

COMPARE DEVELOPING AND MARKETING YOUR SUBDIVISION IN THE CITY OF McALLEN VERSUSTHE COUNTY*

	CITY OF McALLEN	HIDALGO COUNTY
PROCESS	Streamlined (you only process your subdivision with the City of McAllen)	Dual process (you must process the subdivision both with the City of McAllen and Hidalgo County).
STREET LIGHTS	The cost of the electric bill for the street lights is paid by the City of McAllen from city property taxes. The spacing of street lights is every 250 feet.	Before subdivision recording you will be charged \$180.00 or more per required street light to cover the subdivision's electric bill for the first year. After one year of recording your subdivision or sooner, the Hidalgo County Tax Assessor/collector will charge each lot owner a street light fee in their property tax statement to cover the street light electricity fee. The new county standards require a street light every 250 feet.
AMBULANCE	The City of McAllen has a contract with Medcare, Inc. for ambulance services. As per the contract the company is required to have eight (8) ambulances within the city limits at all times.	The county provides services through contracts with various providers. No ambulances on stand by like in McAllen.
POLICE	The McAllen Police Department constantly provides quality community-oriented services to enhance public safety. The department strives to have 2.0 officers per 1,000 population ratio at all times. This ratio is the highest in South Texas and among the highest in Texas.	The Hidalgo County Sheriff Department's mission is to provide a sense of security for the public. Based on the estimated population they serve and the number of officers that conduct patrolling their ratio is 0.4 officers per 1,000 in population.
FIRE	The McAllen Fire Department has 176 paid firefighters and 17 civilian staff. The department provides excellent quality of service to the citizens of McAllen.	The county does not have a Fire Department. Services are with contracts with various city fire departments.
ISO INSURANCE RATES	McAllen's Insurance Service Office(ISO) Rating is a # 2. South of the City of San Antonio the only cities to have an ISO rating this low are McAllen and Corpus Christi. A low ISO number gives your future lot owners low property insurance premiums.	The county does not have ISO ratings. Insurance premiums for new houses in the county could be more expensive.
CODE ENFORCEMENT	The City of McAllen has a Code Compliance Department composed of 19 code enforcement officers. The city is divided into code compliance zones and every neighborhood has regular code compliance inspections. Parking in the front yard is prohibited.	Code enforcement conducted by Hidalgo County covers the areas in the county not inside the city limits of a municipal government with five (5) code enforcement officers. The officers primarily handles issues related to weedy lots and illegal dumping. Parking in the front yard is allowed.
ANIMAL CONTROL	The animal control division of the McAllen Police Department is made up of six (6) animal control officers to serve the community.	Hidalgo County covers the areas in the county not inside the city limits of a municipal government with seven (7) animal control officers.
MOSQUITO SPRAYING	Mosquito spraying takes place year round. Traps are placed throughout the city. Based on the results of the traps mosquito spraying, prevention and education to the residents takes place	No such services in the county. The county only conducts mosquito spraying after large rains.
STREET SWEEPING	Occurs quarterly weather permitting.	No such services in the county.
GARBAGE COLLECTION	Each resident receives a trash bin for the garbage and one for the recyclable materials. Each bin is picked up once a week at an affordable rate.	No such services in the county. Residents must contract with a private garbage collection company or haul their garbage to a county transfer station.
BRUSH COLLECTION	Brush is collected at every residence inside the city limits once per month at an affordable rate.	No such services in the county.

* As of April, 2019

McAllen Annexation

Message from the Mayor



Dear subdivision developer:

As Mayor of ^{2nd St. Hike and Bike Trail} McAllen I invite you to become a part of our Great City!

Orderly growth of a city is critical to its long-term viability and allows the city to provide services to our citizens in an efficient and fiscally responsible manner. Annexation allows the city to protect land and property values through zoning and building regulations.

The many services and advantages of being a part of McAllen include public health and safety, building standards and protection of land uses, and the opportunity to vote for your elected officials including the Mayor, District City Commissioners and Public Utility Board of Trustees. As a further direct benefit, residents may also see a reduction in homeowners insurance, due to provisions of these services.

While our residents have access to facilities such as the city libraries, community centers, and parks, the city also provides police patrolling and prompt response to emergency calls. In addition, the city offers enhanced fire protection, animal control services and code compliance such as the elimination of weedy lots, illegal dumping, junk vehicles and the spraying of neighborhoods for mosquitos.

The city also maintains the public streets, assures street lighting and pays the electric bill for those lights. All these services are available to residents after annexation into the corporate limits of the City of McAllen.

McAllen has one of the lowest property tax and utility rate in the State of Texas while providing all these services to our fine residents. A 2019 study of the largest 200 cities in the country by SmartAsset, a financial technology company, ranked McAllen the 7th safest city in the nation.



We invite you to become a part of the growing and award winning City of McAllen. I strongly believe that your residential lots will be more appealing to prospective buyers and families if you announce that your subdivision is a part of the City of McAllen.

Please feel free to contact our city offices at (956) 681-1001 to talk about this opportunity.

Yours truly,
Jim Darling
Mayor

INFORMATION

- Airport 681-1500
- Building Permits and Inspections 681-1300
- City Manager 681-1001
- City Secretary 681-1020
- City Tax Office 681-1330
- Code Compliance/Health Department 681-1900
- Convention Center/Performing Arts Center 681-3800
- Fire Department 681-2500
- Las Palmas/Senior Community Center 681-3350
- Lark Community Center 681-3340
- Memorial Library 681-3000
- Palmview Community Center 681-3360
- Palmview Golf Course 681-3444
- Parks & Recreation 681-3333
- Police Department 681-2000
- Sanitation, brush and graffiti removal 681-4000
- Sewer backups 648-4010
- Streets, alleys and drainage 681-4000
- Water line breaks 681-1717
- General issues of concern Dial 311