

CITY OF PORT ISABEL

COMPREHENSIVE PLAN

PLANNING PERIOD 2005-2015

APRIL, 2005

EXECUTIVE SUMMARY AND INTRODUCTION

The Office of Rural Community Affairs in conjunction with the United States Department of Housing and Urban Development furnished financial support to the Activity described in this publication which does not necessarily indicate the concurrence of the Office of Rural Community Affairs or of the United States Department of Housing and Urban Development with the statements or conclusions contained in this publication

The data, information, analysis, and recommendations presented herein are exclusively for planning and budgeting purposes and do not constitute engineering analysis or detailed cost estimates. Engineering for each of the recommended tasks are beyond the scope of these studies and should be performed in the customary fashion as projects are defined and implemented.

Prepared by:

RG CONSULTANTS

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EXECUTIVE SUMMARY

A comprehensive planning study is a process used to develop a master plan around which a community can implement an orderly growth as well as provide remedial measures for improving the quality of life in the community. A properly prepared Plan provides a framework around which a community can develop optimal use of its resources while continuing to provide adequate infrastructure and services to its residents.

The City of Port Isabel, Texas (City) is a Home Rule Municipality and constitutes an incorporated City functioning under the Texas Local Government Code, Chapter 9 as authorized to do so by Article XI, Section 5, of the Texas Constitution. The City abuts the City of South Padre Island on the east and has an estimated population of 5319. This Plan, funded by the Office of Rural Community Affairs, is intended to serve as a master plan for the future development of the City. This Study was commissioned by the City of Port Isabel in order to plan for the orderly growth of the City as well as develop remedial measures for improving the quality of life in the City. The Current administration is as follows:

Mayor	-- The Honorable Patrick H. Marchan
Mayor Pro-Tem	-- Mr. Joe Vega
Commissioner	-- Mr. Mario Tamayo
Commissioner	-- Mr. Guillermo "Memo" Perez
Commissioner	-- Mr. Martin Cantu
City Manager	-- Mr. Robert Garcia
City Finance Director	-- Mr. Pete Capistran
Planning Consultant	-- RICARDO GÓMEZ & ASSOCIATES

This Study encompasses a broad range of areas, such as population, housing, land use, infrastructure, economic and historical preservation, the Central Business District, drainage, streets, thoroughfares, subdivision ordinance, zoning ordinances, parks and capital improvements, and presents an integrated plan that incorporates the interrelationships between these areas in its goals and implementation. Figure 1-1

illustrates the process followed in the preparation of the Comprehensive Master Plan (Plan). As shown in this Figure, the process followed was detailed and comprehensive. The data gathered and compiled was continually reviewed and cross verified to guarantee the integrity of the information and its applicability to the plan. This process ensured well-researched and well-conceived criteria, rather than piecemeal and fragmented generated by a daily City operation.

The main driver for the Master Plan is population. The population projection established the need from housing. The need for housing in turn drives the need for infrastructure and utilities. Quality of life issues, such as parks, recreation facilities, and municipal services in-turn impact the growth of population.

The Plan presented covers a ten (10) year planning period. The period is divided into three (3) phases, 1) Years 1-2, 2) years 3-5, and 3) years 6-10. Using prioritization criteria, projects were listed as Mandatory, Necessary, Desirable and Acceptable. Due to resource limitations and the likelihood of Plan updates, prioritization was limited to the proposed capital improvement in Phase 1 (Years 1 to 2) and Phase 2 (Years 3 through 5). It should be noted that none of the proposed projects met the Mandatory priority as defined in the Plan. Therefore, only the lower three priority classifications were used. Potential funding for each project was also identified. The priority is indicated by color coding: 1) Mandatory (none); 2) Necessary-blue; 3) Desirable-green; and 4) Acceptable-yellow. A summary of the funding sources for the first five (5) years of the Plan can be found in ***Chapter I Capital Improvement Program***.

Details and supportive information for each of the Plan components are provided in the following chapters.

2. PLAN PRESENTATION AND NOMENCLATURE

Major elements of the Plan are the development projects to support the Plan, estimation of costs for these projects and identification of funding sources. Project developments are detailed in each of the chapters pertaining to that component. For ease of presentation and brevity specific funding sources are presented in the executive summary and in the chapter pertaining to the Capital Improvements Plan, ***Chapter I***. The cost estimates are presented in each Chapter and as a summary in the Capital Improvements section.

Throughout this Plan various abbreviations, acronyms and references are made. The following are the rules followed.

- 1) Footnotes—Footnotes are used to indicate sources of data or other information and for explanatory used in the Plan. These are numbered sequentially. The footnotes are listed at the bottom of the page on which they are first referenced.

- 2) Tables—Tables are included in the body of the Plan and are numbered sequentially within a chapter. For example, Table A-1 is the first table in Chapter A.
- 3) Exhibits—Exhibits are supplemental information provided for ease of presenting this Plan to the public. The Exhibits can be used to print slides or summaries of the information contained herein. Exhibits are located at the end of the each text report and again in a special sections entitled Exhibits located at the end of all text materials. The Exhibits are mainly repetitive of information in the report but are provided as separate documents for ease of presentation. A summary of the entire Plan can be presented using only the Exhibits.
- 4) Drawings—Drawings are Maps printed at an 11” x 17” format and are located at the end of the text report. Since the scale maps are printed in a large format, 24” x 36”, or larger, they are difficult to manipulate. The Drawings are mainly intended to be ledger-sized versions of the large format maps described in item 6 below and are provided for ease of reference. They are referenced using alphabetic letters beginning with A and progressing up the alphabet sequential, such as Drawing E, and their letters match the letter of the large format map. All maps pertaining to Chapter A will all be Map A maps and will be labeled Map A-1, Map A-2 and so forth.
- 5) Maps—All maps are located in at the end text report and are in alphabetical order. They are referenced using alphabetic letter beginning with A for map in Chapter A and progressing up Chapter K.
- 6) Abbreviations and acronyms:
 - a) CDBG Community Development Block Grant
 - b) CHS Colonia Housing Standard (see footer 2)
 - c) EDAP Economic Disadvantaged Assistance Program
 - d) ETJ Extraterritorial Jurisdiction, area adjacent to the City that is under its control for certain aspects of development.

- e) FEMA Federal Emergency Management Agency.
 - f) FHMA Federal Housing Metropolitan Authority.
 - g) HOME Home Investment Partnership Program.
 - h) HUD U.S. Department of Housing & Urban Development
 - i) MPO Metropolitan Planning Organization
 - j) NADBank North American Development Bank
 - k) ORCA Office of Rural Community Affairs
 - l) RGA Ricardo Gomez & Associates
 - m) TCDP Texas Community Development Program
 - n) TCEQ Texas Commission on Environmental Quality
 - o) TDHCA Texas Dept. of Housing & Community Affairs
 - p) TDPW Texas Dept. of Parks & Wildlife
 - q) TWDB Texas Water Development Board
 - r) TxDot Texas Dept. of Transportation
- 7) Proper named references:
- a) Plan City of Port Isabel Master Plan (this report)
 - b) City City of Port Isabel
 - c) Infrastructure Water, sewer, streets, drainage services
 - d) Zone one of several geographic areas of the City used to facilitate the presentation in this report.

For information and demonstration purposes only, a City Organizational Structure is herein included to better visualize the general administration of the local government. The Organizational Structure is found in the Exhibits section as Figure 1-2.

This Study was prepared by:

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