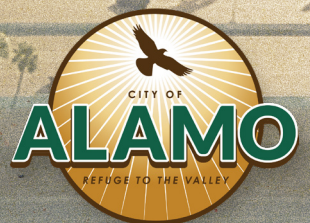


An aerial photograph of the City of Alamo, showing a highway with traffic, various commercial buildings, and parking lots. The sky is blue with white clouds. Numerous bright, white sun rays emanate from the top left corner, spreading across the entire image. The title text is overlaid on the upper half of the image.

CITY OF ALAMO **COMPREHENSIVE PLAN** 2026



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SECTION 1 **INTRODUCTION TO THE PLAN**

Overview of goals, the plan development process, and prior planning efforts

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a long-range policy document that guides the future physical development of a community. Think of it as a blueprint for the city, outlining a vision for the next 10-20 years and providing a framework for decision-making on a wide range of topics.

Topics Include:

LAND USE: Examining how land is used and determining where different types of development should occur (residential, commercial, industrial, etc.).

TRANSPORTATION: Planning for roads, sidewalks, trails, and public transportation to ensure efficient and safe movement of people and goods.

HOUSING: Addressing the need for diverse and affordable housing options for all residents.

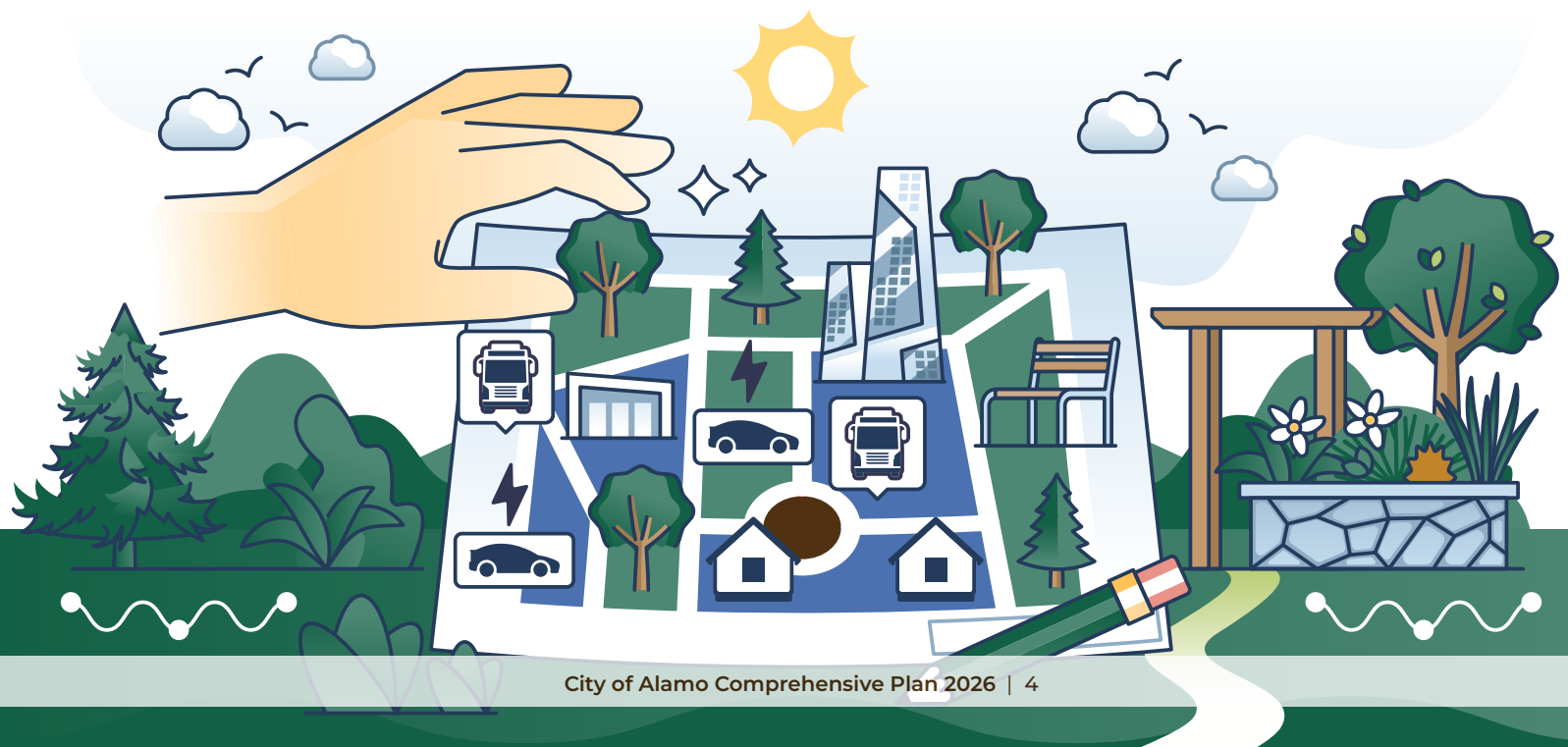
ECONOMIC DEVELOPMENT: Deploying strategies to promote business growth, job creation, and a vibrant local economy.

ENVIRONMENTAL PROTECTION: Preserving natural resources, open spaces, and the overall quality of the environment.

PARKS AND RECREATION: Providing ample opportunities for recreation, leisure, and community gatherings.

INFRASTRUCTURE: Ensuring adequate public facilities and services, such as water, sewer, drainage, and public safety.

CLIMATE RESILIENCE: Preparing for extreme weather events and mitigating their worst impacts.



WHY IS IT IMPORTANT? *A Comprehensive Plan is crucial for a community's well-being and sustainable growth. Here's why:*



COMMUNITY VISION: It captures the shared aspirations and priorities of residents, creating a unified vision for the future.



PROACTIVE PLANNING: It anticipates future needs and challenges, allowing the city to proactively address them rather than react to crises.



COORDINATED GROWTH: It guides development in a coordinated and efficient manner, preventing sprawl and ensuring that growth aligns with community values.



RESOURCE ALLOCATION: It helps prioritize public investments and ensure that resources are used effectively to achieve community goals.



QUALITY OF LIFE: It promotes a high quality of life by creating a safe, healthy, and attractive environment for all residents.



ECONOMIC VITALITY: It fosters a strong and diverse economy, attracting businesses and creating jobs.



ENVIRONMENTAL STEWARDSHIP: It protects the natural environment and promotes sustainable practices.



CITY OF ALAMO

Alamo envisions a future as a vibrant place in the Rio Grande Valley to live, work, and play—a community that offers opportunity, safety, and pride for all who call it home. Already valued as a welcoming residential community, Alamo will build upon its strengths to become a destination where families thrive, businesses grow, and visitors are drawn to experience its culture and natural beauty.

To achieve this vision, the community has identified a set of shared priorities. Alamo will strengthen its neighborhoods by investing in high-quality housing, upgrading local infrastructure, and expanding safe, walkable, and well-lit streets. Residents will benefit from well-planned parks, regional trails, and shaded green spaces that make the city more livable, while targeted improvements to public services will ensure that safety, accessibility, and resilience are at the forefront of future growth.

Economic opportunity is central to the city's vision. By leveraging available land and infrastructure investments, Alamo seeks to attract new industries, support its entrepreneurs, and prepare the local workforce for the jobs of tomorrow. Partnerships with schools, businesses, and institutions will provide pathways for young residents to build careers closer to home, while expanded broadband access and business support programs will give local enterprises the tools they need to succeed.

At the same time, Alamo aims to cultivate a strong sense of place and identity. A revitalized central square will serve as the heart of the community, hosting events, festivals, and gatherings that bring residents together. Beautified streetscapes, new dining and leisure opportunities, and a coordinated city branding campaign will showcase Alamo's strengths to visitors and investors alike. Alamo's unique position near world-class natural destinations such as the Santa Ana National Wildlife Refuge can entice naturalists to stay and patronize Alamo's retail district.

Together, these priorities reflect a clear and ambitious vision: Alamo is a city where residents enjoy a high quality of life, businesses find a friendly atmosphere to thrive, and a unified community shines as a vibrant, welcoming destination.

Key Priorities



STRONG NEIGHBORHOODS

Invest in quality housing, safe streets, well-lit sidewalks, and upgraded public services.



GREEN AND LIVABLE CITY

Expand parks, trails, shaded spaces, and recreational amenities across all sectors of the city.



ECONOMIC GROWTH

Attract new industries, support small businesses and entrepreneurs, and invest in workforce development.



CONNECTED COMMUNITY

Improve broadband, infrastructure, and partnerships to create opportunities for residents and businesses.



VIBRANT DOWNTOWN

Revitalize the central square, beautify streetscapes, and promote new dining, retail, and gathering spaces.



DESTINATION IDENTITY

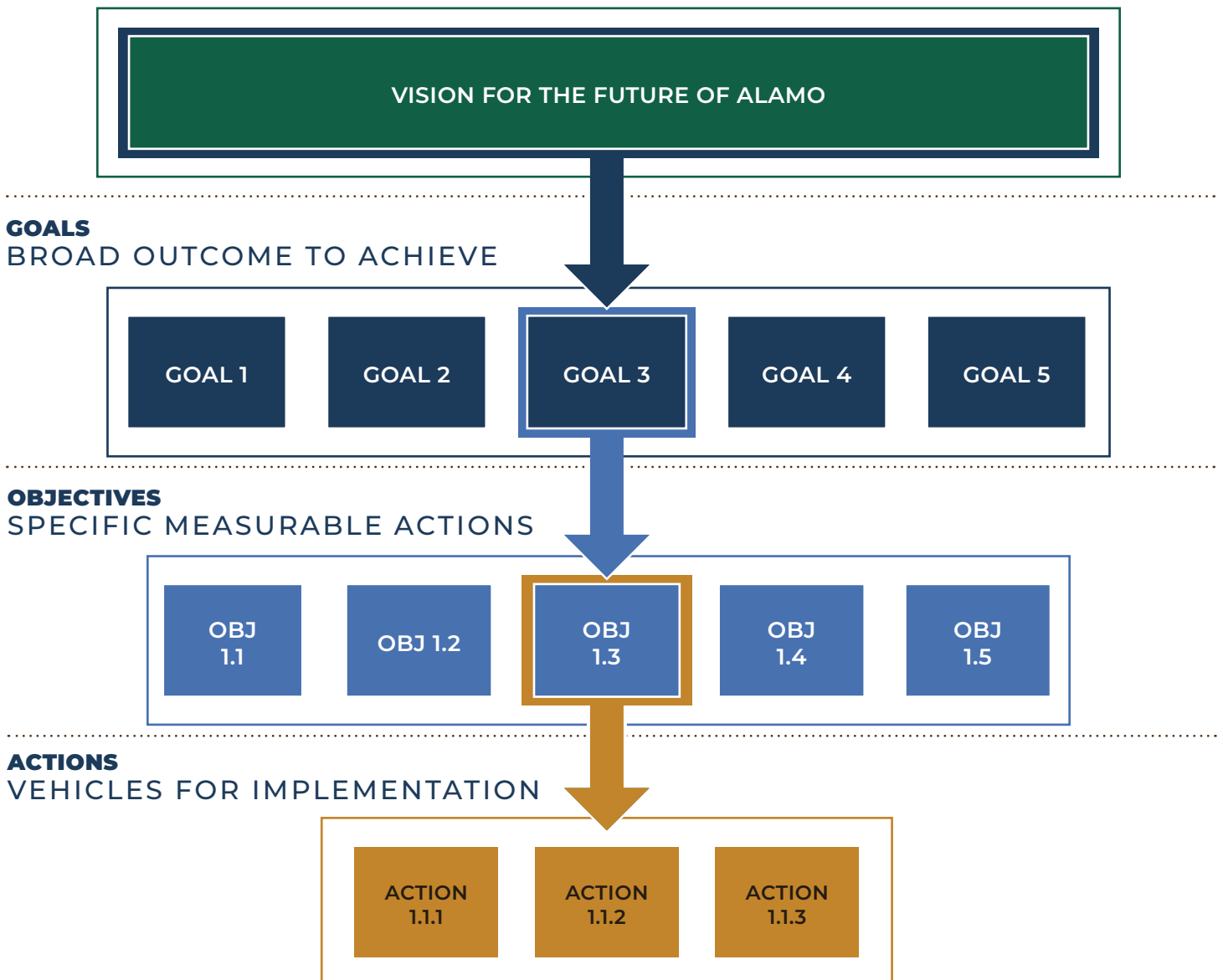
Strengthen Alamo's brand with festivals, events, and marketing that highlight the city's culture, talent, and natural assets.

PLAN FORMAT

This plan is structured to provide a clear and comprehensive framework for Alamo's future. It is organized into sections that address specific aspects of community development, outlining existing conditions, goals, objectives, and actionable policies to achieve the desired outcomes. The planning process itself has been a collaborative and inclusive endeavor, characterized by extensive community engagement and a commitment to incorporating diverse perspectives.

VISION

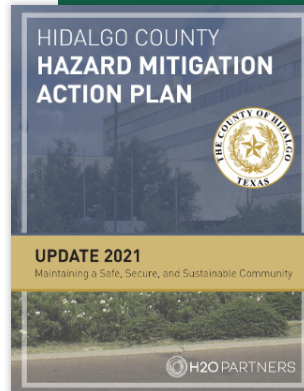
YOUR IDEAL FUTURE FOR ALAMO



ASSESSMENT OF EXISTING PLANS

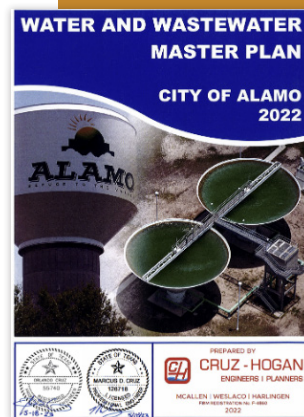
An important first step in developing any comprehensive plan is reviewing any previous and current plans, integrating their relevant elements into the comprehensive plan, and building upon them. This prevents any duplication of effort and ensures a unified approach to shared challenges. Below is a list of the primary plans that were assessed and blended into this comprehensive plan.

By building upon the foundation of prior plans and incorporating the valuable insights gained through extensive community engagement, the City of Alamo's new Comprehensive Plan is poised to guide the community towards a future that is both prosperous, vibrant, and resilient.



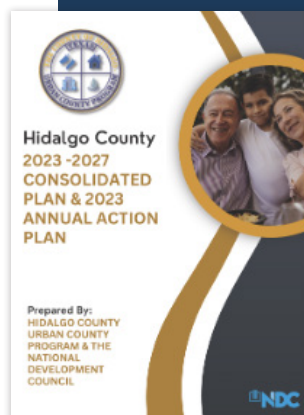
HIDALGO COUNTY HAZARD MITIGATION ACTION PLAN UPDATE (2021):

This plan identifies major natural and human-made hazards facing the region and outlines mitigation strategies to reduce risk. For Alamo, the plan identifies vulnerabilities such as flooding and wildfire risks to critical facilities, and recommends actions including stormwater improvements, backup generators, evacuation planning, and public education. Its findings provide essential guidance for resilience and hazard preparedness in Alamo's Comprehensive Plan.



WATER AND WASTEWATER MASTER PLAN (2022):

This plan evaluates Alamo's water and wastewater systems and identifies priority improvements through 2037 to meet regulatory standards and future growth. Key needs include expanding water treatment capacity, replacing aging and undersized water lines, and upgrading wastewater lift stations and sewer infrastructure. Its recommendations form the foundation for aligning land use and infrastructure planning in the Comprehensive Plan.



HIDALGO COUNTY CONSOLIDATED PLAN (2023-2027):

This countywide plan sets priorities for federal housing and community development funding. For Alamo, it documents high levels of housing overcrowding and substandard conditions, as well as needs for upgraded public facilities, infrastructure, and affordable housing. It positions Alamo as a geographic priority area and provides strategies that will influence the city's goals for neighborhood revitalization, housing, and economic opportunity.

COMMUNITY ENGAGEMENT

Recognizing that a successful plan is one that reflects the aspirations and priorities of its residents, the City of Alamo embarked on a robust, multi-phase community engagement process.

PHASE 1: INITIAL GOAL SETTING

1ST PUBLIC MEETING:

Before formulating a draft plan or any concrete community goals and objectives, the planning team held an open-house-style public meeting to invite feedback and understand the community's hopes and aspirations for the future. Community members shared their thoughts on comment boards, covering topics such as housing, the economy, downtown revitalization, and the environment. They were also encouraged to share their favorite aspects of Alamo and identify areas for improvement. This initial meeting provided valuable insights into the community's values and priorities, laying the groundwork for the plan's development.

At the public meeting, residents emphasized several key priorities:

- Preserving Alamo's small-town feel while planning for growth
- Expanding and improving sidewalks for safety and accessibility
- Creating more bike and walking trails to connect neighborhoods and parks
- Enhancing and maintaining parks and recreational spaces as community gathering places

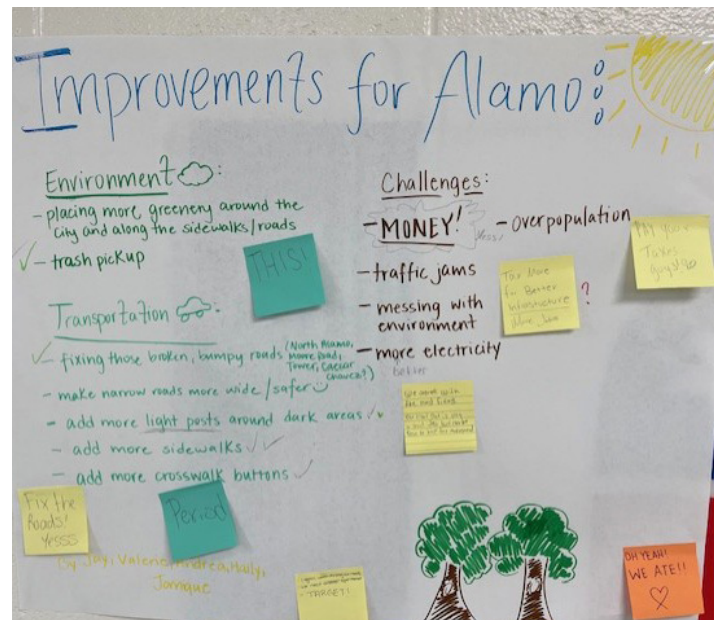
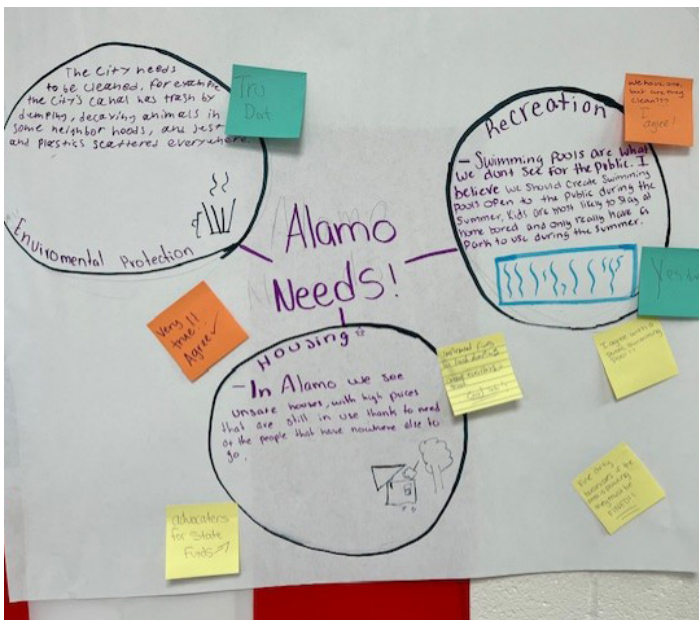


STUDENT ENGAGEMENT:

As part of the planning process, the City of Alamo partnered with Alamo High School to engage students directly in shaping the city's future. The interactive lesson, held on February 19, 2025, introduced students to the purpose of a comprehensive plan and emphasized the importance of civic participation.

Students began with a lighthearted “What do you Meme? – Alamo Edition” exercise, using memes and GIFs to describe aspects of the city. They then worked in small groups to create posters analyzing Alamo's strengths and challenges across topics such as parks, housing, transportation, and the local economy. A gallery walk allowed students to respond to each other's posters with sticky-note comments, sparking dialogue and peer-to-peer reflection. The activity concluded with a “community meeting” style discussion, where students shared their key takeaways and articulated their own visions for Alamo's future. An exit survey captured their feedback on priorities and provided lasting input for the comprehensive plan.

This engagement gave students a voice in the planning process while fostering civic awareness among the next generation of residents.



STAKEHOLDER WORKSHOPS:

To foster deeper engagement and gather specialized input, the City of Alamo convened a series of stakeholder workshops. Sessions were held with all city department heads, the Alamo Economic Development Corporation (EDC), and the Planning and Zoning Commission. These discussions provided a forum for in-depth conversations on infrastructure, public services, land use, and economic development. By bringing together the city's leadership and technical experts, the workshops ensured that the comprehensive plan reflects both the operational priorities of departments and the long-term vision for Alamo's growth and orderly development.

COMMUNITY SURVEY

Following the first public meeting, the city launched an online survey, inviting residents to anonymously share their priorities, hopes, complaints, and ideas for the future. The survey garnered over 60 responses, providing a wealth of quantitative and qualitative data that further influenced the planning process. The feedback was analyzed and visualized using word clouds, highlighting the most frequently mentioned themes and concerns.

► **TOP CHALLENGES IDENTIFIED BY RESIDENTS:** The most frequently cited concerns were infrastructure issues (especially streets and drainage), the need to recruit new businesses, and a lack of activities or things to do. Residents also pointed to unsightly or abandoned buildings, crime and safety concerns, support for local businesses, and flood and storm risks. Housing affordability and healthcare access were noted as additional challenges.

► **VISION FOR THE FUTURE:** When asked to describe Alamo in five years, residents chose words such as safe, family-oriented, welcoming, clean, and friendly. They also emphasized a desire for a greener, more active, and walkable city.

► **COMMUNITY ASSETS:** Residents highlighted Alamo's close-knit community, local amenities, and central location in the Rio Grande Valley as qualities that make the city a family friendly place to live.

OF THE FOLLOWING LIST, WHAT DO YOU THINK ARE THE TOP-5 CHALLENGES THAT NEED TO BE ADDRESSED FOR THE CITY?



PHASE 2: DRAFT GOALS, OBJECTIVES, AND POLICIES REVIEW

Based on the community and stakeholder feedback from Phase 1, and the information gathered through the Baseline Studies, the planning team formulated an initial set of goals, objectives, and policies. This draft plan was then published on the city's website and presented at a public forum during a City Council meeting. The community was invited to provide feedback through spoken comments at the meeting and via an online survey linked to the draft plan document. This second phase of engagement allowed residents to review the proposed direction of the plan and offer their input on its specific elements.

The survey, in addition to asking for general feedback on the goals and objectives, asked respondents to rank large-scale **catalytic projects** in order of priority. The city received **95 survey responses**, with rankings summarized as follows.

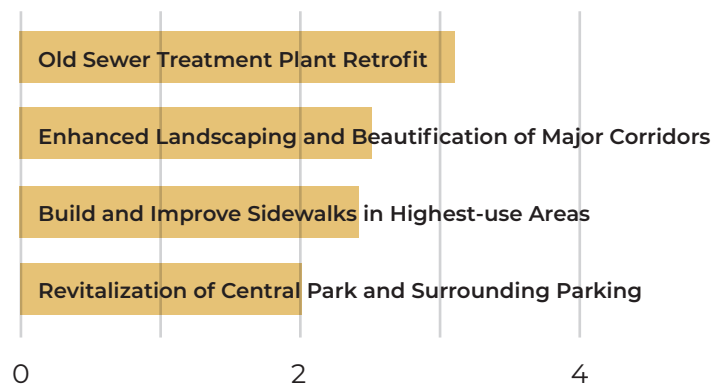
Commencing on page 14, one may view the complete Community Approved Goals and Objectives.



CATALYTIC PROJECT

The “catalytic projects” are major initiatives that have the potential to incrementally transform Alamo and accelerate progress toward its goals. These projects, chosen through public input and confirmed in the community survey, are presented in greater detail in the following chapter.

PLEASE RANK THE FOLLOWING KEY PROJECTS IN ORDER OF IMPORTANCE.



PHASE 3: DRAFT COMPREHENSIVE PLAN PRESENTATION

TBD

WHAT'S NEXT?

The remainder of this Comprehensive Plan is organized around the priorities identified by the community and shaped through extensive engagement with residents, students, and stakeholders. Each chapter begins with a snapshot of current conditions, drawing on recent data, community survey results, and past planning efforts. This context provides a foundation for the goals, objectives, and actions that follow, ensuring that recommendations are both grounded in evidence and responsive to community input.

- ▶ **SECTION 2: Community-Approved Goals & Objectives** introduces the guiding framework for the plan, capturing the vision and priorities that emerged through engagement.
- ▶ **SECTION 3: Housing and Neighborhoods** examines housing needs and conditions, neighborhood vitality, and strategies to improve affordability, safety, and quality of life.
- ▶ **SECTION 4: Parks, Open Space, and Green Infrastructure** highlights opportunities to expand recreational amenities, enhance connectivity, and integrate natural systems into the city's fabric.
- ▶ **SECTION 5: Economic Development and Workforce** reviews the opportunities to attract new investment, support local small businesses and entrepreneurs, and strengthen Alamo's workforce.
- ▶ **SECTION 6: Mobility and Infrastructure** addresses transportation, utilities, and public facilities, identifying improvements needed to support safe travel, reliable services, and long-term growth.
- ▶ **SECTION 7: Downtown and Cultural Identity** explores how to strengthen Alamo's central square, support small businesses, and celebrate the city's identity as a community gathering place.
- ▶ **SECTION 8: Resilience and Environmental Sustainability** focuses on flooding, drainage, climate risk, and sustainability strategies that will make Alamo stronger and more adaptable in the face of change.
- ▶ **SECTION 9: Spatial Maps** illustrates the future land use framework and other key maps that visualize the community's vision for growth and development.

Together, these sections provide both the analysis and the action steps needed to make Alamo a vibrant and safe place to live, work, and play.

An aerial photograph of a city, likely Alamo, showing a highway with multiple lanes and surrounding urban development. The sky is filled with large, white, fluffy clouds. A prominent sunburst graphic, consisting of numerous thin, white lines radiating from a point in the upper left, is overlaid on the sky. A semi-transparent white rectangular box is positioned in the center-right of the image, containing the section title.

SECTION 2 **COMMUNITY APPROVED GOALS & OBJECTIVES**

ALIVE

Already a valued bedroom community, Alamo can leverage its undeveloped land and community amenities to attract new households and improve the quality of life for existing residents.

GOAL 1

Make Alamo the city of choice in the Rio Grande Valley (RGV) by investing in infrastructure, housing, and a high quality of life that is vibrant and affordable.

OBJECTIVE 1.1:

Increase housing quality, affordability, and improve neighborhood vitality and security

COMMUNITY VOICES

How do you think quality of life could be improved in Alamo?

Good jobs
memorial bench opportunities in parks
Hwy 161 Dept in Alamo - commercial only
(now has to come from County-long wait)
Not more parks but improved parks
- Sidewalks
Walking Trails
- Better drainage 512th street
- area around stage in City Park is uneven

MORE community development
to fix Alamo, Riverside & Elgin
Bike trail
Historic Neighborhoods

“

Biking and walking in Alamo is not safe, too dark and no sidewalks.

”

“

Please offer help to senior and disabled residents help with yard maintenance. Set up students and volunteers to help out.

”

COMMUNITY VOICES

ACTION 1.1.1:

- ▶ Assist local housing agencies and other interested parties to invest in high-quality housing developments through co-investment in infrastructure improvements.

ACTION 1.1.2:

- ▶ Allow for context-sensitive multifamily and higher-density housing options in targeted areas through the updated zoning ordinance, with standards that promote quality site design, long-term durability, and compatibility with surrounding development.

ACTION 1.1.3:

- ▶ Implement targeted improvements—such as enhanced street lighting, traffic calming measures, and beautification projects—to improve neighborhood safety and appearance.

ACTION 1.1.4:

- ▶ Increase code enforcement—within budget constraints—to address unsafe housing, unhealthy property conditions, illegal dumping, and other issues that negatively impact neighborhood appearance and property values.

ACTION 1.1.5:

- ▶ Explore the creation of a volunteer assistance program to help senior and disabled residents with basic yard maintenance, in partnership with local schools, civic groups, and faith-based organizations.

ACTION 1.1.6:

- ▶ Evaluate the feasibility of a City-County agreement to enhance animal control services within Alamo city limits, with a focus on improving public health, safety, and neighborhood livability.

LIVE

OBJECTIVE 1.2:

Expand and improve “green” amenities to support underserved areas and meet growing demand

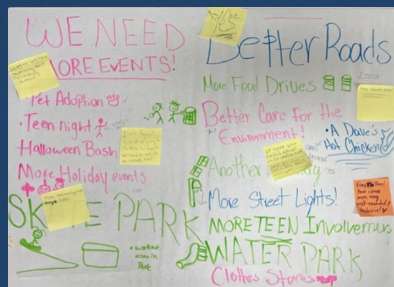
ACTION 1.2.1:

- ▶ Pursue opportunities to expand parks and recreation access in underserved and growing neighborhoods by identifying potential sites for new facilities and exploring shared-use agreements with schools and other institutions.

ACTION 1.2.2:

- ▶ Establish a city-wide system of hiking and biking trails to create a network of city and county parks while exploring potential state and federal funding sources.

COMMUNITY VOICES



CURRENT



CONCEPT



FIGURE 1. EXAMPLE PROJECT: Retrofit the old sewer treatment plant's lagoon system into an environmental amenity such as stormwater management, solar farm, greenspace, or similar uses.

ACTION 1.2.3:

- ▶ Plant shade and decorative trees along key corridors and in parks, and create attractive, low-maintenance greenspaces and water features in high-visibility public areas to enhance comfort, beautify the city, and reduce localized heat.

ACTION 1.2.4:

- ▶ Update the Parks and Recreation Master Plan to form a long-term capital plan and identify the associated funding sources.

“Planting trees for shade plus sidewalks will make the city looking fresh, welcoming and family oriented.”

“We need to plant more trees in our areas like parking lots and new homes and existing homes. Trees are a part of nature that can help with our brutal south Texas weather.”

COMMUNITY VOICES

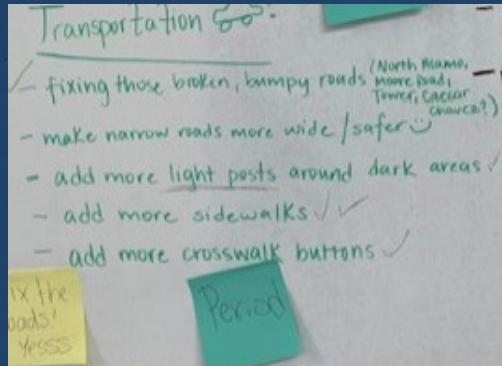
CURRENT



CONCEPT



COMMUNITY VOICES



SURVEY SAYS...

*Infrastructure issues were the most frequently cited challenge in the City of Alamo, with **71%** of survey respondents including it among their top five concerns that need to be addressed. Second was “recruiting new businesses”, with **65%** of respondents including in their top five.*

SURVEY SAYS...

*In a survey of a high school class of 25 students, the most desired improvement was **sidewalks and bike paths***

“

Create more infrastructure for bicycles and pedestrians, there are no sidewalks linking neighborhoods north of Expway 83 to city hall which is less than a mile away.

”

“

I would love to go on walks around town but I feel unsafe and there are no side walks to get around by foot.

”

COMMUNITY VOICES

OBJECTIVE 1.3:

Upgrade streets and public services to enhance traffic/pedestrian safety, mobility, and accessibility

ACTION 1.3.1:

- ▶ Build or improve sidewalks and crosswalks in key areas such as routes to schools and public buildings.

ACTION 1.3.2:

- ▶ Add or enhance street lighting to improve safety and visibility at key intersections and along thoroughfares.

ACTION 1.3.3:

- ▶ Expand emergency services, with a special focus on underserved areas, to achieve ISO recommendations and standards, to help attract investment and manage insurance premiums.

ACTION 1.3.4:

- ▶ Invest in safety improvements in areas with the highest concentrations of roadway accidents, seeking federal and state project funding.

WORK

The City of Alamo has substantial opportunity to attract new development, workers, and investors, grow local business, and prepare its residents for the workforce by investing in people and public services.

GOAL 2

Spark job growth and business development by investing in infrastructure, job seekers, and entrepreneurs—led in partnership with the Alamo Economic Development Corporation (EDC)

OBJECTIVE 2.1: Leverage available real estate for new development aligned with sectors poised for regional growth by investing in infrastructure, and incentives where needed

ACTION 2.1.1:

- ▶ Strategically invest Tax Increment Reinvestment Zone (TIRZ) funds to attract new development along the interstate and service road.

ACTION 2.1.2:

- ▶ Conduct a feasibility and market study on the establishment of a viable light industrial district in an area where rail transportation and/or major thoroughfare(s) and strong infrastructural amenities will support cold storage, shipping, logistics and similar uses supported by trade growth.

ACTION 2.1.3:

- ▶ Identify areas for new commercial development through an update to the future land use map.



Level the playing field for small businesses. It's unfair when big businesses like Walmarts get tax breaks that small businesses don't. We need to support our local entrepreneurs.



COMMUNITY VOICES

OBJECTIVE 2.2: Attract private sector investment through enhanced public services and incentives

ACTION 2.2.1:

- ▶ Carry out a comprehensive roadway and drainage master plan targeted at reducing street flooding and improving neighborhood attractiveness.

ACTION 2.2.2:

- ▶ Continue to provide small business grants, loans, and technical assistance to local entrepreneurs for relocation and/or expansion in the City of Alamo—with program administration led by the Alamo EDC and a focus on entities that may face language, economic, or other barriers.

ACTION 2.2.3:

- ▶ Improve broadband access and speed to attract residents and businesses.

ACTION 2.2.4:

- ▶ Explore alternative infrastructure funding through the establishment of additional TIRZ districts or enhancing existing TIRZ districts, and similar financing vehicles.

WORK

OBJECTIVE 2.3:

Invest in workforce development to help current job seekers improve their skills and prepare the next generation of Alamo residents for future career opportunities

ACTION 2.3.1:

- ▶ Leverage the Alamo public library's reach and programs to expand the offerings of technical and digital skills training, English as a second language, and other learning needs.

ACTION 2.3.2:

- ▶ Forge partnerships between the high school vocational programs and regional businesses to provide apprenticeship and on-the-job training.

ACTION 2.3.3:

- ▶ Identify underserved or growing industries in the region and connect job seekers to their employment and training programs.

ACTION 2.3.4:

- ▶ Continue to financially invest in existing job training institutions that provide higher educational and employment results for Alamo citizens.



PLAY

Build awareness of Alamo's assets and identity as a destination for leisure and recreation whether visitors are coming from down the road or around the world.

GOAL 3

Transform Alamo into a Renowned Destination for Visitors and Locals

OBJECTIVE 3.1:

Revitalize Alamo's central square to be the focal point of the community; creating a sense of place and spurring reinvestment

ACTION 3.1.1:

- ▶ Reconfigure Central Park and the adjacent parking lot into a dynamic outdoor space that functions as a public square for public events, commerce, and community-building.

ACTION 3.1.2:

- ▶ Incentivize reinvestment in the private retail spaces that front along the square, focused on leisure and dining establishments, through direct city investment in redevelopment projects or through small business grants administered by the EDC.

ACTION 3.1.3:

- ▶ Upgrade the surrounding streets with pedestrian infrastructure, plantings, signage, and street furniture to inspire reinvestment in the adjacent private establishments.

POTENTIAL REGULATORY

ACTION 3.1.4:

- ▶ Consider enacting an overlay district to establish fencing and screening requirements and/or other façade or property conditions requirements in this district.

"I would love to see a community area/park/gazebo area for us to host events"

"Create more community based activities for families, such as having more festivals, bake offs, cook offs, community park clean up activities for the youth, community based fund raisers to help it's citizens in need."

COMMUNITY VOICES



"Please beautify our town square. Add flowers, trees, benches and picnic areas."

COMMUNITY VOICES

PLAY

OBJECTIVE 3.2:

Launch a coordinated campaign of events and communications to market Alamo

ACTION 3.2.1:

- ▶ Increase investment in annual festivals and events including local and international marketing of these events to a wider audience.

ACTION 3.2.2:

- ▶ Launch a branding and marketing campaign for Alamo to foster a unique and compelling city identity which could include a slogan, signage, and social media presence.

ACTION 3.2.3:

- ▶ Develop targeted messaging for eco-tourism visitors drawn by the Santa Ana National Wildlife Refuge and other natural areas.



Freedom Bash
CITY OF ALAMO

THURSDAY, JULY 3RD 5 PM - 11 PM
ALAMO SPORTS COMPLEX, 600 E. RIDGE RD.

MESTEÑO DELTA BOYS DE PARRANDA LITTLE JOE

• KIDDIE RIDES • FOOD • BEER GARDEN • VENDORS •
• FIREWORK SHOW • TICKETS AVAILABLE AT

TIXPLUG.COM

@cityofalamo
f t i n

An aerial photograph of a city, likely Alamo, showing a highway with multiple lanes and cars. The sky is blue with white clouds. A large, stylized sunburst graphic with many thin rays emanating from a point on the left side of the sky is overlaid on the image. The rays extend across the sky and down towards the city.

SECTION 3 **HOUSING & NEIGHBORHOODS**

INTRODUCTION

A safe, affordable home is the foundation for a strong community. The state of Alamo's housing stock, neighborhood infrastructure, and residential development patterns all play a role in shaping daily life. Housing choices affect whether young families stay, whether seniors can age in place, and whether the next generation of residents can build wealth and stability.

This chapter highlights key housing conditions in Alamo and outlines strategies to improve affordability, expand housing options, and strengthen neighborhoods throughout the City.

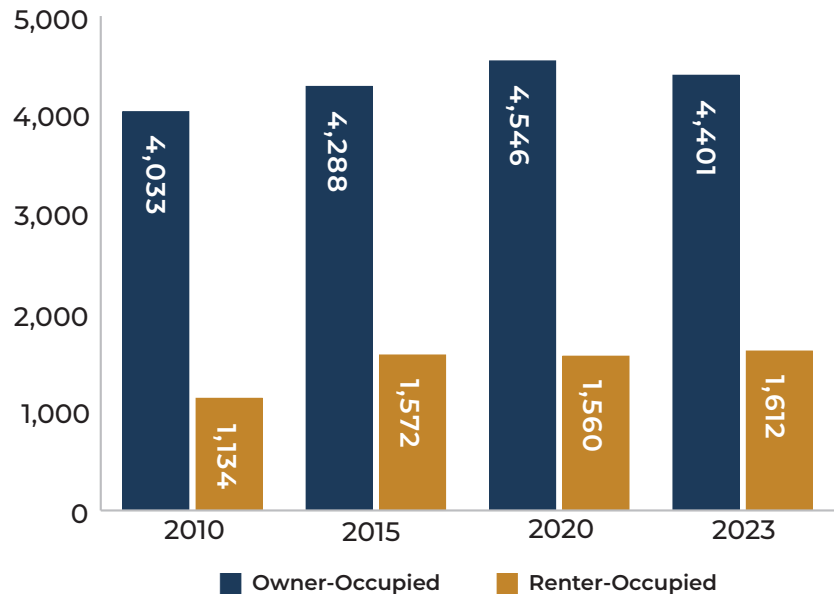


CURRENT CONDITIONS AND TRENDS

Alamo, in 2025, is a growing community of approximately 20,000 people. The City had approximately 6,084 housing units in 2021, of which 76% were single-family homes. Multifamily housing made up just 6% of the total stock, compared to 11% in Pharr and 18% in San Juan. This limited range of housing types presents challenges for residents who are looking for more affordable, smaller, or rental options.

HOUSING UNITS BY OCCUPANCY (ACS 2023)

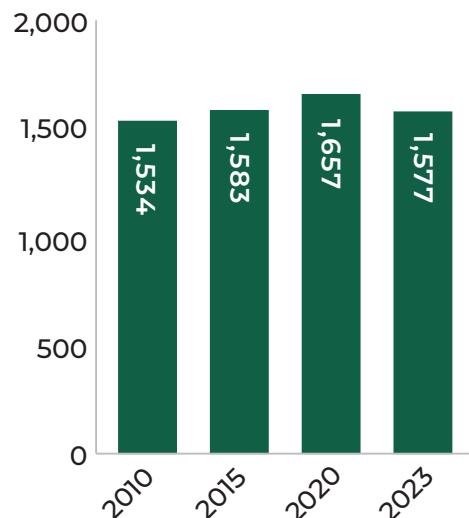
Ownership rate remains high at **79%** (4401 occupied of 7590), with modest increase from 77% in 2010. Renter occupied housing has increased substantially to **27%** in 2023 from 19% in 2010.



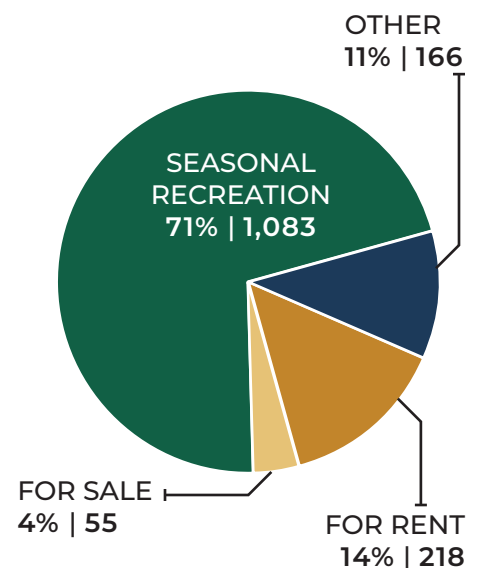
VACANCY IN ALAMO (ACS 2023)

Since 2015 vacancy rates remained stable in Alamo, approximately 21% of housing units are vacant. More than 2/3rds of vacant units (1083 units) are seasonal or recreational units.

Number of Vacancies (2010-2023)



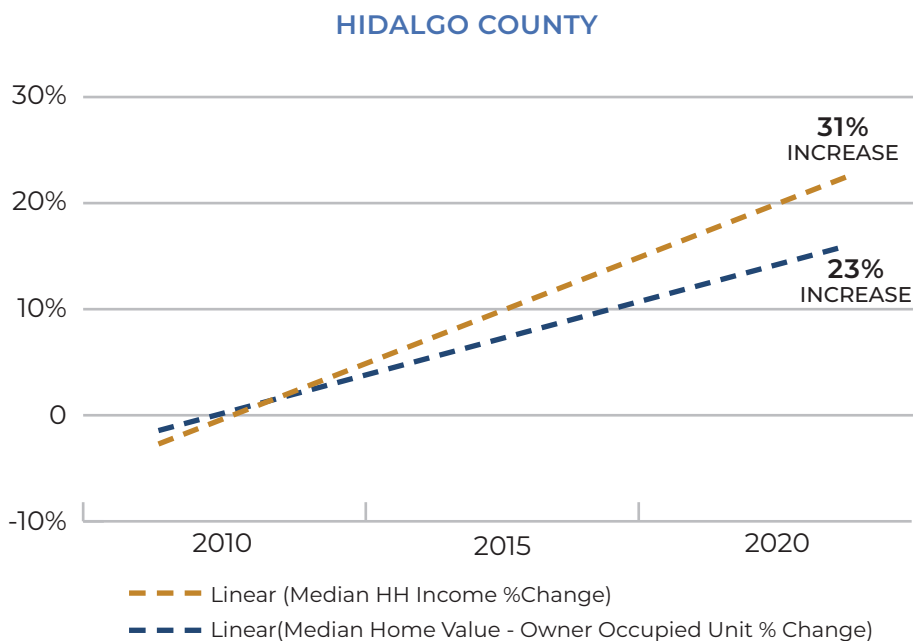
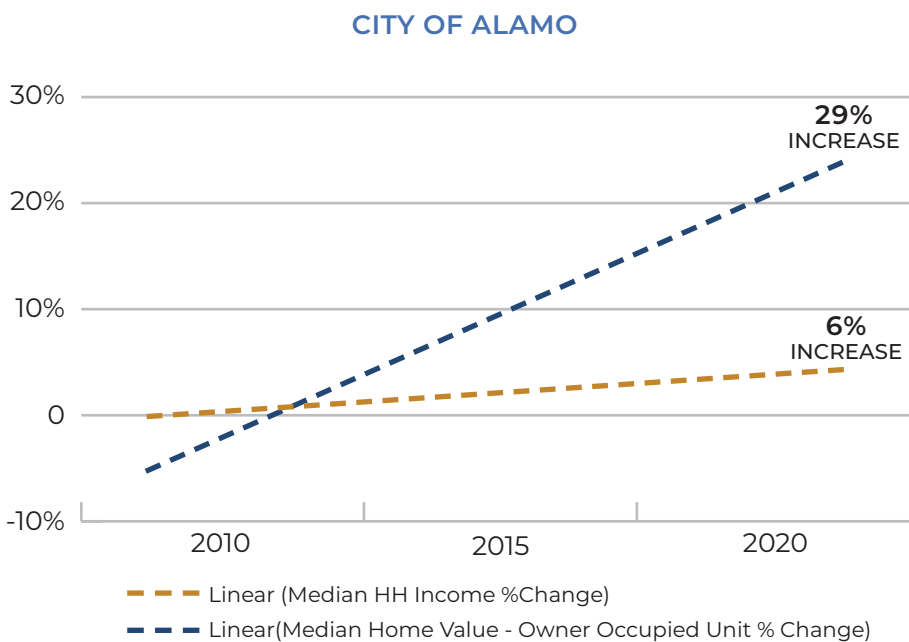
Vacancy by Type



Much of Alamo's housing stock is aged more than thirty years. Over 70% of homes were built before 1990, and deferred maintenance may be an issue in some neighborhoods. Surveyed residents noted problems with vacant homes, overgrown lots, and poor lighting, and no sidewalks contribute to an appearance of blight.

Affordability is also a key concern. While Alamo's median home value increased by 32% between 2010 and 2021 (from \$67,400 to \$89,100), household incomes did not keep pace.

In Alamo, owner-occupied home values have outpaced household income growth by nearly five times between 2010 and 2020. In contrast, Hidalgo County's household income growth has exceeded the increase in home values.



Nearly one-third of households are considered cost-burdened, spending more than 30% of their income on housing. Renters are especially vulnerable to rising costs and limited choices.

Over half of renters in both Alamo and Hidalgo County spend more than 35% of their income on housing, which is typically an indicator of persistent poverty and limited upward social mobility.

HOUSING AFFORDABILITY (OWNERSHIP VS RENTING)

Since 2021, a significantly higher share of Alamo residents moved into renter-occupied units (16.5%) compared to owner-occupied units (5.3%), indicating a **stronger demand for rental housing**.

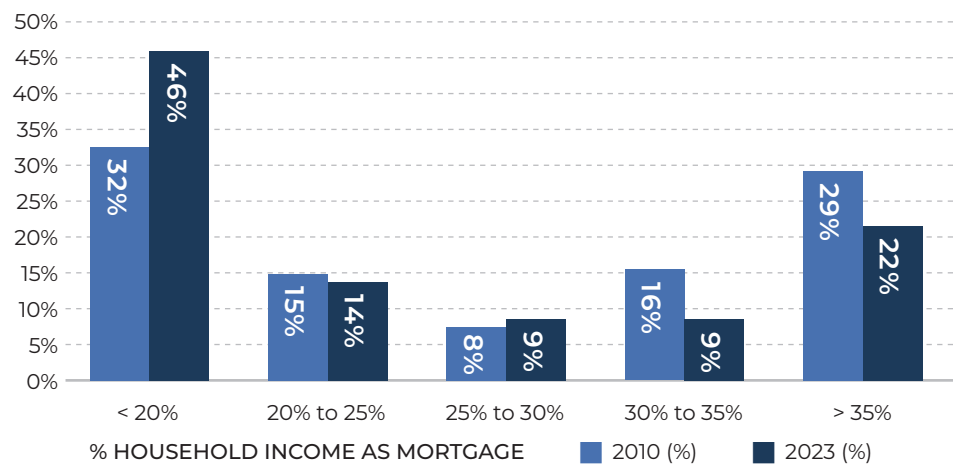
MOVED 2021 OR LATER INTO OCCUPIED HOUSING UNIT BY TYPE OF UNITS IN ALAMO CITY, TEXAS

5.3% OWNER-OCCUPIED
HOUSING UNITS

16.5% RENTER-OCCUPIED
HOUSING UNITS

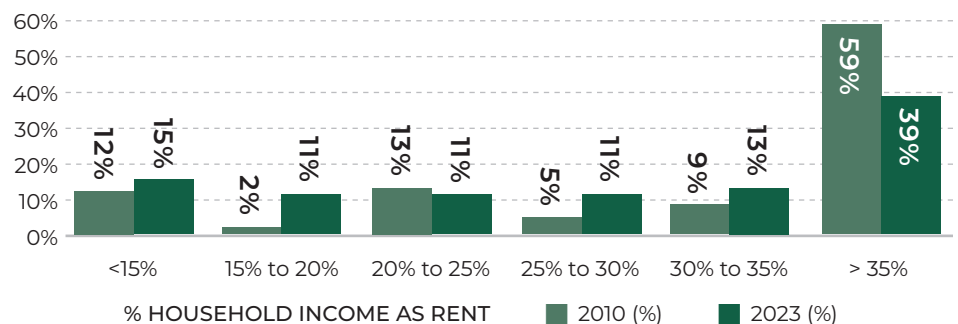
MORTGAGE AS % OF HOUSEHOLD INCOME

Although housing affordability has improved since 2010, with nearly 50% of mortgage-paying households in 2023 spending less than 20% of their income on housing, up from 32%, about one-third (31%) still spend over 30% of their household income on mortgage, underscoring persistent affordability challenges in Alamo.



RENT AS % OF HOUSEHOLD INCOME

Rental affordability in Alamo has improved over the past decade, with 52% of households spending more than 30% of their income on rent in 2023—down from 68% in 2010. However, renting remains more costly than homeownership, as over half of renters exceed the 30% income threshold compared to 31% of homeowners. With demand for rental housing on the rise, ensuring rent affordability should be a key focus of future planning.



GOAL:

Improve housing conditions and neighborhood vitality to attract and retain residents

The City of Alamo will work to ensure that housing is accessible, safe, and responsive to the needs of a diverse and growing population. This includes supporting new construction, improving neighborhood infrastructure, and responsibly addressing concerns about blight, safety, and quality of life.

Affirmatively Furthering Fair Housing (AFFH) Statement
The City of Alamo affirms its commitment to affirmatively further fair housing in accordance with the Federal Fair Housing Act. The City will take active steps to promote fair and equal access to housing for all residents, regardless of race, color, national origin, religion, sex, familial status, or disability. Through its Comprehensive Plan implementation—such as updating zoning and development standards to encourage a range of housing types, preserving affordability, and coordinating with regional partners—the City commits to fostering inclusive neighborhoods and ensuring that fair housing principles guide future policies, programs, and investments.



A lot of residents are purchasing and spending money in surrounding cities instead of investing in Alamo. High rent and taxes make it hard to own a home.



COMMUNITY VOICES

OBJECTIVE 1:**Expand the supply of high-quality housing**

To meet the needs of a growing and diverse population, the City will pursue actions that increase housing availability at different price points, support infill development, and address aging infrastructure. These efforts will also strengthen neighborhood security, cleanliness, and visual appeal.



ACTION 1: Assist local housing agencies and other interested parties to invest in high-quality housing developments through possible co-investment in utility infrastructural improvements

The City will explore partnerships with housing developers, public housing agencies, and non-profit organizations to support the development of new high-quality housing options. One key barrier to new development is the cost of upgrading water, sewer, and drainage infrastructure—especially in older neighborhoods or undeveloped parcels on the City's edges.

To help overcome these challenges, the City may consider co-investment in critical utility extensions and improvements where such upgrades directly support priority housing development. This approach can make new units more affordable while supporting broader goals around resilience and neighborhood revitalization. Coordination with the Alamo Economic Development Corporation, utility providers, and potential use of Community Development Block Grant (CDBG) funding in low-mod income areas will be explored to support implementation.

ACTION 2: Allow for context-sensitive multifamily and higher-density housing options in targeted areas through the updated zoning ordinance

A more flexible zoning ordinance will allow Alamo to better meet the needs of current and future residents by enabling diverse housing types—such as duplexes, townhomes, small-scale apartments, and accessory dwelling units—in appropriate areas. As part of the City's upcoming zoning update, Alamo will identify areas close to commercial corridors, schools, and services that could accommodate well-integrated higher-density housing options.

As of 2021, multifamily housing made up only 6% of Alamo's housing stock. This action aims to change that by enabling a broader mix of units that reflect the City's evolving demographics. Design guidelines will be developed to ensure that new development respects neighborhood character. These updates will help expand housing choices for seniors, young adults, and growing families, allowing long-time residents to stay in the community as their needs change.

OBJECTIVE 2:**Improve neighborhood conditions****ACTION 1: Implement targeted improvements—such as enhanced street lighting, traffic calming measures, and beautification projects—to improve neighborhood safety and appearance**

Residents across Alamo consistently voiced concerns about neighborhood safety, especially in terms of poorly lit areas and fast-moving traffic. To address these concerns and improve neighborhood quality of life, the City will prioritize visible, small-scale improvements such as upgraded street lighting, landscaping, signage, and pedestrian safety upgrades. These investments can foster a stronger sense of community pride, increase perceived and actual safety, and support private reinvestment in surrounding homes and properties. Focus areas will be prioritized based on community feedback, input from police and code enforcement staff, and alignment with broader housing and infrastructure goals. Funding may come from the City's general fund, CDBG, or other state and federal revitalization programs.

ACTION 2: Increase code enforcement to address unsafe housing, unhealthy property conditions, illegal dumping, and other issues that negatively impact neighborhood appearance and property values

Effective code enforcement is essential for ensuring safe, livable neighborhoods. The City will explore additional staffing or cross-training of existing staff to proactively identify and respond to unsafe building conditions, abandoned or dilapidated properties, illegal dumping, and chronic nuisance issues. Alongside stronger enforcement, Alamo will ensure that residents understand city regulations by providing more information, in layman's terms, on code compliance to support resolving violations, especially for elderly or disabled property owners.

ACTION 3: Explore the creation of a volunteer assistance program to help senior and disabled residents with basic yard maintenance

Some residents—particularly seniors and those with disabilities—may struggle to maintain their yards due to financial, physical, or other limitations. The City will explore creating a volunteer-based program to match these residents with local volunteers or civic groups to assist with basic yard upkeep such as mowing, brush removal, and debris cleanup. This kind of program can reduce code violations, support neighborhood appearance, and strengthen relationships among neighbors. Partnerships with local churches, schools, and service organizations will be critical to establishing a sustainable model.

ACTION 4: Evaluate the feasibility of a City-County agreement to enhance animal control services within Alamo city limits

Loose dogs and other animal control issues were frequently cited in survey responses as a barrier to feeling safe walking or letting children play outside. Currently, animal control services in Alamo are limited, and response times can be inconsistent. The City will assess the feasibility of entering into a service agreement with Hidalgo County to expand coverage, improve responsiveness, and better address residents' concerns. This evaluation will also consider the costs, service expectations, and potential funding sources for an improved animal control approach. Reducing stray animals can also help improve overall perceptions of neighborhood safety and livability.

“Please offer help to senior and disabled residents help with yard maintenance. Set up students and volunteers to help out.”

COMMUNITY VOICES



An aerial photograph of a multi-lane highway interchange with several overpasses. The scene is viewed from a high angle, showing traffic and surrounding greenery. A large, stylized sunburst graphic with numerous thin rays emanating from a point in the upper left corner is overlaid on the image, extending across the sky and down towards the highway. The sky is blue with some white clouds.

SECTION 4 **PARKS, OPEN SPACE, AND GREEN INFRASTRUCTURE**

INTRODUCTION

Parks, trails, and natural spaces play a vital role in Alamo's quality of life. These shared amenities are more than just places to play—they provide opportunities for exercise, cooling shade, stormwater management, community gathering, and enjoying a peaceful connection with nature. As Alamo continues to grow, maintaining access to high-quality public spaces will be essential to the health, identity, and resilience of the city.

Public feedback has underscored the importance of investing in parks. Residents voiced strong interest in more shaded seating, expanded trail access, updated playgrounds, and a park system that keeps pace with the city's changing needs. "We need shaded walkways and more lighting at parks," one resident emphasized, while another called for, "parks closer to where we live."

Alamo's parks system will become an increasingly important part of the City's climate resilience strategy. Tree planting and green infrastructure can reduce urban heat and flooding—both major risks identified in Hidalgo County's Hazard Mitigation Plan. This chapter presents strategies to expand and improve parks and green infrastructure while aligning with both community priorities and long-term environmental sustainability.



CURRENT CONDITIONS AND KEY ISSUES

Alamo's existing parkland is unevenly distributed across neighborhoods, with limited access in some newer residential areas, particularly west of Tower Road. While Central Park and the Alamo Nature Park serve as core community assets, many smaller parks lack shaded areas, modern facilities, or inclusive features for all ages and abilities. The City's hike-and-bike trail system is minimal, limiting non-motorized access to parks, schools, and commercial areas.

The City's Parks and Recreation Master Plan is outdated and no longer reflects current demographics or demand. Updating this plan is critical to secure future funding and guide capital improvements. From a climate resilience perspective, the 2021 Hidalgo County Hazard Mitigation Plan identifies flooding and extreme heat as priority hazards for Alamo. Tree planting, stormwater retention, and green space preservation are all key recommended mitigation strategies.



Figure 2. City of Alamo Playgrounds

GOAL:

Expand recreational amenities and green infrastructure throughout the community

As Alamo grows, its parks and open spaces must evolve to meet the needs of a larger, more diverse population. This goal focuses on building a park system that is accessible, environmentally resilient, and culturally vibrant.



OBJECTIVE 1:**Expand and improve green spaces to support underserved areas and meet growing demand**

Alamo residents consistently voiced a desire for more and better parks—especially in areas that currently lack safe pedestrian or bicycle access. This objective addresses equity in park distribution while planning for the needs of future neighborhoods.

ACTION 1: Pursue opportunities to expand park access in underserved and growing neighborhoods

As Alamo grows, especially in areas like South Tower Road, residents will need pedestrian and bicycle access to local parks within walking distance. The City will identify land acquisition or partnership opportunities to create new neighborhood parks where parkland gaps currently exist. Continued collaboration with the school district may also allow for shared-use agreements that open school playgrounds and fields to the public during non-school hours.

ACTION 2: Establish a city-wide system of trails connecting parks and neighborhoods

A comprehensive hike-and-bike trail network will connect Alamo's parks, schools, neighborhoods, and commercial areas, promoting recreation and non-motorized transportation. The City will develop a trail master plan and seek implementation funding through programs such as TxDOT's Transportation Alternatives Program (TAP) and regional MPO resources. Where feasible, trails should include shade, lighting, and interpretive signage that reflect Alamo's culture and natural environment.





CATALYTIC PROJECT

TIMELINE:

Month, XXXX - Month, XXXX

POSSIBLE FUNDING SOURCES:

Sources for funding, Another

COST RANGE:

\$XXK - \$XXM

“

Planting trees for shade plus sidewalks will make the city looking fresh, welcoming and family oriented.

”

COMMUNITY VOICES

ACTION 3: Plant shade and decorative trees in corridors and parks and create new greenspaces and water features

Shade trees were one of the most frequently requested park improvements mentioned in the public survey and community meetings. “We need more shaded areas in our parks so we can enjoy them during the summer,” one resident noted. Strategic tree planting along streets, in parks, and near schools can reduce temperatures and create more welcoming public spaces. In addition, new greenspaces such as community gardens, small plazas, or retention ponds with landscaping can help manage stormwater while enhancing neighborhood character.

CURRENT



CONCEPT





CATALYTIC PROJECT >

TIMELINE:

Month, XXXX - Month, XXXX

POSSIBLE FUNDING SOURCES:

Sources for funding, Another

COST RANGE:

\$XXK - \$XXM

ACTION 4: Explore a green retrofit of the former sewer treatment plant lagoon to support recreation and resilience

The decommissioned wastewater lagoon site, located just south of Downtown, presents a unique opportunity to transform underutilized land into a public asset. Though currently fenced off and overgrown, this property could become a signature green space that supports both community well-being and environmental resilience.

Potential redevelopment concepts include a passive nature park with trails and native landscaping, a flood control basin that doubles as public open space, or a hybrid use that incorporates educational

or renewable energy features such as solar installations or pollinator gardens. Reimagining this site could support multiple goals: increasing park acreage, managing stormwater, reducing urban heat, and improving quality of life in adjacent neighborhoods.

The City will initiate a feasibility and conceptual planning process to explore alternatives, gather public input, and evaluate costs. This action aligns with community calls for more green spaces, walking paths, and environmental investments, and could become a flagship project that symbolizes Alamo's future-focused vision.

CURRENT



CONCEPT



ACTION 5: Update the Parks and Recreation Master Plan to reflect current needs, equity goals, and community priorities

A new Parks Master Plan will assess park access, amenity quality, and equity in Alamo's park system. It will include a capital improvements plan, cost estimates, and potential funding sources. The plan will also examine opportunities to co-locate recreational facilities with green infrastructure—such as using bioswales, rain gardens, butterfly gardens, or shaded plazas to address both environmental and public space needs. The update will position the City to compete for grants from the Texas Parks and Wildlife Department and federal programs such as the Land and Water Conservation Fund.



An aerial photograph of a multi-lane highway interchange with several overpasses. The scene is viewed from a high angle, showing the flow of traffic and surrounding greenery. Overlaid on the entire image are numerous thin, white, diagonal lines radiating from the top left corner, resembling sunbeams or a stylized sunburst effect. The sky is blue with scattered white clouds.

SECTION 5 **ECONOMIC DEVELOPMENT & WORKFORCE**

INTRODUCTION

Economic development and workforce readiness are fundamental to Alamo's future. As the City grows, opportunities arise to attract new investment, support local entrepreneurs, and prepare residents for jobs in an evolving regional economy. Community members expressed strong interest in seeing more local job opportunities, with survey responses highlighting the need for business growth, higher-paying jobs, and better internet access. One resident commented, "We need more opportunities for our kids to stay in Alamo and succeed."

In 2025, Alamo's economy is dominated by the retail, education, and healthcare sectors. Many residents commute to nearby cities for work, and median household incomes remain lower than state and county averages. At the same time, the City's location along I-2 and proximity to regional logistics corridors presents significant growth opportunities. By investing in infrastructure, workforce development, and targeted incentives, Alamo can position itself to attract industries that offer upward mobility and long-term stability.

TOP 4 EMPLOYEE INDUSTRIES (2022)

34.8% Educational services, and health care and social assistance

14.2% Retail Trade

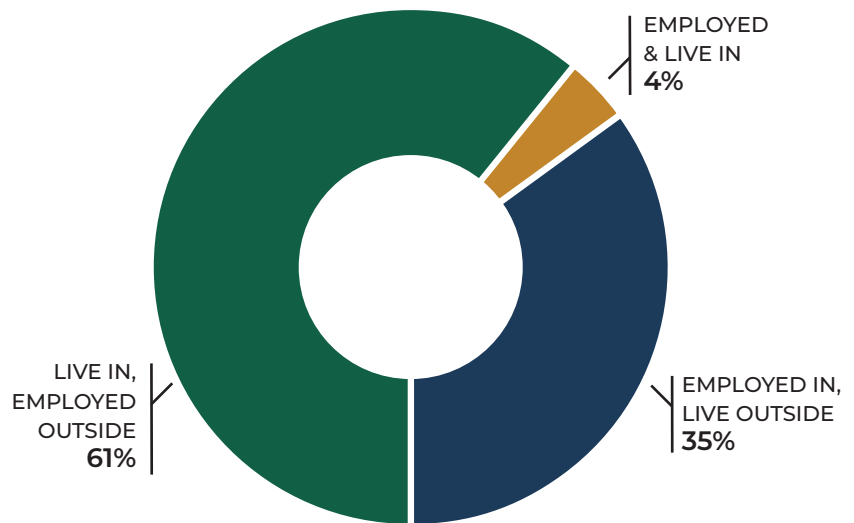
12.4% Construction

8.7% Arts, entertainment, and recreation, and accommodation and food services

This chapter outlines strategies to strengthen Alamo's economy—by leveraging real estate and infrastructure assets, investing in public services and small businesses, and expanding workforce training aligned with regional growth sectors.

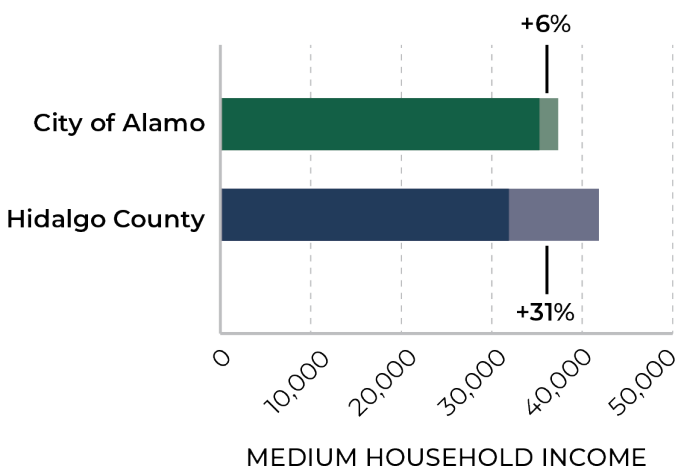
CURRENT CONDITIONS

Alamo's population has grown steadily, but the City's employment base has not kept pace. While it is common for Rio Grande Valley residents to commute to nearby cities, the share of Alamo's population employed in high-wage sectors is relatively low.



INCOME AND EDUCATION

Between 2010 and 2020, Alamo's median household income increased by just 6%, compared to a 31% increase in Hidalgo County as a whole during the same period. Additionally, just 13% of adults have a bachelor's degree or higher (US Census Bureau – 2020 American Community Survey 5-year estimates). These statistics underscore the need for both job creation and improved access to career training.



ECONOMIC DEVELOPMENT

Industrial and commercial development in Alamo is concentrated along the I-2 corridor and Alamo Road. However, large tracts of developable land exist south of Ridge Road, near South Alamo Road, which could support light industrial or logistics development. Broadband infrastructure and street conditions in these areas will need to be upgraded to attract investment.

Alamo also benefits from several local assets that can support entrepreneurship and workforce development, including the Alamo Economic Development Corporation, a public library with ESL and job search resources, and proximity to regional colleges and training providers. Coordinating these resources with a focused economic development strategy can help retain and expand businesses while equipping residents for stable employment.

GOAL:

Attract investment, support local businesses, and prepare a future-ready workforce

As Alamo continues to grow, its long-term prosperity depends on attracting quality investment, equipping residents with the skills for today and tomorrow, and sustaining a resilient and inclusive business community. This goal aims to position Alamo as a competitive regional player by improving infrastructure, supporting entrepreneurs, and connecting residents to economic opportunities.



OBJECTIVE 1:**Leverage real estate and infrastructure to attract regional growth industries**

Strategic investment in infrastructure and land use can help Alamo compete for development in industries such as logistics, light manufacturing, and retail. This objective focuses on aligning land use designations, infrastructure funding, and planning tools to make key sites development-ready.

ACTION 1: Use TIRZ funds to attract development along the interstate

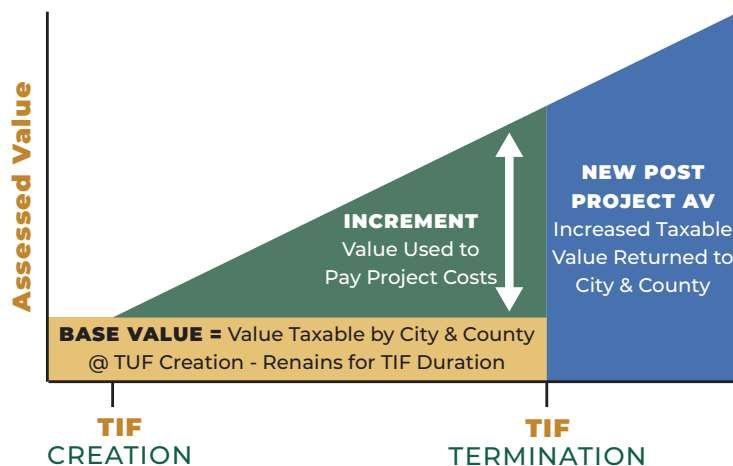
Tax Increment Reinvestment Zones (TIRZ) offer a tool for financing infrastructure that supports private development. This action focuses on extending utilities and improving roads in strategic locations along I-2 to catalyze commercial and industrial projects. Key parcels within the TIRZ will be prioritized, and the City will work with property owners to identify development barriers. New infrastructure investments could be funded using revenue from increased property values within the TIRZ, reducing the burden on Alamo's general funds.

ACTION 2: Conduct a feasibility study for a light industrial district along South Alamo Road

Alamo's southern area contains large parcels of undeveloped land with proximity to regional transportation corridors. This study would assess infrastructure needs, market demand, and zoning implications for a light industrial or logistics district. It would also evaluate workforce availability and environmental impacts. The findings will guide land use updates and future capital planning and help the City compete for economic development grants, such as from the U.S. Economic Development Administration (EDA).

ACTION 3: Identify future commercial areas in the updated FLUM

The updated Future Land Use Map (FLUM) will designate commercial and mixed-use nodes that align with infrastructure investments and community growth priorities. This ensures regulatory predictability for developers and supports targeted investment. The City will use public input, infrastructure capacity data, and market trends to inform these designations, particularly along Alamo Road, Tower Road, and State Highway 495 and U.S. Business Highway 83.

How Does a TIF Work?

OBJECTIVE 2:**Attract private sector investment through enhanced public services and incentives**

To strengthen its tax base and quality of life, Alamo must continue to invest in infrastructure and services that support both residents and businesses. This objective supports the use of tools like TIRZ and PIDs, along with improvements to streets, drainage, and broadband, to unlock new investment across the city.

ACTION 1: Explore alternative infrastructure funding through the establishment of additional TIRZ districts and similar financing vehicles

Beyond the interstate corridor, the City will evaluate opportunities for TIRZ creation in other areas identified for redevelopment or new growth. Public-private partnerships and alternative tools such as public improvement districts (PIDs) may also be considered, allowing Alamo to leverage outside investment while advancing local infrastructure priorities.

ACTION 2: Continue to provide small business grants, loans, and technical assistance to local entrepreneurs, led by the Alamo EDC

The Alamo Economic Development Corporation (EDC) has helped many small businesses get started or expand through grants and low-interest loans. This action supports continued funding and technical assistance, especially for women- and minority-owned businesses. In addition to direct support, the City and EDC will enhance efforts to market and promote existing local businesses, particularly in the downtown area, through coordinated advertising, social media campaigns, and buy-local initiatives. These efforts can build community pride, attract customers from nearby communities, and strengthen the visibility of Alamo's small business community. The EDC will explore partnerships with regional Small Business Development Centers (SBDCs) and seek funding opportunities through HUD's Community Development Block Grant (CDBG) program and USDA Rural Development.

Not enough promotion or awareness of local shops around the City.

Many residents are not aware of the many different businesses in our community because we never see or heard about it.

COMMUNITY VOICES



OBJECTIVE 3:**Invest in current and future job seekers**

A thriving local economy depends on a skilled workforce that can meet the demands of employers today and in the future. This objective emphasizes workforce readiness, partnerships with schools and employers, and outreach that ensures residents of all ages can access job training and career-building resources.

ACTION 1: Expand digital/technical skills and ESL programming through the public library

Building on its existing programs, the Alamo Public Library can expand offerings in digital literacy, workforce readiness, and English as a Second Language (ESL). New classes may include resume writing, basic coding, or certifications in tools like Microsoft Office. The City will seek partnerships with school districts, local colleges, and workforce boards to expand offerings, and may pursue funding from the Texas Workforce Commission or local philanthropic sources.

ACTION 2: Establish school-to-career pathways with regional businesses

The City, in partnership with local schools and employers, will work to create structured internship, apprenticeship, or job shadowing opportunities for high school students. These pathways will introduce students to regional growth sectors—including healthcare, manufacturing, logistics, and IT—and prepare them for both college and direct workforce entry.

**ACTION 3: Identify and connect residents to growing regional industries and training programs**

Alamo will coordinate with regional workforce development agencies to increase resident awareness of training opportunities in growing fields such as health care, clean energy, and skilled trades. Outreach efforts will include job fairs, social media campaigns, and direct referral programs at City Hall and the Library. These efforts will be designed to support both youth and adult learners and reduce barriers to participation.

An aerial photograph of a multi-lane highway interchange with several overpasses. The scene is viewed from a high angle, showing the flow of traffic and surrounding urban development. A large, stylized sunburst graphic with numerous thin rays emanating from a point in the upper left corner is overlaid on the image, extending across the sky and down towards the highway. The sky is filled with soft, white clouds. The overall color palette is dominated by the blues of the sky, the greys and browns of the road and buildings, and the white of the clouds and sunburst rays.

SECTION 6 **MOBILITY & INFRASTRUCTURE**

INTRODUCTION

Mobility and infrastructure form the physical foundation of a community's day-to-day function and long-term resilience. In Alamo, these systems connect people to jobs, schools, healthcare, recreation, venues, and social opportunities. When asked what infrastructure aspect needed the most improvement, residents pointed to infrastructure: "Fix the streets," "better lighting," and "need sidewalks," were some of the most common requests in the community survey.

TOP CHALLENGES THAT NEED TO BE ADDRESSED FOR THE CITY



Figure 3. Survey results showed that "infrastructure issues" is the top challenge that respondents want to see addressed by the City.

Alamo is growing. With that growth comes increased demands on its roads, water systems, and other utilities. Residents want infrastructure that is safe, reliable, and future-ready. They also want options; opportunities to walk and bike with neighborhood streets designed first for pedestrians. And after a recent extreme flooding event in March 2025, it's clearer than ever that infrastructure investments must reasonably protect the community from natural hazards.

COMMUNITY VOICES

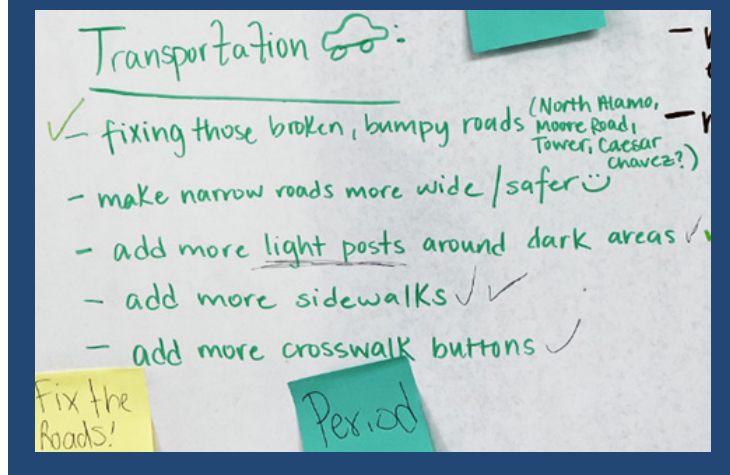


Figure 6. Poster from "community needs" exercise with local high school students

This chapter outlines a path forward to modernize Alamo's infrastructure—improving safety, increasing walkability, and planning for long-term growth and resilience.

CURRENT CONDITIONS

Alamo's road network is primarily oriented around a few major thoroughfares, including Interstate 2, FM 907 (Alamo Road), and Tower Road. Currently, many residential streets lack sidewalks, streetlights, or proper drainage infrastructure. Community feedback emphasized the need to repave local roads, address potholes, and improve pedestrian access—particularly around schools and neighborhood parks.

The City has historically focused on maintaining existing infrastructure, but limited funding and rapid growth have created gaps in service. Parts of Alamo lack basic amenities like curbs and gutters, while others are underserved by public transit or trail connections. Utility infrastructure (water, wastewater, and drainage) varies significantly in age and condition, with some subdivisions relying on outdated systems.

Flooding is one of Alamo's most persistent infrastructure challenges. In March 2025, a severe rain event overwhelmed drainage systems across the Rio Grande Valley, causing widespread street flooding and property damage. Several residential neighborhoods were left inaccessible for hours. The flooding highlighted vulnerabilities in the City's emergency response capacity and the need for more proactive drainage planning for new development.

SURVEY SAYS...

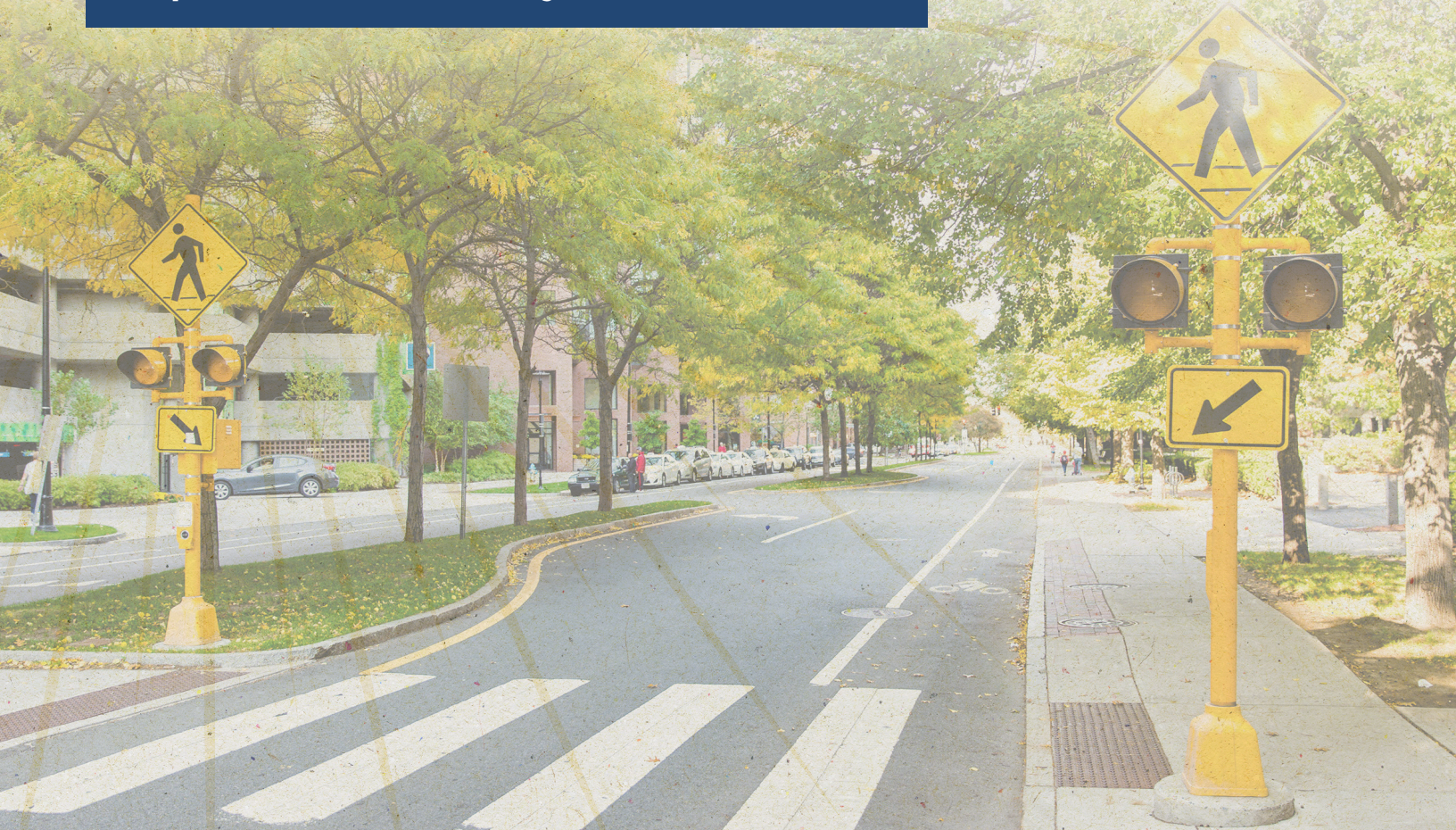
In a survey of a high school class of 25 students, the most desired improvement was sidewalks and bike paths



GOAL 1:

Improve transportation safety and accessibility across the city

A safe and connected transportation network is foundational to quality of life. As Alamo continues to grow, it must ensure that residents can move safely and efficiently, whether by car, foot, bike, or transit. This goal focuses on improving physical infrastructure and public services that make streets safer, interconnected to adjoining neighborhoods, and more responsive to community needs.



OBJECTIVE 1:**Upgrade streets and public services to enhance safety and accessibility**

Many Alamo residents—particularly children, seniors, and those without cars—depend on safe, walkable streets and reliable public services. This objective emphasizes sidewalk improvements, better street lighting, expanded emergency services, and traffic calming measures to reduce traffic accidents and improve overall access throughout the city.

**CATALYTIC PROJECT****TIMELINE:**

Month, XXXX - Month, XXXX

POSSIBLE FUNDING SOURCES:

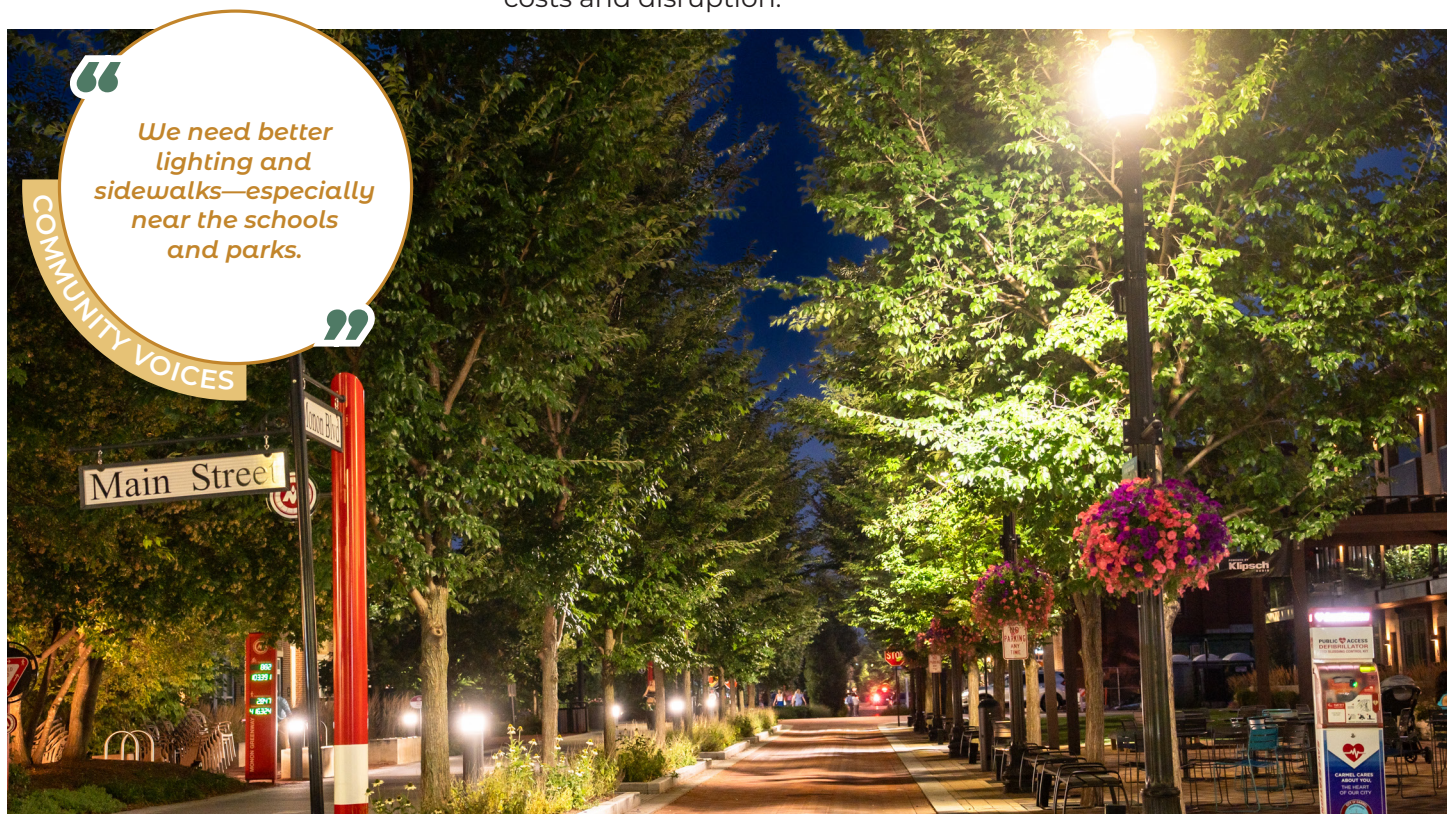
Sources for funding, Another

COST RANGE:

\$XXX - \$XXM

ACTION 1: Build or improve sidewalks and crosswalks in key areas

This action focuses on filling critical gaps in pedestrian infrastructure, particularly around schools, parks, and public facilities. New sidewalks, ADA-accessible curb ramps, and clearly marked and maintained crosswalks will provide safer routes for children, seniors, and residents without cars. Key areas will be prioritized based on proximity to community destinations and input from the community survey. The City will seek funding through programs such as TxDOT's Safe Routes to School and Transportation Alternatives Program (TAP), and coordinate improvements with ongoing road maintenance to reduce costs and disruption.



ACTION 2: Add or enhance street lighting at key intersections and thoroughfares

Street lighting is a basic safety feature that remains insufficient in many neighborhoods, causing pedestrians to feel vulnerable traveling at night. Increased lighting improves safety for drivers as well. This action will focus on areas near schools, parks, commercial corridors, and intersections with a history of crashes or having a high incidence of pedestrian activity. Lighting upgrades will include pedestrian-scale fixtures, LED lighting, and repairs to existing poles.

ACTION 3: Expand emergency services, particularly in underserved areas

As Alamo grows, emergency response times must keep pace. The City will evaluate the need for additional fire, police, and EMS capacity, with a focus on underserved and outlying neighborhoods. This may include establishing new satellite stations or increasing staffing and vehicle fleets that should dramatically reduce response times during emergencies.

ACTION 4: Invest in safety improvements in areas with frequent accidents

Using local crash data and public input, the City will identify high-incident locations and develop targeted safety enhancements. These may include intersection reconfigurations, traffic signal upgrades, pedestrian refuge islands, and traffic-calming strategies such as speed humps or curb extensions. Public Works and Public Safety departments will collaborate to prioritize interventions that protect vulnerable road users and reduce fatal and serious injury crashes.

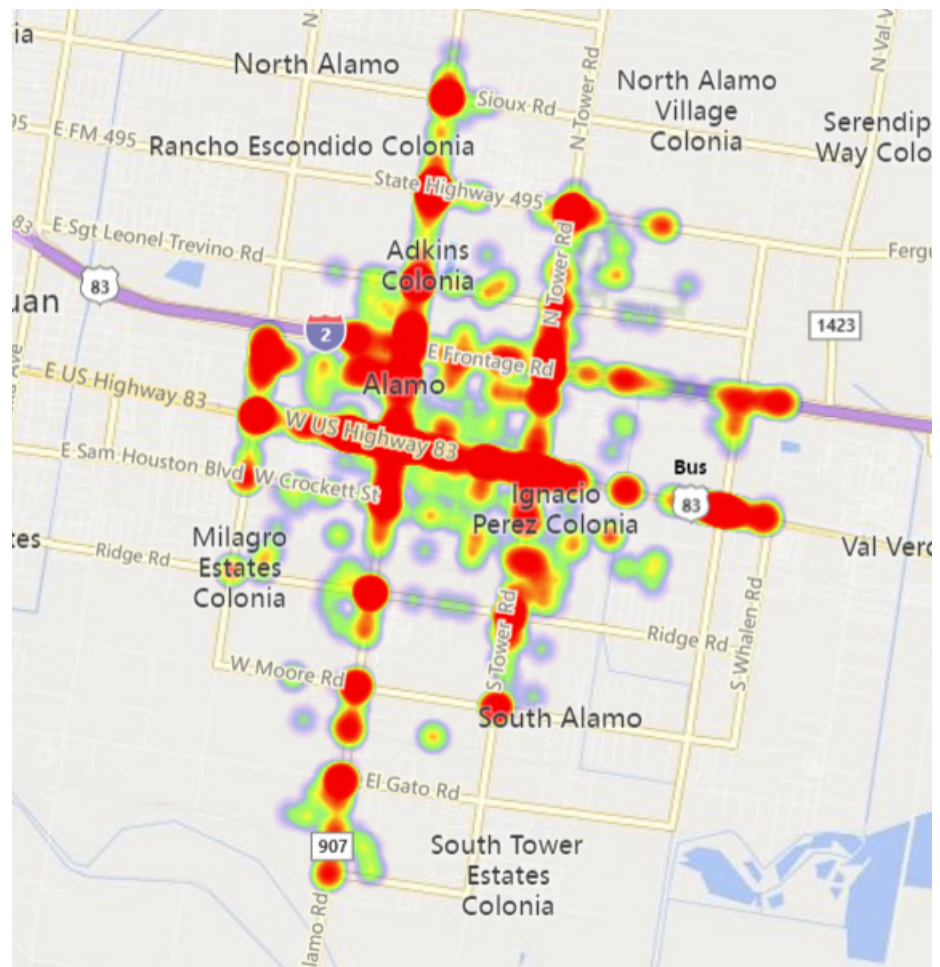
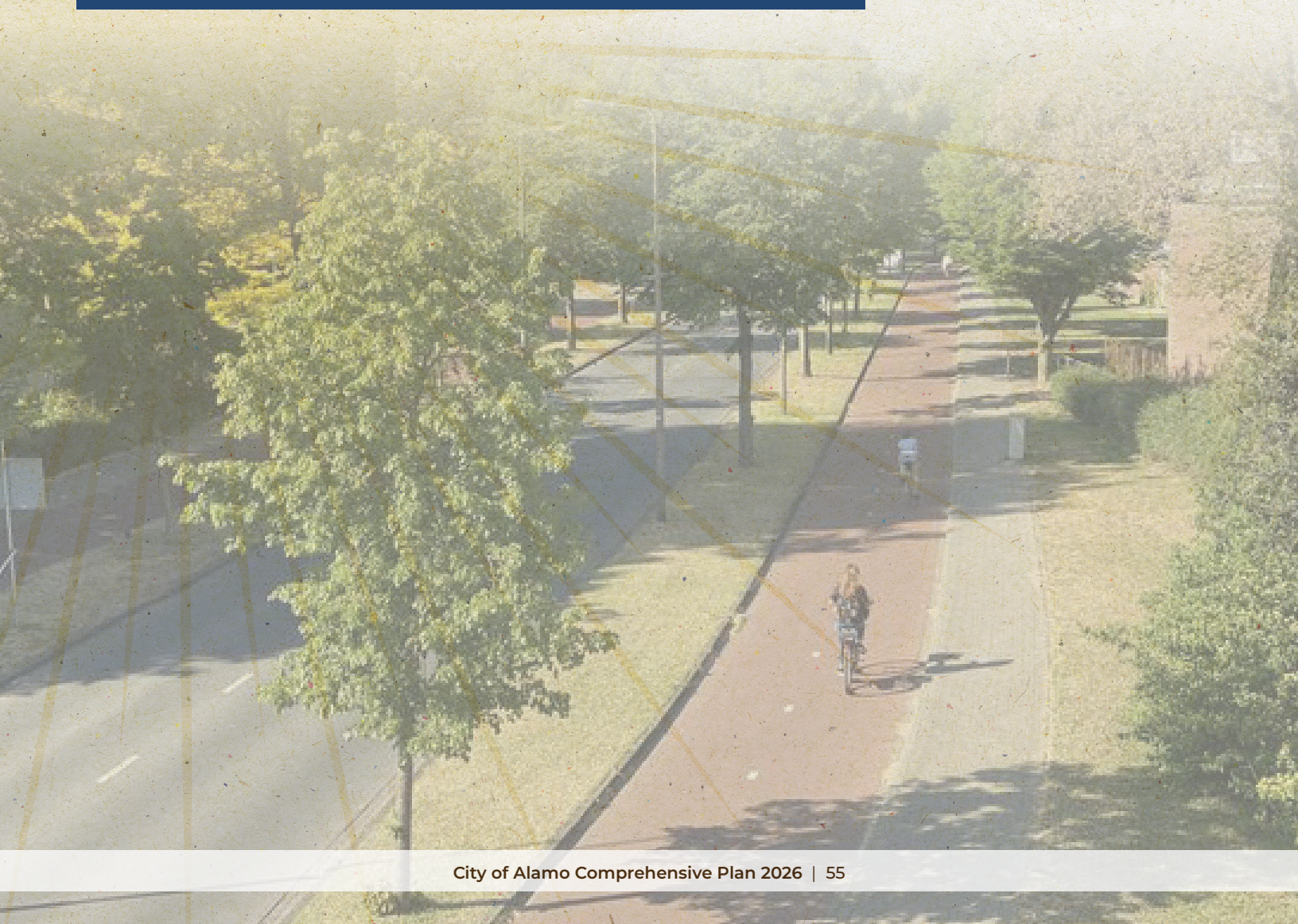


Figure 4. 2017-2021 Crash Heatmap (source: TxDOT CRIS)

GOAL 2:

Attract private sector investment through enhanced infrastructure

As Alamo prepares for continued growth, modern infrastructure will be key to attracting and sustaining private development. This goal focuses on building and maintaining essential infrastructure—roads, drainage, broadband, and utilities—through thoughtful planning and innovative funding.

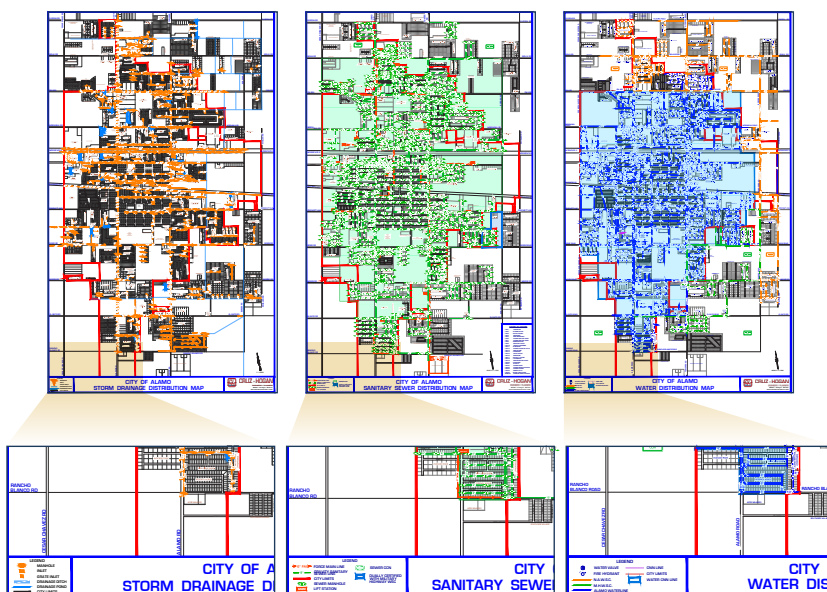


OBJECTIVE 2:**Strengthen utility infrastructure to support long-term growth**

Reliable water, wastewater, and storm drainage systems are essential for both quality of life and economic development. This objective builds on the City's 2022 Water and Wastewater Master Plan and supports the strategic expansion and modernization of critical utility infrastructure. By proactively addressing infrastructure gaps—particularly in newly developing areas—Alamo can accommodate future population growth, attract private investment, and enhance resilience to consequences of extreme weather.

ACTION 1: Carry out a comprehensive roadway and drainage master plan

The City will develop a citywide plan to address roadway conditions and areas susceptible to flooding. The City will develop a comprehensive master plan that evaluates current conditions, identifies gaps, and outlines capital priorities. This plan will also incorporate climate resilience, referencing the flood event in March 2025 that damaged infrastructure and left several neighborhoods inaccessible. The plan will align with existing documents like the 2022 Water and Wastewater Master Plan and help guide phased investments. It will also explore green infrastructure solutions and will inform capital planning and project prioritization. Potential funding sources include the Texas Water Development Board's Flood Infrastructure Fund and FEMA's BRIC program.

**ACTION 2: Improve broadband access and speed to attract residents and businesses**

Reliable high-speed internet is essential for education, healthcare, and modern business. Alamo will explore partnerships with broadband providers to expand fiber and wireless infrastructure in underserved areas. Targeted investments in commercial corridors and business parks will help attract private investment, while programs to support digital inclusion can ensure that residents benefit from improved access. The City will work with regional providers to identify underserved areas, pursue funding opportunities, and ensure reliable, affordable service citywide. Federal programs like the BEAD Program (Broadband Equity, Access, and Deployment) and USDA's ReConnect program may help fund these improvements.

ACTION 3: Explore alternative funding tools (TIRZ districts, etc.)

To fund critical infrastructure improvements, Alamo will explore the expansion of its Tax Incremental Reinvestment Zones (TIRZ) or similar value-capture tools. These funding mechanisms can be used to pay for streets, drainage, or utilities in areas targeted for new development, allowing the City to leverage private investment and reduce reliance on limited general city funds.

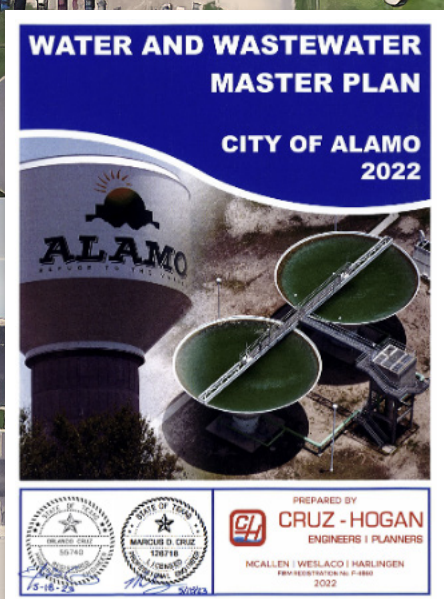
2022 Water and Wastewater Master Plan

In 2022, the City of Alamo completed a comprehensive Water and Wastewater Master Plan to guide long-term improvements and expansion of utility systems. The plan outlines key infrastructure needs and cost estimates for water and sewer upgrades, based on projected growth and current service gaps.

Some of the plan's critical recommendations include:

- ▶ **EXTENDING WATER AND SEWER LINES** to serve newly developing areas, especially south of Ridge Road and west of Alamo Road
- ▶ **UPGRADING UNDERSIZED OR AGING LINES** in older subdivisions to reduce leaks, service interruptions, and inflow/infiltration issues.
- ▶ **IMPROVING LIFT STATION CAPACITY** and replacing equipment nearing the end of its service life.

These recommendations align closely with community priorities identified through the comprehensive planning process, particularly the need for reliable utilities, improved service to growing neighborhoods, and resilience in the face of flooding and extreme weather. As Alamo continues to grow, the 2022 Master Plan will serve as the primary document for prioritizing and implementing the budgeting and construction needed for capital improvements.



An aerial photograph of a city, likely Alamo, showing a highway with multiple lanes and cars. The sky is filled with large, white, fluffy clouds. A large, stylized sunburst graphic with many thin, white rays emanating from a central point in the upper left corner is overlaid on the sky. The rays extend across the sky and down towards the city. A semi-transparent white rectangular box is positioned in the center-right of the image, containing the section header text.

SECTION 7 **DOWNTOWN AND CULTURAL IDENTITY**

GOAL:

Revitalize Alamo's central square and strengthen the city's regional identity

Alamo's historic downtown has long served as a symbolic and geographic heart of the community. However, aging infrastructure, underutilized storefronts, and limited pedestrian amenities have diminished its vibrancy to attract a high quality life. This chapter outlines strategies to reinvest in the downtown core as a cultural and economic anchor, while also expanding Alamo's visibility through events and place-based branding.



OBJECTIVE 1:**Reimagine Central Park and its surroundings as a cultural and economic anchor**

The heart of downtown—Central Park and the adjacent blocks—presents a unique opportunity to create a regional destination that blends community gathering space, small business activity, local heritage, and cultural events.

ACTION 1: Reconfigure Central Park and adjacent parking lot into a dynamic public square

The City will lead a comprehensive redesign of Central Park to establish it as Alamo's primary civic and cultural gathering space. Improvements will include shade structures, public restrooms, flexible seating, performance and vendor space, and safe pedestrian crossings to better connect the well-lit square with surrounding businesses. The adjacent underutilized parking lot will aesthetically and logistically integrate into a vibrant city square, allowing more space for events, farmers' markets, and everyday public use. By combining beautification and significant landscape improvements with functional upgrades, Central Park will become the centerpiece of Alamo's downtown identity. Funding sources may include the Texas Parks & Wildlife Local Park Grant Program and TDA's Downtown Revitalization Program.

Please beautify our town square. Add flowers, trees, benches and picnic areas.

I would love to see a community area/park/gazebo area for us to host events.

Create a stronger sense of community to make Alamo a desirable place to live.

COMMUNITY VOICES

CATALYTIC PROJECT**TIMELINE:**

Month, XXXX - Month, XXXX

POSSIBLE FUNDING SOURCES:

Sources for funding, Another

COST RANGE:

\$XXK - \$XXM



CONCEPT Aerial of reconfigured Central Park



CONCEPT Looking west on E. Main Ave



CONCEPT Looking north on S. 8th Street next to El Dorado



ACTION 2: Incentivize reinvestment in retail frontages around the square

The City and Alamo EDC will explore façade improvement grants or low-interest loans to encourage private investment in building upgrades and new businesses around Central Park. Design guidelines will ensure improvements contribute to a pedestrian-oriented, visually cohesive downtown character. By pairing financial incentives with design guidance, the City will help transform vacant or aging spaces into vibrant small businesses that attract both residents and visitors with the accompanying charm and friendliness of a small town.

ACTION 3: Upgrade surrounding streets with pedestrian amenities and plantings

The City will redesign the streets surrounding Central Park to function as safe, walkable corridors that invite people to spend more time downtown. Improvements will include continuous ADA-compliant sidewalks, decorative street lighting, native shade trees, benches, and pedestrian-scale signage. These upgrades will improve safety and comfort while reinforcing downtown as an enticing civic district. By planting additional trees and landscaped areas, the redesign will mitigate heat and provide shaded resting areas, directly responding to community feedback on South Texas' hot climate. The City will pursue funding opportunities through TxDOT's Transportation Alternatives Program and other mobility-related grants.

ACTION 4: Consider an overlay district for façade/screening regulations

To support a consistent and attractive downtown character, the City will evaluate the creation of a Downtown Overlay District. This district would introduce screening, façade, and signage regulations tailored to the walkable, historic context of Central Park and surrounding blocks. Design standards can address rear and side yards, parking location, and appropriate materials, while maintaining flexibility for adaptive reuse.

We need to plant more trees in our areas like parking lots and new homes and existing homes. Trees are a part of nature that can help with our brutal south Texas weather. Lots of research shows planting trees in parking lots and paved areas help with the heats created by these structures.

COMMUNITY VOICES



OBJECTIVE 2:**Build visibility through events and coordinated messaging**

In addition to physical investments, a stronger regional identity can be built through storytelling, events, and coordinated marketing that celebrates Alamo's character and natural assets.

ACTION 1: Increase investment in city festivals and events

Cultural events—including the Watermelon Festival and holiday celebrations—draw residents together and help build Alamo's reputation in the region. The City will support the expansion of existing events, explore new programming such as night markets or live music, and invest in necessary infrastructure like electrical hookups or portable stage equipment. Partnerships with the Alamo Chamber of Commerce, schools, and civic groups will strengthen volunteer support and programming. Expanded events will draw residents together in unified civic-mindedness, attract regional visitors, and generate new business opportunities for downtown merchants.

ACTION 2: Launch a branding and marketing campaign

The City will develop and roll out a coordinated branding campaign that communicates Alamo's identity as a family-friendly, culturally rich community at the gateway to major natural and recreational assets. The campaign will include a unifying logo and slogan, new wayfinding signage, coordinated economic development materials, and enhanced digital platforms. Local artists, students, and businesses will be engaged in the design process to ensure the brand reflects community pride. By using consistent messaging across physical and digital platforms locally and internationally, Alamo will strengthen its regional visibility and appeal.

ACTION 3: Develop messaging for eco-tourism opportunities (e.g., Santa Ana National Wildlife Refuge)

Recognizing the Santa Ana National Wildlife Refuge as one of the Rio Grande Valley's most valuable ecological assets, the City will partner with refuge managers and tourism agencies to expand eco-tourism opportunities linked to Alamo. Marketing materials, signage, and digital content will highlight birdwatching, biking, paddling, and other nature-based activities accessible near the city. Signage and kiosks near downtown or highway exits could guide visitors toward these attractions.



An aerial photograph of a city, likely Alamo, showing a highway with multiple lanes and cars. The sky is blue with white clouds. A large, stylized sunburst graphic with many thin rays emanating from a point on the left side of the sky is overlaid on the image. A semi-transparent white rectangular box is positioned in the center-right of the image, containing the section header text.

SECTION 8 **RESILIENCE AND ENVIRONMENTAL SUSTAINABILITY**

INTRODUCTION

Alamo remains vulnerable to a variety of environmental hazards, particularly flooding and extreme heat. While the city has made strides in water and wastewater planning, some neighborhoods still face localized flooding after heavy rains, and much of the urban landscape lacks sufficient tree cover or stormwater infrastructure to better manage runoff.

Meanwhile, the impacts of climate change—such as more intense rainfall events and rising temperatures—are likely to amplify existing risks. Alamo's flat topography and clay-heavy soils make drainage particularly challenging. To meet these threats head-on, the city must combine long-term capital planning with nature-based design, regulatory updates, and regional collaboration. This chapter outlines strategies to build Alamo's resilience and protect its residents, economy, and natural resources from future environmental stressors.



HAZARDS

According to the Hidalgo County Hazard Mitigation Action Plan, flooding poses the most frequent and damaging risk to the area. Alamo's flat topography, limited drainage infrastructure, and substantial area within FEMA Flood Zone A contribute to both localized and widespread flooding. Between 1996 and 2019, the region experienced 85 recorded flood events, averaging three to four incidents per year. These events have led to substantial property damage, emergency response disruptions, and long-term recovery costs. Without proactive mitigation, flooding is expected to remain the city's most dangerous and costly hazard.

Hurricane wind also presents a high-consequence risk for Alamo. While not as frequent as flooding, hurricane events have caused severe damage to structures, utilities, and transportation corridors in the past. This region of Hidalgo County is susceptible to wind speeds exceeding 110 miles per hour, and past storms such as Hurricane Dolly in 2008 and Hurricane Hanna in 2020 demonstrated the city's vulnerability. Dolly alone caused over \$220 million in damage across the county. High winds can result in blocked roads, widespread power outages, and costly rebuilding efforts, particularly for the city's older housing stock and critical infrastructure.

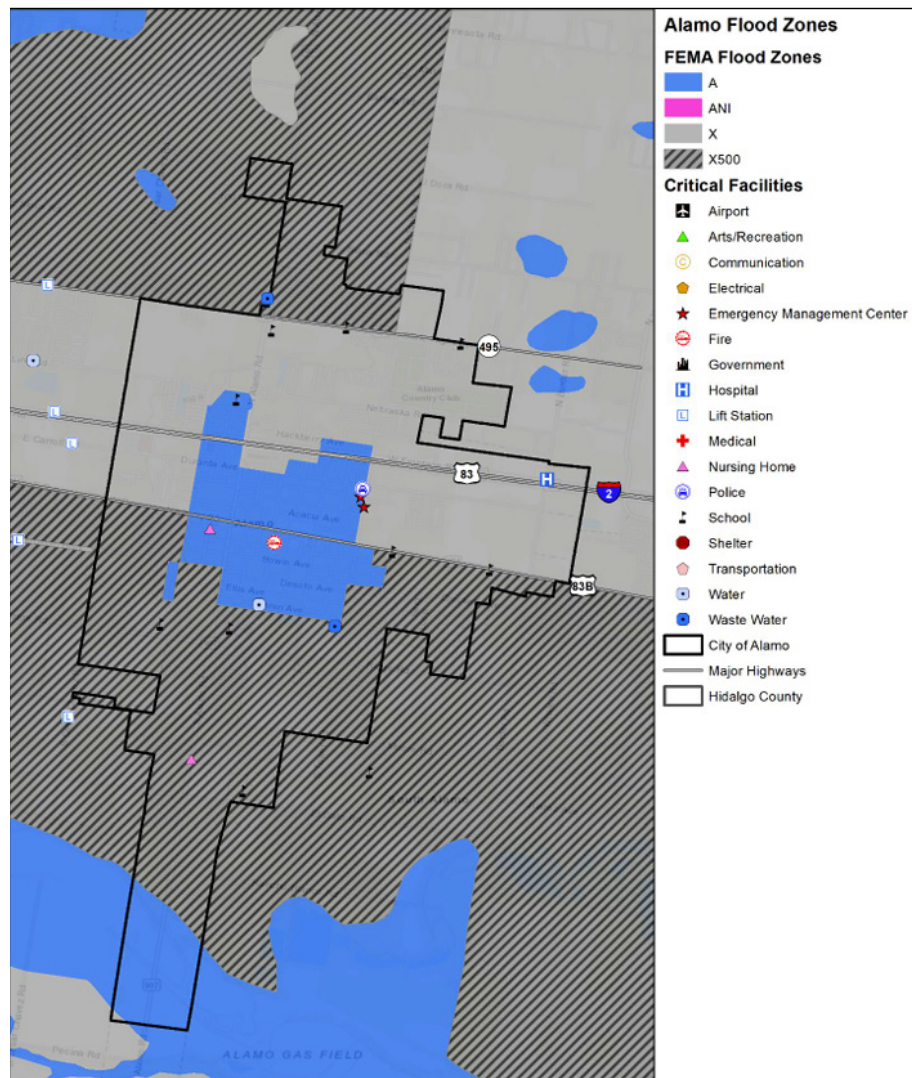


Figure 5. Alamo Flood Zones from Hidalgo County HMAP, map does not depict a FIRM/FEMA Map

Wildfires, though less common, are a growing concern. Between 2015 and 2015, Hidalgo County and participating jurisdictions recorded 650 wildfire events and 265 of which were in Alamo. The combination of persistent drought, high temperatures, and development at the wildland-urban interface increases the potential for fire spread, property loss, and evacuation. These risks are exacerbated during dry summer months, when vegetation becomes highly flammable and containment is more difficult.

Drought and extreme heat are classified as low-risk hazards due to their predictability and gradual onset. However, they remain a constant presence in Alamo's climate and can have compounding effects on water availability, public health, and infrastructure longevity. These hazards disproportionately affect vulnerable populations such as children, older adults, and individuals living in poverty or without access to adequate cooling. As of 2023, approximately 9% of the city's population is under age five, 17% is age 65 or older, and 27% live below the poverty line, suggesting a significant segment of the population is especially sensitive to heat-related illness and long-term drought impacts.

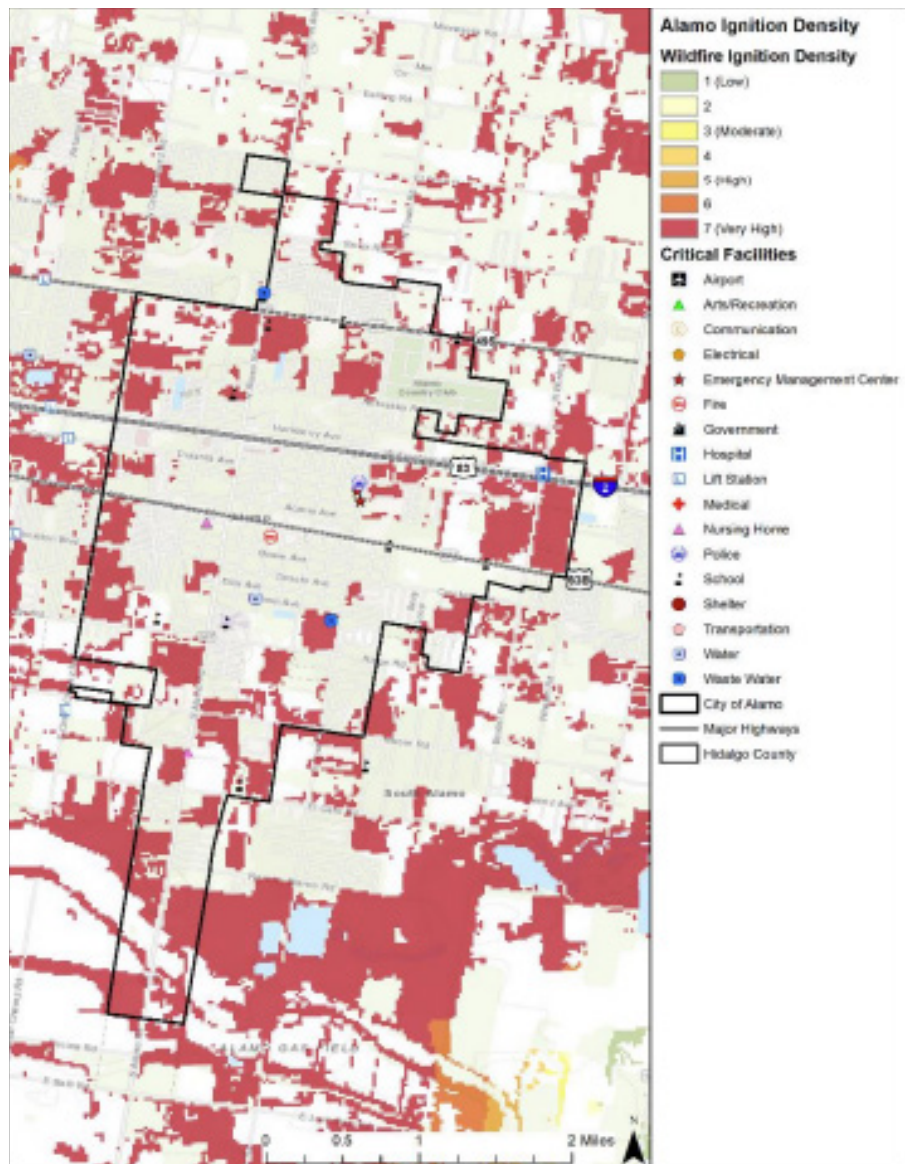


Figure 8. Wildfire Ignition Density - Hidalgo County HMAP

Taken together, these hazards highlight the need for a proactive and multifaceted mitigation strategy. Flooding and wind hazards require urgent attention through improved infrastructure, updated building standards, and land use planning. The City of Alamo has already addressed building standards to help the wildfire ignition mitigation process. At the same time, long-term resilience must include proactive measures to address wildfires, water conservation, and extreme heat adaptation, particularly for at-risk populations.

GOAL:

Strengthen Alamo's resilience to flooding, extreme heat, and other climate-related hazards through proactive planning, infrastructure upgrades, and nature-based solutions

Alamo faces growing threats from flooding, extreme heat, and other climate-related challenges. These hazards threaten homes, public infrastructure, and community well-being—particularly in areas with poor or no drainage or limited tree cover. Recent flooding events, such as those experienced in March 2025, underscore the urgency of addressing resilience comprehensively. This goal aims to build long-term climate resilience through forward-thinking infrastructure investments, updated development regulations, and partnerships that align local actions with regional strategies.

Goal: Strengthen Alamo's resilience to flooding, extreme heat, and other climate-related hazards through proactive planning, infrastructure upgrades, and nature-based solutions.

OBJECTIVE 1:

Reduce flood risk to people, property, and infrastructure

Chronic drainage issues and aging infrastructure make many parts of Alamo vulnerable to both localized and systemic flooding. This objective focuses on mitigating these risks through targeted capital improvements, stronger development standards, and integration of nature-based approaches.

ACTION 1: Identify and prioritize flood-prone areas for targeted drainage improvements

Using drainage modeling, community input, and reports from recent flooding events, the City will map areas most affected by standing water, runoff, and street flooding. Priority locations—such as neighborhoods south of Ridge Road or near aging subdivisions—will be targeted for capital drainage projects that may include expanded storm drains, detention basins, or regraded roadways. The City will pursue funding from FEMA's BRIC program and the Texas Water Development Board's Flood Infrastructure Fund.

ACTION 2: Require new development and substantial renovations to build 2 feet above FEMA Base Flood Elevation (BFE)

To minimize property damage and ensure long-term resilience, Alamo will update its development standards to require that all new construction and major renovations in high-risk flood areas be elevated at least two feet above FEMA's designated BFE. This change aligns with FEMA national best practices and reduces future recovery costs.

ACTION 3: Expand the scope of drainage requirements to cover all new development

Current drainage design standards apply primarily to subdivision development, leaving gaps in regulation for infill and smaller-scale projects. This action will revise the city's development code to require all new residential, commercial, industrial, and institutional projects—regardless of size or subdivision status—to meet baseline drainage performance standards. This will help ensure that new construction does not worsen conditions in already burdened neighborhoods.



Goal: Strengthen Alamo's resilience to flooding, extreme heat, and other climate-related hazards through proactive planning, infrastructure upgrades, and nature-based solutions.

ACTION 4: Promote low-impact development (LID) strategies across public and private projects

To reduce runoff and improve infiltration, Alamo will encourage the use of LID techniques such as permeable pavement, vegetated bioswales, rain gardens, and on-site water detention. These elements will be integrated into capital projects, site plan review processes, and design guidelines. LID strategies offer long-term cost savings and climate adaptation benefits and can improve aesthetics and habitat quality.

ACTION 5: Coordinate with regional partners to align drainage improvements with broader stormwater management initiatives

The City will collaborate with the Hidalgo County Drainage District #1 and nearby municipalities to ensure local projects contribute to regional flood mitigation goals. This includes data sharing, joint grant applications, and participation in long-range watershed planning efforts that address cross-jurisdictional drainage flows.

Additional Resilience Actions (from other sections)

- **Repurpose the decommissioned sewer lagoon into a green infrastructure or ecological asset** (see Section 2). This site offers an opportunity to absorb runoff, create habitat, and add public open space.
- **Enhance greenspace and plant shade trees throughout the city** (see Section 2). These improvements reduce the urban heat island effect, promote walkability, and increase stormwater absorption.
- **Develop a citywide roadway and drainage master plan** (see Section 4). This plan will guide phased infrastructure upgrades to address flooding and road damage exacerbated by severe climate consequences.
- **Promote and preserve natural areas as part of Alamo's eco-tourism strategy** (see Section 5). Preserving ecological corridors and natural stormwater systems supports both resilience and economic development.



An aerial photograph of a city, likely Alamo, showing a highway with multiple lanes and surrounding urban development. The sky is filled with large, white, fluffy clouds. A prominent sunburst graphic, consisting of numerous thin, white lines radiating from a point in the upper left, is overlaid on the sky. A semi-transparent white rectangular box is positioned in the lower right quadrant of the image, containing the section title.

SECTION 9

LAND USE AND HAZARD- RESILIENT GROWTH

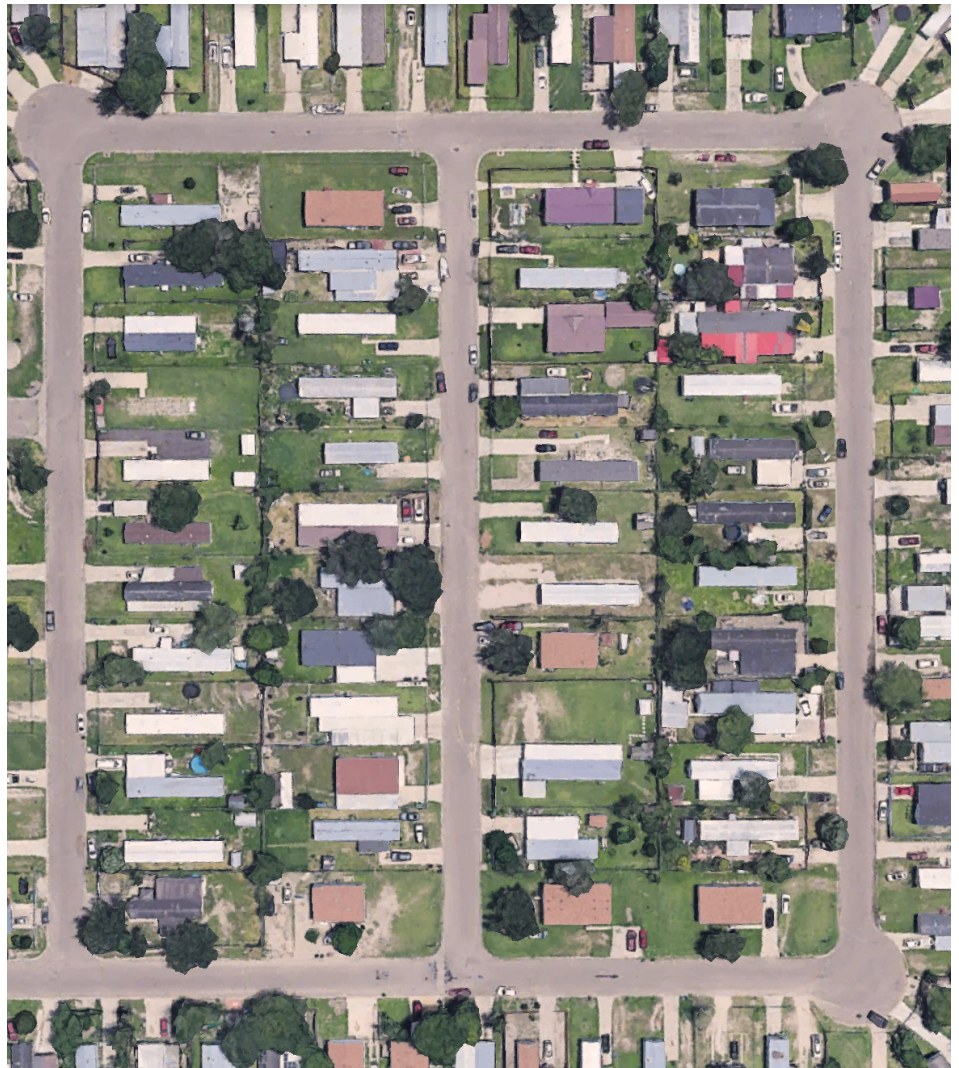
PURPOSE OF THE LAND USE PLAN

The Land Use Element provides the framework for how Alamo intends to grow over the next decade. It sets forth a long-term vision for residential neighborhoods, commercial corridors, parks and open space, agricultural areas, and future development sites, while ensuring that growth aligns with local values, infrastructure capacity, and the City's natural hazard profile.

Because this comprehensive plan is funded through CDBG-MIT, the Land Use chapter also directly incorporates the Texas General Land Office requirements for:

- ▶ **HAZARD-AWARE PLANNING**
- ▶ **MITIGATION-FOCUSED DEVELOPMENT PATTERNS**
- ▶ **NATURAL SYSTEM PRESERVATION**
- ▶ **THE SAFE SITING OF CRITICAL FACILITIES**

The goal of this chapter is simple: guide growth in a way that keeps people safe, supports a healthy economy, protects natural systems, and strengthens Alamo's long-term resilience.



EXISTING CONDITIONS AND HAZARD CONTEXT

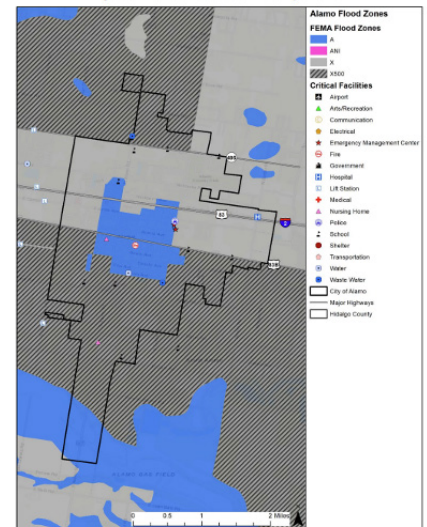
Alamo's development pattern reflects a mixture of long-established neighborhoods, active commercial corridors, agricultural areas, and pockets of undeveloped land. The City also sits within a region characterized by periodic flooding and recurring wildfire risk, and because these hazards have shaped both historical and contemporary growth patterns, they form a central part of the land use strategy. The Hidalgo County Hazard Mitigation Plan Update 2021 identifies twelve (12) different hazards that could negatively impact cities within Hidalgo County. Of those twelve hazards, only two have hazard maps specific for the City of Alamo: flood and wildfire.

Flood risk is concentrated in the **central portion of Alamo** and at the **southern city limits**, particularly adjacent to the Main Floodway. These areas experience occasional inundation during severe rainfall events and require careful consideration in future land use decisions. Wildfire risk, while less intense, is present along the **eastern and western edges of the City**, as well as a stretch of **Alamo Road**, where vegetation and wind patterns have contributed to recurrent burns over the years. In one location—near Tower Road and Fannin Avenue—flood and wildfire vulnerabilities intersect, a reminder that the community's built form was largely shaped before modern hazard data existed.

Understanding these conditions is foundational to establishing land use recommendations that avoid unnecessary risk and support hazard-ready development.

SECTION 5: FLOOD

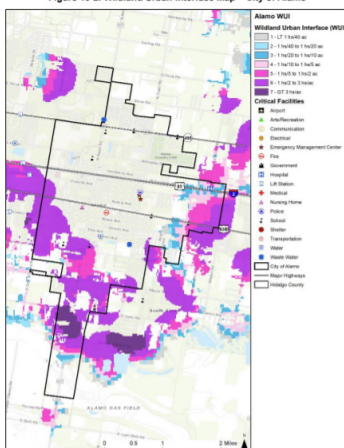
Figure 5-2. Estimated Flood Zones in the City of Alamo



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SECTION 10: WILDFIRE

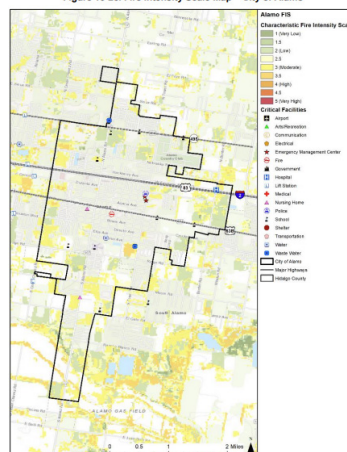
Figure 10-2. Wildland Urban Interface Map – City of Alamo



It is estimated that 20.2 percent of the total population in the City of Alamo live within the WUI. However, the entire City of Alamo is at risk for wildfires.

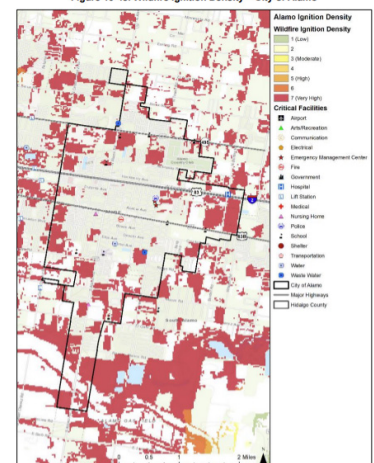
SECTION 10: WILDFIRE

Figure 10-25. Fire Intensity Scale Map – City of Alamo



SECTION 10: WILDFIRE

Figure 10-48. Wildfire Ignition Density – City of Alamo



FUTURE LAND USE VISION

The Future Land Use Map (FLUM) will serve as the City's long-range growth guide, illustrating the desired pattern of development across Alamo. The map identifies where new housing should be encouraged, where commercial and employment activity is most appropriate, where agricultural land should be retained, and how open space and public facilities should evolve over time.

The FLUM is also the primary tool for coordinating land use with hazard mitigation. It intentionally avoids placing new development in areas with known flood or wildfire exposure. Instead, these areas are planned primarily for low-density agricultural uses, parks, natural open space, or other low-intensity functions that limit public risk.

When long-standing uses—such as Public Works facilities—fall within hazard zones, the plan recommends continued use paired with protective measures rather than encouraging expansion or intensification in those locations.

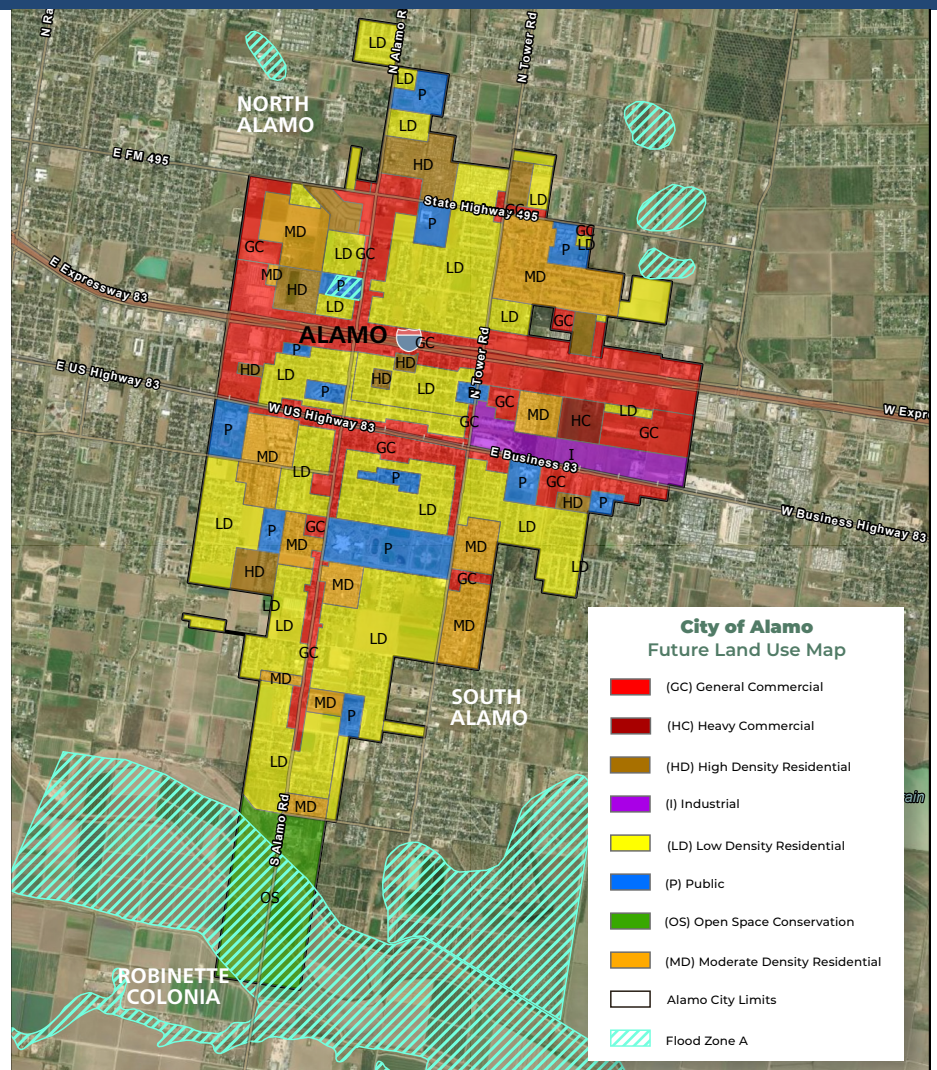


Figure 9. City of Alamo Future Land Use Map

LOW-DENSITY AREAS AND HAZARD-AWARE LAND USE

Several portions of Alamo remain characterized by low-density or agricultural uses. These areas play an important role in reducing community hazard exposure and ensuring that new growth occurs in safer, infrastructure-supported locations.

For example, the large agricultural acreage south of Alamo Road lies within one of the City's highest wildfire hazard zones. Maintaining this area in agricultural use minimizes exposure and avoids the need for costly mitigation infrastructure. Likewise, the area defined by Cesar Chavez Road, W. Nebraska Road, N. Alamo Road, and FM 495 contains only a small neighborhood and otherwise remains low-density—reflecting a development pattern that is appropriate for the varied wildfire hazards documented there. Another low-density area sits east of Tower Road; although it contains a library and a few private facilities, it functions primarily as a low-density district and is preserved as such in the land use plan.

HAZARDOUS MATERIALS AND INDUSTRIAL LAND USE

Industrial land uses associated with hazardous materials must be particularly sensitive to hazard conditions. The City discourages the placement of hazardous-material-related industries within or near mapped flood or wildfire hazard areas. The upcoming zoning ordinance update and the FLUM work together to reinforce this policy by directing industrial uses toward safer locations with appropriate transportation access, utilities, and emergency response capabilities.



Together, these land use choices reinforce the principle that not all land is suitable for higher-density development, and preserving low-density uses in hazard-afflicted areas is a key resilience strategy.

Land Use Priorities

DIRECTING GROWTH AWAY FROM HAZARD AREAS

One of the most important functions of a land use plan is to guide new growth toward the safest and most suitable locations. In Alamo, this means prioritizing new residential and commercial development in areas with minimal hazard exposure, adequate infrastructure capacity, and strong connectivity to schools, parks, and commercial amenities.

City-led projects already reflect this principle. For instance, the transformation of the former wastewater treatment lagoon into a green-infrastructure park will not only create a new recreational amenity but also serve as stormwater storage—demonstrating resilience-focused land reuse. Meanwhile, major public facilities that precede modern hazard mapping, such as the Public Works Department, will continue to operate in place but will incorporate mitigation measures, such as covering conductors on utility poles, replacing building materials with ignition-resistant materials, and creating defensible spaces with non-combustible hardscaping, where feasible.

Planned future studies—such as commercial corridor evaluations and an industrial feasibility assessment—will explicitly analyze hazard exposure before recommending new development locations. This ensures that long-term planning and near-term implementation remain aligned.

PRESERVING HIGH-HAZARD UNDEVELOPED AREAS

Although Alamo does not contain many “undeveloped high-hazard” areas, the few that do exist are largely agricultural lands that will remain agricultural in the FLUM. These parcels serve as buffers against wildfire and flooding, and retaining them in low-intensity uses helps reduce community vulnerability. The City does not intend to convert these areas into parks or invite recreational use that might unintentionally place residents within hazard-prone zones.

NATURAL DRAINAGE SYSTEMS AND ENVIRONMENTAL PROTECTION

The Main Floodway is Alamo’s most significant natural drainage system. Because this system plays a critical role in flood management across the region, the City will preserve the floodway in its natural function and avoid land uses that would obstruct, alter, or intensify drainage flows.

Elsewhere in the City, natural drainage features are limited, but the plan encourages the incorporation of stormwater-sensitive design into parks, trail corridors, and redevelopment projects. The potential green-infrastructure park at the former wastewater site is a prime example, as it will combine recreation, stormwater management, and ecological enhancement.

ALIGNING WITH ZONING AND FUTURE IMPLEMENTATION

The City is currently preparing a comprehensive zoning ordinance update. Once completed, zoning districts will be mapped to the land use categories in the FLUM, ensuring consistency between long-term planning and day-to-day development decisions. The zoning update will also incorporate hazard overlays, limiting or prohibiting certain uses within hazard areas and ensuring that future commercial, residential, and industrial development aligns with resilience goals.

TRANSPORTATION AND HAZARD RESILIENCE

Alamo's transportation improvements focus primarily on **sidewalk expansion, crosswalk upgrades, and enhanced pedestrian safety**, rather than major new roadway construction. These improvements support walkability and community connectivity without incentivizing development into hazard-prone areas.

Existing roadways—particularly those in central flood-prone areas—are vulnerable to inundation during severe storms. While the street network

does not appear significantly affected by wildfire hazards, heat-related pavement distress remains a possibility. A future roadway and drainage master plan will address these issues in greater detail.

The city's emerging trail network may cross areas with documented flood or wildfire risk, largely because Alamo's built form leaves limited routing alternatives. As part of a future Trail Master Plan, the City will evaluate each alignment and introduce mitigation features or rerouting where necessary.

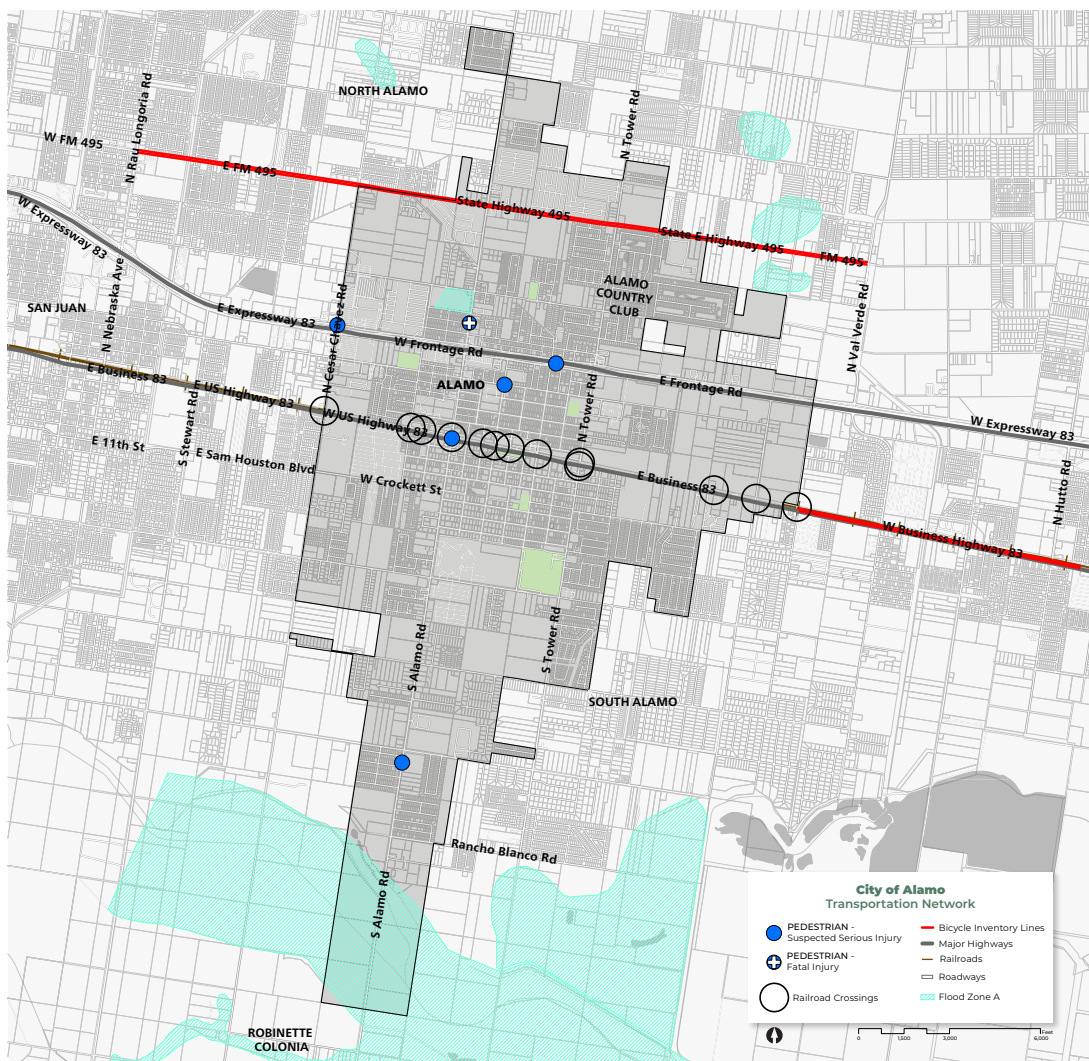


Figure 10. City of Alamo Transportation Network

INFRASTRUCTURE AND CAPITAL IMPROVEMENTS

WATER, WASTEWATER, AND STORMWATER SYSTEMS

Most of Alamo's drinking water system is stable and functions effectively, with modernization needs typical of small and medium-sized Texas cities. Wastewater and stormwater systems face more direct hazard exposure, particularly where aging pipes, undersized lines, or limited lift station capacity intersect with flood-prone areas. Planned improvements identified in previous studies will help reduce the vulnerability of these systems and support long-term growth in safer areas of the community.

COMMUNITY FACILITIES AND HAZARD EXPOSURE

Several important municipal and community facilities lie within flood risk zones, including the library, public works yard, filtration plant, police station, fire station, and several healthcare providers. While these facilities are not being relocated, future capital improvements will incorporate floodproofing, elevation adjustments, backup power, and other resilience measures. New community facilities will be directed away from hazard areas whenever possible to reduce long-term public safety risks and operational disruptions.

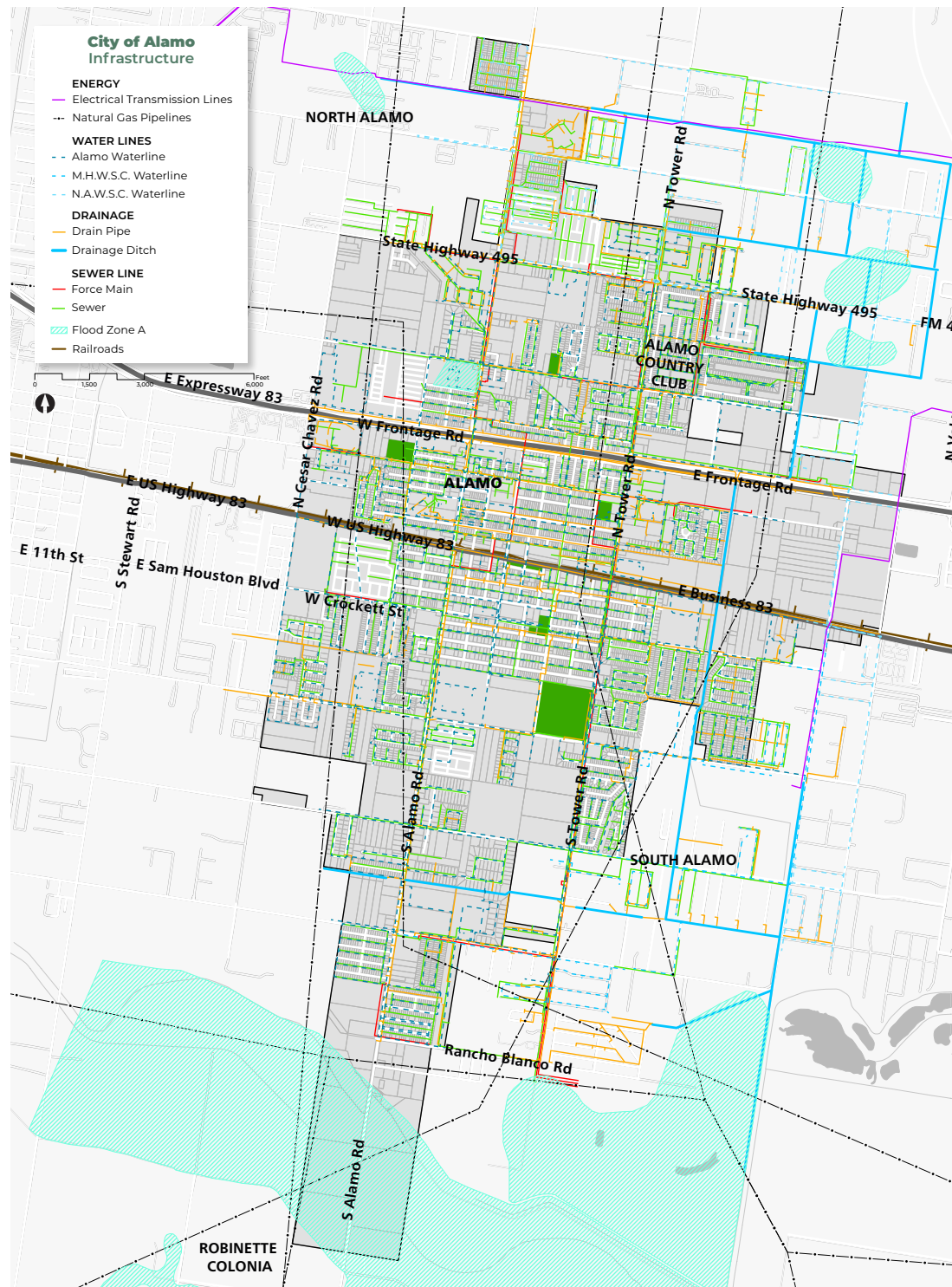


Figure 11. City of Alamo Infrastructure

This map illustrates the locations of schools, public safety stations, the library, public works facilities, and local healthcare providers in relation to mapped flood and wildfire hazards. Presenting these facilities alongside hazard areas provides clear insight into which sites face the greatest vulnerability and helps the City prioritize future capital investments and mitigation actions.

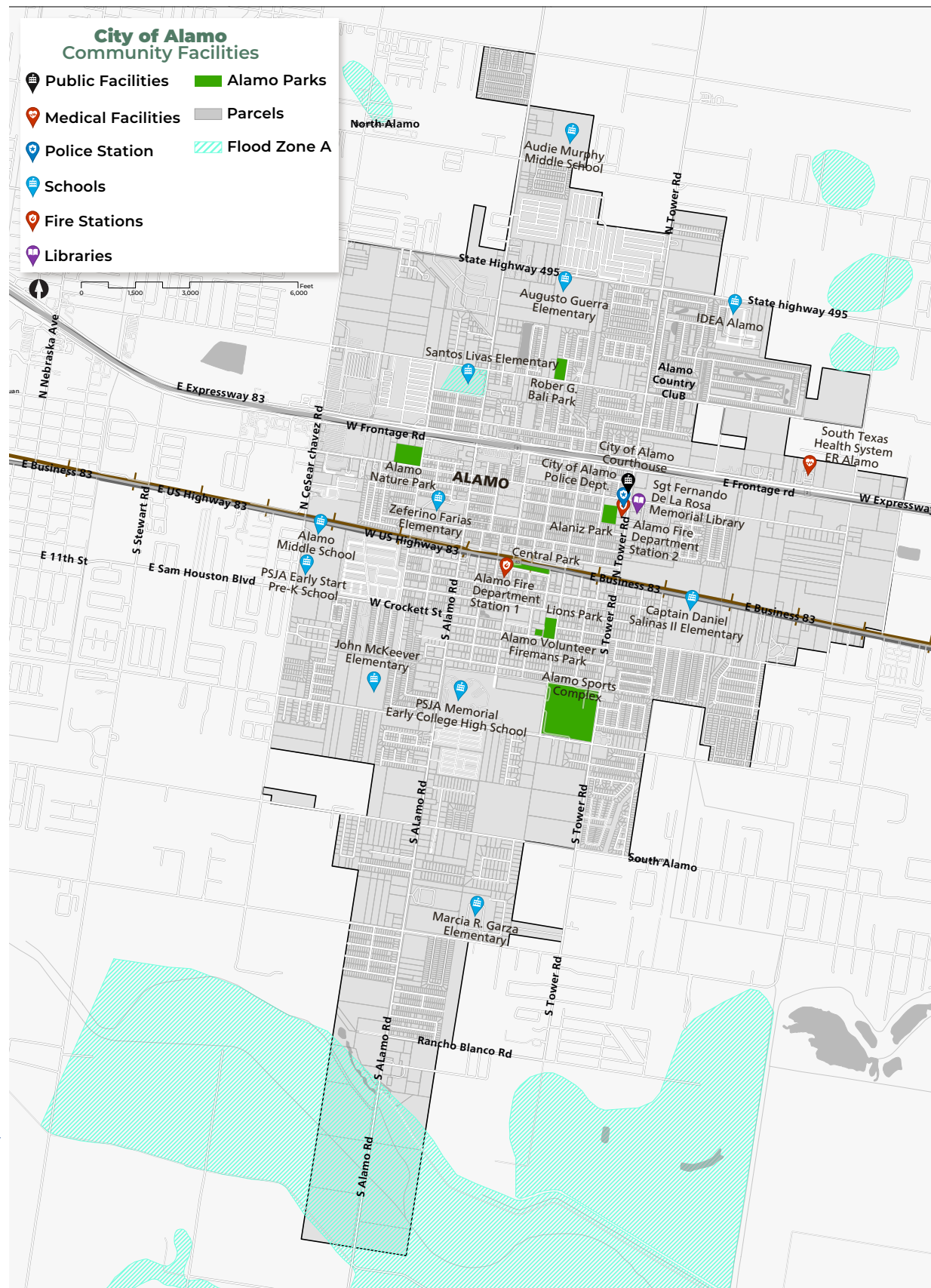


Figure 12. City of Alamo Community Facilities

The City's designated emergency shelter—Jesse Vela Jr. Middle School (Gym B)—is located entirely outside flood and wildfire hazard areas, offering a safe and reliable location for community refuge during extreme weather events.

The Land Use Element establishes a framework for guiding Alamo's future growth in a way that strengthens community character, supports economic opportunity, and protects residents from natural hazards. By directing development toward safer, infrastructure-ready areas and preserving low-intensity or agricultural uses where risks are highest, the plan balances long-term resilience with Alamo's

desire to grow thoughtfully and sustainably. The preservation of natural drainage systems, careful siting of public facilities, and deliberate avoidance of hazard-prone areas reflect an approach that prioritizes both safety and responsible stewardship of the land.

As the Future Land Use Map, zoning updates, and capital improvement strategies are implemented, this chapter will serve as a reference point for aligning day-to-day decisions with the City's long-term vision. Ultimately, the Land Use Plan is designed to help Alamo grow in a way that honors its heritage, protects its people, and positions the community to thrive for generations to come.