Professional Office	Neighborhood Commercial	Highway Commercial	Planned Shopping	Adult Uses	Light Manufacturing
Trucking company								X			X
Upholstery shop								X			X
Variety stores								X	X		
Veterinarians & animal hospitals	X						X	X	X		
Video rental stores							X	X	X	X	
Wallpapering & wall covering, retail							X	X	X		
Warehouse								X			X
Warehouses, office & mini								X			X
Welding shop								X			X
Wholesale services								X			X
Wood products manufacture											X
Woodwork shops for artisan crafts							C	X	X		
Zero lot-line homes		PUD	PUD	PUD	PUD	PUD		PUD	PUD		

ARTICLE 5: Special Use Regulations

ARTICLE 5

Special Use Regulations

Section 5.01 Purpose and Description

- 5.01.01 This article establishes regulations for certain land uses which are permitted in a given district, yet require additional regulations to ensure complete compatibility with surrounding land uses.

Section 5.02 Group Homes

- 5.02.01 Location: Group homes shall be permitted as a conditional use in R-2 Multi-Family Residential and R-3 Multi-Family Residential Districts.
- 5.02.02 Distance Requirement: A group home shall be located not less than one-thousand (1,000) lineal feet from any other group home or child care facility as measured from the nearest boundary of the sites on which they are located.
- 5.02.03 Parking Requirements: Parking shall be in accordance with Article 6, of this Ordinance.
- 5.02.04 Signs: Any sign associated with a group home shall be in accordance with Article 8, of this Ordinance.
- 5.02.05 Visual Compatibility: No structural alterations shall be permitted that will cause the group home to be substantially distinguishable from other surrounding residential properties.
- 5.02.06 Statutory Licensing Requirements: All group homes shall meet every State statutory licensing requirement.
- 5.02.07 Outside Lighting: All outside lighting shall meet the performance criteria established in Article 9, of this Ordinance.

Section 5.03 Home Occupations

- 5.03.01 Location: Home occupations shall be limited to AR Agricultural Residential, R-1 Single Family Residential and MH Manufactured Home districts.
- 5.03.02 No External Activities Permitted: All activities and storage associated with a home occupation shall be located within the associated residence.
- 5.03.03 Employment of Persons Outside of the Immediate Family: Employment shall be limited to one (1) person who is not a member of the immediate family residing on the premises.
- 5.03.04 Parking Requirements: Parking shall be in accordance with Article 6, of this Ordinance.
- 5.03.05 Signs: Any sign associated with a home occupation shall be in accordance with

Article 8, of this Ordinance.

- 5.03.06 Visual Compatibility: No structural alterations shall be permitted that will cause the home occupation to be substantially distinguishable from other surrounding residential properties.
- 5.03.07 Annual Licensing Required: All home occupations shall obtain annual operational licenses from the City of Hidalgo. Complaints from surrounding property owners during the course of any year shall be recorded and shall be reviewed by the Planning and Zoning Commission prior to the re-issuance of any operational license. Decisions of the Planning and Zoning Commission to renew or not to renew a home occupation operational license shall be appealable to the Board of Aldermen.
- 5.03.08 Performance Criteria: All home occupations shall meet the performance criteria established in Article 9, of this Ordinance.
- 5.03.09 No Commercial Vehicles Permitted: No commercial vehicles shall be permitted for delivery and pick-up services associated with a home occupation.
- 5.03.10 Land Uses Not Qualifying as Home Occupations: The following land use activities shall not be qualified as home occupations:
- A. Auto repair
 - B. Furniture upholstery, paint and finish striping, and repair
 - C. Welding services

Section 5.04 Child Care Facilities

- 5.04.01 Location: Child Care Facilities shall be permitted as a conditional use in AR Agricultural Residential, R-1 Single Family Residential, R-2 Multiple Family Residential, R-3 Multiple Family Residential, and MH Manufactured Home districts. Child care facilities shall be permitted as uses permitted by right in NC Neighborhood Commercial, HC Highway Commercial, and PS Planned Shopping districts.
- 5.04.02 Distance Requirement: In any residential district, a child care facility shall be located not less than one-thousand (1,000) lineal feet from any other child care facility or group home as measured from the nearest boundary of the sites on which they are located.
- 5.04.03 Parking Requirements: Parking shall be in accordance with Article 6, of this Ordinance.
- 5.04.04 Signs: Any sign associated with a child care facility shall be in accordance with Article 8, of this Ordinance.
- 5.04.05 Visual Compatibility: Within any residential district, no structural alterations shall be permitted that will cause the child care facility to be substantially distinguishable from other surrounding residential properties.
- 5.04.06 Statutory Licensing Requirements: All child care facilities shall meet every State

statutory licensing requirement.

- 5.04.07 Annual Licensing Required: All child care facilities located in residential districts shall obtain annual operational licenses from the City of Hidalgo. Complaints from surrounding property owners during the course of any year shall be recorded and shall be reviewed by the Planning and Zoning Commission prior to the re-issuance of any operational license. Decisions of the Planning and Zoning Commission to renew or not to renew a child care facility operational license shall be appealable to the Board of Aldermen.
- 5.04.08 Performance Criteria: All child care facilities shall meet the performance criteria established in Article 9, of this Ordinance.
- 5.04.09 Screening Required in Residential Districts. All outdoor play areas bordering residential property shall be screened by a solid, opaque fence, constructed and maintained in accordance with specifications provided by the Code Enforcement Officer.
- 5.04.10 Time of Operation Limits in Residential Districts: All child care facilities located in residential districts shall be limited to operating between the hours of 6:00 AM and 10:00 PM daily.

Section 5.05 Special Events

- 5.05.01 Location: Special events shall be located as a conditional use in AR Agricultural Residential, HC Highway Commercial, or PS Planned Shopping districts.
- 5.05.02 Duration and Time of Operation Limits: No special event may operate for more than seven (7) consecutive days. Special events may not operate before 7:00 AM nor after 10:00 PM daily.
- 5.05.03 Code Enforcement Officer to Specify Performance Criteria: The Code Enforcement Officer is authorized to ensure adequate parking, sanitary facilities, safety requirements, and other appropriate performance criteria for special events to protect the public health, safety, and general welfare.

Section 5.06 Adult Uses

- 5.06.01 Description: A number of findings from cities in Texas and other states (Detroit, Michigan; Renton, Washington, etc.) indicate that the concentration of certain Adult Use businesses or so-called "adult entertainment" businesses tends to result in the blighting and deterioration of areas of such concentration. Accordingly, it is necessary that these businesses be regulated so that they have the least negative impact on residential neighborhoods, educational institutions, religious institutions, and public facilities. This section of the Hidalgo Zoning Ordinance is a time, place, and manner ordinance aimed at controlling the proximity of such businesses to the neighborhoods and institutions cited above.
- 5.06.02 Uses Regulated: The following uses shall be controlled by this section of the Ordinance:

- A. Adult book store

- B. Adult motion picture theater
- C. Adult mini motion picture theater
- D. Adult Motels
- E. Cabarets
- F. Massage parlor
- G. Model studio

5.06.03 Proximity Limited: It shall be unlawful to hereafter establish any adult book store, adult motion picture theater, adult mini motion picture theater, adult motel, cabaret, massage parlor, model studio, or Adult Use, within one-thousand lineal (1,000) feet of any residential zoning district, lot containing a residence, dwelling or rooming unit; any public facility, public school building, church or house of worship, or any other adult use business.

5.06.04 Measurement: For the purposes of this section of the Ordinance, measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used for an Adult Use to the nearest property line of a residential, dwelling or rooming unit, a public school building, a church or house of worship, any other business regulated by this section of the Ordinance.

5.06.05 Operating Permit Required: The owner of an adult book store, adult motion picture theater, adult mini motion picture theater, adult motel, cabaret, massage parlor, model studio or Adult Use business, or his agent for the purpose of managing, controlling, or collecting rents, or any other person managing or controlling a building or premises, any part of which contains an activity listed above shall obtain an operating permit from the Code Enforcement Officer and provide the following information:

- A. The address of the premises.
- B. The name of the owner of the premises and names of the beneficial owners if the property is in a land trust.
- C. The address of the owner and the beneficial owners.
- D. The name of the business or the establishment subject to the provisions of this Ordinance.
- E. The name(s) of the owner, beneficial owner or the major stock holders of the business or the establishment subject to this Ordinance.
- F. The address of those persons named in paragraph E, above.
- G. The date of initiation of the Adult Use business use.
- H. The nature of the land use.
- I. If the premises or building is leased, a copy of the lease shall be attached to the registration form. It shall be unlawful for the owner or person in control of a property to establish or operate thereon or to permit any person to establish or operate an Adult Use business without first having properly obtained an operating permit. The owner, manager, or agent of a registered Adult Use shall display a copy of the permit approved by the Code Enforcement Officer in a conspicuous place on the premises.

5.06.06 Physical Contact Prohibited: It shall be unlawful for an entertainer in an Adult Use business to physically touch a patron.

5.06.07 Proof of Age Required: In order to insure that minors are not permitted access to

an Adult Use, it shall be the responsibility of the owner, lessee, and manager of any Adult Use to require proof of age identification of all patrons prior to admitting them to an Adult Use. No person below the age of eighteen (18) years of age shall be admitted to an adult use.

- 5.06.08 Clothing Requirements: No entertainer in a Adult Use business shall perform unless, at a minimum, that individual wears a "G-String".
- 5.06.09 Exterior Display: No Adult Use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" from any public way or from any property not registered as an Adult Use. This provision shall apply to any display, decoration, sign, show, window or other opening.



ARTICLE 6: Off-Street Parking

ARTICLE 6

Off-Street Parking, Loading, Ingress and Egress

Section 6.01 Off-Street Parking Requirements

- 6.01.01 Purpose: The Purpose of this section of the Ordinance is to regulate required off-street parking facilities. These regulations are designed to provide for the needs of each land use activity within the City of Hidalgo.
- 6.01.02 Applicability: These regulations shall be applied in any of the following circumstances:
- A. Any building, improvement, or use of land approved or erected after the effective date of this Ordinance, shall include the necessary off-street parking spaces that this section of the Ordinance requires.
 - B. Whenever any building, improvement, or use of land is proposed to be changed (whether or not the existing use is conforming), the provisions of this section of the Ordinance shall be met before such change is approved.
- 6.01.03 Minimum Number of Off-Street Spaces Require: All land use activities in Hidalgo shall be governed by the off-street parking requirements as described in TABLE 6-C, of this section of the Ordinance.
- 6.01.04 Shared Parking: Uses may join in establishing shared parking areas, provided that each of the following qualifications are met:
- A. Up to sixty percent (60%) of the parking spaces required for a cinema or other place of evening entertainment, and up to eighty 80% of the parking spaces required for a church, auditorium or similar uses, may be provided by or used jointly with banks, offices, or other similar uses not normally open, used, or operated during evening and weekend hours.
 - B. A written agreement assuring the joint usage of the shared parking spaces shall be drawn and executed by all parties concerned and shall be approved as to form by the City. Attorneys fees shall be paid for by the parties subject to the contract and shall not be paid for by Hidalgo.
 - C. The Planning and Zoning Commission shall specifically approve the shared parking plan.
 - D. The Board of Aldermen may rescind such approval and require additional spaces if the Board of Aldermen finds that such shared parking is inadequate or is resulting in a public nuisance adversely affecting the public health, safety, or welfare.
 - E. All off-site shared parking shall also be required to be in conformance with all of the provisions found in section 6.01.05 entitled "Proximity."

6.01.05 Proximity: An off-street parking lot shall be located within five hundred (500) feet of a pedestrian entrance for its associated land use, exclusive of street and alley widths, and shall have direct access to a street or an alley. It shall be located in a district with the same zoning classification for which it is intended to serve. It may not be located on a site which is zoned for residential use.

6.01.06 Off-Street Parking Dimensions: Parking spaces shall be designed and constructed on the basis of the following standards:

- A. Ninety (90) Degree Angle Parking: Each parking space shall be not less than ten (10) feet wide or less than nineteen (19) feet in length. Maneuvering space is additional to the parking space and shall be no less than twenty-four (24) feet perpendicular to the building or parking line.
- B. Sixty (60) Degree Angle Parking: Each parking space shall be not less than nine (9) feet wide or less than nineteen (19) feet in length. Maneuvering space is additional to the parking space and shall be no less than twenty (20) feet perpendicular to the building or parking line.
- C. Forty-Five (45) Degree Angle Parking: Each parking space shall be not less than nine (9) feet wide or less than sixteen (16) feet in length. Maneuvering space is additional to the parking space and shall be no less than twenty (20) feet perpendicular to the building or parking line.

6.01.07 Parking Area Standards:

- A. Surface and Drainage: All parking areas shall be hard, dust-free surfaces built in accordance with the Hidalgo municipal specifications provided by the City Engineer. In addition, all parking areas shall allow for sufficient drainage.
- B. Maintenance: All parking areas shall be continually maintained in a satisfactory condition so as to be safe and attractive and free of any hazard, nuisance, or other unsafe condition.
- C. Lighting: To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine intrusively on adjacent properties.
- D. Parking Space Identification Marking: Except for single family and two-family residential uses, parking spaces shall be permanently and clearly identified by stripes, bottons, tiles, curbs, barriers, or other approved methods. Impermanent marking, such as paint, shall be regularly maintained. If any space identification markings become worn or otherwise dysfunctional, it is the responsibility of the property owner to replace or repair the identifiers within thirty (30) days of notification of same by the Code Enforcement Officer.
- E. Headlight Beam Barriers: Whenever a parking lot is located across the street from or adjacent to residentially zoned property (whether or not residences have been built at the time the parking lot is constructed), a permanent natural or artificial solid barrier of not less than three (3) feet

and not more than four (4) feet above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

6.01.08 Planned Unit Development or Mixed-Use Developments: The minimum parking space requirement for planned unit development shall be calculated by the Planning and Zoning Commission as a regular function of the site plan review process. The Commission shall take into consideration the land uses proposed for the project and the normal parking requirements for such uses as shown on Table 6-C of this section of the Ordinance.

6.01.09 Parking Lot Design:

A. **Lighting:** All off-street parking areas for land uses permitted in districts other than AR, R-1, and R-2, and which are used after dark, shall be illuminated. Such illumination shall begin one-half (1/2) hour after sunset, and continue throughout the hours of use or until midnight, whichever is later.

B. **Accessibility:** All parking spaces shall be accessible at all times from a street, aisle, or driveway intended to serve such off-street parking.

6.01.10 Special Requirements for Automotive Retail Sales: Each new car lot and each used car lot or place of business for the sale of trucks or other motor vehicles existing or hereafter established shall be required to provide and conform to the following minimum standards and requirements:

A. The entire surface of the lot upon which such vehicles are displayed for sale shall be paved, and shall be graded to drain properly.

B. No vehicle displayed for sale upon a lot shall be parked within three (3) feet of the right-of-way line abutting public streets or other public property, or within three (3) feet of any private property line.

6.01.11 Requirements for Off-Street Physically Handicapped Parking: Spaces for the handicapped and physically impaired shall be provided in accordance with Federal and State laws.

6.01.12 Parking Area Structures: The following restrictions apply to any structure with parking on a level above the street level or for any parking areas

A. In all districts, above-grade parking structures shall conform to the height restrictions set forth in this Ordinance.

B. The distance from parking structure entry and exit points to a corner of a street intersection shall be no less than twenty (20) feet to minimize traffic interference.

C. Ramps shall not be constructed with slopes exceeding fifteen percent (15%) and single lane entrances shall not be less than twelve (12) feet wide at the street.

- D. A minimum of one (1) car length shall be provided between an exit control gate and the inside edge of a sidewalk to minimize conflicts between exiting cars and pedestrians.
- E. Parking structure facades shall be left at least fifty percent (50%) open and exposed, and interior light levels shall be maintained at ten (10) foot candles to enhance security. Full enclosure of any level of a parking structure may be permitted only if such structure has a fully equipped and operational sprinkler system and is mechanically ventilated.

6.01.13 Adjustments: For a use or a site subject to approval by the Planning Commission either as a Planned Unit Development, Mixed-Use Development or as a Conditional Use, the minimum requirements of this section may be adjusted in order to improve the safety, usability, efficiency, attractiveness, and protection to adjoining land uses in a manner equal to or greater than the specific requirements of this section of the Ordinance.

Section 6.02 Off-Street Loading and Storage Requirements

602.01 Purpose: The Purpose of this section of the Ordinance is to require the allocation of sufficient off-street/on-site loading facilities and storage space by business and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes.

6.02.02 Application:

- A. All retail, commercial, and industrial structures, or portions of such structures, shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or outside the building on the premises.
- B. Where such loading space is adjacent to a residential district, the space shall be enclosed and screened from such district on three (3) sides.
- C. Loading spaces shall have a minimum dimension of twelve (12) feet by thirty (30) feet, and shall not interfere with public right-of-way or emergency vehicle operations.

6.02.03 Number of Off-Street Loading Spaces or Berths Required: Off-Street loading shall be in conformance with the standards in Tables 6-A, and 6-B.

6.02.04 Location: All off-street loading spaces shall be located at the side or rear of the building. No loading space may be in a designated fire lane.

6.02.05 Surface and Drainage: All off-street loading areas shall be paved and sealed in accordance with the municipal specifications provided by the City Engineer. In addition, all loading areas shall allow for sufficient drainage.

6.02.06 Maintenance: All off-street loading areas shall be continually maintained in a satisfactory condition so as to be safe and attractive and free of any hazard, nuisance, or other unsafe condition.

TABLE 6-A

**Required Off-Street Loading Spaces for Retail,
Commercial, and Industrial Land Uses**

<u>Square Feet of Gross Floor Area</u>	<u>Minimum Required Spaces or Berths</u>
0 to 5,000	None
5,001 to 50,000	1
50,001 to 100,000	2
100,001 to 200,000	3
Each additional 100,000	1 additional

6.02.07 **Adjustments:** For a use or a site subject to approval by the Planning Commission either as a Planned Unit Development, Mixed-Use Development or as a Conditional Use, the minimum requirements of this section may be adjusted in order to improve the safety, efficiency, usability, attractiveness, and protection to adjoining land uses in a manner equal to or greater than the specific requirements of this section of the Ordinance.

TABLE 5-B

**Required Off-Street Loading Spaces
for Hotels, Office Buildings, Restaurants,
and Similar Establishments**

<u>Square Feet of Gross Floor Area</u>	<u>Minimum Required Spaces or Berths</u>
0 to 5,000	None
5,001 to 20,000	1
10,001 to 150,000	2
105,001 to 300,000	3
300,001 to 500,000	4
500,001 to 1,000,000	5
Each additional 100,000	1 additional

Section 6.03 Ingress and Egress Requirements for Parking Lots

6.03.01 Entrance and Exit Widths:

- A. One-Way Entrances and Exits: Drives shall be a minimum of twelve (12) feet wide and no greater than twenty-five (25) feet wide at the property line.
- B. Two-Way Entrances and Exits: Drives shall be a minimum of twenty-five (25) feet wide and no greater than forty-five (45) feet wide at the property line.

C. Curb Return Radii: Curb return radii shall be designed and constructed in accordance with the specifications provided by the Hidalgo City Code Enforcement Officer. Said specifications are incorporated as part of this Ordinance by this reference to them.

6.03.02 Public Safety: The Hidalgo City Engineer is empowered to regulate the number and location of ingress and egress points on a site in order to ensure public safety.

6.03.03 Relationship to Intersections: The minimum location of entrances and exits to parking lots shall not be less than twenty (20) feet from an intersection so as to minimize traffic interference.

6.03.04 Adjustments: For a use or a site subject to approval by the Planning Commission either as a Planned Unit Development, Mixed-Use Development or as a Conditional Use, the minimum requirements of this section may be adjusted in order to improve the safety, efficiency, usability, attractiveness, and protection to adjoining land uses in a manner equal to or greater than the specific requirements of this section of the Ordinance.



TABLE 6-C**Parking Area Requirements**

Accessory Buildings	Not applicable
Accountants	1 space per 300 square feet of gross floor area.
Advertising agencies	1 space per 300 square feet of gross floor area.
Air compressors	1 space per 300 square feet of gross floor area.
Air conditioning parts & service	1 space per 300 square feet of gross floor area.
Airline ticket agencies	1 space per 300 square feet of gross floor area.
Alcoholic beverage (liquor) store	1 space per 200 square feet of gross floor area.
Alterations, clothing	1 space per 300 square feet of gross floor area.
Ambulance service	1 space per 400 square feet of gross floor area.
Antique shops & dealers	1 space per 300 square feet of gross floor area.
Apartments	1.33 spaces per 1 bedroom units, 1.66 spaces per 2 bedroom units, 2 spaces per each 3 bedroom units, plus 15% of the total computed number for guest parking.
Apartment rental agencies	1 space per 300 square feet of gross floor area.
Appliance dealers	1 space per 200 square feet of gross floor area.
Architects	1 space per 300 square feet of gross floor area.
Art galleries & dealers	1 space per 300 square feet of gross floor area.
Artist Studios	1 space per 300 square feet of gross floor area.
Arts & crafts supplies	1 space per 300 square feet of gross floor area.
Attorneys	1 space per 300 square feet of gross floor area.
Auction house	1 space for every 4 seats
Auto body painting	1 space per 300 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Auto body repair	1 space per 300 square feet of gross floor area.
Auto clean-up & detail service	1 space per 300 square feet of gross floor area.
Auto dealers, new vehicles	1 space per 300 square feet of gross floor area plus 4 additional spaces per each service bay.
Auto dealers, used vehicles	
Auto engine repair	1 space per 300 square feet of gross floor area.
Auto muffler shop	1 space per 300 square feet of gross floor area.
Auto parts and supplies	1 space per 300 square feet of gross floor area.
Auto rental & leasing	1 space per 300 square feet of gross floor area.
Auto seat covers, tops & upholstery	1 space per 300 square feet of gross floor area.
Auto service stations	2 spaces per bay plus 2 stacking spaces per pump.
Auto wheel & brake service	1 space per 300 square feet of gross floor area.
Auto wrecker service	1 space per 300 square feet of gross floor area.
Auto undercoating & rust proofing	1 space per 300 square feet of gross floor area.
Automatic teller machine	2 spaces per walk-up and 2 stacking spaces per drive-up.
Bait & tackle shops	1 space per 300 square feet of gross floor area.
Bakers, retail	1 space per 300 square feet of gross floor area.
Bakers, wholesale	1 space per 300 square feet of gross floor area.
Banks or financial services	1 space per 400 square feet of gross floor area plus 8 stacking spaces per drive-up.
Barbers & beauty salons	1 space per 300 square feet of gross floor area.
Bars	1 space per 100 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Battery (Car and Boat) Shop	1 space per 300 square feet of gross floor area.
Bed & breakfast	1 spacer per bedroom.
Bicycle sales and service	1 space per 300 square feet of gross floor area.
Billiard parlor	1 space per 200 square feet of gross floor area.
Bingo parlor	1 space per every 4 seats.
Boat engine repair & service	1 space per 300 square feet of gross floor area.
Boat equipment & supplies	1 space per 300 square feet of gross floor area.
Boat sales	1 space per 300 square feet of gross floor area.
Book dealers, retail	1 space per 300 square feet of gross floor area.
Bowling alleys	1 space per 200 square feet of gross floor area.
Building material sales	1 space per 200 square feet of gross floor area.
Cabinet makers & millwork shops	1 space per 400 square feet of gross floor area.
Cafes	1 space per 100 square feet of gross floor area.
Candy & confection, retail	1 space per 300 square feet of gross floor area.
Carpet & rug dealers	1 space per 300 square feet of gross floor area.
Caterers	1 space per 100 square feet of gross floor area.
Cellular communications tower	1 service parking space.
Cemetery or mausoleum	1 space per every 50 grave sites.
Child care & day nurseries	1 space per 200 square feet of gross floor area.
Chiropractors	1 space per 300 square feet of gross floor area.
Church or place of worship	1 space per each 4 seats in the primary auditorium.

TABLE 6-C**Parking Area Requirements**

Civic club or fraternal organization	1 space per 200 square feet of gross floor area.
Clothing store	1 space per 300 square feet of gross floor area.
Coin dealers	1 space per 300 square feet of gross floor area.
Commercial garage	2 spaces per each service stall.
Commercial parking lot	Not applicable.
Computer sales and services	1 space per 300 square feet of gross floor area.
Condominium	1.33 spaces per 1 bedroom units, 1.66 spaces per 2 bedroom units, 2 spaces per each 3 bedroom units, plus 15% of the total computed number for guest parking.
Contractors	1 space per 300 square feet of gross floor area.
Convenience stores	1 space per 200 square feet of gross floor area.
Copy & duplicating services	1 space per 200 square feet of gross floor area.
Dance halls	1 space per 100 square feet of gross floor area.
Dance instruction	1 space per 300 square feet of gross floor area.
Delivery services	1 space per 300 square feet of gross floor area.
Dental laboratories	1 space per 400 square feet of gross floor area.
Dentists	1 space per 300 square feet of gross floor area.
Department stores	1 space per 200 square feet of gross floor area.
Dinner Theatre	1 space per 100 square feet of gross floor area.
Discount stores	1 space per 300 square feet of gross floor area.
Doctor's office	1 space per 300 square feet of gross floor area.
Domestic animal grooming	1 space per 300 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Domestic animal training schools	1 space per 300 square feet of gross floor area.
Domestic waste recycling center	1 space per employee plus 2 stacking spaces.
Dressmaking	1 space per 300 square feet of gross floor area.
Drive-ins (prepared food)	1 space per 100 square feet of gross floor area.
Druggists	1 space per 300 square feet of gross floor area.
Dry cleaners (pick-up only)	1 space per 300 square feet of gross floor area plus 2 stacking spaces per drive-up.
Electrical equip. & supplies, retail	1 space per 300 square feet of gross floor area.
Electrical equip. & supplies, whole.	1 space per 300 square feet of gross floor area.
Electronic, retail: Sales & service	1 space per 300 square feet of gross floor area.
Electronics manufacturer	1 space per every 2 employees.
Employment agencies	1 space per 300 square feet of gross floor area.
Engine repair	1 space per 300 square feet of gross floor area.
Engineers	1 space per 300 square feet of gross floor area.
Exterminators & pest control	1 space per 300 square feet of gross floor area.
Fabric shops	1 space per 300 square feet of gross floor area.
Farm	2 spaces.
Fish & seafood, retail	1 space per 300 square feet of gross floor area.
Florists without greenhouses	1 space per 300 square feet of gross floor area.
Florists with greenhouses	1 space per 300 square feet of gross floor area.
Four-family residence	Please see "Apartments" above.

TABLE 6-C**Parking Area Requirements**

Frozen food lockers	1 space per 300 square feet of gross floor area.
Furniture sales	1 space per 300 square feet of gross floor area.
Funeral home, mortuary	1 space per 200 square feet of gross floor area.
Game rooms & billiard parlors	1 space per 100 square feet of gross floor area.
Gasoline service station	3 spaces per bay plus 2 stacking spaces per pump.
Gift Shops	1 space per 300 square feet of gross floor area.
Glass sales, tinting, & replacement	1 space per 300 square feet of gross floor area.
Golf course/Country club	As determined by the Planning and Zoning Commission after site plan review.
Gravestone/Tombstone sales	1 space per 300 square feet of gross floor area.
Greenhouse	1 space per 300 square feet of gross floor area.
Grocery & food stores	1 space per 200 square feet of gross floor area.
Group home	1 space per every 2 residents.
Gunsmiths	1 space per 300 square feet of gross floor area.
Handicraft shop	1 space per 300 square feet of gross floor area.
Hardware stores	1 space per 300 square feet of gross floor area.
Health club	1 space per 200 square feet of gross floor area.
Heavy machinery sales	1 space per 600 square feet of gross floor area.
Hospice	1 space per bed.
Hospital	1 space per bed.
Hotels & Motels	1.5 spaces per room.

TABLE 6-C**Parking Area Requirements**

Insurance agencies	1 space per 300 square feet of gross floor area.
Interior decorators	1 space per 300 square feet of gross floor area.
Janitorial services & supplies	1 space per 300 square feet of gross floor area.
Jewelers, retail & repair	1 space per 300 square feet of gross floor area.
Kennels, outdoor	1 space per 300 square feet of gross floor area.
Keys, lock & locksmiths	1 space per 300 square feet of gross floor area.
Laundry, self service	1 space per 300 square feet of gross floor area.
Lawn mowers, retail & repair	1 space per 300 square feet of gross floor area.
Libraries	1 space per 300 square feet of gross floor area.
Limousine service	1 space per each 2 employees.
Liquor stores	1 space per 300 square feet of gross floor area.
Lounges	1 space per 100 square feet of gross floor area.
Lumber sales	1 space per 300 square feet of gross floor area.
Machine shops & welding	1 space per 300 square feet of gross floor area.
Mailbox rentals	1 space per 300 square feet of gross floor area.
Manufactured home	2 spaces.
Marriage & family counselors	1 space per 300 square feet of gross floor area.
Medical clinics	1 space per 300 square feet of gross floor area.
Medical emergency clinics	1 space per 300 square feet of gross floor area.
Medical equipment & supplies	1 space per 300 square feet of gross floor area.
Mobile home	2 spaces.

TABLE 6-C**Parking Area Requirements**

Mobile home park	2 spaces per pad or dwelling unit space.
Monastery or convent	1 space per every 2 residents.
Motion picture theatre	1 space per every 3 seats.
Motorcycle sales & repair	1 space per 300 square feet of gross floor area.
Museums	1 space per 300 square feet of gross floor area.
Musical instrument dealers	1 space per 300 square feet of gross floor area.
Needlework and materials	1 space per 300 square feet of gross floor area.
Newsstands	1 space per 300 square feet of gross floor area.
Notaries Public	1 space per 300 square feet of gross floor area.
Nurseries without greenhouses	1 space per 300 square feet of gross floor area.
Nurseries with greenhouses	1 space per 300 square feet of gross floor area.
Nursing homes	1 space per every 5 beds.
Office buildings (multiple tenants)	1 space per 300 square feet of gross floor area.
Office furniture & equipment	1 space per 300 square feet of gross floor area.
Office supply stores	1 space per 300 square feet of gross floor area.
Optical goods and opticians	1 space per 300 square feet of gross floor area.
Optometrists	1 space per 300 square feet of gross floor area.
Paint stores, retail	1 space per 300 square feet of gross floor area.
Pawnbrokers	1 space per 300 square feet of gross floor area.
Personal care home (Assisted Living)	1 space per every 5 beds.
Pet shops, indoor only	1 space per 300 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Pharmacies	1 space per 300 square feet of gross floor area.
Photo finishing, retail	1 space per 300 square feet of gross floor area.
Photographic studio	1 space per 300 square feet of gross floor area.
Physical fitness centers	1 space per 300 square feet of gross floor area.
Physicians	1 space per 300 square feet of gross floor area.
Picture frames and framing	1 space per 300 square feet of gross floor area.
Plant sales, indoor only	1 space per 300 square feet of gross floor area.
Private clubs (as per TABC)	1 space per 100 square feet of gross floor area.
Private schools	As designated by the Planning and Zoning Commission.
Product assembly plants	1 space per each 2 employees.
Psychologists & psychotherapists	1 space per 300 square feet of gross floor area.
Public use (Governmental)	1 space per every 2 employees.
Pumps, industrial sales & service	1 space per 300 square feet of gross floor area.
Quick lube/oil change	1 space per bay plus 2 stacking spaces per bay.
Radio communications equip.; retail	1 space per 300 square feet of gross floor area.
Radio/television tower (commercial)	2 service spaces.
Real estate agents & brokers	1 space per 300 square feet of gross floor area.
Rec. vehicle sales , rental & repair	1 space per 300 square feet of gross floor area.
Rental service stores (no heavy equip.)	1 space per 300 square feet of gross floor area.
Rental service, comm. & industrial	1 space per 300 square feet of gross floor area.
Restaurants	1 space per 100 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Restaurants (delivery & pick-up)	1 space per employee plus 4 stacking spaces per drive up window.
Restaurant equipment & supplies	1 space per 300 square feet of gross floor area.
Retirement center/community	1.5 spaces per dwelling unit.
Satellite receiving ant. (commercial)	1 service space.
Secretarial & answering services	1 space per 300 square feet of gross floor area.
Sexually oriented business	1 space per 100 square feet of gross floor area.
Shoe repair	1 space per 300 square feet of gross floor area.
Shopping centers	1 space per 300 square feet of gross floor area.
Signs, manufacturing	1 space per 300 square feet of gross floor area.
Single family detached residence	2 spaces.
Single family attached residence	2 spaces.
Skating rinks	1 space per 200 square feet of gross floor area.
Sporting goods	1 space per 300 square feet of gross floor area.
Stables	1 space per every 4 stalls.
State Vehicle Inspection Center	1 space per bay plus 2 stacking spaces per bay.
Stationery stores	1 space per 300 square feet of gross floor area.
Stocks and bonds brokers	1 space per 300 square feet of gross floor area.
Storage, auto & boat	1 space per 600 square feet of gross floor area.
Swim. pool & spa sales & supplies	1 space per 300 square feet of gross floor area.
Tailor shop	1 space per 300 square feet of gross floor area.

TABLE 6-C**Parking Area Requirements**

Taverns	1 space per 100 square feet of gross floor area.
Telephone equipment & sales	1 space per 300 square feet of gross floor area.
Tele-video production	1 space per 500 square feet of gross floor area.
Theatre	1 space per every 3 seats.
Tire dealers and service	1 space per 300 square feet of gross floor area.
Title companies	1 space per 300 square feet of gross floor area.
Town house	2 spaces
Travel agencies	1 space per 300 square feet of gross floor area.
Truck rental & leasing	1 space per every 2 employees.
Trucking company	1 space per 300 square feet of gross floor area.
Upholstery shop	1 space per 300 square feet of gross floor area.
Variety stores	1 space per 300 square feet of gross floor area.
Veterinarians & animal hospitals	1 space per 300 square feet of gross floor area.
Video rental stores	1 space per 300 square feet of gross floor area.
Wallpapering & wall covering, retail	1 space per 300 square feet of gross floor area.
Warehouse	1 space per 400 square feet of gross floor area.
Warehouses, office & mini	1 space per 400 square feet of gross floor area.
Welding shop	1 space per 300 square feet of gross floor area.
Wholesale services	1 space per every 2 employees.
Wood products manufacture	1 space per 400 square feet of gross floor area.
Woodwork shops for artisan crafts	1 space per 400 square feet of gross floor area.

ARTICLE 7: Landscaping Requirements

ARTICLE 7

Landscaping

Section 7.01 Purpose

It is the intent of this Section of the Zoning Ordinance to establish minimum standards for the provision, installation, and maintenance of landscape materials in parking areas, in order to provide for the orderly, safe, and environmentally sound development of land located within the corporate limits of City of Hidalgo, thereby promoting the health, safety, and general welfare of the community. The regulations contained herein are necessary to enhance the community's aesthetic, environmental, and economic structures, as well as to insure safety in parking areas. This Ordinance recognizes that through the use of landscaping it is possible to improve the appearance of all areas by incorporating open space into site development in ways that harmonize and enhance the natural and built environments. It is also recognized that it is possible to improve environmental quality through the numerous beneficial effects of landscaping, including the following:

- A. The improvement of air and water quality is achieved through such natural processes as photosynthesis and mineral uptake.
- B. The use of trees and other plants reduces erosion by the binding of soil particles with their roots, thus holding the soil together against the effects of wind and water. When development increases the amount of impervious surface on a site, it greatly increases water flow across exposed soils, causing serious water pollution problems. Vegetation slows this runoff by acting as a sponge, gradually releasing rain. This retention process improves water quality and reduces the need for engineered drainage solutions.
- C. Vegetation reduces and/or reverses air, noise, heat, and chemical pollution through the biological filtering capacities of trees and other vegetation.
- D. Landscaping reduces hot air temperatures caused by paved surfaces and automobiles through the process of transpiration associated with green material. Vegetation also helps promote energy conservation through the creation of shade, reducing heat gain in or on buildings or paved areas.
- E. The use of landscaping provisions also enhances the safety of parking lots by guiding the circulation of cars and people and by insuring that the driver's vision is unobstructed.
- F. The regulations contained in this Article of the Zoning Ordinance are aimed at achieving the goals, objectives, and policies, contained in the Hidalgo Comprehensive Plan.

Section 7.02 Application

This Article of the Zoning Ordinance shall apply to new non-residential property development occurring in any R-3 Multi-Family Residential, NC Neighborhood Commercial, HC Highway Commercial, PS Planned Shopping, AU Adult Use, or LM Light Manufacturing Zoning District. All developed property in such districts which does not comply with the provisions of this Article on the effective date of the adoption of this Ordinance shall be considered non-conforming and shall be allowed to continue to operate until such time as a building permit is granted to reconstruct or enlarge a structure on such property to an extent exceeding fifty (50) percent of the

current replacement cost of such structure. At that time, the provisions of this Article shall apply, and said areas shall be brought into compliance. Any change in ownership, occupancy, or name shall require the above referenced non-conforming properties to be brought into compliance with this Ordinance.

Section 7.03 Separation of Street Right-of-Way and Parking Areas

A raised island, not less than six (6) inches in height, shall separate street right-of-way from parking areas. The minimum width of an island shall be four and one-half (4.5) feet, and shall be employed in one of the following options.

- A. Option 1: This option consists of a minimum six (6) foot wide landscaped strip with a minimum of one (1) tree and eight (8) shrubs per thirty (30) lineal feet of street footage, excluding driveway openings.
- B. Option 2: This option consists of an earth berm with plant cover, and additionally planted with a minimum of one (1) tree and five shrubs per thirty (30) lineal feet. The berm shall be no less than two (2) feet higher than the finished elevation of the parking area. The slope of the berm shall not exceed a ratio of 1:3, or one foot vertical rise for every three feet horizontal distance.
- C. Option 3: This option consists of a planted landscaped strip with a minimum of one (1) tree per thirty (30) lineal feet, excluding driveway openings. A wall shall be placed abutting the parking area and shall be a minimum of three (3) feet in height. The wall shall be of brick, stone, stucco, finished concrete, or shall be constructed with materials compatible with the principle building. In order to break up the monotony of a wall, one (1) shrub or vine shall be planted within each ten (10) feet along the street side of the wall or if they are planted on the parking area side, be of sufficient height at the time of planting to be readily visible over the top of the wall

Section 7.04 Minimum Requirements for Interior Parking Lot Landscaping

Landscaping areas shall be provided for interior vehicular use areas so as to provide visual and thermal relief from broad expanses of pavement and to channel and define logical areas for pedestrian and vehicular circulation.

- A. Single row parking areas: A raised island, not less than six (6) inches in height, four and one-half (4.5) feet in width, and eighteen (18) feet in length, shall be located at both ends of every single parking row, regardless of the length of the row. The island shall contain no less than one tree and shall not contain any impervious surfaces.
- B. Double parking rows: A raised island, not less than six (6) inches in height, four and one-half (4.5) feet in width, and thirty five (35) feet in length, shall be located at the end of each row, regardless of the length of each row. The raised island shall contain at least two (2) trees and shall not contain any impervious surfaces.

Section 7.05 Minimum Requirements for Parking Area Perimeter Landscaping

Perimeter landscape requirements help define parking areas and prevent two adjacent lots from becoming one large expanse of paving. Every site covered by the terms of this Ordinance shall provide a perimeter landscape strip to separate parking areas from adjoining land uses. Said perimeter island shall be not less than six (6) inches in height and three (3) feet in width.

Section 7.06 Required Landscaping Plan and Plan Review Procedure

7.06.01 Districts Where Applied: Any individual seeking a building permit to place a structure or structures in any R-3 Multi-Family Residential, NC Neighborhood Commercial, HC Highway Commercial, PS Planned Shopping, AU Adult Use, or LM Light Manufacturing Zoning District shall submit a parking landscaping plan to the Chair of the Planning and Zoning Commission or his/her representative. The parking landscaping plan shall contain the following information:

- A. The date, scale, north arrow, title and name of owner;
- B. An accurate 1" = 20' or larger scale site plan of the lot(s) with boundary lines and dimensions;
- C. Total area of the lot(s) and computations of required landscaped areas;
- D. Existing and proposed utility lines, both overhead and underground, and easements on or adjacent to the lot(s);
- E. Existing and proposed paving and structures with respective heights;
- F. The location, size, and the common and scientific names of landscaping which is to be installed and maintained on the site;
- G. An indication of the current zoning and land use on surrounding properties;
- H. Any factors which may affect the practical application of this Ordinance, such as significant topographical features, water courses, and bodies of water, etc.

7.06.02 Notification To Applicant: The applicant shall be notified of the date, time, and place for the review of the plan by the Planning & Zoning Commission. The Planning & Zoning Commission shall hold a public hearing to review the plan within seven (7) days after the application has been filed. Failure of the Planning & Zoning Commission to act within this time period constitutes approval of the plan.

7.06.03 Record of Deliberations: The deliberations of the Planning & Zoning Commission shall be recorded and filed in the Office of the Code Enforcement Officer. The Commission shall approve, approve conditionally, or reject the landscaping plan. No building permit shall be issued in the absence of an approved landscaping plan.

7.06.04 Notification of Decision: A copy of the Planning & Zoning Commission's decision and the reasons supporting said decision shall be sent by the Code Enforcement Officer to the Applicant. The Planning & Zoning Commission may recommend the imposition of needed conditions associated with the plan in order to protect the public health, safety, and general welfare.

Section 7.07 Plant Material Minimums and Credit Value for Trees

7.07.01 Ten Percent Minimum: A minimum of ten (10) percent of the total gross area of

any site covered by the terms of this Article shall be devoted to landscape development. Not more than thirty (30) percent of the area landscaping requirements of this Article shall be located in the rear yard of a site.

7.07.02 General Location of Landscaping: If the paved surface equals or exceeds five (5) percent of the total developed site area, fifty (50) percent of the required landscape area shall be located within the paved surface area, or within ten (10) feet of the edge of the paved surface area. If the area of the paved surface is less than five (5) percent of the total developed site area, then for each square foot of paved area, one square foot of the required landscape area shall be located within the paved surface area or within ten (10) feet of the edge of the paved surface area.

7.07.04 Parking Lots Equal to or Larger than 10,000 Square Feet: A separate landscaped area of an additional one hundred (100) square feet in size shall be required for each ten thousand (10,000) square feet of paved surface area or major fraction thereof, for parking lots with an area equal to or greater than ten thousand (10,000) square feet in area. Said additional separate landscaping shall be reasonably distributed within the paved surface area so as to fulfill the objectives of this Article.

A. Credit for Plant Materials and Their Values: Trees which are newly planted shall receive credit against the landscape area requirements according to the following schedule, but in no case shall the credit for trees exceed fifty (50) percent of the landscape area requirements.

12 Inch + Each tree greater than twelve (12) inches in caliper shall receive a credit of two hundred (200) square feet which may be deducted from the total landscaping requirement.

6 Inch + Each tree greater than six (6) inches in caliper shall receive a credit of one hundred (100) square feet which may be deducted from the total landscaping requirement.

3 Inch + Each tree greater than three (3) inches in caliper shall receive a credit of fifty (50) square feet which may be deducted from the total landscaping.

Section 7.08 Plant Quality and Maintenance Requirements

7.08.01 Type of Plant Material Permitted: Plant materials used in conformance with provisions of this Ordinance shall consist of the following: turf, grass, shrubs, vines, hedges and trees. Please see the list of suggested plant materials in Section 7.07, of this Article.

7.08.02 Healthy Plants Required: All landscaping shall be done with healthy plants and installed in a sound workman-like manner and according to accepted good planting procedures. Landscaped areas shall be planned with consideration for the protection of plants from vehicular encroachment. The Code Enforcement Officer shall inspect all landscaping and no certificate of occupancy shall be issued unless the landscaping meets the requirements of this Ordinance.

7.08.03 Plant Maintenance: The owner of a site, or his agent, or tenant shall be responsible for the maintenance of all landscaping. Plants shall be maintained in good

condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. Any plant used for credit must be replaced in case of freeze or damage.

7.08.04 Treatment or Removal - Disease or Pests: Upon direction of the Code Enforcement Officer, property owners may be required to treat and/or remove trees suffering from transmittable diseases or pests or allow the City to do so. If removal is done by the City, the actual costs shall be charged to the property owner.

7.08.05 Removal - Safety or Property Damage: The Code Enforcement Officer may require the removal of a tree, part of a tree, or any other vegetation that may be:

- A. In danger of falling and injuring persons or damaging property not located on the owner's property;
- B. Within or overhanging a public right-of-way or easement;
- C. Creating a traffic hazard or visibility hazard for traffic on a public street.

Section 7.09 Screening Requirements to Protect Residential Neighborhoods

7.09.01 Screening Required: Any R-3 Multi-Family Residential, NC Neighborhood Commercial, HC Highway Commercial, PS Planned Shopping E Entertainment, AU Adult Use, or LM Light Manufacturing zoned site which abuts a residential zoning district shall be required to provide a dense, landscape screen or an approved fence. If the owner of the non-residential property wishes to construct a fence in lieu of using plant material for screening purposes, the fence shall be constructed in accordance with the terms of this Ordinance.

7.09.02 Landscape Screens: All plant materials used for landscape screens shall be planted in a dense pattern and shall, upon reaching maturity, be not less than six (6) feet in height. The appropriateness of plant materials for landscape screens shall be determined by the Code Enforcement Officer. Landscape screening shall be installed at the same time as the building construction. Trees or shrubs if used for such screening shall be considered as a part of the required ten (10) percent landscaping.

7.09.03 Fences: A fence shall be a minimum of six (6) feet in height from the grade level. The fence may be either of masonry construction or a cedar style privacy fence with the finish side facing the residential parcels. Chain link fencing shall not qualify for purposes of meeting the requirements of this Article.

7.09.04 Fence Location and Maintenance: When the construction of a screening fence is required, it shall be located along those portions of the rear or side lot lines that abut any residential district. The construction of a screening fence shall also be required to screen from public view any trash or storage area in conjunction with such use. When a screening fence is required, the fence shall not project into any required setbacks as set out in the zoning Ordinances. The owner of a lot on which screening is required shall maintain said screening (fence or landscaping) so that it will at all times meet the requirements established above.

Section 7.10 Enforcement

- 7.10.01 Landscaping to Follow Plan: All landscaping shall be installed in accordance with the approved landscape plan before a certificate of occupancy is issued or regular use of the property is permitted.
- 7.10.02 Temporary Certificate of Occupancy Permitted: If the required landscaping is not in place at the time the application for a certificate of occupancy is submitted, the Code Enforcement Officer may issue a temporary certificate of occupancy when demonstrated extenuating circumstances prevent the installation of landscape improvements within the specified time-frame. The owner of such property shall have a period of ninety (90) days to provide the necessary landscaping to meet the requirements of this Ordinance.
- 7.10.03 Site Monitoring: The Code Enforcement Officer or a representative shall revisit each site no sooner than nine (9) months and no later than twelve (12) months after issuance of the certificate of occupancy to ensure compliance with these landscaping requirements.
- 7.10.04 Maintenance Agreement: At the time of application, the owner shall agree, and does by his/her application agree, that he/she shall maintain all required landscaping.
- 7.10.05 Failure to Comply a Violation: It shall constitute a violation of this Ordinance for any person to fail to install the landscaping required herein, to fail to permanently maintain such landscaping, or to fail to comply with any other provision of this Ordinance.

Section 7.11 Suggested Plants

The Code Enforcement Officer shall maintain a list of suggested plant materials for use in Hidalgo. This list shall be furnished to the public upon request. These plants shall be classified for local desirability according to soils adaptability, the amount of litter they produce, their ability to withstand prevailing winds, and their compatibility with overhead and underground utilities:



ARTICLE 8: Sign Control

ARTICLE 8

Signs

Section 8.01 Purpose and Description

8.01.01 The purpose of these sign regulations is to encourage the effective use of signs as a means of communication in the City of Hidalgo; to maintain and enhance the aesthetic environment and Hidalgo's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of community standards. These regulations are aimed at achieving the goals, objectives, and policies enumerated in the *Hidalgo Comprehensive Plan: 2010*. This Ordinance is adopted in conformance with Title 7, Chapter 216, of the Texas Local Government Code.

Section 8.02 Application and Effect

8.02.01. Use of Signs Regulated: A sign may not be erected, placed, established, painted, created, or maintained in Hidalgo unless such action is in conformance with the standards, procedures, exemptions and other requirements of this Ordinance.

8.02.02 Registration Required: Not later than one-hundred and eighty (180) days after the effective date of this ordinance, each owner of property located within the City shall register all signs located on such property. The Code Enforcement Officer is authorized to waive such registration where the terms of this Ordinance do not apply. The registration shall be on a form provided by the Code Enforcement Officer. Registration of a sign shall be valid for a period of four (4) years from the date of registration and may be renewed by the City for an additional period not to exceed four (4) years.

8.02.03 Categorization: Conforming, Legally Nonconforming, and Illegal Signs:

- A. Signs built and maintained in accordance with the terms of this Ordinance shall be categorized as conforming.
- B. Signs existing on the effective date of the adoption of this Ordinance which are not in conformance with the Ordinance but which are registered in accordance with the terms of this Ordinance shall be categorized as legally nonconforming.
- C. Signs existing on the effective date of the adoption of this Ordinance which are not registered in accordance with the terms of this Ordinance shall be categorized as illegal.

Section 8.03 Certain Signs Prohibited

8.03.01. The following signs shall be prohibited in the City of Hidalgo:

- A. Airborne signs
- B. Illegal signs as defined by the terms of Section 8.02.02, above, or any other

sign constructed after the enactment of this Ordinance and which is not in compliance with the terms of this Ordinance.

- C. Moving, swinging, flashing signs
- D. Off-premises signs
- E. Portable signs, except those used for temporary purposes as authorized by this Ordinance.
- F. Roof signs
- G. Sidewalk sandwich signs
- H. Snipe signs

Section 8.04 Procedure

8.04.01 Review by the CAB and P&ZC: Except as otherwise provided herein, it shall be unlawful for any person to erect, alter, or relocate within the City any sign, as defined herein, without complying with the following requirements:

- A. Review of the proposed erection, alteration, or relocation of a sign(s) by the Community Appearance Board.
- B. Review and approval of the proposed erection, alteration, or relocation of a sign(s) by the Planning and Zoning Commission.

8.05.02 Sign Approval Procedure:

- A. A sign permit application shall be obtained from the Code Enforcement Officer.
- B. A sign permit application shall be properly completed and returned to the Code Enforcement Officer.
- C. The Code Enforcement Officer shall review the sign permit application and, if the application has been properly completed, shall refer the application, signed and dated, to the Community Appearance Board.
- D. The Community Appearance Board shall review the application at a public hearing. The Community Appearance board shall submit a written report to the Planning and Zoning Commission recommending approval, approval with conditions, or denial of the proposed erection, alteration, or relocation of a sign(s).
- E. The Planning and Zoning Commission shall take no action on a sign permit application until it has received a written report from the Community Appearance Board. The failure of the Community Appearance Board to submit its written report to the Planning and Zoning Commission within thirty (30) days after receiving the sign permit application shall constitute a recommendation for approval of the sign permit application.

- F. The Planning and Zoning Commission shall consider the sign permit application at its next regularly scheduled public meeting; and the applicant shall be notified of the time and place of said meeting, and shall be invited to attend. Among other factors, the Planning and Zoning Commission shall review the location, number, size, height, lighting, landscaping, form, color, character, and materials of all signs required under this Ordinance to obtain approval. The Commission shall determine that all signs requiring approval under this ordinance are in conformance with this Ordinance and are in harmony with the character of the City. In no instance shall the Planning and Zoning Commission's decision be based in whole or in part on the content or message of a sign.
- G. The Planning and Zoning Commission shall approve, approve subject to specified written conditions, or reject the sign permit application based upon its conformance with the provisions of this Ordinance.
- H. A written copy of the Planning and Zoning Commission's decision shall be maintained by the Code Enforcement Officer and a copy of said decision shall be sent to the sign permit applicant.
- I. Approval of the sign permit application by the Planning and Zoning Commission shall constitute authorization for the erection, alteration, or relocation of the sign(s). Each approved sign shall have a registration number assigned by the City and affixed to it which evidences the conformance of such sign to the terms of this Ordinance.
- J. Appeals from decisions of the Planning and Zoning Commission shall be to a court of record.

Section 8.05 Sign Types Permitted

8.05.01 The following sign types shall be permitted under the provisions of this Ordinance:

- A. Residential signs
 - 1. Residential nameplate signs
 - 2. Permanent multi-family or subdivision identification signs
- B. Commercial signs for multi-tenant centers and office complexes
 - 1. Freestanding signs
 - 2. Projecting, wall and hanging commercial signs
 - 3. Joint directory commercial signs
- C. Commercial signs for single business use
 - 1. Projecting, wall, hanging and external entrance commercial signs
- D. High rise building signs

1. Freestanding signs
 2. Projecting, wall and hanging commercial signs
- E. Traffic-control signs upon private property
- F. Freestanding real estate signs
- G. Project development signs
- H. Political signs
- I. Permanent public information signs
- J. Temporary public information signs

Section 8.06 Sign Standards

8.06.01 The following two tables (TABLES 8-1 and 8-2) contain the standards which are applicable to all signs permitted under the terms of this Ordinance:

TABLE 8-1

Sign Number, Area, and Height Regulations

<u>Sign Type</u>	<u>Maximum Number Per Site</u>	<u>Maximum Size In Area</u>	<u>Maximum Height</u>
<u>Residential Signs</u>			
1. Residential nameplate signs	1 per dwelling unit	2 sq. feet per residence, or 0.5 sq. feet per multi-family unit	6 feet from average grade
2. Permanent multi-family or subdivision identification signs	1 per project or subdivision	24 square feet	8 feet from average grade
<u>Commercial Signs for Multi-Tenant Centers and Office Complexes</u>			
1. Freestanding Signs	1 sign per arterial or collector street	36 sq. feet	12 feet from average grade
2. Projecting, wall, or hanging signs	1 per tenant	Business with less than 1,000 sq. feet - 24 sq. feet Business with less than 2,000 sq. feet - 36 sq. feet Business with more than 2,000 sq. feet - 48 sq. feet	P&ZC approval*
3. Joint directory commercial signs	1 per tenant	2 sq. feet per tenant	8 feet from average grade

TABLE 8-1 (continued)

Sign Number, Area, and Height Regulations

Sign Type	Maximum Number Per Site	Maximum Size In Area	Maximum Height
Commercial Signs for Single Business Use			
1. Freestanding Signs	Not permitted	Not permitted	Not permitted
2. Projecting, wall, or hanging signs	1 per site	Business with less than 1,000 sq. feet - 24 sq. feet Business with less than 2,000 sq. feet - 36 sq. feet Business with more than 2,000 sq. feet - 48 sq. feet	P&ZC approval*
High Rise Buildings			
1. Freestanding Signs	1 sign per site	36 sq. feet	12 feet from average grade
2. Projecting, wall, or hanging signs	2 per site	10% of the wall, or 250 sq. feet, whichever is smaller	Height of the wall
Traffic Control Signs Located On Private Property	P&ZC approval*	2 sq. feet	8 feet from average grade
Freestanding Real Estate Signs	1 standard lots 2 corner lots	Sites with less than 1 acre 6 sq. feet signs with less than 5 acres 16 sq. feet signs with more than 5 acres 32 sq. feet	3 feet from average grade 12 feet from average grade 8 feet from average grade
Project Development Signs	1 per site	24 sq. feet	8 feet from average grade
Political Signs	1 per site	6 sq. feet	6 feet from average grade
Permanent Public Information Signs	P&ZC approval*	24 sq. feet	P&ZC approval*
Temporary Public Information Signs	P&ZC approval*	24 sq. feet	P&ZC approval*

(* Planning and Zoning Commission.)

Section 8.07 Sign Maintenance and Safety

8.07.01 Every sign shall be maintained so as not to constitute a threat to public safety. The Code Enforcement Office shall be empowered to cause the immediate removal or repair of signs, sign brackets, sign poles, or sign components which are deemed to constitute an imminent threat to public safety.

TABLE 8-2

Community Appearance Board Review, Lighting, Landscaping, and Duration Limits for Signs

<u>Sign Type</u>	<u>CAB* Review Required</u>	<u>Lighting Type</u>	<u>Landscaping Required</u>	<u>Duration Limit</u>
Residential Signs				
1. Residential nameplate signs	No	Direct or indirect	Not required	None
2. Permanent multi-family or subdivision identification signs	Yes	Direct or indirect	Yes	None
Commercial Signs for Multi-Tenant Centers and Office Complexes				
1. Freestanding Signs	Yes	Direct or indirect	Yes	None
Commercial Signs for Multi-Tenant Centers and Office Complexes				
2. Projecting, wall, or hanging signs	Yes	Direct or indirect	Not required	None
3. Joint directory commercial signs	Yes	Direct or indirect	Yes, if freestanding	None
Commercial Signs for Single Business Use				
1. Freestanding Signs		- This sign type is not permitted -		
2. Projecting, wall, or hanging signs	Yes	Direct or indirect	Not required	None
High Rise Buildings				
1. Freestanding Signs	Yes	Direct or indirect	Yes	None
2. Projecting, wall, or hanging	Yes	Direct or indirect	Not required	None
Traffic Control Signs Located On Private Property	Yes	Not applicable	Not required	
Freestanding Real Estate Signs	If less than 6 sq. feet - No All others - Yes	None permitted	Not required	30 days after sale or lease
Project Development Signs	No	Direct or indirect	Not required	30 days after completion of project
Political Signs	No	Not applicable	Not required	30 days before election, & 7 days after election
<u>Sign Type</u>	<u>CAB* Review Required</u>	<u>Lighting Type</u>	<u>Landscaping Required</u>	<u>Duration Limit</u>
Permanent Public Information Signs	Yes	Direct or indirect	Not required	None
Temporary Public Information Signs	No	Direct or indirect	Not required	None

(* Community Appearance Board.)

Section 8.08 Signs Exempt From Regulation

8.08.01 The provisions of this Ordinance shall not apply to the following signs:

- A. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal provided that such signs shall not exceed two (2) square feet.
- B. Official governmental notices and notices posted by governmental officers in the performance of their duties, governmental signs to control traffic or for other regulatory purposes, or to identify streets, or to warn of danger.
- C. Works of fine art, as identified by the Community Appearance Board, which in no way identify or advertise a product or business.
- D. Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated with any national, local or religious holiday or celebration; provided, that such decorations are maintained in an attractive condition, do not constitute a fire or traffic or pedestrian hazard, and are removed within a reasonable time after the event or celebration has occurred.
- E. Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.
- F. Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of a business, indicating the name of the owner, business and location, (e.g. moving vans, delivery trucks, rental trucks and trailers and the like); provided, that the primary purpose of the vehicles is not for display of signs, and provided that they are parked in areas appropriate to their use as vehicles, are normally used in the course of business, are in operable condition, and carry a current and valid license plate and state inspection tag.
- G. Signs which indicate that a business is "Open" or "Closed", including hours of operation at each entrance provided that such sign does not exceed three (3) square feet in area.

Section 8.09 Wind Pressure Load Requirements for Signs

8.09.01 Any sign as defined in this Ordinance, which will have a height, of six (6) feet or more, shall be designed and constructed to withstand wind load pressures in pounds per square foot as set out in the Table 8-3.

TABLE 8-3

Minimum Wind Load Pressure Resistance in Pounds Per Square Foot

<u>Sign Height</u>	<u>Pressure</u>
0 -30 feet	35 PSF
31 - 50 feet	40 PSF
51 - 99 feet	47 PSF

Section 8.10 Enforcement

8.10.01 Any of the following shall be a violation of this Ordinance and shall be subject to the enforcement remedies and penalties provided by this Ordinance, and by state law:

- A. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zoning district in which the sign is located;
- B. To install, create, erect, or maintain any sign requiring a permit without such a permit;
- C. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Ordinance, or for which the sign permit has lapsed; or
- D. To continue any such violation. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this Ordinance.
- E. Each sign that is installed, created, erected, or maintained in violation of this Ordinance, shall be considered a separate violation when applying the penalty provisions of this Ordinance.
- F. Each violation of this Ordinance shall be a misdemeanor punishable by a fine of up to one-thousand (\$1,000) dollars per offense.

Section 8.11 Fees

8.11.01 The Planning and Zoning Commission shall establish and publish a schedule of sign fees as follows:

- A. Residential signs
 - 1. Permanent multi-family or subdivision identification signs
- B. Commercial signs for multi-tenant centers and office complexes
 - 1. Freestanding signs
 - 2. Projecting, wall and hanging commercial signs
 - 3. Joint directory commercial signs

- C. Commercial signs for single business use
 - 1. Projecting, wall, hanging and external entrance commercial signs
- D. High rise building signs
 - 1. Freestanding signs
 - 2. Projecting, wall and hanging commercial signs
- E. Freestanding real estate signs
- F. Project development signs



ARTICLE 9: Performance Standards

ARTICLE 9

Performance Standards

Section 9.01 Purpose

The purpose of this Article is to set forth regulations which protect the public from the potential negative effects of industrial and intense commercial development by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, glare, and fuel supply in the vicinity of such sites. These regulations are aimed specifically at achieving the environmental goals described in the *Hidalgo Comprehensive Plan: 2010*.

Section 9.02 Application and Effect

All permitted uses shall conform in operation, location, and construction to the performance standards as specified in this Article. In addition, such standards or some portion of them may reasonably be appended to certain other Conditional Use Permits as may be determined to require these protective standards.

Section 9.03 Noise

At no point at the boundary property line of any use shall the sound pressure level of any operation of a facility exceed sixty-five (65) decibels, at one-hundred and twenty five (125) cycles. Measurement of noise shall be made with a sound level meter that has a calibration certificate meeting the standards prescribed by the American National Standards Institute.

Section 9.04 Smoke and Particulate Matter

9.04.01 Industrial Limits: No industrial operation or use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

- A. In violation of the standards specified by the Texas Natural Resource Conservation Commission including but not limited to those in Title 30 of the Texas Administrative Code or the standards specified by the Texas Department of Health including but not limited to those in Title 25 of the Texas Administrative Code; or
- B. Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in (A.) above, except that when the presence of steam is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, performance shall be considered in compliance with this section of the Ordinance.

9.04.02 State Regulations Control: The emission of particulate matter from all sources in a district subject to this Article shall not exceed the level specified by the Texas Natural Resource Conservation Commission regulations including but not limited to those in Title 30 of the Texas Administrative Code or the regulations specified by the Texas Department of Health including but not limited to those in Title 25 of the Texas Administrative Code.

9.04.03 Fugitive Dust-Particulate Control: Open storage and open processing operations, including on-site transportation movements which are the source of wind or airborne dust or other particulate matter; or which involve dust or other particulate air contaminant generating equipment including but not limited to paint spraying, grain handling, sand or gravel processing or storage or sand blasting, shall be so conducted such that dust and other particulate matter so generated are not transported across the boundary property line of the tract on which the use is located.

Section 9.05 Odorous Matter

9.05.01 No use shall be located or operated which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.

9.05.02 The odor threshold shall be determined by observation. In any case, where uncertainty may arise or where the operator or owner of an odor emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures specified by American Society for Testing Materials ASTM D 1391-57 entitled "Standard Method for Measuring Odor in Atmospheres" shall be used and is incorporated by reference.

Section 9.06 Combustible or Explosive and Hazardous Material

No commercial or industrial use involving the manufacture or storage of petrochemical compounds or products which decompose by detonation shall be permitted in the City of Hidalgo, except that chlorates, perchlorates, phosphorous, and similar substances and compounds in quantities of one (1) gallon or less for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the Code Enforcement Officer and the Hidalgo Fire Department. The storage of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film solvents and petrochemical products for industrial purposes shall be allowed only after a conditional use permit for such use has been granted in conformance with the terms of Article 3, of this Ordinance.

Section 9.07 Toxic and Noxious Matter

No commercial or industrial operation or use permitted under the terms of this Ordinance shall emit toxic or noxious matter in concentrations across the boundary property line of the tract on which such operation or use is located.

Section 9.08 Vibration

No use permitted under the terms of this Ordinance shall at any time create earth borne vibration which when measured at the boundary property line of the source operation exceeds the limits of the displacement set forth in Table 9-A, below:

Section 9.09 Glare

No use or operation shall be located or conducted so as to produce intense glare or direct illumination across the boundary property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

TABLE 9-A

Displacement Limits For Vibration

<u>Frequency Cycles Per Second</u>	<u>Displacement in Inches</u>
0 to 10	.0010
10 to 20	.0007
20 to 30	.0005
30 to 40	.0004
40 and over	.0003

Section 9.10 Storm Water Management

9.10.01 Detention of Excess Stormwater Runoff: Each development shall provide for the on-site or off-site detention of excess stormwater runoff resulting from that development. For the purpose of this article, "excess stormwater runoff" shall include all increases in stormwater resulting from: an increase in the impervious surface of the site, including all additions of buildings, roads, and parking lots; changes in soil absorption caused by compaction during development; modifications in contours, including the filling or draining of small depressional areas, alteration of drainage ways, or regrading of slopes; destruction of forest; alteration of drainage ways or installation of collection systems to intercept street flows or to replace swales or other drainage ways; or the alteration of subsurface flows, including any groundwater dewatering or diversion practices compared with the site in its natural state.

9.10.02 Limitation on Stormwater Runoff: No development shall cause downstream property owners, water courses, channels, or conduits to receive stormwater runoff from proposed development than would have resulted from the same storm event occurring over the site of the proposed land use with the land in its natural, undeveloped condition. For the purposes of this article, "undeveloped condition" shall mean that all natural retention areas and drainage ways plus existing farm or highway drainage structures shall be included in the flow calculation, all ground covers shall be considered to be meadow or grassland, with the exception that forested areas shall be treated as woodlands. "Channel" or "drainage way channel" shall mean the channels used to convey the 100-year drainage flows between successive retention facilities or to retention facilities from the property.

9.10.03 Storage capacity: All stormwater storage facilities shall be designed with sufficient capacity to accommodate all runoff caused by the development in excess of the runoff which would have resulted from the site if left in its natural, undeveloped condition. The storage capacity of all storage facilities shall be sufficient to store one hundred and fifteen (115) percent of the excess flow, in each watershed, which would result from the 100-year storm of 24-duration.

9.10.04 Detention storage calculation: The following formula shall be used to calculate the volume of detention required by this ordinance:

$$V = R_d - R_n - R_{os} - S - GW$$

V = the change in volume (in cubic feet per second) from the site. This is the base volume of excess stormwater flows that would result from the development.

Rd = the volume of stormwater runoff (in cubic feet per second) flowing from the site after its development. This determination shall include runoff from pervious and impervious surfaces, changes in areas of forest, changes in soils due to compaction, and changes in the time of concentration, for a 100-year storm of 24-hour duration.

Rn = the volume of stormwater runoff (in cubic feet per second) flowing from the site in its natural state. This determination shall include runoff from the site with its natural cover, grassland, or woodland for a 100-year storm of 24-hour duration. Farm fields shall be calculated as grassland.

Ros = the volume of stormwater runoff (in cubic feet per second) flowing onto the site from upstream properties in their present state of development for a 100-year storm of 24-hour duration.

S = the change in capacity (in cubic feet per second) of the natural on-site detention areas of the site. This indicates any drainage ways, small depressional areas, or other areas which would naturally retain water during a 100-year storm of 24-hour duration. (This calculation may carry either a plus or minus value.)

GW = the change in subsurface flows due to dewatering techniques which would add to the total surface water runoff during a 100-year storm of 24-hour duration. Included here are dewatering devices such as sump pumps. (This calculation may carry either a plus or minus value.)

9.10.05 Design regulations: All detention facilities and improvements required by this section shall comply with the following regulations.

A. Storage Volumes: Storage may be provided by wet or dry bottom basins or reservoirs or rooftop storage facilities.

B. Maximum Depth: The maximum planned depth of stormwater stored shall not exceed five (5) feet unless natural ground conditions lend themselves to greater depths.

C. Outlet control structures: Outlet control structures shall be designed as simply as possible and shall operate automatically. They shall be designed to limit discharges into existing or planned downstream channels or conduits so as not to exceed existing flow of the site in its natural condition.

D. Spillway: Emergency overflow facilities shall be provided unless inflow is controlled to divert flows when the basin is at capacity.

E. Dry bottom basin: For basins designed without permanent pools:

1. Interior drainage: Provisions must be made to facilitate

interior drainage, to include the provision of natural grades to outlet structures, longitudinal and transverse grades to perimeter drainage facilities, or the installation of subsurface drains.

2. Multipurpose features: These may be designed to serve secondary purposes for recreation, open space, or other types of use which will not be adversely affected by occasional or intermittent flooding.
3. Cleaning: The basins shall be designed for periodic cleaning and removal of sediments, which shall be removed from the site or otherwise disposed of in an appropriate manner.

F. Wet basins: For basins designed with permanent pools:

1. Facilities for emptying: For emergency purposes, cleaning, or shoreline maintenance, facilities shall be provided or plans prepared for the use of auxiliary equipment to permit emptying and drainage.
2. Pollution abatement: Aeration facilities may be required when the quality of the influent and detention time would result in a lowering of dissolved oxygen content in the basin.
3. Slopes: Approach slopes shall be at least 6:1 but not more than 3:1 and shall be at least four (4) to six (6) feet wide and slope gently toward the basin. The side slopes shall be of non-erosive material with a slope of 1:1 or flatter. The ledge shall be four (4) to six (6) feet wide and slope gently toward the water. There shall be a freeboard of twelve (12) to eighteen (18) inches above the high-water elevation on all retention basins.
4. Cleaning: The basins shall be designed to include sediment traps in all inlets. Sediment traps shall be designed to permit periodic cleaning and maintenance. A basin maintenance plan shall be developed to insure that the design depths of the basin will remain over time.

G. Building Regulations:

1. Rooftop storage: Detention storage requirements may be met either in total or in part by detention on flat roofs. Design specifications of such detention shall be a part of the application for a zoning certificate. These specifications shall include the depth and volume of storage, design of outlet devices and down drains, elevations of overflow scuppers, design loadings for the roof structure, and emergency overflow provisions. Rooftop storage shall not be permitted to drain directly into sanitary sewers or streets.

2. Parking lot storage: Paved parking lots may be designed to provide temporary detention storage of stormwater on a portion of their surfaces not to exceed twenty-five (25) percent. Outlets shall be designed to empty the stored waters slowly, and depths of storage must be limited so as to prevent damage to parked vehicles. Storage areas shall be posted with warning signs and shall be designed to fill to maximum depth in not less than two (2) hours.
3. Detention storage: All or a portion of the detention storage may also be provided in underground detention facilities.

H. Retention in floodplains shall be permitted only in depressional floodplain areas. Retention shall not be permitted in riverine floodplains.

9.10.06 Maintenance of facilities: The developer or site owner shall be responsible for the maintenance of all improvements. Thereafter, all detention improvements shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use for detention.

9.10.07 Inspection of facilities: The developer's or owner's engineer shall be required to inspect all drainage facilities under construction and certify their compliance with approved plans. In addition, a registered engineer, employed by the City of Hidalgo, may inspect all drainage facilities while under construction. When facilities are not constructed according to approved plans, the City has the explicit authority to compel compliance and require correction of any situations which are not according to approved plans.

Section 9.11 Water Pollution

No emission of water from any land use in Hidalgo, whether by entry into the municipal waste water system, storm water control system, a stream or other body of water, shall be permitted if the quality of such emitted water violates the laws of the State of Texas or of the United States.



ARTICLE 10: Planning & Zoning Commission

ARTICLE 10

Planning and Zoning Commission

Section 10.01 Planning And Zoning Commission

There is hereby created a Hidalgo Planning and Zoning Commission. The composition and activities of the Commission shall be in accordance with Chapters 211 and 212, respectively, of the Texas Local Government Code, as amended. The Commission shall be composed of seven (7) members, all of whom shall be residents of Hidalgo, nominated by the Mayor and confirmed by the Board of Aldermen. Each appointed member of the Commission shall hold that office for a period of three (3) years or until his/her successor takes office. However, during the initial creation of the Commission, three (3) members shall be appointed for three (3) years; two (2) members for two (2) years; and two (2) members for one (1) year. The members of the Commission shall be appointed solely with reference to their fitness and without reference to party affiliation, and shall serve without compensation. Members may be removed by the Board of Aldermen only for inefficiency, neglect of duty, or malfeasance in office. Vacancies occurring other than through the expiration of terms shall be filled only for the unexpired term by the Mayor with confirmation by the Board of Aldermen.

Section 10.02 Commission Officers

The Planning and Zoning Commission shall elect a chairperson and an associate chairperson and may create and fill other offices as may be deemed necessary. The term of the chairperson and associate chairperson shall be for one (1) year with eligibility for reelection.

Section 10.03 Meetings of the Commission

The Planning and Zoning Commission shall hold at least one (1) regular meeting each month. Said meeting shall be open to the public.

Section 10.04 Rules of Operation and Records

The Commission shall adopt rules of operation and shall keep a record of its resolutions, transactions, findings and determinations, which shall become items of public record.

Section 10.05 Commission Quorum

Four (4) members of the Planning and Zoning Commission shall constitute a quorum for the transaction of business.

Section 10.06 Responsibilities of the Planning and Zoning Commission

10.06.01 The Comprehensive Plan: The Planning and Zoning Commission shall have the responsibility for the preparation and maintenance of the City's comprehensive plan. As a part of its Annual Report, the Commission shall include an overview of the status of the comprehensive plan and the measures which have been taken during the preceding year to implement the plan. Such an overview shall include, but shall not be limited to the subjects of land use, circulation, public facilities and infrastructure, housing, and public policies.

10.06.02 Zoning: The Planning and Zoning Commission shall serve in an advisory capacity

on matters concerning amendments to the the Hidalgo Zoning Ordinance text or map, on matters concerning the granting or denial of conditional use permits, and on matters pertaining to Planned Unit Designation under the terms of the zoning ordinance.

10.06.03 Land Subdivision and Platting: The Commission shall be exclusively responsible for the City's review, and approval or rejection of subdivision plats.

Section 10.07 Financial Support of the Commission

As a part of the City's regular budgetary process the Board of Aldermen shall provide funds for the necessary and appropriate expenses of the Planning and Zoning Commission. A public accounting of the Commission's expenditures for the preceding year shall be provided in the Commission's Annual Report. The Commission may recommend to the Board of Aldermen the employment of professionals such as engineers, architects, landscape architects, urban planners, and other individuals to assist in the performance of the Planning and Zoning Commission's duties.

Section 10.08 Annual Report Required

On or before the first day of September of each year, the Planning and Zoning Commission shall produce and disseminate to the Board of Aldermen and the citizens of Hidalgo, a report on the activities of the Commission during the past year. Said report shall include, but shall not be limited to the following: (1) The status of the City's comprehensive plan, including activities directly related to the implementation of the plan. (2) The number, nature, location, and record of approvals/denials of requests for amendments to the zoning ordinance text and map. (3) The number, nature, location, and record of approvals/denials of requests for conditional use permits. (4.) The number, nature, location, and record of approvals/denials of requests for subdivision plats



ARTICLE 11: Board of Adjustment

ARTICLE 11

Board of Adjustment

Section 11.01 Board of Adjustment

There is hereby created a Hidalgo Board of Adjustment. The Board of Adjustment shall act in a quasi-judicial capacity. The composition and activities of the Board shall be in accordance with Chapter 211, of the Texas Local Government Code, as amended. The Board shall be composed of five (5) regular members, and two (2) alternate members, all of whom shall be residents of Hidalgo, nominated by the Mayor and confirmed by the Board of Aldermen. Alternate members shall serve in the absence of regular Board members. Each appointed member of the Board shall hold that office for a period of two (2) years or until his/her successor takes office. The members of the Board shall be appointed solely with reference to their fitness and without reference to party affiliation, and shall serve without compensation. Members may be removed by the Board of Aldermen only for inefficiency, neglect of duty, or malfeasance in office. Vacancies occurring other than through the expiration of terms shall be filled only for the unexpired term by the Mayor with confirmation by the Board of Aldermen.

Section 11.02 Board officers

The Board of Adjustment shall elect a chairperson and an associate chairperson and may create and fill other offices as may be deemed necessary. The term of the chairperson and associate chairperson shall be for one (1) year with eligibility for reelection.

Section 11.03 Meetings of the Board

The Board of Adjustment shall hold meetings as necessitated by requests for rulings on ordinance interpretation and variances. Said meeting shall be open to the public.

Section 11.04 Rules of Operation and Records

The Board shall adopt rules of operation and shall keep a record of its resolutions, transactions, findings and determinations, which shall become items of public record.

Section 11.05 Right to Appeal

Any of the following persons may appeal to the Board of Adjustment a decision made by the Code Enforcement Officer: (1) a person aggrieved by the decision; or (2) any officer, department, board or bureau of the City of Hidalgo. An appeal stays all proceedings in furtherance of the action that is appealed unless the Code Enforcement Officer certifies in writing to the Board facts supporting the officer's opinion that a stay would cause imminent peril to life or property. In such a case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record.

Section 11.06 Board Quorum

Four (4) members of the Board of Adjustment shall be required for the transaction of business.

Section 11.07 Responsibilities of the Board of Adjustment

11.07.01 Interpretation: The Board of Adjustment may hear an appeal that alleges error in an order or decision of the Hidalgo Code Enforcement Officer pertaining to the

City's Zoning Ordinance text or map.

11.07.02 Variations: The Board shall be authorized to grant variances from the terms of the City's Zoning Ordinance if the variance is not contrary to the public interest and, due to special conditions which are not self-imposed, 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.

11.07.03 Amortization: Cases involving amortization shall require a report from the Board of Adjustment to the Board of Aldermen. Said report shall identify the recommendations of the Board associated with any amortization process and schedule.

Section 11.08 Decisions of the Board

In exercising its authority the board may reverse or affirm, in whole or in part, or modify the Code Enforcement Officer's decision pertaining to the Zoning Ordinance. A concurring vote of four (4) members of the board shall be necessary to: (1) reverse an order, requirement, decision, or determination of the Code Enforcement Officer; (2) decide in favor or an applicant on a matter on which the board is required to pass under the Zoning Ordinance; or (3) authorize a variance.

Section 11.09 Financial Support of the Board

As a part of the City's regular budgetary process the Board of Aldermen shall provide funds for the necessary and appropriate expenses of the Board of Adjustment. A public accounting of the Board's expenditures for the preceding year shall be provided in the Board's Annual Report. The Board may recommend to the Board of Aldermen the employment of professionals such as engineers, architects, landscape architects, urban planners, and other individuals to assist in the performance of the Board of Adjustment's duties.

Section 11.10 Annual Report Required

On or before the first day of September of each year, the Board of Adjustment shall produce and disseminate to the Board of Aldermen and the citizens of Hidalgo, a report on the activities of the Board during the past year. Said report shall include, but shall not be limited to the following: (1) the number, nature, location, and record of approvals/denials of requests for zoning ordinance text and map interpretations; (2) the number, nature, location, and record of approvals/denials of requests for variances; (3) any activities associated with amortization.

Section 11.11 Use Variances Prohibited

It shall be unlawful for the Board of Adjustment to accept or act on a request for a variance which would allow a land use activity in a zoning district where it is specifically excluded by the terms of the Zoning Ordinance.



ARTICLE 12: Enforcement

ARTICLE 12

Enforcement

Section 12.01 Compliance Required

12.01.01 Application: No person shall use, occupy, or develop any land, building or other structure, or authorize or permit such use, occupancy or development, except in accordance with all applicable provisions of this Ordinance.

12.01.02 Violations Deemed Punishable: The owner of any building, structure, or land, or part thereof, and any architect, builder, contractor, agent or other person employed in connection therewith, who violates, or assists in or contributes to the commission of a violation of this Ordinance shall be deemed guilty of such violation and shall become liable for the penalties herein established.

Section 12.02 Notice of Intent to Revoke or Suspend a Permit, Certificate, License, or Order

Before suspension or revocation of any permit or authorization pursuant to this Article, the Code Enforcement Officer, or designee, shall give notice of the intent to suspend or revoke said permit or authorization, which notice shall specify a reasonable time for compliance with this Ordinance. After the notice of intent is given, suspension or revocation may not occur before the time for compliance has expired.

Section 12.03 Revocation or Suspension of a Permit, Certificate, License, or Order

12.03.01 Suspension or Revocation Authorized: When it has been determined that a permit, certificate, license, or order, pertaining to this Ordinance has been issued in error or on the basis of incorrect information, or that there has been non-compliance with the provisions of this Ordinance, the Code Enforcement Officer may suspend the permit, certificate, license, or order, pending compliance with this Ordinance. The Code Enforcement Officer or designee may revoke a permit if compliance has not been achieved within a reasonable period of time.

The provisions of this section of the Ordinance shall apply to:

- A. Certificates of occupancy;
- B. Conditional use permits;
- C. Planned unit development (PUD) designation, including site plan review; and
- D. Variances.

12.03.02 Notice: Notice of suspension or revocation of any of the above shall be sent to the permit holder by certified mail, return receipt requested.

12.03.03 Immediate Revocation Authorized: A permit or certificate of occupancy may

be immediately revoked by the Code Enforcement Officer or designee when and if additional non-compliance with this Ordinance occurs after the permit has been suspended.

Section 12.04 Cease and Desist Orders

12.04.01 Non-compliance in Development or Construction: When the City determines that there has been non-compliance with any material term, condition, or requirements of this Ordinance, the City may order any person having a proprietary interest in the property or any person engaged in the development of or construction on the property to cease and desist from engaging in the development of or construction activities on the site. The cease and desist order shall be in writing and shall be posted on the site. Additionally, notice shall be mailed to the owner or tenant of the structure. If the structure is unoccupied at the time of non-compliance, the notice shall be mailed to the owner of the property as shown on the current records of the Hidalgo County Tax District. The order shall specifically state the nature of the non-compliance and the acts prohibited.

12.04.02 Legal Remedies: The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a cease and desist order has been posted in accordance with this Article.

12.04.03 Duration of Cease and Desist Order: When the City determines that there has been non-compliance with any material term, condition, or requirements of this Ordinance, which constitutes a health or safety hazard, a cease and desist order shall be issued and shall remain in effect until there has been compliance with this Ordinance.

Section 12.05 Appeals of Suspensions, Revocations, and Cease and Desist Orders

12.05.01 Appeal Filing: An appeal of a suspension order, revocation order, or cease and desist order, may be made to the Code Enforcement Officer or designee, by any person aggrieved, by giving written notice no later than three (3) days after the order has either been received by certified mail or posted on the property. The notice shall state:

- A. The name and address of the person making the appeal;
- B. The facts surrounding the particular case;
- C. The nature of the suspension, revocation order, or the cease and desist order; and
- D. The reason or reasons why the ruling should be set aside.

12.05.02 Code Enforcement Officer to Hear Appeal: The Code Enforcement Officer shall hear the appeal, together with any technical testimony presented on behalf of the appellant and the City no later than ten (10) calendar days after the appeal has been filed. The Code Enforcement Officer shall either affirm

or reverse the decision appealed, no later than seven (7) days after the hearing. The appellant shall receive written notice of the decision accompanied by a statement of reasons supporting the decision.

- 12.05.03 Appeal of Hearing Decision to Board of Adjustment: An appeal of the Code Enforcement Officer's decision may be made by any aggrieved party to the Board of Adjustment. The appellant shall give written notice to the Board of Adjustment in the manner provided in subsection 12.05.01, above.
- 12.05.04 Board of Adjustment to Hear Appeal: The Board of Adjustment shall hear the appeal at its next scheduled meeting following the receipt of the notice of the appeal, and shall affirm, modify, or reverse the decision of the Code Enforcement Officer.

Section 12.06 Criminal Enforcement

A violation of any of the provisions of this Ordinance shall be unlawful and shall constitute a misdemeanor. Each day that a violation continues shall constitute a distinct and separate violation. Any criminal violation of this Ordinance shall be fined in an amount not to exceed two-thousand dollars (\$2,000) per offense. Nothing in this section of the Ordinance shall limit in any manner the authority of the City of Hidalgo to seek any injunctive or other civil relief remedies available under the laws of the State of Texas.

Section 12.07 Civil Remedies

If any building, structure, or land is used, constructed, maintained, repaired, or altered, or any development is undertaken in violation of this Ordinance, the City may institute any appropriate action to prevent, restrain, correct, or abate the violation as authorized by Section 54.012, of the Texas Local Government Code, or other laws of the State of Texas.



