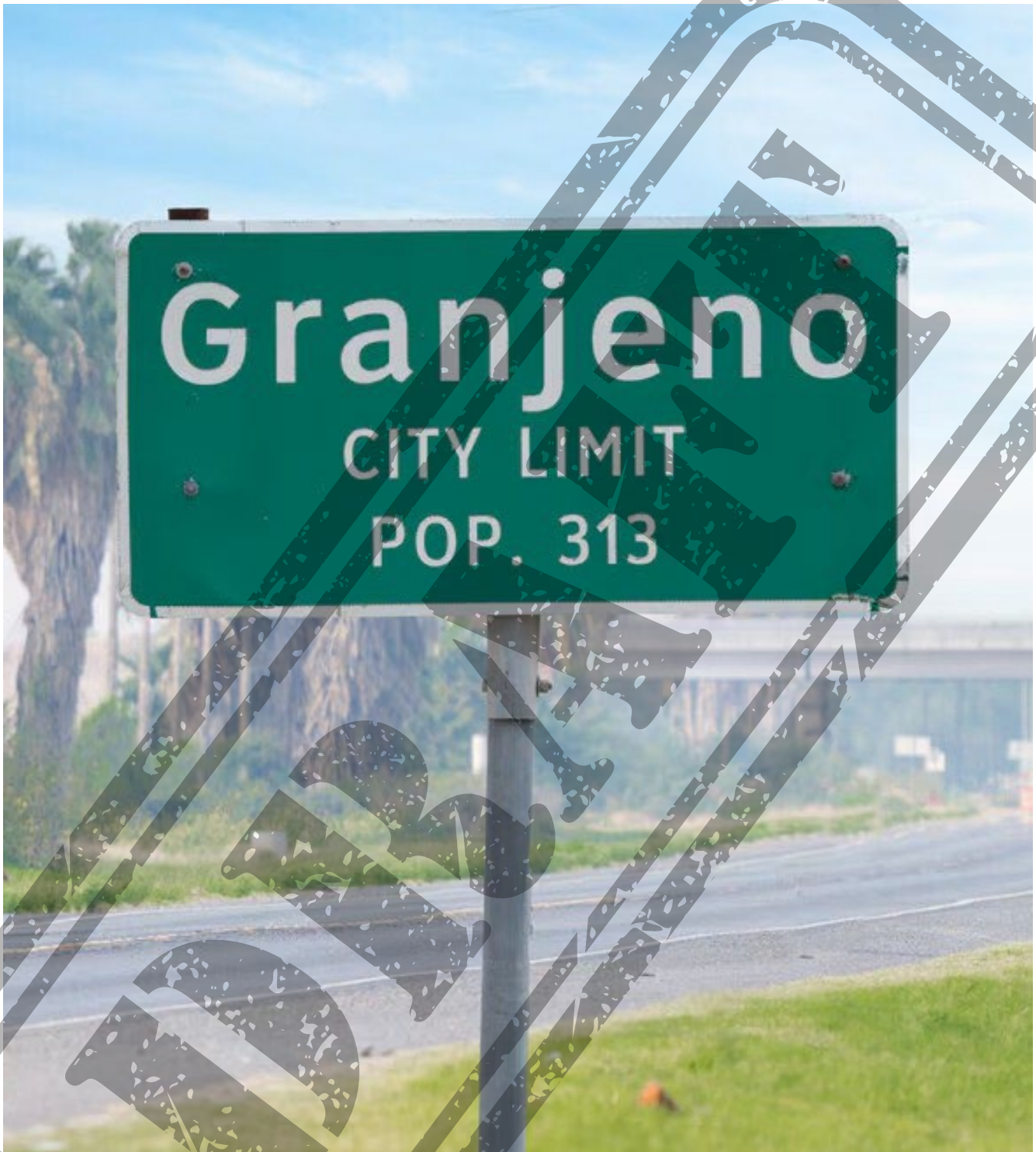




CITY OF GRANJENO

Comprehensive Plan 2045

ACKNOWLEDGMENTS

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TABLE OF CONTENTS

Chapter 1: Community & Planning Context

Chapter 2: Vision, Goals & Strategies

Chapter 3: Public Services

Chapter 4 :Land Use & Housing

Chapter 5: Natural Resources & Recreation

Chapter 6: Transportation

Chapter 7: Infrastructure & Utilities

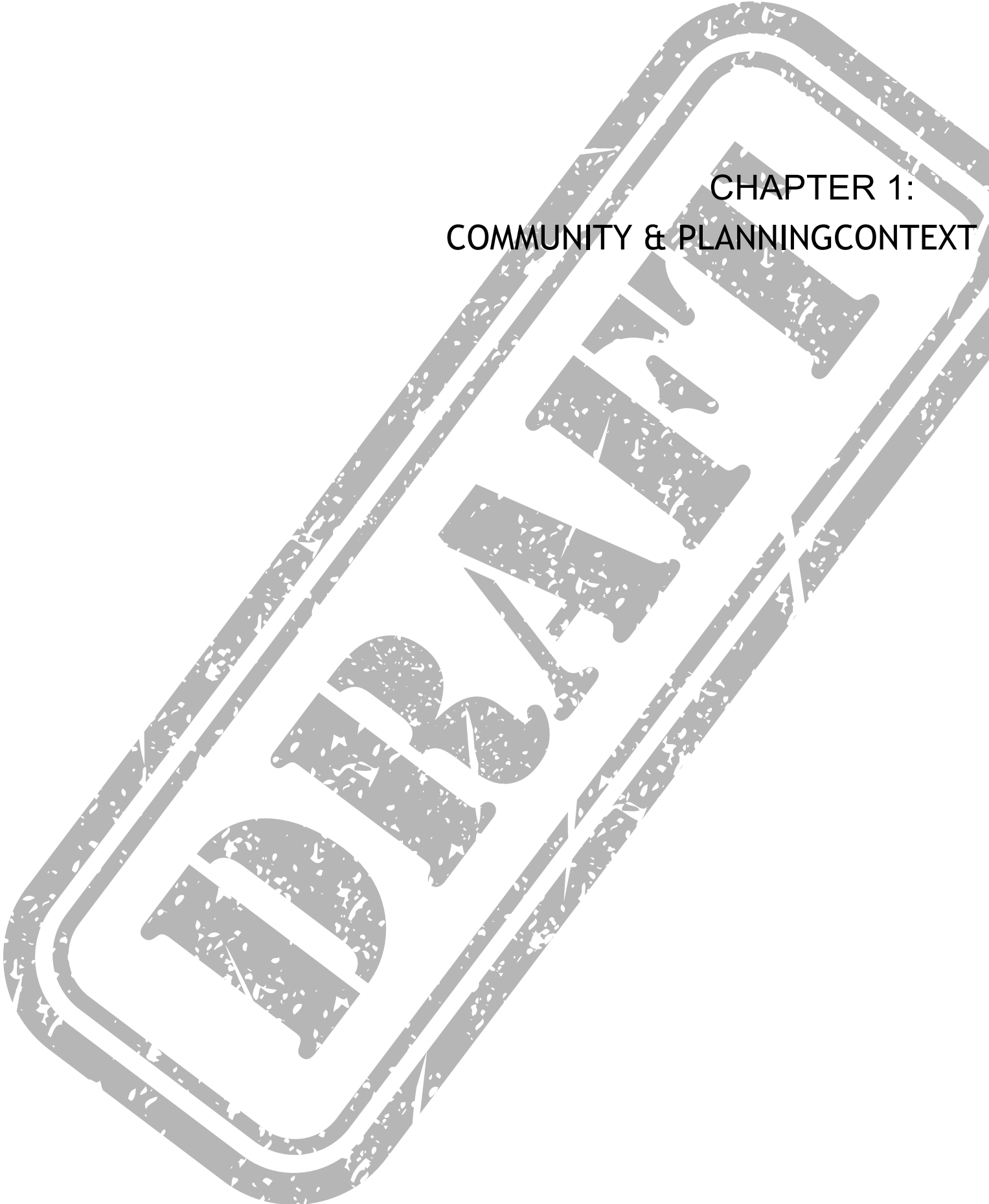
Chapter 8: Implementation

APPENDIX

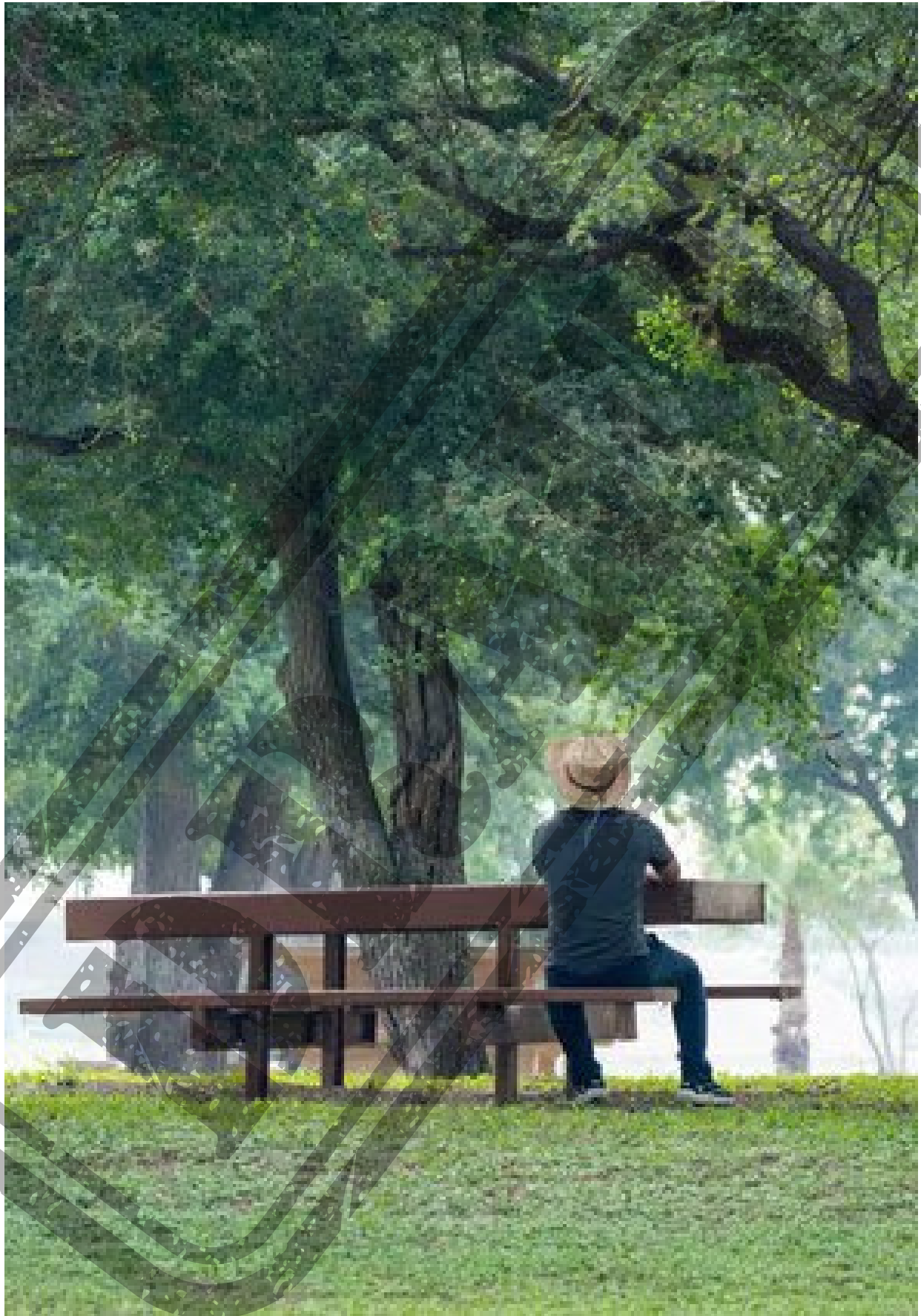
A. Glossary of Terms - Goals & Strategies

B. Surface Management Plan

C. Pavement Management Program



CHAPTER 1: COMMUNITY & PLANNING CONTEXT



INTRODUCTION

Granjeno is a City in Hidalgo County, Texas, United States. The population was 283 at the 2020 census. The city sits on the banks of the Rio Grande River, near the border with Mexico. Its name comes from the granjeno tree (*Celtis pallida*) or spiny hackberry.

Granjeno is located at 26°8'18"N 98°18'13"W (26.138316, -98.303484). It is situated off the junction of FM 494 and Old Military Road in southern Hidalgo County, approximately four (4) miles southwest of McAllen. According to the United States Census Bureau, the city has a total area of 0.3 square miles (0.78 km²), all land.

Granjeno is part of the McAllen–Edinburg–Mission and Reynosa–McAllen metropolitan areas.

HISTORY OF GRANJENO

The early beginnings of Granjeno tell an important story about how the township evolved into the small City that it is today. While some change is inevitable the City remains committed to respecting its history and past as a part of planning for its future.

Data indicates Granjeno was established around 1872. The local cemetery has burials from both sides of the Rio Grande River. In 1936, Granjeno had several dwellings. By 1948, it also had a church and a school. During the 1960s growth in Granjeno was stimulated by the development of a Colonia. By 1976, it had 100 dwellings and an estimated population of 545. In 1983 Granjeno was centered around a church and several dwellings. The colonia's population had decreased to 450 by 1986. In 2000 the population was 313.

On January 26, 1993, Granjeno was incorporated as a City. The population was just over 300 in 2000. Mayor (Yvette Cabrera) and two commissioners (Jennifer Alvarez and Mike Cisneros) were elected.

Granjeno is adjacent to the Anzalduas County Park, which is known for its moss-covered trees.

Construction on the nearby Anzalduas International Bridge began in mid-2007 and the bridge became operational in late 2009.

Granjeno is a frontier town, where everyone seemingly lives a door down from their uncle and descends from the same rancheros. It has outlasted the rule of Spain, Mexico and the independent Republic of Texas.

Sometimes still mistaken as a township, the City of Granjeno is an established rural residential community with active agricultural uses, hobby farms and horse pastures. Being close to such urban areas such as Mission and McAllen, Granjeno is truly an oasis from the surrounding hustle and intensity of nearby communities. It is natural to think that in a City such as Granjeno, which has retained its large-lots and agrarian roots for so many decades, that planning is unnecessary; but planning is actually critical for the City

so that it's rural character, agricultural uses and scenic views are protected for generations to come. The purpose of this Chapter is to provide the foundation and background for subsequent chapters of this Comprehensive Plan ("Plan").

The following sections of this Chapter include:

A brief history of the City's past is provided to describe the community's deep rural and agricultural roots. The history of Granjeno provides context to the policy makers continued commitment to rural development patterns that are planned for in subsequent sections of this Plan.

A short local and regional market snapshot describes the current development market and its relationship to this Plan development process.

The Planning Context of this 2045 Plan is summarized including City Council's role, as well as local objectives and the process used in developing this Plan.



While no properties are identified on the State or National Historic Preservation listings, there are structures of significance identified by the City which are identified as the following:

CULTURAL HERITAGE

1. Introduction

The cultural heritage of the City of Granjeno is rooted in its deep historical traditions, generational family connections, and the unique geographic setting along the Rio Grande. As one of the oldest continuously inhabited communities in Hidalgo County, Granjeno reflects a collective identity shaped by its founding families, agricultural origins, and strong cross-border cultural influences. This chapter documents the traditions, family lineages, historic landmarks, and cultural practices that define Granjeno's identity today.

2. Founding Families and Lineages

Granjeno's cultural foundation is inseparable from its historic families—the Garza, Echeverria, Vela, and Zamora lineages—who established the community in the mid-19th century. These families contributed land, labor, and leadership, allowing the settlement to develop into a cohesive rural community. Their contributions endure in family cemeteries, local oral histories, and the continued presence of descendants living within the city.

El Granjeno Cemetery, established in 1872, is one of the most tangible representations of these family roots. The burials of early founders, including Don Juan Garza Escheverria and Don Antonio Garza, reflect the continuity of family traditions and offer insight into the community's longstanding cultural and familial networks.

3. Cultural Landscapes and Historic Places

Granjeno's physical landscape is tightly woven with cultural meaning. The cemetery, historic homesteads, agricultural fields, and the Rio Grande corridor each tell a story of adaptation, resilience, and community continuity. The cemetery remains a central cultural site where generations gather to honor their heritage through annual observances such as Día de los Muertos, family reunions, and memorial services.

4. Cross-Border Cultural Identity

Granjeno's proximity to the Rio Grande has historically created strong cultural and economic ties with communities on both sides of the border. Traditions such as shared family celebrations, bilingualism, music, and foodways reflect this unique borderland identity. These influences contribute to a multicultural environment that honors both Texan and Mexican traditions, shaping a shared community identity across generations.

5. Agricultural Traditions

Historically, Granjeno thrived as an agricultural settlement where farming served not only as an economic activity but also as a cultural practice passed through family generations. Even as agricultural land has diminished due to urbanization in surrounding areas, many residents maintain a close connection to land stewardship, small-scale farming, and rural traditions that continue to define the community's character.

Granjeno's cultural identity is strengthened by community gatherings, church events, and family-oriented celebrations that bring residents together. Local holidays, school activities, and faith-based events continue to play a central role in maintaining intergenerational bonds.

7. Preservation of Cultural Heritage

Preserving Granjeno's cultural heritage is essential for maintaining community identity amid on-going

regional growth. Efforts to protect El Granjeno Cemetery, document oral histories, and retain local traditions are critical for ensuring that future generations understand and appreciate their heritage. Cultural preservation strategies include:

- Maintaining historic sites and landscapes.
- Supporting local cultural programming and community events.
- Documenting oral histories and family genealogies.
- Incorporating cultural heritage into land-use and planning decisions.

Granjeno's cultural heritage is a living legacy—sustained through family traditions, community pride, and a shared history that spans multiple generations. Understanding and preserving these cultural assets strengthens the city's identity and provides a foundation for thoughtful planning, community cohesion, and future growth.

GRANJENO CEMETERY



El Granjeno Cemetery is a Texas Historic Landmark established in 1872 with the burial of Don Antonio Garza. The El Granjeno Cemetery is the oldest surviving cultural site in the community and the burial ground of many founding families including Garza, Echeverría, Vela, and Zamora. The cemetery contains historic grave markers, hand-carved stones, veteran memorials, and rare 19th century stonework. It serves as a genealogical and cultural anchor for the region.

Historical Significance:

- Oldest surviving historic site in Granjeno.
- Contains graves of military veterans from the Civil War, WWI, WWII, Korea, and Vietnam.
- Represents Spanish-Mexican ranching lineage and early settlement patterns.

Existing Conditions:

- Active community maintenance effort.
- Some markers deteriorated; fencing and signage inconsistent.

OUR LADY OF FATIMA PARISH GROUNDS



The parish of Our Lady of Fatima has served as the spiritual and social center of Granjeno since the mid 20th century. The church was constructed on land donated by local families and has hosted generations of community celebrations, funerals, weddings, and cultural rituals. Although younger than other historic sites, it embodies the living cultural traditions of the city.

Historical Significance:

- Central community institution for over 70 years.
- Reflects faith-based traditions of founding families.
- Provides continuity of cultural identity.

Existing Conditions:

- Structure in good condition.
- Archival records primarily oral and parish retained.

Recommendations:

- Document oral histories of parish elders.
- Archive photographs and sacramental records.

NOTABLE PEOPLE & FAMILIES OF GRANJENO

1. Don Juan Garza Escheverria

A foundational early landowner in the Granjeno area, Don Juan Garza Escheverria is historically recognized for donating the land that would become El Granjeno Cemetery. His contributions established a central cultural and familial space for the community. His lineage and land transactions are cited in regional historic records.

2. Don Antonio Garza

Recorded as the first burial (1872) in El Granjeno Cemetery, Don Antonio Garza represents one of the earliest documented residents of the community. His burial marks the formal establishment of the cemetery, which remains one of the oldest cultural landmarks in Granjeno.

3. Cecilia Vela Zamora (1846–1918)

A key matriarch of the Vela–Zamora–Garza family lineage, Cecilia Vela Zamora is interred in El Granjeno Cemetery and is included in historical accounts of the area's earliest settlements. Her family's presence played a significant role in shaping the early social fabric of the community.

3. Sgt. Luis Ramirez

A Civil War–era veteran buried at El Granjeno Cemetery, Sgt. Luis Ramirez is remembered as a notable figure whose story has been preserved through regional narratives. Community accounts highlight his service and the unique historical context of his life during the 19th century.

5. James Luke Dougherty

An educator and public official who worked in the Granjeno area during the late 19th century, Dougherty served as a county surveyor, sheriff, and commissioner. His contributions to education and public service placed him among the region's early civic leaders.

6. Founding and Longstanding Families Several family lineages—most notably the Garza, Echeverria, Vela, and Zamora families—formed the cultural and social backbone of Granjeno. Their multi-generational presence, land ownership, and involvement in community institutions remain central to understanding the city's heritage.

CITY HALL



The Granjeno City Hall building stands as a symbol of the community's transition from a rural settlement

with deep agricultural roots into an incorporated municipality with formal civic institutions. Although Granjeno is one of the smallest cities in Texas, its city hall reflects the determination of local families to establish a self-governing community grounded in shared heritage, stewardship, and identity.

Early Civic Functions Before a City Hall (Pre-1990s) and before Granjeno incorporated in 1993, local governance and community meetings operated informally. Public discussions, cultural gatherings, and neighborhood coordination typically took place in homes, church facilities, and outdoor spaces. The community's small size and close family networks made formal public buildings unnecessary for many decades. However, as surrounding areas—Mission, Hidalgo, and unincorporated Hidalgo County— expanded rapidly, residents recognized the need for a municipal identity and official space to manage city affairs.

Creation of the Granjeno City Hall and shortly after incorporation, city leaders secured a modest building to serve as Granjeno's first formal governmental facility. The structure was intentionally simple, designed to meet essential civic needs: a council chamber, administrative office, public records storage, and a multipurpose area for residents.

The building reflected both the scale of the community and its limited tax base. Still, it provided something far more important than a physical workspace—it gave the newly incorporated city a center of governance and a symbol of local autonomy. For the first time, Granjeno had a dedicated location for City Council meetings, public hearings, recording ordinances and city documents, community discussions, and coordination with state and county agencies.

Evolving Role in the Community Over the years, as Granjeno grew slowly but steadily, City Hall expanded its functions. The building became a hub for utilities coordination with the City of Mission, planning and development review, public safety communication points, cultural and community events, and voting and civic engagement.

City Hall also became a central location for communications during storms, flooding events, and border-related issues, reflecting Granjeno's unique geographic position near the Rio Grande and within the rapidly changing Rio Grande Valley.

The building's architectural style is modest, functional, and reflective of South Texas municipal structures built with limited budgets but high community value. Its low-profile design, stucco exterior, and utilitarian interior reflect the practical needs of a small, rural community balancing tradition with modern governance.

Community importance for Granjeno residents, City Hall is more than an office—it is a community anchor. It embodies the hard-fought effort to incorporate and maintain independence, a shared sense of identity among long-standing families, a space where decisions about land use, heritage, and city growth are made, and a tangible symbol of the city's presence within the region.

Preservation & Enhancement Recommendations: To protect and elevate the civic importance of the City Hall building, the Comprehensive Plan recommends minor façade upgrades that retain community character, creation of a historical exhibit inside the building highlighting founding families, incorporation history, and cultural heritage, improved public signage and civic landscaping, digitization and display of early city records and photographs, and integration into a proposed Granjeno Heritage Trail of historic and cultural sites.

Form of Government

The City of Granjeno operates under a form of government defined by the Texas Local Government Code and the City's adopted ordinances and policies. As a small but proud municipality in Hidalgo County, Granjeno's governmental structure emphasizes community representation, operational efficiency, and local accountability. The governance model ensures that public decision-making reflects the needs, priorities, and long-term vision of its residents.

Granjeno is an incorporated Type A General Law City under Texas statutes. This designation provides a set of powers and responsibilities established by state law, including:

- Authority to pass ordinances for health, safety, and welfare
- Power to adopt budgets and levy property taxes within legal limits
- Ability to enter contracts and manage municipal services
- Jurisdiction over zoning, land use, and subdivision regulations
- Authority over public rights-of-way, streets, and certain utilities

As a general law city, Granjeno's powers are limited to those granted expressly by the State of Texas, distinguishing it from home-rule cities, which have broader self-governance authority.

Granjeno operates under the traditional Mayor–Council form of government, one of the most common structures for small cities in Texas.

The governing body consists of:

- Mayor
- City Council consisting of elected councilmembers

All members are elected at-large and represent the entire city rather than geographic districts. Terms and election cycles follow Texas election laws and local ordinance.

The City Council is responsible for:

- Establishing local laws and ordinances
- Approving the city budget and financial policies
- Overseeing municipal services and public works
- Approving development regulations and land-use decisions
- Ensuring public safety and emergency management capacity
- Appointing advisory boards or committees as needed
- All legislative authority rests with the council, while administrative authority lies with city staff and the mayor.

The Mayor serves as the ceremonial head of the city and the presiding officer of the City Council. Although not a full-time administrator, the Mayor plays a vital leadership role.

Responsibilities of the Mayor include:

- Presiding over council meetings
- Representing the city at official functions
- Coordinating with county, regional, and state agencies
- Serving as the official signatory for city contracts and agreements
- Serving as director of emergency management during local disasters
- Casting tie-breaking votes when required

The Mayor also helps promote economic development and advances regional partnerships, an important function given Granjeno's proximity to international infrastructure and the Mission–McAllen metropolitan area.

As a small municipality, Granjeno operates with a streamlined administrative structure. The day-to-day functions of the city are managed by:

- City Administrator or City Secretary (depending on staffing)
- Public Works and Streets staff or contracted providers
- Contract law enforcement or regional police partnerships
- Financial and utility billing staff or contracted services
- Administrative responsibilities include recordkeeping, permitting, utility coordination, grant administration, and public engagement.

Granjeno may maintain or appoint boards and commissions to support specialized areas of city policy, such as:

- Planning and zoning (if established by ordinance)

- Parks and beautification committees
- Economic development advisory groups

These bodies provide local input, enhance transparency, and expand the City's decision-making capacity.

As a small border-area city, regional cooperation is essential. Granjeno coordinates with:

- Hidalgo County for sheriff, drainage, and public works support
- Mission Fire Department and EMS for emergency response
- State of Texas agencies for transportation, grants, and regulations
- IBWC for river levee management
- Regional MPO for transportation planning

This collaborative approach allows Granjeno to leverage limited local resources while maintaining high-quality services.

As Granjeno grows, its form of government will continue evolving. Priorities include:

- Expanding administrative capacity to manage development
- Adopting modern financial and operational policies
- Planning for utility, drainage, and infrastructure oversight
- Increasing transparency and long-term planning capabilities
- Considering future transitions to a home-rule charter (if desired)

These opportunities support a stable, accountable, and responsive local government.

MARKET SNAPSHOT (REGIONAL AND LOCAL)

The purpose of the Comprehensive Plan is to plan for the City's anticipated growth and changes over the next 10-20 years (defined as the planning period). Part of the process to update this Plan is to establish and describe the current market context both regionally and locally, because current development trends can be an indicator of what demands may occur in the community during this planning period.

REGIONAL TRENDS

Regionally, the Cities located in the McAllen Metropolitan Area is growing and is anticipated to add more population, households and employment over the next 20-years. The Lower Rio Grande Development Council specifically projects that a significant portion of that growth will be absorbed in the urban core and

the first ring suburbs as residents seek more accessible, centrally located housing. Regionally, multi-family housing has dominated new construction, with a slow resurgence of townhomes and other attached single-family housing in the last half of this decade. While development guides predict significant growth to areas of redevelopment, there remains projected growth in areas such as Granjeno for single-family low density residential development. Housing prices have steadily risen in the Rio Grande Valley since around the mid-2010s, with reports of notable gains in 2014-2015, accelerating in subsequent years. Factors contributing to this rise include a growing economy, increasing population, and a tightening housing supply, with prices growing significantly in the McAllen area.

LOCAL TRENDS

Locally, for the first time in nearly three decades the City is planning and promoting new housing developments. New housing developments in Granjeno, Texas, can provide benefits like improved energy efficiency and lower maintenance through modern building standards, access to smart home technology, and the option for customization. These developments can also be supported by community development funds, such as those from the Hidalgo County Urban County Program, to create affordable housing options for low and moderate-income families, and to revitalize areas by improving infrastructure and meeting urgent community needs.

It is anticipated that it will take a minimum of 3-5 years for these developments to come to fruition. There are indications that there may be continued interest in these types of residential developments that are becoming synonymous with the City.

PLANNING CONTEXT

The planning context of this 2045 Comprehensive Plan is an important consideration to understand how and why the subsequent chapters of this planning document were created. While the City's history, location in the region, and current market dynamics provide context to where and why certain characteristics are emphasized within this Plan, the Planning Context establishes the requirements of this planning effort that must be addressed and also describes who was involved at the local level in the creation of this Plan. The following sections will define the context of the following:

1. Regional context and requirements
2. Local context and objectives guiding Plan development

REGIONAL CONTEXT AND REQUIREMENTS

A comprehensive plan can be defined as an officially adopted, long-range plan used to guide or direct the growth and physical development of a community for an extended period of time. It can be considered a

road map leading public decisions to the achievement of community goals. The Plan guides policies relevant to diverse elements including but not limited to land use, transportation, public facilities & services, economic development, environment & natural resources and housing. The plan's directive is sustained by goals and objectives extracted from present conditions, the needs of the citizens, existing policy plans and future forecasts. A comprehensive plan should further represent a community's vision addressing desirable future development of a community. This vision is best constructed through a government and community consensus and it is required to be all encompassing in scope, general in nature and long-range in perspective. In the case of the City of Granjeno an extensive visioning process was just completed in 2025, this should serve as the basis for the comprehensive plan. Furthermore, in order to remain effective, a comprehensive plan will require periodic updating and revisions.

TEXAS LOCAL GOVERNMENT PROVISIONS

Texas Local Government Code, Chapter 213 gives both general law and home rule cities the authority to adopt a comprehensive plan and to define the content and design of the comprehensive plan. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. However, the plan may be used to coordinate and guide the establishment of development regulations. A municipality may define the relationship between its comprehensive plan and the development regulations; standards may also be provided in order to determine concurrency between the plan and the development regulations. A comprehensive plan may be adopted or amended by ordinance following a public hearing and review by the municipality's Planning commission or department. A municipality may also define the relationship between the plan and development regulations through revisions to the Charter or by ordinance.

While no Texas law requires cities to adopt a comprehensive plan, Texas law does require that if a city have a zoning ordinance. Cities must adopt a zoning ordinance in accordance with a and adopted comprehensive plan. State law enables municipalities to adopt comprehensive plans to guide their long-range development and promote public health and welfare, but it is an optional process, according to Texas Statutes.

Cities and counties in Texas typically adopt a Comprehensive Plan, and update or amend their plans on a decennial basis for consistency with the regional systems. The Plan update may address a broad spectrum of issues important to the community, but at a minimum the Plan must be updated for conformance with the City Council's regional system plans that include transportation (highways and transit), water resources wastewater services, parks and open space.

To clearly define how a City can establish conformance with the City Council's requirements for the Comprehensive Plan the following outlines and details of the key areas of the City's Plan that must be addressed for conformance with regional systems. The following information provides a summary of the system statement requirements that were considered and planned for within subsequent sections of this Plan.

- The City is fully mandated by State Statute to ensure compliance with the model subdivision rules in Texas. According to the model subdivision rules, only one (1) single-family dwelling is allowed per lot, and there is no state-mandated minimum lot size.
- Infrastructure plans, including roads, sanitary sewer, and water supply should demonstrate how such systems support the City's low-density, rural residential development patterns.
- The local surface water management plan must be in general conformance with the rules and regulations set forth by the Texas Commission on Environmental Quality.

LOCAL PLANNING CONTEXT

The City has prepared this Comprehensive Plan with funding assistance being provided through the Texas General Land Office. This 2045 Plan process was structured to conform with the requirements as established by the City of Council. Additionally, the City Council acknowledges the importance of this Plan as a demonstration of the continued commitment to efforts of past City Councils to prioritize protection of the City's agricultural uses, expansive open spaces, scenic views and rural residential lifestyles. The historical commitment of the City's former Boards, City Council and policy makers is a defining characteristic of the community and informed this Plan development process.

ENGAGEMENT PROCESS

An extensive public engagement process was completed as part of the process of completing the 2045 Plan. The 2045 Plan is consistent and reflects the current conditions in the community. The City's Planning Commission served as the working group for this process, reviewing draft materials and providing feedback through plan development. At the end of this process, the Planning Commission and City Council held a joint work session to review the full draft in preparation of the public hearing. Formal open houses promoting community engagement were held, the Public Hearing provided opportunities for the public to review the 2045 Plan and to comment prior to final adoption of this Plan.

CHAPTER 2: VISION, GOALS&STRATEGIES

DRAFT

INTRODUCTION

CITY OF GRANJENO VISION 2045

The City of Granjeno is a small predominantly rural residential community located less than four (4) miles from downtown McAllen, Texas. The proximity of the City to the major metropolitan area, its accessibility to great schools, recreational opportunities, agricultural activities and open spaces make it a desirable place for residents to call home. But Granjeno is more than an accessible, rural residential community, it is a true reflection of the past where agricultural uses the landscape and proximate to the Rio Grande River providing uninterrupted scenic views of the City's natural resources. While the McAllen Metropolitan Area has grown exponentially with more households and population, Granjeno has generally maintained a slow, methodical growth rate for the past decade. The small incremental changes have resulted in a few new rural residential and conservation-based subdivisions, farmsteads, agricultural and small businesses all of which have managed to maintain and further enhance the rural character of the community that so often is lost in such a close-in The rural character as it was defined during this planning process is less about an active commercial farmstead, and more about the opportunity for residents to engage in small hobby farms, horse boarding and training. While these activities mark a subtle change in the community as it transitions from its dominant agricultural roots, the City remains committed to supporting its remaining farmers and farmsteads and encourages residents to participate in the City's agricultural resources and activities.

The vision that is provided below demonstrates a clear direction for the continued commitment to a rural residential development pattern.

Our Vision for Granjeno in 2045 is...

Granjeno is a rural residential community with abundant scenic views, recreational, and natural amenities. The City's residential, natural, and agricultural resources are protected and enhanced and the community demonstrates a continued commitment to its strong rural character for generations to come. Dotting the landscape are homesteads, active hobby farms, horse pastures and the occasional rural business creating a diverse rural land use pattern not typically found in such proximity to a major metropolitan area. Playing a small, but critical role, are the City's government and services which are planned to minimize expenditures while protecting a high-quality of life expected by Granjeno's residents and small businesses.

GOALS & STRATEGIES

To help define the goals and strategies within this 2045 Plan, the City's Planning Commission worked through a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise which formed the foundation for the changes and updates in this Chapter. After the SWOT was compiled, the Commissioners were asked to identify their top three (3) responses in each category. As commissioners prioritized their responses, patterns, agreement and consensus began to emerge with respect to the top initiatives that should guide the City during this planning period.

The results of the SWOT and prioritization were then turned into goals statements using specific action-oriented words with a defined meaning. The draft goals statements became the basis for discussions of the Planning Commission moving forward addressing topics such as Land Use, Housing, Natural Resources, Transportation and Infrastructure.

The following goals and strategies are a culmination and synthesis of information collected through this process. It should be noted that each of the following Goal Statements includes a set of supporting Strategies that should be considered collectively, rather than individually. For purposes of this Plan, the following definitions are provided for the goals and strategies in subsequent sections of this Chapter:

Goal: A general statement of community aspirations and desired objectives indicating broad social, economic, or physical conditions to which the community officially agrees to try to achieve in various ways, one of which is the implementation of the Comprehensive Plan.

Strategy: An officially adopted course of action or position to implement the community goals

In addition to defining a "Goal" and a "Strategy", the definition of the action word contained within the statements must also hold a common definition that assigns various roles, commitments and responsibilities to the City. The Planning Commission worked through an exercise to match the appropriate commitment level with the goal statement to ensure that the goals and strategies contained in this Plan have a unified meaning and definition.

The following goals and strategies are categorized by topic area, and generally correspond to the individual chapters that are contained within this Comprehensive Plan. Each chapter should support, build upon, and incorporate these goals and strategies into the Plan component and develop implementation steps that will help achieve the goals and strategies as identified. The intent of these statements is to provide a roadmap for development in the City; to be aspirational; and to create a framework for policy makers, staff, developers, landowners, and residents.

COMMUNITY CHARACTER & GOVERNANCE

Preserve and protect the City's rural residential character and quiet quality of life.

Strategies:

Strengthen the City Zoning Ordinance and other regulatory controls to ensure permitted and conditionally permitted uses enhance and support rural residential uses.

Support uses and development that protects the night sky, minimizes traffic and maintains the City's open space and scenic views.

Provide quality city services commensurate with low taxes and minimal regulations.

Strategies:

Sustain the City's existing policies, such as the road assessment policy, which provides residents with the power to affect change to their property, neighborhoods, and supporting infrastructure.

Identify opportunities to collaborate and cooperate with other agencies to gain efficiencies, reduce duplication and provide cost-effective materials and services to the City's residents.

Support the efforts of previous City Councils, Town Boards and policy-makers that developed policies consistent with low-taxes and minimal regulations and consider such efforts in any policy change considerations.

Continue to **support** the City's complaint-based process to enforce the City ordinances.

Support the continued staff-led process to evaluate and review the City's Conditional Use Permits according to the adopted policy.

Encourage policy-makers, staff, stakeholders and residents to engage in open communication about the City's vision, goals, and policies that guide the community.

Strategies:

Maintain the City's website in a form that is readable, accessible and current to keep residents and business owners informed of the City's activities.

Continue to publish the newsletter and provide updates regarding policy directives, current and future initiatives at the City.

Continue to provide information and updates in the City's newsletter, on its web page and using other resources to communicate to residents and business owners the City's responsibilities.

Create a respectful, calm and proactive atmosphere at the City offices and City Hall.

Strategies:

Promote City meetings and events as key opportunities for residents to learn and be informed about the City, its staff and council activities.

Endorse the City Council and Planning Commission policies and manuals to ensure functioning, respectful meetings where everyone can be heard and the City's business can be completed.

Encourage the City's policy-makers and commission members to participate in the League of Minnesota Cities (LMC) training sessions, and other continuing educational opportunities provided by other similar agencies.

Identify opportunities to engage the City residents in city events, meetings and initiatives.

LAND USE

Residential, commercial and agricultural uses within the City.

Strategies:

Strengthen and evaluate the City's permitted and conditionally permitted uses to support new and traditional agricultural practices, including new technologies, practices and methodologies.

Identify opportunities to inform and communicate with all of Granjeno's residents the importance and commitment of the City to its farmers, hobby-farmers, and rural small-businesses as character defining uses in the community.

HOUSING GOALS

Support Hidalgo County and other Regional programs, such as those offered by the Lower Rio Grande Development Council, that meet the residential needs of a diverse and/or aging population.

Strategies:

Explore opportunities to develop ordinances that would support greater diversity within the City's housing stock such as Accessory Dwelling Units (ADU's) and other creative housing types.

Work with the City's aging residents to learn whether they intend to stay in the community, and if so, identify/explore what types of housing they might demand and where.

Sustain and enforce the City's Code to encourage maintenance of the existing housing within the City.

Strategies:

Support the City's complaint-based code enforcement process to ensure residents have a voice, and property owners are protected.

Work to update the City's Code periodically to address issues and concerns as brought forward by city officials, staff, and residents to make the City's ordinances and codes easier for the residents to comply with and understand.

NATURAL RESOURCES & RECREATION

Protect and **enhance** the natural resources in the community.

Strategies:

Continue to guide property for low-density rural residential uses that are low-intensity and protect important natural areas including, lakes, streams, wetlands and other natural features.

Work with the watershed districts, the DNR and other agencies to collaborate on important regional initiatives that will support the continued protection of key natural areas.

Strengthen the City's ordinances related to natural resources protection to maintain the City's connected network of green spaces including scenic views, lakes, wetlands, woodlands and pastures.

Endorse the continued enforcement of the City's ordinance related to shoreland setbacks, wetland setbacks and other policies that are intended to protect the city's natural features.

TRANSPORTATION

Maintain a safe and adequate transportation network at reasonable cost to meet the safety, health, and welfare needs of the community.

Strategies:

Continue to support the City's road policy and review and revise such policy as needed.

Encourage residents to participate in larger road reconstruction processes that can provide benefits due to improved efficiency, costs savings and reduced construction impacts.

Endorse the City's complaint-based process regarding roadway maintenance and management to aid in

identification of specific issues that may need to be prioritized.

Continue to update and review the City's 5-year road pavement management schedule to ensure each of the City's roadways are evaluated and maintained on a regular schedule.

INFRASTRUCTURE

Sustain rural residential development consistent with the diversified rural community designation through the use of private on-site sewer and water supply services.

Strategies:

Protect current densities through appropriate zoning and subdivision ordinances and land use permit processes.

Explore opportunities to collaborate with Washington County to permit and encourage the use of innovative and green technologies in individual wastewater treatment systems.

Support Hidalgo County as the permitting authority for all Individual Septic Treatment System installations in the City where public sewer system is not available.

Explore ways to protect the quantity and quality of the City's water supply.

Strategies:

Work collaboratively with other agencies including the Texas Commission on Environmental Quality, adjacent municipalities, and the City of Mission to maintain the City's water supply for current and future generations.

Continue to require all homesites to have adequate lot area to support and maintain private wells and individual sewage treatment systems.

Protect groundwater and surface water bodies from erosion and other contaminants.

Strategies:

Sustain current processes and methods for permitting of site work to ensure proper permits have been obtained before site work and/or grading commences.

Work with the City Engineer to update and revise processes and procedures as necessary to ensure proper permitting is obtained for all projects in the City.

CHAPTER 3:
PUBLIC SERVICES

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES (EMS)

1. Introduction

Public safety services are essential to the well-being, resilience, and quality of life for the residents of the City of Granjeno. As a small but growing community adjacent to Mission and Hidalgo, Granjeno relies on a combination of local agreements, intergovernmental partnerships, and regional emergency response systems. This chapter evaluates current services, identifies gaps and future needs, and provides a strategic framework for public safety improvements through 2045.

2. Existing Conditions

2.1 Law Enforcement (Police Services)

The Hidalgo County Sheriff's Office (HCSO) provides primary law enforcement services within the City of Granjeno through the following:

- Routine patrol coverage
- Emergency response
- Criminal investigations
- Detention and court services
- Local Support

The City maintains limited administrative support, community coordination, and neighborhood-oriented security programs.

Coordination with nearby municipalities (Mission PD and Hidalgo PD) occurs during incidents requiring mutual aid.

Strengths:

- Access to countywide resources
- Lower cost to taxpayers compared to supporting a full municipal police department
- Strong interoperability with regional agencies

Challenges:

- Longer response times than municipal police departments
- Limited community policing presence
- Increased demand expected with residential growth

2.2 Fire Protection Services

Fire services are provided through interlocal agreements with neighboring cities—primarily:

- City of Mission Fire Department
- Supplemental support from Hidalgo Fire Department

These fire departments provide:

- Structural fire suppression
- Hazardous materials response
- Rescue operations
- Wildland fire control
- Facilities

The closest fire stations are located in Mission and Hidalgo, within a 2–4 mile response distance depending on location within Granjeno.

Strengths:

- Professional full-time firefighters
- Quick regional availability
- Access to advanced apparatus and hazmat units

Challenges:

- Distance from stations increases response time
- No dedicated city-owned fire equipment or facilities
- Drainage and roadway limitations may hinder emergency access during floods

2.3 Emergency Medical Services (EMS)

EMS services for Granjeno are provided by:

- Hidalgo County EMS
- Mission Fire Department EMS (mutual aid)

Capabilities:

- Basic and Advanced Life Support (BLS/ALS)
- Emergency transport to regional hospitals (Mission, McAllen, Doctors Hospital at Renaissance, Edinburg Regional)
- Countywide dispatch coordination

Response Challenges:

- Rural street width and lack of continuous sidewalks
- Potential delays during heavy rainfall events
- Limited direct access routes to major medical facilities

3. Service Demand & Growth Projections

Based on housing and population projections to 2045, Granjeno is anticipated to experience:

- More emergency medical calls due to population growth
- Increased fire-related risk from new residential subdivisions
- Higher law enforcement demand linked to increased traffic, housing density, and border-region activity
- Regional trends show 5–7% increase in emergency service calls every five years in nearby communities.

4. Public Safety Needs Assessment

4.1 Law Enforcement Needs

- Improved patrol coverage
- Community-oriented policing initiatives
- Neighborhood watch and safety programs
- Enhanced street lighting on key corridors

4.2 Fire Services Needs

A future satellite fire substation or quick-response station is anticipated to be needed if growth continues north/east

- Improved emergency access routes
- Drainage improvements to reduce roadway closures during storms
- Annual hydrant testing and mapping
- Adequate fire flow: minimum 2,500 gpm for 2 hours for major structures

4.3 EMS Needs

- Faster response times during peak hours
- Additional AED units deployed at community facilities
- Enhanced dispatch coordination
- Public CPR/first-aid training programs

4. Infrastructure & Equipment Considerations

- Critical Improvements
- Roadway width upgrades along emergency access routes
- Integration of emergency vehicle pre-emption signals at major intersections
- Water system upgrades to ensure fire flow (looping, larger mains)
- Upsizing culverts and drainage infrastructure to maintain passability during storms
- Technology
- GIS-based address verification
- Automated vehicle location (AVL) for responders
- Public safety communication system upgrades

5. Public Safety Policy Framework

Policy 1: Strengthen Interlocal Agreements

Maintain and expand agreements with Mission, Hidalgo, and Hidalgo County to ensure rapid, coordinated emergency response.

Policy 2: Support Infrastructure That Enhances Emergency Access

Ensure roadway and drainage improvements consider emergency vehicle needs first.

Policy 3: Promote Community Safety Programs

Develop crime prevention and safety awareness programs targeting youth, seniors, and new subdivisions.

Policy 4: Establish Minimum Fire Flow and Water Pressure Standards

Adopt standards consistent with the International Fire Code (IFC) and TCEQ.

Policy 5: Encourage Neighborhood Design That Supports Public Safety

Subdivision regulations should include:

- Adequate street widths
- Two access points
- Visible addressing
- Emergency turnaround spacing

6. Recommended Improvements (2025–2045)

Short-Term (0–5 Years)

- Conduct a comprehensive public safety infrastructure audit
- Standardize street addressing and signage
- Install additional street lighting
- Enhance sheriff patrol coordination
- Expand sidewalk and roadway connectivity for EMS access
- Adopt a fire flow capacity plan for the water system

Mid-Term (5–10 Years)

- Evaluate feasibility of a volunteer fire support unit
- Develop a joint public safety training and staging area
- Introduce neighborhood-based policing initiatives
- Upgrade water lines in older subdivisions

Long-Term (10–20 Years)

- Consider a joint city–county fire/EMS station if population exceeds threshold
- Integrate advanced dispatch technologies
- Ensure long-term infrastructure supports rapid emergency response

7. Implementation Strategy

7.1 Funding Sources

- FEMA Assistance to Firefighters Grants (AFG)
- Community Development Block Grant (CDBG)
- Texas Emergency Services District creation (future option)
- Hidalgo County Interlocal Cost-Sharing
- Capital Improvement Plan (CIP) allocations

7.2 Monitoring & Evaluation

- Annual review of emergency call data
- Biannual updates to public safety action plan
- Coordination with HCSO, Mission FD, Hidalgo FD, and EMS providers

DRAFT

CHAPTER 4: LAND USE&HOUSING

DRAFT

INTRODUCTION

The City of Granjeno's land uses include a mix of single-family rural residential homesteads, hobby farms, active agriculture uses, pastures and open spaces. Located southwest of downtown McAllen central business district and south of the Mission Business District, the proximity of the City to both downtowns makes it a highly desirable location for residents looking for a home to get away from the intensity of the major metropolitan area. The City has evolved from a primarily agricultural community into a predominantly rural residential land use pattern containing lots sprinkled with pastures, hobby farms and rural commercial uses. The City's rural are still present today even though the City's commercial agricultural uses no longer dominate the landscape. The community is now defined by its open spaces and rural residential uses. The following sections of this Chapter provide an introduction and summary of the City Council's 2025 System Statement which establishes the community's designations within the larger metropolitan area, and provides projections for the City's population, household, and employment growth through 2045. In addition to the community context, the City's Existing Land Uses and Future Land Uses are described to provide a clear guide and vision for residents, business owners, potential developers, stakeholders and policy-makers. Since rural residential uses dominate the City's development patterns it is most appropriate to address existing and projected housing needs within this Chapter because the land use is inextricably linked to the City's housing stock.

COMMUNITY CONTEXT (FORECASTS & COMMUNITY DESIGNATION)

The City of Granjeno is located in western Hidalgo County. The location of the City in the region makes it a highly desirable residential community due to its accessibility to major job centers, exceptional schools, high-quality natural resources, open spaces and recreational opportunities.

Essentially, the City of Granjeno is just far enough away from the urban core to keep it a rural residential oasis.

The City Council provides guidance for land use for planning in the community. Some of the guidelines most applicable to the City of Granjeno are:

- Plan for growth not to exceed forecasts and in patterns.
- Manage land uses to prevent the premature demand for extension of urban service so that existing service levels such as water, wastewater management, and roads will continue meet service needs.

In addition to specific land use planning direction, the Council also provided the following guidance related to housing:

- Promote housing options to give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.

- Promote a balanced housing supply and a mix of housing affordability to ensure long-term community vitality.
- Identify and analyze local markets, location, condition, and availability of affordable units, both publicly subsidized and naturally occurring, to inform the housing element of the local comprehensive plan.

Though not all guidance provided by the Council is applicable, as demonstrated in the above policy directives, there are many ways that the City can tailor the approach to incorporate these policies into this Plan based on its current and planned development patterns.

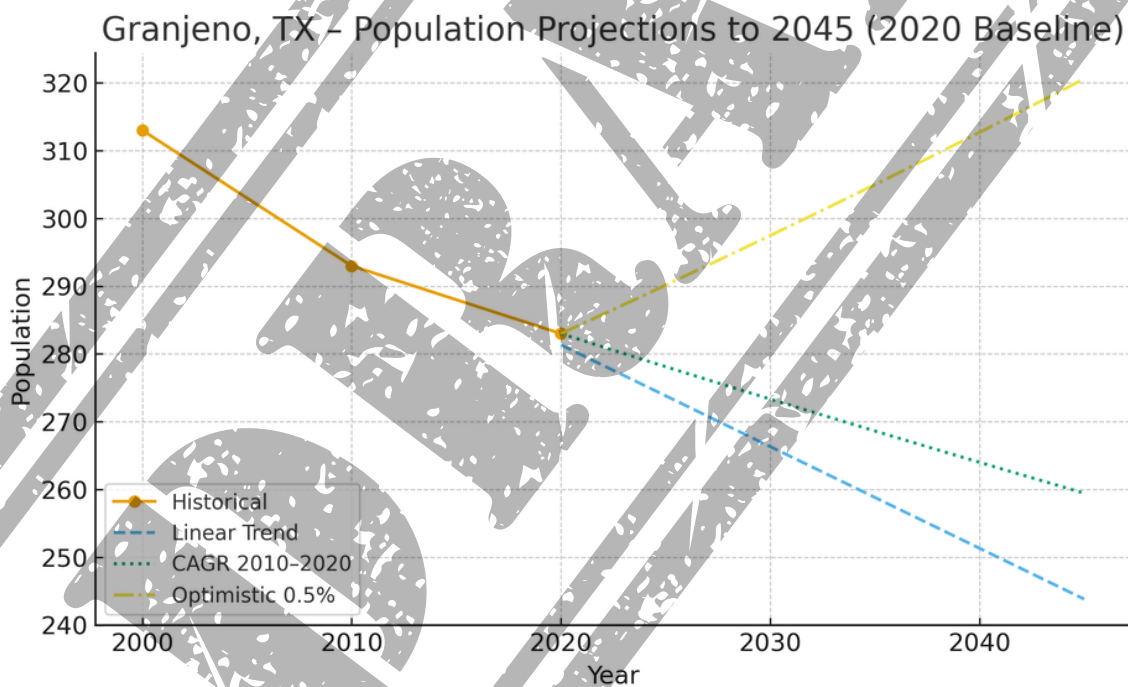
FORECASTS

In addition to the policy guidance, population and household forecasts are provided to serve as the foundation to each component of this 2045 Plan. Table below illustrates the forecasts

2045 City of Granjeno Forecasts

	2020	2030	2040
Population	285	295	305
Households	133	137	142

Source: ACS 2023 5-year unless noted



LAND USE

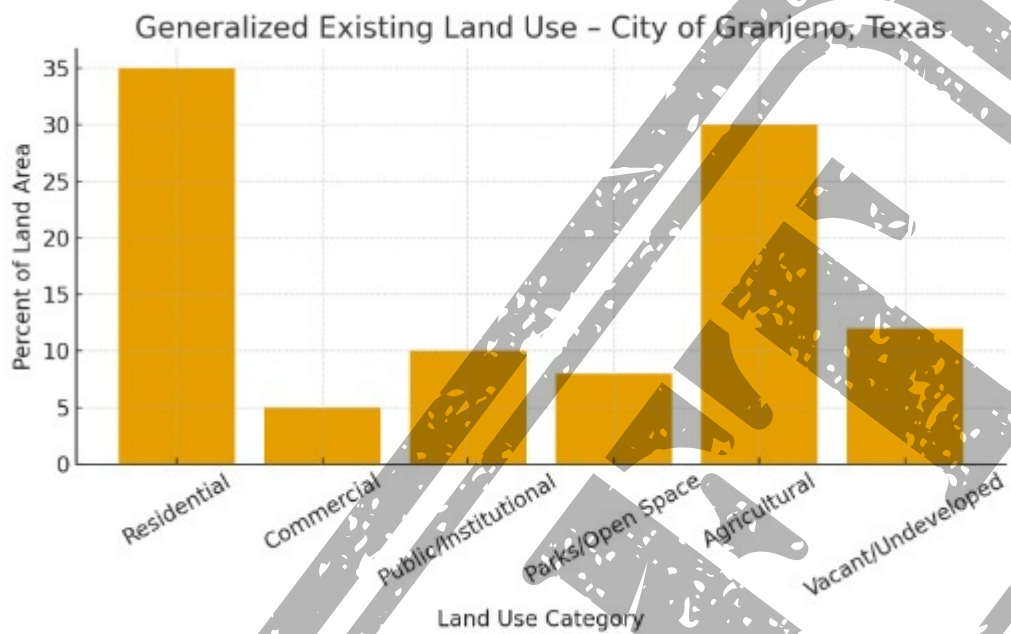
2045 City of Granjeno Land Use Goals

- **Preserve** and **protect** agricultural land and facilities, agricultural lifestyles, and encourage commercial uses within the City.
- **Strengthen** the future land use designations to **maintain** the City's rural residential character.
- **Protect** the City's municipal borders through the development of strong, clear land use policies to prevent hostile annexation.

The following sections describe the City's Existing Land Use patterns and the Future Land Use Plan. The purpose of this section is to describe how the current land uses are projected to change, or what aspects of the City's land use and neighborhood patterns are intended to stay the same. As described in greater detail in subsequent sections, the City's land uses today are generally expected to remain in-tact with minimal changes incorporated to respond to the challenges the City has faced over the past decade. The following sections describe the existing land use pattern, present the future land use plan, and summarize the special resources that are correlated directly to the City's land use patterns.

EXISTING LAND USE

The City's existing land use pattern is shown on Map 3-2, which demonstrates a low-density and low-intensity land use pattern throughout the community. The Existing Land Use map is derived from the City Council's generalized land use information provided that was compiled in 2025. As demonstrated in both Table 3-2 and Map 3-2, nearly 48% of the City is shown as 'undeveloped' which is misleading because many of the areas designated as 'undeveloped' are used for accessory uses such as hobby farms and/or are a part of the residential estate. However, it is worth noting that in the past many of these areas would have traditionally been used for commercial agricultural production, but given current ownership patterns and market dynamics most of the City's commercial agricultural uses are no longer active.



Land Use Category	Estimated Share of Land Area (%)	Area in Acres
Residential	35%	67.2
Commercial	5%	9.6
Public / Institutional	10%	19.2
Parks / Open Space	8%	15.36
Agricultural	30%	57.6
Vacant / Undeveloped	12%	23.04
Total	100%	192

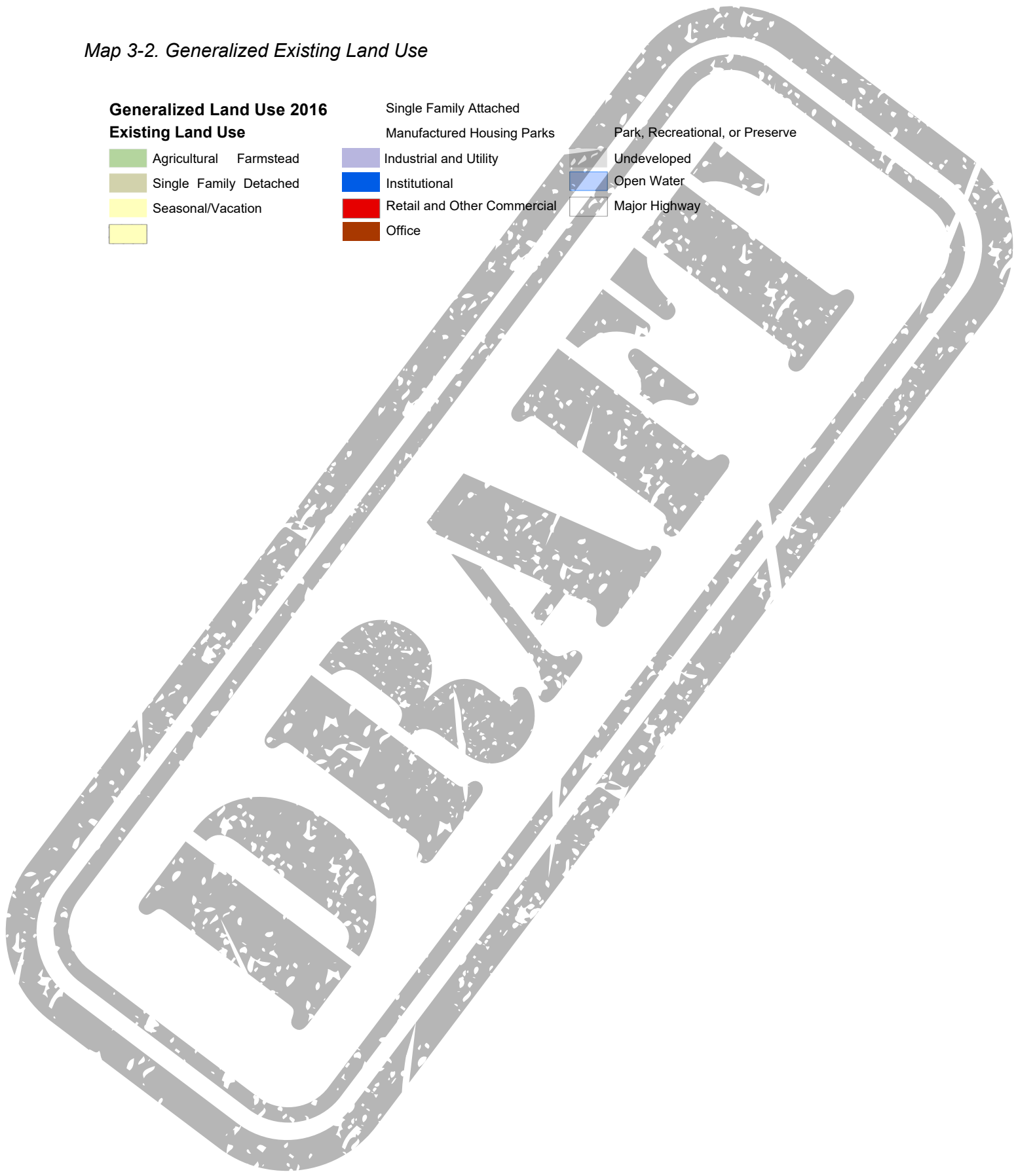
Map 3-2. Generalized Existing Land Use

Generalized Land Use 2016
Existing Land Use

- Agricultural Farmstead
- Single Family Detached
- Seasonal/Vacation
-

- Single Family Attached
- Manufactured Housing Parks
- Industrial and Utility
- Institutional
- Retail and Other Commercial
- Office

- Park, Recreational, or Preserve
- Undeveloped
- Open Water
- Major Highway



FUTURE LAND USE

The City's Future Land Use Plan is based on the existing land use and development patterns in the community, which are anticipated to remain consistent through this planning period. Through this Plan update process, the City determined that it was important to describe its land uses consistent with the rural residential uses that now dominate the landscape.

As described in the introductory chapter of this Plan, the City's history is deeply rooted in agricultural uses and therefore agricultural uses will always be welcome and supported in the community regardless of the land use designation of a particular property. However, it is important to recognize that the dominant land use in the community today, and what is projected to continue through this planning period, are rural residential uses sprinkled with intermittent hobby farms and rural commercial activities. Given that the land use pattern has evolved the City has re-defined its land use designations in this Plan transitioning from pure Agricultural designations to land use designations that are more descriptive of the rural residential and diverse rural uses encouraged through this Plan. As the City's uses transitioned from commercial agricultural uses the land use designations were never adjusted to reflect the actual or planned rural residential uses in the community. The mismatch between the designation and the uses contemplated results in confusion by residents, developers, stakeholders and policy-makers when determining what types of uses are most compatible within the community's land use and zoning. The benefit of re-naming and re-guiding the City's land use designations to incorporate rural residential uses is that it provides a clearer, more specific description of the vision for the City's land uses.

By appropriately describing the types of uses contemplated within a land use designation the City will be able to more accurately consider changes to its zoning and use tables to implement this Plan. This pressure is not unique to the City but is likely to continue given the City's proximity to the metropolitan area. The large parcel sizes and low-intensity uses are a natural fit for home occupations in the rural residential areas, but evaluating how and if each use is consistent with the City's vision and goals for its neighborhoods is an important consideration. One of the objectives in redefining the City's land use designations is that it more appropriately emphasizes the importance of the City's residential uses and character and establishes the intended long-term use of properties in the community.

The revised Future Land Use plan intentionally guides uses generally and will allow for site-specific standards to be achieved through supporting zoning districts. Whether a specific use is permitted or conditionally permitted, will be determined based on the site-level characteristics such as existing and adjacent land use patterns and the road network. For example, the City's local roadways are rural section, and a fair amount of its mileage remains contributing to the City's continued desire to zone the land for uses that are less intense.

While the City's rural residential land use designations are re-defined, the City's general business use strategy is unchanged. The 2045 Plan identified a corridor of land along FM 494 where the City's existing principal business uses are located. The City values its existing businesses and is dedicated to preserving the existing General Business patterns along the corridor and will support the exploration of

new or expanded uses within this designation to ensure the viability of this land use designation in its current configuration. The following sections include the definitions of the City's Future Land Use designations, the corresponding table that details the acreage of land guided for each use, and the Future Land Use Map.

Future Land Use Definitions

Rural Residential/Agricultural (RR-AG): The Rural Residential/Agricultural (RR/AG) land use and/ or

designational guides land for principal rural residential and agricultural uses. Active commercial farming or agricultural activities are permitted in this land use designation. This land use designation also guides land that is most appropriate for large-lot single-family residential uses.

Rural Residential (RR): The Rural Residential land use designation primarily identifies neighborhoods that were developed with residential lots in the 1960s and 1970s that are smaller than 5-acres. No new land has been designated as rural residential as part of this Plan update.

Park/Trail (P/T): The Park/Trail land use designation identifies land that is publicly owned and managed as either a park or trail in the City. This Plan identifies one (1) trail corridors that are owned by the City.

Right-of-Way (ROW): The Right-of-way land use designation identifies the City's roadways that are owned by the City, County or State. The ROW designation does not identify private roadways, trails or shoulders that are managed by individual homeowners or homeowners' associations.

DENSITY AND STAGING

All residential land uses in the City are required to be developed with a maximum density of 4one (1) Dwelling Unit per lot. Given the City's development patterns, there is no way to project or stage where a subdivision may occur in the future, as any contiguous land area exceeding 20-acres is potentially subdividable. However, the City maintains the maximum density of one (1) dwelling unit per lot through its official controls including its zoning and subdivision ordinances.

SPECIAL RESOURCE PROTECTION

HISTORIC SITES

References to the City and the historic sites are provided in Chapter 1: Community Context. The Granjeno Cemetery is the only historic site registered properties located in the City of Granjeno.

HOUSING

2045 City of Granjeno Housing Goals

- **Support** Hidalgo County and other Regional programs, such as those offered by the Lower Rio Grande Development Council, that meet the residential needs of a diverse and/or aging population.
- **Sustain** and enforce the City's Code to encourage maintenance of the existing housing within the City.

As described in the Existing and Future Land use sections of this Chapter, the City of Granjeno has slowly evolved from an agricultural community to a predominantly rural residential community. While the majority of residents do not farm for commercial purposes, the City's rural residential character is still defined by hobby farms and other small-scale agricultural activities. Because this combination of uses – rural residential and small-scale agricultural uses – is such a defining characteristic of the City it is important to understand the existing housing stock and what future demands may emerge as more residents are drawn to the City's unique rural quality of life.

EXISTING HOUSING

The following Tables summarize the City's Existing Housing Assessment as provided by the US Census Bureau. For purposes of the information contained in the following Tables, the City's Total Housing units as reported by the 2020 Housing Stock Estimates is 145, and the total Households in the community is 133.

Table 3-6. Tenure

Ownership Units	Rental Units
133	12

Source: US Census Bureau, 2020 American Community Survey five-year estimates; counts adjusted to better match the Council's 2016 housing stock estimates.

Table 3-7. Housing Type

Single-family units	Multi-family units	Manufactured homes	Other Housing Units
140	0	5	0

Source: US Census Bureau, 2020 American Community Survey. Single-family units include single-family detached homes and townhomes. Multifamily units include units in duplex, triplex, and quadplex buildings as well as those in buildings with five or more units.

Table 3-8. Public Subsidized Units

All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
0	0	0	0

Source: HousingLink Streams data (covers projects whose financing closed by December 2020)

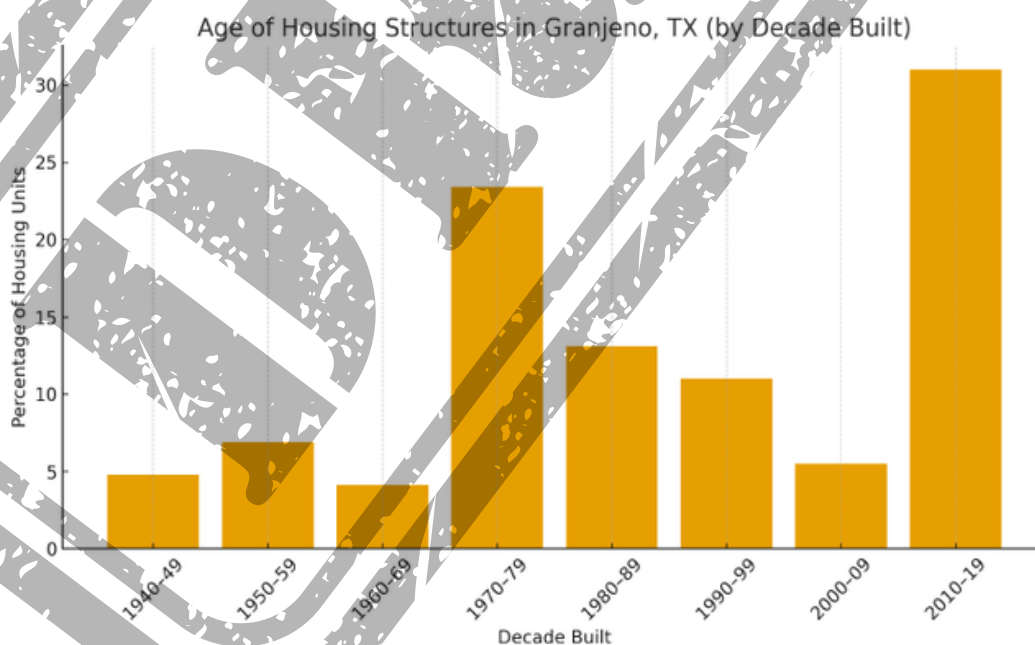
In addition to the existing housing assessment, the City has identified a few additional characteristics that help inform what future housing needs in the City may develop over this planning period.

AGE OF STRUCTURES

As shown below the City's housing stock is at least 40-years old. This is an important consideration for several reasons including the potential for deferred maintenance, and/or structural obsolescence. If proper improvements are not made to existing homes they can become extremely expensive to repair and require major reconstruction.

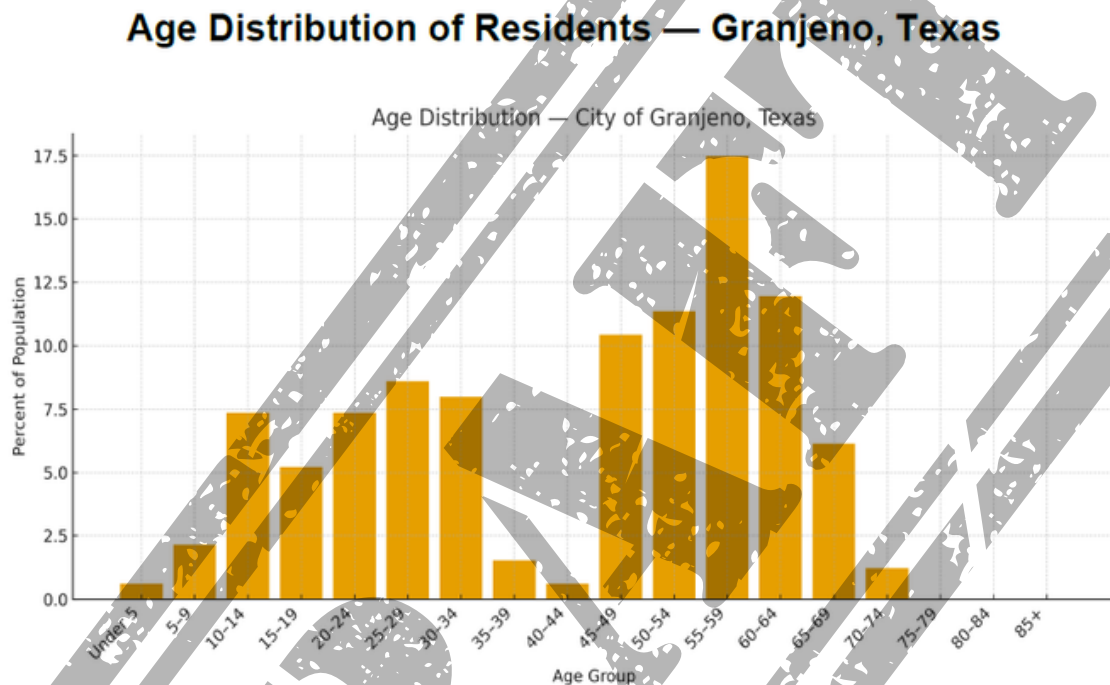
Additionally, if homes have not been kept modern (as in not remodeled, etc.) they can become less marketable also affecting property values. While the City's average housing prices and median household incomes demonstrate that most residents are likely in the position to maintain their homes, this does not represent all residents and all structures.

The exhibit below summarizes the age distribution of the housing stock in the City of Granjeno, Texas. Housing age is a key indicator for understanding long-term maintenance needs, rehabilitation planning, and potential areas where infrastructure upgrades may be required. The data shows a diverse age profile, with notable concentrations of homes constructed in two key periods: 1970–1979 and 2010–2019. The strong share of more recently built homes (2010–2019) reflects modern housing development occurring within the last decade. Meanwhile, older homes constructed prior to 1960 represent a smaller portion of the inventory but may require targeted investment for long-term preservation and modernization. This age-distribution profile helps inform housing policy, capital improvement planning, and community development strategies in Granjeno.



AGE OF RESIDENTS

Another key demographic characteristic that directly affects the City's housing stock and potential future housing needs is the age of its residents. Many communities are experiencing sharp declines in families as the baby boomer population ages and their children leave home. In Granjeno, this trend is occurring at a faster rate than nearby communities.



AGE OF RESIDENTS AND HOUSING STOCK HOMOGENEITY

While the City's character is heavily defined by the single-family residential neighborhoods and lots, the homogeneity of the housing stock provides few options for young people (those just starting out and at the early part of their earning years) and seniors that may be interested in downsizing. The City of Granjeno's population is aging and the baby boomer population makes up a large percentage of the community's population.

As the boomers become empty-nesters many may look for housing options other than large single-family homes. For those that would like to continue to live in the City, there are few options and those that choose to move end up being forced to relocate to neighboring cities to find other housing options. With respect to the younger cohorts, often they are priced out of the City as average home values far surpass the definition of 'affordability.'

ESTIMATED OWNER-OCCUPIED HOUSING VALUE

In Granjeno, the Median value of owner-occupied housing units is \$151,800 $\pm$ \$145,448. Much of this disparity is due to the large lots and single-family homes, but it certainly creates a barrier to entry particularly for those in their early earning years (post-high school or college graduate age).

Column	Granjeno
Under \$100K	44.3%†
\$100K - \$200K	49.2%†
\$200K - \$300K	6.6%†

It is important for the community to attract young people and their families, because it helps complete the lifecycle of housing – as their earning power increases, they are able to move into the home that the senior may be selling so that they in turn can downsize. This natural progression of the housing lifecycle can only work if there is enough product diversity, which currently is lacking in the community. While the City is planned to stay the same with continued dominant large lots and rural residential uses, there is an opportunity to think about how the City could incorporate innovative policies and ordinances that may provide additional housing options while continuing to protect the City's rural residential character.

ESTIMATED HOUSING STOCK VALUE

This exhibit below provides an illustrative estimate of the total value of the housing stock in the City of Granjeno, Texas. Because official aggregate housing stock value data is not available from the U.S. Census Bureau for the city, this chart uses reasonable assumptions based on the number of housing units, the median home value, and an estimated mix of structure types.

Assumptions:

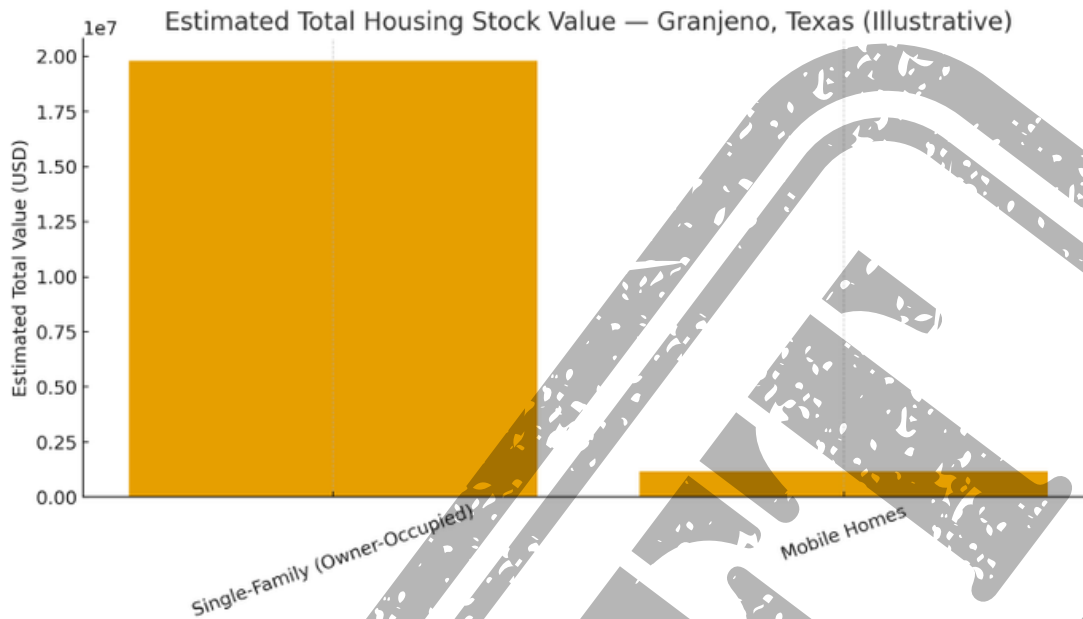
Total housing units: 145

Median value of owner-occupied unit: \$151,800

Estimated distribution: 90% single-family homes, 10% mobile homes

Estimated median mobile home value: \$80,000

These assumptions allow for a hypothetical visualization of how total housing value may be distributed across major structure categories.

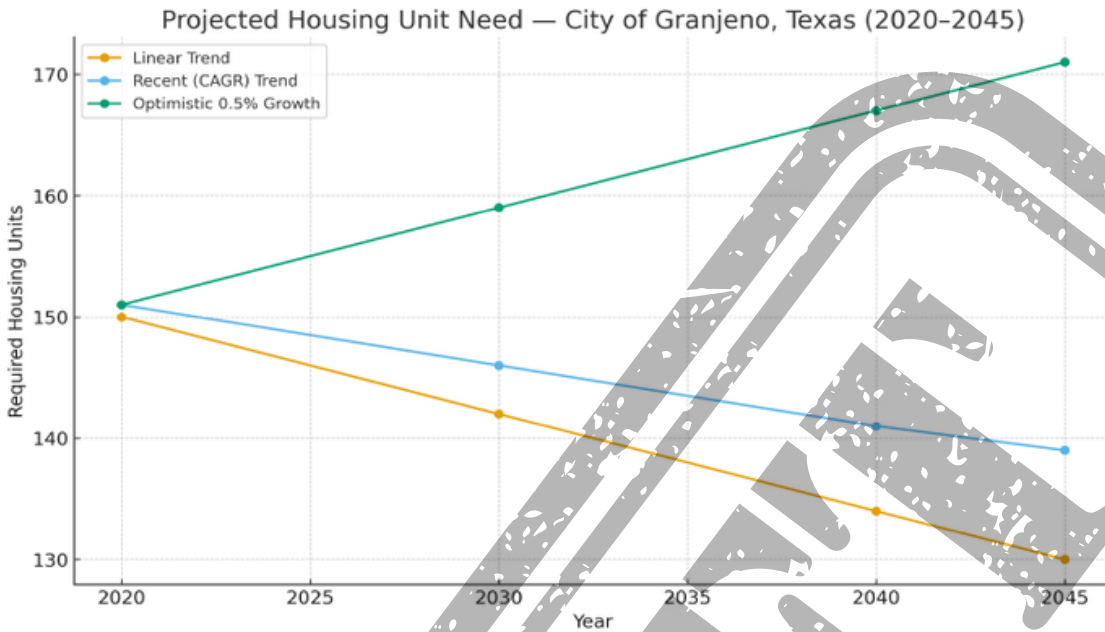


PROJECTED HOUSING NEED

The Future Land Use Plan projects that the existing rural residential development pattern will continue through this planning period. Large-lot, rural residential and agricultural uses will continue to promote and support single-family residential uses. As identified in previous sections, the City residents are relatively homogeneous with respect to age and family type. Exploration of tools such as Accessory Dwelling Units, and other accessory uses, could provide options to young adults and seniors that may wish to stay in the community, but are uninterested in maintaining a large lot. The City will review and explore its ordinances for opportunities to provide additional options in the community.

This exhibit presents projected housing unit needs for the City of Granjeno, Texas, through the year 2045. Three growth scenarios are shown: (1) Linear Trend Projection, (2) Recent Trend (CAGR) Projection, and (3) Optimistic Growth at 0.5% annually. Calculations assume a persons per household ratio of 1.98 and a planning vacancy rate of 5%. These projections are intended as planning scenarios for long-range housing policy.

Year	Linear Units	Recent Units	Optimistic Units
2020	150	151	151
2030	142	146	159
2040	134	141	167
2045	130	139	171



PROJECTED HOUSING - IMPLEMENTATION PLAN

The City of Granjeno was not given an Affordable Housing Allocation. Because the City is developed with low-density, rural residential uses and similar development patterns are expected over the next planning period, it is infeasible to develop affordable housing given land and construction costs. Even though affordable housing is not identified as a projected housing need in this Plan, the City has identified the potential need for a more diverse housing stock. While this is challenging given the need to maintain large lot sizes to effectively and safely support individual septic systems and private wells, the City has expressed interest in exploring how greater rural residential diversity could be incorporated into the current development patterns. The following implementation strategies address the City's Project Housing Needs as described previously:

- The City will explore options to incorporate living quarters within the City's existing accessory ~~Planning~~ and accessory uses ordinance. This will require study by the City's Commission and City Council to determine appropriate land use designations and zoning districts which may support such uses. Additionally, the City will research whether units would be owner or renter occupied. The intent of exploring such ordinance modifications is to provide housing diversity through smaller units and less property maintenance which may support and benefit young adults and seniors that want to live in the community.
- It is important for the City to support and maintain the City's existing housing stock including its manufactured housing, and other aging single-family housing stock. Oftentimes the aging single-family housing is the most affordable housing in the community which offers at least some housing diversity in the City. Maintaining and managing the quality of this housing stock is important, and while the City does not have direct resources available to assist homeowners, it will work cooperatively with Hidalgo County and the Lower Rio Grande Development Council on low-

interest loans and fix-up funds that are available to residents.

This Housing Implementation Plan provides a clear, actionable roadmap for ensuring that Granjeno can meet its future housing needs through 2045. It is based on the city's projected housing demand, existing housing conditions, and community development goals. The plan prioritizes affordability, reinvestment, community character, and long-term growth readiness.

Key Findings

- Under conservative trends, the City may experience stable or slightly declining population.
- Under a modest positive growth scenario (0.5% annual growth), Granjeno requires approximately 25–30 new units by 2045.
- Housing stock is aging—significant shares from 1970–79 and 2010–19, with pockets of older structures needing reinvestment.

Housing Conditions

- Aging structures will require rehabilitation, weatherization, and infrastructure upgrades.
 - Small household size (1.98 persons) suggests rising demand for smaller homes, duplexes, or senior-friendly units over time.
- Limited vacant land means infill and redevelopment are critical strategies.

Community Needs

- Improve housing diversity (starter homes, senior-friendly units).
- Preserve affordability for long-term residents.
- Reduce substandard or deteriorating housing conditions.
- Maintain small-town character while supporting controlled growth.

Housing Goals (2025–2045)

Goal 1 – Ensure an Adequate Supply of Housing

Provide sufficient housing to meet projected needs through 2045, targeting 25–30 additional units under the preferred growth scenario.

Goal 2 – Preserve and Rehabilitate Existing Housing

Support improvement of aging units through rehabilitation programs and partnerships.

Goal 3 – Promote Affordable and Diverse Housing Options

Encourage a mix of housing types, including small-lot homes, cottage homes, duplexes, and senior housing.

Goal 4 – Strengthen Neighborhoods and Infrastructure

Align housing investment with drainage, water, transportation, and public facility upgrades.

Goal 5 – Foster Responsible, Sustainable Growth

Direct new housing to areas with existing utilities and minimize flood risk.

Implementation Actions

Short-Term (Years 1–5)

Action 1: Adopt a Housing Monitoring System

- Track new housing permits, demolitions, and occupancy annually.
- Update housing projections every 5 years.
Responsible: City Administration
Cost: Minimal

Action 2: Establish a Housing Rehabilitation Program

- Seek partnership with Hidalgo County, Texas Department of Housing & Community Affairs (TDHCA), and nonprofits for home repair grants.
Focus on units built before 1980.
Cost: Grant-funded

Action 3: Update Zoning to Allow Diversified Housing

- Permit accessory dwelling units (ADUs).
- Allow duplexes on corner lots.
- Reduce minimum lot sizes in designated growth areas.
Cost: Low (staff/planning consultant)

Action 4: Identify Priority Infill Lots

- Map all vacant or underused parcels inside the city.
- Create a list of 10–15 priority sites for small infill or cottage home development.
Cost: Low

Mid-Term (Years 5–15)

Action 5: Implement Small Subdivision Strategy

- Support modest subdivisions (5–15 homes) where utilities already exist.
- Offer expedited permitting for projects aligned with city housing goals.

Action 6: Senior-Friendly Housing Initiative

- Encourage duplexes, single-story homes, and accessible retrofits.
- Seek partnerships for small-scale senior housing (8–12 units).

Action 7: Launch a Weatherization & Energy Efficiency Initiative

- Partner with state and federal weatherization programs for older homes.
- Target neighborhoods with the oldest structures.

Long-Term (Years 15–20)

Action 8: Strategic Growth Area Development

- If population trends upward, designate one focus growth area for 20+ future homes.
- Require high-quality design, sidewalks, drainage, and utility standards.

Action 9: Comprehensive Utility & Drainage Upgrades

- Align long-term housing development with:
- Water system capacity
- Sewer service expansions
- Drainage improvements (notably low-lying areas)

Action 10: Evaluate Annexation Opportunities

- If housing demand outpaces available land, explore annexation of adjacent areas with low flood risk and access to existing roads.

Housing Policy Recommendations

Policy A – Promote Affordability

- Maintain a stock of entry-level homes (\$150–200k range).
- Encourage builders to include smaller home sizes (900–1,300 sq ft).

Policy B – Protect Neighborhood Character

- Establish design guidelines for infill development.
- Encourage porches, setbacks, and other features matching Granjeno’s character.

Policy C – Reduce Flood and Infrastructure Vulnerability

- Require residential buildings in flood-prone zones to meet modern elevation/drainage standards.

Policy D – Support Homeownership

- Consider down-payment assistance programs in partnership with state agencies.

Policy E – Incentivize Redevelopment

- Offer fee waivers or fast-track approval for redevelopment of deteriorated homes.

Housing Unit Targets (Preferred Scenario)

Year	Estimated Need	Cumulative New Units
2030	+10 units	10
2040	+20 units	20
2045	+26 units	26

These targets align with the optimistic but achievable 0.5% annual population growth scenario.

Implementation Schedule & Responsibility Matrix

Action	Timeframe	Responsible Party	Funding
Housing Monitoring	Short-term	City Admin	General Fund
Rehab Program	Short-term	City + County + TDHCA	Grants
Infill Housing Plan	Short-term	Planning Dept	Low
Zoning Update	Short-term	City/Consultant	Low
Growth Area Planning	Mid/Long-term	Planning & Engineering	Capital Plan
Senior Housing	Mid-term	City + Developer	Grants/Private
Weatherization	Mid-term	City + State Programs	Grants
Utility Upgrades	Long-term	Engineering	CIP/Federal funding

CHAPTER 5: NATURAL RESOURCES&RECREATION

DRAFT

INTRODUCTION

The City of Granjeno is a community with abundant natural features, scenic views, a rich agricultural history and rural character. Most residents enjoy nice size lots with open spaces that all contribute to the rural character of Granjeno. As a predominantly rural residential community, the City remains committed to maintaining a little natural retreat for each resident through low-intensity land uses and protection of its natural resources and open spaces. The City is focused on maintaining this approach to land use instilling the responsibility of stewardship in each homeowner to ensure the continued protection of the City's important natural features and open spaces. Though much of the City's natural areas are contained on private property, the community's values, policies and ordinances are tailored to help its residents protect these resources.

The following chapter describes the City's existing natural resources and recreational opportunities and planned improvements over this planning period. Most residents recognize that natural resources, open spaces, and agricultural lands define the character of the City and are committed to the continued stewardship of these systems to ensure they are available for future generations. Regardless of whether these systems are public or private, the residents of Granjeno all benefit from the continued prioritization of these systems. The purpose of this chapter is to highlight the natural systems, not to redefine or focus on their ownership. Instead, the intent is to continue to support and enhance a rich tradition of stewardship of the natural systems, promote agricultural activities and protect open spaces so that Granjeno continues to be defined by its open spaces, scenic views, natural resources and rural character into the future.

Natural Resource & Recreation Goal

- **Protect and enhance** the natural resources of the community and the natural environment.

EXISTING NATURAL RESOURCES

The natural resources systems of any community provide the framework for opportunities and constraints of land use development and community growth. Communities that work within and understand these opportunities and constraints are more successful in balancing residential growth and protecting critical natural and cultural resources into perpetuity.

Granjeno is a patchwork of geological diversity. The underlying soils in the Granjeno, Texas, area primarily consist of deep, well-drained, calcareous sandy loams and clay loams that formed in loamy alluvium. The region is part of the Rio Grande Plain, characterized by nearly level to gently sloping coastal terraces and deltas.

Soil characteristics, underlying geologic formations, existing vegetative patterns, surface water, are some of the determinants of where and what type of land use development should occur, and more importantly, where this development should be located. The following sections will discuss and inventory each of the significant natural resources within the City of Granjeno that shape the existing rural character of the community, indicate the most appropriate locations for agricultural and other land uses, provide recreation and scenic opportunities for the residents of Granjeno, and maintain important ecological functions, such as water resources and wildlife habitat. Additional detail regarding the City's surface water resources is contained in the Surface Water Management Plan found in Appendix B.

TOPOGRAPHY

Granjeno, Texas, is characterized by flat, low-lying terrain as part of the Lower Rio Grande Alluvial Floodplain and the Western Gulf Coastal Plain.

The City has an average elevation of 108 feet (33 meters) above sea level. The topography is nearly level to gently sloping. The area sits on coastal terraces and the delta plain of the Rio Grande, meaning there are no significant hills or mountains. The most notable variation in elevation is the proximity to the banks of the Rio Grande River.

The region is part of the larger South Texas Brush Country, which is characterized by plains. The primary natural land modification comes from past and present river systems (alluvial deposits).

The landscape is well-drained generally, with soils (like the Hidalgo and McAllen series) formed in loamy, calcareous alluvium.

The natural environment, which has been extensively converted to cropland and urban land cover, was originally a thorn woodland and shrubland, featuring the granjeno (spiny hackberry) tree from which the community gets its name.

SOILS

Soil characteristics can be used as a key attribute to guide the type and location of development, and are particularly important in a community such as Granjeno that is developed with individual and/or private infrastructure. Three features addressed in this section include soil suitability for on-site septic systems and agricultural uses. Some of the land within Granjeno poses severe to moderate limitations on the construction of on-site septic systems where sanitary sewer collection system service is limited, although the City's large lot size requirements help to mitigate this problem. Great care should be undertaken when constructing these facilities to ensure that the future supply of groundwater is not contaminated as surface water supplies provided by the Rio Grande River continue to diminish and municipalities turn to groundwater as a secondary source of drinking water and irrigation.

WATER RESOURCES WATER AND WETLAND RESOURCES

As part of the Lower Rio Grande Valley, Granjeno's water and wetland resources are heavily influenced by the Rio Grande, with surface water being a critical component of the regional water supply and ecology. The area is part of a complex system of alluvial deltas, river channels, resacas, and agricultural drainage networks.

The primary source of surface water for the region is the Rio Grande River. Historically, the river and its adjacent wetlands have sustained a diverse ecosystem. However, a significant portion of the river's flow is now allocated for human uses, including municipal water supplies and extensive irrigation for agriculture.

A network of canals, ditches, and pumping plants supports large-scale agriculture in Hidalgo County, diverting water from the Rio Grande. The drainage ditches also play a role in managing rainwater and runoff.

Granjeno is located within the historic floodplain of the Rio Grande delta. This area contains riparian habitats and deltaic wetlands, which support a diverse ecosystem of plants and wildlife.

The broader Lower Rio Grande Valley, including areas near Granjeno, is a major migratory bird corridor. Several state and national parks in the region, such as Estero Llano Grande State Park and the Lower Rio Grande Valley National Wildlife Refuge, are part of the World Birding Center network and showcase vital wetland habitats.

The Lower Rio Grande Valley National Wildlife Refuge was established to protect the region's biodiversity, the refuge manages a wildlife corridor along the last 275 miles of the Rio Grande, connecting different tracts of land, some of which feature wetland habitats.

GROUNDWATER RESOURCES

The primary groundwater source in the Granjeno area of Texas is the Gulf Coast Aquifer system, which includes the Chicot and Evangeline aquifers, as well as the local Rio Grande alluvium.

The Gulf Coast Aquifer System is a major aquifer running parallel to the Texas coastline and is the principal regional source of groundwater.

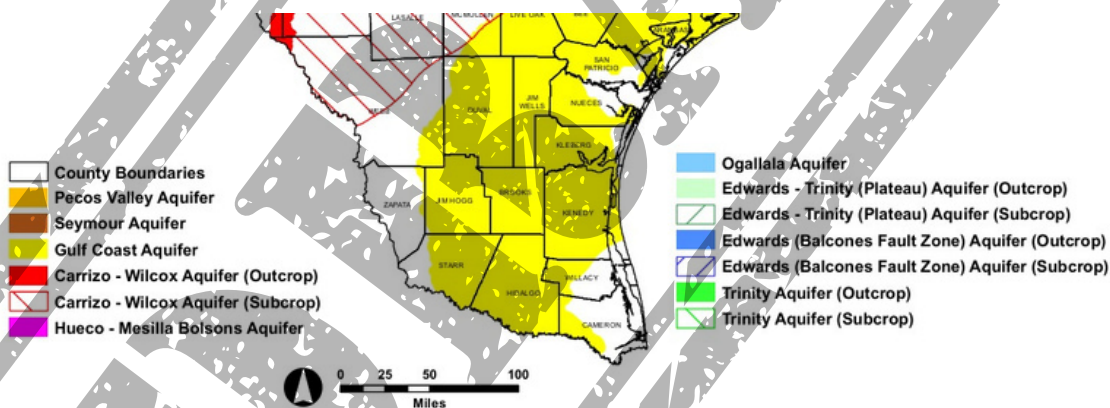
The Chicot and Evangeline Aquifers are the main water-producing components of the Gulf Coast system in Southern Hidalgo County. Water quality can vary, generally being fresh to slightly saline.

The Rio Grande Alluvial Aquifer (Rio Grande Ground-water Reservoir) is a shallow groundwater and is available within the alluvial deposits (sand and gravel) near the Rio Grande itself. This resource was developed extensively to supplement surface water during droughts in the mid-20th century.

Water quality generally tends to be better near the Rio Grande (at depths of 50 to 250 feet in southern Hidalgo County) but becomes more mineralized (saline) as one moves farther away from the river and with increased depth. In many areas, the groundwater is considered unsuitable for exclusive irrigation use without treatment due to mineralization.

While surface water from the Rio Grande is the main source for irrigation in the immediate river area, groundwater has been historically important for supplementing these supplies, and is also used for domestic and public supply.

Hidalgo County is part of a groundwater management area, and the resources are managed by the Red Sands Groundwater Conservation District



FLOODPLAIN

The City has the FEMA floodplain maps that inventory the flood hazard areas in the City available at the City offices for any property owner to review.

Historically, some houses were built on what is now categorized as a 100-year flood plain, but current ordinances would prohibit any further building in these areas.

The City has adopted and enforces a Floodplain Management Ordinance, which should be updated as part of the implementation process to this Plan.

Granjeno, Texas, being located within the low-lying Rio Grande Valley alluvial floodplain, contains various

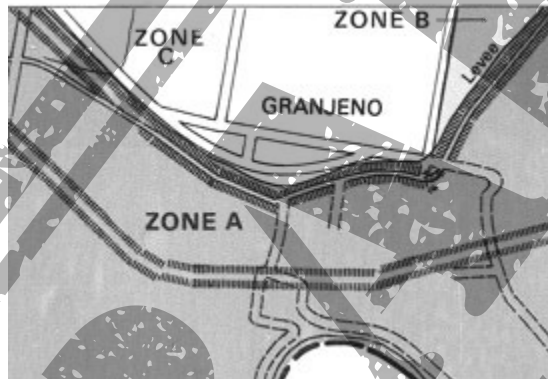
FEMA flood designations. Specific property designations must be verified individually, but the area generally includes high-risk zones, such as Zone AE and potential Zone A areas, as well as moderate to low-risk zones (Zone X).

Special Flood Hazard Areas (SFHAs) are high-risk areas with a 1% or greater chance of flooding in any given year (also known as the 100-year floodplain). In Granjeno, these areas are primarily found near the Rio Grande and local drainage features. FEMA designates these with 'A' or 'V' codes.

Zone AE designations typically indicates a high-risk area where a Base Flood Elevation (BFE) has been determined.

Zone A is a high-risk area where detailed analysis has not been performed, so no BFE is available.

Moderate to Low-Risk Areas are outside the SFHA typically fall under Zone X (formerly Zone B and C designations). These areas still carry a flood risk, as one-third of flood claims nationally come from properties outside of the mapped 100-year floodplain.



WILDLIFE HABITAT

The Texas Parks and Wildlife Department identifies rare species and natural communities within Granjeno. In addition to these areas, many opportunities for locally-important wildlife habitat exist.

The primary wildlife habitat found in and around Granjeno, Texas, is Tamaulipan thornscrub (also known as thorn woodland or brushland) and riparian (river-adjacent) wetlands, heavily influenced by its location in the Lower Rio Grande Valley alluvial floodplain. This unique convergence of tropical, desert, and coastal biological communities makes the area incredibly biodiverse.

The Thornscrub/Brushland is an upland habitat characterized by dense, thorny native shrubs and small trees. Key plant species include granjeno (spiny hackberry, from which the town gets its name), Texas ebony, cenizo, Texas kidneywood, honey mesquite, and prickly pear cactus. This habitat provides crucial cover, nesting areas, and food sources for many animals.

Granjeno is home to a number of federally and state-listed threatened and endangered species, many of which rely on the unique Tamaulipan thornscrub and riparian wetland habitats found there.

Threatened and Endangered Species include:

The ocelot is perhaps the most famous endangered species in the area, with fewer than 100 remaining in the United States. They are critically dependent on the dense, thorny brush habitat (including granjeno, Texas ebony, and colima trees) for cover, den sites, and hunting grounds.

The Jaguarundi is a small, unspotted wild cat is also an endangered species in the U.S. and shares much of the ocelot's required thornscrub habitat.

The Northern Aplomado Falcon has been the subject of reintroduction efforts and can be found in open grassland or savannah habitats with scattered trees in the South Texas region.

The Piping Plover is a small shorebird and is a federally threatened species and a potential migrant that uses coastal and inland freshwater habitats during migration and wintering periods.

The Whooping Crane is an endangered species (both federally and statewide) that utilizes coastal marshes and flats as wintering habitat.

The Texas Tortoise is a state-protected species whose numbers have dwindled due to habitat loss and collection for the pet trade.

The Texas Horned Lizard is listed as a threatened species at the state level.

A number of rare and threatened native plants are found in the region, including species like barreta and *Esenbeckia runyonii*, which are protected within the Lower Rio Grande Valley National Wildlife Refuge system.

EXISTING RECREATION

Most of Granjeno's recreational uses are found in areas near the City.

Anzalduas Park is 96-acre park is located on the Rio Grande, a short drive from Granjeno. It provides access to the water with fishing piers and boat ramps. Visitors can enjoy walking trails and birdwatching among the trees.



CHAPTER 6: Transportation

DRAFT

INTRODUCTION

The purpose of this Chapter is to define and describe the City's transportation system and how it supports the movement of people, goods, and services into and out of Granjeno. This planning effort provides the opportunity to evaluate the system for improvements and maintenance to support Granjeno's residents and businesses today and into the future. Since the City's population, households and employment are expected to grow modestly, most of the information contained in the 2045 Plan remains accurate. However, even with modest growth there are impacts to the City's transportation system and this Chapter identifies ways to ensure that the City's transportation infrastructure supports the City's residents and businesses through this planning period.

The following sections of this Chapter describe existing and planned roadways, traffic projections, and potential right-of-way needs.

This Chapter will function as a guide to:

- Identify the City's existing and proposed transportation network;
- Identify major investments to meet transportation needs; and
- Support the City's land use goals and objectives as detailed within this Plan.

ROADWAY SYSTEM

The City's roadways play a significant role in the transportation system providing residents access within and through the community as well as the greater region. A combination of State, County, and local roads serve Granjeno (Figure 5-1). Ideally, roads are designed to perform a designated function and are located to best serve the type of travel needed. Generally the City's top priority is the maintenance and management of its existing roadway system since there are no new major roads planned as part of this Plan. The majority of residents and business owners continue to heavily rely on personal vehicles and the roadway system to move goods and people and access services in the community. The following sections identify and describe the existing roadway system and describe future growth and planned improvement, where applicable.

FUNCTIONAL CLASSIFICATION

Functional classification is a tool used in transportation planning and traffic engineering to categorize streets by the type of transportation service they provide and the roadway's relationship to surrounding land uses. Functional classification describes the role each roadway performs before determining street widths, speed limits, intersection control or other design features and ensures that non-transportation factors such as land use, development, and redevelopment are taken into

assigned by the City Council that describe roads in Granjeno are principal arterial, minor arterial (A Minor/B Minor), collector, and local.

Minor arterials connect the urban service area to cities and towns inside and outside the region. The emphasis of minor arterials is on mobility as opposed to access in the urban area.

Local roads provide land access by connecting blocks and land parcels.

Official traffic volume counts for roads in and around Granjeno, Texas, are maintained by the Texas Department of Transportation (TxDOT). Due to the rural nature of Granjeno, no traffic count data was found available as a result of consultation of the TxDOT Statewide Traffic Analysis and Reporting System (STARS II). This database provides detailed historical and current traffic data, including daily, hourly, directional, and vehicle classification statistics. Users must accept a disclaimer to access the data.

Granjeno is not in a Metropolitan Jurisdiction, and there are no plans for new transit service in the

City. Granjeno is described as a community with very low population and employment densities and such places tend to be primarily rural residential communities with agricultural uses. General public dial-a-ride service may be appropriate, but due to the very low-intensity land uses these areas are not well-suited for fixed-route transit service.

TRANSPORTATION PLAN – CRITICAL COMPONENTS

PURPOSE

Establish long-range goals for mobility, connectivity, safety, and multimodal access.

Support land-use objectives, economic development, emergency access, and neighborhood livability.

Integrates regional plans: Hidalgo County MPO Metropolitan Transportation Plan (MTP), TIP, and TxDOT corridor studies.

EXISTING CONDITIONS ASSESSMENT

Roadway Network Overview

- Classification of local streets, collectors (FM 494, Anaya Rd.), arterials (Military Rd./Loop 374), and regional connectors (US 281/Military Highway).
- Traffic patterns of commuter flow toward Mission, Hidalgo, McAllen, and international ports of entry.
- Pavement conditions, congestion points, and bridge/culvert conditions.
- Traffic Volumes & Safety
- AADT counts from TxDOT (Not Available).
- Crash hot-spots, speeding patterns, and freight-related conflicts.
- Emergency response access challenges.

Multimodal Conditions

- Missing sidewalks, discontinuous network, school-zone pedestrian gaps.
- Lack of designated bike lanes or shared-use paths.

Regional Connectivity

- Access to international bridges, Anzalduas Bridge, and regional employment centers.
- Integration with Hidalgo County road improvements and MPO multimodal corridors.

Mobility Needs & Problem Statements

- Inadequate east-west connectivity north of Military Highway.
- Safety concerns at key intersections and lack of ADA-compliant pedestrian facilities.
- Limited bike and pedestrian infrastructure, especially near schools and parks.
- Need for improved flood-resilient road design (low-water crossings).
- Capacity limitations on regional connectors during peak hours.
- Limited future right-of-way availability without proactive planning.

Future Transportation Demand Based on population/housing projections to 2045

- Increased cross-border commercial traffic influence.
- Growth in Mission, Hidalgo, and McAllen increases commuter inflow/outflow.
- Need to preserve corridors for future collector and arterial extensions.

Thoroughfare Plan Functional Classification System

- Local streets: provide access to homes and businesses.
- Collectors: move traffic to arterials; proposed new north-south and east-west connections.
- Arterials: connect Granjeno to regional transportation networks.

Recommended Roadway Improvements

- Widening Military Road (where feasible) with shoulders and drainage upgrades.
- Upgrading FM 494 to enhanced collector status through Granjeno.
- Creating new collector extensions to reduce congestion and improve access for new housing areas.
- Access Management - Driveway spacing, median control, and sight-distance improvements on primary corridors.

Pedestrian & Bicycle Plan

- Sidewalk Network Expansion
- Install sidewalks along key corridors: FM 494, Military Rd., and school zones.
- Complete missing links to the City Hall, parks, and residential areas.

Safe Routes to School

- Improve crossings, signage, lighting, and ADA ramps.
- Provide buffer sidewalks to protect children walking to school.

Bicycle System Development

- Shared-use paths along drainage channels and major collectors.
- Signage and bike-lane designation on appropriate low-speed streets.

Transit & Emerging Mobility

- Evaluate local shuttle service or micro-transit connections to Mission and Hidalgo.
- Support Valley Metro route enhancements.
- Identify locations for future mobility hubs (rideshare, e-mobility, park-and-ride).

Freight & Commercial Mobility

- Analyze freight patterns related to the Anzalduas International Bridge.
- Improve turning radii and pavement design on truck-dominated segments.
- Protect neighborhoods from freight cut-through traffic.

Intelligent Transportation Systems (ITS)

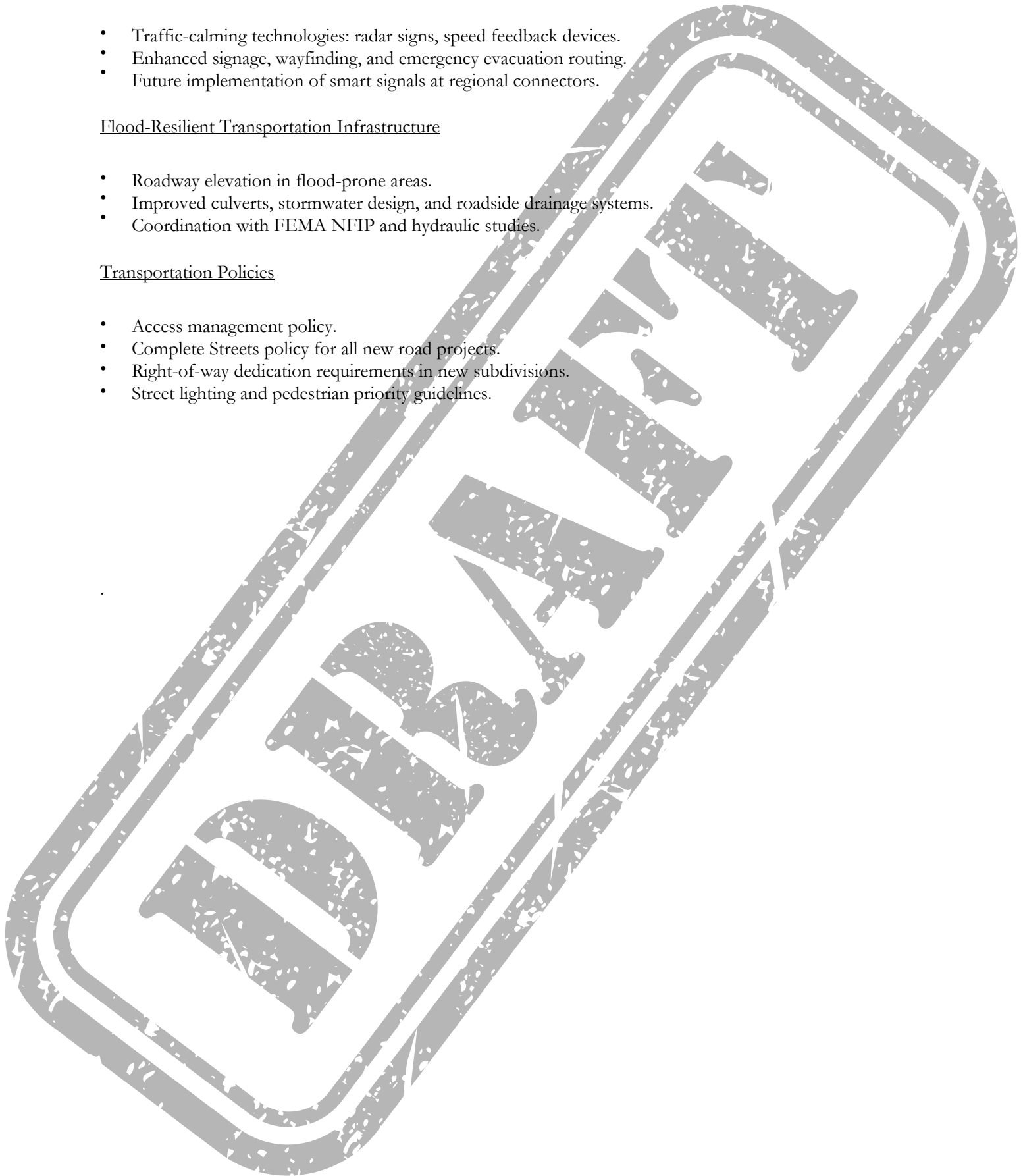
- Traffic-calming technologies: radar signs, speed feedback devices.
- Enhanced signage, wayfinding, and emergency evacuation routing.
- Future implementation of smart signals at regional connectors.

Flood-Resilient Transportation Infrastructure

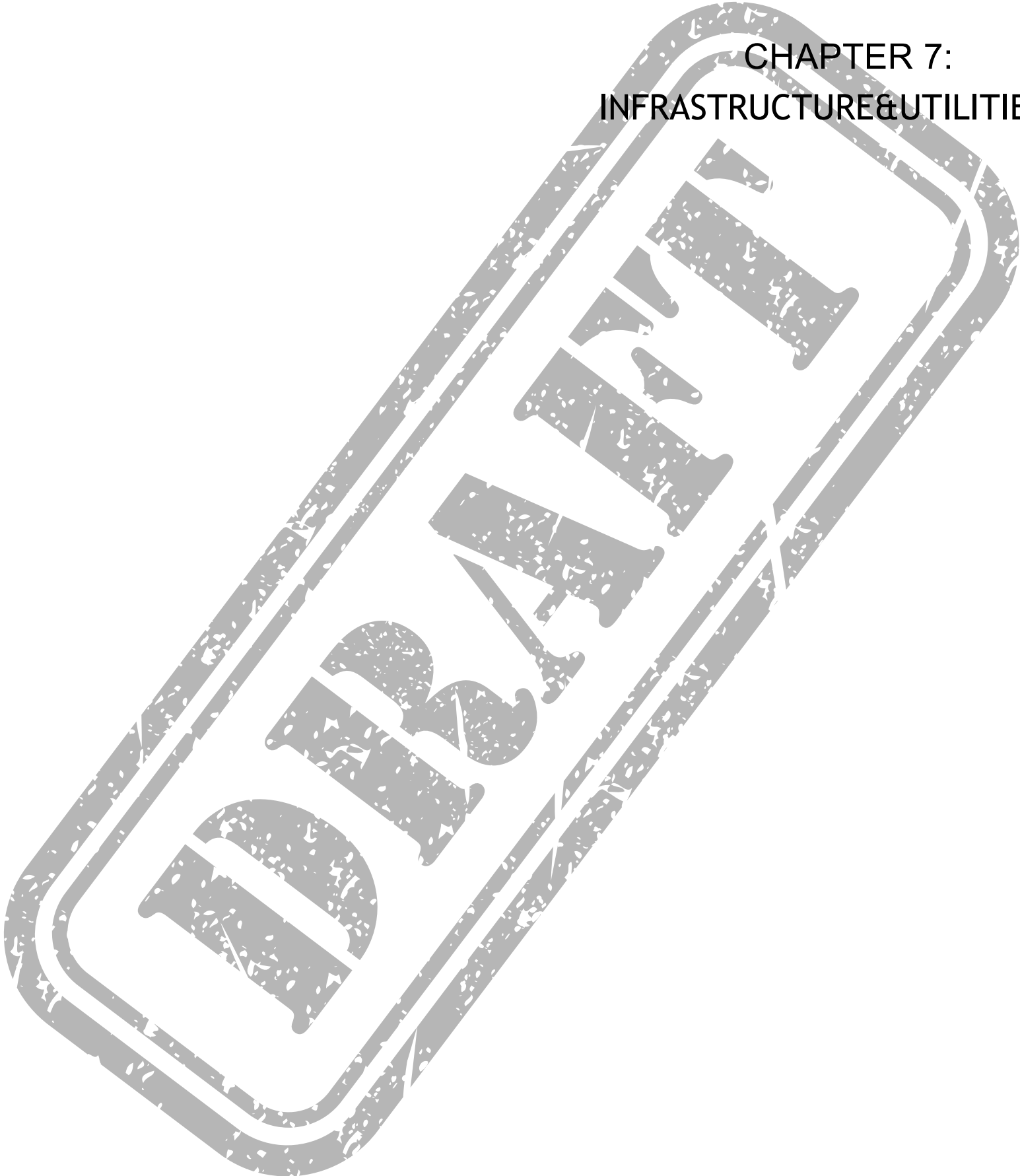
- Roadway elevation in flood-prone areas.
- Improved culverts, stormwater design, and roadside drainage systems.
- Coordination with FEMA NFIP and hydraulic studies.

Transportation Policies

- Access management policy.
- Complete Streets policy for all new road projects.
- Right-of-way dedication requirements in new subdivisions.
- Street lighting and pedestrian priority guidelines.



CHAPTER 7: INFRASTRUCTURE&UTILITIES



INTRODUCTION

The purpose of this chapter is to describe how the City's infrastructure and utilities are managed and administered within the community. As a rural residential community the majority of services and utilities are maintained by the City of Mission, Texas.

The City of Mission is the entity responsible for providing water and sewer services to the City of Granjeno.

Even though utilities are managed by the City of Mission, the City still must monitor these systems through proper ordinances, permitting and other policies to ensure compliance with local, county and state rules. The following chapter provides an overview of the City's Water Supply, Wastewater and Surface Water management policies that support this 2045 Comprehensive Plan.

Infrastructure & Utilities

- The City will continue to plan for land uses and lot sizes that will support utilities.
- The City will support and collaborate with agencies with permitting authority to ensure water and sewer systems comply with state rules and regulations.

WATER AND SEWER SERVICES

Granjeno falls within the boundaries defined by the City of Mission Service Area Map, legally designating it as a community to be served.

All of Granjeno's residents and businesses are provided water and sewer service by the City of Mission. For purposes of this Plan, there are no areas planned for sewer or urban services in this Planning Period.

The City has adopted and incorporated ordinances regarding all residences within the City of Granjeno connected to a public drinking water system and sewer collection system.

The City's current land use regulations and zoning does not permit the use of community drainfields or community systems.

The City of Granjeno specifically prohibits sewage, sewage tank effluent, or seepage from a soil treatment system from being discharged into any well, boring, or other excavation in the ground. Footing or roof drainage and chemically treated hot tub and pool water may not enter any part of the system. Additionally, products containing hazardous waste and hazardous substances must not be discharged to a system.

Substances not intended for use in household cleaning, including solvents, pesticides, flammables, photo finishing chemicals, and dry-cleaning chemicals must not be discharged to the system. Uncontaminated clear water waste from geothermal heat pump installations shall not be introduced into individual sewage treatment systems. Such waste may be discharged to the ground surface or to a body of water; however, in no case shall surface discharge be permitted where such discharge encroaches on adjoining property or a public way. Where subsurface disposal is provided, such installation shall be separated from the required sewage treatment site and shall be designed and sized as prescribed for a standard soil treatment system. Unless specifically permitted by the Texas Commission on Environmental Quality, sewage, sewage tank effluent, or seepage from a soil treatment system shall not be discharged to the ground surface or to surface water.

The City requires evaluation of existing sewage treatment systems to be both adequate and conforming when additions, enlargements, improvements, or remodeling involve fifty (50) percent or more of the structure, or when alterations, such as bedrooms or bathrooms, affect water use. If the sewage treatment system is found to be "not adequate and conforming" it will require a new modifications installed to meet the current Texas Commission on Environmental Quality regulations.

When sewage treatment systems or their individual parts are abandoned or decommissioned, all solids and liquids shall be removed and disposed of, chambers removed or filled with soil material, and

access for future discharge to the system shall be permanently denied. Enforcement measures are as implemented by Hidalgo County.

The City supports Hidalgo County's established objectives to maintain high public health standards, protect the water quality.

ELECTRICAL SERVICE & UTILITIES

1. Introduction

Reliable electrical service is essential to the quality of life, economic stability, and safety of Granjeno residents. Although small in geography and population, Granjeno lies within a rapidly growing region of Hidalgo County where energy demand continues to increase. Ensuring dependable power delivery, resilient infrastructure, and future-capacity planning is a critical component of long-term community development.

2. Electrical Service Provider Overview Primary Electric Provider:

Magic Valley Electric Cooperative (MVEC) serves as the primary electricity provider for the City of Granjeno and most surrounding rural areas. As a member-owned cooperative, MVEC is responsible for power distribution, maintenance, substation operations, outage response, and grid modernization.

Some fringe properties near the City of Mission may receive electricity from AEP Texas, but the majority of Granjeno is within MVEC's territory.

3. Existing Electrical Infrastructure in Granjeno

3.1 Distribution Lines

Electric service is delivered through overhead distribution lines along major corridors including FM 494, Military Road, Valverde Road, and neighborhood streets.

3.2 Substations

Granjeno has no substation within its boundaries. Power is fed from Mission-area MVEC substations with sufficient capacity.

3.3 Service Reliability

Outages generally relate to severe weather, vegetation, or regional grid disturbances. MVEC's line hardening and vegetation programs improve reliability.

4. Electrical Demand & Growth Trends

Regional population and development growth drive increasing electrical demand. Cooling loads, home technology, and infill development are primary contributors. Demand is expected to increase incrementally through 2045.

5. Key Issues & Needs

5.1 Grid Resilience

Storm resistance improvements include upgraded poles, hardware, and feeder line redundancy.

5.2 Long-Term Capacity

Future development may require targeted upgrades.

5.3 Underground Utilities

Encouraged for new subdivisions, redevelopment areas, and wind-prone areas.

5.4 Street Lighting Needs

Priority corridors include Military Road, FM 494, and interior residential streets.

6. Coordination with Utility Provider

Recommended steps include annual planning meetings, joint subdivision review, GIS data sharing, pole placement coordination, and participation in resilience planning.

7. Emergency Management & Power Restoration

Emergency coordination with Mission Fire, Mission Police, Hidalgo County Emergency Management, and MVEC outage teams is essential. Priority restoration locations should be identified.

8. Future Opportunities

8.1 Renewable Energy Adoption

Rooftop solar, solar carports, battery storage, and potential community solar options.

8.2 Smart Grid Technology

AMI metering, outage automation, and demand response opportunities.

8.3 Utility Corridors Planning

Aligning drainage, transportation, and utility planning for efficiency.

9. Goals & Strategies

Goal 1: Ensure Reliable, Safe, Modern Electrical Service.

Goal 2: Support Future Growth and Capacity.

Goal 3: Enhance Public Safety Through Lighting.

Goal 4: Promote Sustainable and Innovative Energy.

10. Implementation Matrix

- Develop utility coordination process (City + MVEC).
- Evaluate undergrounding policies (City Council + Developers).
- Street lighting expansion (Public Works + MVEC).
- Integrate electrical planning into CIP (Admin + MVEC).
- Explore solar opportunities (City Council + MVEC + Grants).

BROADBAND & COMMUNICATIONS INFRASTRUCTURE

1. Introduction

Reliable broadband and communications services are essential to the City of Granjeno's long-term development. High-speed internet, cellular networks, and related technologies support education, public safety, commerce, healthcare, and remote work. This chapter presents a full overview of existing communications infrastructure and strategies to meet the city's needs through 2045.

2. Existing Broadband Infrastructure

Granjeno relies entirely on private-sector broadband providers and regional infrastructure. Current assets include:

- Fiber-optic backbone corridors just outside the city boundary.
- Cable broadband lines serving most existing homes.
- Wireless and fixed wireless options from regional carriers.
- Limited fiber-to-the-home availability in newer subdivisions.

3. Communications Networks

Beyond broadband, communications infrastructure includes:

- Cellular network towers serving 4G LTE and emerging 5G connections.
- Public safety radio networks integrated with Mission and Hidalgo County.
- Local wireless hotspots in civic areas (future expansion recommended).
- Existing communications conduits along primary roadways.

4. Community Broadband and Communications Needs

The community's needs include:

- Consistent high-speed residential internet.
- Affordable service options for low-income households.
- Enhanced upload speeds for remote work and virtual schooling.
- Stronger cellular coverage at the city's southern and western edges.
- Fiber expansion to support future development.

5.Challenges to Broadband and Communications Expansion Major issues include:

- Lack of municipal control over private utilities.
- Limited provider interest in low-density or low-revenue areas.
- High capital costs for fiber installation.
- Coverage gaps in transitional or older neighborhoods.
- Need for redundancy for public safety and emergency response.

6.Opportunities for Future Improvement

Strategic opportunities include:

Public-Private Partnerships (PPP)

The City can work with providers during platting and infrastructure planning to include fiber-ready conduit and telecommunications easements.

State and Federal Funding

Granjeno may leverage programs such as:

- BEAD (Broadband Equity, Access, and Deployment Program)
- FCC RDOF
- USDA Broadband ReConnect Program
- Texas Broadband Development Office grants

Digital Equity and Inclusion

Programs can support:

- Low-cost internet plans
- Connectivity support for seniors
- Digital literacy workshops
- Public Wi-Fi in civic and recreation areas

6.4 Regional Communications Integration

Granjeno benefits from connectivity with:

- City of Mission fiber networks
- Hidalgo County public safety systems
- Regional emergency communication systems

7. Long-Term Goals (2025–2045)

Goal 1: Achieve universal broadband availability for all homes and businesses.

Goal 2: Expand fiber connectivity citywide for future growth.

Goal 3: Improve cellular network reliability and 5G availability.

Goal 4: Support digital equity initiatives to serve all residents.

Goal 5: Integrate communications planning into subdivision development.

Goal 6: Enhance emergency communications resilience and redundancy.

8. Implementation Strategies

- Require conduit installation in all new subdivisions.
- Create a Broadband and Communications Master Map.
- Develop a policy for coordinating street projects with fiber installation.
- Establish public Wi-Fi access zones in parks and civic areas.
- Work collaboratively with Mission on regional fiber loop expansion.
- Advocate for improved cell tower siting to support full 5G deployment.

SURFACE WATER AND GROUNDWATER INTERACTION

The City's proximity to the Rio Grande River justifies a more thorough analysis of surface water systems is provided in the Local Surface Water Management Plan, so the purpose is to show which surface waters interact with the groundwater and therefore may impact the water supply of the community and the greater region. It is important to understand the relationship between the City's ordinances and regulations related to surface water runoff management, wetland protection, and other policies to maintain water quality particularly near surface water features that are connected to the regional water supply system.

SURFACE WATER MANAGEMENT PLAN

A Surface Water Management Plan (SWMP) provides a long-range strategy for managing stormwater, flooding, drainage infrastructure, and watershed impacts within Granjeno.

The plan:

- Reduces flood risk
- Manages stormwater runoff from future development
- Protects public safety and infrastructure
- Aligns with FEMA, TWDB, IBWC, and Hidalgo County Drainage District No. 1 standards
- Enhances water quality and environmental protection

Granjeno is located south of Mission and west of Hidalgo within the Lower Rio Grande Valley. The area is low-lying, flat, and flood-prone, with rapid runoff accumulation and limited natural drainage. Managing surface water is essential to sustain growth and protect homes.

Existing Conditions Assessment

Granjeno lies within:

- The Lower Rio Grande Basin
- Drainage influenced by IBWC flood control levees
- FEMA-designated Special Flood Hazard Areas (SFHAs)

- Irrigation/drainage canals maintained by Hidalgo County Drainage District No. 1
- Gently sloped topography (<1% grade) slows natural drainage.

Local Drainage System

- The existing stormwater system includes:
- Roadside ditches
- Irrigation canals functioning as drainage conduits
- Culverts and driveway crossings
- Closed depressions and poorly connected drainage paths
- Pumping/forced drainage during extreme events (regional)

Challenges:

- Limited conveyance capacity
- Blocked culverts and overgrown channels
- Localized ponding in residential areas
- Drainage constrained by the Rio Grande levee system

FEMA Floodplain & Risk

- Areas along the levee are Zone A or AE
- Significant portions of the City have 1% (100-year) flood risk
- Some interior areas are also susceptible to shallow sheet flow flooding
- Climate-driven increases in rainfall intensity are likely to increase these risks.

Infrastructure Condition

- Many roadside ditches need reshaping, regrading, and clearing
- Culverts undersized for future build-out
- Older developments lack detention requirements
- Lack of regional detention/retention facilities

Hydrology & Stormwater Analysis

Rainfall Characteristics

- Region classified as subtropical, high-intensity storm zone
- 100-year 24-hour rainfall (NOAA Atlas 14): ~11–13 inches
- Short-duration intense storms cause rapid street flooding

Runoff Characteristics

- Clay soils create high runoff

- Impervious cover increasing due to new housing
- Lack of detention ponds increases peak flows to road ditches and canals

Key Issues Identified

- Flooding near low-lying residential areas
- Insufficient roadside ditch depth and slope
- Inconsistent culvert sizes
- Inadequate water quality treatment
- Dependence on irrigation canals for drainage
- Need for coordination with IBWC and Hidalgo County Drainage District
- Lack of a regional detention strategy
- No formal stormwater design manual in place

Goals & Policy Framework

The Surface Water Management Plan establishes the following goals:

Goal 1: Reduce Flood Risk for Residents

- Improve conveyance
- Increase stormwater storage
- Upgrade culverts and crossings

Goal 2: Ensure All New Development Manages Its Runoff

- Adopt detention/retention requirements
- Require Low Impact Development (LID) practices

Goal 3: Coordinate With Regional Agencies

- Harmonize plans with IBWC, Hidalgo County Drainage District No. 1, TWDB, and FEMA
- Ensure consistent modeling standards

Goal 4: Protect Water Quality

- Reduce sediment, nutrient, and pollutant loads
- Implement green infrastructure

Recommended Improvements

Capital Improvements Program (CIP)

A. Priority Short-Term Improvements (0–5 Years)

- Ditch regrading and vegetation clearing
- Culvert inventory and replacement program
- Installation of debris screens at key crossings
- Localized flood-proofing in repetitive-loss areas
- Stormwater maintenance budget and crew expansion
- Develop a Drainage Design Manual

B. Medium-Term Improvements (5–10 Years)

- New regional detention pond(s)
- Green stormwater infrastructure pilot projects
- Street reconstruction with improved subsurface drainage
- Coordination with IBWC on levee drainage outlets

C. Long-Term Improvements (10–20 Years)

- Citywide storm sewer expansion
- Drainage channel upgrades and concrete lining where beneficial
- Permanent pumping systems at critical outlets
- Integration with climate-adaptive infrastructure standards

Low Impact Development (LID) Strategies

- Bioswales
- Permeable pavements
- Rain gardens at public facilities
- Green street retrofits
- Detention integrated into parks and greenbelts

Water Quality Best Management Practices (BMPs)

- Oil/grit separators at major intersections

- Sediment basins during construction
- Vegetated buffers near canals
- Public education on stormwater pollution

Drainage Policy Recommendations

Development Regulations

- Detention required for all new developments ≥ 1 acre
- No net increase in runoff allowed
- Require hydrologic modeling using Atlas 14 rainfall
- Culvert standards: minimum 18-inch diameter
- Drainage easements required for all major channels

Subdivision Requirements

- Drainage impact studies
- Roadside ditch design cross-sections
- Prohibition of adverse off-site impacts
- Dedication of ROW for regional drainage corridors

Emergency Preparedness

- Flood warning systems
- Emergency drainage-clearing protocols
- Evacuation route drainage improvements

Implementation Strategy

Funding Sources

- FEMA Hazard Mitigation Grant Program (HMGP)
- BRIC (Building Resilient Infrastructure & Communities)
- TxDOT stormwater partnerships
- TWDB Flood Infrastructure Fund (FIF)
- Hidalgo County Drainage District
- Local drainage fees and developer contributions

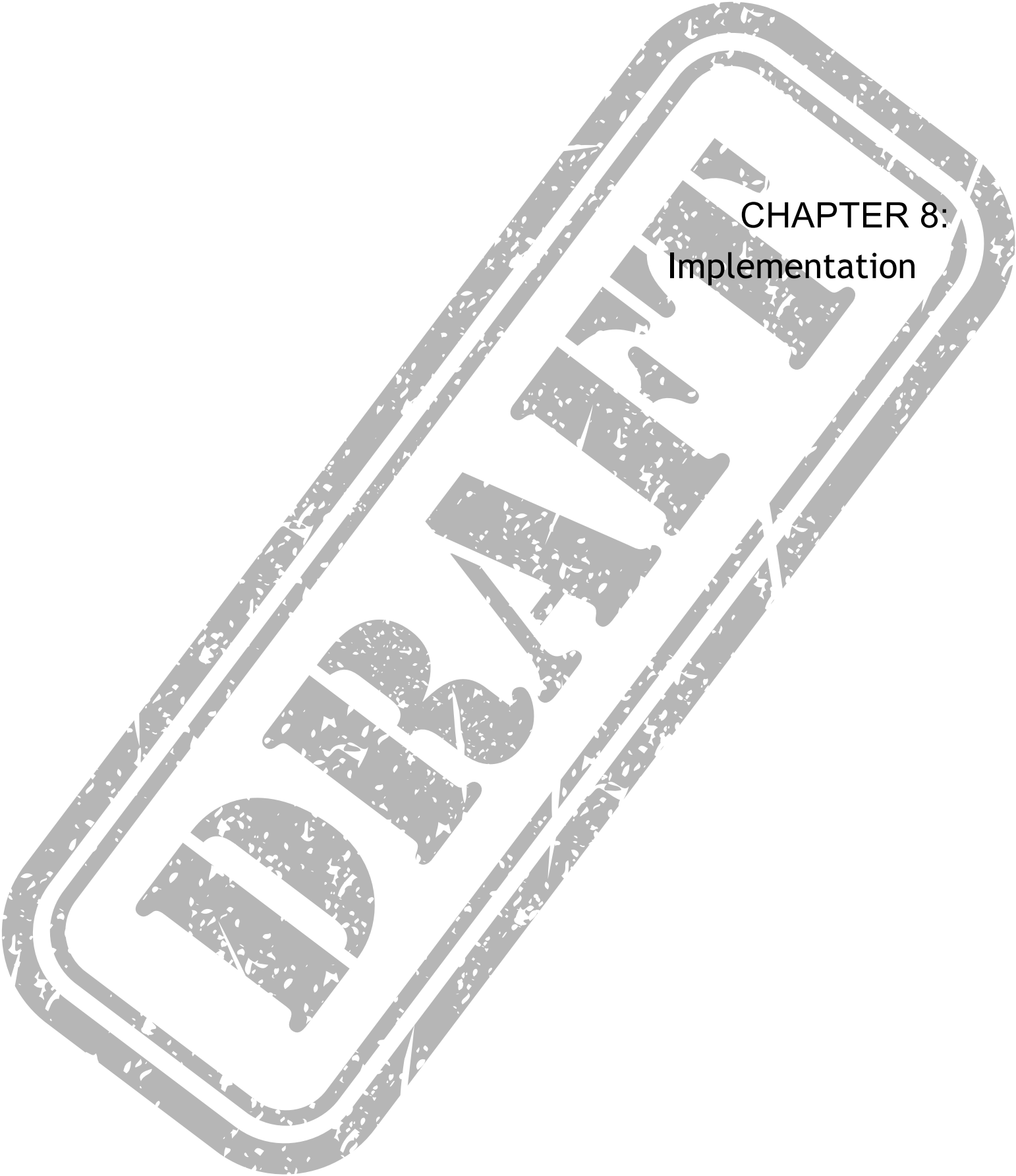
Phasing

- Annual ditch and culvert maintenance
- 5-year review and update cycle
- Integrate drainage priorities into Capital Improvement Plan (CIP)

Performance Indicators

- Reduction in repetitive flood losses
- Increased detention capacity
- Improved conveyance on priority corridors
- Measurable reduction in ponding after rainfall events
- Maintenance response times

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CHAPTER 8: Implementation



INTRODUCTION

An important component of this Comprehensive Plan Update process is to identify implementation strategies and priorities that will bring this Plan to fruition. This chapter provides a set of implementation strategies that are specific to the Chapters goals and strategies of each component contained within this Plan.

Guided by the priorities identified by the City Council and Planning Commission the following implementation chapter was developed. This Chapter does not identify every planning or policy effort needed to implement this Comprehensive Plan, but instead is intended to provide a roadmap of major initiatives that may require time, resources, and additional study to make sure the City prioritizes certain efforts through this planning period.

Public Programs and Fiscal Devices

The City of Granjeno manages and plans for its systems through its annual budgeting process. The City does not have a Capital Improvement Plan. Instead it manages its roadways, which is the City's only major infrastructure asset, through a 5-year rotating cycle established within the Pavement Management Program. The City remains committed to a conservative approach to managing its systems and services placing much of the responsibility in the hands of local residents and business owners. This policy and perspective is reinforced through the City's budgeting and planning efforts, and is reflected in the implementation plan identified in subsequent sections of this Chapter.

Implementation Strategies

The following strategies are organized by Plan Chapter. In some cases there may be an implementation strategy identified that would assist with implementation of more than one component of this Plan, for example some implementation strategies may apply to both transportation and land use. In those cases, the implementation strategy is listed with the Plan Chapter that the implementation strategy most directly supports.

Chapter 3: Land Use & Housing

The following implementation steps and strategies are identified to support the City's Future Land Use Plan and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. The City will review and revise, as necessary, current zoning district regulations for consistency with the agricultural, rural residential and general business land use designations identified within this Plan. The review, and any changes, will be completed within nine (9) months of adoption of this Plan.
2. The City will continue to work collaboratively with Hidalgo County Environmental Services during the pre-development review process to ensure all newly created lots have sufficient area to support an individual septic system.
3. The City will review all permitted, conditionally permitted and not permitted uses for its A1 and A2 Zoning Districts as shown on the City's current Zoning Map.
4. The City will continue to explore opportunities to incorporate standards that may support increased housing diversity, such as ordinance policies and revisions addressing Accessory Uses including Accessory Dwelling Units.
5. The City will work collaboratively with the County as available tools to maintain the City's existing housing stock become available.

Chapter 4: Natural Resources & Recreation

The following implementation steps and strategies are identified to support the City's Natural Resources and Recreation Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. The City ordinances will be updated and revised to incorporate current regulations and standards of the Texas Commission on Environmental Quality.
2. The City is open to participating on a task force or working group with the County and/or the Lower Rio Grande Development Council on the regional trail search corridors as needed, and as plans are brought closer to fruition.

Chapter 5: Transportation

The following implementation steps and strategies are identified to support the City's Transportation Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

The City will continue to work cooperatively with surrounding Cities, Hidalgo County, the Texas Department of Transportation, and other government agencies in development of a transportation network consistent with the goals and strategies of this Plan.

2. The City will continue to work with TxDOT and Hidalgo County on access and connectivity plan to provide safe and adequate service to residents and business owners of Granjeno.

Right-of-Way The City will require developers to provide roadways, and appropriate consistent with the goals and strategies of this Plan for local roadways, and future maintenance and management plans.

4. The City will continue to support improvements that will maintain the rural character the City's local roadways.

5. The City will continue to maintain and manage its roadways through its Pavement Management Program.

6. The City will continue to facilitate the special road assessment policy of the City to encourage the planned and programmatic rehabilitation and reconstruction of local roadways as needed.

Chapter 6: Infrastructure & Utilities

The following implementation steps and strategies are identified to support the City's Infrastructure and Utilities Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1.

Support the routine inspection and on-going maintenance of utilities within the City. Work with the County to ensure ordinances, inspection and maintenance activities are performed consistent with applicable State and County requirements.