



EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

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

WORK SESSION AGENDA
AUGUST 7, 2024
5:00 PM

1. CALL TO ORDER, ESTABLISH QUORUM

A. 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 and Discussion Regarding the Update to the City of Edinburg Comprehensive Plan.
[Jaime Acevedo, Director of Planning & Zoning]

6. ADJOURNMENT

I hereby certify this Notice of a City Council 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 August 02, 2024 at 5:30 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary

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

Meeting Date: August 7, 2024

PRESENTATION AND REPORT

Agenda Item No: 5.A.

Presentation & Report- Update to the City of Edinburg Comprehensive Plan

1. **Agenda Item:**

Presentation and Discussion Regarding the Update to the City of Edinburg Comprehensive Plan.
[Jaime Acevedo, Director of Planning & 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 and timeline
- Ensure early leadership input and direction to the project consultants to help focus their work.
- Highlight the special characteristics and circumstances of Edinburg as context for the plan update.
- Public Community Outreach to be held on August 22, 2024.
- Public Hearing to be held on September 3, 2024.

3. **Staff's Recommendation:**

Present the City of Edinburg Comprehensive Plan Update.

Reviewed by:

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

A. Edinburg Comprehensive Plan - City Council Progress Update



Comprehensive Plan Update

PROGRESS UPDATE for City Council

August 7, 2024



GARY MITCHELL
President and
Project Manager



JENNIFER MAK
Architect and
Senior Urban Designer

Comprehensive Plan PROCESS

WE
ARE
HERE

Jan-Mar

Mar-Apr

May-Sep

Sep-Oct

Oct-Nov



**Edinburg
Today**

**Plan
Direction**



**Future
Edinburg**

OVERSIGHT COMMITTEE:

Thu-Fri, Jul 25-26

Thu, Aug 8

Wed, Aug 28

Thu, Sep 5

**Strategic
Implementation**



**COUNCIL
WORKSHOP:**
*Tue, Sep 24
(target date)*



**Hearings
&
Adoption**

6 THEMES for Comprehensive Plan

Uplift
PEOPLE

Leverage
CITY INFRASTRUCTURE

Embrace
**UNIVERSITY TOWN
ADVANTAGE**

Pursue Opportunity
**IN SCARCITY (water)
AND ABUNDANCE (waste)**

Go All In
**ON ASSET PRESERVATION
AND MAINTENANCE**

Promote
REGIONALISM

Always Building on Edinburg 2040 Process and Successes



[HOME](#)

[ABOUT](#)

[PLANS](#) ▾

[COMMITTEES](#) ▾

[COMMUNITY INPUT](#) ▾

[CONTACT](#)

City of Edinburg

EDINBURG 2040
BUILDING FOR TOMORROW'S FUTURE, TODAY!

Growth Capacity

Planning Issues: GROWTH CAPACITY

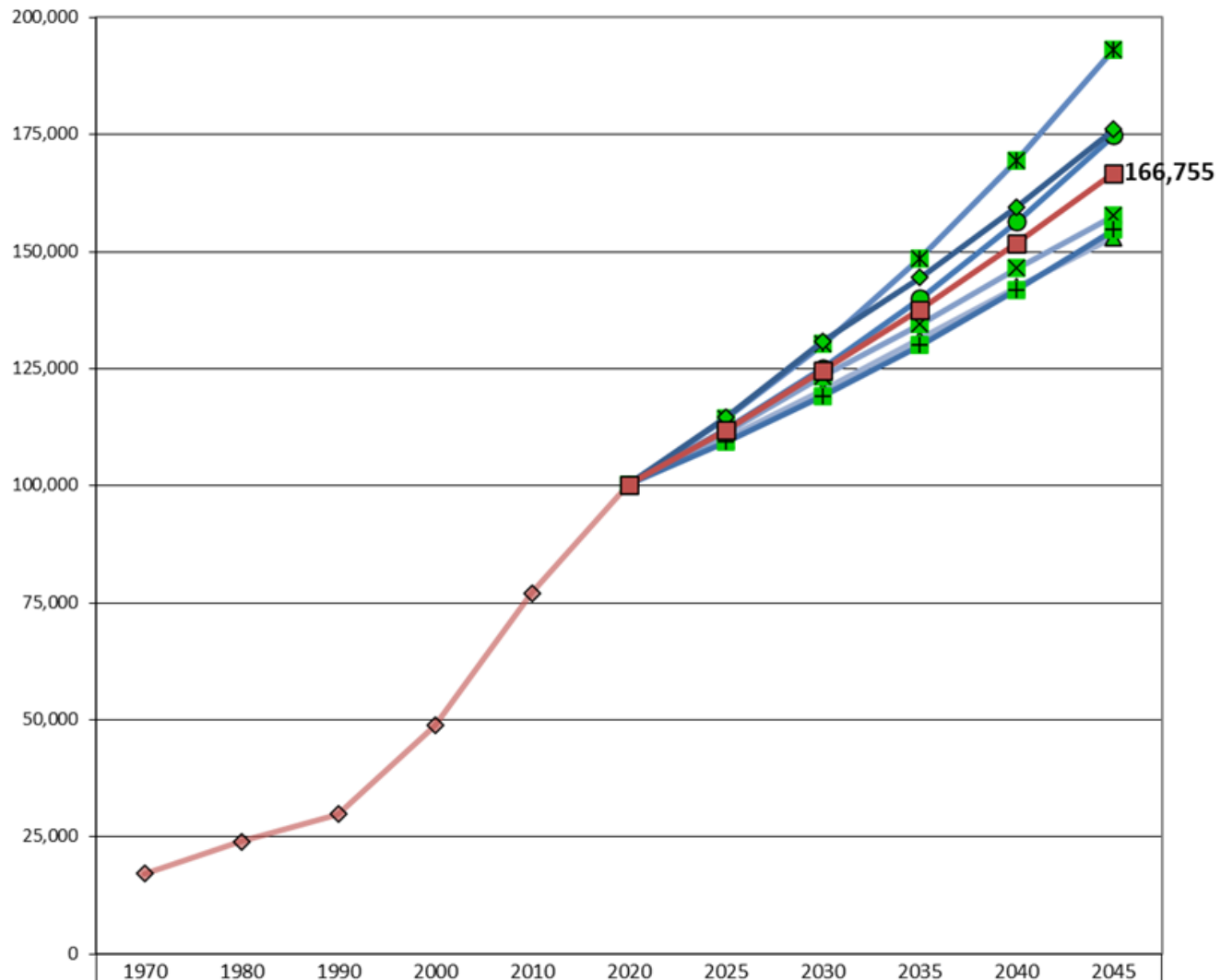
Key Planning Issues and Considerations

- Near- and long-term water supply
 - Related to aspirations for ongoing growth and economic development
 - Related to pace and type of residential development and added water demand
 - Related to nonresidential land use types with significant water needs
 - Need for aggressive water conservation and supply-stretching strategies [FY22-23 funded item for promotion of water conservation based on Edinburg 2040 priorities]
- Pressure on City public safety services from expanded service areas and growth in population
 - Advance planning and land acquisition for future facility needs (e.g., fire stations)
- Pressure on area public schools to accommodate rapid growth pace, need for coordinated growth planning
- Equity concern for new development to pay for more of its direct impacts on public infrastructure and services relative to putting an added burden on existing tax and fee payers
- Infrastructure maintenance imperative
 - Future challenge from when a generation of new infrastructure is constructed in same timeframe, meaning that major maintenance and rehabilitation points will come due at same time
- Level-of-service expectations of residents and business community [FY22-23 funded item to increase frequency of trash cleanup, street sweeping and power washing of streets and sidewalks for community beautification reasons based on Edinburg 2040 priorities]
- Infrastructure support for key economic development initiatives (e.g., expansion and expanded business activity at South Texas International Airport)
 - Adequate and sustainable energy supply, including for energy-intensive industries
- Strategies for effective growth management in extraterritorial jurisdiction given state-imposed limits on previous municipal authorities (e.g., annexation, ability of property owners to petition for release from City's ETJ – and implications for public service delivery)
- Extent of City's CCN ("Certificate of Convenience and Necessity") area beyond city limits that must be served
- Balancing public service demands of new growth with those of existing neighborhoods and commercial areas
- Storm drainage, and flooding risk exacerbated by climate change
 - Lessons learned from past major flood events
- Linking planning, design and public investments involving multi-purpose objectives and benefits (e.g., coordination and integration opportunities across projects involving utility infrastructure, mobility, storm water management, neighborhood and commercial area revitalization, parks and recreation, community identity and beautification, etc.)
- Advocating for Edinburg's "fair share" of state-level and regional funding given its growth pace, and pursuing related external grant and funding opportunities effectively

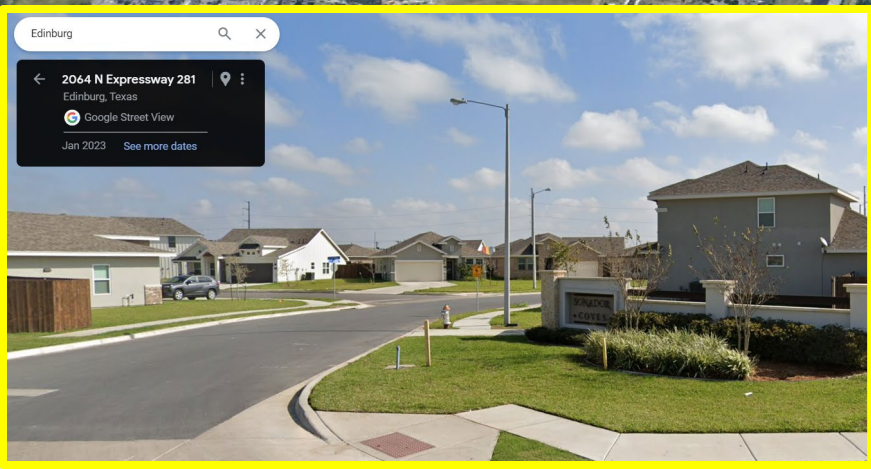
- Water supply
- Expanding public safety service areas
- Costs of growth – HOW to cover, by WHO?
- Long-term infrastructure maintenance
- Meeting public service expectations
- Balancing new plus existing needs
- Infrastructure needs for economic growth
- Growth management in Edinburg's "ETJ"
- Storm drainage and flooding risk
- Investments that meet multiple objectives
- "Fair share" of regional, state funding
- Regionalism and partnerships
- Enhanced resilience of infrastructure



Population



◆ Historical Data (City Limits)	17,163	24,075	29,885	48,863	77,100	100,243					
▲ Trending County Step Down (increasing City share)						100,243	109,978	120,398	131,397	142,505	153,096
✖ Steady Numeric Growth (23,143 per decade)						100,243	111,214	123,386	134,461	146,529	157,676
✖ Steady Growth Rate (2.7% per year)						100,243	114,302	130,333	148,612	169,455	193,221
● Assumed Annual Growth Rate (2.25%)						100,243	112,039	125,224	139,960	156,430	174,838
✖ Assumed Annual Growth Rate (1.75%)						100,243	109,327	119,233	130,038	141,822	154,673
◆ Assumed Lower Annual Growth Rate After 2030						100,243	114,527	130,845	144,464	159,500	176,101
■ AVERAGE (City Limits)						100,243	111,800	124,686	137,627	151,824	166,755



Implications of 167,000 Midpoint

- ▶ +61,302 residents from 105,453 estimate
- ▶ ~19,900 more housing units by 2045
(based on 3.08 per household in 2022)
- ▶ 131 single-family detached dwellings
in Sonador Coves
- ▶ 152 more such subdivisions, OR ...
some absorption in other housing types

Remaining Land Inside City

- Major undeveloped properties
 - Beyond subdivisions in review, already under construction
- Then how much is developable?
 - Zoning, utilities, street access, flood zones, etc.

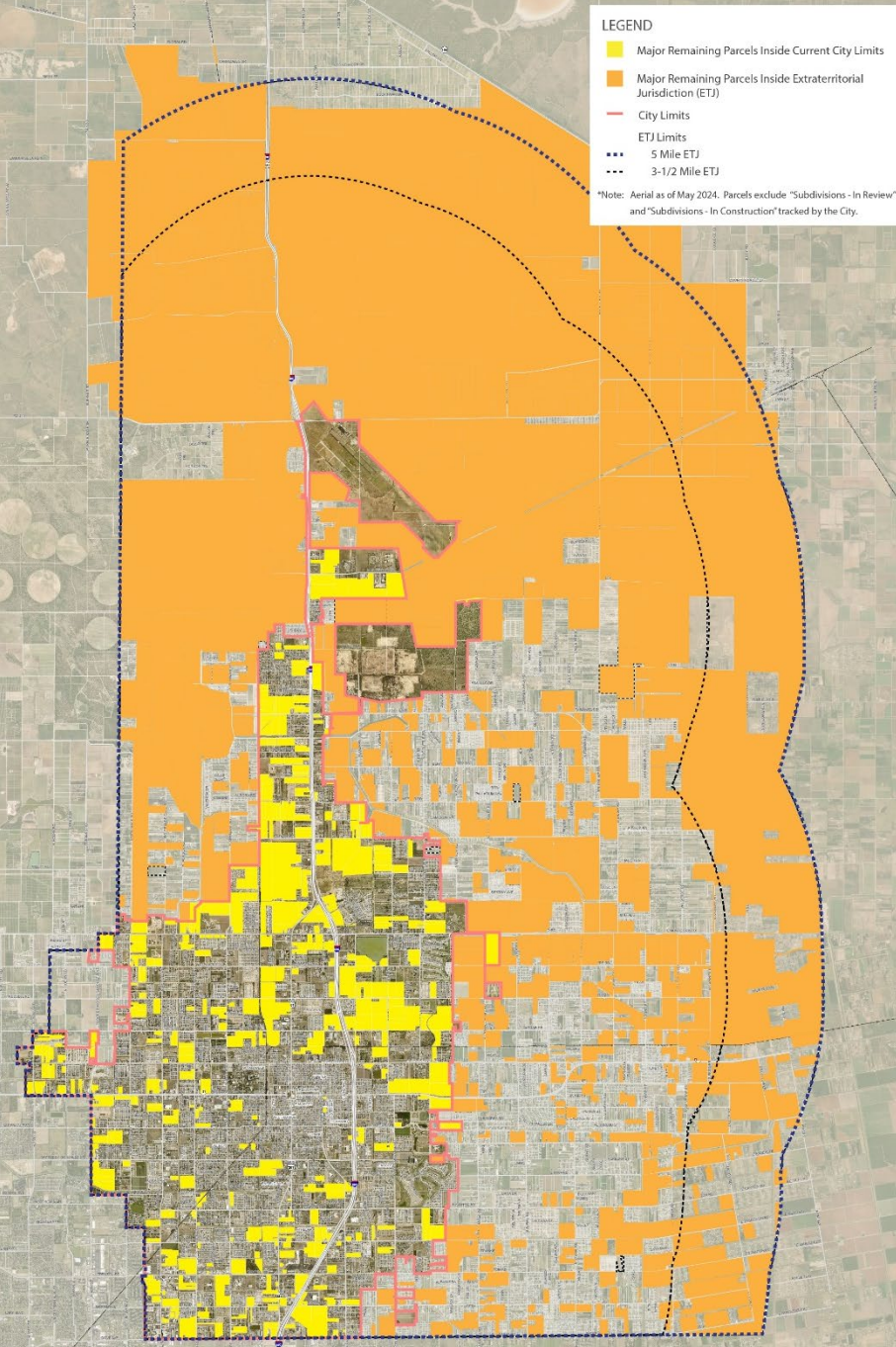
LEGEND

- Major Remaining Parcels Inside Current City Limits
- City Limits
- Extrateritorial Jurisdiction (ETJ) Limits
- ■ ■ 5 Mile ETJ
- — — 3-1/2 Mile ETJ

*Note: Aerial as of May 2024. Parcels exclude "Subdivisions - In Review" and "Subdivisions - In Construction" tracked by the City.

Remaining Land Inside City and ETJ

- **Major undeveloped properties**
 - Beyond subdivisions in review, already under construction
- **Then how much is developable?**
 - Utilities, street access, flood zones, etc.
 - No zoning in ETJ

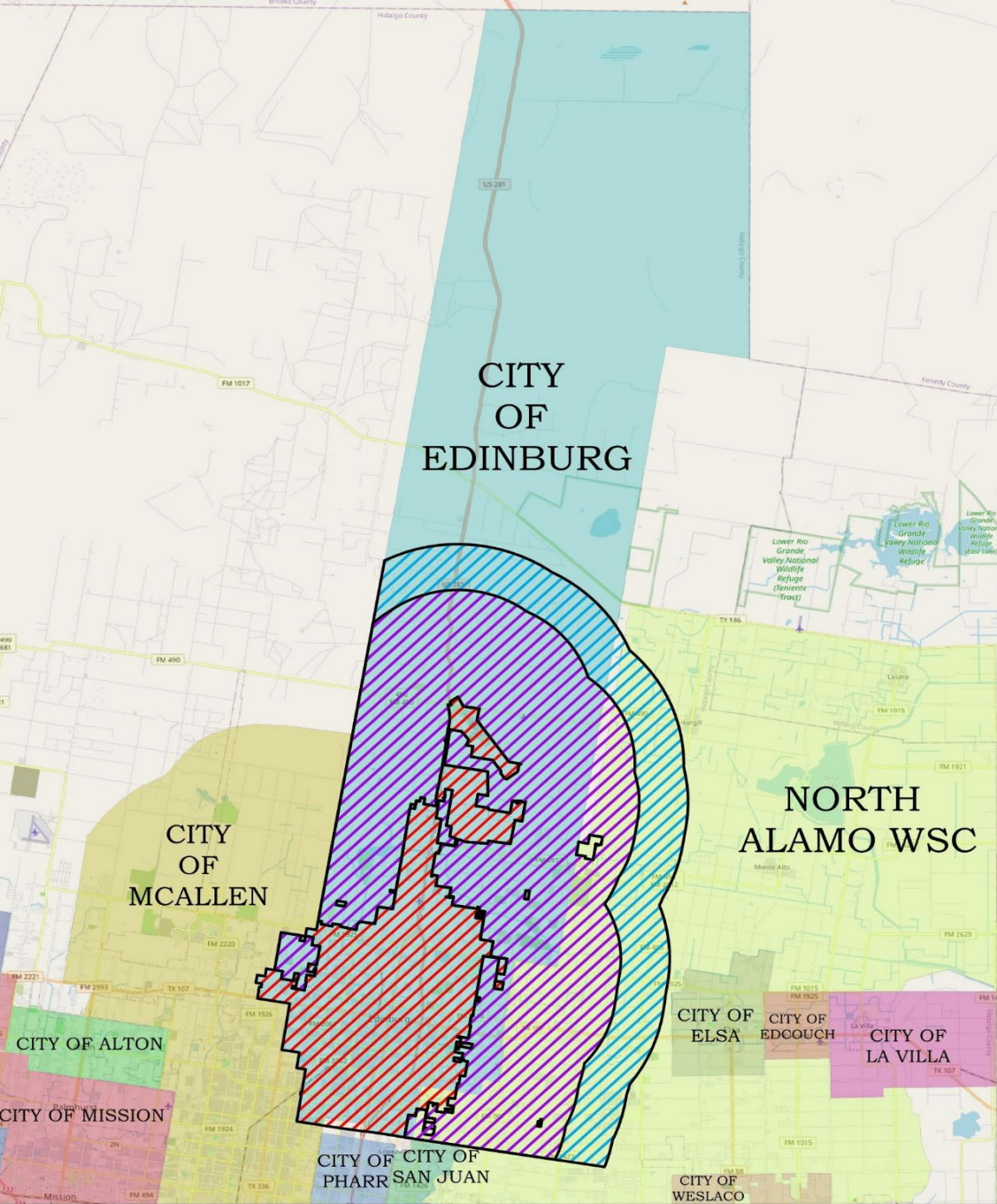


LEGEND

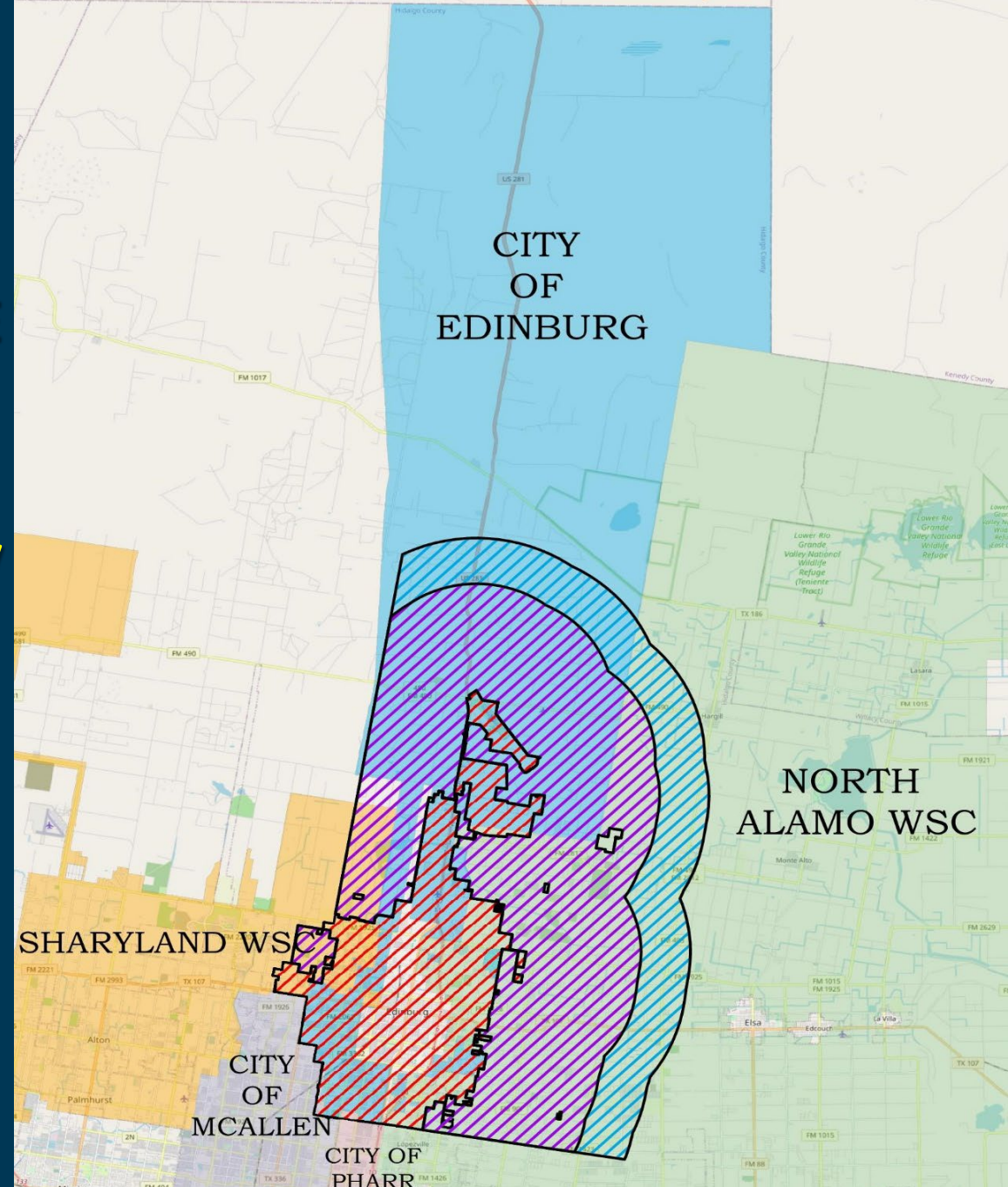
- Major Remaining Parcels Inside Current City Limits
- Major Remaining Parcels Inside Extraterritorial Jurisdiction (ETJ)
- City Limits
- ETJ Limits
 - 5 Mile ETJ
 - 3-1/2 Mile ETJ

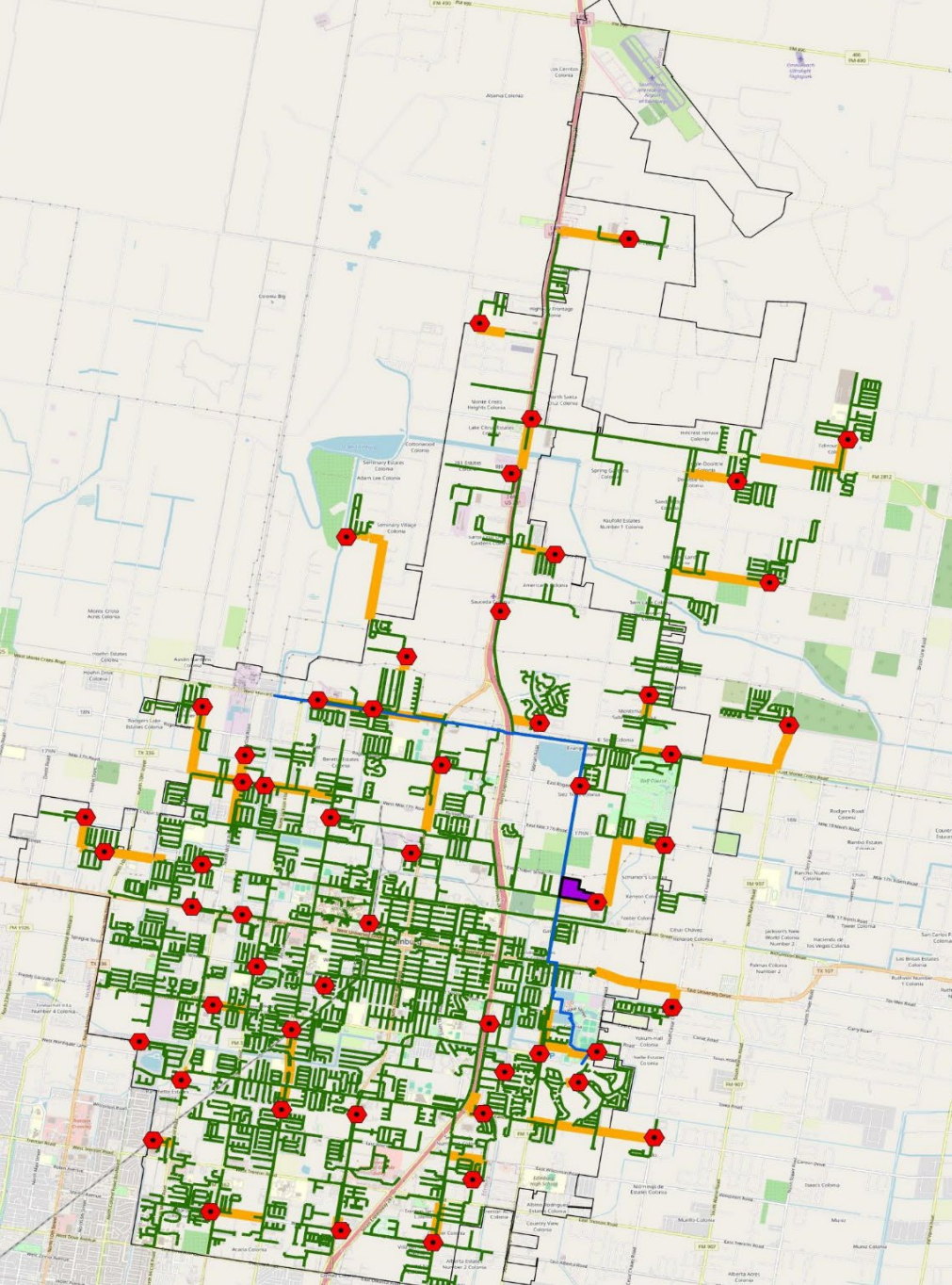
*Note: Aerial as of May 2024. Parcels exclude "Subdivisions - In Review" and "Subdivisions - In Construction" tracked by the City.

Infrastructure Systems



SERVICE AREAS for Sanitary Sewer and Water Service





Sewer System

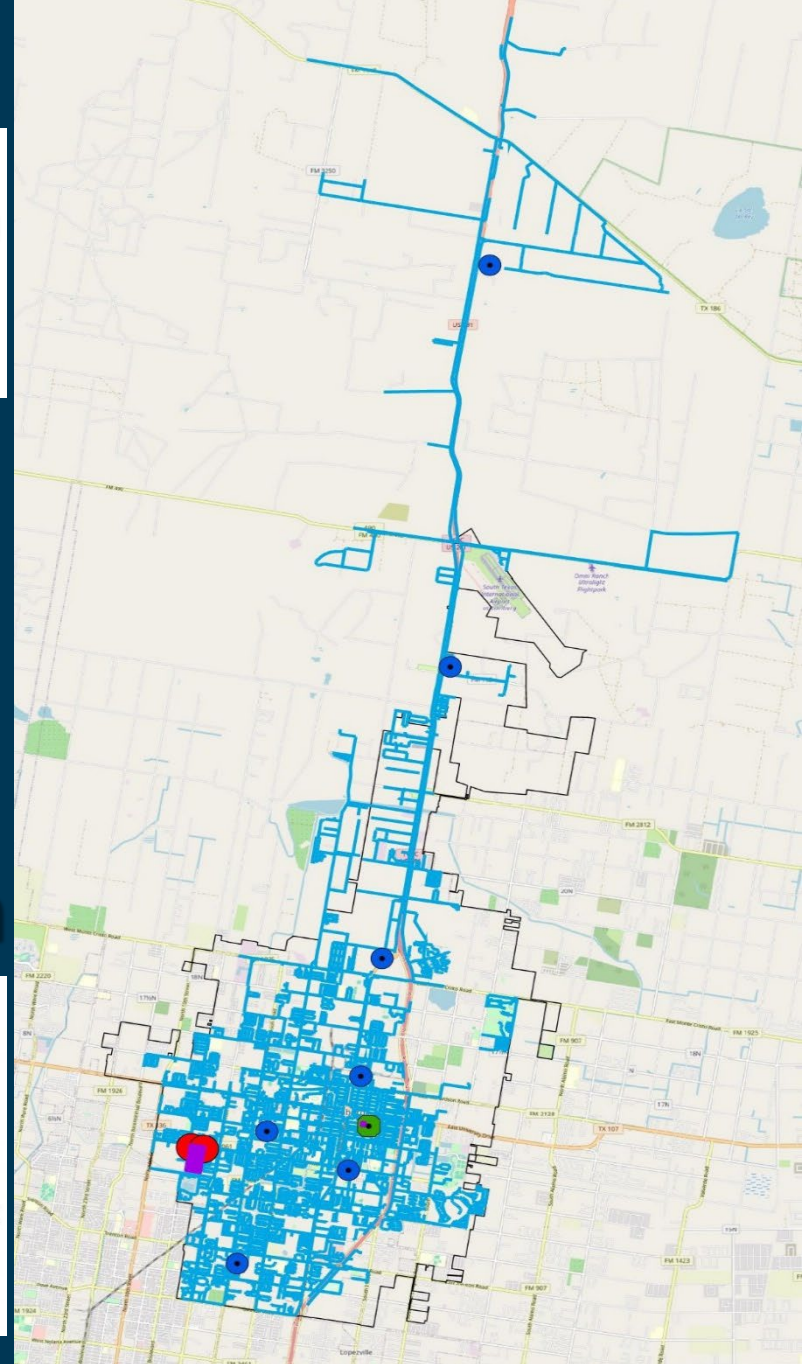
LEGEND:

- SANITARY SEWER LIFT STATIONS
- SANITARY SEWER WASTEWATER TREATMENT PLANTS
- SANITARY SEWER EFFLUENT LINES
- SANITARY SEWER LINES
- SANITARY SEWER FORCE MAIN
- EDINBURG CITY LIMITS

Water System

LEGEND:

- WATER TREATMENT PLANTS
- WATER TOWERS
- WATER ELEVATED STORAGE TANKS
- WATER CLEARWELL STORAGE TANK
- WATER LINES
- EDINBURG CITY LIMITS



Sewer System Outlook

Wastewater Treatment Capacity

- 19,013 current connections (June)
- Available volume at 1 current plant = 4.1 MGD
- 9.4 MGD current average daily flow versus 12.3 MGD permitted (76%)
- Improvements under way to reach 13.5 MGD
- Planning under way for second plant

Water System Outlook

Water Treatment Capacity

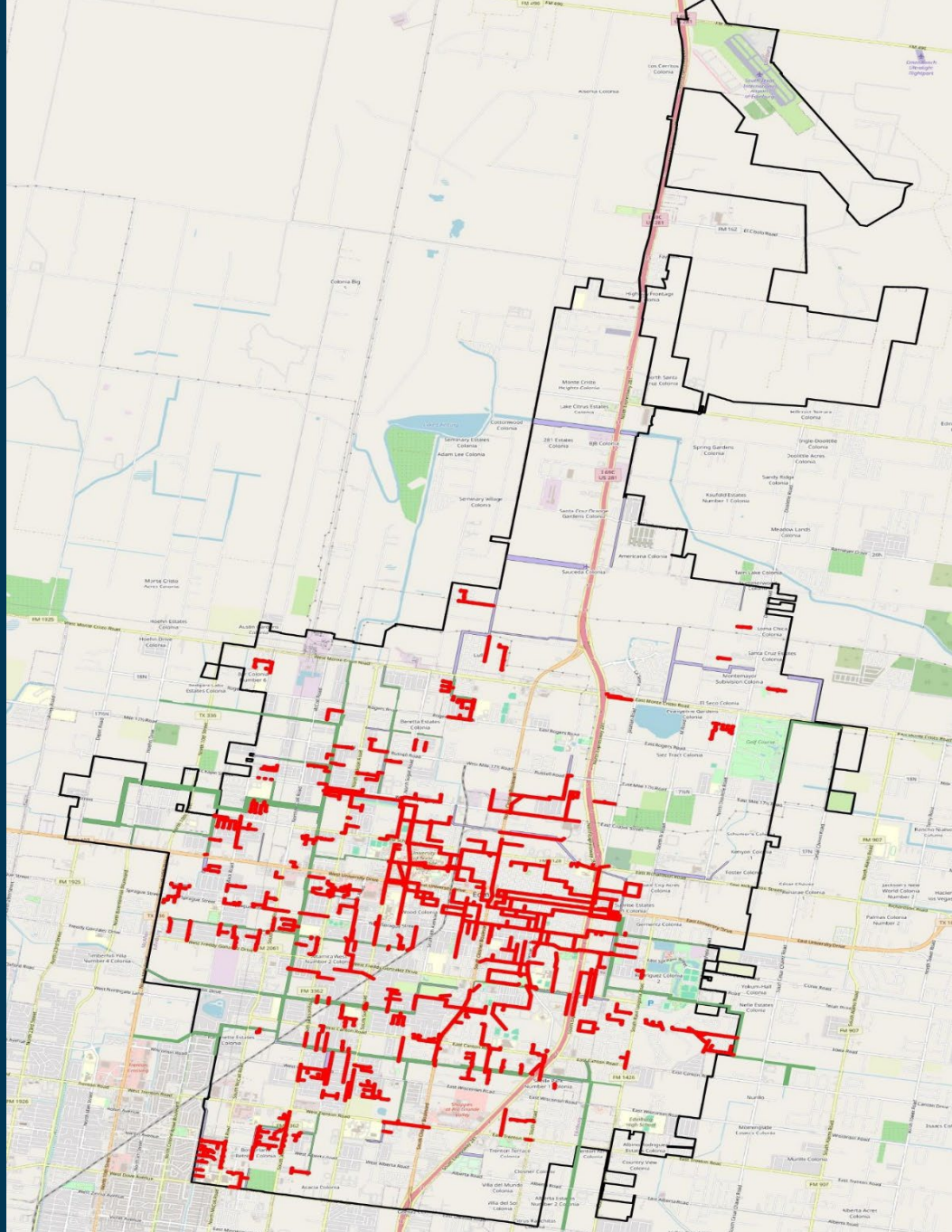
- 31,996 current connections (June)
- Can handle 4,852 more connections with 2 current plants
- 22.5 MGD current average daily versus 26 MGD capacity (86.5%)
- Need to be in construction on added capacity when reach 90%
- Planning under way, at least 4 years until construction
- Adding more storage on north side (current 3.15 MG elevated storage, 9.8 MG ground storage)

Storm System Limits

LEGEND:

- STORM LINES
- STORM DITCH
- DITCHES & CANALS
- EDINBURG CITY LIMITS

- City drainage system expands with new development
- City drainage goes to regional ditches and canals
- Opportunity for greater use of regional detention in future
- Not a significant growth constraint



Potential Areas/ Means for ACTION



CONSTRUCTION PROJECTS

Transparent access to project details and financial information.

Construction Projects helps the city maintain, improve and/or develop the city's infrastructure, assets, and amenities. Management of these projects will serve as quality control and quality assurance that all requirements are met for public infrastructure to better serve our citizens and improve quality of life.

Total Construction Projects

46

Total Public Investment (dollars)

90,614,334.2

CONSTRUCTION PROJECTS

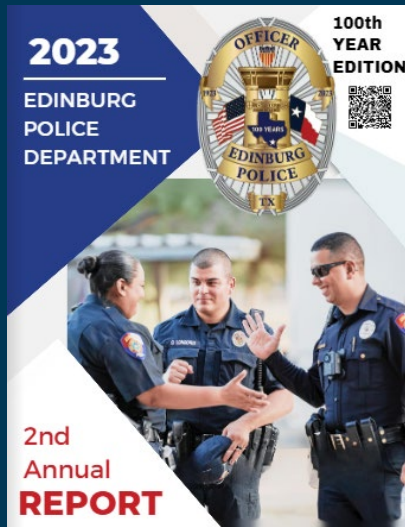
Review the progress and status of projects within the City of Edinburg by using our dashboard. Our projects progress is broken down into the following project phases: Construction, Design, Planning, Acquisition and Completed.

[CLICK HERE TO VIEW OUR CONSTRUCTION PROJECTS](#)



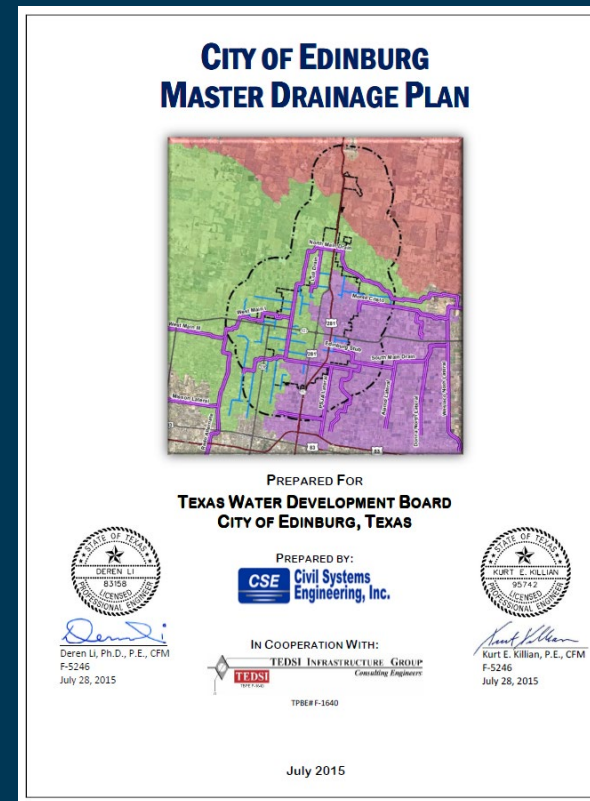
Multi-Year “CIP” Process

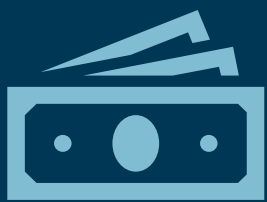
- Early land acquisition
- Pursue external \$\$\$
- Regional projects
- Dev./annex agreements



Public Safety Strategic Plans

Utility System Master Plans More frequent updating amid high growth





Objective of "Making Growth Pay for (more of) Itself"

Fees Comparison Across Cities

City	Subdivision Application Fee (Residential)	Subdivision Application Fee (Commercial)	Addressing Fee	Variance	Plat Extension Fee	Water Fees	Sewer Fees	Park Fees	Rezoning Fees	Annexation Fees	Site Plan
Edinburg	\$450	\$450	N/A	\$450	No fee	Water rights \$3,000, Commercial Tap fee \$2,110, Residential Tap fee \$325	Tap fee \$65 (single-fam lot), \$90 (multi-fam unit)	\$300 (developer)+\$300 (builder)	\$400	\$100 (plus publication cost)	\$250
McAllen	\$300+\$25 per lot	\$300+\$400 for more than 10 acres	No fee	\$350	No fee	No impact fees, only reimbursements fees depending on location	No impact fees, only reimbursements fees depending on location	\$700	\$500	\$500	\$350
Pharr	\$300 from 1-5 acres, \$60 per acre above 5 acres	\$325+\$15 per acre	No fee	\$750	1/2 of subdivision review fee	\$100 per acre	\$75 per acre	1250 per single family lot, or \$250 per dwelling unit	\$300 (5 acres or less), \$400+\$50 per acre above 5 acres	\$0	\$0
Mission	\$250 (5 acres or less), \$300 (5+ acres)	\$250 (5 acres or less), \$300 (5+ acres)	No fee	\$150	No fee	\$3000 per acre-foot	\$200 per home, \$750 per commercial acre	\$500	\$300 (5 acres or less), \$400 (+5 acres)	\$0	\$50
Brownsville	\$500 (0-1 acres), \$1,000 (1-10 acres), \$2,000 (10+ acres)	\$500 (0-1 acres), \$1,000 (1-10 acres), \$2,000 (10+ acres)	No fee	\$300	No fee	\$2,415 per lot	\$1,000 per lot	\$500	\$500 (single-fam 0-10 acres), \$1,000 (single-fam 10+ acres), \$750 (multi-fam or commercial 1-5 acres), \$1,000 (multi-fam or commercial 5-10 acres), \$1,250 (multi-fam or commercial 10+ acres)	\$500	No fee
Harlingen	\$150	\$150	No fee	\$25	No fee	\$1,044-\$339,248 depending on meter size	\$1,599-\$519,729 depending on meter size	\$450	\$250 (residential)	No fee	No fee
San Antonio	\$625+\$80 per lot	\$625+\$550 per acre	\$5 per lot	\$350	\$300	\$5,704 (average)	\$3,912 (average)	Based on appraisal	\$795-\$11,500 based on acreage	\$3,000	\$100
Austin	\$11,895+\$2.80/acre	\$11,895+\$2.80/acre	No fee	\$7,631.70	\$450.66	\$4,700	\$2,500	\$2,203.88-\$6,815.53 based on geographic district	\$11,636.60 + \$140.40 /acre over 1 acre, \$13,295.40 + \$332.80 /acre over 10 acres, \$15,786.20 + \$156.00 /acre over 15 acres	\$8,715.10 + \$4,472.00 if not an approved subdivision	\$16,906.91 + \$158.18 /acre over 10 acres

Economic Development

(preliminary thinking)

Messaging and Branding

- Urbanized Bi-National Crossroads
- Highly accessible to interior U.S. and Mexico
- Growing innovation economy (medical, aerospace)
- Emerging regional identity



Spatial Economy

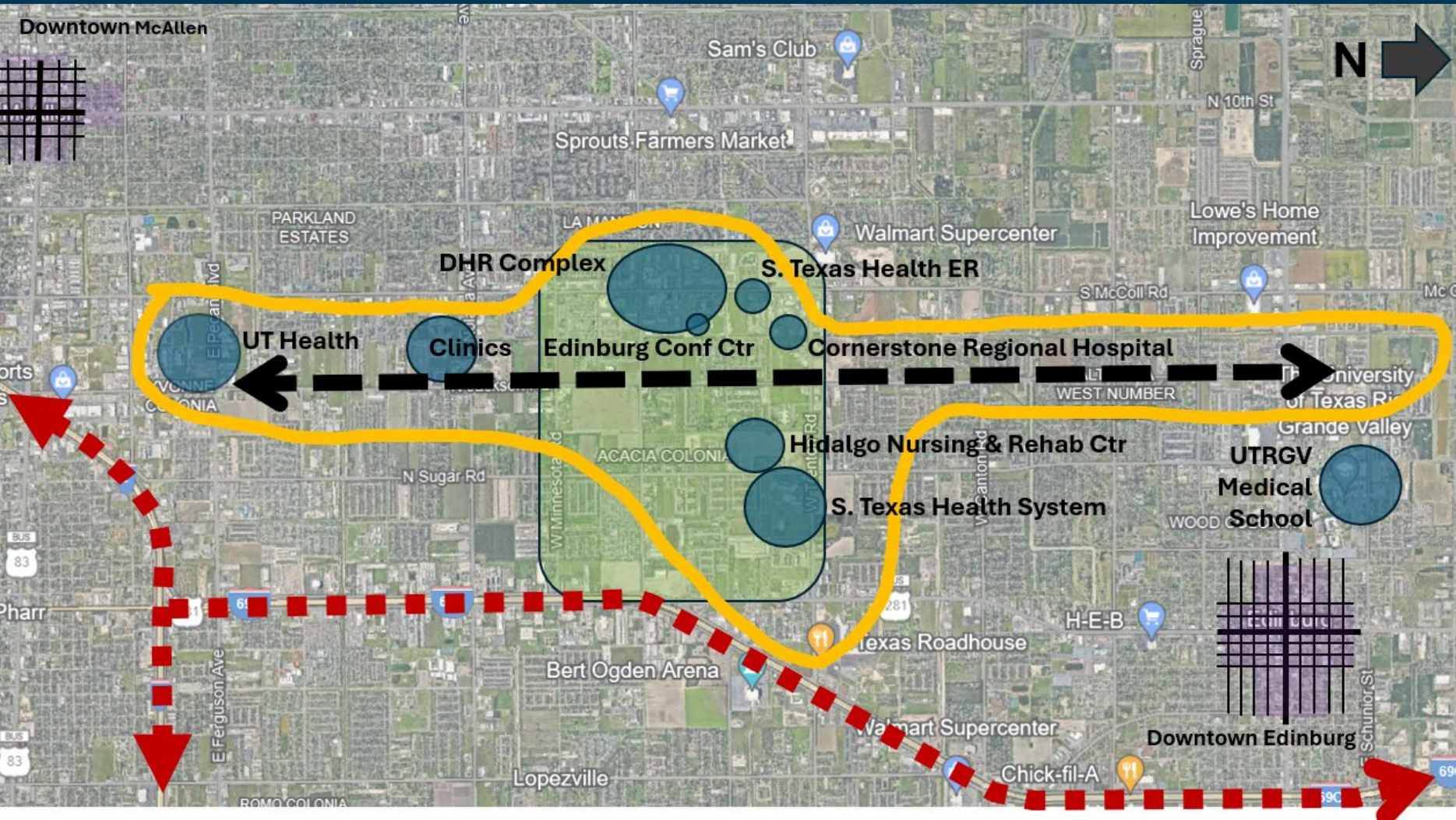
The map illustrates the spatial economy of the Phoenix area, highlighting five key zones and their connectivity:

- Central City (Government & Education):** Located in the north-central part of the map, outlined in black.
- Production & Logistics:** Located in the north-east part of the map, outlined in black.
- Closner Corridor:** A vertical corridor running through the center of the map, outlined in black.
- Sports & Rec.:** A large green oval area in the east-central part of the map, outlined in black.
- Medical:** A yellow oval area in the south-west part of the map, outlined in black.
- Regional Retail:** A red oval area in the south-central part of the map, outlined in black.

Major highways shown include I-17, I-10, and SR-52. Various streets are labeled, such as N 10th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St, N 101st St, N 102nd St, N 103rd St, N 104th St, N 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District Strategy: Tri-Cities Innovation Corridor



Coordinated District & Corridor Planning

- Centered around McColl-Jackson-Sugar Roads
- Branding and signage
- Curated land use
- Transit potential



Continued Momentum on Downtown Revitalization



New Downtown Master Plan

- More focus on economic fundamentals versus just design
- Better and safer circulation for all means of travel
- Infrastructure needs
- Downtown identity and sense of arrival from all directions

Parks & Recreation



National Benchmarks: Comparisons Across Cities by Size



2024 NRPA Agency Performance Review Key Findings

Residents per park:
2,386



Acres of parkland
per 1,000 residents:
10.6



Percent of agencies
offering summer camp:
83%



Full-time equivalent (FTE)
employees per 10,000 residents:
8.9



Percentage of full-time staff dedicated
to operations/maintenance:
46%



Operating expenditures
per capita:
\$99.47



Revenue to operating expenditures
(cost recovery):
25.2%





National Benchmarks: Residents per Park

5,290

for Edinburg based on 20 parks
and estimated
105,799 residents in July 2023
*(and with Edinburg at low end
of 100K+ population range)*



3,344

median for cities of
100,000-250,000
population



National Benchmarks: Parkland Acres per 1,000 Residents

2.8

for Edinburg based on estimated
294 current parkland acres
and estimated
105,799 residents in July 2023
*(and with Edinburg at low end
of 100K+ population range)*



7.0

median for cities of
100,000-250,000
population

Geographic Distribution relative to Developed Areas

- Park needs in growth areas (northwest, north and south)
- Growing parks and paths inventory to maintain, along with extensive recreation programming
- Need to revisit parkland dedication and fee-in-lieu structure



2 new parks
since City's 2019
Parks & Recreation
Master Plan

