



## MEMORANDUM

TO: Mark W. Milum  
City Manager

DATE: September 24, 2025

FROM: Paolina Vega, P.E.

SUBJECT: Proposed Park Improvements at Old City Landfill

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This memorandum presents a proposal for the development of a new public park within the City of Los Fresnos.

### **Background**

The project site is located approximately 2,500 feet south of the intersection of 10<sup>th</sup> Street and Nogal Street, in Los Fresnos, Texas. The area was previously used as a landfill, but it is currently identified as inactive. The project site is approximately 40 acres. It is estimated only 8.5 acres can be used for the proposed park improvements due to the existing conditions from previous hazardous waste. This estimate was based on aerial photographs and map provided by the City of Los Fresnos.

### **Existing Conditions**

There is an existing 8" waterline that runs along the east right-of-way of Nogal Street. It is located approximately 857 feet north of the project site. The nearest gravity sewer line is located in the alleyway of 9<sup>th</sup> and 10<sup>th</sup> Street, approximately 2,700 feet north of the proposed site. The Wastewater Treatment Plant is 904 feet north of the area. There are no existing gravity sewer lines nearby.

Nogal Street runs along the east boundary of the property and has a 60-ft right of way. The roadway is a rural street, predominantly made of caliche and is approximately 16-18 feet in width. The existing street also has a section of HMA north of the project limits that shows severe deterioration including cracking and potholing.

See attached Exhibit A for Existing Condition Site Map.

### **Proposed Improvements**

The Los Fresnos Park Improvements will consist of the following amenities:

- 8 ft. Wide Concrete Walking Trail
- Open space for Sports – Soccer & Baseball Field
- Concession Stand & Restroom with 2 stalls per gender
- 4 Exercise Equipment Stations



- 5 Picnic Tables with Canopy
- Bleachers with Canopy around the sports area
- Asphalt Parking Lot with 21 Public Spaces and 3 Accessible Parking Spaces
- Musco Sport Field Lighting

The estimated costs for park amenities is \$1,214,662.00

The street reconstruction of Nogal Street will address serious issues from the existing conditions involving cracks, potholes, differing roadbed sections and widths. Proposed reconstruction is estimated to be 770 L.F from 10<sup>th</sup> St. to the proposed park site. The proposed roadway will consist of 2" Hot Mix Asphalt Concrete, Prime Coat, 6" Limestone Base, and 6" Lime Stabilized Subgrade and will be 20 feet wide. The estimated cost for street improvements is \$226,279.00.

Offsite utility improvements will consist of the extension of an 8" waterline 1,219 L.F to the site, a proposed 2" force main line that will be extended 1,917 L.F, and a new grinder pump station. The estimated costs for water and sewer improvements are \$405,066.00 and \$136,890.00 respectively.

See attached, Exhibit B for Proposed Improvements Schematic.

The total cost estimate for the park improvements including street and off-site utility improvements including a 15% contingency is \$4,858,061.73.

See attached Exhibit C for detailed Opinion of Probable Construction Costs.

### **Impeding Factors**

The project has several factors that could affect the development of the site such as being in a flood zone and environmental considerations.

The Flood Map Service Center website provides details regarding flood risks. The map number for the proposed area is 48061C0465F, indicating that it is classified as Flood Zone AH, with an flood base elevation of 16 feet. The proposed area is identified as a high flood risk zone. Embankment for proposed buildings will need to be added in order for the finished floor elevation to be 3 feet above the existing ground to avoid flooding, per FEMA guidance.

The proposed area was previously used as a landfill for the City of Los Fresnos. Landfill conversions are allowed for use if it is shown that there are no potential risks to human health or the environment due to contamination of hazardous waste. Landfill areas are known as a source for methane gas emissions. Methane is produced during the decomposition of waste in landfills. This gas can penetrate buildings leading to hazardous conditions such as health risks. Proposed improvements should be located in areas where it has been verified that there is no waste. This can be performed by completing a Phase 1 Environmental Site assessment of the site.