



**EDINBURG CITY COUNCIL, PLANNING AND ZONING COMMISSION, ZONING BOARD OF
ADJUSTMENTS, DOWNTOWN DISTRICT STEERING COMMITTEE AND 2024 CITY OF
EDINBURG COMPREHENSIVE PLAN OVERSIGHT COMMITTEE JOINT WORK SESSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

**JOINT WORK SESSION AGENDA
APRIL 24, 2024
6:00 PM**

1. CALL TO ORDER, ESTABLISH QUORUM

A. Prayer.

B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

The Mayor and City Council allow for a specific portion of the City Council Meeting to be dedicated to public comments. Public Comments are limited to three (3) minutes. Please note that this public comment period is not interactive. The City Council may not respond to public comments.

If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the City Secretary prior to the commencement of the City Council Meeting. We ask for everyone's cooperation in following this procedure.

5. PRESENTATION AND REPORT

A. Presentation by Gary Mitchell with Kendig Keast Collaborative on the City of Edinburg Comprehensive Plan. [Jaime Acevedo, Director of Planning and Zoning]

6. ADJOURNMENT

I hereby certify this Notice of a City Council Joint Work Session was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on April 19, 2024 at 6:35 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**CITY OF EDINBURG - CITY COUNCIL, PLANNING AND
ZONING COMMISSION, ZONING BOARD OF ADJUSTMENTS,
DOWNTOWN DISTRICT STEERING COMMITTEE AND 2024
CITY OF EDINBURG COMPREHENSIVE PLAN OVERSIGHT
COMMITTEE JOINT WORK SESSION**

Meeting Date: April 24, 2024
PRESENTATION AND REPORT
Agenda Item No: 5.A.

1. Agenda Item:

Presentation by Gary Mitchell with Kendig Keast Collaborative on the City of Edinburg Comprehensive Plan. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

On October 03, 2023, the Edinburg City Council awarded RFP No. 2023-016, City of Edinburg Comprehensive Plan to Kendig Keast Collaborative to assist the City in the creation of a new Comprehensive Plan.

The City of Edinburg last adopted a Comprehensive Plan in 2005. Since then, the City has experienced significant changes, including explosive growth, both in its corporate limits and extraterritorial jurisdiction.

Kendig Keast Collaborative will assist the City in the development of a new Comprehensive Plan that incorporates land use, growth and development, transportation, utilities, economic development, public services, and relevant information from other plans previously adopted by the City. The new Plan will focus on responsible, sustainable growth and development, especially as it applies to providing current and future residents with all necessary utilities and services. This Plan will create a policy framework from the update and implementation of our development ordinances, capital projects, and other relevant municipal operations or endeavors.

The purpose of this work session will be to:
Brief the Mayor and Council on the project process

3. Staff's Recommendation:

Presentation by Gary Mitchell with Kendig Keast Collaborative on the City of Edinburg Comprehensive Plan.

Reviewed by:

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

A. Edinburg Today Report

Edinburg Today Report

2024 Comprehensive Plan

INTRODUCTION

This report provides background information about Edinburg as it is today. This information is presented in topic areas relevant to Edinburg’s ongoing focus on being a place that is an “All-America City” – attractive for living, working, investing and boosting one’s quality of life.

The report is intended to avoid duplication of existing data profiles about Edinburg already available from other sources. Instead, the facts and figures in this report highlight specific indicators that tell a story about key planning issues facing the community and help put such issues in context. This will set the stage for the Future Edinburg portion of an updated Comprehensive Plan by capturing key community needs and desires for the next several decades. The content of this Edinburg Today report is based on initial background studies to date by the City’s community planning consultant, Kendig Keast Collaborative (of Sugar Land, Texas) as well as leadership and community input to this point.

Existing City and Future City

Along with initial interaction with City leadership, staff and Edinburg 2040 participants, the comprehensive planning process focuses first on providing a snapshot of existing conditions, culminating in this Edinburg Today report. The report includes highlights of Edinburg’s history, location and physical characteristics and summarizes current demographic composition and trends. A summary of key indicators, from the latest available U.S. Census data and other sources, illustrates historical and current conditions and provides context relevant to the rest of the planning effort.

Report Organization

After initial background on Edinburg’s setting and context, and a section on community milestones and Hhritage, the information in this report is presented in the following topic areas relevant to the City’s Comprehensive Plan for guiding Edinburg’s future physical development, redevelopment and enhancement:

- People
- Housing
- Work Life
- Transportation
- Public Infrastructure, Facilities and Services

Data Comparisons

While the focus of this report is Edinburg’s existing conditions, it can be helpful to benchmark local data points against other communities and geographies to provide additional context. In this report, McAllen was used for comparison of certain data points, along with some comparisons to all of Hidalgo County, the State of Texas and the nation.

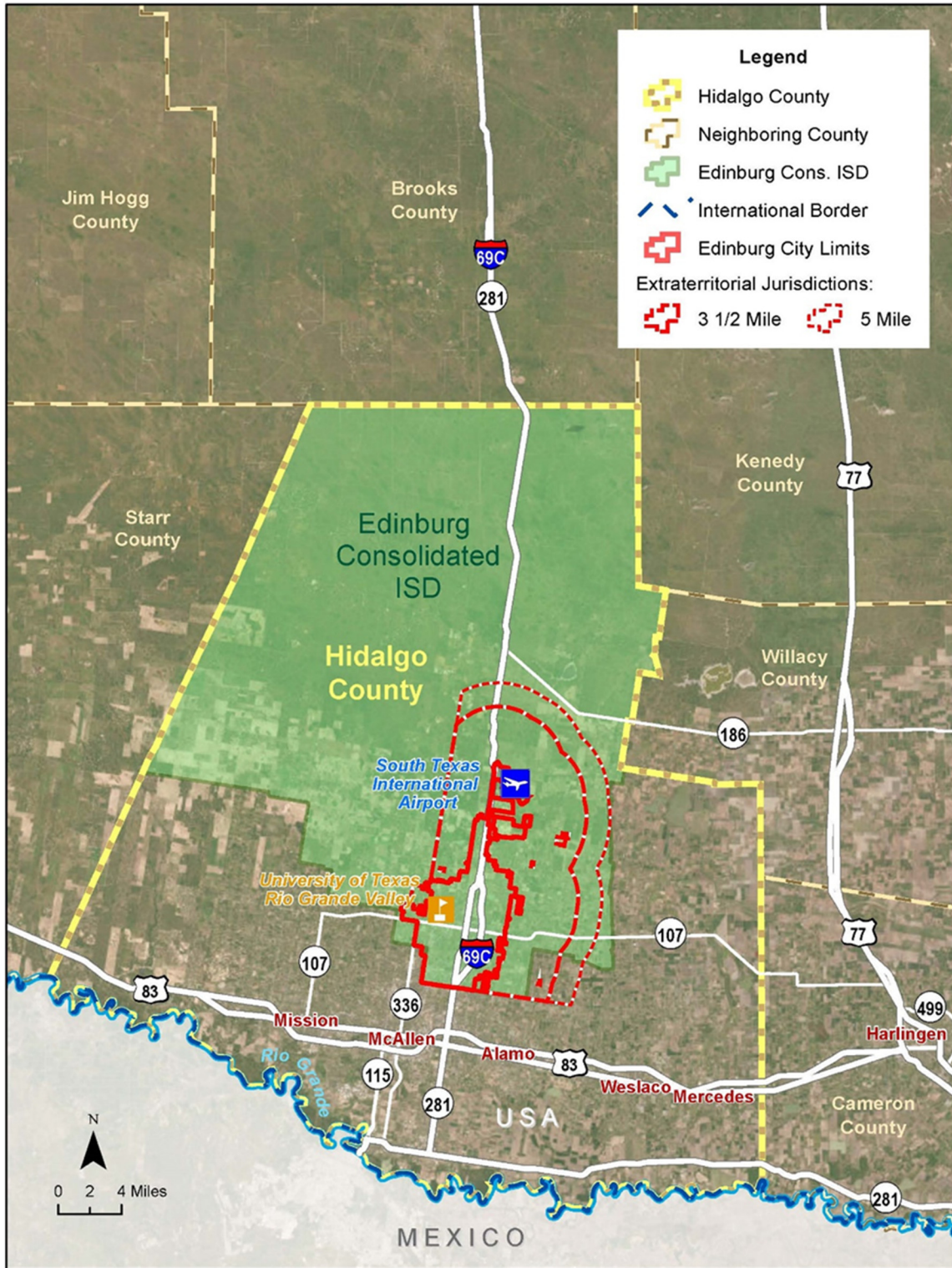
EDINBURG SETTING AND CONTEXT

MAP 1: Regional Context



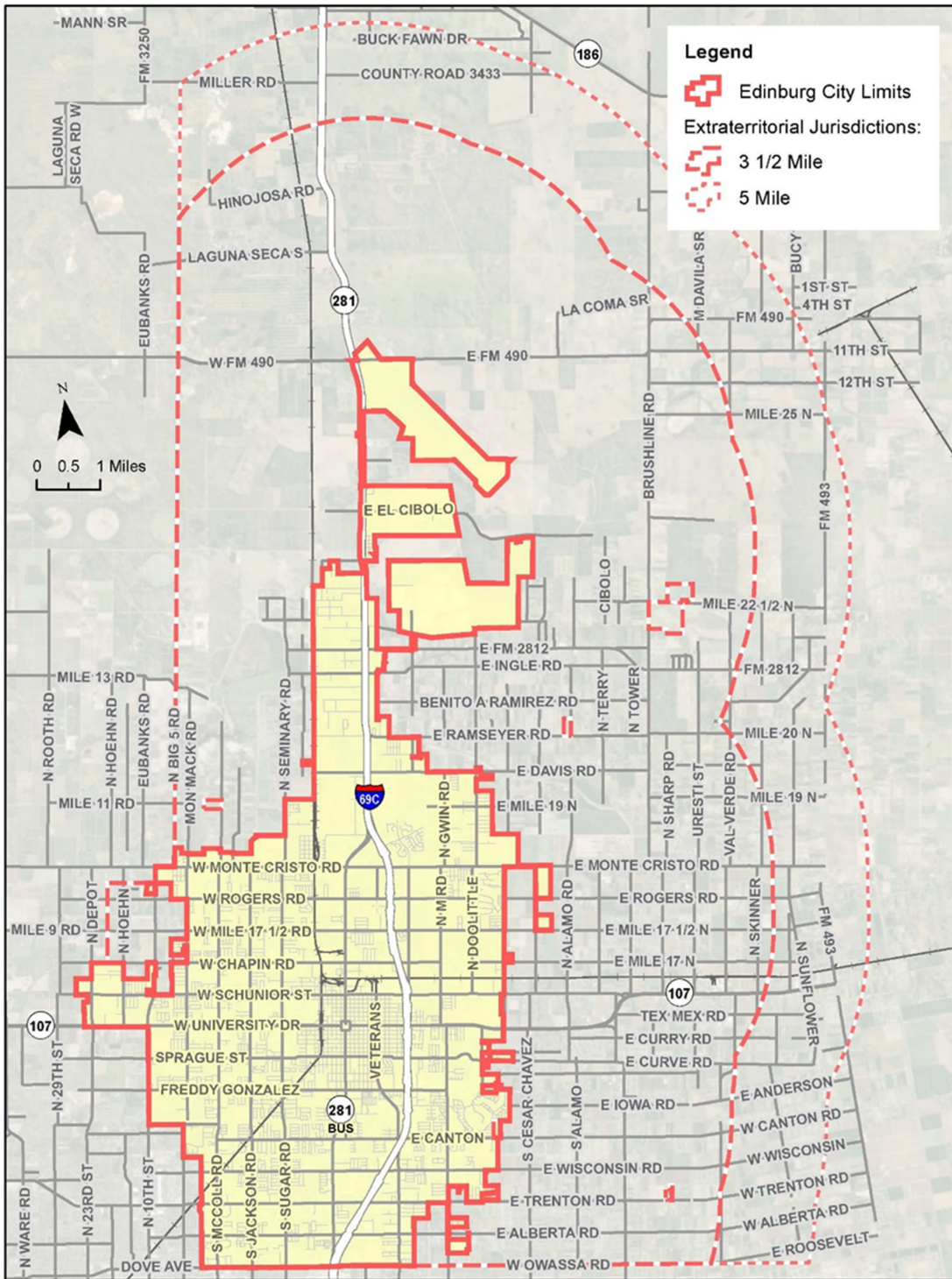
Map 1 illustrates Edinburg’s location in south Texas, approximately 60 miles inland from the Gulf of Mexico in Hidalgo County. The Edinburg city limits encompass 37.7 square miles in the central area of the Rio Grande Valley, approximately 16 miles north of the Pharr-Reynosa International Bridge over the Rio Grande at the U.S./Mexico border. Edinburg is bisected by a north-south segment of Interstate 69C. Within the region are McAllen International Airport (9 miles), Valley International Airport in Harlingen (31 miles), the Port of Brownsville (53 miles), South Padre Island (64 miles), and the SpaceX facilities at Boca Chica (66 miles).

MAP 2: Edinburg at the Heart of Hidalgo County



Map 2 illustrates Edinburg’s central location as the county seat of Hidalgo County. For geographic comparison, the map shows the extent of the Edinburg Consolidated Independent School District relative to the City of Edinburg. As the northernmost large city in the Rio Grande Valley – the “Gateway City” – Edinburg is mainly near other cities and small communities to its south, east and west. The most notable nearby cities are situated, in part, along the east-west Interstate 2 corridor, including Mission to the southwest, then McAllen, Pharr, San Juan, Alamo, Donna and Mercedes going eastward along I-2 within Hidalgo County.

MAP 3: City of Edinburg Jurisdiction



Map 3 shows the most up-to-date Edinburg city limits and extraterritorial jurisdiction (ETJ) as of early 2024 (jurisdiction lines can change periodically and should always be verified with the City). Regional connectivity is provided by Interstate 69C/US 281 and State Highway 107/University Drive. The Rio Valley Switching Company operates the “Valley Railroad,” which links to the Union Pacific Railroad in Harlingen and extends west to Mission roughly parallel to the Interstate 2 corridor. One railroad branch runs north through McAllen before turning northeasterly toward Edinburg, entering the city limits just north of Trenton Road and east of N. Colonel Rowe Boulevard in McAllen. The line turns northward again near Sprague Street and crosses University Boulevard adjacent to the historic Southern Pacific Railroad Depot where the Edinburg Chamber of Commerce is now based. As highlighted on Map 2, Edinburg’s South Texas International Airport is at the north city limits and accommodates general aviation.

EDINBURG TODAY REPORT

Edinburg lies generally 95 feet above sea level on the relatively flat Texas coastal plain and, like much of the Rio Grande Valley region, is susceptible to flooding in some areas. At a latitude of 26.3 degrees north of the equator, Edinburg is placed in a warm/mild temperate zone on the globe by the Köppen climate classification system, characterized more locally by a humid subtropical climate. Summer conditions include a moist, maritime airflow amid elevated temperatures while winters are relatively mild. Weather data over the last 30 years shows average annual rainfall of 24.07 inches and a mean temperature of 74 degrees Fahrenheit, with an average year-around high of 85 degrees and low of 63 degrees. Such statistics are increasingly in flux due to global climate trends.

SOURCE: City of Edinburg, National Geographic Society, US Climate Data.

COMMUNITY MILESTONES AND HERITAGE

Edinburg Historical Timeline

- 1908 – Town of “Chapin” is founded and becomes the new county seat for Hidalgo County by referendum, replacing nearby Hidalgo
- 1909 – Forerunner of Edinburg Consolidated Independent School District is created
- 1911 – Settlement of Chapin is renamed Edinburg – without the ending “h” as in Scotland – in honor of Chapin founder John Young of Scotland
- 1915 – Irrigation enables development of an agricultural economy after an earlier focus primarily on ranching
- 1919 – Commission form of government is incorporated
- 1923 – Edinburg Police Department established
- 1927 – First train of the Southern Pacific Railroad arrives in Edinburg at its new depot, spurring the area’s development (with later rail service provided by the Missouri Pacific Railroad)
- 1927 – Edinburg College is founded, graduating its first class in 1929, then becoming Edinburg Junior College in 1933 and Edinburg Regional College in 1948
- 1927 – Sam Houston and Stephen F. Austin elementary schools are built
- 1928 – City Charter is adopted and recorded with the State of Texas
- 1932 – Edinburg Chamber of Commerce is officially chartered after its initial formation in 1928
- 1949 – Present City Charter is adopted, establishing a City Council-City Manager form of government, with periodic charter amendments since
- 1950s – Area economy diversifies after World War II to support new industries and given Edinburg’s prime highway-adjacent location, as highway transportation became increasingly more significant relative to freight rail
- 1951 – Edinburg Regional College becomes a state-supported school, renamed Pan American University
- 1967 – Hidalgo County Historical Museum opens in downtown Edinburg in the former 1910 Hidalgo County Jail, which was later used as a city hall
- 1968 – Edinburg is recognized as an All-America City by the National Civic League, receiving this distinction again in 1995 and 2000
- 1971 – Pan American University adds first graduate programs

EDINBURG TODAY REPORT

2003 – Hidalgo County Historical Museum completes significant expansion and changes its name to Museum of South Texas History, reflecting its mission to preserve and present the borderland heritage of all of South Texas plus northeastern Mexico

2003 – Edinburg Scenic Wetlands and World Birding Center opens as the first of nine World Birding Centers, located on 40 acres adjacent to Edinburg Municipal Park

2007 – Edinburg International Airport is renamed to South Texas International Airport, reflecting its growing role in general aviation

2013 – Federal Highway Administration, and later the Texas Transportation Commission, approves the designation of U.S. 281 through Edinburg as I-69C, along with I-69E from Brownsville north (U.S. 77) and the east-west I-2 (U.S. 83), adding more than 100 miles in the Rio Grande Valley to the Interstate Highway System

2015 – After 2013 action by the Texas Legislature, The University of Texas-Pan American and The University of Texas at Brownsville/Texas Southmost College became one institution, The University of Texas-Rio Grande Valley (UTRGV)

2017 – H-E-B Park hosts its first season of the Rio Grande Valley FC Toros football/soccer team, continuing through 2023, with just under 10,000 seats and an adjacent amphitheater for 2,500 patrons

2018 – Bert Ogden Arena opens, currently hosting the Rio Grande Valley Vipers (the National Basketball Association G League affiliate of the Houston Rockets) with seating capacity of nearly 7,700, and up to 9,000 for concerts and other events

2019 – Hidalgo County begins construction on a new county courthouse in the heart of downtown Edinburg, the first new courthouse in more than 60 years

2021 – With financial support from the Edinburg Economic Development Corporation, the City invests in multiple downtown improvement and revitalization projects, including a multi-purpose Arts, Culture, Events (ACE) Center (scheduled for completion in 2024); Promenade Park Amphitheater and Water Garden (opened in 2022) along the McIntyre Promenade toward the ACE facility and City Hall; and a downtown parking garage in partnership with Hidalgo County, along with other street and beautification enhancements

2024 – UTRGV acquires the former H-E-B Park for use by its new Vaqueros Division 1 college football program, which begins play in 2025, and renames the facility Robert and Janet Vackar Stadium in honor of longtime local UTRGV donors

Texas Historical Commission Markers in Edinburg

1909-1910 – Old Hidalgo County Jail was erected

1926 – Edinburg Junior College Auditorium was built to serve the college

1927 – The Southern Pacific Depot was completed and occupied as part of a major railroad expansion in South Texas

1968 – Sgt. Alfredo “Freddy” Gonzalez Memorial

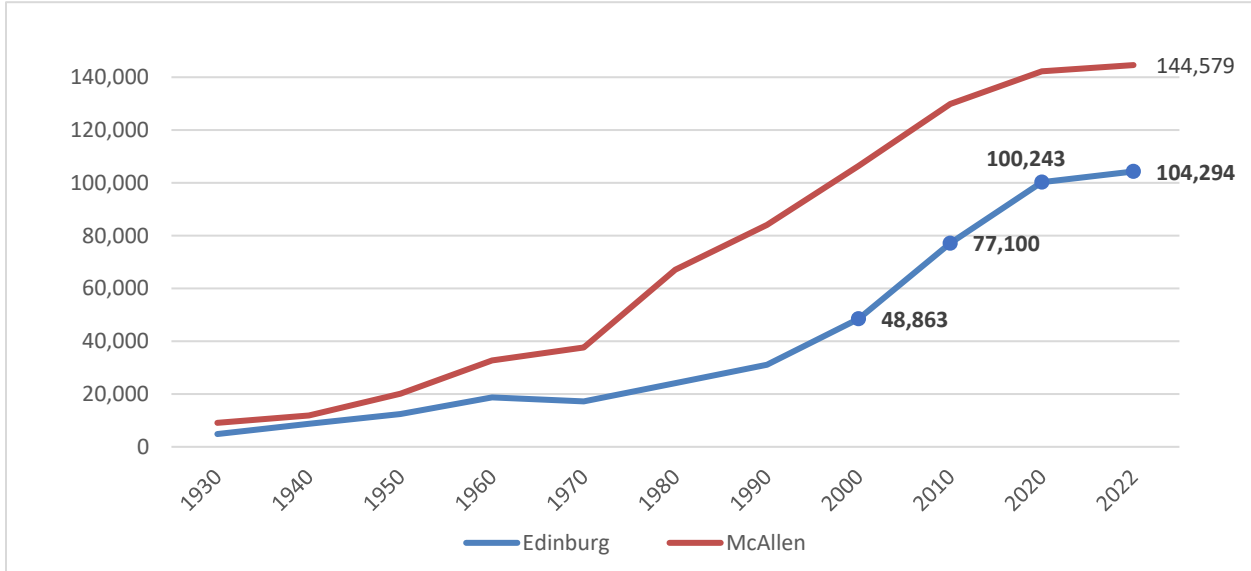
SOURCE: The Historical Marker Database.

Local Edinburg history markers provided by the Hidalgo County Historical Commission are listed online at: <https://www.hidalgocounty.us/2529/Historical-Marker-Locations>

Edinburg does not have any officially designated historic districts, but the 1910 Hidalgo County Jail (now part of the Museum of South Texas History in downtown Edinburg) is the one local site listed on the National Register of Historic Places.

PEOPLE

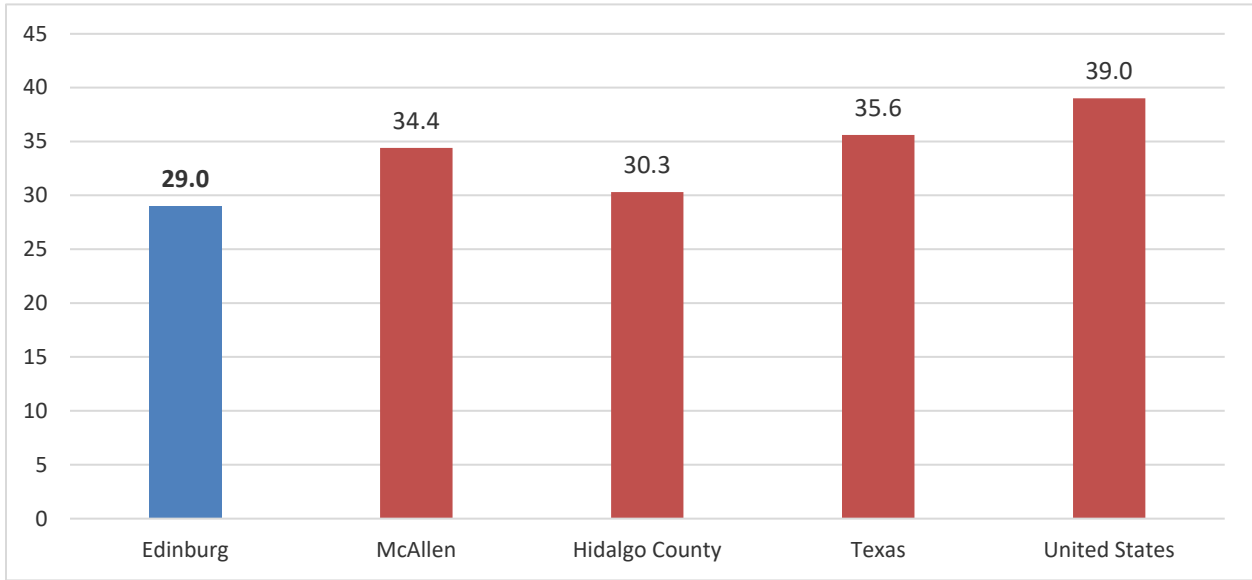
Population History and Estimates



SOURCE: U.S. Census Bureau.

- In early March 2024, a **City population estimate of 105,453** was announced at the 2024 State of the City event. This compared to an earlier estimate from January 2023 of 104,887 by the Texas Demographic Center. Edinburg’s population literally changes from month to month given the pace of new housing development and completed dwellings ready for occupancy.
- Reflected on the chart above is the newest available U.S. Census Bureau population estimate of 104,294, from July 2022.
- **100,243** was Edinburg’s Census 2020 count, up from 77,100 in 2010 (30% growth that decade) and 48,863 in 2000 (105% growth from 2000 to 2020).
- Among U.S. cities with 100,000 or more residents, Edinburg in recent decades has been the fastest-growing city in South Texas, 5th fastest in Texas and 12th fastest nationwide [SOURCE: City of Edinburg].

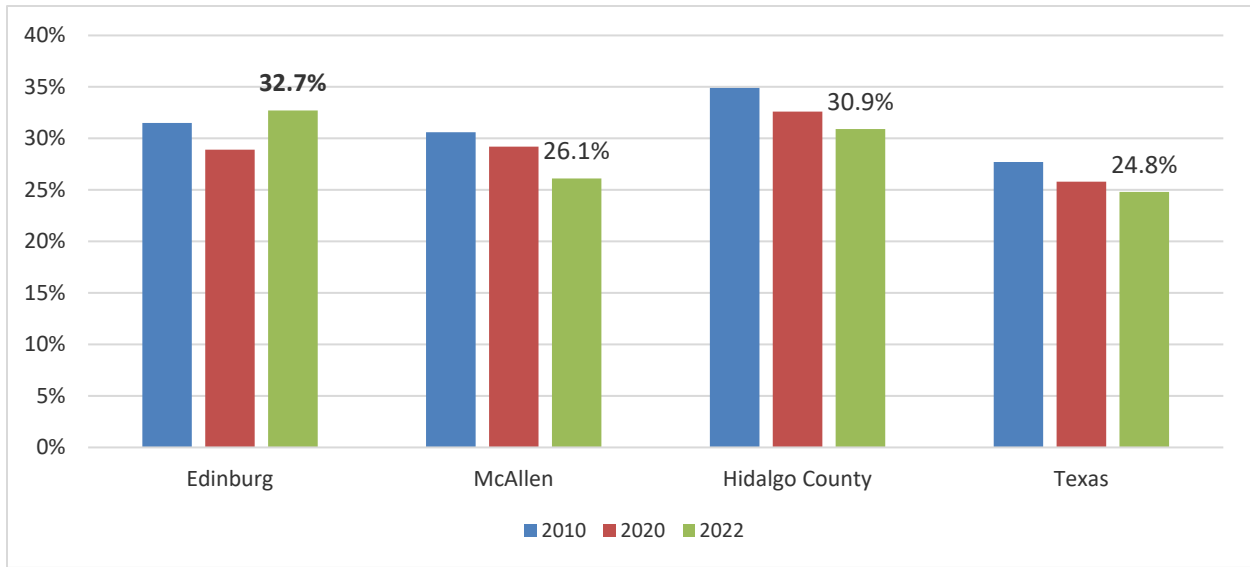
Median Age



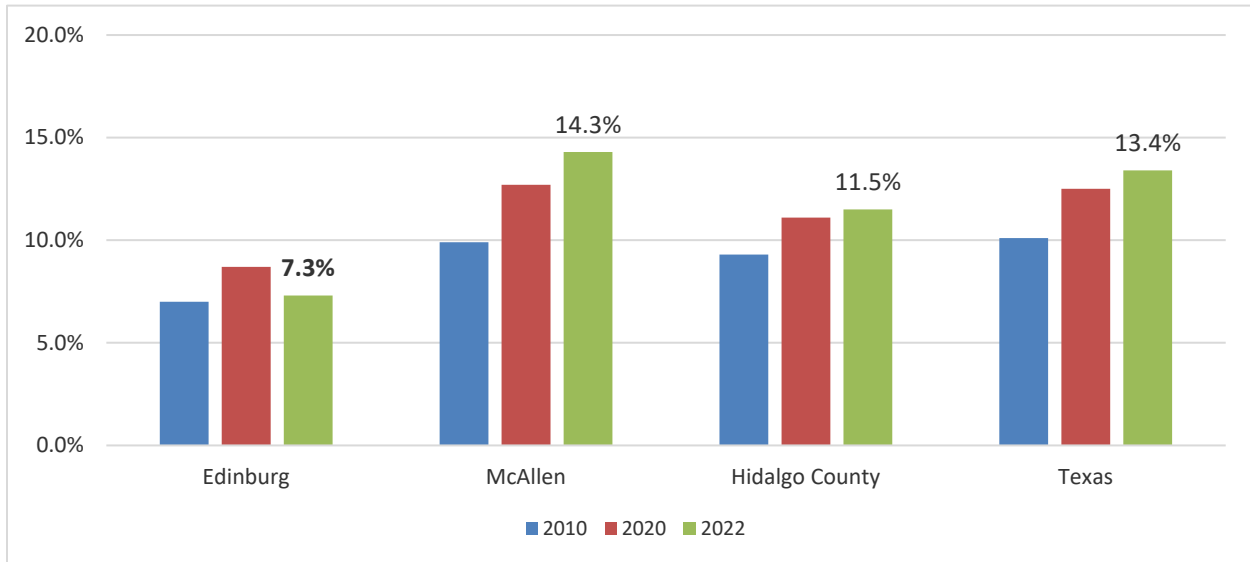
SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S0101).

- An estimated **median age of 29 years** in 2022 made Edinburg the lowest among the comparison geographies.
- The median age has stayed consistent over the past 10+ years, with Edinburg having a median age of 29.3 in Census 2010 – and during a time when median age has been steadily increasing statewide and across the nation as the large Baby Boom generation continues to move into the 65+ years. Going back to Census 2000, the median age has increased only about two years from 27.2 in 2000.

Population Under Age 18



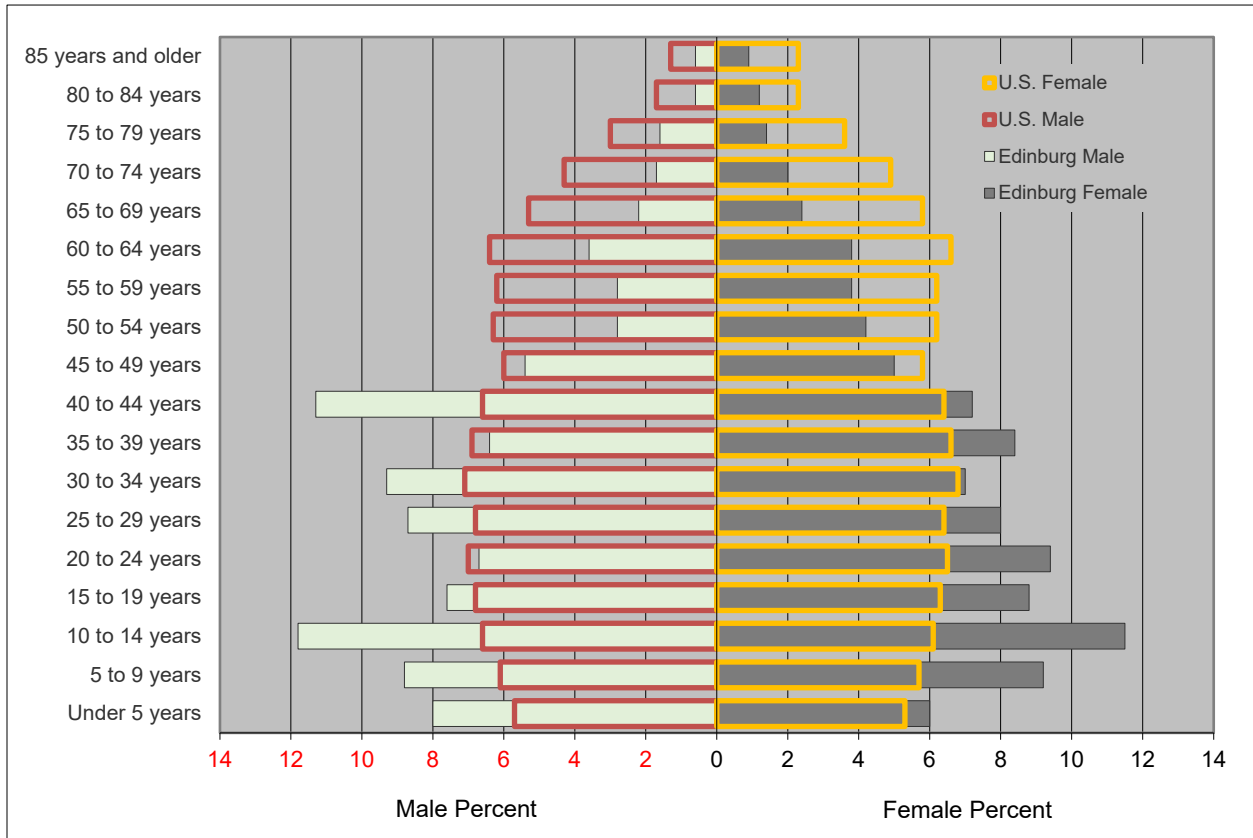
Population Age 65 Years and Over



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S0101).

- Edinburg’s **share of youth population (under age 18)** decreased from 2010 to 2020, but it **has risen in 2022 to a higher level than 2010**, reaching an estimated **32.7%** in 2022. This puts Edinburg in the lead on this indicator among the comparison geographies, and at effectively the identical percentage under age 18 as Edinburg had in Census 2000 (32.3%).
- When persons from ages 18 to 24 are added, Edinburg had an estimated **43.9% of its population under age 25** in 2022, down only slightly from 45% in Census 2000.
- Meanwhile, Edinburg’s **share of age 65+ population has decreased notably** just since 2020, to an estimated **7.3%** in 2022, giving Edinburg the lowest share among the comparison geographies. The age 65+ percentage was 8.3% in Census 2000.

Age and Gender Distribution



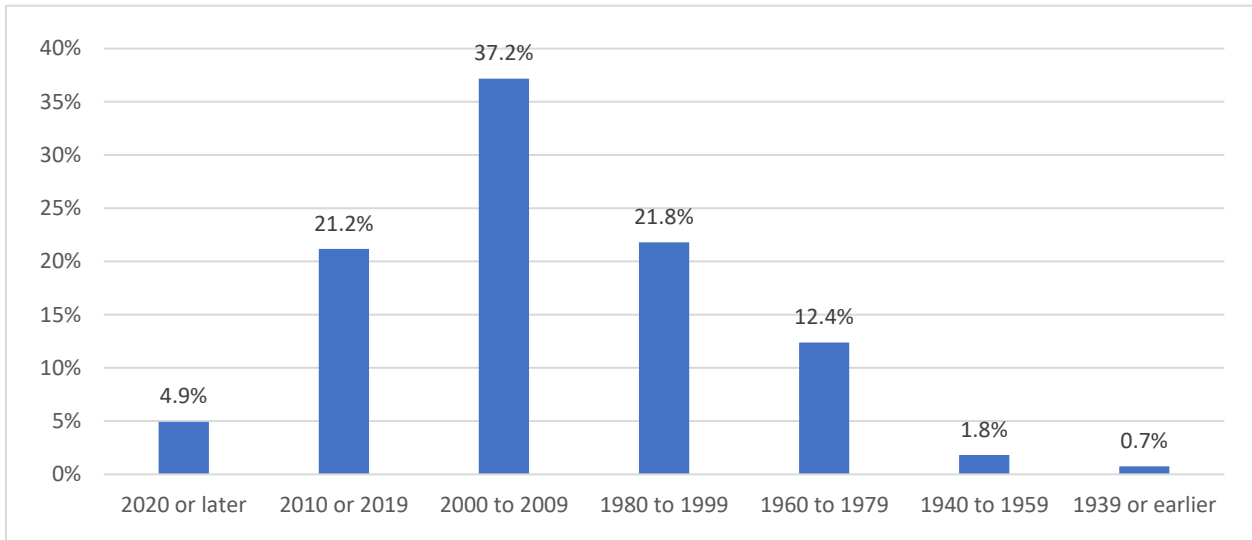
SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S0101).

The comparison to the nationwide age and gender distribution, estimated for 2022, shows that:

- Edinburg had the highest **share in youth and teenage population across all age ranges under 20.**
- As a result, Edinburg’s population shares were **significantly lower in all age ranges over 50.**

HOUSING

Timeframe When Housing Built



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Tables B25001 and S2504), 2010 Decennial Census (Table H1).

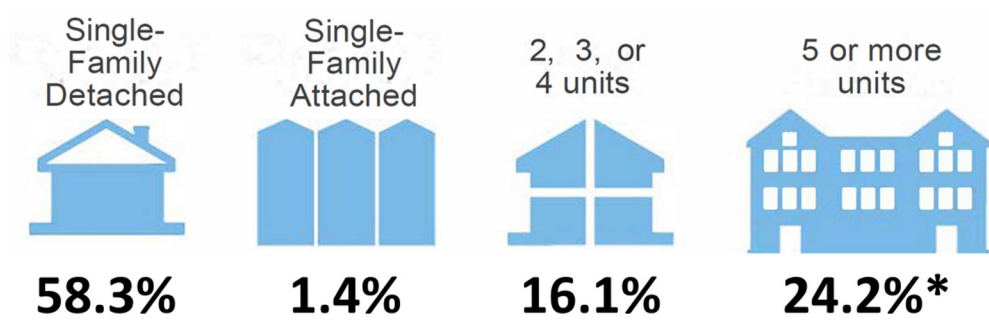
- **35,023** was the **newest estimated housing unit count** for Edinburg from the U.S. Census Bureau, as of 2022 – recognizing that, like Edinburg’s population, this housing statistic changes every month in the city and has continued to rise substantially with each completed home into 2024. The 2022 estimate was up 39.2% from 25,167 units counted in Census 2010, and 118.5% higher than the 16,031 total dwellings in Census 2000.
- Of the **32,462 occupied housing units** in 2022, **nearly two-thirds (63.3%) had been built since 2000**.
- According to these estimates, Edinburg had **just 242 homes (0.75%) still from 1939 or earlier** as of 2022. In Census 2000, 2% of all homes had been built before 1940.

Housing Types



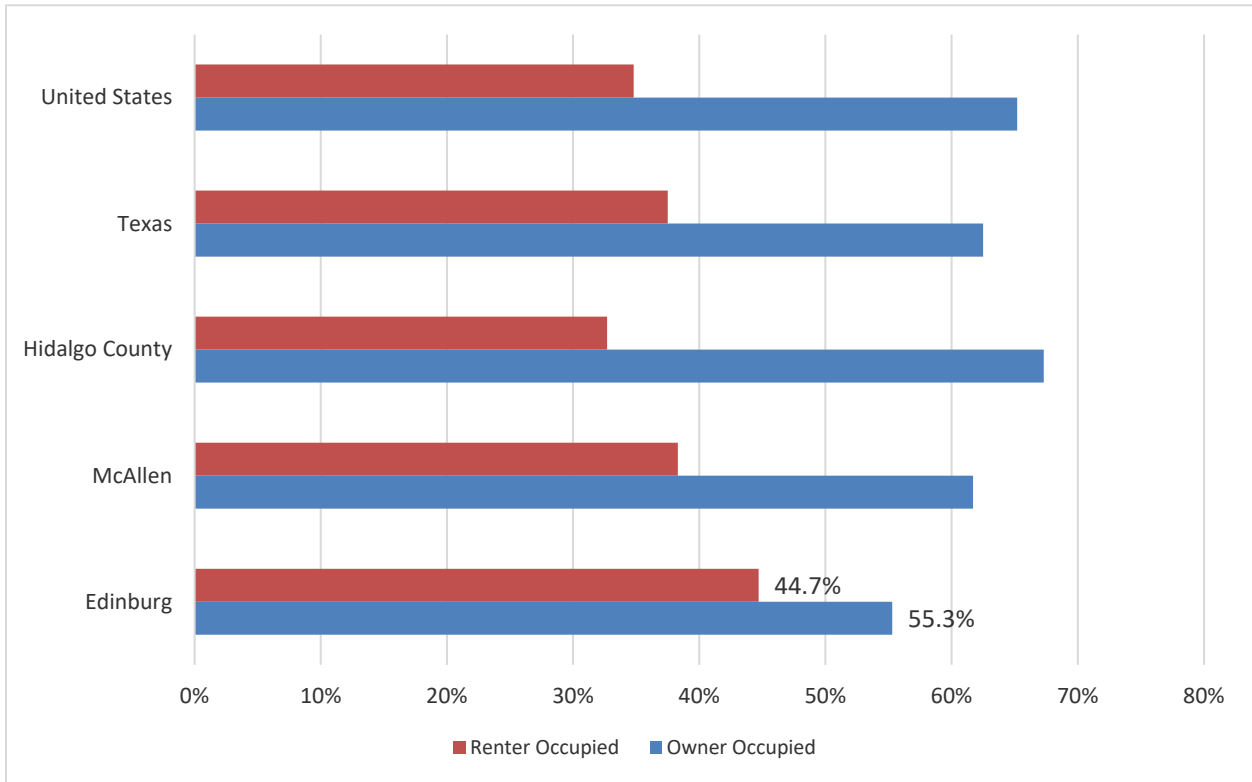
SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S2504).

- **58.3% of Edinburg’s housing was estimated to be in single-family detached homes** as of 2022, the lowest among the comparison communities, and down from 61.1% in Census 2000.
- The 35.4% share in “multi-unit housing” also includes mobile homes or other types of housing, which were 4.8% of all Edinburg housing at the time.
- Attached forms of ownership housing (e.g., townhomes) were a minimal part of the housing supply in both Edinburg and McAllen as of 2022.



* Includes mobile home units and other miscellaneous housing types (4.8% of total for Edinburg in 2022).

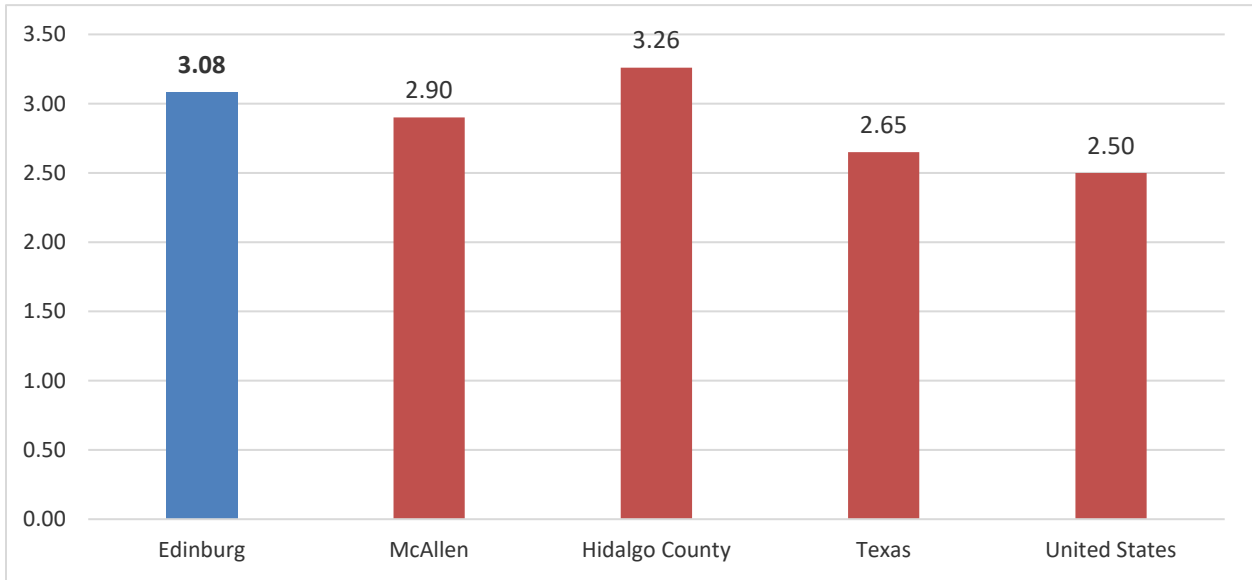
Owner- versus Renter-Occupied Housing



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S1101).

- **44.7% of Edinburg’s housing was estimated to be renter-occupied** as of 2022, the highest among the comparison geographies. The renter-occupied share as of Census 2000 was 37.7%.
- The fact that only 36.8% of Edinburg’s housing stock was attached or multi-unit housing in 2022, as shown on the previous chart, while 44.7% was renter-occupied indicates the extent of single-family detached homes in Edinburg that are also being rented.

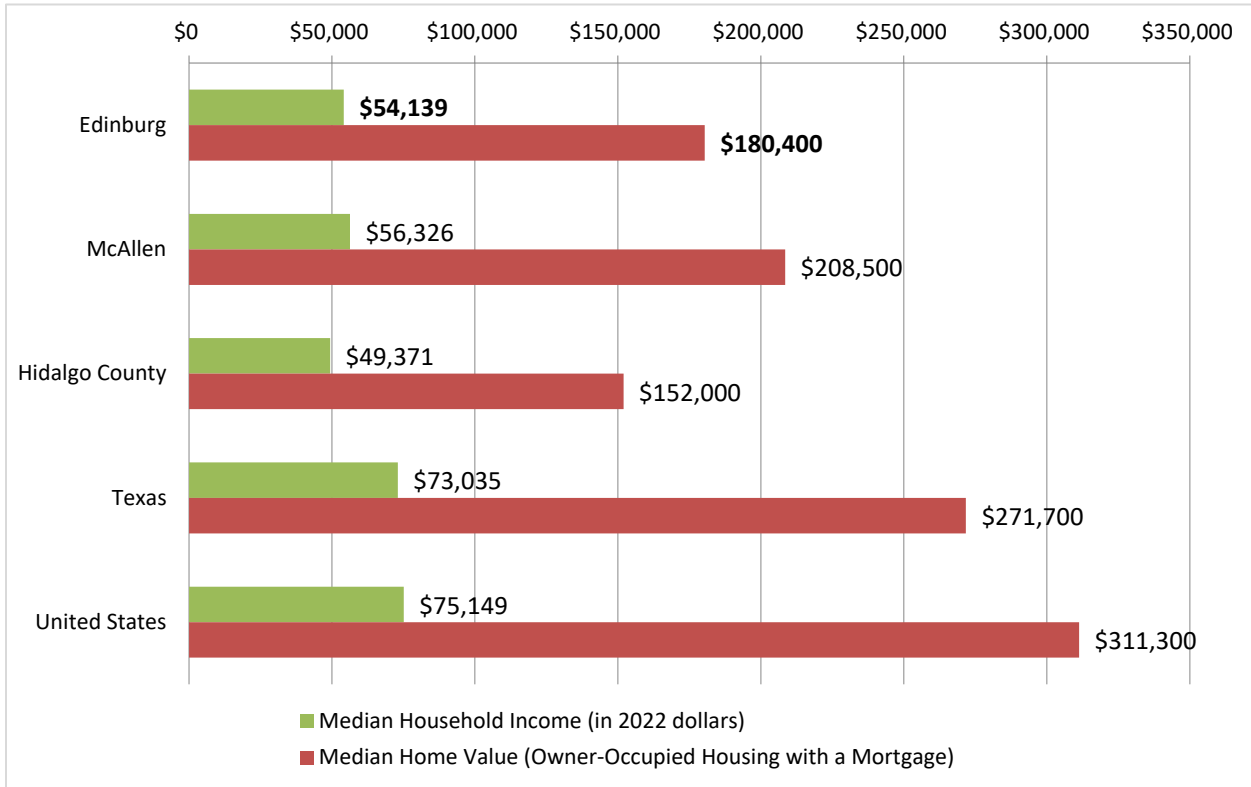
Average Household Size



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S1101).

- **3.08** was the **average household size** in Edinburg based on 2022 estimates, remaining consistent with the 2010 estimate of 3.09 despite continued population growth and changing demographics in the city. However, the persons per household figure has dropped from 3.29 in Census 2000.
- Only all of Hidalgo County had a higher average household size in 2022 among the comparison geographies.

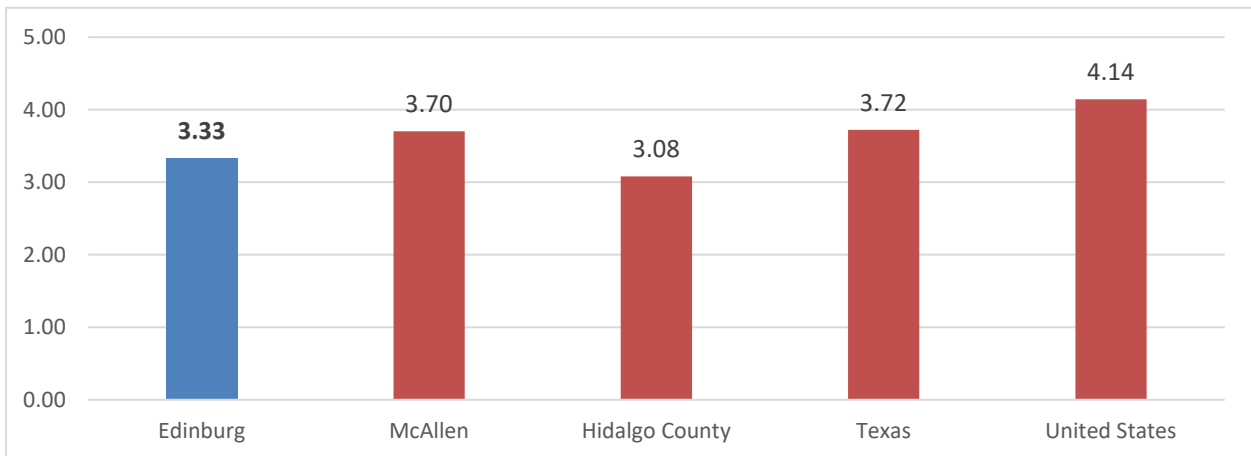
Median Household Income relative to Median Home Value



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Tables S1901, S2506).

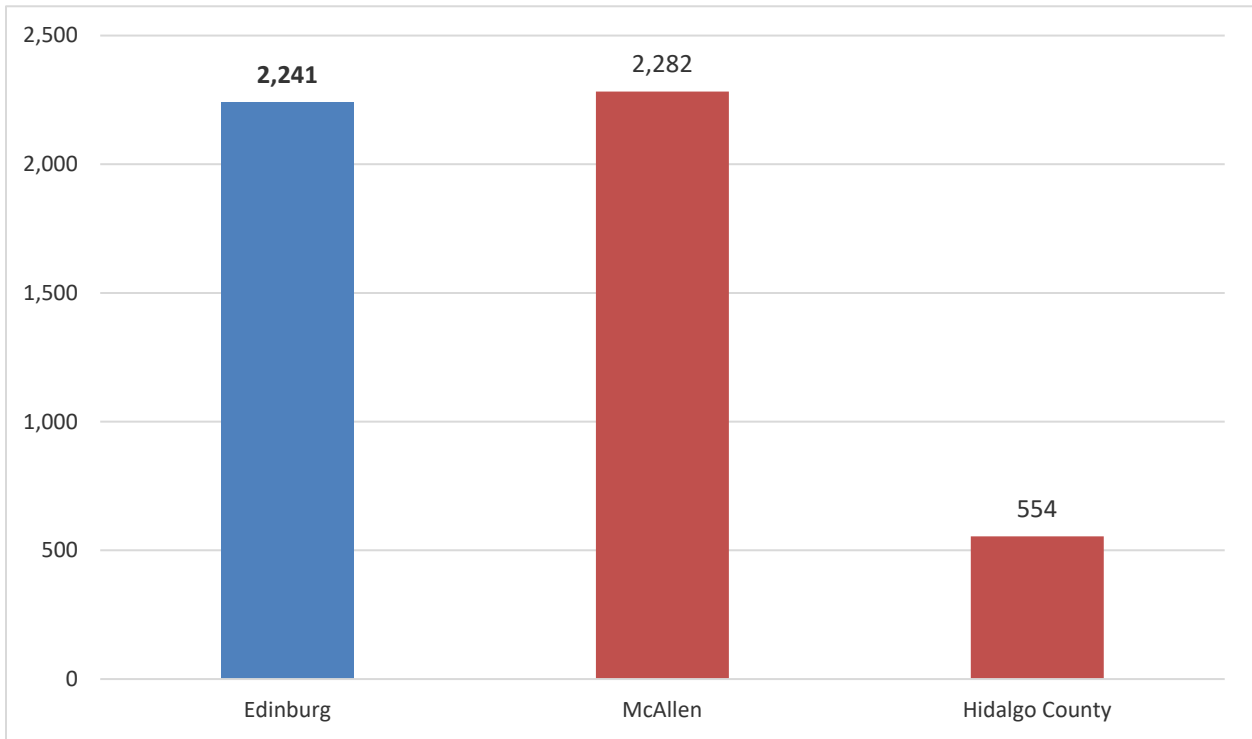
- **Edinburg’s 2022 median household income of \$54,139 was the lowest among the comparison geographies except for all of Hidalgo County.** However, the median value of Edinburg homes occupied by owners with a mortgage was also the lowest other than Hidalgo County, at \$180,400.
- The chart below applies a broad-brush gauge of an area’s home affordability, dividing the median home value by the median household income to generate an “**affordability ratio.**” A higher ratio suggests that more of a local population will have difficulties finding housing they can afford. By this measure, **with a 3.33 affordability ratio, Edinburg again had the lowest number among the comparison geographies except for Hidalgo County.**

Home Affordability Indicator



- Edinburg had a 2.19 affordability ratio in 2000 (\$63,500 median home value relative to \$28,938 median household income). From 2000 to 2022, the median home value increased at a much faster rate (184%) than median household income (87%). This income/cost mismatch is at the heart of the housing affordability dilemma facing much of the nation in recent years, and it is also affecting homeownership prospects in Edinburg to some extent – although not as much as across the entire state and nation.

Population Density (persons per square mile in 2020)

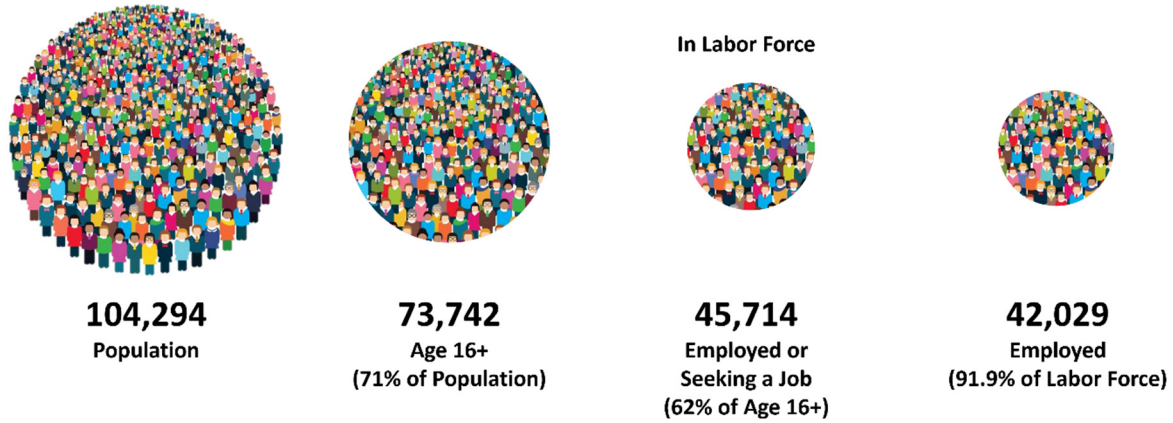


SOURCE: U.S. Census Bureau.

- With **2,241 persons per square mile** as of Census 2020, Edinburg was very similar to McAllen in its population density
- Population density increased across all the comparison geographies since 2010, reflecting a period of ongoing urbanization in Texas and the Rio Grande Valley. But given the extent of land area within the city, Edinburg’s 2020 population density was not significantly higher than in 2010, when it was 2,049 persons per square mile, 9.4% less dense than in 2020.

WORK LIFE

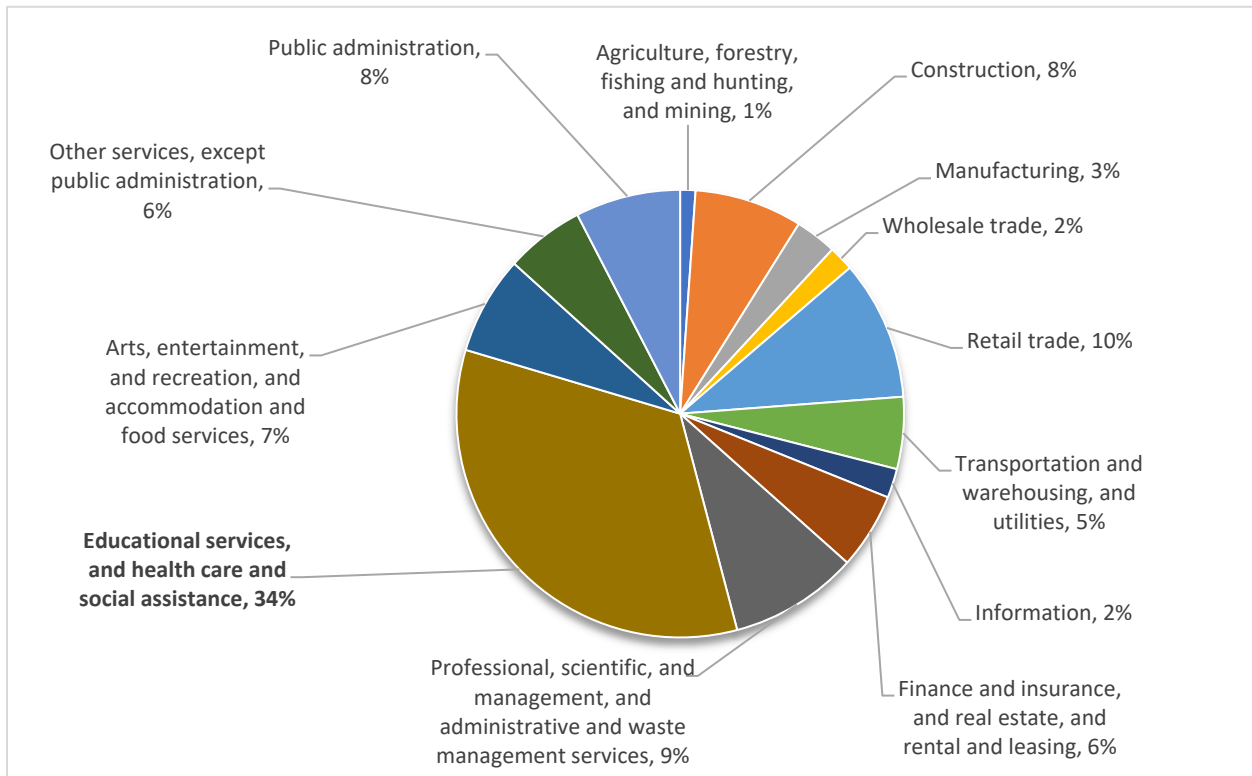
Labor Force Participation and Employment



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table DP03).

- Of the estimated 2022 Edinburg population that was age 16 or over, **62% were participating in the labor force** by working or actively seeking work – and **approximately 92% of those were employed**.
- Edinburg’s 2022 labor force participation rate of 62% was higher than for all of Hidalgo County at 60%, but slightly lower than the nationwide (63.5%) and statewide (65.5%) participation rates.
- From 2000 to 2020, when the city’s population was more than doubling, by 105% from 48,863 to 100,243, the number of employed Edinburg residents age 16+ also grew substantially, by 79% from 17,598 to 31,462 over the two decades.

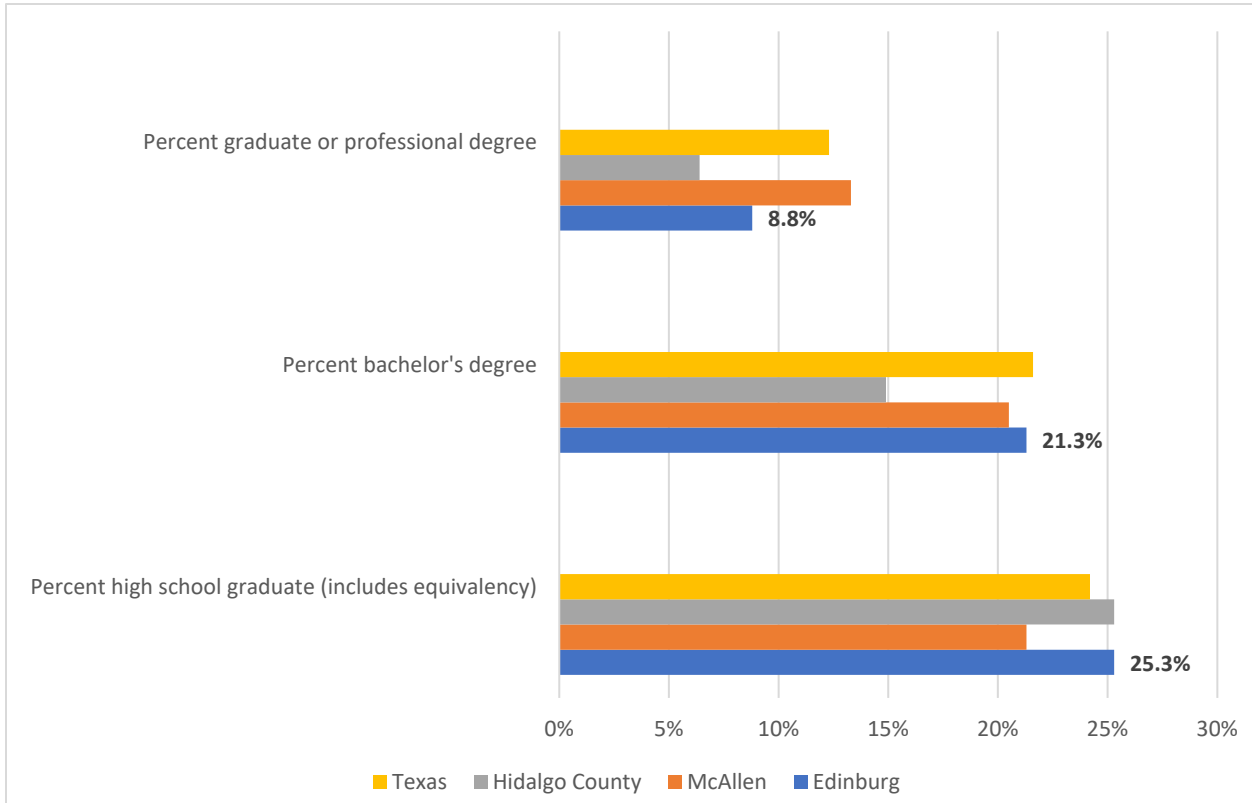
Employment by Industry Type



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table DP03).

- The chart above shows that, for Edinburg’s civilian employed population age 16+ in 2022, **the highest percentage, at just over one-third (34%), were working in educational services, health care and social assistance.** This is nearly unchanged from Census 2000, when 35.1% were employed in the same types of work.
- By comparison, for the civilian employed population statewide, the education/health care/social category also employed the most workers but with a considerably lower 21% share.
- The rest of Edinburg’s civilian employed population at the time was spread across a variety of industry types, with only Retail Trade also above a single-digit share at 10%. Retail Trade was also the second-highest employment sector in Census 2000, but 11.1% at that time.

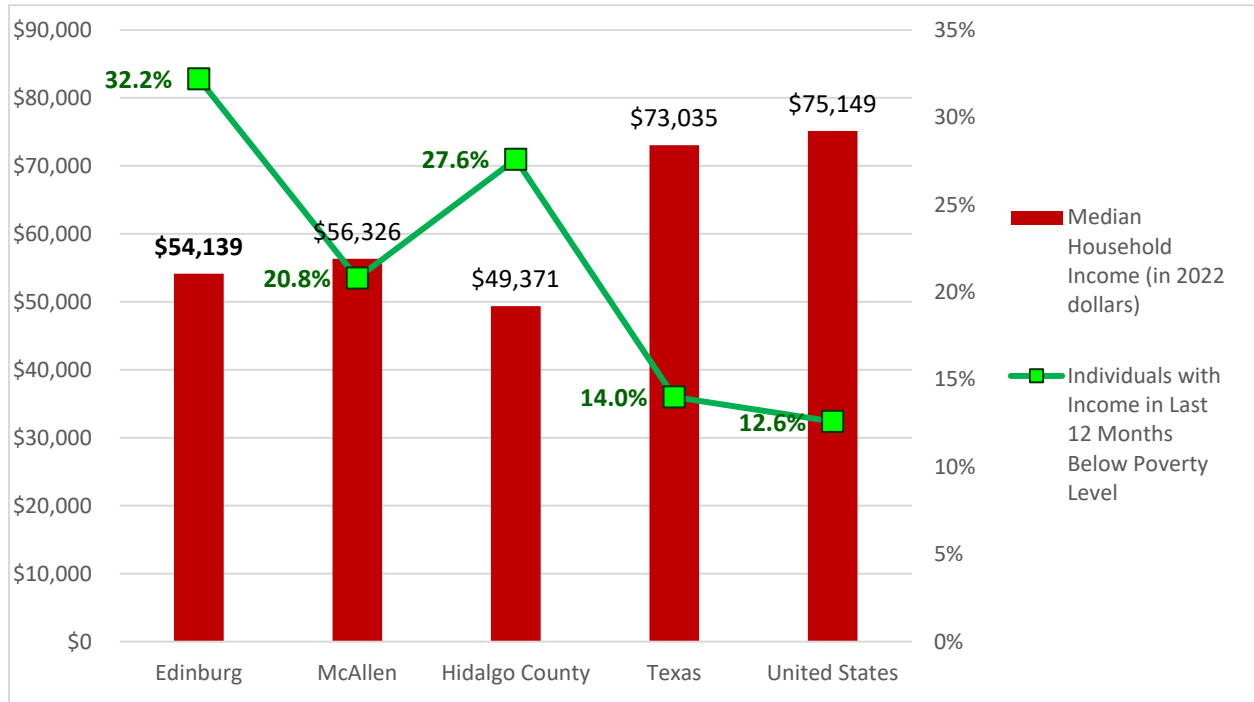
Highest Education Level Attained



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S1501).

- **21.3%** of Edinburg’s estimated 2022 population age 25+ **had earned a bachelor’s degree**, ahead of McAllen (20.5%) and effectively on par with the entire state (21.5%).
- **8.8%** of Edinburg’s age 25+ population **had earned a graduate or professional degree**, lower than both the McAllen (13.3%) and statewide (12.3%) figures.
- The **combined percentage of bachelor’s degrees and graduate/professional degrees earned among Edinburg’s age 25+ population was 30.1%** in 2022, which was closer to both McAllen (33.8%) and the entire state (33.9%).

Median Household Income and Persons in Poverty



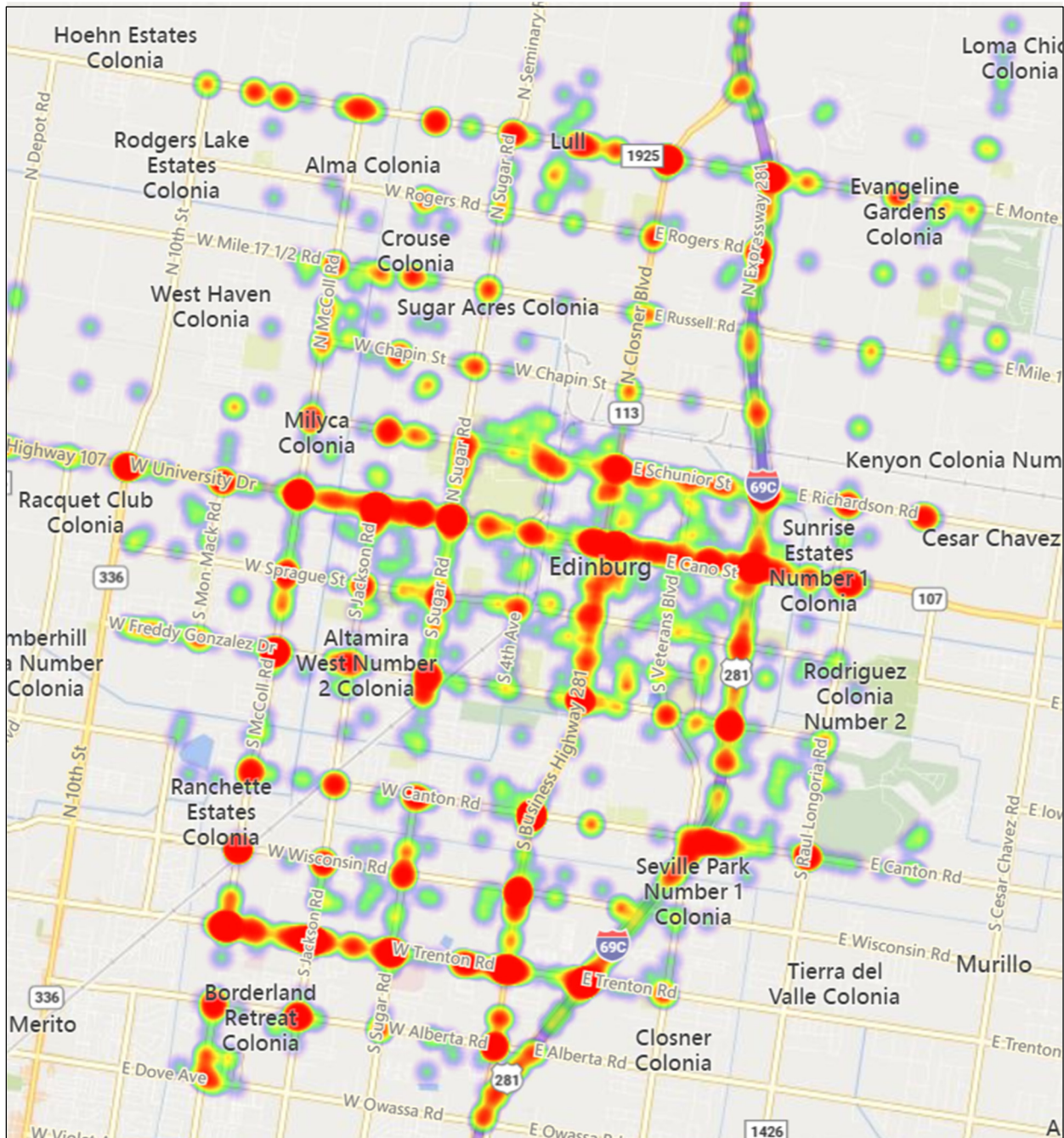
SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table S1701, S2506).

- Edinburg’s estimated level of population in poverty during 2022, as defined by the federal government, was highest among the comparison geographies at 32.2%, and also compared to 29.2% for the city in Census 2000. This is a scenario shared by all of Hidalgo County, which was next highest on the poverty gauge (27.6%) and even lower than Edinburg in median household income. The incidence of poverty across the Rio Grande Valley is generally higher than statewide and nationwide, with just over one-fifth (20.8%) of McAllen’s residents also considered in poverty during 2022.
- Just over 32,250 Edinburg residents were identified as below the poverty level in 2022, including 13,760 under age 18 (40.5% of all residents in that age range) and 1,140 individuals age 65+ (15.6% of all senior residents of Edinburg).
- The value of education is evident in related statistics that show a 47% incidence of poverty in 2022 among Edinburg residents who did not complete high school relative to only 8.4% in poverty among those who completed a bachelor’s degree. Even for those who did receive a high school diploma or the equivalent, their poverty incidence fell substantially to 27.8%. Among those who completed some college coursework or earned an associate’s degree, the poverty level in 2022 was 26.8%.

EDINBURG TODAY REPORT

- Aside from I-69C (and its frontage roads), which had an AADT of just under 58,000 near Chapin Street, the highest traffic volume recorded within Edinburg in 2022 was 31,527 on Trenton Road just east of Sugar Road.
- AADTs just over 30,000 were also found at two points along FM 1925/Monte Cristo Road, between Sugar Road and Business 281/Closner Road.
- State Highway 107/University Drive is one of the city's most heavily-traveled roadways across its entire length through Edinburg, with AADTs in the 29,000 range recorded on W. University Drive near N. 10th Street and near Jackson Road, and AADTs in the 27,000-28,000 range east of I-69C between the freeway and Doolittle Road.
- Jackson Road and McColl Road in southwest Edinburg, closest to McAllen, carry the highest north-south traffic volumes in the city (25,479 AADT on Jackson and 23,409 on McColl, both at points near Canton Road).

Crash Locations (2020-2024)

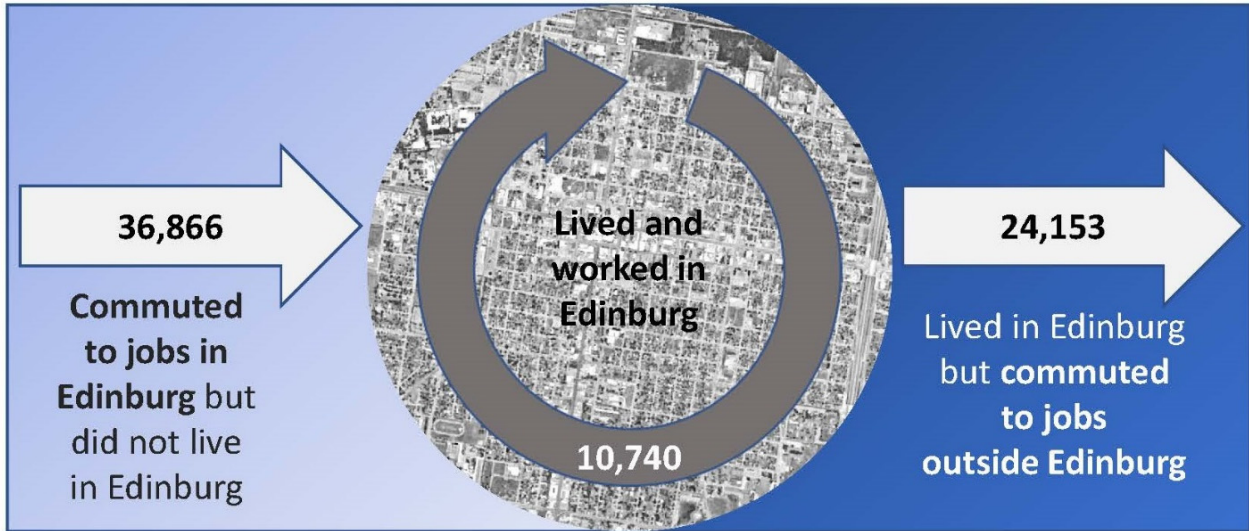


SOURCE: Texas Department of Transportation – Crash Records Information System.

- The “heat map” visualization above depicts **concentrations of crashes between 2020 and 2024** on area roadways, reflecting **10,883 total crashes** documented in the Texas Department of Transportation Crash Records Information System during these years.
- Aside from the obvious crash risk and frequency on Interstate 69C given its higher speeds and traffic volumes, **another “hot spot” location in the city is along SH 107/University Drive near I-69C, in downtown Edinburg, and between Sugar and McColl roads.**

- **Trenton Road** also stands out as another roadway of concern, along with the segment of **Business 281/Closner Road south of downtown** to Freddy Gonzalez Drive and various locations along FM 1925/Monte Cristo Road. Elsewhere, crashes are mostly concentrated at major intersections, especially along the north-south McColl, Jackson and Sugar roads, and the east-west Schunior and Sprague streets, Freddy Gonzalez Drive, and Canton and Wisconsin roads.

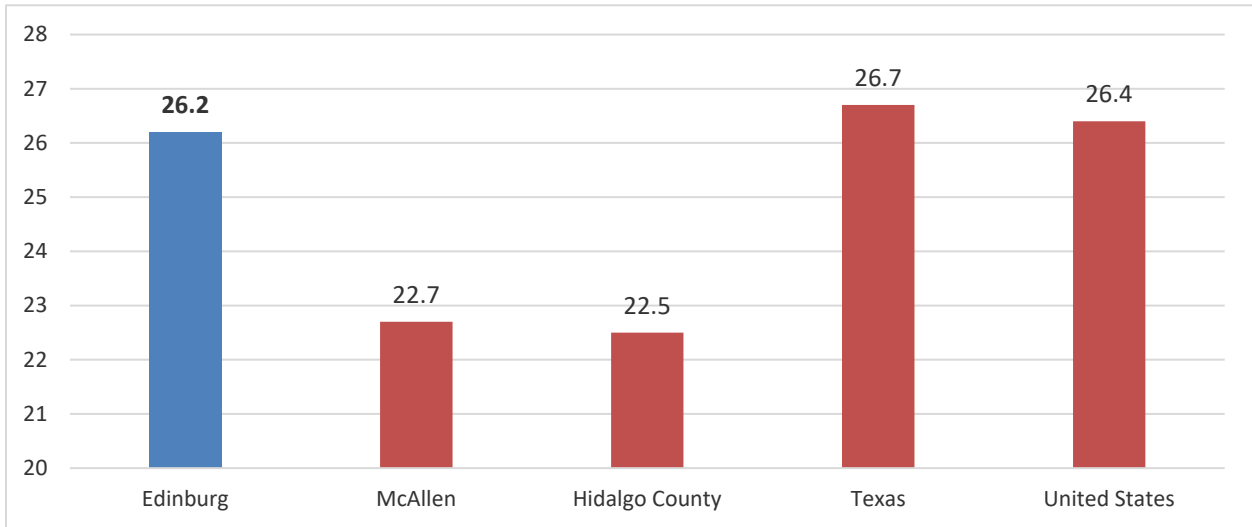
Commuting Patterns (2021)



SOURCE: U.S. Census Bureau – OnTheMap resource.

- Edinburg had **53% more inbound than outbound commuters** in 2021, reflecting its employment concentrations in health care, education, county and city government, retail and other economic sectors. Since this data only becomes available several years later, the newest available data is from during the COVID pandemic. Future data releases should indicate whether commuting volumes and directions have returned to traditional patterns or if a “new normal” is here to stay.
- The 2021 numbers indicate that **69.2% of Edinburg’s employed residents traveled outside the city to their place of work**, reflecting Edinburg’s Rio Grande Valley location with varied job opportunities across a large metropolitan area.
- Along with other draws that bring daily and weekend visitors to Edinburg (shopping and services, health care, education, restaurants, parks and recreation, special events, etc.), these inbound commute figures indicate the **extent of additional wear and tear on area roadways – plus other public service demands** – the City must address for its **daytime population** and not just Edinburg’s actual resident population.

Average Travel Time to Work (in minutes for workers age 16+ years)



SOURCE: U.S. Census Bureau American Community Survey 2022 1-Year Estimates (Table DP03).

- As in 2010, **Edinburg residents had the highest average travel time to work** in 2022 compared to McAllen and Hidalgo County, **estimated at 26.2 minutes**, which was effectively the same as the average commute time for all of Texas and the nation.
- The 2022 average travel time to work for Edinburg commuters of 26.2 minutes was **up from 18.1 minutes a decade earlier**, with the area’s increased population and higher traffic volumes on Rio Grande Valley roadways as likely contributing factors to the increase in commuting time.
- Related journey-to-work estimates show that, as of 2022, **75.8% of Edinburg workers drove to work alone**, compared to McAllen at 79.3%. On the other hand, **Edinburg had the highest share of workers carpooling** at 12.3% (McAllen had 10.5%). Another 0.8% of Edinburg commuters took public transportation in 2022, 2.5% walked to work and 6.8% used a bike or other means.

PUBLIC INFRASTRUCTURE, FACILITIES AND SERVICES

Edinburg City departments report on a range of municipal functions and performance indicators, including the following statistics of interest from 2023 (from the City's 2024 Annual Report):

Scale of Public Service and Maintenance Responsibilities

- 450 miles of streets, and 100 signaled intersections (with 16 lane miles rehabilitated, 30 sidewalks repaired, 619 signals repaired, and 1,659 street signs installed in 2023).
- 2,429 storm drainage inlets.
- 486 miles of water lines.
- 418 miles of wastewater lines, and 52 lift stations.
- 6,045 manholes.
- 3,331 fire hydrants.
- 35 square miles in city limits and 180 square miles in rural areas served by Edinburg Fire Department (107,552 residents).
- 25 parks, 5 splash pads, a karate facility, 2 swimming pools, the Edinburg World Birding Center and 2 golf courses maintained by Parks and Recreation Department.
- 2,865 tons of debris removed from area streets through new Street Sweeping Program, with 949 arterial miles and 1,343 of residential street miles swept.

Utility Infrastructure

- 1 million gallon elevated water storage tank to be added to system after commencing construction in 2023.
- 650 new water connections added to the system.

Public Safety

- 69,236 calls for service handled by Police Department dispatch.
- 4.6% decrease in overall major crimes.
- 32% increase in Driving While Intoxicated (DWI) arrests.
- 3,102 responses to emergency calls by Fire Department.
- 70 fire safety education programs hosted, benefiting more than 11,000 citizens.

Development Services

- 54 platted subdivisions recorded, and 47 new subdivisions reviewed.
- 12,000 construction permits issued.
- 716+ acres of land and 2,228 lots within new developments.
- 4,240 fire inspections conducted by the Fire Marshal's Office.
- 722 construction inspections for compliance with erosion control and stormwater management requirements.

Other City Services

- 1,000 aircraft operations per month reached for first time at City's South Texas International Airport.

EDINBURG TODAY REPORT

- 26,603 commercial and residential accounts serviced by Edinburg Regional Landfill, with 856 tons of waste recycled from a total of 616,771 tons received.
- 145,006 visits to the City library, with 148,520 items checked out and 53,228 computer uses.
- 7,604 calls to City's 311 service handled.
- 56,164 total attendance at events and festivals arranged by the City's Cultural Arts Department.
- Recognized by Texas Amateur Athletic Federation as #1 Texas municipality with highest participation level (826 teams), along with Edinburg's leadership in little league baseball (largest program in South Texas with 1,300+ children and 100+ teams).

The City provides its residents and others an **interactive online map for viewing and obtaining details on active and previously completed capital improvement projects**. These projects involve buildings and facilities, drainage, parks and community amenities, streets, water/sewer and other project types. The map is available at:

<https://cityofedinburg.maps.arcgis.com/apps/dashboards/ab5f59f296cc4217bc677647d72577b6>

A growing and sustainable tax base is essential for financing the City's core public health and safety responsibilities, along with quality-of-life enhancements for its residents. The **total assessed valuation of taxable property in the city reached \$6.76 billion** in fiscal year 2023, up from \$4.75 billion just five years earlier (42% increase). The City's **sales tax revenue increased to \$27.5 million**, a 6.8% increase over the prior year and up from \$19.1 million in 2019 (44% increase). Through its Grants Administration Department, the City also **secured more than 20 federal, state and foundation grants in 2023**, leveraging the City's own financial resources with supplemental funding from external sources.

For more information on regional planning entities and their activities:

- Lower Rio Grande Valley Development Council: <https://www.lrgvdc.org/>
- Rio Grande Valley Metropolitan Planning Organization (transportation): <https://www.rgvmpo.org/home>
- Rio Grande Valley Partnership (economic development): <https://rgvpartnership.com/>