



# 2014-2024 COMPREHENSIVE PLAN

INCORPORATED IN 1952

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Planning Workshop  
March 25, 2014

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# 1 COMMUNITY GOALS & OBJECTIVES

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Community goals and objectives guide the actions recommended throughout the Comprehensive Plan. Anthony residents' goals and objectives were developed through public hearings, presentations, and interviews. On March 25, 2014 Anthony held a planning workshop at Town Hall. The purpose of the workshop was to identify, organize, and analyze goals and objectives for the community. The conclusions from the workshop can be expressed as a community vision statement that describes residents' hopes for what Anthony might be like in 2024:

## *Town of Anthony Community Vision Statement*

*In 2024, Anthony will be a residential community that provides excellent services and attractive amenities. The Town will be characterized by:*

- *A local economy that supports a variety of businesses for residents and visitors;*
- *Well-maintained recreational facilities for youth, adult, and senior entertainment that capitalize on the natural environment and proximity to the Franklin Mountains State Park;*
- *Diverse housing opportunities affordable to and serving the needs of all segments of the population; and*
- *Water and sewer systems that provide good service at low cost to taxpayers.*

### **1.1 Community Planning Workshop**

The planning workshop gathered information from Anthony residents using an effective, established process known as the Goals Grid Method.<sup>1</sup> The following questions were presented to those in attendance:

1. What are you trying to achieve?
2. What are you trying to preserve?
3. What are you trying to avoid?

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<sup>1</sup> Nichols, Fred (2000) The Goals Grid: A Tool for Clarifying Goals and Objectives

#### 4. What are you trying to eliminate?

Residents responded as follows:

##### PRESERVE/ACHIEVE

- More housing choices: owner & renter, multi-family and single-family
- Good quality housing for existing and prospective residents
- Establish a Transportation Reinvestment Zone (TRZ) on property north of Camping World and develop property to include a mix of uses including housing and commercial
- More establishments that serve residents: dine-in restaurants, medical facility, and bank.
- Better traffic circulation around the Dollar Store
- Community/Recreation Center
- Hike & bike trail system in eastern Anthony
- Additional recreational facilities such as more basketball courts and a water feature
- More resident use and awareness of the Rio Grande Riverpark Trail
- Revitalize and beautify Main Street
- Updated map of floodplain for residents (for insurance purposes)
- Good Road map for utility department
- CAD property/address information
- Continued grant awards for water and sewer improvements
- Zoning ordinance and map that promote Town's land use goals including new zoning districts

##### ELIMINATE/AVOID

- Housing Concerns
  - Dilapidated manufactured housing/trailers
  - Decline in property values
  - Low housing vacancy rate
- Noise/Fumes from trucks
- Land uses that create pollution, no more truck stops

- Fewer chain restaurants
- Drainage issues
- Zoning by square footage
- Town maintained roads in poor condition

## *1.2 Implementation: Goals & Objectives Framework*

The results of the Goals Grid Method were used in conjunction with field work and background research to define specific implementation plans for each area of the Comprehensive Plan. Each implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs.

## *1.3 Commitment to Fair Housing*

In recognition of fair housing as important to all aspects of community planning, these studies include analyses of protected classes in Anthony and of how Anthony policies, procedures, and investments impact protected classes in the Town.

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## 2 POPULATION ANALYSIS

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Comprehensive plans include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, which collects population information at ten-year intervals, and from a survey of the community's occupied houses.

### *2.1 Highlights*

The Town of Anthony initially began as a farming community in the Rio Grande Mesilla Valley. The Town was incorporated in 1952 and developed into a bedroom community for the cities of Las Cruces, New Mexico and El Paso, Texas. Anthony has experienced substantial growth each decade over the last fifty years, due in part to the Town's proximity to those two metropolitan areas. This study projects that Anthony's population will continue to grow over the next 10 years, reaching approximately 6,220 residents in 2024.

Between 2000 and 2010, the age distribution of Anthony's residents changed as young parents became middle-aged. The Town's percentage of very young children and seniors remained stable during that time period. Since the La Tuna Federal Correctional Facility is included in census population counts, the Town has a high percentage of male residents between the ages of 20 and 44 years compared to County and State figures. Like El Paso County, Anthony's population is predominately White (72%) and of Hispanic or Latino (69%) ethnicity.

## 2.2 Conditions & Forecast

### Population Counts

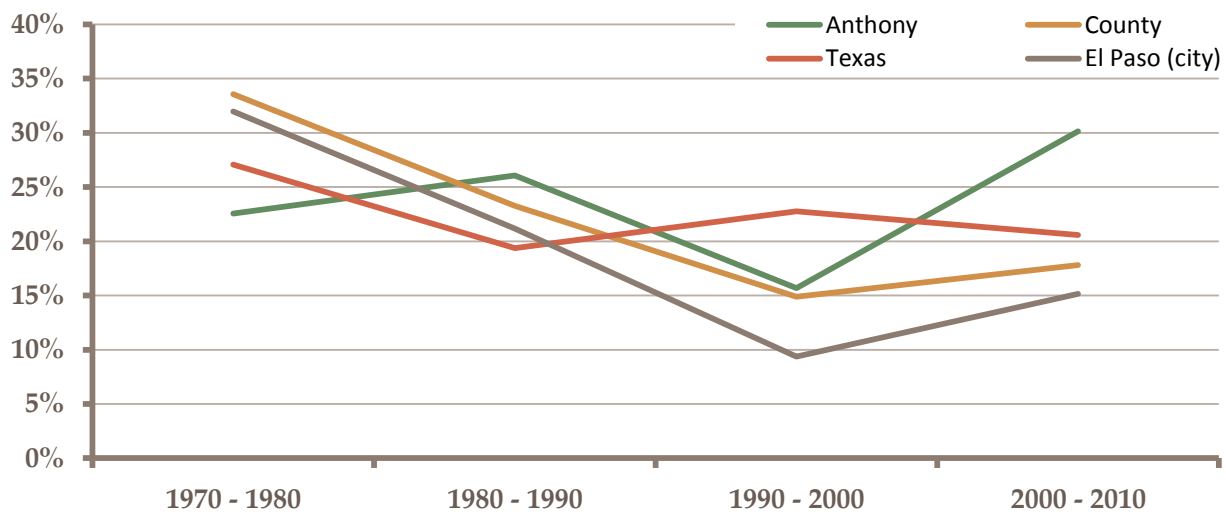
According to US Census counts, Anthony's population has more than tripled since its incorporation in the 1950s. The Town's population has grown on average 24% each decade over the past fifty years. The population of El Paso County has also grown significantly each decade since 1960; however, at a lower average rate (21%) than Anthony. It should be noted that the inmate population of the La Tuna Federal Correctional Institute is included in the census population counts as well as the 2014 estimate shown in *Table 2A*.

Table 2A: Population 1960 - 2010

Year	Anthony	El Paso County	State of Texas
1960	1,082	276,687	9,579,677
1970	2,154	322,261	11,196,730
1980	2,640	425,259	14,229,191
1990	3,328	515,342	16,986,540
2000	3,850	563,662	20,851,820
2010	5,011	649,121	25,145,561
2014 (estimate <sup>2</sup> )	5,390		

Source: US Census Bureau, *Profile of Demographic Characteristics, 1950 - 2010*

Chart 2A: Population Change 1970 - 2010



The La Tuna Federal Correctional Institute (La Tuna FCI) is located within the Town of Anthony and as stated above, the inmate population is included in census population counts. The Federal Bureau of Prisons reports 1,840 inmates at the La Tuna FCI. The inmate population represents roughly 37% of the 2010 census population. For planning purposes, throughout the remainder of the planning studies the inmate population is subtracted from the 2014 population estimate to more accurately represent the

<sup>2</sup> The Town's 2014 population estimate was derived from the Housing Unit Method, defined in *Appendix 2A*.

population of residents who utilize public infrastructure and services. The 2014 planning population estimate is 3,550 residents.

*Race and Ethnicity*

As shown in *Table 2B*, Anthony has a slightly smaller minority population than El Paso County. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Hispanic/Latino residents comprise 69% of the population, and racially non-White residents comprise 27% of the population. The percentage of non-white residents in Anthony increased between 2000 and 2010. Hispanic/Latino residents as a percentage of the total population decreased by roughly 15% between 2000 and 2011; however, the number of Hispanic/Latino residents increased by 290 residents.

As shown on *Map 2A: Population Distribution 2014 and 2024* and discussed further in *Chapter 3: Housing*, all census block groups in the Town of Anthony are defined as areas of high minority concentration. An “Area of High Minority Concentration” is defined by the State of Texas as “a census block group that consists of 65% or more of minorities. Minorities include all racial and ethnic population groups other than ‘White, non-Hispanic (Anglo)’”. Census data is not available to map the locations of other protected classes for towns with fewer than 20,000 residents.

Additional race data is included in *Appendix 2A: Project Beneficiaries*.

Table 2B: Population by Race & Ethnicity, 2000 - 2010

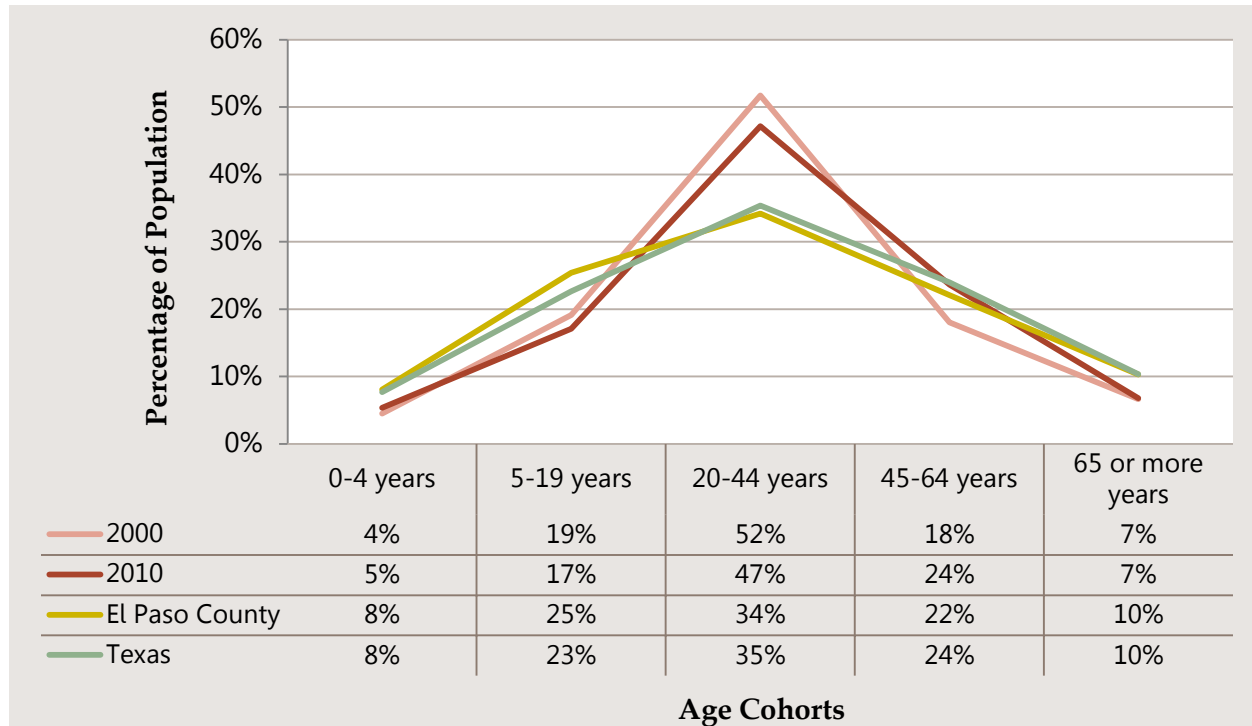
Characteristic	Anthony				El Paso County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
<b>Total Population</b>	<b>3,850</b>	<b>100%</b>	<b>5,011</b>	<b>100%</b>	<b>800,647</b>	<b>100%</b>
<b>Race</b>						
White	2,995	78%	3,610	72%	656,993	77%
Black or African American	149	4%	460	9%	24,864	5%
American Indian, Alaskan Native	51	1%	117	2%	6,007	0%
Asian	8	0%	47	1%	8,284	1%
Native Hawaiian / Other Pacific Islander	1	0%	11	0%	999	0%
Other	570	15%	621	12%	83,796	15%
Two or More Races	76	2%	145	3%	19,704	2%
<b>Ethnicity</b>						
Hispanic or Latino	3,187	83%	3,478	69%	658,134	82%
Not Hispanic or Latino	663	17%	1,533	31%	142,513	18%

*Note:* Figures may be rounded to next whole number  
*Source:* U.S. Census Bureau.

## Age

Since 2000, Anthony's population of middle aged adults increased by 6% and the youth population declined by 3%. The percentage of the Town's young adult population is significantly higher than the county and state and 77% of the young adult population in Anthony is male. Those high percentages are due to the La Tuna Federal Correctional Institute for men located in south Anthony, which consists of roughly 1,840 male inmates, roughly 37% of Anthony's total 2010 population.

Chart 2B: Population by Age Group, 2000 – 2010



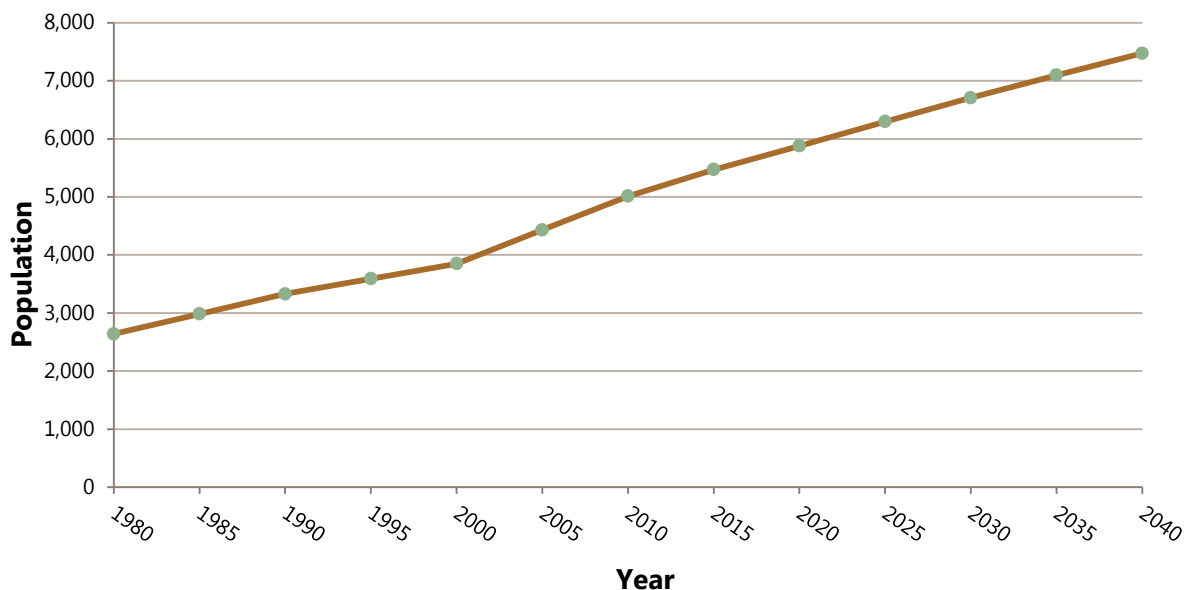
Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

## Population Projection

Population projections are used to make federal, state, and local funding decisions about facilities such as highways, sewage treatment plants, and schools.

Anthony's population forecast was created using county level data projections from the Texas State Data Center (TSDC), housing unit counts, and information from the Town. The TSDC projections forecast growth for Anthony over the planning period. More detailed discussion of the TSDC's projection methodology and the analysis for this Plan can be found in *Appendix 2B*. **Anthony's population projection for 2024 is 6,220 residents.** *Map 2A* shows the expected locations of Anthony's population in 2024. For planning purposes, throughout the remainder of the planning studies the inmate population is subtracted from the 2024 population projection to more accurately represent the projected population of residents who utilize public infrastructure and services. **The 2024 planning population projection is 4,380<sup>3</sup> residents.**

Chart 2C: Anthony Population 1980 - 2040



<sup>3</sup> The 2024 planning population projection assumes the inmate population at the La Tuna Federal Correctional Institute remains constant during the planning period.

## 2.4 Appendix 2A: Project Beneficiaries

*Table 2A.1* contains information required by the U.S. Department of Housing and Urban Development in the fulfillment of this planning grant. The numbers detailed for project beneficiaries below may not correspond exactly to the numbers presented in *Table 2B* above. That is because HUD grant programs generally require at least a 51% low to moderate community income level to qualify for funding, but income levels are not collected from all Census respondents. Census income levels are derived from a 1-in-6 sample and weighted to represent the total population. Race beneficiary numbers are then mathematically derived to correspond to income beneficiary numbers. When Census income level estimates seem too high, extra door-to-door surveys are conducted in communities to verify a 51% low to moderate income level. Because the income tabulation is slightly different for the grant application, the resulting numbers generally do not correspond to the 100% population samples that are represented in *Table 2A.1*.

Table 2A.1: Beneficiary Report

Total Project Beneficiaries 2,389 Male 1,622 Female 767

Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	297	1,561	1,858
Black/African American	88	4	92
Asian	3	2	5
American Indian/Alaskan Native	17	15	32
Native Hawaiian/Other Pacific Islander	0	1	1
American Indian/Alaskan Native & White	0	6	6
Asian & White	1	0	1
Black/African American & White	1	1	2
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	4	388	392
<b>Grand Total</b>			<b>2,389</b>

Income Level	No. of Persons
Very Low (at or below 30% of the AMFI)	320
Low (31-50% of the AMFI)	385
Moderate (51-80% of the AMFI)	566
Non-Low/Moderate (above 80% of AMFI)	1,118
<b>Total</b>	<b>2,389</b>
Subtotal – All Low/Mod	1,271
Percent Low/Mod	53%

## 2.5 Appendix 2B: Population Forecast

Population estimates identify changes to the Town's population and provide a benchmark to guide population projections and forecasts. The Texas State Data Center periodically issues population estimates for all incorporated places in the state, and the Center's system provides a baseline for the estimate produced as part of this study. The Center uses a combination of the symptomatic, cohort component and housing unit methods to calculate estimates and projections. Descriptions of these methods are as follows:

- The **Ratio-Correlation Method** is based on factors such as county-level birth and death data, public and private school enrollment, voter registration and vehicle registration. The method utilizes multiple regression techniques with the ratio of variable values for adjacent time periods rather than simply the variable values themselves being used as independent and dependent variable.
- The **Cohort-Component Method** bases its calculations on each age group, or cohort, used in the census process. Projections rely on data that describe county-level birth and death rates and elementary school enrollments.
- The **Housing Unit Method** employs the formula  $P = (H * PPH) + GQ$ . Where P = total population, H = occupied housing units, PPH = average number of persons per household, and GQ = population in group quarters. The Texas State Data Center's housing unit method also considers building permit and demolition data in cities and counties where building permits. For cities and counties that do not issue building permits, the TSDC estimates housing changes with Census estimates identifying a number of mobile homes shipped to Texas and housing changes in nearby areas to arrive at a projection.

The TSDC produces three possible growth patterns that project population based on different assumed migration patterns. These include a projection that assumes no growth because in-migration and out-migration are equal (0.0); a pattern that assumes half the growth the county experienced between 2000 and 2010 (0.5); and a pattern that assumes the same growth as the county experienced from 2000 to 2010 (1.0). For Anthony the 0.5 Scenario was selected. That scenario was modified with an updated housing unit count and a linear regression model that projects future growth based on historical

growth patterns. Regression analysis can be used to compensate for short-term changes in population trends by assessing a locality's growth over its entire history.

Additional factors that were considered when adjusting TSDC's County-level data to forecast Anthony's future population, included:

- Anthony 2014 population estimate
- Public facilities
- Location along routes to employment centers
- Ability to annex surrounding areas located in the ETJ
- Expected new subdivisions/developments
- The La Tuna Federal Correctional Institute

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## 3 HOUSING STUDY

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The Housing Study analyzes the location and condition of Anthony's housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single-family (the typical house), and mobile/manufactured homes, and examines fair housing-related characteristics of the Town's housing stock. The study lists particular issues that need to be addressed, actions the Town should take, and resources available for improving local housing.

### 3.1 Highlights

The Town's housing supply is relatively healthy. Homes are in good condition and multi-family housing is available for both seniors and families. Vacancy rates are low at 3%<sup>4</sup>, indicating a need for more housing and new single-family housing developments are already underway.

The Town of Anthony is largely a single-family residential community. Eighty percent (80%, 904 units) of the Town's housing stock consists of single-family, stick-frame homes, and roughly 11% (126 units) consists of single-family, manufactured homes. The location of housing units by type and condition is shown on *Map 3A: Housing Conditions 2014*.

According to census data, owner-occupied housing in Anthony is not considered affordable when compared to standard affordability benchmarks. Owner-occupied housing costs are roughly 38% of the median household income in Anthony and housing is considered affordable when housing costs consume 30% or less of household income.

The Town is working to increase the housing stock in Anthony to meet population needs while maintaining good housing conditions.

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<sup>4</sup> According to the 2012 Census, vacancy rate is 9.2%. According to the 2014 housing survey, vacancy rate is 3.0%.

## 3.2 Previous Studies & Community Input

### Previous Studies

The Town has not commissioned a prior housing study.

### Community Input

Housing goals expressed by residents in *Chapter 1: Community Goals and Objectives* are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none"><li>Good quality housing</li><li>More housing; owner &amp; renter; multi-family &amp; single-family</li></ul>	<ul style="list-style-type: none"><li>Manufactured housing/trailers (focusing on units that do not meet HUD standards)</li><li>Declining home values</li><li>Low housing vacancy rate</li></ul>

## 3.3 Inventory & Forecast

### Housing Condition

The majority, 87% (990 units), of all homes in Anthony are in standard condition. 92% of stick frame homes and 98% of multi-family units are in standard condition. Less than half (45%) of mobile/manufactured homes are in standard condition; however, this type of housing only represents 11% of the Town's total housing stock. The Town has a low vacancy rate of 3% indicating the need for more housing. One of residents' primary housing goals is preserving the quality of housing in Anthony. A detailed tabulation of all housing units by type, condition, occupancy, and location (Town and ETJ) is located in *Appendix 3A*.

Table 3A: Condition and Occupancy Rates of Anthony Homes

Type & Condition	# by Condition	Occupied Homes	
Stick-frame		#	%
Standard	828	805	97%
Deteriorated	70	66	94%
Dilapidated	6	4	67%
Mobile/Manufactured			
Standard	57	56	98%
Deteriorated	67	67	100%
Dilapidated	2	2	100%
Multifamily (Excluding Institutional)			
Standard	107	102	96%
Deteriorated	2	2	100%
Dilapidated	0	0	-
<b>Total</b>	<b>1,139</b>	<b>1,104</b>	<b>97.0%</b>

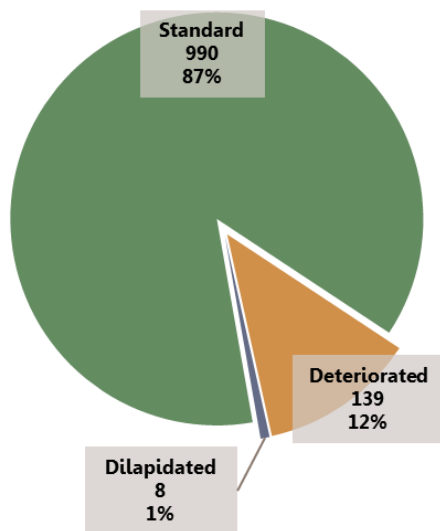


Chart 3A: Houses by Condition (all types), Town

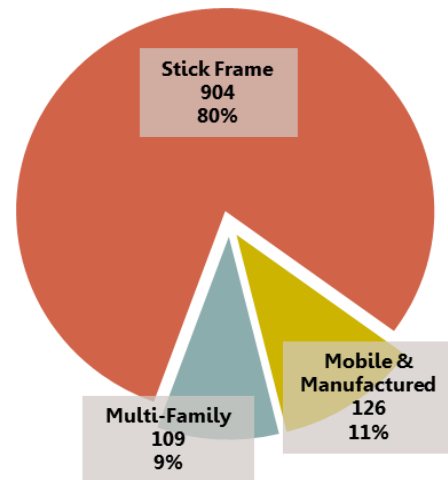


Chart 3B: Houses by Type, Town

### Multifamily Housing

There are 109 multifamily units in the Town. One duplex is in dilapidated condition and the remaining 107 units are in standard condition. Less than 1% of all units are vacant. The Cactus Rose Apartments and Whispering Sands Townhomes are managed by the Anthony Housing Authority and are limited to low-income residents. Three (3) of the housing authority units are fully handicap accessible. The Villa Feliz apartments were built with USDA funds through the Tierra del Sol Housing Corporation. The complex is comprised of 30 units reserved for low-income, senior residents. Residents would like to see an increase in high-quality multifamily housing to provide more rental opportunities for residents, especially for young families who cannot afford stick-frame homes and are limited to either rentals or manufactured housing.

Table3B: Condition and Occupancy Rates of Multi-Family Housing

Name	Condition	# of Units	Occupied	Vacant	# Income-limited <sup>5</sup>
Cactus Rose Apartments	Standard	26	24	2	26
Whispering Sands Townhomes	Standard	36	35	1	36
Villa Feliz	Standard	30	29	1	30
Duplexes (6 total)	Standard (5), Dilapidated (1)	18	18	0	0
Five-plex	Standard	5	5	0	0
<i>Total Standard</i>		<i>107</i>	<i>103</i>	<i>4</i>	<i>92</i>
<i>Total Deteriorated</i>		<i>2</i>	<i>35</i>	<i>0</i>	<i>0</i>
<b>Total Multifamily Units</b>			<b>109</b>		

<sup>5</sup> These units were built with State or Federal funding and are limited to residents making less than 80% of the area's median income.

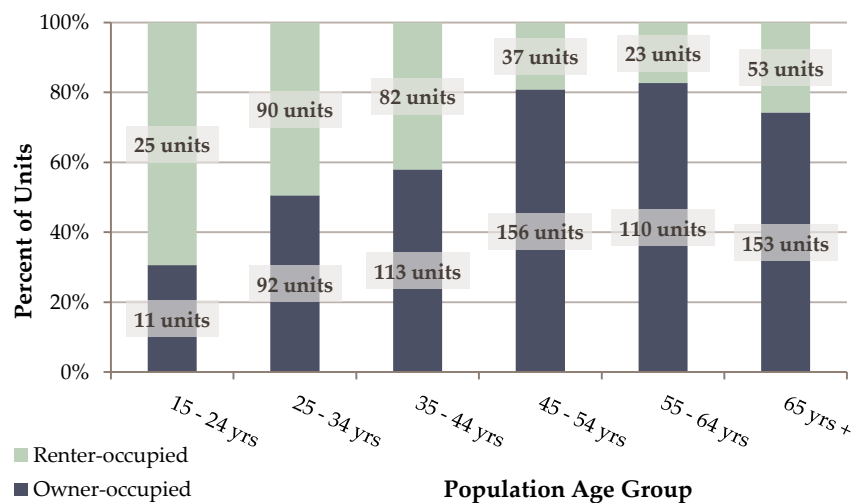
### Housing Affordability<sup>6</sup>

Homes in Anthony are less affordable than those in the County or State, as shown by Census data. Homes are considered to be affordable when they consume less than 30% of a household's monthly income. Monthly owner-occupied housing costs are 38% of an average monthly income in Anthony. Monthly renter-occupied housing costs are approximately 25% of average monthly incomes. Median household annual income in Anthony is approximately \$10,000 lower than the County and \$20,000 lower than State-wide estimates. Median home value is approximately \$13,000 lower in the Town than in the County and approximately \$30,000 lower in the Town than in the State. Detailed tables and methodology regarding affordability calculations for housing are located in *Appendix 3B*.

### Home Ownership

Home ownership in Anthony generally increases as residents' age increases, a trend common in all U.S. cities. There is a slight decrease in the homeownership percentage between the 55 to 64 year age group and the 65 year and older age group, which could be a result of the 30-unit Villa Feliz senior apartment complex located in south Anthony.

Chart 3C: Renters vs. Owners by Age

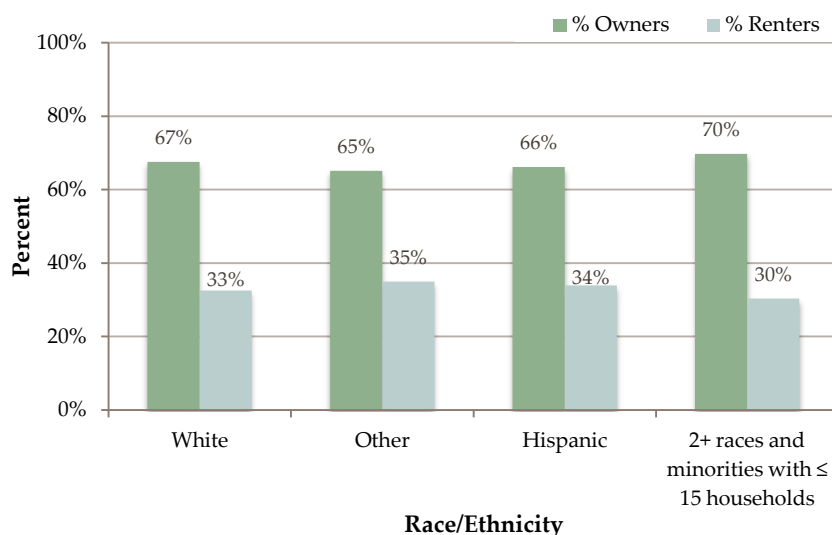


Source: Census 2010, SF1, Quick Table (QTH1)

<sup>6</sup> Affordability data comes from the 2007-2011 American Community Survey.

Homeownership is high among all racial and ethnic groups in Anthony. White residents, residents who consider themselves a part of an “Other” racial group, and residents of Hispanic ethnicity have between 65% and 67% homeownership. Two+ races and minorities with fewer than 15 households also have high homeownership (70%). Combined, that group represents approximately 33 households.

Chart 3D: Renters vs. Owners by Race/Ethnicity



Source: Census 2010, SF1, Quick Table (QTH1)

### Fair Housing

In conjunction with acceptance of grant funds from the TxCDBG program of the U.S. Department of Housing and Urban Development (HUD), the Town stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. *Table 3C* provides basic data on the availability of housing types to those protected classes. A discussion of each protected class follows the table.

Table 3C: Fair Housing Data

<i>Housing by Type/Location (Field Survey 2014)</i>					
	Units	% of all Units in Town*	ADA Accessible	2+ Bedroom**	Location
<i>Multi-family Units (Occupied and Vacant)</i>					
Cactus Rose Apartments	26	2%	2	26	West Anthony
Whispering Sands Townhomes	36	3%	1	36	Central Anthony
Villa Feliz	30	2.5%	UNK	UNK	South Anthony
Duplex: Washington & Second St	2	0.2%	N/A	N/A	Central Anthony
Duplex: Washington & Fifth St	2	0.2%	N/A	N/A	Central Anthony
Duplex: Jefferson & Fourth St	2	0.2%	N/A	N/A	Central Anthony
Duplex: Houston & Fourth St	2	0.2%	N/A	N/A	Central Anthony
Duplex: Antonio & Tenth St	2	0.2%	N/A	N/A	Central Anthony
Duplexes: Tamarisk & Kelwood	2	0.2%	N/A	N/A	Central Anthony
Five-plex: Franklin & Seventh St	5	0.4%	N/A	N/A	Central Anthony
<b>Total MF Units</b>	109	1%			

	Units	% of all Units in Town*	ADA Accessible	2+ Bedroom**	Location
<b>Single-family Houses (Occupied and Vacant)</b>					
Single Family Rentals***	203	18%	N/A	150	Throughout Town
Single Family Owned	797	70%	N/A	589	Throughout Town
Single Family Vacant	30	3%	N/A	22	Throughout Town
<b>Total Units</b>	<b>1,139</b>				
* Percentage derived from 1,139 total housing units in Town from Plan field survey (occupied and vacant)					
** 2+ bedroom is estimated from 2008-2012 ACS Census data using minimum percentage within 90% margin of error.					

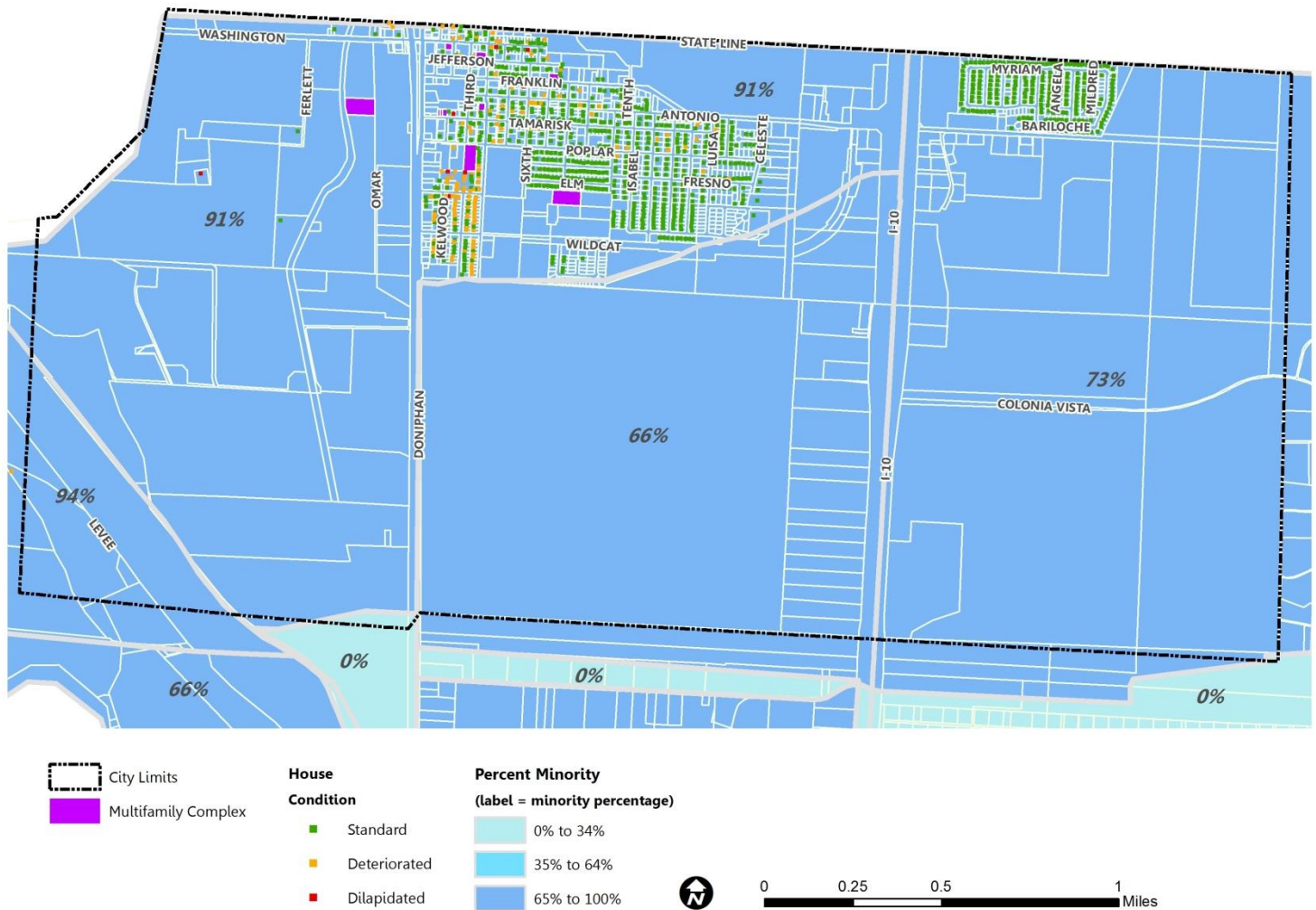
Housing by Race/Ethnicity (Census 2010)					
Ownership by Race****					
% White Owned	515	67%	% Asian Owned	0	-
% White Rented	248	33%	% Asian Rented	0	-
% Black Owned	7	58%	% Other Owned	97	65%
% Black Rented	5	42%	% Other Rented	52	35%
% Amer Indian or Alaskan Native Owned	3	60%	% Two or more Owned	13	81%
% Amer Indian or Alaskan Native Rented	2	40%	% Two or more Rented	3	19%
Ownership by Ethnicity					
% Hispanic Owned	536	66%			
% Hispanic Rented	275	34%			
***Number estimated based on total number of rentals counted in the Census minus number of apartments counted in field survey					
**** Source: Census 2010, Sf-1 Data, Quick Table H1 (QTH1)					

- **Disability:** According to the 2008 – 2012 American Community Survey Census, 414 residents (14%) reported having some type of disability<sup>7</sup>. That is slightly higher than the 11.5% reported by all Texas residents. Field surveys in 2014 found three (3) fully accessible rental housing units at the two Anthony Housing Authority complexes (not all property owners were available to verify accessibility), and it is not known how many single-family homes meet ADA accessibility standards.
- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families as well as single occupants.

<sup>7</sup> In the 2008 – 2012 American Community Survey (Table S 1810: Disability Characteristics), disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school at work, at home, or in the community.

- **Race & Ethnicity:** As shown in *Figure 3A*, every Census area of Anthony falls above 65% minority, which is the threshold used by the State of Texas for defining an area of “minority concentration.” Homes in both standard and substandard condition and multifamily housing units are located throughout the community.

Figure 3A: Distribution of Minority Residents



### Future Housing Needs

Based on existing housing conditions, vacancy rates, and projected Town population of 4,380 residents, Anthony will need to add 258 units, repair 72 units, and replace 75 units by 2024. 89% of units that need to be replaced are manufactured homes in deteriorating condition. The Town’s existing housing stock consists of 9% multi-family units and 91% single-family units. Since the Town desires additional multi-family units to meet existing and future resident needs, the percentage of multi-family units is increased to 15% of the Town’s housing stock in the 2024 future housing strategy.

Because of the Town’s 3.0% vacancy rate and expected growth, Anthony is expected to need significant new housing construction over the 10-year planning period. The Town has ample semi-developed and undeveloped land to accommodate future housing growth within its corporate limits and has identified two areas for future housing development: areas off of Wildcat Drive near the Desert Oaks Village subdivision and the area east of IH 10 that the Town has considered making a Transportation Reinvestment Zone (TRZ). In addition to attracting new development, the Town should focus on assisting residents with home maintenance (e.g. through grant applications and dissemination of information on organizations able to assist individuals) to ensure homes in Anthony remain in good condition throughout the planning period.

Table 3D: Future Housing Needs

	Single-Family	Multifamily	Total
Occupied Housing in 2014	1,000	103	1,103
Total Housing in 2014	1,030	107	1,137
Total needed in 2024	1,234	127	1,361
Future Housing Strategy (2014-2024)			
Need to repair (deteriorated homes)	70	2	72
Need to remove/replace (dilapidated homes)	75	0	75
New construction needed*	219	39	258

*\*Since the community desires more multi-family housing in the future, 'new construction needed' calculations utilize a higher percentage of multi-family housing for 2024, 15% multi-family versus 9% multi-family in 2014.*

### 3.4 Key Housing Considerations

Based on the community input and local housing data described above, the City of Anthony and its residents should focus on the following key issues related to housing.

#### 3.4.1 Focus on housing affordability for diverse income levels and different stages of life

As discussed above, housing in Anthony is less affordable than housing in the greater county and monthly housing costs exceed conventional affordability benchmarks. Several strategies the Town can employ to promote affordability are described below:

##### *Promote Residential Infill Development*

A component of housing affordability is costs associated with utility bills and property taxes. These costs tend to rise when a city issues municipal bond debt. Bond debt is a common tool used to finance large scale infrastructure improvements that result from growth and development. One way to limit the

need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the town. Since these lots are served by existing infrastructure systems, new development would not require significant infrastructure expansion and would allow the Town to focus on existing system maintenance and improvements. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in *Chapter 4: Land Use Study*.

The two areas identified by the town and potential developers for future housing development described in *Section 3.3, Future Housing Needs* are both served by the sewer system. The area east of IH 10 is also served by the town's water system, but would require expansion if the entire area was development. In order to provide water services to the areas south of Wildcat Drive, the town would need to expand the water system by extending water mains east along Wildcat Drive past Magdalena St. Portions of the Wildcat Drive area are located in 100-Year Flood Hazard areas; the Town should encourage future housing development outside of those flood hazard areas.

Figure 3C: New Proposed Housing Development off Wildcat Drive



### *Educate Homeowners about Grant Programs available to Anthony Residents*

Approximately 67% of housing units in Anthony are owner occupied, single family homes. Since housing maintenance and repairs can be costly, a key component to maintaining affordability is providing homeowners with information about home maintenance and repair grant and loan programs.

Several programs are available to homeowners that assist with a variety of home maintenance needs such as weatherization improvements, general home repairs, and low interest loans. A detailed list of organizations that provide grant and loan programs to Anthony residents is available in *Appendix 3C* and *Chapter 13: Funding Sources*. This information should be available at town hall and on the town website. One way the Town could disseminate information is through an annual housing workshop. The Town could survey residents about their housing needs every 3 to 5 years and follow up the housing survey with an annual housing workshop educating residents about fair housing laws and available grant and loan programs that pertain to housing needs expressed by residents through the housing survey.

#### *Maximize Use of State/Federal Housing Assistance Programs*

The HOME program is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development. It is the most common grant program for rehabilitation or replacement of single family homes. Resident must meet income limits and have clear title to the property and land. Currently, no match is required by the Town to apply for funding. The HOME program is an important component of housing improvement and affordability for low income residents over time.

In terms of bringing affordable multi-family rental housing development to Anthony, the Town should focus on working with developers who are eligible to apply for the Housing Tax Credit (HTC) program. The HTC program is a dollar-for-dollar reduction of federal income tax liability through the Texas Department of Housing and Community Affairs. The program reduces the cost to developers, allowing them to provide more affordable units at lower rates to tenants. This would increase the number of quality, affordable units in Anthony. The program is competitive, so municipal participation is encouraged in the form of development support and funding contributions. More information on the program can be found on the Texas Department of Housing and Community Affairs website (<http://www.tdhca.state.tx.us/multifamily/>).

#### *Coordinate with Organizations Involved in Supporting Affordable Housing*

Several regional and state organizations are dedicated to promoting affordable housing. Coordinating and communicating with these organizations will keep Anthony abreast of affordable housing programs and opportunities. State organizations working on affordable housing initiatives include the Texas Department of Housing and Community Affairs and the Texas Affiliation of Affordable Housing Providers. Regional organizations include the El Paso Housing Finance Corporation, Tierra del Sol Housing Corporation, and Project Bravo. More information about those and other housing organizations is found in *Appendix 3C*.

### 3.4.2 The Town needs more housing for current and future residents

Anthony has been successful in attracting single-family housing development and establishing two affordable multi-family housing complexes over the past fifteen years. One of resident's priorities is to continue to provide more housing for residents and address the Town's low vacancy rate and continued desire for variety in housing options in terms of owner- and renter- occupied units. The Town should pursue the following strategies:

#### *Adopt a future land use map and amend the Town's zoning ordinance and map*

A future land use map can illustrate the Town's land use goals and identify locations the community has deemed ideal for various types of land uses, including housing development. The zoning ordinance and map are the regulatory tools that can help implement the goals expressed in the future land use map. Currently, the Town's zoning ordinance/map includes several residential districts differentiated by square footage and does not apply to all areas within the corporate limits. Amending the zoning ordinance/map to simplify the residential districts and applying the ordinance/map to all areas within the town limits will result in an ordinance and map more easily understood by residents and potential developers. See *Chapter 4: Land Use* for more information on the relationship between the future land use map and zoning ordinance/map and *Chapter 14: Zoning* for detailed information on district amendments.

#### *Collect Information*

The Town and Public Housing Authority (PHA) should keep record of inquiries about available single-family and multi-family housing opportunities. When that type of basic legwork has been done by town staff and residents, it makes the town even more appealing to developers because: a) the developer does not have to spend as much time on research and b) such work builds trust that residents and town staff members are able and willing to work with development groups. Information collection would include:

- ✓ Keeping record of requests made to town hall and the PHA for housing information
- ✓ Keeping record of occupancy/vacancy rates in rental housing
- ✓ Providing information on land available for lease and/or purchase
- ✓ Providing information on town utility rates and capacities

### *Create a marketing package*

Ideally the Town or Economic Development Committee should compile a marketing package that includes housing, demographic, and economic information from this housing study and *Chapter 9: Economic Development*, and information on quality of life advantages of living in Anthony that may not be obvious to non-residents. The marketing package should be available at town hall on the town's website.

### *Cost-Benefit*

Employ the strategies in *Chapter 4: Land Use Study, Section 4.4.2* to ensure future housing development continues to serve the best interests of the community in terms of cost-benefit.

### **3.4.3 More than half of the manufactured homes in Anthony are in substandard condition**

Approximately 12% (126 units) of Anthony's single-family housing stock is manufactured housing. Over half (55%) of the manufactured homes in Anthony are in substandard condition, all of which are occupied. The effects of deteriorated and dilapidated homes impact the entire community. Effects include:

- Health risks to residents of deteriorated and dilapidated structures.
- Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses.
- Downward pressure on property values.

The Town regulates the placement and construction of mobile homes in its zoning ordinance and map and allows mobile homes to locate in zone H of the zoning map. One hundred one (101) of the Town's total 126 manufactured units are located in zone H and 77% of the Town's substandard manufactured homes (53 units) are located in that zone. The ordinance provides regulations regarding lot size, lot setbacks, parking, anchorage requirements, etc.

The Town should consider amending its zoning ordinance or adopting a manufactured housing ordinance to clearly define mobile homes since distinct differences exist between mobile homes and manufactured homes as defined by U.S. Department of Housing and Urban Development (HUD). A manufactured home is any home factory-built to the HUD Manufactured Home Construction and Safety Standards that took effect June 15, 1976 and contains an affixed HUD seal on the outside of the home whereas a mobile home is a factory-built home constructed before June 15, 1976 and not built to a

uniform construction code<sup>8</sup>. The Town should consider prohibiting all mobile homes (pre 1976 structures) within the town limits.

Although manufactured homes are less durable than well-constructed stick-frame homes, when in compliance with HUD and building codes, manufactured homes can provide affordable, safe housing. One of the most common complaints about manufactured homes is that their appearance negatively impacts surrounding property values. Manufactured homes are growing increasingly similar to stick-frame homes in design, and when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame.

Figure 3C: New Manufactured Home<sup>9</sup>



#### 3.4.4 The Town should continue to support Fair Housing initiatives

The Town has adopted or agreed to adopt a number of policies and undertake actions to increase local awareness of fair housing issues and increase availability of housing choices to protected classes. The Town must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this Plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHA<sup>ST</sup>), both of which provide standards for analyzing fair housing in a community. The FHA<sup>ST</sup> often combines reference to protected classes with reference to low-income because there is a high correlation between the two; therefore, the following analysis also references income-related assistance.

The Town has at least three tools by which it can affect fair housing:

1. Grant applications: With the exception of HOME, many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals or non-Town organizations. The Town can publicize and provide contact information for such grants. A complete list of grant programs and area organizations that work on housing assistance can be found in *Appendix 3C*.

<sup>8</sup> [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/ramh/mhs/faq](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/ramh/mhs/faq)

<sup>9</sup> [www.manufacturedhomesource.com](http://www.manufacturedhomesource.com)

2. Ordinance adoption and enforcement: The Town's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the Town's Dangerous Buildings and Flood Damage Prevention ordinances.
  - *Dangerous Buildings Ordinance:* Homes in varying condition are located throughout the Town and the ordinance applies equally to all such housing. The ordinance would be improved if combined with assistance to owners who are unable to repair or replace their homes, primarily through HOME grants and other grant resources listed in *Appendix 3C*.
  - *Flood Damage Prevention Ordinance:* The Town's Flood Ordinance permits construction of structures in flood prone areas provided that the construction meets damage-prevention and safety standards. The ordinance applies equally to all residential structures in the 100-Year Floodplain and housing units of all condition are found in the 100-Year Floodplain.
3. Policy adoption and community education: The Town has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

*To promote fair housing practices, the Town of Anthony encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.*

In addition, the Town adopted a Housing Discrimination Ordinance that specifically states the community's policy regarding the right of every resident to obtain housing regardless of race, color, religion, or national origin.

In addition, the Town should:

- a) Provide at Town hall:
  - Local, state, and federal contacts for reporting a fair housing complaint
  - A copy of the Town's Fair Housing policy and complaint procedures
  - A copy of the Federal Fair Housing Act<sup>10</sup>
  - A copy of the Texas Accessibility Standards<sup>11</sup> and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514<sup>12</sup>)

<sup>10</sup> Available at the Department of Justice Civil Rights Division website: [www.justice.gov/crt/about/hce/title8.php](http://www.justice.gov/crt/about/hce/title8.php)

<sup>11</sup> Available at [www.tdlr.state.tx.us/ab/abtas.htm](http://www.tdlr.state.tx.us/ab/abtas.htm)

<sup>12</sup> Available at [www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514](http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514)

- b) Adopt, update, and annually review Town fair housing ordinances, resolutions, and policies and adopt a resolution designating April as Fair Housing Month.
- c) Provide annual fair housing training to all senior staff<sup>13</sup>.
- d) Establish a procedure for Town staff to keep logs and records of fair housing complaints and referrals.
- e) Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.
- f) Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.
- g) Continue to support private development of affordable and mixed-income housing.

### 3.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 3E: Implementation Plan 2014-2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2020	2021-2024			
<b>Goal 3.1</b> <i>Local citizens are educated about housing resources available to homeowners that help maintain housing affordability</i>						
Communicate with state and regional housing affordability organizations about programs/initiatives available to the Town of Anthony and its residents	X	X	X	Town	Staff	GEN
Keep up-to-date information on <u>housing assistance programs</u> at town hall and on the town website (see appendix 3C for a list of organizations)	X	X	X	Town	Staff	GEN

<sup>13</sup> Annual training is expected to be offered through the Texas Department of Agriculture beginning in 2013 for CDBG grantees.

Keep up-to-date information on <u>grant programs</u> at town hall and on the town website (see appendix 3C for a list of organizations)	X	X	X	Town	Staff	GEN
Survey residents regarding housing needs every 3 to 5 years	X		X	Town	~\$300 for survey depending on distribution method, Staff	GEN
Host an annual housing workshop to educate homeowners about grant and loan opportunities available to residents, rental property owners about housing choice voucher program, and Fair Housing initiatives	X	X	X	Town, PHA	~\$500 for workshop, Staff	GEN
Reconstruct at least 2 homes annually with HOME grants to assist low income residents.	X	X	X	\$0 (program requirements change regularly)	Staff	GEN, TDHCA
<b>Goal 3.2 The Town attracts orderly and economically stable residential developments</b>						
Adopt a future land use map	X			Town	Staff	N/A
Adopt amendments to residential districts in the Town's zoning ordinance and map as are described in <i>Chapter 14: Zoning</i>	X			Town	\$2,000 (legal)	GEN
Create a marketing package to make information about Anthony easily accessible to potential developers	X	X		Town, Economic Development Committee	Variable	GEN, Local
Collect information on Anthony's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	X	X	X	Town, PHA	Variable	GEN, Local
Develop protocol and conduct cost-benefit analysis of new residential developments (see <i>Chapter 4: Land Use</i> for detailed information)	X	X	X	Planning and Zoning Commission	Staff	N/A
<b>Goal 3.3 Manufactured housing is in good condition and up to HUD standards</b>						
Adopt a manufactured housing ordinance prohibiting mobile homes (pre 1976 construction)	X			Town	\$500 (legal)	GEN

### ***Goal 3.4 The Town continues to support Fair Housing initiatives***

Conduct annual reviews of ordinances, resolutions, and policies that support fair housing	X	X	X	Town	Staff	GEN
Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at Town hall and on a Town website	X	X	X	Town	Staff	GEN
Provide annual fair housing training to all senior staff		X	X	TDA, Staff	Staff	GEN
Establish a procedure for Town staff to keep logs and records of fair housing complaints and referrals		X		Staff		
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments		X	X	Town	Staff	GEN

GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TDHCA = Texas Department of Housing and Community Affairs, TDA = Texas Department of Agriculture; PHA = Anthony Public Housing Authority; Economic Development Committee = Anthony's Economic Development group

### 3.6 Appendix 3A: Detailed Housing Data

An exterior/windshield survey of all residential buildings in Anthony was conducted in March 2014 to determine the physical condition of each housing unit in the Town and ETJ (extraterritorial jurisdiction). A housing unit can be a single-family detached house, a mobile/manufactured home, or a multifamily unit such as an apartment, condominium, or town home. The survey rates the condition of each housing unit on a scale from "standard" to "dilapidated" as defined in *Table 3A.1*.

Table 3A.1: Housing Condition Survey Classifications and Criteria

Criteria	
<b>Standard</b>	<p>Few or no minor visible exterior defects such as:</p> <ul style="list-style-type: none"> <li>• cracked, peeling, or missing paint</li> <li>• cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces</li> <li>• cracked or broken window panes</li> <li>• cracked masonry, brick, or mortar surfaces</li> <li>• missing or damaged roof shingles</li> <li>• small rust spots on mobile homes</li> </ul> <p>Generally meets local building codes No detriment to health and safety present</p>
<b>Deteriorating</b>	<p>Few visible exterior defects requiring repair beyond routine maintenance such as:</p> <ul style="list-style-type: none"> <li>• missing or damaged wooden surfaces that could cause injury if walked upon or leaned against</li> <li>• missing window panes</li> <li>• badly deteriorated window frames</li> <li>• major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls</li> <li>• roof missing many shingles or has holes up to six (6) inches across</li> <li>• chimney bricks missing</li> <li>• extensive rusting, joint separation on mobile home exterior</li> </ul> <p>Rehabilitation is economically feasible</p>
<b>Dilapidated</b>	<p>Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as:</p> <ul style="list-style-type: none"> <li>• sagging foundation</li> <li>• sagging roof</li> <li>• slanted or tilted exterior walls</li> </ul>

- missing doors
  - collapsed chimney or porch
  - fire or severe water damage
- Rehabilitation is not economically feasible  
All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated

Occupancy and vacancy was determined by a visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture. *Table 3A.2* tabulates the complete survey results.

Table 3A.2: Housing Data from Windshield Survey

Type / Condition		Occupancy	City	ETJ	Total Region
Stick Frame	Standard	Occupied	805	1	806
		Vacant	23	0	23
	Deteriorated	Occupied	66	1	67
		Vacant	4	0	4
	Dilapidated	Occupied	4	0	4
		Vacant	2	0	2
	Total (Occupied)		875	2	877
	Total (Vacant)		29	0	29
Subtotal - Stick Frame Homes			904	2	906

Type / Condition		Occupancy	City	ETJ	Total Region
Mobile & Manufactured	Standard	Occupied	56	0	56
		Vacant	1	0	1
	Deteriorated	Occupied	67	1	68
		Vacant	0	0	0
	Dilapidated	Occupied	2	0	2
		Vacant	0	0	0
	Total (Occupied)		125	1	126
	Total (Vacant)		1	0	1
Subtotal - Mobile/Manufactured Homes			126	1	127
Subtotal - Single Family Units			1,030	3	1,033

Type / Condition		Occupancy	City	ETJ	Total Region
Multi-Family	Standard	Occupied	101	0	101
		Vacant	4	0	4
	Deteriorated	Occupied	2	0	2

	Vacant	0	0	0
	Occupied	0	0	0
	<b>Dilapidated</b>			
	Vacant	0	0	0
	Total (Occupied)	103	0	103
	Total (Vacant)	4	0	4
	<i>Subtotal - Multi-Family Homes</i>	<i>107</i>	<i>0</i>	<i>107</i>

	Type / Condition	Occupancy	City	ETJ	Total Region
Total Housing Conditions	<b>Standard</b>	Occupied	962	1	963
		Vacant	28	0	28
		Total Standard	990	1	991
	<b>Deteriorated</b>	Occupied	135	2	137
		Vacant	4	0	4
		Total Deteriorated	139	2	141
	<b>Dilapidated</b>	Occupied	6	0	6
		Vacant	2	0	2
		Total Dilapidated	8	0	8
	Total (Occupied)		1,103	3	1,106
	Total (Vacant)		34	0	34
	<i>Total Housing Units</i>		<i>1,137</i>	<i>3</i>	<i>1,140</i>

Source: GrantWorks, Inc., 2014 Fieldwork Study

### 3.7 Appendix 3B: Housing Affordability Calculations

Housing is considered affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, total number of owner and renter occupied housing units and the housing costs as a percentage of income for both renters and home owners.

Table 3B.1: Housing Tenure Data, 2012

		City	County
Owner Occupied	<i>Total Occupied Housing Units</i>	1,173	312,851
	# of Units	945	256,557
	% of Total	81%	82%
	Monthly \$ w/Mortgage (median)	\$899	\$1,123
	<b>% of monthly income</b>	<b>38%</b>	<b>34%</b>
	Monthly \$ w/o Mortgage (median)	\$314	\$343
	<b>% of Income</b>	<b>13%</b>	<b>10%</b>
Rental Units	Number of Units	228	56,294
	% of total units	19%	18%
	Median monthly rent	\$595	\$695
	<b>% of monthly income</b>	<b>25%</b>	<b>21%</b>

\* The City housing unit count is from the ACS and does not include additional houses counted in the field survey.

Source: U.S. Census Bureau; American Community Survey 2008-2012, Tables B25003, B25058, B25088; American FactFinder <<http://factfinder.census.gov>>

Another affordability measure for housing and a key component of mortgage lending decisions is the price to income ratio. The price to income ratio is the disparity between median income and median housing value. It provides a measure to answer the question "Is a median priced home affordable for a median income earner?" *Table 3B.2* shows that Anthony's price to income ratio is higher than that of the County and the state. The ratios for the County and the state are considered affordable; however, the ratio for the Town is outside the affordability range.

Table 3B.2: Median Household Income and Housing Values

	City	County	State
Median Household Income	\$28,307	\$39,699	\$51,563
Median Household Monthly Income	\$2,359	\$3,308	\$4,297
Median Home Value	\$97,900	\$111,000	\$128,000
<b>Median Home Value / Median Household Income</b>	<b>3.5</b>	<b>2.8</b>	<b>2.5</b>

Source: U.S. Census Bureau; American Community Survey 2008-2012, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>

### 3.8 Appendix 3C: Community Housing Organizations and Grant Programs

Detailed information regarding programs that serve housing needs in El Paso County and Anthony are listed below. Additional information on state and federal programs that may be useful to Anthony's residents may be found by contacting local offices and reviewing individual organizations' websites.

#### 3.8.1 Services Currently Available/Active in Anthony

##### *Anthony Housing Authority*

The Anthony Public Housing Authority (PHA) owns and maintains two public housing complexes: Whispering Sands and Cactus Rose. The Anthony PHA has a total of 62 units, 3 of which are ADA compliant. All units are 2 and 3 bedroom two story townhome style units, except the 3 ADA compliant units are on one level. Both complexes have playground equipment for children and laundry facilities either in a community laundry room format or in the unit. Rents range from \$509 to \$720 per month.

The PHA also administers the Housing Choice Voucher program in Anthony. The PHA manages roughly 453 vouchers for apartments and single family rentals.

##### Main Office:

Anthony Public Housing Authority  
1007 Franklin Street  
Anthony, TX 79821  
(915) 886-4650

##### *Rio Grande Council of Governments*

Regional planning commissions, also known as council of governments (COGs), are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

The Permian Basin Regional Planning Commission conducts planning activities, applies for grants for local communities, and administers programs such as the Area Agency on Aging, Citizen Corps Program, and Emergency Management, and is an Economic Development District.

##### Main Office:

Rio Grande Council of Governments  
8037 Lockheed, Suite 100  
El Paso, Texas 79925  
(915) 533-0998

*Counties Served: Brewster, Culberson, Dona Ana, El Paso, Hudspeth, Jeff Davis and Presidio Counties*

### *Area Agency on Aging*

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive state and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers), and some additional services (nutrition, legal assistance, transportation, etc.). The Rio Grande Council of Governments administers the program in El Paso County.

Main Office:

Rio Grande Area Agency on Aging  
Rio Grande Council of Governments  
8037 Lockheed, Suite 100  
El Paso, Texas 79925  
(915) 533-0998  
Toll free: (800) 333-7082

*Counties Served: Brewster, Culberson, Dona Ana, El Paso, Hudspeth, Jeff Davis and Presidio Counties*

### **3.8.2 Grants/Loans and Organizational Resources Available to the City**

#### *Texas Department of Housing and Community Affairs (TDHCA)*

TDHCA is the state agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The Town can apply for funding to:

- assist with multifamily unit rehabilitation projects; (*Rental Housing Development Program*);
- assist renters, including veterans and persons with disabilities, with utility and security deposits (*Tenant Based Rental Assistance Program, Tenant Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program*);
- provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (*Texas HOMEbuyer Assistance Programs*);
- repair or replace substandard homes for low-to-moderate income residents (*HOME Rehabilitation Program and Homeownership Assistance Program*); and
- construct home accessibility projects for disabled residents (*Amy Young Barrier Removal Program*)

Contact:

www.tdhca.state.tx.us  
Phone: (512) 475-3800  
or (800) 525-0657

### *U.S. Department of Agriculture Rural Development (USDA-RD)*

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the state (generally considered areas with a population of less than 20,000 people). Programs include:

- **Loan Program:** USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- **Direct Loan program:** Individuals can apply for direct loans through the area service center located in El Paso.
- **Rural Repair and Rehabilitation loans:** Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development El Paso service center accepts applicants from Anthony. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at [www.rurdev.usda.gov/ProgramsAndOpportunities.html](http://www.rurdev.usda.gov/ProgramsAndOpportunities.html) or the following offices can be contacted.

#### Local Office:

Jonas Reyes, Area Specialist  
El Paso Area Office  
11940 Don Haskins Ave  
El Paso, TX 79936  
(915) 855-1229 ext. 4

#### State Office:

John Kirchhoff, USDA Rural Development Housing Programs Director  
101 S. Main, Ste. 102  
Temple, TX 76501  
(254) 742-9770  
[John.Kirchhoff@tx.usda.gov](mailto:John.Kirchhoff@tx.usda.gov)

### *Texas Affiliation of Affordable Housing Providers (TAAHP)*

TAAHP is a non-profit association of affordable housing developers, financiers, and designers throughout Texas. The goal of TAAHP is to “increase the supply and quality of affordable housing for Texans with limited incomes and special needs,” and the organization’s primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters)

to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their towns.

Contact information:

221 E. 9th Street, Ste. 408  
Austin, TX 78701  
tel 512.476.9901  
fax 512.476.9903  
<http://taahp.org>

*Rural Rental Housing Association of Texas (RRHA)*

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Contact information:

417-C West Central Temple,  
Texas 76501  
PHONE 254.778.6111  
FAX 254.778.6110  
[www.rrhatx.com](http://www.rrhatx.com)

### **3.8.3 Grants/Loans and Organizational Resources Available to Residents**

*El Paso Community Action Agency (Project Bravo)*

El Paso Community Action Agency, known as Project Bravo, is a delivery system for federal and state antipoverty programs. Project Bravo provides low income residents with assistance related to education, health, nutrition, housing, and other family services. Programs available through Project Bravo include:

- Basic adult education classes in English and Spanish to prepare adults for the G.E.D. battery examinations
- Affordable Housing: Owns and manages six apartment complexes available to low-income residents; Advocates for the development of affordable housing through submission of grants and through partnerships
- Community Outreach: Comprehensive Energy Assistance Program (CEAP), Weatherization Assistance Program, HUD Certified Housing & Financial Counseling

Project Bravo (main office):

2000 Texas Avenue  
El Paso, Texas 79901  
Phone: (915) 562-4100  
<http://www.projectbravo.org/>

Upper Valley Office:  
7000 5<sup>th</sup> Street  
Canutillo, Texas 79835  
Phone: (915) 877-7625

### *El Paso Housing Finance Corporation*

The El Paso Housing Finance Corporation is an independent nonprofit corporation created pursuant to the Housing Finance Corporation Act by the City Council in 1979. The corporation assists low and moderate income persons in acquiring and owning decent, safe, sanitary, and affordable housing. The corporation promotes local homeownership and housing opportunities for low and moderate income residents by issuing tax-exempt mortgage revenue bonds making mortgage loans available to qualified borrowers at favorable rates. The El Paso HFC also has the ability to issue bonds for the financing of multi-family projects.

Main Office:  
Adrian Duran, Executive Director  
City Hall 8<sup>th</sup> Floor  
300 N Campbell St.  
El Paso, TX 79901  
Phone: (915) 541-4476

### *El Paso County General Assistance*

El Paso County General Assistance is a part of the County's Family & Community Services Department. The general assistance program provides residents of El Paso County with emergency rent or mortgage payment needs, emergency utility assistance, food vouchers, and other critical needs when families encounter loss of income.

Family & Community Services Office:  
Rosemary Neill, Director  
800 E Overland, Suite 208  
El Paso, TX 79901  
Phone: (915) 834-8201

### *Tierra del Sol Housing Corporation*

Tierra del Sol Housing Corporation offers several housing services including home rehabilitation, foreclosure prevention, and a variety of home ownership programs. The corporation also owns and operates 30 affordable multi-family housing complexes for special populations, namely senior residents, throughout New Mexico and Texas. The corporation owns and operates the Villa Feliz complex for seniors in the Town of Anthony.

Tierra del Sol El Paso Office:

6801 Viscount Blvd.  
El Paso, Texas 79925  
Phone: (915) 771-0557  
<http://www.tierradelcsolhousing.org/>

### *Texas State Affordable Housing Corporation (TSAHC)*

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at [www.tsahc.org](http://www.tsahc.org). The agency can be reached at 512-477-3555 or 888-638-3555.

### *Aging in Place*

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing [pcuff@livable.org](mailto:pcuff@livable.org) or calling (202) 887-5990. Website: [www.aginginplaceinitiative.org](http://www.aginginplaceinitiative.org)

Additional resources on aging in place can be found through national networks:

National Aging in Place Council ([www.ageinplace.org](http://www.ageinplace.org))  
Senior Resource ([www.seniorresource.com/ageinpl.htm](http://www.seniorresource.com/ageinpl.htm))

### *Texas Ramp Project*

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations, and corporate partners to build ramps for low income elderly and disabled residents. Since it was established in 2006, the organization has built over 3,428 ramps throughout the state. The organization accepts client referrals from social service agencies through its 19 service areas. Social

service agencies can refer clients by submitting an online form to their respective service area. The Texas Ramp Project currently serves the El Paso County.

Central Administration Office:

PO Box 832065  
Richardson, TX 75083  
Phone: (214) 675-1230  
[www.texasramps.org](http://www.texasramps.org)

### *Legal Aid Services*

Local legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Texas Rio Grande Legal Aid ([www.trla.org/](http://www.trla.org/)) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Texas Rio Grande Legal Aid –El Paso Office:

1331 Texas Avenue  
El Paso, Texas 79901  
Phone: (915) 585-5100  
*Counties Served: El Paso, Hudspeth*

### *Leader Dog for the Blind*

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26 day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at [www.leaderdog.org](http://www.leaderdog.org) or can download an application to print and mail.

Contact:

Leader Dogs for the Blind  
PO Box 5000  
Rochester, MI 48308-5000  
Phone: 248/651-9011 or Toll Free: 888/777-5332  
[www.leaderdog.org](http://www.leaderdog.org)

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## 4 LAND USE STUDY

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The location and extent of land uses in a community affect property values, Town service expenditures, traffic flow, aesthetics, and economic development potential. The Existing Land Use Map (*Map 4A*) shows land development patterns within the Town limits and extraterritorial jurisdiction (ETJ)<sup>14</sup>. The Future Land Use Map (*Map 4B*) and Land Use Study provide legal support for the Town's Zoning Map, showing desired future land uses according to the Comprehensive Plan. The Future Land Use Map also helps the community plan for infrastructure to guide the desired direction of future growth.

### 4.1 Highlights

More than half of Anthony's land area is agriculture/open space and semi-developed land. The Town has significant institutional land acreage (670 acres) due to the La Tuna federal correctional facility in south Anthony. In terms of developed land, after institutional, commercial and single-family are the town's primary land uses. The primary natural barriers to construction are the floodplain, slope, and shrink-swell from changing water content in the soil.

Residents are interested in these primary areas of land use improvement:

- Land uses along Franklin Street that are compatible with residential neighborhoods and do not create pollution for residents;
- Enhanced appearance and revitalization of the Town's Main Street (discussed in *Chapter 10: Central Business District*); and
- An increase in specific land uses: commercial development along main thoroughfares; continued residential development; and additional recreational facilities.

All of the above uses are represented in *Map 4B: Future Land Use 2024* as increased single-family and multifamily development in existing and new residential neighborhoods; increased commercial development along IH 10, Main Street, and Colonia Vista; a community center near the police substation; and hike and bike trails in eastern Anthony.

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<sup>14</sup> The Town's ETJ is the area within ½ mile of the Town limits within which the Town can control land development patterns through its subdivision ordinance. The Town's ETJ does not include areas within ½ mile of the Town limits that fall within surrounding municipalities' ETJs.

## 4.2 Context: History & Community Input

### Previous Studies

The Town has not commissioned a prior land use study.

### Community Input

A detailed discussion of community input collection is located in *Chapter 1: Community Goals and Objectives*. The particular concerns expressed by residents that relate to land use are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none"><li>Commercial/housing development in proposed TRZ (roughly 1,000 acres) north of Camping World</li><li>Housing development south of Wildcat Drive between Wet 'N' Wild and Desert Oaks Village subdivision</li><li>Services for residents: medical facility/clinic, banks, dine-in restaurants</li><li>Community Center</li><li>Revitalize Main Street</li><li>Purposeful development</li></ul>	<ul style="list-style-type: none"><li>Land Uses that create pollution, especially on Franklin Street which runs through residential neighborhoods</li><li>No more truck stops – Noise/fumes from truck traffic around truck stops off I-10</li><li>Fewer fast food chain restaurants</li><li>Zoning by square footage</li></ul>

## 4.3 Inventory & Forecast

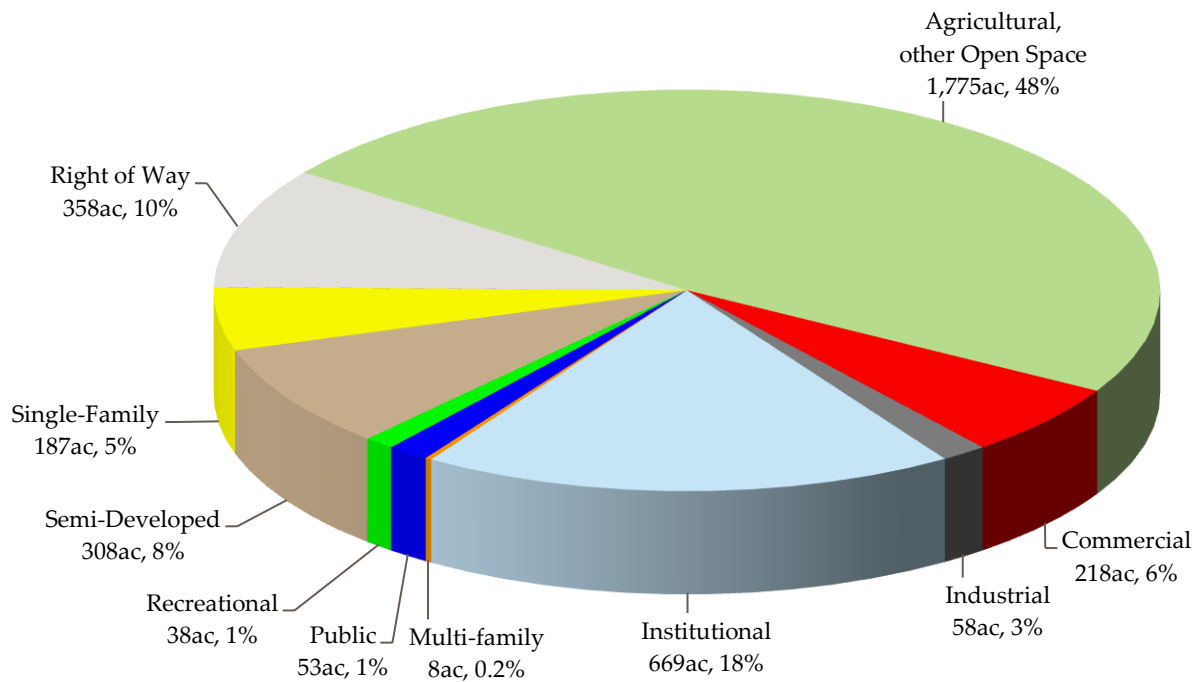
### Existing Land Use

Anthony's land use in 2014 is characterized by:

- Approximately 3,670 acres in the Town limits; approximately 2,080 acres semi-developed<sup>15</sup>, undeveloped, or agriculture.
- Approximately 220 acres of commercial development
- Roughly 190 acres of single-family residential land (an average 0.2 acres per house).
- Approximately 670 acres of institutional land, the majority of which (630 acres) is the La Tuna Federal Correction Institution.

<sup>15</sup> Subdivided and provided with Town services, but no building on the property

Chart 4A: Land Use Percentages in the Town



Definitions, detailed tables, and an explanation of the methodology used to calculate land use can be found in *Appendix 4A*.

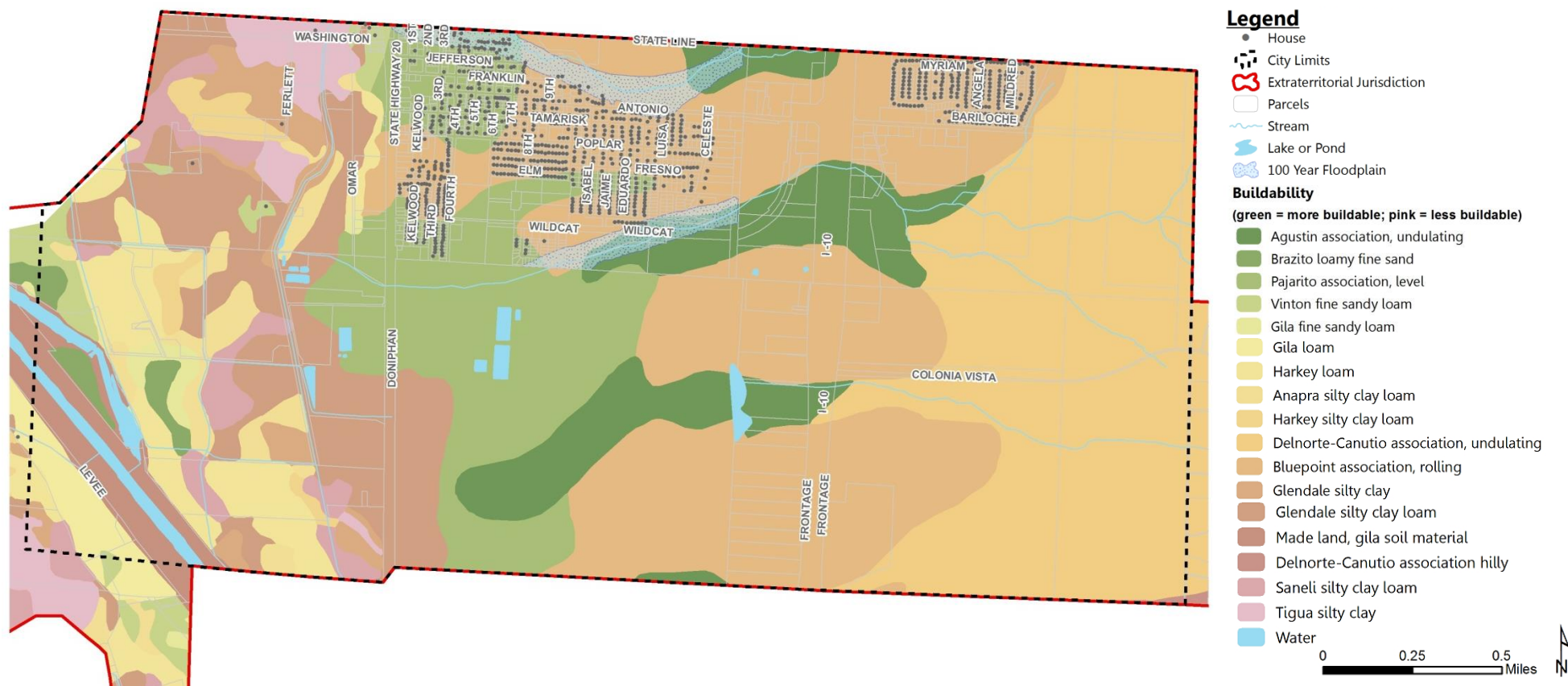
### *Environmental Factors*

Environmental factors affecting construction include streams and canals, floodplain, and soil type. Those factors do not prevent construction, but they can make initial costs and/or long-term maintenance more expensive.

Approximately 80 acres within the city limits are located in the 100-year floodplain. Floodplain property includes undeveloped/semi developed land, portions of Anthony's Municipal Park Complex and recycling center, portions of commercial properties along Antonio and Washington streets, and parts of approximately 100 residential yards. Within the town limits, 58 homes are located within the floodplain.

The primary limiting soil factors in Anthony are slope and shrink-swell, the contracting and swelling of soils as moisture content changes. The presence of limiting factors does not prevent construction, but it can make initial development and long-term maintenance more expensive. Many houses in Anthony have been constructed in areas with few to moderate soil limitations on construction of streets, small commercial buildings, or 1-3 story single-family homes (orange in *Figure 4A*). Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service<sup>16</sup>.

Figure 4A: Soil Types & Buildability



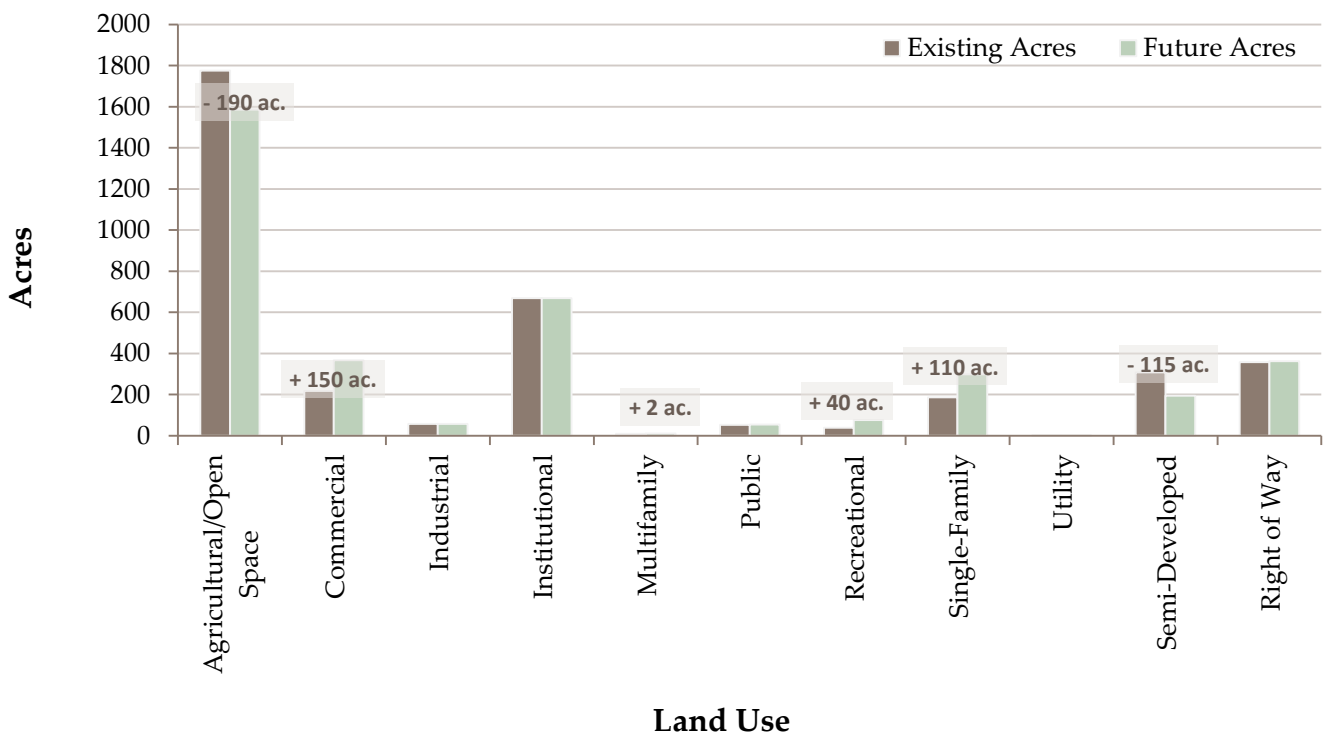
<sup>16</sup> <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

## Future Land Use

Anthony is expected to experience some changes in land use patterns over the next 10 years based on a forecasted population increase from 3,550 to 4,380<sup>17</sup> residents (increase of 830). The Town's proximity to El Paso and Las Cruces via I-10 is expected to contribute to population growth over the planning period. There are no significant limitations on land development caused by public utilities, topography, or Town facilities/utilities.

Within the Town limits, some undeveloped agricultural and semi-developed lots are likely to be developed as single family, multifamily, commercial, and recreational uses. One property east of the Desert Oaks Village neighborhood has been acquired for additional single-family residential development. All changes are shown on *Map 4B*.

Chart 4B: Town Land Use Change, 2014 – 2024<sup>18</sup>



<sup>17</sup> These figures do not include the La Tuna Federal Correctional Institution population

<sup>18</sup> Data labels represent total change in acreage between existing land use and future land use values. Land use categories with no labels indicate no change in acreage.

## 4.4 Key Land Use Considerations

Based on the community input and local land use data described above, the Town of Anthony and its residents should focus on the following key issues related to land use.

### 4.4.1 Zoning and the Future Land Use Map should support the Town's desired development patterns

While the Town of Anthony can act, encourage, and make decisions about how it operates and the programs it provides, it has limited capacity to influence the private development community. The primary tool the City has to directly influence how Anthony grows is through development regulations.

The Future Land Use map does not constitute zoning regulations or establish zoning district boundaries. The Future Land Use Map is intended to provide guidance for making decisions on zoning regulations and zoning district boundaries. Chapter 211 of the Texas Local Government Code states that "zoning regulations must be adopted in accordance with a comprehensive plan;" meaning that zoning and zoning regulation decisions should reflect the Future Land Use Plan and Future Land Use Map to the fullest extent possible.

At times, the Town will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Map. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the necessary infrastructure already in place?
- Is the proposed change a better use than that recommended by the Future Land Use Map?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Map (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It is the responsibility of developers to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within the

Town's Comprehensive Plan. If the Town chooses to permit zoning changes to allow for development proposals that are inconsistent with the Future Land Use Plan because those changes have been shown to conform to the Town's long-term goals, the Town should also adopt complimentary changes to the Future Land Use Plan and Future Land Use Map.

#### **4.4.2 The Town should encourage development that provide the best cost-benefit to residents**

When evaluating new development, the Town should weigh cost and benefit factors that affect quality of life by assessing development readiness of vacant properties in the town limits, considering infill and alternative development types, and pursuing the creation of a transportation reinvestment zone. Those concepts are described in detail below.

##### *Development Readiness*

There is enough undeveloped land in the Town limits and outside of the floodplain to accommodate a 23% population increase over the planning period; the need for 220 new, single-family homes; new multifamily homes; and new commercial development. Each parcel of land within the Town can be considered more or less developable depending on physical characteristics such a proximity to highways, presence of water and sewer lines, terrain, and floodplain.

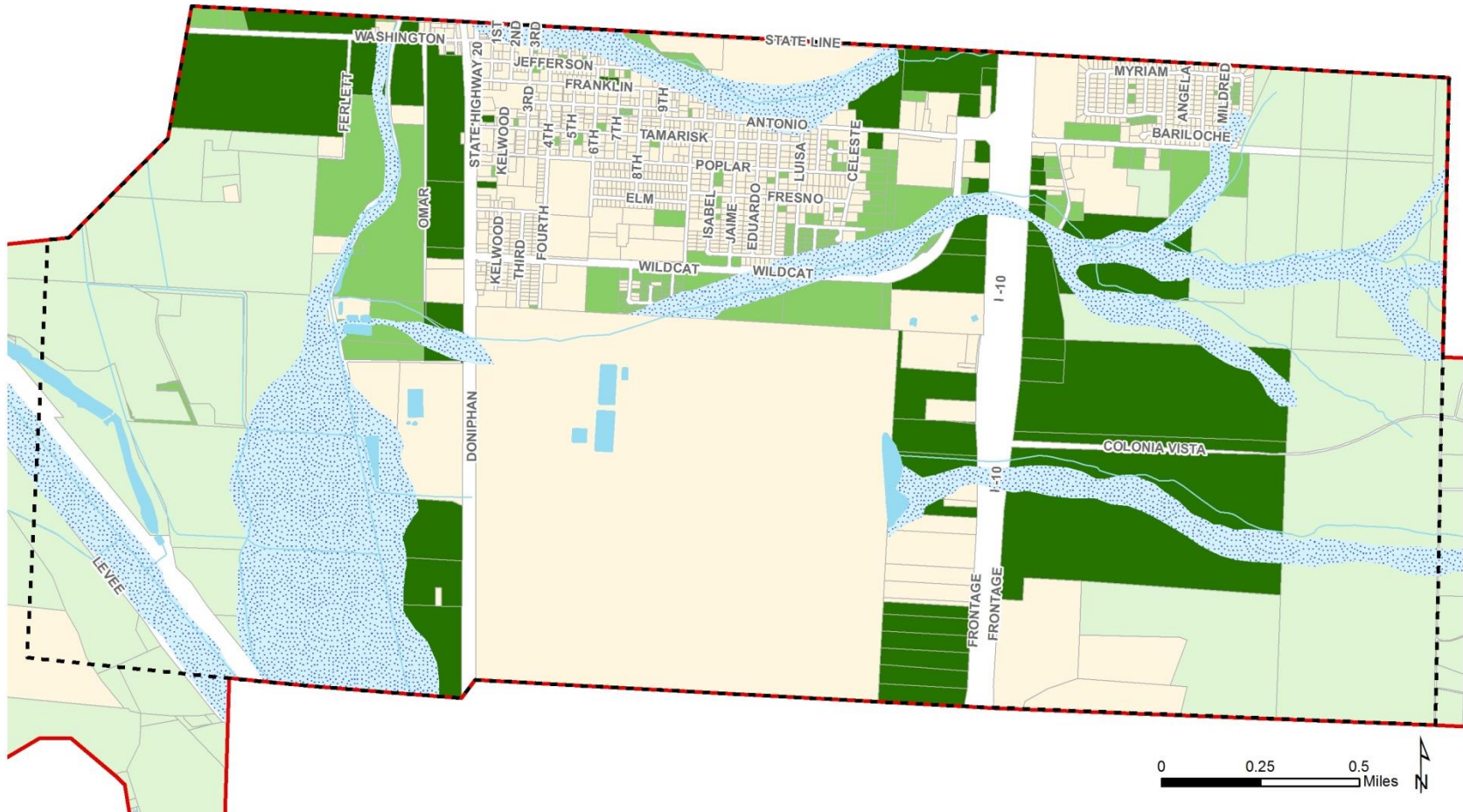
*Figure 4B*, shows those areas of Anthony that are the most attractive for development based on those parameters. The map does not indicate the type of development that is best for each parcel. The best type of development for each parcel will depend on parcel size, distance from the highway or street, size of water and sewer lines, neighboring land uses, permitted zoning uses, and other variables.

Development Readiness parameters are as follows:

- Easily Developable & Highway Frontage: Semi-developed or agricultural/undeveloped parcels within ¼ mile of water and wastewater infrastructure that have highway or TxDOT road frontage and are outside of the floodplain.
- Easily Developable: Parcels with all of the above characteristics except have town street access, not highway/TxDOT road frontage.
- Less Easily Developable: Parcels missing street access and/or proximity to existing water and wastewater infrastructure and are outside of the floodplain.

A large-scale version of the map in PDF format is included with the digital appendices to this study. That map could be posted on the Town's website and at town hall to demonstrate the type and variety of undeveloped land within the town limits.

Figure 4B: Developable Areas within Anthony's municipal boundary



### Legend

- |                               |                                                  |
|-------------------------------|--------------------------------------------------|
| City Limits                   | Developed Parcels                                |
| Extraterritorial Jurisdiction | Easily Developable Parcels with Highway Frontage |
| Stream                        | Easily Developable Parcels                       |
| Lake or Pond                  | Less Easily Developable Parcels                  |
| 100 Year Floodplain           |                                                  |

As shown in *Figure 4B*, there are numerous undeveloped areas both in residential neighborhoods and along Anthony's major highways and thoroughfares that are easily developable. Within the town limits of Anthony, there are approximately 660 acres that are "easily developable & highway frontage" and are:

- Either vacant or used for agricultural purposes
- Within 1,320 linear feet (1/4 mile) of water and sewer distribution lines
- Have frontage on a TxDOT road
- Are outside of the 100-year floodplain (FEMA special flood hazard area)

There are an additional 210 acres that are "easily developable" and have all of the above advantages but have municipal road access instead of TxDOT road frontage and an additional 1,840 acres that are "less easily developable" and missing either public right-of-way access or proximity to utility infrastructure, or both.

### *Infill and Alternative Development Types*

Anthony should encourage development that provides the best cost-benefit to the Town and residents. That typically includes limiting floodplain development and limiting development that cannot support itself. In general, infill development and alternative development types such as mixed use developments and conservation subdivisions are advantages to a city because they help minimize long-term infrastructure maintenance costs, preserve open space, maintain housing affordability, and support existing commercial areas.

In general, the Town should:

- ✓ Run a cost-benefit analysis on any development project that requires infrastructure service extensions;
- ✓ Provide the Town's FEMA floodplain map on the town website and at town hall;
- ✓ Continue to enforce a public works construction manual to ensure the provision of high-quality infrastructure built as part of new development;
- ✓ Permit and encourage alternative development types that are attentive to the physical constraints of the land.

Planned Unit Developments and Cluster Development are two types of development that many municipalities are encouraging as alternatives to traditional suburban development. Although those development types require more knowledge and flexibility on the part of developers, they are one of the most cost effective ways to preserve land values while limiting city responsibility for infrastructure that is expensive to maintain.

■ Planned Unit Development (PUD): A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development of subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category. Depending on the type of PUD, a project might go through the subdivision and zoning processes at the same time. PUDs are usually implemented to carry out master planning of a tract of land and are intended to:

- ✓ Foster Town or public/private partnered special projects;
- ✓ Allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types;
- ✓ Carry out specific goals of a comprehensive plan; and/or
- ✓ Preserve natural features, open space, and other topographical features of the land.

Standards within a PUD are usually negotiated between a city and developer on a case-by-case basis, and they require approval under adopted zoning and/or subdivision codes, including plan review and public hearings. Anthony's adopted zoning ordinance does not permit PUDs and the Town should consider amending their zoning code to include a PUD district. This type of development option could be attractive to potential developers interested in the acreage that falls in the area just east of I-10 that is being considered for Transportation Reinvestment Zone (TRZ) designation (shown below in *figure 4E*). The proposed zoning code that accompanies this Comprehensive Plan includes language to permit PUDs.

■ Cluster Developments: Cluster developments, also known as conservation subdivisions, are residential subdivisions that have been designed to maximize contiguous open space in order to:

- ✓ Provide habitat for wildlife;
- ✓ Provide shared open space for recreation;
- ✓ Enhance community spirit;
- ✓ Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines); and
- ✓ Reduce flooding and road deterioration (less water enters the drainage system).

As shown in *Figures 4C-4D*, a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.

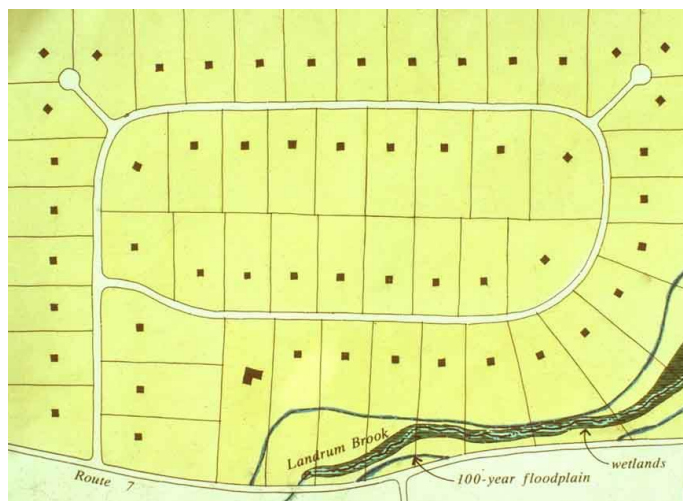


Figure 4C: Standard subdivision

130 acre site with 55, 2 acre home sites<sup>19</sup>



Figure 4D: Cluster subdivision

Same 130 acre site with 55, 3/4 acre home sites; 81 acres preserved as common open space.

The City of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction<sup>20</sup>. A fact sheet on cluster developments has been created by Ohio State University and is included with the digital appendices to this plan<sup>21</sup>.

A number of non-profit groups are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as relates to both alternative subdivision design (PUDs and cluster developments) and thoroughfare design elements. These include the USDA Office of Sustainable Development ([www.usda.gov](http://www.usda.gov)), the Congress for New Urbanism (<http://www.cnu.org/>), the Urban Land Institute ([www.uli.org](http://www.uli.org)) and Smart Growth Online (<http://www.smartgrowth.org/>).

### *Transportation Reinvestment Zone*

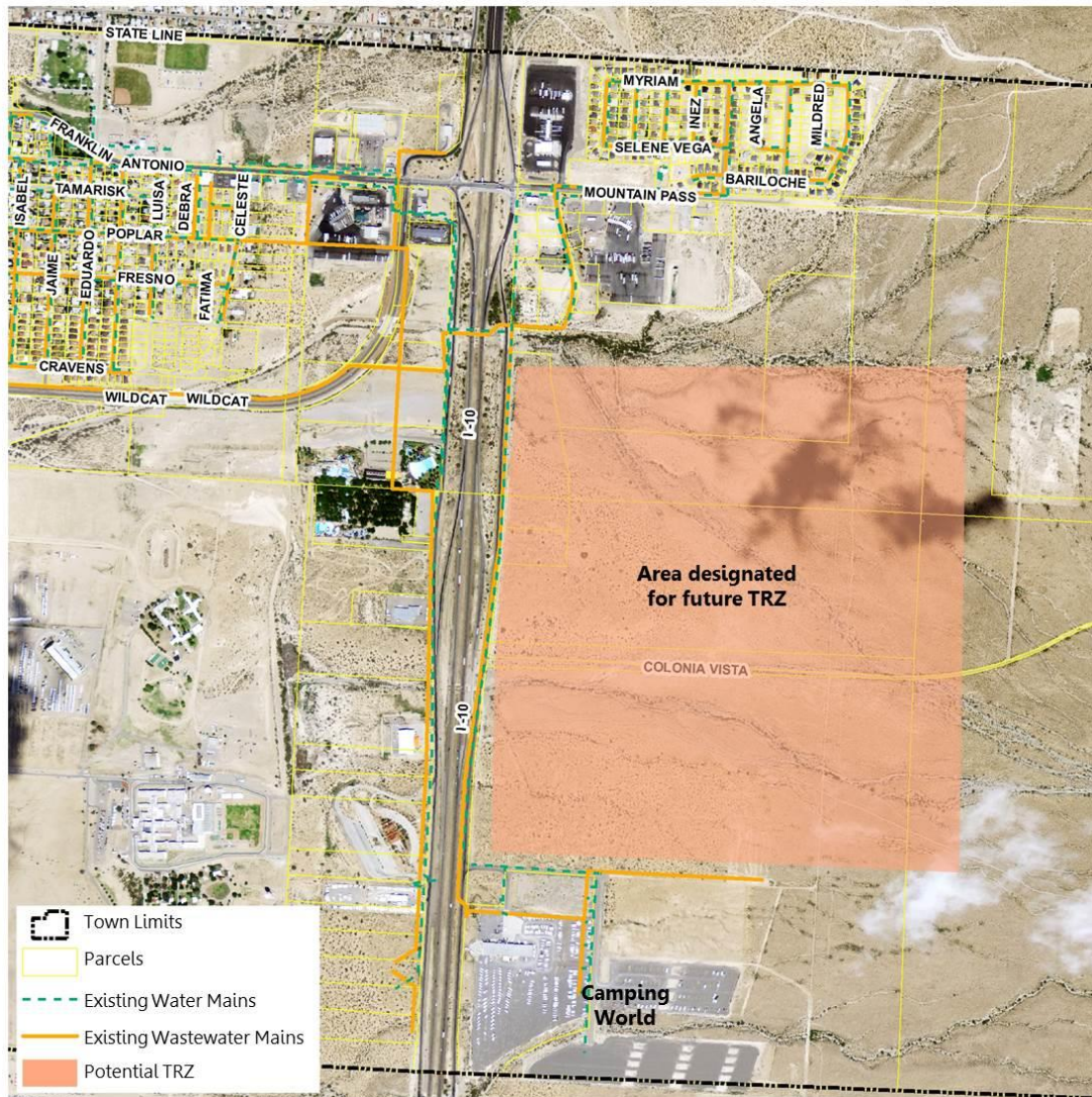
A transportation reinvestment zone (TRZ) is a financing tool available to municipalities and counties to assist with the funding of transportation projects in a specific area, or zone. A TRZ is established in an underdeveloped area and utilizes the increase in property tax revenue as the area develops to finance transportation projects. The Town is considering the development of a TRZ on the east side of IH 10, north of Camping World near the Colonia Vista intersection.

<sup>19</sup> Images retrieved from [www.landchoices.org](http://www.landchoices.org). Extensive information available on that site and from the University of Minnesota Extension office [www.extension.umn.edu/](http://www.extension.umn.edu/)

<sup>20</sup> See Town of Pearland website at [www.Cityofpearland.com](http://www.Cityofpearland.com) and digital appendices to this study

<sup>21</sup> The fact sheet is also available at <http://ohioline.osu.edu/cd-fact/1270.html>

Figure 4E: Town identified TRZ location



The area to be included in the TRZ identified by the Town is served by the Town's water and sewer infrastructure, which extends down the eastern side of IH 10 to the southern corporate limits. The TRZ would fund transportation infrastructure in this area, reducing the need to issue bonds funded through property taxes to pay for improvements. This would spur economic development and attract commercial and residential developers.

#### 4.4.3 Municipal ordinances are in place to ensure community health and safety

The Town's built environment and land use pattern influence the community's overall health and safety. There are several types of municipal ordinances the Town can implement to mitigate the possible negative influences of man-made features on health and safety.

##### *Existing Municipal Ordinances*

The Town has adopted several ordinances that pertain to community health and safety: Flood Damage Prevention Ordinance, Substandard Building Ordinance, Public Nuisance Ordinance, Zoning Ordinance, and an Air Pollution Ordinance. The Town's existing ordinances are reviewed below and proposed amendments to strengthen the ordinances are included.

- Flood Damage Prevention Ordinance: This ordinance was adopted on May 25, 2010. The ordinance follows the model ordinances provided by the Texas Water Development Board (TWDB) and makes Anthony eligible to participate in the National Flood Insurance Program (NFIP). The ordinance sets standards for construction in flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

The ordinance sets standards for construction to minimize flood damage of residential and nonresidential structures. Ideally, new construction in the flood plain should be discouraged; however, prohibition of floodplain construction is usually politically unfeasible because it eliminates property value. The Town should educate residents about the costs of floodplain development and post floodplain maps in visible locations at Town Hall, at the library, and on a Town website.

*Proposed Amendment*: Section 15.24.070 of the ordinance provides a place to reference a Federal Emergency Management Agency (FEMA) map; however, no FEMA map is specified. The Town should amend this ordinance to reference the most recent map available: community number 480804, dated January 24, 1975. The flood map for the Town of Anthony is scheduled to be updated the fall of 2014<sup>22</sup>.

- Public Nuisance Ordinance: This ordinance was adopted in 2004. The ordinance prohibits lots from being neglected in such a manner that they keep/store rubbish or refuse; are kept in an unsanitary condition that attracts and/or harbors rodents or vermin; and/or maintain a building that constitutes a hazard to safety, health, or public welfare. The ordinance also regulates noise nuisances and defines a noise nuisance violation as a person that makes unreasonable noise in a public place other than a sport shooting range. Unreasonable noise is defined as noise that exceeds a decibel level of 85. The ordinance defines enforcement procedures and sets a \$50 - \$500 fine.

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<sup>22</sup> To monitor the status of the flood map update schedule, visit [www.FloodSmart.gov](http://www.FloodSmart.gov) ([https://www.floodsmart.gov/floodsmart/pages/flooding\\_flood\\_risks/map\\_update\\_schedule.jsp](https://www.floodsmart.gov/floodsmart/pages/flooding_flood_risks/map_update_schedule.jsp))

■ Dangerous Buildings Ordinance: This ordinance was adopted in 1999 with the intention of protecting and promoting public health. The ordinance outlines safety standards for buildings; a guide for repair, vacation, or demolition of a dangerous structure; procedures for conducting a hearing; and enforcement of the final order.

In 2011 and 2012, the Texas Supreme Court released opinions on the *City of Dallas vs. Stewart* that affect ordinance enforcement. Most importantly, cities must allow 30 days after an administrative nuisance declaration for an owner to appeal the declaration before enforcing the ordinance. The Town's current ordinance meets this requirement and allows a 30 day period for a person to appeal. The Texas Municipal League (TML) has prepared a detailed report on the case and its implications for municipal enforcement of substandard ordinances. That report is included in the digital appendices to this study and is available on the TML website ([www.tml.org](http://www.tml.org)).

*Proposed Amendment*: One way that some cities have encouraged land owners to abide by substandard buildings regulations without entering into litigation is to include a provision in the ordinance that provides city assistance with demolition to landowners who voluntarily come forward and ask for an inspection. Instead of the \$5,000 to \$10,000 it can cost individuals to demolish, the property owner pays any associated landfill costs and \$500 to the city for labor and hauling. Although the Town will absorb much of the cost, the Town can negotiate bulk rates with solid waste companies as part of the Town's contract. Some cities also provide no cost demolition to homeowners who show financial inability to pay. The provision for voluntary removal is most effective when combined with regular inspection and fines.

■ Subdivision Ordinance: The Town's subdivision ordinance was last amended in 2002 and outlines standards for new subdivisions in the corporate limits and extraterritorial jurisdiction. Standards are related to lot/block layout and the provision of streets, water, sewer, drainage, and other infrastructure-type improvements.

*Proposed Amendments*: In order to adequately provide parkland and open space for residents, parkland dedication or fee-in-lieu requirements can be included in a subdivision ordinance. Those requirements are determined by the number of dwelling units in the subdivision. More information on subdivision ordinance recommendations is located in *Chapter 15: Subdivision Ordinance*.

■ Zoning Ordinance: A zoning ordinance and map can ensure separation of land uses that are incompatible and can promote quality development that will not harm the health, safety or welfare of the public. The Town adopted a zoning ordinance in the 1980s and Parkhill, Smith, and Cooper created a zoning map based on the Town's code. The ordinance establishes eight districts: six residential districts and two commercial/industrial districts.

*Proposed Amendments*: The zoning ordinance and map can be used to regulate the location of polluting land uses away from residential areas, a concern of residents. The existing zoning ordinance

and map do not provide regulations for all areas within the town limits and in some areas of town, new zoning districts may better serve the community. Amending the zoning ordinance and map based on the recommendations in *Chapter 14: Zoning Ordinance* to address all areas of Town in a manner that best serves the health, safety, and welfare of the community will help ensure compatible uses.

## 4.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 4A: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2020	2021-2024			
<b>Goal 4.1</b> <i>The Town’s zoning ordinance is easy to administer and reflects the Town’s future land use plan.</i>						
Update Anthony’s zoning ordinance to reflect future land use goals.	X			Town	\$2,000 (legal fees)	GEN
Amend ordinance/map to include additional zoning district: planned unit development.	X			Town	\$500 (legal)	GEN
<b>Goal 4.2</b> <i>New development is cost effective for the Town.</i>						
Post FEMA FIRM at town hall and on town’s website	X			Town	Staff	N/A
Post Developable Areas map and criteria on town’s website	X			Town	Staff	N/A
Amend zoning ordinance/map to include a Planned Unit Development district	X			Town	\$500 (legal)	GEN
Define TRZ boundary and proceed with creation and administration of the zone <sup>23</sup>	X	X	X	Town	\$1,000 (legal), Staff	GEN
Develop protocol and conduct cost-benefit analysis of developments that require significant infrastructure extension	X	X	X	Planning and Zoning Commission	Staff	N/A

<sup>23</sup> The Texas Department of Transportation provides an overview of the process required to establish a TRZ and references the statute governing TRZs. See <http://www.txdot.gov/government/programs/trz.html> for more information.

Continue enforcing the Town's public works construction manual	X	X	X	Town	Variable	GEN
<b>Goal 4.3</b> <i>Town ordinances ensure community health and safety.</i>						
Amend Flood Damage Prevention Ordinance to reference most recent FEMA map	X			Town	Staff	N/A
Monitor FEMA website for updates to the Town of Anthony Flood map & post updated map at town hall and on town website when available	X			Town	Staff	N/A
Adopt zoning ordinance and map amendments to provide a zoning district designation to all areas in the town limits	X			Town	\$2,000 (legal)	GEN
Discuss with solid waste disposal provider the cost of including removal of one dilapidated structure per year	X			Town	Staff	GEN
Regularly review ordinances to ensure they adhere to legislative findings throughout the planning period	X	X	X	Town	Variable, Staff	GEN
GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses						

## 4.6 Appendix 4A: Land Use Methodology

GrantWorks, Inc. conducted a land use survey in Anthony in March 2014. Land use data was collected by driving by every property in the Town and ETJ, using aerial imagery available from the Texas Natural Resources Information System ([www.tnris.org](http://www.tnris.org)), and consulting with Town staff. *Table 4A: Land Use Classifications* defines the land uses that were chosen to describe property in Anthony.

Table 4A.1: Land Use Classifications

Classification	Examples
Agricultural / Undeveloped	Fields, farms, woodlands, open flood plain
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Mixed Use	Apartment over office or store, home occupation with store/office front
Commercial	Stores, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, drainage retention ponds, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.
Semi-Developed	Vacant subdivided lots of less than 10 acres in areas with or very near water, sewer, and street infrastructure

Table 4A.2: Detailed Land Use Tabulation

Town Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	218	11.5%	6%	26.1
Industrial	58	3%	2%	6.9
Institutional	669	35%	18%	80.3
Multifamily	8	0%	0%	1.0
Public	53	2.8%	1%	6.3
Recreational	38	2%	1%	4.6
Semi-Developed	308	16%	8%	36.9
Single-Family	187	10%	5%	22.4
Utility	0.32	0%	0%	0.0
Right of Way	358	19%	10%	42.9
<b>Total for Developed Areas</b>	<b>1,897</b>	<b>100%</b>	<b>52%</b>	<b>227.4</b>
Agricultural, Forest, other Open Space	1,775		48%	212.8
<b>Citywide Total</b>	<b>3,672</b>		<b>100%</b>	<b>440.2</b>

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	0	0.0%	0%	0.0
Industrial	0	0%	0%	0.0
Institutional	0	0%	0%	0.0
Multifamily	0	0%	0%	0.0
Public	58	13.3%	7%	29.1
Recreational	0	0%	0%	0.0
Semi-Developed	284	65%	34%	142.2
Single-Family	5	1%	1%	2.5
Utility	0	0%	0%	0.0
Right of Way	91	21%	11%	45.3
<b>Total for Developed Areas</b>	<b>438</b>	<b>100%</b>	<b>53%</b>	<b>219.1</b>
Agricultural, Forest, other Open Space	390		91%	194.9
<b>ETJ Total</b>	<b>828</b>		<b>100%</b>	<b>414.0</b>

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	218	9.3%	5%	21.1
Industrial	58	2%	1%	5.6
Institutional	669	29%	15%	64.7
Multifamily	8	0%	0%	0.8
Public	111	4.8%	2%	10.7
Recreational	38	2%	1%	3.7
Semi-Developed	592	25%	13%	57.3
Single-Family	192	8%	4%	18.6
Utility	0.32	0%	0%	0.0

Right of Way	448	19%	10%	43.3
<b>Total for Developed Areas</b>	<b>2,335</b>	<b>100%</b>	<b>52%</b>	<b>225.8</b>
Agricultural, Forest, other Open Space	2,165		48%	209.3
<b>Regional Total</b>	<b>4,500</b>		<b>100%</b>	<b>435.2</b>

Source: GrantWorks, Inc. Field Survey, 2014

Note: Values may be rounded to next whole number

## 5 WATER SUPPLY & DISTRIBUTION STUDY

Anthony's original water treatment, storage, and distribution system was installed sometime in the 1950's. The primary source is a system of three (3) groundwater wells located in the western portion of the Town. The system operates on two (2) pressure planes. The last formal analysis of the system was performed by Parkhill, Smith, & Cooper Engineers. The most recent maps of the system were also prepared by this same firm.

Distribution system and treatment improvements are funded primarily with grants and loans. In the past several years, Anthony has received grants through the TxDBG and STEP programs to fund the following water infrastructure projects:

- **2002:** Installation of 470 LF of 8" water line, 5,100 LF of 6" water line, four (4) fire hydrants and all necessary appurtenances
- **2010:** Installation of a SCADA or telemetry system, a new well pump and motor, sand separator, a new well chlorination system, a new building to house the chlorination system, related piping, gate valves and all related appurtenances

The following sections provide an inventory of the major components of the Town's water system, identify potential problems that should be addressed, and provide a prioritized summary of the needed improvements and their estimated costs.

### 5.1 Water System Inventory

Table 5A and 5B show the inventory and locations of the Town's water system.

Table 5A: Major Water System Components

Component	Location	Capacity or Size
Well # 1	East of Omar Street	510 GPM
Well #2	West of Omar Street	600 GPM
Well #3	North of Washington Street	790 GPM

Standpipe	Old well site on FM 1905	0.125 MG
Elevated Storage Tank (EST)	0.5 miles east of IH-10	0.15 MG
Ground Storage Tank (GST)	0.5 miles east of IH-10	0.600 MG
High Service Pumps	Next to standpipe	2 @ 700 GPM
Booster Pumps	Next to GST	2 @ 500 GPM, 1 @ 100 GPM

Table 5B: Water Distribution System Components

Component	Linear Feet (LF)	Component	# Of Units
¾" Line	N/A	Fire hydrants	92
1" Line	N/A	Gate Valves	90
1 ½" Line	N/A	Service connections	987
2" Line	7,376		
3" Line	N/A		
4" Line	N/A		
6" Line	77,780		
8" Line	32,176		
10" Line	7,559		

## 5.2 Water System Analysis

### *Standards and Criteria*

The Texas Commission of Environmental Quality (TCEQ), the American Water Works Association (AWWA), and the U.S. Environmental Protection Agency (EPA) have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public. All Public Water Supply (PWS) systems operating within the State of Texas must adhere to these regulations and standards.

The TCEQ has adopted the following engineering standards that apply to the minimum production and supply capacities for public water systems:

Table 5C: Minimum Water System Standards

Facility or Measure	TCEQ / Engineering Standard	Town of Anthony
Well & Surface Water Capacity (GPM/Connection)	0.6	1.32
Total Storage – TCEQ (gal/connection)	200	866
Elevated Storage/Pressure Tank Capacity (gal/connection)	100	253
Service Pump (GPM/Connection)***	0.6	2.53
Normal Operating Pressure (psi)	35	btwn 57psi and 65psi
"C" Certified Operators*	2	3 - "C" Ground
Minimum Main Size**	2"	2"

Sources: TCEQ and Texas State Data Center Population Estimates for 2014 and plan fieldwork. System standards based on 987 active connections

\*Depends on system type and size, according to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, Section 290.46

\*\* According to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, no new waterline under two inches in diameter will be allowed to be installed in a public water system distribution system. These minimum line sizes do not apply to individual customer service lines.

\*\*\* If Elevated Storage is greater than 200 gallons/connection, Service Pump Capacity is 0.6 GPM/Connection. If Elevated Storage is between 100 gallons/connection and 200 gallons/connection, Service Pump Capacity is 2.0 GPM/Connection. Minimum Elevated Storage and /or High Pressure Tank requirements apply in all cases.

Table 5C indicates that the Town of Anthony is in compliance with the established standards for minimum production and supply capacities.

### Water Quality

According to the TCEQ Public Water System Data, the Anthony Water System water quality is satisfactory with the exception of elevated levels of arsenic. This is a common occurrence in groundwater sources in this part of the state. The Town is currently in the process of designing and installing a Reverse Osmosis (RO) filtering system which will address this problem.

### *Water Supply*

As described previously, the Town of Anthony is a groundwater system that relies on three (3) wells located on the western side of the Town. When all three wells are in service, the Town can produce up to 1,900 GPM of ground water. However, Well # 2 is currently out of service, leaving the Town with 1,300 GPM of firm production capacity. The Town recently used grant funding to attempt to repair the well in its current location, but was unsuccessful in their efforts. Therefore, the Town will seek further funding to relocate the well in a more productive location. When the new well is drilled, the Town plans to use the new components that were funded previously on the old well to complete the new well.

### *Water Storage*

Anthony has one (1) ground storage tank, one (1) standpipe, and one (1) elevated storage tank. For water systems with more than 250 connections, The Texas Administrative Code, Title 30, Chapter 290, Subchapter D, Sections 290.45(b)(1) (D)(ii) and 290.45(b)(1) (D)(iv) mandates that the systems have: a) 200 gallons of total storage per connection; and b) 100 gallons of elevated storage per connection or a pressure tank capacity of 20 gallons per connection. According to current data, the Town has 987 active residential and commercial connections. To meet the minimum requirements for elevated storage, Anthony needs 98,700 gallons (100 multiplied by 987 connections). The Town currently has 250,000 gallons of elevated storage. For total storage, the Town needs 197,400 gallons of storage. The Town currently has 875,000 gallons of total storage. Anthony is well within compliance limits for storage.

### *Water Distribution System*

Water distribution system lines in the Town of Anthony range in size from 2" to 10" in diameter. The system is comprised of approximately 124,891 linear feet (LF) of distribution lines. The pipes consist of various materials, many of which are not known by the current water utility staff, but include many sections of asbestos cement (AC) and PVC. According to the Town staff, the condition of the remaining original water system is fair. Lines that are 2" diameter represent roughly 6% (7,376 LF) of the water distribution system in the Town of Anthony. Undersized water lines limit both volume and pressure within the distribution system. The Texas Administrative Code (TAC), Subchapter D, Section 290.44(c) prohibits the installation of new water distribution mains smaller than 2". The standards permit more than ten (10) connections on existing undersized water mains only when a licensed professional engineer deems it necessary.

### System Water Pressure

According to the most recent tests completed as part of the 10/04/2011 TCEQ Comprehensive Compliance Investigation (CCI), the Town's water system operates at a normal working pressure of between 57 psi and 65 psi, sufficient to operate its system effectively. Town staff are not aware of any known pressure problems. As mentioned previously, high service pumps, booster pumps, a standpipe, and the elevated storage tank (EST) provide this operating pressure.

### Future Development Considerations

According to data from the Texas State Data Center and the TWDB, the Town of Anthony is projected to experience approximately 24% growth during this planning period.

The Texas Administrative Code (TAC) Title 30, Chapter 291 states that when a water utility that is required to possess a Certificate of Convenience and Necessity (CCN) reaches 85% of its minimum capacity requirements it must submit to the TCEQ Director a planning report indicating how the utility plans to expand its capacity in order to meet future demands. The Town of Anthony is not required to possess a CCN. Therefore, this requirement does not apply.

According to the information contained in *Table 5C above*, the Town's system will currently support new connections before reaching its capacity threshold. A summary is shown below:

Table 5D: Capacity for New Connections\*

Measure	Required	Provided	# New Connections
Well Production (GPM/Connection)	0.6	1.32	1,179
Total Storage (Gallon/Connection)	200	866	3,388
Elevated Storage (Gallon/Connection)	100	253	1,763
Service Pump Capacity (GPM/Connection)	0.6**/2.0**	2.53	263**

*\*Based on a current connection count of 987 active connections*

*\*\*If Elevated Storage is greater than 200 gallons/connection, Service Pump Capacity is 0.6 GPM/Connection. If Elevated Storage is between 100 gallons/connection and 200 gallons/connection, Service Pump Capacity is 2.0 GPM/Connection. Minimum Elevated Storage and/or High Pressure Tank requirements apply in all cases.*

The information shown above indicates that the Town's current system has capacity for future growth. However, it should be noted that the limiting factor is within the relationship between the elevated storage and the service pump capacity. As noted in the footnote above these two elements are linked. At some point future growth will reach the point where the elevated storage will fall below 200 gallons per connection. This will cause the service pump capacity requirements to increase from 0.6 GPM per connection to 2.0 GPM per connection. The value calculated above is using the more conservative 2.0 GPM per connection figure. The Town has expressed interest in adding an elevated storage tank within

this planning period. If they are successful, the elevated capacity should increase such that the 0.6 GPM per connection calculation can still be used throughout the planning period.

### *Fire Protection Considerations*

The primary consideration for fire protection issues is whether or not the system is capable of delivering sufficient flow volume at sufficient pressure to effectively respond to emergencies. The standards for adequate fire protection are established in the International Fire Code (IFC). The code recommends minimum flow volume, flow pressure, hydrant spacing, and construction standards. Examples of the IFC recommendations are as follows:

1. Every building in a community should be located no more than 500 feet from a fire hydrant; and
2. All fire hydrants should be installed on water mains no smaller than 6" in diameter; and
3. Each hydrant should provide a minimum flow volume of 1,500 GPM; and
4. The minimum flow volume should be delivered at a minimum residual pressure of 20 psi.

Fire departments perform individual hydrant flow tests to determine if adequate pressure and flow rates are available at specified hydrant locations. Testing every hydrant is usually beyond the capabilities of most small communities, but field-testing at selected hydrants can give the Town some preliminary information on water system fire fighting capabilities. When any major new subdivision construction is proposed, a computer-aided water system model of the existing conditions and the effects of the proposed development should be prepared by the consulting engineer. This model will assist the Town and its representatives to evaluate the existing system's capacity to provide adequate flow volume at sufficient pressure to effectively respond to emergencies. Current information indicates that the Town's fire hydrants have a firm capacity of 500 GPM at 20 psi. While this is not optimum, it is adequate for a Town of this size.

There are some homes within the Town of Anthony that are not within 500 feet of a hydrant connected to a 6" water main. According to the best information available, approximately 95% of the housing units meet the spacing standard described above.

### *System Operations*

TCEQ requires that properly trained and certified operators run public water systems. The Town currently employs three (3) Class "C" Ground Water Operators. A review of the water system's files indicates that the only issue with the system is one of elevated arsenic levels. As mentioned before, this is a common problem with groundwater sources. The Town is currently in the process of installing an RO filtering system to mitigate the problem.

## Water System Revenues

For customers inside and outside the Town limits, the Town currently charges rates as follows:

- Residential customers shall be charged a minimum of \$10.41 with an allowance of 3,000 gallons included in the minimum charge. Consumption of 3,000 gallons and thereafter shall be charged \$2.42 per thousand gallons.
- Commercial customers shall be charged a minimum of \$39.45 with an allowance of 5,000 gallons included in the minimum charge. Consumption of 5,000 gallons to 95,000 gallons shall be charged \$2.57 per thousand gallons, 95,001 to 200,000 gallons at \$2.62, 200,001 to 300,000 gallons at \$2.67, and for 300,001 and up will be charged at \$2.72 per 1,000 gallons.

According to *Table 5E* the Town appears to be charging rates sufficient to cover costs and maintain the system. Excess funds can be applied toward the exploration for alternative water supply sources:

Table 5E: Water/Sewer Revenues & Expenses\*

Total Water Produced (produced)	201,890,000 gal	Gross Average Annual Water Revenues	\$500,000
Total Annual Water Sold (Billed)	155,003,000 gal	Gross Average Annual Water Revenues per 1,000 Gallons	\$3.23
Total Annual Water Used but not Billed	46,887,000 gal	Gross Average Annual Revenue per Customer	\$506.58
Estimated Water System Loss	Indeterminate	Gross Average Monthly Revenue per Customer	\$42.21
Gross Annual Water Cost to Town	\$380,185.00**	Gross Average Monthly Usage per Customer	13,087 gal
Gross Average Annual Cost per 1,000 Gallons	\$2.45	Average Monthly Cost to Customer for 1,000 Gallons	\$3.23
Gross Average Annual Cost per Customer	\$385.19	Gross City Cost to Produce 1,000 Gallons	\$2.45

\*Based on 987 Active Connections

\*\*Includes debt service, water system employee salaries, admin, maintenance, etc.

## Water Losses

The information presented in *Table 5E* indicates that approximately 46.9 million gallons of potable water are used but not billed. The estimate of authorized unmetered water use is not available at this time. The total amount water used but not billed as indicated in *Table 5E* represents approximately

23.2% of the total amount of water produced. A typical value of acceptable water loss ranges from 6% - 11%. The Town of Anthony appears to have a significant water loss rate. Major sources of water loss usually include:

- Line leakage,
- Line breaks,
- Aging or faulty meters,
- Inaccurate or incomplete record keeping, and
- Water theft and unauthorized use.

The water revenue information contained in *Table 5E* indicates that the revenue received from water customer billings exceeds the water production costs at this point in time.

### *Regional and Drought Planning*

In 1999, the 75<sup>th</sup> Texas Legislature passed Senate Bill 1 requiring all public water suppliers to develop drought contingency plans to be implemented during periods of water shortages and drought. A drought contingency plan combines strategies to achieve lasting, long-term improvements in water use efficiency with response measures aimed at avoiding, minimizing, or mitigating the risks and impacts of drought-related water shortages and other emergencies. The plan adopted by a water provider should ensure its capability of providing water under drought conditions.

The Town of Anthony has adopted a Water Conservation & Drought Contingency Plan, Ordinance No. 455, dated August 2008 that contains comprehensive phases of water shortage conditions and related actions triggered by demands as related to the safe operating capacity of the overall system.

Texas water law requires that new Regional and State Water Plans be prepared every five years. The most recent Region E, Far West Texas 2011 Water Plan, of which Anthony is a part, can be found online at <http://www.twdb.state.tx.us/wrpi/rwp>

This Comprehensive Plan places a high priority on the funding of core system upgrades that include an additional well to replace the non-functioning Well # 2, a new elevated storage tank, and a program of replacing old and undersized system lines to assist the Town in meeting its projected water demand by reducing the current water loss rate as much as practicable. Town representatives should remain involved in Region E, Far West Texas water planning to ensure that Anthony's concerns are considered and the Town continues to actively pursue funding for upgrading the system.

### *Prioritized Problems*

Town leaders, residents, staff, and consulting engineers have identified the following areas of concern with regard to the water system:

1. A pressing need for a new well to replace Well #2;
2. A new elevated storage tank;
3. A need for system-wide improvements to the aging and deteriorating distribution mains;
4. Replace aging fire hydrants and gate valves; and
5. Meter replacements.

### *5.3 Water Supply & Distribution System Improvement Projects*

The following section describes a series of proposed improvement projects to the existing water treatment, storage, and distribution system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The Town of Anthony faces a challenge in the future with respect to providing its citizens with a quality water supply in sufficient quantities to meet their water demands.

The plan proposes a series of water treatment and distribution projects. The projects are listed in a sequence that represents just one of several possible approaches, all of which should lead to the achievement of the long-term goals adopted by the Town of Anthony for the operation and maintenance of the water treatment, storage, and distribution system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the water system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes.

*Table 5F: Implementation Plan* (section 5.4) contains the estimated project costs for each of the proposed improvement projects. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in water treatment, storage, and distribution technology. These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- The choice of specific lines to be replaced within each area – The cost estimates assume that all lines less than six (6) inches in diameter will be replaced with 6"-8" C-900 DR 18 PVC pipe and fire hydrants at the appropriate spacing. The priority is placed on replacing the smaller lines, but

each individual project evaluation may identify segments of larger lines that need replacement. In this event, the funding should be applied to replacing the lines with the greatest need for repair, regardless of size;

- Fire hydrants – standard fire hydrant assemblies are included in the estimates;
- Service re-connects, valves, and appurtenances – Service re-connects, valves, and appurtenances are estimated at 10%-12% of the line costs;
- Street and Pavement Repair – Streets, driveways, and pavement repair is estimated assuming 5% of the line costs; and
- Engineering and Surveying – Engineering and surveying services are estimated at 15% of the estimated construction costs of the combined elements described above.

The suggested phases for the system improvements are as follows:

- ✓ **Construction Phase 1A (2014-2016):** Continue to implement the improvements currently funded through the Texas Drinking Water State Revolving Loan Fund. Improvements include an RO filtering system located at a point central to all groundwater supply sources, electrical service and controls, yard piping, and engineering & survey services. Project will also include a new standpipe with new pumps, new pumps at the EST location with electrical service, yard piping and all necessary appurtenances.
- ✓ **Construction Phase 1B (2014-2018):** Obtain funding to drill a new well capable of a firm pumping capacity of at least 500 GPM. Project should include engineering report with details of optimum location, electrical upgrades, yard piping, and controls, valves and associated appurtenances, service reconnects, and surveying services.
- ✓ **Construction Phase 2 (2018-2020):** Obtain funding for construction of a new .15 - .20 MG EST. Tank project should include level indicators, electrical service, yard piping and security fencing, and engineering & surveying services.
- ✓ **Construction Phase 3 (2021-2024):** Obtain funding to replace older, deteriorated lines in the center of the town with approximately 7,740 LF of 6" – 8" C-900 PVC, six (6) fire hydrants, valves and associated appurtenances, service reconnects, and engineering & surveying services.

## 5.4 Implementation Plan

The Town strives to provide a safe, efficient, and uninterrupted water supply while meeting all applicable water system standards. These goals can be accomplished by implementing the actions and improvement projects outlined in *Table 5F* below.

Table 5F: Water System Improvement Plan Projects: 2014-2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2014-2017	2018-2020	2021-2024			
<b>Goal 5.1</b> <i>The local water system operates using the most efficient and cost-effective methods so operating costs are reduced by at least 5% by 2024.</i>						
Provide preventative maintenance of all facilities by inspecting all facilities once per year	X	X	X	Town	variable	GEN, Utility
<b>Goal 5.2</b> <i>Deteriorated lines and equipment are replaced and/or improved and new capacity is added so residents have access to clean, safe, potable water</i>						
Continue maintaining and inspecting the existing system facilities according to a regular schedule and providing repairs as the need arises.	X	X	X	Town	variable	GEN, Utility
<b>Construction Phase 1A**:</b> Implement RO filtering system at a point central to all groundwater supply and sources; new standpipe and pumps; new pumps at EST	X			Town	\$1,041,936	DWSRF
<b>Construction Phase 1B**:</b> Drill new well capable of a firm pumping capacity of at least 500 GPM.	X	X		Town	\$365,000	GEN, Utility, TWDB, USDA, TxCDBG
<b>Construction Phase 2**:</b> Construct new 0.15 – 0.202 MG EST		X		Town	\$400,000	GEN, Utility, TWDB, USDA
<b>Construction Phase 3**:</b> Replace approx. 7,740LF of deteriorated lines in central Anthony			X	Town	\$374,000	GEN, Utility, USDA, TWDB, TxCDBG
Regularly apply for grants to fund replacement of aging, deteriorated water lines, especially any AC and cast iron lines, with the appropriate-sized PVC materials	X	X	X	City	N/A	N/A
<b>Goal 5.3</b> <i>Water system losses are reduced by 50% and customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought</i>						
Replace deteriorated lines that result in water loss	X	X	X	Town	variable	TxCDBG, GEN, USDA, TWDB, Utility

Join/Partner with regional water planning groups to develop and maintain regional water sources	X	X	X	Town	variable	GEN, Utility
Continue the Town's participation or mention in the Region E, Far West Texas Water Plan	X	X	X	Town	\$500 (annually)	GEN, Utility

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**\*\*** All construction projects include service re-connects; values and appurtenances; street, driveway, and pavement repair; and engineering and surveying services.

*Sources: TxCDBG = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); TWDB = Texas Water Development Board grants and loans; DWSRF = Texas Water Development Board Drinking Water State Revolving Loan Fund; UTILITY = Town utility fund/revenue bonds; USDA = US Department of Agriculture Water and Wastewater Infrastructure loans and grants; GEN = Municipal Funds and General Obligation Bonds*

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## 6 WASTEWATER COLLECTION & TREATMENT SYSTEM STUDY

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Most of the Town of Anthony's existing sewage collection system was installed in the 1950s according to the Town staff's best estimate. The current wastewater treatment facility (WWTF) has a 0.565 MGD permitted average daily discharge limit. The last improvements to the WWTF were completed in 2012. According to Town staff, the last formal analysis of the entire system was performed by Parkhill, Smith, & Cooper Engineers. The most recent system-wide maps were produced as part of that analysis.

The most recent Comprehensive Compliance Investigation (CCI) report indicates that there are no remaining outstanding alleged violations from previous investigations. All previous alleged violations have been resolved.

The Town has replaced several components of the collection and treatment system with funds acquired through the Texas Department of Agriculture's Community Development Block Grant (CDBG) program through their Community Development (CD) and Economic Development (ED) funds. These improvements include the following:

- **2003:** Economic Development funds to provide infrastructure in support of American R.V. and Marine;
- **2004:** CDBG funding to remove two clarifiers, demolition of abandoned headworks, install submersible pumps and controls, install check valve at lift station, and replace a collapsed manhole;
- **2004:** CDBG funding to install new generator and controls, install new surge control system, install drain system for one clarifier, removal and replacement of two lift station pumps, and upgrading aerator basin rotor blades;
- **2005:** CDBG funding to rehabilitate several thousand LF of failing 10" and 12" pipe using cured in place pipe (CIPP), and various repairs and upgrades to the WWTF;
- **2011:** Economic Development funds to provide infrastructure in support of the "Truss Plant";
- **2012:** Loan funds from the Texas Water Development Board (TWDB) to install new aerators and rebuild the influent lift station at the WWTF.

## 6.1 Wastewater Collection System Inventory

The quantity of the collection lines and lift stations associated with the collection system operated by the Town of Anthony are shown by size, total length, and percentage of the system as a whole in *Table 6A*. The lift station inventory is shown in *Table 6B*.

Table 6A: Major Sewer Collection System Components

Sewer Lines			
	Diameter	Length (ft.)	Percent
<b>Force Mains</b>			
	6" FM	4,121	4%
	12" FM	2,572	2.5%
Subtotal – Force Main		6,693	6.5%
	Diameter	Length (ft.)	Percent
<b>Gravity Feed</b>			
	4"	N/A	0%
	6"	41,701	40%
	8"	33,199	32%
	10"	2,576	2.5%
	12"	16,137	16%
	15"	1,228	1%
	18"	2,189	2%
	Unknown	N/A	0%
Subtotal – Gravity Feed		97,029	100%
<b>Total Sewer Lines</b>		<b>103,722</b>	<b>100%</b>

Table 6B: Lift Station Inventory

Lift Stations			
Name	Pump Capacity (gpm)	Year Built	Condition
Omar Street	300 GPM	+/- 1980	Good

## 6.2 Wastewater System Analysis

The wastewater system analysis evaluates the system components with respect to the applicable standards and criteria as described in the previous sections. This analysis will consider the following elements:

- Standards and Criteria;
- The wastewater treatment facilities;
- Industrial waste and special treatment facilities;
- Collection system conditions;
- Unserved/underserved areas;
- Manhole conditions;
- The characteristics of the soil and terrain affecting the collection facilities;
- Lift station conditions;
- Infiltration/inflow problems; and
- Operational procedures.

### *Standards and Criteria*

The U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) outline the standards or criteria applicable to the design and operation of municipal wastewater systems. The standards address influent quality, collection, treatment, and effluent quality. The TCEQ guidelines were originally set forth in Title 30 Part 1 Chapter 317 of the Texas Administrative Code *"Design Criteria for Sewerage Systems"*. The State of Texas has revised the standards and replaced Chapter 317 with Chapter 217, *"Design Criteria for Domestic Wastewater Systems"* which outlines system design and operations in all respects. EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

For wastewater treatment facilities, the TCEQ standards provide detailed information concerning design flows and design loadings expected at the treatment facility for the average municipal wastewater effluent stream. The authorized effluent discharge quality limitations are established in the individual municipality or operator's Permit to Discharge Waste, and will vary based on local conditions. Typically, effluent strength entering the treatment facility should not exceed approximately 200-350 mg/L BOD-5, depending on the characteristics of the influent stream and the source of the wastewater stream. BOD5 and TSS values higher than 200 mg/L would likely be the result of wastewater demand from industrial sources that should be pretreated or eliminated.

The average quantity of wastewater flow set forth by the standards depends on the source. For example, a residential subdivision would have a design flow of 75-100 gallons per capita per day, while a hospital design flow is approximately 200 gallons per capita per day. For another example, the design flow criteria for a facility with expected flows of less than 1.0 MGD establishes the permitted flow as the maximum 30-day average flow. This permitted flow is estimated by multiplying the average annual flow by a factor of at least 1.5, and dividing that value by 12. When site-specific data is unavailable, the two-hour peak flow must be estimated by multiplying the permitted flow described above by a factor of 4.0.

The criteria for sewage treatment facilities are based on process type and address the individual system components. The design standards take into account design flow, peak flow, influent characteristics, and required discharge quality. The criteria are comprehensive and consider most treatment technologies currently in common use.

When a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

Design criteria for collection systems include standards for pipe size, horizontal and vertical spacing, gradient, manhole spacing, lift station connections, and allowable infiltration/inflow. The standards require a minimum diameter of six (6) inches for gravity collection mains. The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two (2) feet per second (fps). The grade requirements and pipe size minimums that should be required within the Town's system are listed in *Table 6C*.

Table 6C: Sewer Gradient Standards

Main Size (inches)	Fall in Feet per 100' of line
6	0.50
8	0.33
10	0.25
12	0.20

The typical manhole spacing for 6" to 15" main sizes with straight alignment and uniform grades is 500 feet (maximum). Reduced spacing may be necessary based on a system's ability to clean and maintain its sewer with available equipment.

Lift station design criteria establishes general requirements that include, but are not limited to, the following:

1. The raw wastewater pump, with the exception of a grinder pump, must be capable of passing a sphere of 2.5 inches or greater;
2. The raw wastewater pump must have suction and discharge openings of at least 3.0 inches in diameter;
3. The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow;
4. For a lift station with more than two (2) pumps, a force main in excess of one-half mile, or firm pumping capacity of 100 GPM or greater, system curves must be provided for both the normal and peak operating conditions at C values for proposed and existing pipe;
5. A collection system lift station must be equipped with a tested quick-connect mechanism or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator;
6. Lift stations must include an audiovisual alarm system and the system must transmit all alarm conditions to a continuously monitored location;
7. A lift station must be fully accessible during a 25-year 24-hour rainfall event;
8. A force main must be a minimum of 4.0 inches in diameter, unless it is used in conjunction with a grinder pump station;
9. For a duplex pump station, the minimum velocity is 3.0 feet per second with one pump in operation;
10. For a pump station with three or more pumps, the minimum velocity is 2.0 feet per second with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 pounds per square inch is prohibited.

### *Wastewater Treatment Facility*

The Town of Anthony owns and operates the WWTF. The plant is an extended aeration/activated sludge system operating in the extended aeration mode. The plant consists of an influent lift station, bar screen, aeration/oxidation track, three (3) clarifiers, sludge drying beds, and a chlorine contact chamber. Effluent from the WWTF is discharged into the La Tuna Ag Drain, then to the East Ag Drain, then to the Rio Grande River.

As mentioned previously, the Town recently replaced several components in the WWTF. These included new aeration diffusers, air drop piping, lift station pumps, aeration rotors, and electrical and associated appurtenances.

The current Permit to Discharge Wastes (WQ0010120001) authorizes the discharge of treated domestic wastewater effluent at a daily average flow not to exceed 0.565 million gallons per day (MGD). The average discharge during any two-hour period (2-hour peak) is limited to 981 gallons per minute (GPM), or 1.413 MGD.

According to Town staff, current average daily flows at the facility are an estimated 350,000 gallons per day (GPD). Peak dry-weather flows are reported to be approximately 500,000 GPD and peak wet weather flows are approximately 550,000 GPD. These values indicate that the system is operating within the permitted discharge limits but is experiencing minor amounts of inflow and infiltration (I/I) into the collection system. Town staff and TCEQ Compliance Investigations have indicated the facility currently meets TCEQ permitted levels for effluent quality with regard to Five day Biochemical Oxygen Demand (CBOD-5), 20mg/l, and Total Suspended Solids (TSS), 20mg/l.

### *Industrial Waste and Special Treatment Facilities*

There are no industrial waste contributors.

### *Collection System Lines*

There is one standard lift station in the collection system. According to the best information available from current system maps, this lift station is associated with a 12" force main in the system. There is a private grinder pump in the vicinity of the RV Park in the southeast part of the Town. According to the best information available from current system maps, this pump is associated with a 6" force main.

The gravity sewer mains range in diameter from 6" to 18" and are located in the street right-of-ways (ROW), the alleys, adjacent to State Highway ROW's, and along the edge of the stream beds as they passes through the Town. The original collection lines are of various material compositions, primarily Vitrified Clay Pipe (VCP) except for recent replacements, which are all PVC. The newer PVC lines are reported to be in good condition, while the aging VCP lines are reported to be in poor condition. VCP becomes very brittle with age and is prone to breaks and joint separation. This condition can be a primary source of excessive inflow and infiltration, however, the recent replacement of the brick and mortar manholes has served to limit this problem. Collection lines that are broken and separated also constitute a hazard to people and the environment.

### *Unserved/Underserved Areas*

The only unserved area within the Town limits is a small number of homes on Washington Street.

### *Manholes and Cleanouts*

There are approximately two hundred thirty-three (233) manholes and thirty-four (34) cleanouts within the collection system. The manholes and clean outs are distributed throughout the collection system.

For exact locations please see *Map 6A: Existing Sewer System Map*. Many of the older, deteriorating brick and mortar manholes in the system should be replaced and the Town should replace these brick manholes as funding sources are found in the future.

### *Soil Conditions*

The integrity of wastewater systems may be affected by soil and topography with respect to system infiltration and inflow, pipe breakage, and other construction issues. For example, soils with high porosity characteristics may contribute to higher system infiltration rates than soils with low infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques. In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

Since the Town of Anthony is located within an area that contains soils that are relatively stable, serves all of the residents with a centralized collection system that uses proper bedding material with the pipe, and has few septic facilities within their corporate boundaries, the soils conditions are not particularly relevant to the collection system.

### *Lift Stations*

There is one lift station and one grinder pump operating within the collection system. The Omar Street lift station is reported to be capable of 300 GPM and in good condition. There is no information about the grinder pump station in the southeast part of the Town as it is believed to be private. There is also one located at the WWTF and it is part of the treatment train and serves the aeration track.

### *Inflow & Infiltration (I/I)*

Inflow and Infiltration (I/I) are terms used to describe the flow of surface water or ground water into a wastewater collection system. Primary causes include deteriorated manholes that are no longer watertight, cracked or collapsed pipes, disjointed pipe connections, and inadvertent stormwater flows into the sanitary system via storm drains (cross-connections). I/I can be a serious, continuous, and cumulative problem that has a significant adverse effect on the operation costs and efficiency of a wastewater treatment facility. According to Town staff the peak wet-weather flows increase to approximately 550,000 GPD during severe rain events. Using the staff estimate of average daily flow of 350,000 GPD, peak I/I flows of up to 200,000 GPD, above the average daily flow rate are possible.

Acceptable levels of I/I are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day. Using information collected in the system inventory, the allowable I/I for the Town of Anthony would be about 30,000 GPD. The I/I experienced in the Town's system is considerably higher than this standard.

### *Operational Procedures*

The Town currently has two (2) certified Class "C" licensed wastewater operators. This satisfies the minimum requirement set forth by TCEQ for a collection and treatment system of the type and capacity currently owned and operated by the Town. In the area of operational procedures, there are several issues that all sewer systems should address concerning its treatment and collection systems that require a minimum of capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures such as the following:

- Establish and maintain flow meter calibration procedures and schedule in order to mitigate current TCEQ violations;
- Establish a routine to locate sources of I/I and a plan to address these problems in a timely fashion;
- Establish a program for routine scheduled maintenance of plant mechanical equipment;
- Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures;
- Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance. This situation appears to have occurred frequently in the Town of Anthony.

### *Prioritized Problems*

In summary, the wastewater system analysis and input from Town staff have identified the following problems with the current municipal wastewater collection and treatment system:

1. Need to replace the aeration/oxidation track. The current track is approaching 50 years of age and is showing signs of irreparable wear;
2. Need to replace aging and deteriorating collection lines throughout the Town;
3. Need to reduce system infiltration in large rain events due to:

- Presence of brick and mortar manholes in the system that may contribute to excessive inflow and infiltration in the future;
- Presence of aging and deteriorated collection lines in the system that may also be a major contributor to excessive inflow/infiltration in the future.

### 6.3 Wastewater Collection & Treatment System Improvement Projects

The following section describes a series of proposed improvements to the existing wastewater collection and treatment system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the Town of Anthony for the operation and maintenance of the wastewater collection and treatment system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the wastewater system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed system improvements program.

*Table 6D: Implementation Plan (Section 6.4)* contains the estimated projected costs for each construction phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in wastewater technology.

The suggested phases for the system improvements are as follows:

- ✓ **Construction Phase 1 (2014-2018):** Obtain funding to replace the aging aeration/oxidation track at the WWTF. Project will include demolition and removal of debris, new track and components, yard piping and controls, new electrical service, alarms and controls, and Engineering & Surveying services;
- ✓ **Construction Phase 2 (2018-2021):** Obtain funding to replace aging and/or deteriorated VCP collection interceptor lines and brick manholes in the central portions of the Town. Project will include approximately 7,515 LF of 6", 8" & 10 SDR-26 PVC, +/- 12 manholes, service re-connects as required, street, pavement, and driveway repair, and Engineering & Surveying services; and
- ✓ **Construction Phase 3 (2021-2024):** Obtain funding to replace aging and/or deteriorated VCP collection interceptor lines and brick manholes in the northwest part of the Town. Project will extend first-time service to residents located in the western portions of Washington Street.

Project will include approximately 9,540 LF of 6", 8", 10", & 12" SDR-26 PVC, +/- 15 manholes, service re-connects as required, street, pavement, and driveway repair, and Engineering & Surveying services.

## 6.4 Implementation Plan

The Town strives to provide a safe, efficient, and sanitary wastewater collection and treatment system while meeting all applicable wastewater system standards. These goals can be accomplished by implementing the actions and improvement projects outlined in *Table 6D* below.

Table 6D: Wastewater System Improvement Plan Projects: 2014-2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2020	2021-2024			
<i>Goal 6.1 Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.</i>						
<b>Construction Phase 1*</b> : Replace aging aeration/oxidation track at the WWTF.	X	X		Town	\$1,413,000	TWDB, TxCDBG, USDA, Utility
<b>Construction Phase 2*</b> : Install approx. 7,515LF of 6", 8", & 10" SDR-26 PVC in central portions of Town		X	X	Town	\$359,000	TWDB, TxCDBG, USDA, Utility
<b>Construction Phase 3*</b> : Replace approx. 9,540 LF of aging/deteriorated line with 6", 8", 10", and 12" SDR-26 PVC to provide first time service to residents in the western portions of Washington Street.			X	Town	\$457,000	TxCDBG, GEN, USDA, TWDB, Utility
Apply for grants and/or loans from the TWDB, TxCDBG program, USDA Rural Development, and other sources to keep costs of system improvements at a minimum	X	X	X	Town	N/A	TWDB, TxCDBG, USDA
<i>Goal 6.2 An annual program to check for safety hazards will be implemented to ensure a safe and sanitary wastewater disposal system</i>						
After major improvements are made according to the phased projects, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.	X	X	X	Town	variable	GEN, Utility

\*Includes any associated engineering, administration, and/or acquisition costs

Sources: TWDB = Texas Water Development Board; TxCDBG = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); Utility = Municipal Water & Sewer Fund or Certificates of Obligation/Revenue Bonds; USDA = US Department of Agriculture – Rural Development

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## 7 STORM DRAINAGE SYSTEM STUDY

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Storm drainage facilities prevent or minimize damage resulting from overland flows or pooling of water during and following periods of rainfall. They collect and channel the runoff from heavy rainfalls or other surface water into a natural stream course or other body of water. A community's storm drainage system might include creeks, rivers, canals, reservoirs, lakes, marshes or wetlands, channels, culverts, enclosed pipe storm sewers, and ditches.

According to the best available information at the time of this Comprehensive Plan (the Plan), there are no formal studies of the overall drainage characteristics of the Town. The map of the system is the result of recent fieldwork by GrantWorks staff.

This Plan will recommend that the Town install a means to mitigate a ponding problem on 3<sup>rd</sup> Street near the intersection with Tamarisk Street, establish a routine program to clean out culverts and grade ditches, and regularly maintain drainage facilities.

### 7.1 Storm Drainage System Inventory

#### *Field Survey*

In the spring of 2014, GrantWorks, Inc. conducted a field survey of the stormwater drainage system in the Town of Anthony. The survey identified the location, type, size, condition and level of blockage or damage (when applicable) for all the drainage features including curb and gutter with inlets, channels & roadside ditches, bridges and culverts. That information is illustrated on *Map 7A: Existing Drainage System 2014*.

The drainage system elements that serve the Town of Anthony are controlled by three (3) separate entities: El Paso County, the Texas Department of Transportation (TxDOT), and the Town of Anthony. The drainage system capabilities are subject to the jurisdiction of these three entities, so the Town does not control all of the decisions related to the scope, location, or timing of drainage system improvements. The Town is responsible for curb and gutter with the associated underground pipe system, minor roadside ditch and culvert maintenance and major structures that are located within the corporate limits on roads and properties maintained by the Town. El Paso County is responsible for structures in the ETJ not located on US Highways, State Highways, or on TxDOT farm-to-market roads

(FM). TxDOT maintains the roadside drainage system along State Hwy 20, FM 1905, Interstate Highway 10 (IH-10), and Spur 6 (Wildcat Drive).

Drainage systems typically consist of curb and gutter, inlets, enclosed underground pipes, culvert pipes, roadside ditches, channels, creeks, and bridges that use the natural topography or grade of the land to convey storm water from the community to a nearby creek, river, or reservoir. The Town of Anthony relies on a system of curb and gutter, culvert pipes, roadside ditches, channels, and creeks to control excess storm water and convey it to surrounding “drains” and unnamed tributaries of the Rio Grande River.

The type of culvert pipes found throughout the Town and ETJ of Anthony are all of Reinforced Concrete Pipe (RCP). The field survey recorded only five (5) culverts within the corporate limits and ETJ. Of those, all five were located within the Town’s corporate boundaries. Anthony is not responsible for the maintenance of any culverts or bridges utilized for the drainage of TxDOT or County maintained right of ways. Altogether, TxDOT and El Paso County are responsible for maintaining the bridges located throughout the municipal region of Anthony.

In addition to culverts and drainage channels, storm water is removed from the community by approximately 133,727 linear feet of curb and gutter, twenty (20) identified area inlets and thirty-six (36) identified curb inlets. The curb and gutter system appears to be in fair condition and functions properly. Underground storm drains are located in the areas of town where curb inlets were mapped. In other locations the inlets are assumed to drain into adjacent channels or roadside ditches. Mapping of any underground pipes was not available for the system. However, storm sewer inlets were inventoried and are shown on *Map 7A: Existing Drainage System 2014*.

## **7.2 Storm Drainage System Analysis**

### *Geographic Context*

Anthony is located in the Upper Rio Grande River watershed. The Town and the surrounding ETJ’s terrain contain several unnamed tributaries and manmade channels that are known locally as “drains”. The area has a maximum elevation near 4,020 feet MSL in the southeast and around 3,790 feet MSL in the northwest. All of these creeks, channels, and canals flow west and south to the Rio Grande River on the southwest side of the Town.

### *Existing Drainage Facilities*

The drainage system was developed over the course of the Town’s growth and development. The system functions fairly well in its present configuration. The Town is fairly well drained during storm events. The sections below examine the state of each type of drainage facility in more detail.

### Roadside Ditches/Drainage Channels

Roadside drainage ditches line some of the local, county and state roads throughout the Town to convey stormwater to the west and south from central Anthony. Channel types are shown in *Table 7A*. The Town maintains the roadside drainage ditches within the corporate limits that are not within TxDOT or County Right-of-Way (ROW), while TxDOT and El Paso County maintain the rest.

Table 7A: Drainage Channel Type and Length, Town Limits & ETJ

Drainage Channel Type	LF
Roadside Ditch	25,466
Natural Lined Channel	2,047
Concrete Lined Channel	3,339

Source: 2014 Fieldwork



Figure 7A: Curb Inlet to Underground System



Figure 7B: Street Drainage Channel to "Drain"



Figure 7C: Detention Pond Facility

### *Underground storm drainage system*

According to the best information available at this time, the underground storm system is a network of underground pipes that are probably located along the roads and streets that have curb inlets and area inlets within the Town. No maps of the underground systems are available at this time. Curb and gutter are shown on *Map 7A: Existing Drainage System 2014*. Curb inlet markings indicate where underground storm drainage is handling storm water.

### *Culverts*

The only significant problems with Anthony's culvert facilities are that some of the culverts are partially blocked. Of the five (5) town-maintained culverts, three (3) are at least 20% blocked, and one (1) is at least 50% blocked. None of the five (5) town-maintained culverts are damaged. Private driveways often either lack culverts, or have small culverts that are prone to fairly rapid blockage from silt and debris.

The most common problem encountered with culvert pipes is either blockage from the accumulation of silt, vegetation, and other debris, or damaged ends from vehicle traffic. The reduction in storm water movement caused by partially or completely blocked culverts may lead to standing water and mosquito problems for residents, although there have been no reports of buildings flooding.

Culvert damage can result from several factors including but not limited to: insufficient turning radii of pavement sections at intersections; insufficient pavement width at intersections; high velocities of the runoff in the ditches, channels, and streams; and the absence of protective headwalls or end treatments for the culvert pipes. Those factors cause vehicular traffic, particularly truck traffic, to pass over and crush the unprotected ends of the pipes in the process of turning. High water velocities within the ditches, channels, and streams can cause erosion and undermining of the culvert pipes, which can damage or significantly reduce their bearing capacity.

### *Drainage Problem Areas*

The only indication of any specific problem drainage areas within the Town is an area of ponding on 3<sup>rd</sup> Street near the intersection with Tamarisk Street. This part of the state is susceptible to brief, intense rainstorms and flash flooding along the creeks is a common hazard. The Town of Anthony has a well-established drainage system and is experiencing no significant problems with conveyance of storm water at this time. However, it should be noted that there are areas of the Town considered to be located in a Special Flood Hazard Area (SFHA). More detail about SFHA's is given below.

## 7.3 Flood Planning and Policies

### *National Flood Insurance Program*

The National Flood Insurance Program (NFIP) is a FEMA program that provides federally backed flood insurance to members of communities that carry out measures to reduce the risk of flood damage. While NFIP participation is voluntary, federally backed flood insurance is not available for structures in non-participating communities, and disaster assistance as well as federal grants and loans are not available for structures in FEMA designated special flood hazard areas (SFHAs) of non-participating communities. Various requirements and caveats apply to the obligations of lenders and property owners with respect to flood insurance, and specific questions should be addressed to FEMA or the Texas Water Development Board NFIP division.

The Town currently participates in the National Flood Insurance Program (NFIP). Among many other services, the U.S. National Flood Insurance Program provides flood insurance rate maps that depict the 100-year and 500-year special flood hazard areas for many communities, including the Town of Anthony. The effective date of the most recent Flood Insurance Rate Map (FIRM) is August 1987. This indicates that the current effective FIRM # 480804D0001L is a revision of the original version but has been revised by a Letter of Map Amendment (LOMA) and the change has not been made on the map.

An updated Flood Insurance Rate Map (FIRM) for the Town of Anthony has a projected preliminary date of October 2014. The Town has received a draft of the updated FIRM showing revised 100-year flood hazard areas. This updated version of Anthony's special flood hazard areas are shown on *Map 7A: Existing Drainage System 2014*.

*Appendix 7A* contains more detailed information concerning the NFIP and the benefits that a community can receive through active participation. More detailed information regarding all aspects of the program can also be found through the TWDB ([www.twdb.state.tx.us/wrpi/flood/nfip.htm](http://www.twdb.state.tx.us/wrpi/flood/nfip.htm)) and FEMA ([www.fema.gov/nfip/](http://www.fema.gov/nfip/)) websites.

*Appendix 7B* contains information on how to score points through the Community Rating System, which is a set of actions participating communities can take to reduce flood insurance rates for property owners. Community Rating System recommended actions related to the Anthony Comprehensive Plan include:

- Adopting the Comprehensive Plan;
- Amending the current subdivision ordinance to include erosion and sedimentation control requirements during construction in addition to updating standards for drainage facilities for new construction;
- Educating residents whose properties are located within floodplains about floodplain building regulations; and

- Purchasing property in the flood plain, zoning for open space, or otherwise restricting the use of parcels in the floodplain. These actions increase the credits homeowners receive on flood insurance premiums. The amount of premium reduction is based on the percentage of special flood hazard area preserved as open space.

### *Subdivision & Zoning Ordinance*

The Town of Anthony adopted subdivision and zoning ordinances in the 1980s. The subdivision ordinance contains requirements for storm drainage standards for various types of development intensity. All facilities, with the exception of gutter and storm drains, are to be designed at the 100-year storm frequency. Underground pipe is required to be concrete.

### *Flood Prevention Ordinance*

The Town has adopted Flood Damage Prevention rules in Chapter 15.24 as part of Ordinance 2010-469. The ordinance is a fairly comprehensive ordinance that sets forth rules and regulations for development within the community that meets and satisfies CFR Section 60.3(C) of the NFIP Regulations.

## **7.4 Prioritized Problems**

Town staff, residents, and consulting engineers have identified the following areas of concern with regard to the storm-water system.

1. A need to mitigate ponding at the intersection of 3<sup>rd</sup> and Tamarisk Streets;
2. Need for the Town to use a consistent method for sizing culverts and drainage infrastructure to ensure new structures function efficiently; and
3. Need to maintain ditches and control erosion and sedimentation build-up that impedes the function of drainage infrastructure.

## **7.5 Storm Drainage System Improvement Projects**

The following section describes a series of proposed improvements to the existing drainage infrastructure. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the Town of Anthony for the

maintenance of the drainage infrastructure. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, and efficiency of the drainage infrastructure. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed infrastructure improvements program.

*Table 7B* contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in stormwater conveyance technology.

These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- Culvert pipe replacement costs are based on using Reinforced Concrete Pipe (RCP);
- Culvert replacements are estimated for a pipe size increase of one standard size over the existing size. Standard sizes are defined as those sizes that are readily available from a local supplier;
- The culverts that are identified as damaged are assumed to require 100% replacement;
- For Town maintained culverts, the addition of a standard TxDOT-type Safety End Treatment (SET) at each end of the pipe is assumed for culverts scheduled for replacement;
- The cost estimates include grading to "daylight" of up to 150 LF at each end in order to ensure positive drainage;
- Culvert replacement includes driveway and pavement repair assuming a pavement cut of 4' in width, ROW width minus 20' in length, and a 2" depth of HMAC pavement placement;
- New and existing roadside ditches assumes a full depth excavation with a triangular cross-section of a 3.0' top width and a 1.0' depth at center;
- Existing drainage channel maintenance assumes a one-half depth excavation with a trapezoidal cross-section of a 7.0' top width, 1.0' bottom width, 3.0' depth at center, and 1:1 side slope; and
- Engineering and Surveying – Engineering and surveying services are estimated at 20%-35% of the estimated construction costs of an element as described above.

This report is an evaluation, analysis and planning report rather than a design study, and detailed design data for individual construction projects has not been developed as a part of the report. The construction of improvements to the storm drainage system should be preceded by a detailed engineering design analysis, plans, and specifications. This report is intended solely to provide the Town of Anthony with guidance in the planning of future storm drainage improvements.

The proposed phases of future drainage system improvements are as follows:

- ✓ **Construction Phase 1 (2014-2020):** Work with funding sources to obtain funding to mitigate ponding on 3rd Street in the vicinity of Tamarisk Street. Project will include a detailed design Engineering Report; approximately six (6) curb inlets; +/- 90 LF 18" RCP inlet leads; +/- 1,215 LF 24" RCP trunk line; 1,750 LF of curb & gutter replacement; street, pavement and driveway repair; and Engineering & Survey services as required; and
- ✓ **Construction Phase 2 (2021-2024):** Work with funding sources to obtain funding to clean and re-grade all roadside ditches and natural-lined channels. The ditch cross-section and culvert pipe should be of appropriate size as determined by engineering analysis to provide proper drainage at all locations. Project should also include cleaning of all concrete and natural channels. Project will include culvert replacements as needed; SET's as needed; street, pavement and driveway repair; and Engineering & Surveying services.

## 7.6 Implementation Plan

Like many rural cities, the Town of Anthony faces a difficult predicament with respect to drainage problems. There is generally limited grant money available to make improvements to the drainage systems of rural towns. Routine maintenance is the only viable route available to many cities to address various drainage problems. The following table outlines a specific set of actions to meet the Town's drainage system needs with local resources. The estimated costs for the actions and improvement projects are as follows:

Table 7B: Drainage System Improvement Plan Projects, 2014 - 2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2014-2017	2018-2020	2021-2024			
<b>Goal 7.1</b> <i>A citywide drainage system that prevents flooding of private property</i>						
<b>Construction Phase 1:</b> Mitigate ponding on 3 <sup>rd</sup> Street near Tamarisk – detailed design Engineering Report, approximately 6 curb inlets, +/- 90 LF 18” RCP inlet leads, +/- 1,215 LF 24” RCP truck line, +/- 1,750 LF of curb & gutter replacement.	X	X		Town	\$65,750	GEN, TWDB, USDA
<b>Construction Phase 2*:</b> Clean and re-grade all roadside ditches and natural lined channels. Project will include culvert replacements as needed and SETs as needed.			X	Town	\$250,000	GEN, TWDB, USDA, TxDOT

Determine if nuisance ponding areas can be addressed as water and sewer improvements are made throughout the planning period

X

X

X

Town

N/A

N/A

Communicate regularly with TxDOT and El Paso County to provide for on-going, semi-annual routine maintenance of all culvert pipe, drainage channels, and roadside ditches by removing silt, debris, and vegetation that impede the flow of water

X

X

X

Town

N/A

Town,  
County,  
TxDOT

By 2020, commission and adopt a basic street and drainage construction manual/ordinance specifying required width and depth of drainage channels and diameter of culverts for use by current and future town staff and contractors hired to construct improvements

X

X

X

Town

\$2,000  
(legal fee,  
engineer  
fee)

GEN

*\*Includes any associated street, pavement and driveway repair and any engineering and surveying costs. Negotiate a cost sharing agreement that provides equipment, labor, and materials for drainage maintenance.*

GEN = General Funds of the Town of Anthony; COUNTY=El Paso County Road and Bridge; TWDB=Texas Water Development Board Flood Protection Planning; FMA=Flood Mitigation Assistance program through the TWDB for NFIP members only; USDA= USDA Rural Development; TxDOT = Texas Department of Transportation

## 7.7 Appendix 7A: National Flood Insurance Program

The following describes regulations set by FEMA with which NFIP members must comply. The text derives primarily from NFIP Legislation and Regulation Guidance Documents (sections 59-61, available at <http://www.fema.gov/guidance-documents-other-published-resources>)

**Federal “100-year” Standard:** The NFIP has used a comprehensive study by a group of experts to advise the agency as to the best standard to be used as the basis for risk assessment, insurance rating, and floodplain management for the Program. After extensive study and coordination with Federal and State agencies, this group recommended the 1-percent-annual-chance flood (also referred to as the 100-year or “Base Flood”) be used as the standard for the NFIP.

The 1-percent-annual-chance flood was chosen on the basis that it provides a higher level of protection while not imposing overly stringent requirements or the burden of excessive costs on property owners. The 1-percent-annual-chance flood (or 100-year flood) represents a magnitude and frequency that has a statistical probability of being equaled or exceeded in any given year, or, stated alternatively, the 100-year flood has a 26 percent (or 1 in 4) chance of occurring over the life of a 30-year mortgage. The regulatory flood plains cover areas that would most likely be inundated by the largest storm events that typically occur in the area. While these storm events are referred to as 100-year or 500-year events, the designation actually refers to the probability of a storm of that particular magnitude occurring in any given year. As mentioned before, the “100-year” storm has a 1% chance of occurring in any given year, and the “500-year” storm has a 0.2% chance of occurring in any given year.

**Identifying and Mapping Flood-Prone Areas:** Under the NFIP, Flood Hazard Boundary Maps (FHBM)s, which delineated the boundaries of the community’s Special Flood Hazard Areas (SFHAs), have been prepared using approximate methods prior to completion of a community’s Flood Insurance Study (FIS). These methods identify on an approximate basis a 1-percent-annual-chance floodplain, but do not include the determination of Base Flood Elevations (BFEs) (100-year flood elevations), flood depths, or floodways. The Flood Hazard Boundary Map is intended to assist communities that do not have current FIRMs in managing floodplain development, and to assist insurance agents and property owners in identifying those areas where the purchase of flood insurance was advisable.

FISs that use detailed hydrologic and hydraulic analyses to develop BFEs and designate floodways and risk zones for developed areas of the floodplain have been subsequently produced for most NFIP communities. Once more detailed risk data was provided to communities, the community could then enter the Regular Program whereby the community is required to adopt more comprehensive

floodplain management requirements and owners of structures could purchase higher amounts of insurance.

An FIS usually generates the following flood hazard information:

- BFEs are presented as either water-surface elevations or average depths of flow above the ground surface. These elevations and depths are usually referenced to either the National Geodetic Vertical Datum of 1929 (NGVD29) or the North American Vertical Datum of 1988 (NAVD88).
- Water-surface elevations for the 10-year (10-percent-annual-chance), 50-year (2-percent-annual-chance), 100-year (1-percent-annual-chance), and 500-year (0.2-percent-annual-chance) floods.
- Boundaries of the regulatory 100-year floodway. The regulatory floodway is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the entire Base Flood (100-year flood) discharge can be conveyed with no greater than a 1.0-foot increase in the BFE.
- The boundaries of the 100- and 500-year floodplains. The 100-year floodplain is referred to as the Special Flood Hazard Area (SFHA).

**Floodplain Management:** The Congressional Acts that created the NFIP prohibit the Federal Emergency Management Agency (FEMA) from providing flood insurance to property owners unless the community adopts and enforces floodplain management criteria established under the authority of Section 1361(c) of the Act. These criteria are established in the NFIP regulations at 44 CFR §60.3. The community must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. Under the NFIP, "community" is defined as:

*"any State, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction."*

The power to regulate development in the floodplain, including requiring and approving permits, inspecting property, and citing violations, is granted to communities under a State's police powers. FEMA has no direct involvement in the administration of local floodplain management ordinances.

**Minimum NFIP Floodplain Management Requirements:** Under the NFIP, the minimum floodplain management requirements that a community must adopt depend on the type of flood risk data (detailed FIS and FIRMs with BFEs or approximate A Zones and V Zones without BFEs) that the

community has been provided by FEMA. Under the NFIP regulations, participating NFIP communities are required to regulate all development in SFHAs. "Development" is defined as:

*"Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials."*

Before a property owner can undertake any development in the SFHA, a permit must be obtained from the community. The community is responsible for reviewing the proposed development to ensure that it complies with the community's floodplain management ordinance. Communities are also required to review proposed development in SFHAs to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, such as 404 wetland permits from the Army Corps of Engineers or permits under the Endangered Species Act.

Under the NFIP, communities must review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions to ensure that these development proposals are reasonably safe from flooding and that utilities and facilities servicing these subdivisions or other development are constructed to minimize or eliminate flood damage.

In general, the NFIP minimum floodplain management regulations require that new construction or substantially improved or substantially damaged existing buildings in A Zones must have their lowest floor (including basement) elevated to or above the Base Flood Elevation (BFE). Non-residential structures in A Zones can be either elevated or dry-floodproofed. In V Zones, the building must be elevated on piles and columns and the bottom of the lowest horizontal structural member of the lowest floor of all new construction or substantially improved existing buildings must be elevated to or above the BFE. The minimum floodplain management requirements are further described below:

- For all new and substantially improved buildings in A Zones:
- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE.
- All new construction and substantial improvements of non-residential buildings must either have the lowest floor (including basement) elevated to or above the BFE or dry-floodproofed to the BFE. Dry floodproofing means that the building must be designed and constructed to be watertight, substantially impermeable to floodwaters.
- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns.
- Because extended foundation or other enclosure walls will be exposed to flood forces, they must be designed and constructed to withstand hydrostatic pressure otherwise the walls can fail and the building can be damaged. The NFIP regulations require that foundation and enclosure walls that are subject to the 100-year flood be constructed with flood-resistant materials and

contain openings that will permit the automatic entry and exit of floodwaters. These openings allow floodwaters to reach equal levels on both sides of the walls and thereby lessen the potential for damage. Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

In addition, to the above requirements, communities are required to select and adopt a regulatory floodway in riverine A Zones. The area chosen for the regulatory floodway must be designed to carry the waters of the 1-percent-annual-chance flood without increasing the water surface elevation of that flood more than one foot at any point. Once the floodway is designated, the community must prohibit development within that floodway which would cause any increase in flood heights. The floodway generally includes the river channel and adjacent floodplain areas that often contain forests and wetlands. This requirement has the effect of limiting development in the most hazardous and environmentally sensitive part of the floodplain.

**Ordinance Adoption:** Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. FEMA can suspend communities from the Program for failure to adopt once the community is notified of being flood-prone or for failure to maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP. The procedures for suspending a community from the Program for failure to adopt or maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP are established in the NFIP regulations at 44 CFR §59.24(a) and (d).

Prior to filing an application for NFIP participation, the community would have to adopt a resolution stating it wishes to become an NFIP participant and designating a Floodplain Administrator. The 77th Legislature of the State of Texas amended Subchapter I, Chapter 16, Water Code, by adding Section 16.3145 to read as follows:

"The governing body of each city and county shall adopt ordinances or orders, as appropriate, necessary for the city or county to be eligible to participate in the National Flood Insurance Program..., not later than January 1, 2001"

Model ordinances and sample permit forms are available online at [www.twdb.state.tx.us/wrpi/flood/nfip.htm](http://www.twdb.state.tx.us/wrpi/flood/nfip.htm). Flood prevention ordinances often require or encourage appropriate development in flood prone areas and/or set zoning standards for areas to restrict the use or density of floodplain development. They also vest a designated Flood Administrator with the responsibility of delineating areas of special flood hazard; providing information about inhabited floodplain areas; maintaining FEMA flood maps; and cooperating with federal, state and local officials

and private firms in undertaking to study, survey, map and identify floodplain. The Administrator is also to assist with the development and implementation of floodplain management measures.

**Community Rating System:** The NFIP's Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs that go beyond NFIP minimum requirements. Under the CRS, communities receive credit for more restrictive regulations, acquisition, relocation, or floodproofing of flood-prone buildings, preservation of open space, and other measures that reduce flood damages or protect the natural resources and functions of floodplains.

Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS:

1. Reduce flood losses, i.e.,
  - a. Protect public health and safety,
  - b. Reduce damage to property,
  - c. Prevent increases in flood damage from new construction,
  - d. Reduce the risk of erosion damage, and
  - e. Protect natural and beneficial floodplain functions;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

There are 10 CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. CRS premium discounts on flood insurance range from 5 percent for Class 9 communities up to 45 percent for Class 1 communities. The CRS recognizes 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

For example, credits are provided for use of future conditions hydrology and more restrictive floodway standards, prohibiting fill in the floodway, and adopting compensatory storage regulations, innovative land development criteria, stormwater management regulations, other higher regulatory standards, and local floodplain management plans. Credits are also provided in the CRS for preserving open space in their natural state and for low-density zoning and for acquiring and clearing buildings from the floodplain and returning the area to open space. The 2002 *CRS Coordinator's Manual* includes a new section, "Land Development Criteria," which specifically credits community land development regulations that limit development in the floodplain or provide incentives to limit floodplain

development. Communities receive credits for adopting smart growth land development criteria and for creating open space through their land development process.

## 7.8 Appendix 7B: NFIP Community Rating System

The National Flood Insurance Program Community Rating System

Information from: <http://training.fema.gov/EMIWeb/CRS/>

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities. The reduction in flood insurance premium rates is provided according to a community's CRS classification, as shown in the chart.

Community participation in the CRS is VOLUNTARY.

To apply for CRS participation, a community submits documentation that shows what it is doing and that its activities deserve at least 500 points. The documentation is attached to the appropriate worksheet pages in this CRS Application. The application is submitted to the ISO/CRS Specialist. The ISO/CRS Specialist is an employee of the Insurance Services Office, Inc. (ISO). ISO works on behalf of the Federal Emergency Management Agency (FEMA) and the insurance companies to review CRS applications, verify the communities' credit points, and perform program improvement tasks.

### **A Quick Check of a Community's Potential CRS Credit**

#### **a. Purpose**

A minimum of 500 points is needed to receive a CRS classification of Class 9, which will reduce premium rates. This quick check provides some basic information for local officials to determine if their communities will have enough points to attain Class 9.

If a community does not qualify for at least 500 points, it may want to initiate some new activities in order to attain Class 9. For example, some of the public information activities can be implemented for a very low start-up cost. The quick check can identify where points can be earned for new activities.

#### **b. Quick Check Instructions**

The section numbering system is used throughout all CRS publications. Sections 300 through 600 describe the 18 creditable activities. Activity 310 (Elevation Certificates) is required of all CRS communities and Activity 510 (Floodplain Management Planning) is required of designated repetitive loss communities. The rest of the activities are optional. Only the elements most frequently applied for are listed.

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank to the left to provide a rough estimate of the community's initial credit points.

### c. Minimum Requirements

**Section 211 (Prerequisites):** The community must be in the Regular Phase of the NFIP and be in full compliance with the minimum requirements of the NFIP. The application must include a letter from the Federal Emergency Management Agency (FEMA) Regional Office confirming that the community is meeting all of the latest NFIP requirements.

**Activity 310 (Elevation Certificates):** All CRS communities must maintain FEMA's elevation certificates for all new and substantially improved construction in the floodplain after the date of application for CRS classification.

**Sections 501–503 (Repetitive Loss Areas):** A community with properties that have received repeated flood insurance claim payments must map the areas affected. Communities with 10 or more such properties must prepare, adopt, and implement a plan to reduce damage in repetitive loss areas. The FEMA Regional Office can tell whether this applies to any given community.

### d. Other Activities

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank at left to provide a rough estimate of the community's initial credit points.

#### Public Information Activities (Series 300)

- \_\_\_ (69) 310 (Elevation Certificates) Maintain FEMA elevation certificates for all new construction. Maintaining them after the date of CRS application is a minimum requirement for any CRS credit.
- \_\_\_ (138) 320 (Map Information) Respond to inquiries to identify a property's FIRM zone and publicize this service.
- \_\_\_ (90) 330 (Outreach Projects) Send information about the flood hazard, flood insurance, and flood protection measures to floodprone residents or all residents of the community.
- \_\_\_ (19) 340 (Hazard Disclosure) Real estate agents advise potential purchasers of floodprone property about the flood hazard; or regulations require a notice of the flood hazard.
- \_\_\_ (24) 350 (Flood Protection Information) The public library maintains references on flood insurance and flood protection.
- \_\_\_ (53) 360 (Flood Protection Assistance) Give inquiring property owners technical advice on

protecting their buildings from flooding, and publicize this service.

### **Mapping and Regulatory Activities (Series 400)**

- \_\_\_ (86) 410 (Additional Flood Data) Develop new flood elevations, floodway delineations, wave heights, or other regulatory flood hazard data for an area that was not mapped in detail by the flood insurance study; or have the flood insurance study's hydrology or allowable floodway surcharge based on a higher state or local standard.
- \_\_\_ (191) 420 (Open Space Preservation) Guarantee that a portion of currently vacant floodplain will be kept free from development.
- \_\_\_ (166) 430 (Higher Regulatory Standards) Require freeboard; require soil tests or engineered foundations; require compensatory storage; zone the floodplain for minimum lot sizes of 1 acre or larger; regulate to protect sand dunes; or have regulations tailored to protect critical facilities or areas subject to special flood hazards (e.g., alluvial fans, ice jams, or subsidence).
- \_\_\_ (79) 440 (Flood Data Maintenance) Keep flood and property data on computer records; use better base maps; or maintain elevation reference marks.
- \_\_\_ (98) 450 (Stormwater Management) Regulate new development throughout the watershed to ensure that post-development runoff is no worse than pre-development runoff.

### **Flood Damage Reduction Activities (Series 500)**

- \_\_\_ (115) 510 (Floodplain Management Planning) Prepare, adopt, implement, and update a comprehensive plan using a standard planning process.
- \_\_\_ (213) 520 (Acquisition and Relocation) Acquire and/or relocate floodprone buildings so that they are out of the floodplain.
- \_\_\_ (93) 530 (Flood Protection) Document floodproofed or elevated pre-FIRM buildings.
- \_\_\_ (232) 540 (Drainage System Maintenance) Conduct periodic inspections of all channels and retention basins and perform maintenance as needed.

### **Flood Preparedness Activities (Series 600)**

- \_\_\_ (93) 610 (Flood Warning Program) Provide early flood warnings to the public and have a

detailed flood response plan keyed to flood crest predictions.

\_\_\_\_ (198) 620 (Levee Safety) Maintain levees that are not credited with providing base flood protection.

\_\_\_\_ (66) 630 (Dam Safety) All communities in a State with an approved dam safety program receive credit.

\_\_\_\_ **TOTAL ESTIMATED POINTS FOR THE COMMUNITY**

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## 8 STREET SYSTEM STUDY

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Streets are in some ways the most difficult capital improvement to budget for because they are expensive, not usually related to imminent health and safety concerns, and not often fundable through grants. This study assesses existing street condition and makes recommendations for the timing and funding of needed improvements.

No prior studies are available related to Anthony's streets. The Town has sought programs for street improvements and is considering applying for TxCDBG funding for road repairs.

### 8.1 *Street System Inventory*

In the spring of 2014, surveys of the existing street system were conducted and the following information was collected:

- The dimension of each street, both the width and right-of-way;
- The surface material (e.g. asphalt, caliche, or gravel/dirt);
- A rating of the condition of each street's surface to determine its classification. The classifications are:

<b>Good Condition</b>	Few surface cracks or potholes, little edge deterioration
<b>Fair Condition</b>	Surface cracks less than 1/2 inch wide, potholes less than 2 inches in diameter or $\leq 2''$ in depth, crumbling edges extend less than 1 inch from street edge
<b>Poor Condition</b>	Surface cracks more than 1/2 inch wide, potholes greater than 2 inches in diameter or $\geq 2''$ in depth, crumbling edges extend more than 1 inch from street edge

- The location of existing curbs and gutters or similar drainage (all drainage structures are identified in *Chapter 7: Drainage Study*).



Figure 8A. 4<sup>th</sup> Street at Poplar Street in good condition with curb and gutter



Figure 8B. Tamarisk Street. Portions of Tamarisk Street are in fair condition with wide cracks



Figure 8C. Omar Street. Portions of Omar Street in poor condition with large patches/cracks

The results of the field survey are tabulated in *Table 8A: Street Inventory*. The street system is delineated within the table by maintenance (Town), condition (good, fair, poor), and material (asphalt, etc.). That provides a clear outline of the streets' characteristics and condition and a basis for further

analysis. *Map 8A: Existing Street System* illustrates the information for spatial analysis and includes street location, condition, right-of-way and width.

Table 8A: Street Inventory

Inventory by Street Material						
All Streets (Town & ETJ)				Town Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
<b>Asphalt</b>				<b>Asphalt</b>		
Good	144,992	27.5	71%	55,409	10.5	59%
Fair	23,739	4.5	12%	23,739	4.5	25%
Poor	1,754	0.3	1%	1,754	0.3	2%
<i>Subtotal</i>	<i>170,486</i>	<i>32.3</i>	<i>83%</i>	<i>80,903</i>	<i>15.3</i>	<i>87%</i>
<b>Dirt</b>				<b>Dirt</b>		
Good	0	0.0	0%	0	0	0%
Fair	0	0.0	0%	0	0	0%
Poor	3,775	0.7	2%	3,775	0.7	4%
<i>Subtotal</i>	<i>3,775</i>	<i>0.7</i>	<i>2%</i>	<i>3,775</i>	<i>0.7</i>	<i>4%</i>
<b>Gravel</b>				<b>Gravel</b>		
Good	0	0.0	0%	0	0.0	0%
Fair	29,695	5.6	14%	7,465	1.4	8%
Poor	1,023	0.2	0%	1,023	0.2	1%
<i>Subtotal</i>	<i>30,718</i>	<i>5.8</i>	<i>15%</i>	<i>8,488</i>	<i>1.6</i>	<i>9%</i>
<b>TOTAL</b>	<b>204,978</b>	<b>38.82</b>	<b>100%</b>	<b>93,166</b>	<b>17.64</b>	<b>100%</b>

Inventory by Condition						
All Streets (Town & ETJ)				Town Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
Good	144,992	27.5	71%	55,409	10.5	59%
Fair	53,434	10.1	26%	31,205	5.9	33%
Poor	6,552	1.2	3%	6,552	1.2	7%
<b>TOTAL</b>	<b>204,978</b>	<b>38.82</b>	<b>100%</b>	<b>93,166</b>	<b>17.64</b>	<b>100%</b>

Source: GrantWorks 2014 Fieldwork

## 8.2 Street System Analysis

The street system analysis determines the adequacy of the system to meet existing and forecasted needs and makes recommendations for any needed improvements concerning traffic flow and street conditions.

### 8.2.1 Street Condition

As detailed above, most (87%) Town maintained streets are paved. Of the paved streets, 68% are in good condition, 29% are in fair condition, and the remaining 2% are in poor condition. Town staff have prioritized maintaining streets in good condition over the planning period and have identified Poplar, Tamarisk, Jefferson, Washington, 4<sup>th</sup> Street, Omar, Richard White, and 3<sup>rd</sup> Street as priorities.

Four standard street repair options are available to improve and maintain the condition of Town streets:

- *Point Repairs:* Excavation of failed pavement sections to the base course, back-filled with cold mix asphalt and compacted to existing grade. Surface sealant is optional. This method is used to treat potholes and other imperfections and roadway hazards, and constitutes a portion of annual, ongoing maintenance.
- *Seal Coat: (Also known as chip seal)* Application of asphalt cement; cover with pre-coated aggregate at about one cubic yard of aggregate per 90 square yards. Ideally, this treatment is used once every three to five years to maintain streets and forestall more costly repairs. Using recent engineering cost estimates, chip seal coating would cost an estimated \$2 per square yard.
- *Overlay:* Depending on the severity of wear, approximately one inch of surface is milled off the existing street in order to level depressions in the pavement. The remaining surface material is overlaid with a minimum of 1.5- to 2-inches of hot mix asphaltic concrete (HMAC) or hot mix/cold laid asphaltic concrete, followed by a surface treatment (two-course). This treatment is used to completely replace the surface material of a street to address pavement deterioration and extend street life. Overlay should be done every 10-20 years, depending on the traffic load and environmental conditions. Two-course overlay increases the life of the pavement, and would require additional milling. Using recent engineering cost estimates, overlay projects would cost an estimated \$20 per square yard, depending on processes chosen.
- *Reclaim/Reconstruct:* Remove existing base to a minimum depth of six inches. Mix emulsified asphalt with recycled asphalt to create road way base. Apply two-course of asphalt cement to create bearing surface. Base is proof-rolled at each course. Surface sealant optional. Streets receiving the reclamation treatment will last 12 to 20 years, depending on the traffic load and

environmental conditions. The cost of this method also approximates costs for paving a gravel road. Cost estimates would be higher than for overlay methods, at about \$40 per square yard.

Before seal coat, overlay, or reconstruct activities are undertaken, an engineer should assess the condition of the road and kind of construction needed. Road base condition cannot always be accurately determined by driving condition, and choosing the wrong construction type will increase Town costs over time.

Street repairs should also always occur in conjunction with or shortly following water, sewer, and other underground utility line projects in order to avoid duplication of effort. When street repairs are not consciously phased with line projects, it is not uncommon for a street to be paved, torn up for line replacement, and then repaved within the space of five years.

### **8.2.2 Street Maintenance Costs**

The initial cost of streets is usually paid for by the developer and new residents, and that can make it easy to ignore the cost implications of street design. However, as street maintenance and reconstruction is typically paid for through taxes rather than grants or special funding, it is important to consider the long-term cost implications of short-term construction decisions.

Two primary considerations impact street costs over time: a) initial street design and b) maintenance policies. When considering policies that set standards for street design and maintenance, the Town should consider the costs/benefits of each criterion.

#### *Initial Street Design*

The layout of Anthony's street system has been determined primarily by the location of the railroad and the two major State and U.S. highways, SH 20 and IH 10. SH 20 (Main Street) and FM 1905 (Franklin Street) serve as the Town's primary thoroughfares, and local streets extend from those thoroughfares to form neighborhoods on both a traditional grid system (Anthony's downtown) and in a suburban, cul-de-sac layout (Jennifer & Fatima streets). There are only two public railroad crossings, and those are located at Washington Street and Rainbow Lake Drive.

■ **Width:** The width of Town maintained streets ranges from 14 feet to 36 feet. Widths below 14 feet can limit automobiles' ability to pass each other easily. *Chart 8A* shows the number of linear feet of roadway at each road width, the majority of which is 28 feet or wider.

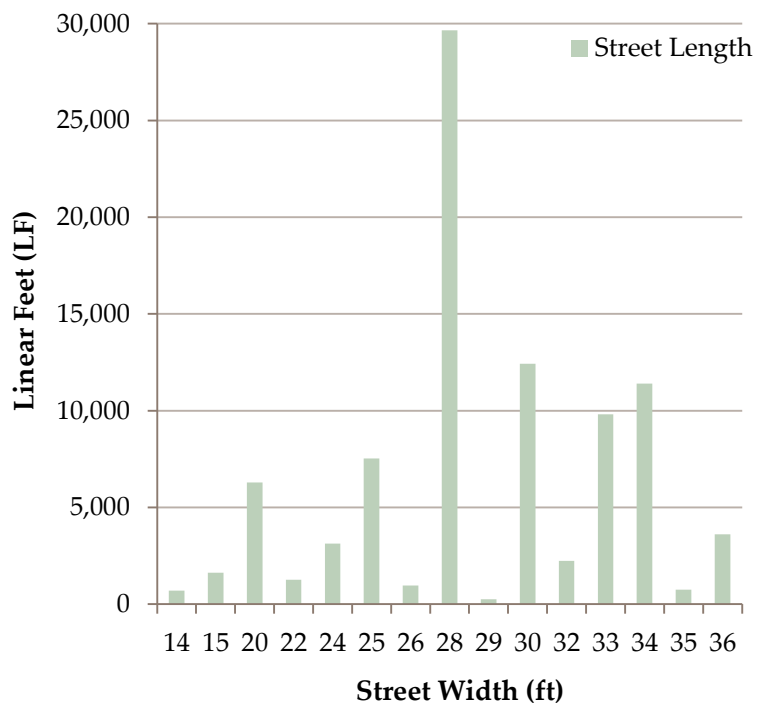
In general, roads should be built to a minimum of 14 feet wide with 28 feet the maximum width preferred for high-traffic areas, including dense residential neighborhoods. "The wider the better" is often an accepted standard for street width, and subdivision ordinances often reflect that sentiment. However, at and beyond 28 feet, problems related to speeding, on-street parking (which can be a hazard to

children in residential areas), heat-island effects, and maintenance of street and drainage systems increase. The Town's existing subdivision ordinance provides minimum standards for the right-of-way width, but does not include standards for pavement widths. The Town should consider including pavement width standards; suggested amendments to the Town's subdivision ordinance regarding street width are included in *Chapter 15: Subdivision Ordinance*.

■ **Unbuilt Right of Way:** Unbuilt right of way (UBR) are sections of right-of-way that were dedicated when the land was platted, but streets were never constructed. There are two common reasons for that: 1) the developments were never completely built out; or, 2) topographic barriers made construction of the streets impractical. While cul-de-sacs are appropriate where topography limits through streets, if new development does not incorporate connections with existing local streets, the high number of dead ends will increase congestion and speed road deterioration.

The Town of Anthony has one 200 foot segment of unbuilt right of way at the end of Houston Street, east of 9<sup>th</sup> Street. This portion of the road was platted and never paved. The segment of UBR serves as a dirt driveway to the back of three homes, all of which front on to other streets. Unbuilt right of way does not pose a problem for the Town of Anthony.

Chart 8A: Street Width Distribution



## Maintenance Policies

Anthony's annual budget for street maintenance and construction is approximately \$20,000. The Town employs a five person street maintenance crew and performs its own patch work and routine maintenance. In addition to regular street maintenance, keeping drainage infrastructure maintained will be essential to ensuring Anthony's streets remain in good condition.

Delayed maintenance, substandard materials, and inadequate drainage are factors that decrease the surface life of paved roads. Routine maintenance extends the life of Town streets, delays higher cost improvements, and can save the Town money in the long run. *Figure 8D* illustrates how \$1 of preventative maintenance saves (or delays) on average, \$6 to \$10 in rehabilitation or reconstruction, by extending a street's surface life.

Figure 8D: Preventative Street Maintenance Savings



Source: Federal Highway Administration [www.fhwa.dot.gov/pavement/preservation/ppc0621.cfm](http://www.fhwa.dot.gov/pavement/preservation/ppc0621.cfm)

Developers will sometimes attempt to cut construction costs by installing inferior quality materials at sub-standard design in cities that do not have minimum design standards and/or that do not require regular inspection during construction by a licensed engineer. The Town should continue to enforce its public works construction manual and subdivision ordinance. That ensures that new streets and roadside drainage features, which are generally maintained by the Town after installation, are of standard quality.

An ideal maintenance schedule addresses road deterioration as it occurs so that roads never fall below "fair" condition. Roads receive annual pot hole and crack sealing, a seal coat every 8-10 years, an

overlay every 20 years, and reconstruction every 30 years. Seal coat and overlay repairs extend the life of the road and forestall more expensive maintenance. A delayed maintenance schedule only addresses roads that have fallen into fair or poor condition. Because of surface and road base deterioration, cheaper maintenance options will only have a temporary effect on roads in fair to poor condition. The Town is considering participation in a Group Seal Coat Program through Parkhill, Smith & Cooper engineering firm for hot mix seal coat and work on high traffic streets in fair to poor condition. This program reduces the cost of seal coat by taking advantage of “economy of scale” savings by combining local projects into a larger contract with other cities in the region.

Using the standards in *Table 8B* and the percentages of asphalt streets maintained by the Town of Anthony, an ideal Town-wide road maintenance program would cost approximately \$298,000 per year.

Widening Town-maintained streets by only one (1) foot raises the cost of an ideal maintenance program by \$10,650 per year.

Table 8B: Town-Wide Street Maintenance Costs

Repair Type	Repair Frequency	\$ per square yard	Ideal Maintenance Schedule (annual price at existing average street width of 28 feet)	Annual price per each additional foot of road width*
Seal Coat (asphalt)	10 years (10% per year)	\$2.5	\$49,704	\$51,479
Overlay (asphalt)	20 years (5% per year)	\$25	\$248,519	\$257,394

\*Estimate in 2014 dollars using 2014 costs; does not include inflation, cost fluctuation or other variables, and \$/yard estimate is included to facilitate re-calculation using adjusted numbers.

Funding

One alternative to the Town’s general fund for street maintenance costs is a 4B Sales Tax. The 4B Sales Tax is a locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. The 4B Sales Tax would be adopted as an additional increment on top of the Town’s existing sales tax. The Town could vote for an additional tax in increments of 0.125% up to a total 4B Sales Tax of 0.5% and a total combined sales tax of 2%. The 4B Sales Tax program is established by vote at the local level. The 4B Sales Tax can fund a broad range of community improvement projects related to economic development and community improvement, and a number of Texas cities choose to dedicate 4B Sales Tax revenues to street improvements. A 4B Sales Tax requires the establishment of a development corporation to manage the 4B Sales Tax funds.

A second alternative to the Town's general fund for street maintenance costs is a Street Maintenance Tax. Like the 4B Sales Tax, the Street Maintenance Tax is established by vote and cannot bring the Town's total sales tax above 2%. Unlike the 4B Sales Tax, the Street Maintenance Tax is capped at 0.25%, all revenues are dedicated to street maintenance, the tax must be re-established every four years, and no development corporation is required.

Extensive information on both types of tax is available from the Texas State Comptroller's website at <http://texasahead.org>.

### 8.3 *Prioritized Problems*

#### *Prioritized Problems*

The problems with the Town's street system are ranked and listed as follows:

1. Local streets in fair to poor condition have wide cracks and are in need of repaving or reconstruction
2. The Town needs to pursue an ongoing maintenance program to limit long-term costs
3. Town street widths are wide (77% of town maintained streets are 28ft+ in width) and result in high maintenance costs

### 8.4 *Street System Improvement Projects*

The following section describes a series of proposed improvements to the existing street system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

*Table 8C: Implementation Plan (Section 8.5)* contains the estimated costs for each construction phase of the improvements program. The costs are based on current costs of record for similar projects in the same geographical area of the state. The costs of each type of construction and the linear feet and cubic yards for each street have been included in *Table 8D* to facilitate adjustments to the cost estimates. As with all planning documents, the costs are estimates only, provided to inform Town staff and council members on approximate amounts required for Town-wide street improvements. Exact prices cannot be known until specific proposals have been created and construction bids have been received.

The projects below are sequenced to coordinate with the recommended water and wastewater line replacement projects in *Chapter 5* and *Chapter 6*. Street repairs should occur in conjunction with or

shortly following line projects in order to avoid duplicate street construction/paving caused by damages from line projects. Changes to water and wastewater project phasing (commonly due to funding availability and changes in project priorities) would result in changes to street project phasing.

The Town's annual budget for street maintenance and construction is roughly \$20,000. The construction phases below average approximately \$16,000 per year. The construction phases are expected to be modified based on fund availability and actual construction bids.

The construction phasing reflects an effort to address streets in fair to poor condition by 2024 and to execute an ongoing system of street maintenance for local roads. Construction phases are illustrated on *Map 8B: Proposed Street Improvements 2014-24*.

**Construction Phase 1 (2014-2017):** This phase will involve streets in fair condition identified by Town staff and residents as priority repair streets in high traffic areas. Many of the street segments outlined in this construction phase are slated for water and sewer repairs at the end of the planning period, between 2021 and 2024. Since these road segments were identified as high priority streets by staff and residents, seal coating these road segments at the beginning of the planning period will improve the pavement surface over the next seven years, at which point they will be due for maintenance and can be seal coated during water/sewer line replacement. The repair operations should include a seal coat process.

**Construction Phase 2 (2018-2021):** This phase will involve the remaining streets in poor to fair condition identified by Town staff and residents as priority repair streets that do not correspond to water or sewer line replacement projects. The repair operations should include a seal coat process.

**Construction Phase 3 (2022-2024):** This phase will involve the remaining roads in fair condition that were not identified by Town Staff and residents as priority repair roads but were found to be in fair condition at the time the street inventory was taken in the spring of 2014. The repair operations should include a seal coat process.

## 8.5 Implementation Plan

The following table outlines a specific set of actions and improvement projects to achieve a functional street system that improves the quality of life in Anthony. The estimated costs for the actions and improvement projects are as follows:

Table 8C: Street Improvement Plan Projects, 2014 - 2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources*
	2014-2017	2018-2020	2021-2024			
Goal 8.1 A safe, well-maintained and functional community street system						
By 2016, participate in the Parkhill, Smith, & Cooper Group Seal Coat Program and establish an annual system for maintaining the street system on an overlapping, rotating basis.	X	X	X	Town	variable	GEN
By 2015, adopt subdivision ordinance amendments requiring minimum street pavement widths.	X			Town	\$500 (legal)	GEN
Construction Phase 1: Seal coat roughly 7,670 LF of high priority street segments in fair condition identified by Town staff and residents on Tamarisk, Omar, Washington, and Jefferson streets.	X			Town	≈\$62,900 (\$15,725/year)	GEN, TxCDBG
Construction Phase 2: Seal coat roughly 9,260 LF of high priority street segments in fair to poor condition identified by Town staff and residents located on Poplar, 3 <sup>rd</sup> , 4 <sup>th</sup> , and Richard White streets.		X	X	Town	≈\$67,400 (\$16,850/year)	GEN, TxCDBG
Construction Phase 3: Seal coat roughly 5,530 LF of remaining streets found to be in fair condition in central Anthony, and the remaining segment of Omar Street.			X	Town	≈\$43,200 (\$14,400/year)	GEN, TxCDBG
Implement drainage projects in Chapter 7: Storm Drainage System Study to prevent ponding of water on roadways.	X	X	X	Town	\$315,750 (total all projects)	GEN, TxDOT, TWDB, USDA

*Source of Funds\*: Town of Anthony General Fund (GEN), including funds from any new street maintenance or related tax; Texas Community Development Block Grant Program (TxCDBG), Texas Department of Transportation (TxDOT), Texas Water Development Board Flood Protection Planning (TWDB), USDA Rural Development (USDA). Some street segments may require associated curb and gutter construction. Those prices are not included in the costs on this table.*

Table 8D: Anthony Street Improvements by Construction Phase

10-Year Plan									
Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
2014 - 2017									
Phase 1	Tamarisk Street	SH 20	Isabel	Fair	Asphalt	3,168	28	9,856	\$24,640.00
Phase 1	Omar Street	Washington	Whispering Sands Apts	Fair	Asphalt	1,143	30	3,810	\$9,525.00
Phase 1	Washington Street	SH 20	east end	Fair	Asphalt	1,853	32	6,588	\$16,471.11
Phase 1	Jefferson Street	SH 20	2nd Street	Fair	Asphalt	456	32	1,621	\$4,053.33
Phase 1	Jefferson Street	4th Street	east end	Fair	Asphalt	1,052	28	3,273	\$8,182.22
<b>Subtotal</b>						<b>7,672</b>		<b>25,149</b>	<b>\$62,871.67</b>
Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
2018 - 2021									
Phase 2	Poplar Street	SH 20	Isabel	Fair	Asphalt	3,168	26	9,152	\$22,880.00
Phase 2	Poplar Street	Isabel	Celeste	Fair/Poor	Asphalt	1,884	28	5,861	\$14,653.33
Phase 2	3rd Street	Washington	Poplar	Fair	Asphalt	1,146	26	3,311	\$8,276.67
Phase 2	4th Street	State Border	Franklin	Fair	Asphalt	758	32	2,695	\$6,737.78
Phase 2	4th Street	Magnolia	south end	Fair	Asphalt	1,284	24	3,424	\$8,560.00
Phase 2	Richard White	Franklin	State Border	Poor	Asphalt	1,022	22	2,498	\$6,245.56
<b>Subtotal</b>						<b>9,262</b>		<b>26,941</b>	<b>\$67,353.33</b>

Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
2022 - 2024									
Phase 3	Omar Street	Whispering Sands Apts	south end	Fair	Asphalt	3,661	32	13,017	\$32,542.22
Phase 3	7th Street	Franklin	Poplar	Fair	Asphalt	981	28	3,052	\$7,630.00
Phase 3	8th Street	Franklin	Tamarisk	Fair	Asphalt	624	28	1,941	\$4,853.33
Phase 3	9th Street	Franklin	Tamarisk	Fair	Asphalt	620	32	2,204	\$5,511.11
Phase 3	2nd Street	State Border	Franklin	Fair	Asphalt	760	28	2,364	\$5,911.11
Phase 3	1st Street	State Border	Jefferson	Fair	Asphalt	501	28	1,559	\$3,896.67
Phase 3	6th Street	Washington	Jefferson	Fair	Asphalt	261	24	696	\$1,740.00
Phase 3	7th Street	Washington	Jefferson	Fair	Asphalt	258	28	803	\$2,006.67
Phase 3	Kelwood Street	Tamarisk	Poplar	Fair	Asphalt	348	26	1,005	\$2,513.33
Phase 3	Antonio Street	9th	10th	Fair	Asphalt	557	28	1,733	\$4,332.22
Phase 3	10th Street	Franklin	Antonio	Fair	Asphalt	376	28	1,170	\$2,924.44
Phase 3	Isabel Street	Antonio	Tamarisk	Fair	Asphalt	242	28	753	\$1,882.22
<b>Subtotal</b>						<b>5,528</b>		<b>17,280</b>	<b>\$43,201.11</b>
<b>Total</b>						<b>22,462</b>		<b>69,370</b>	<b>\$173,426.11</b>

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## 9 ECONOMIC DEVELOPMENT STUDY

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Economic development in rural America is any activity that makes the choice to remain in a community easier and more satisfying. Job opportunities are an obvious example, but this list also includes availability of decent affordable housing, quality education, an attractive, safe, and clean environment (natural and manmade), a comfortable social atmosphere, recreational and entertainment options, convenient shopping, adequate health care, a competitive and fair tax structure, responsive local government, transparent government regulations, and high-quality infrastructure (water, sewer, streets, drainage, telecommunications, etc.).

### *9.1 Highlights*

Anthony has tools to have a vibrant economy. The Town is a desirable location for residents and businesses because of its unique location along IH 10 on the Texas - New Mexico border between the two major cities of El Paso, Texas and Las Cruces, New Mexico. The Town has experienced significant growth in gross sales since 2002, indicating a growing economy. The majority of residents are able to find work in the region and over 65% of the workforce is in jobs that require moderate to high education levels according to census data. The Town has a newly formed economic development committee to assist with initiatives. Continued volunteer and financial support will be needed to preserve and enhance key community resources such as the Town's parks and commercial areas.

Anthony's residents have not turned a blind eye to either the Town's weaknesses or its strengths. A strong town staff and economic development committee are in place to capitalize on the community's strengths and work on local challenges described in this study.

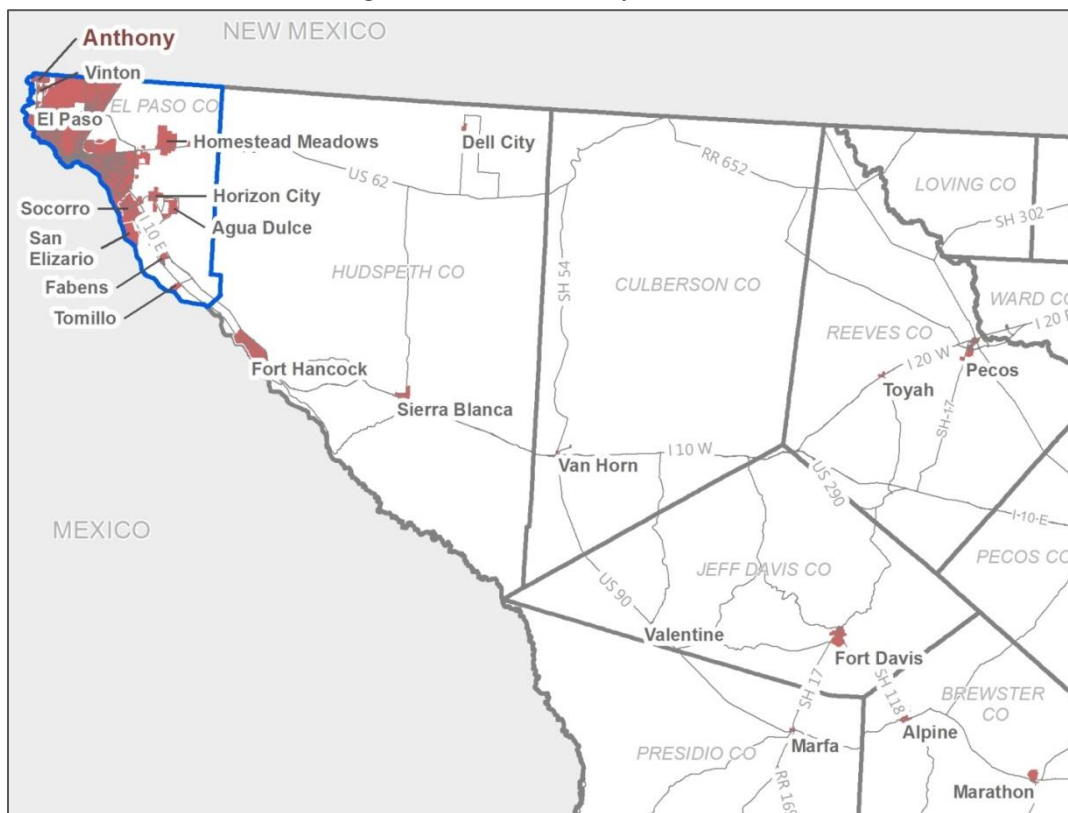
## 9.2 Context: History, Location, & Community Input

### *Historic Development & Community Character*

The Town of Anthony was originally referred to as “La Tuna” by farmers in the early 1800s and was later named after a chapel built in that area to St. Anthony of Padua in the 1880s. It served as a supply stop for early travelers along the Oñate Trail and eventually as a stop for the railroads. Anthony was incorporated in 1952 and has experienced substantial population growth each decade since 1960. The Town has transitioned from a farming community to a bedroom community with a small industrial and commercial center.

In 2014, Anthony remains primarily a residential community for the cities of El Paso, Texas and Las Cruces, New Mexico. The Town is a community characterized by its unique location, scenic views of the Franklin Mountains, excellent school district, and small town charm. It is located on the Atchison, Topeka, and Santa Fe Railway, State Hwy 20, and Interstate 10 at the most western tip of Texas, bordering New Mexico. The Town’s location on SH 20 and I-10 provides direct links to El Paso 20 miles to the south and to Las Cruces 28 miles to the north. It is bordered to the north and west by Anthony, New Mexico, to the south by the Village of Vinton, and to the southeast by El Paso.

Figure 9A: Anthony Location



## *Previous Studies*

### The Economic Impact of Fort Bliss and William Beaumont Army Medical Center in El Paso County, Texas 2013<sup>24</sup>.

The Institute of Policy and Economic Development (IPED) at the University of Texas, El Paso (UTEP) performed an economic study for the Greater El Paso Chamber of Commerce to analyze the impacts of Fort Bliss and the William Beaumont Army Medical Center (WBAMC) in El Paso County. The study employs the Input-Output model using IMPLAN software to determine the direct, indirect, and induced effects of the two facilities. The study found that the combined impact of Fort Bliss and WBAMC is very significant to the regional economy and includes:

- \$5.998 billion in business output annually
- 61,957 jobs annually
- \$4.168 billion in labor income to area households

### Plan El Paso: Economic Development chapter – Town of El Paso Comprehensive Plan, 2012<sup>25</sup>.

Plan El Paso is the Town of El Paso's comprehensive plan, completed in 2012. The plan includes an economic development chapter that describes local and county wide statistics and trends, community concerns and strategies to address concerns, and a goals and policies section. The plan recognizes the importance of regional planning in order to maximize economic development for the greater area. The economic development chapter projects an increase of 83,000 households and 88,000 jobs in El Paso County over the next twenty years, which indicates the need for additional housing and retail/office space throughout the region. Economic development goals that pertain to the greater region include:

- Take advantage of national and international trends such as the expansion of Fort Bliss, the resurgence of the maquiladora industry, and the border controls on international transport of goods to bolster El Paso's economy.
- Provide educational opportunities at all levels to allow children and adults to reach their fullest potential.

### El Paso Economic Development System Review & Recommendations, 2011<sup>26</sup>.

The study examines the effectiveness of the Town of El Paso and the greater region's economic development efforts. The study found that the economic development efforts of the area are actually threatening the ability of the region to increase prosperity and improve quality of life and emphasizes

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<sup>24</sup> A complete copy of the Economic Impact Study can be found in the digital appendices to this plan.

<sup>25</sup> The full digital copy of Plan El Paso Comprehensive Plan can be found at: <http://planelpaso.org/comprehensive-plan-elements/>

<sup>26</sup> A complete copy of the Economic Development System Review & Recommendations can be found in the digital appendices to this plan.

the importance of regional cooperation in order to right economic development efforts. The study recommends several actions to improve regional coordination in economic development:

- Create a regional organization with the capability and credibility to serve as leader of greater El Paso's economic development strategy and a select set of programs
  - ✓ Great effort should be made to avoid the proliferation of economic development organizations. Do not need more "cooks in the kitchen", but instead need a single regional cook.
  - ✓ A reconfigured regional organization should be the delegated lead in marketing, attraction and expansion, or have oversight of those functions
  - ✓ The regional organization would also undertake a set of business retention programs, or oversee them
  - ✓ The governance of the regional organization would represent all key stakeholders and investors
  - ✓ The organization would have the capability to lead a collaborative regional visioning and strategic planning process
  - ✓ The organization should be configured and staffed to serve as the region's chief economic advocate in state and federal policy debates and in competition for state and federal resources
  - ✓ The organization would seek to establish a partnership or alliance with a similarly configured organization in Ciudad Juárez
  - ✓ A clear mission and set of delegated responsibilities for the organization should be accompanied by appropriate metrics of success and regular performance review

Texas in Focus: Upper Rio Grande, 2009<sup>27</sup>: <http://www.window.state.tx.us/specialrpt/tif/urgrande/>

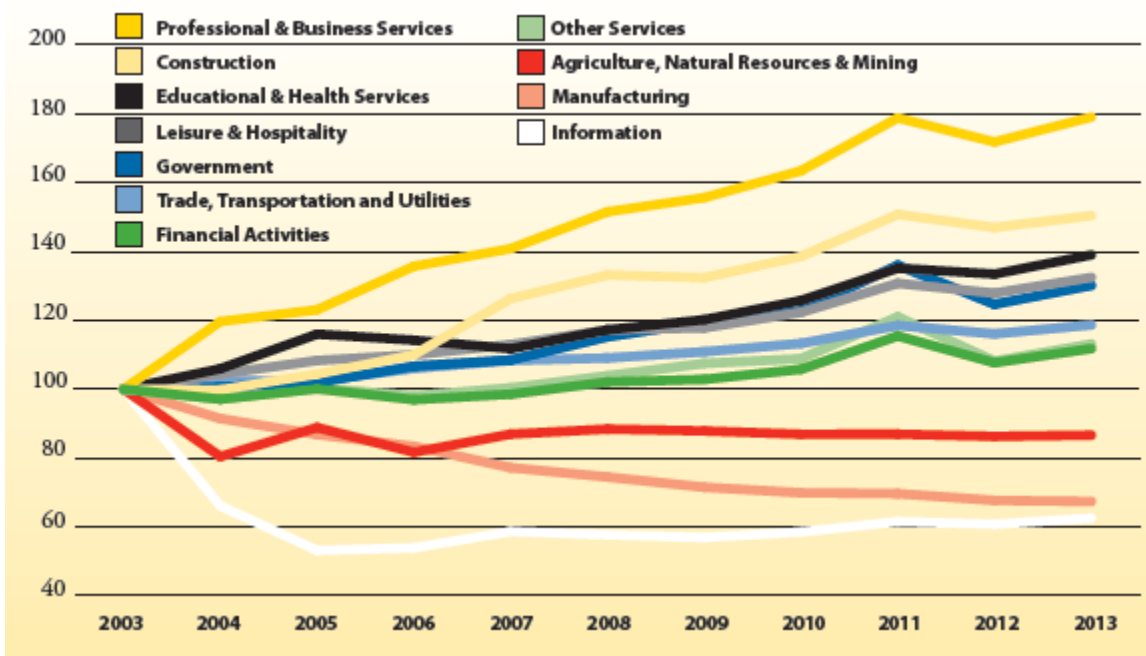
The Texas Comptroller of Public Accounts performed an economic analysis of the Upper Rio Grande region showing a promising outlook for the area. The study found that the military is the region's largest employer, employing 27% of the region's workers.

In terms of employment, the study projects positive growth in all North American Industry Classification System (NAICS) supersector industries between 2003 and 2013 except the information, manufacturing, and agricultural/natural resource/mining industries.

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<sup>27</sup> The full digital copy of Plan El Paso Comprehensive Plan can be found at: <http://www.window.state.tx.us/specialrpt/tif/urgrande/>

Figure 9B: Industry Employment Projection Indices, Upper Rio Grande Region, 2003 - 2013<sup>28</sup>



### Community Input

A detailed discussion of community input during the planning process is located in *Chapter 1: Community Goals and Objectives*. The particular concerns expressed by residents that relate to economic development and guide the discussion below are:

#### Achieve/Preserve

- Creation of a TRZ on land east of IH 10 to spur economic growth and commercial/housing development
- Purposeful development
- More retail/service establishments for residents such as a bank, health clinic, etc.
- Enhance/beautify Main Street

#### Avoid/Eliminate

- No more truck stops
- Fewer fast food chain restaurants

<sup>28</sup> Texas In Focus: Upper Rio Grande, June 2009. Texas Comptroller of Public Accounts at <http://www.window.state.tx.us/specialrpt/tif/urgrande/>

### 9.3 Condition & Forecast

The following data includes both local and regional economic information because Anthony's local workforce and economy are closely connected to the larger region. Some data is not available at the local level and in those cases El Paso County is used for comparison.

#### 9.3.1 Largest Industries in Anthony & El Paso County

Tables 9A and 9B and Charts 9A - 9C list establishment, taxable sales, and employment data. The tables show that:

- The largest number of establishments in Anthony is in the retail trade industry, followed by the accommodation and food service and other services (except public administration) industries. For a more detailed breakdown of industries in Anthony, see *Appendix 9A.1*.

Table 9A: Anthony and County Establishments

Industry	# Establishments Anthony	# Establishments El Paso Co	Anthony as % of El Paso Co
Agriculture Operations	0	20	0%
Mining	0	6	0%
Utilities	0	11	0%
Construction	0	937	0%
Manufacturing	2	826	0%
Wholesale Trade	6	1,275	0%
Retail Trade	69	4,935	1%
Transportation	0	109	0%
Information	0	191	0%
Finance and Insurance	0	166	0%
Real Estate and Rental and Leasing	0	308	0%
Professional, Scientific, and Technical Services	4	529	1%
Management of Companies and Enterprises	0	11	0%
Administrative/Support/Waste Management/Remediation Services	0	772	0%
Educational Services	1	122	1%
Health Care and Social Assistance	0	116	0%
Arts, Entertainment, and Recreation	2	213	1%
Accommodation and Food Services	22	2,031	1%
Other Services (except Public Administration)	15	1,189	1%
Public Administration	1	10	10%
<b>TOTAL</b>	122	13,777	1%

Source: Texas State Comptroller (open records request January 2014). Note: Comptroller does not collect information for establishments not subject to sales taxes; therefore, some financial institutions, franchise establishments, and similar organizations are not included; Comptroller also undercounts agriculture operations.

- According to the Texas Workforce Commission, wages in El Paso County in 2013 are highest in the Management of Companies and Enterprises, Public Administration, Utilities, and Mining, Quarrying, Oil & Gas Extraction industries. El Paso County wages in the retail industry, largest industry in Town, averaged \$453.

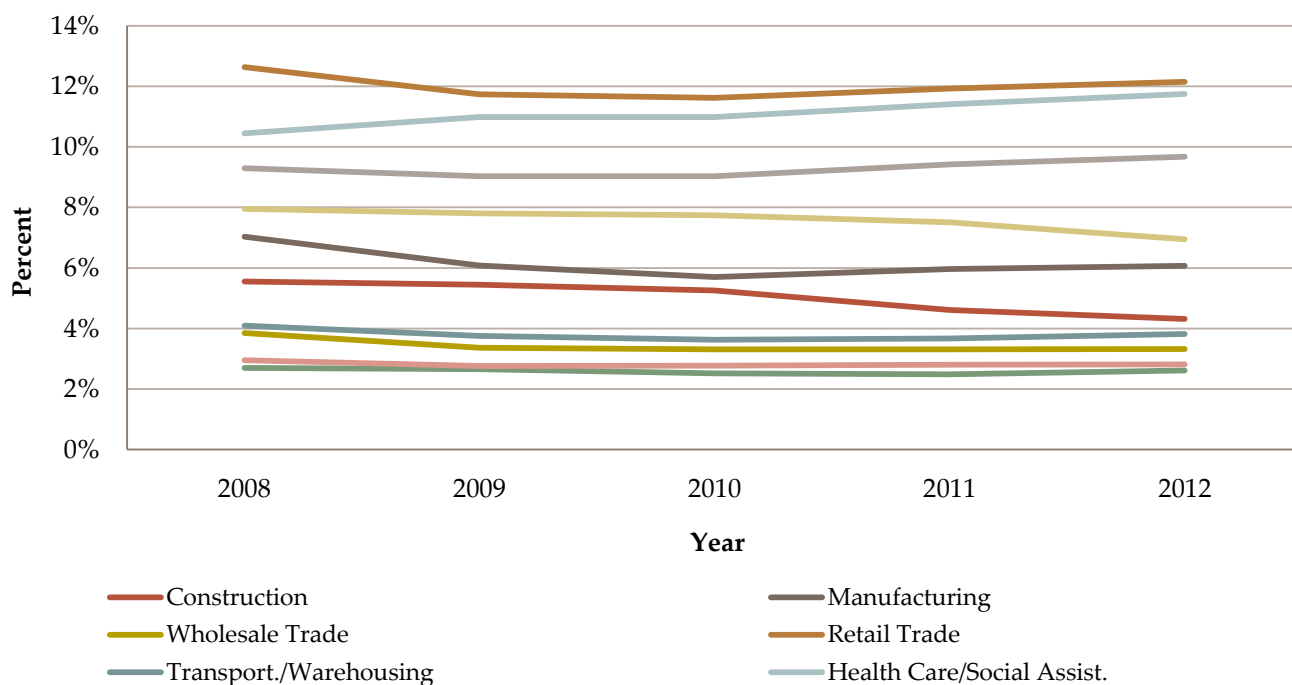
Table 9B: Highest Weekly Wages by Industry, El Paso County

Industry	Average Weekly Wage
Management of Companies and Enterprises	\$1,253
Public Administration	\$1,231
Utilities	\$1,045
Mining, Quarrying, and Oil and Gas Extraction	\$1,026

Source: Texas Workforce Commission, Tracer quarterly employment and wages, 2<sup>nd</sup> Qtr 2013

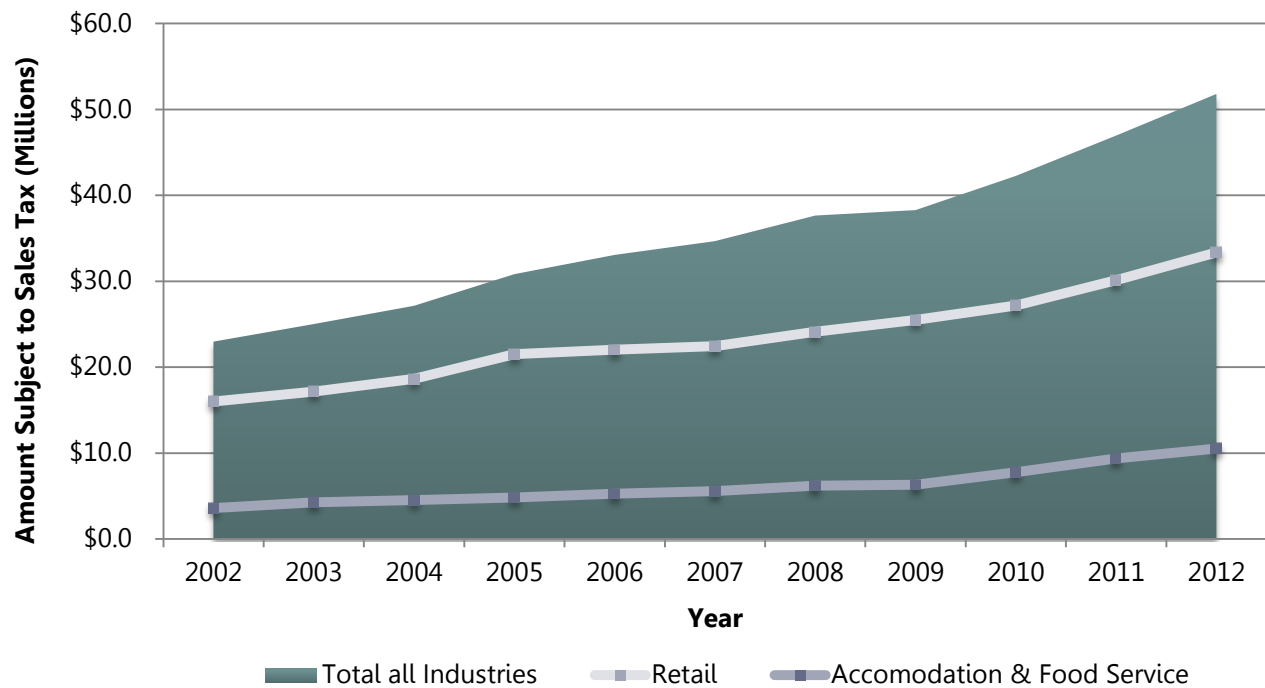
- The retail trade, health care & social assistance, and accommodation/food services industries are the top industries in terms of employment and combined employ nearly 35% of workers in El Paso County.

Chart 9A: Percent of Employees by Industry (El Paso Co, 2008 – 2012)



- Taxable sales in Anthony increased sharply, by 22%, between 2010 and 2012. The industries that contribute most to sales tax revenue are the retail trade and accommodations/food service industries. In 2012, 64% of all taxable sales were from the retail trade industry and 20% were from the accommodations/food service industry. The Comptroller's Office does not report sales tax revenue for industries with three or fewer establishments, so complete information for sales tax revenue by industry in Anthony is undisclosed.

Chart 9B: Taxable Sales, Anthony, 2002-2012



Source: Texas Comptroller Quarterly Sales Tax Historical Data.

- Agriculture: The Comptroller's Office does not report any sales for agricultural establishments within the Town of Anthony. However, the region's economic and cultural roots are in farming, which remains an important part of the county's economy. The USDA's Census of Agriculture data shows that Anthony's zip code has 20 farms, 1 of which produces \$50K - \$250K annually. El Paso County's agricultural crops include cotton, pecans, onions, and peppers. The county also consists of several cattle and dairy farms.

Table 9C: Farm Production in El Paso County

Location		Value of all agricultural products sold			
Zip Code	Place Name	Total farms	Less than \$50,000 (farms)	\$50,000 to \$249,999 (farms)	\$250,000 or more (farms)
79836	CLINT	134	106	14	14
79838	FABENS	78	48	11	19
79927	EL PASO	78	74	1	3
79932	EL PASO	66	60	6	0
79907	EL PASO	35	33	0	2
79912	EL PASO	34	32	1	1
79938	EL PASO	29	29	0	0
79849	SAN ELIZARIO	27	24	3	0
79936	EL PASO	26	26	0	0
79835	CANUTILLO	23	22	0	1
79915	EL PASO	21	21	0	0
<b>79821</b>	<b>ANTHONY</b>	<b>20</b>	<b>19</b>	<b>1</b>	<b>0</b>
79922	EL PASO	20	20	0	0
79902	EL PASO	16	15	1	0
79853	TORNILLO	15	8	2	5
79925	EL PASO	11	10	1	0
79917	EL PASO	7	7	0	0
79928	EL PASO	7	6	0	1
79901	EL PASO	6	3	1	2
79935	EL PASO	6	6	0	0
79904	EL PASO	4	4	0	0
79924	EL PASO	4	4	0	0
79930	EL PASO	4	4	0	0
79905	EL PASO	3	3	0	0
79934	EL PASO	3	3	0	0
79913	EL PASO	2	2	0	0
79923	EL PASO	2	2	0	0
79926	EL PASO	2	1	1	0
79937	EL PASO	2	1	0	1
79947	EL PASO	2	2	0	0
79903	EL PASO	1	1	0	0
79997	EL PASO	1	1	0	0
<b>Total</b>		<b>689</b>	<b>597</b>	<b>43</b>	<b>49</b>

Source: USDA – National Agricultural Statistics Service; 2007 Census of Agriculture, Zip Code Tabulations of Selected Items ([www.agcensus.usda.gov/](http://www.agcensus.usda.gov/))

## 9.3.2 Characteristics of Anthony & El Paso County Workers

### *Types of Workers*

Most residents of Anthony are employed in the educational services/health care/social assistance, retail trade, public administration, and construction fields. The table below shows the types of industries in which Anthony residents are employed. They may not necessarily be employed in Anthony.

Table 9D: Anthony Residents who work by industry

INDUSTRY	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	998	+/-155	100%
Educational services, and health care and social assistance	196	+/-63	19.6%
Retail trade	166	+/-65	16.6%
Public administration	89	+/-65	8.9%
Construction	82	+/-40	8.2%
Manufacturing	79	+/-39	7.9%
Professional, scientific, and management, and administrative and waste management services	77	+/-38	7.7%
Arts, entertainment, and recreation, and accommodation and food services	64	+/-33	6.4%
Finance and insurance, and real estate and rental and leasing	62	+/-51	6.2%
Agriculture, forestry, fishing and hunting, and mining	60	+/-46	6.0%
Other services, except public administration	41	+/-25	4.1%
Transportation and warehousing, and utilities	38	+/-27	3.8%
Information	33	+/-21	3.3%
Wholesale trade	11	+/-12	1.1%

Source: US Census, 2008-2012 American Community Survey, 5-Year Estimates, DP03: Selected Economic Characteristics for Anthony. Note: Margins of error are large, data cited for trends only.

### Location of Work

Most residents appear to be able to find jobs within El Paso County or neighboring counties in Texas and New Mexico. According to 2008-2012 ACS Census estimates<sup>29</sup>, 46% of working residents commute less than 20 minutes. This indicates that residents are likely finding employment in the Town of El Paso.

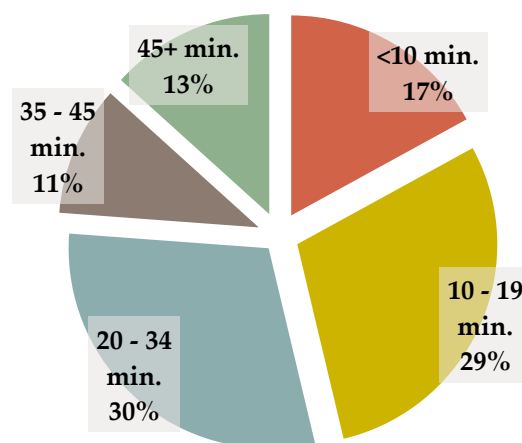


Chart 9C: Travel Time to Work, Anthony residents (2012)

### Skills

According to the US Census, 2008-2012 ACS data, approximately 52% of adults in Anthony work in professions that require high school completion, while 14% work in professions that typically require a bachelor's degree or higher. Occupations with high educational entry barriers usually require at least a college degree, while those with moderate educational barriers generally require a high school diploma, an associate degree from a two-year/technical college, or specialized coursework/certification. Occupations with low educational barriers do not require completion of high school. A lower percentage of workers in Anthony and El Paso County hold positions that require college degrees than in the state. The Town has a higher percentage of workers in positions that require high-school completion, an associate's degree, specialized coursework, or other significant training than the state's percentage. Detailed occupation by education tables are located in *Appendix 9B*.

Table 9E: Workforce Education

	Anthony	% of Town	El Paso County	% of County	Texas	% of State
High Education	143	14%	91,931	29%	3,919,380	36%
Moderate Education	517	52%	134,356	43%	3,774,808	35%
Moderate-Low Education	114	11%	34,365	11%	1,276,640	12%
Low Education	224	22%	53,685	17%	1,820,846	17%
Total	998	100%	314,337	100%	10,791,674	100%

*\*Note: More detailed Occupation by Education and Occupation by Education and Gender tables are located in Appendix 9B: Occupation by Education Tables*

*Figures may be rounded to nearest whole number*

*Source: Summarized from 2008-2012 American Community Survey, Table C24010, Margins of error are large, data cited for trends only.*

<sup>29</sup> 2008-2012 American Community Survey, B08303: Travel Time to Work

## Wages and Unemployment

Overall, El Paso County employee wages are similar to the region and lower than the State. The unemployment rate in El Paso County is also similar to the region's unemployment rate and roughly 2.6% higher than the state average unemployment rate. Unemployment rates at the county, regional, and state level all increased slightly between 2012 and 2013. Unemployment in the County was 9.4% in 2013.

Table 9F: Wages (3rd Quarter 2013)

	El Paso County	Upper Rio Grande WDA	Texas
Average Weekly Wage (all industries)	\$666	\$668	\$952

Source: Texas Workforce Commission, Tracer quarterly employment and wages

Table 9G: Unemployment in El Paso County

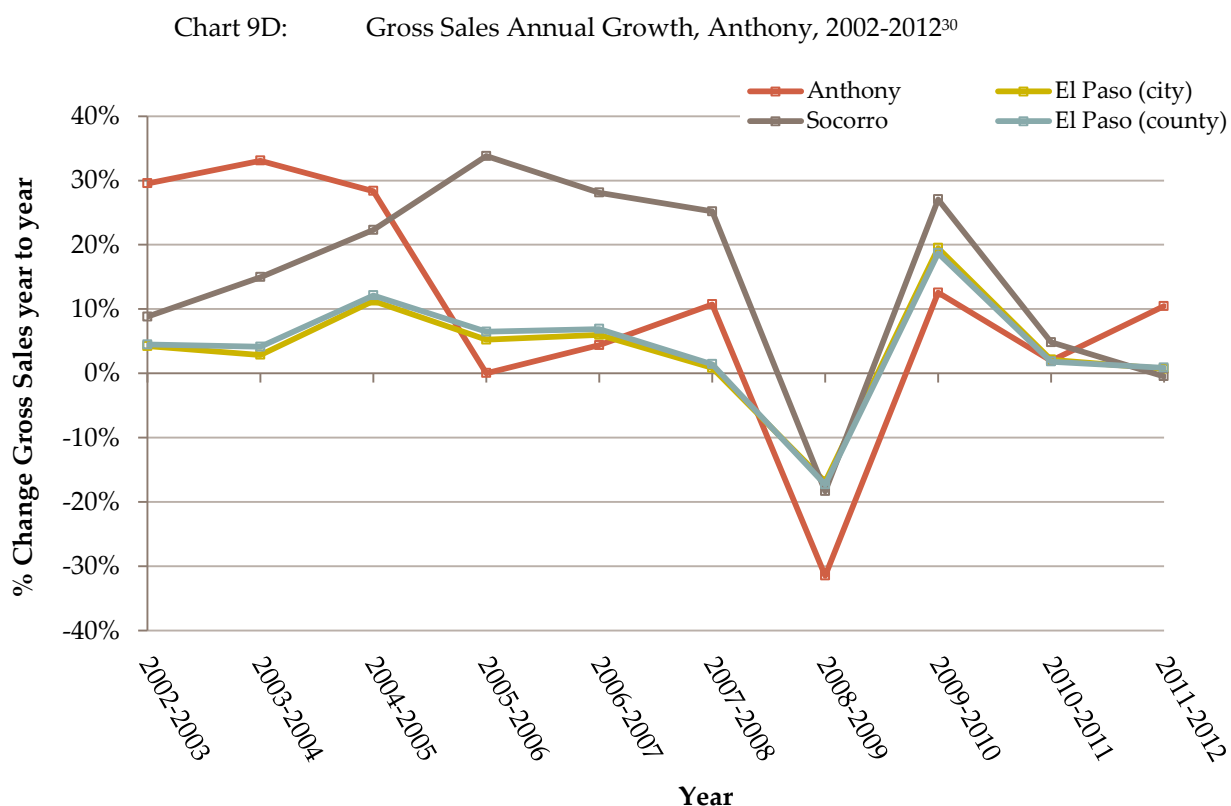
Year	Area	Labor Force	Employment	Unemployment	Unemployment Rate
2012	El Paso Co.	325,806	297,011	28,795	8.8%
2012	Upper Rio Grande WDA	338,798	309,082	29,716	8.8%
2012	Texas	12,819,871	12,007,330	812,541	6.3%
2013	El Paso Co.	326,342	295,697	30,645	9.4%
2013	Upper Rio Grande WDA	339,868	308,260	31,608	9.3%
2013	Texas	12,626,593	11,762,217	864,376	6.8%

Source: Texas Workforce Commission, Civil Labor Force Employment (LAUS), Annual Data

### 9.3.3 Regional Competitiveness

#### Sales Growth

Gross sales in Anthony increased from \$100.1 million in 2002 (\$126.7 million adjusted for inflation to 2012 dollars) to approximately \$222.3 million in 2012. Anthony, along with the greater region, experienced a decline in gross sales between 2008 and 2009, due to the economic collapse that occurred during that time period. Since 2008, trends in Anthony's gross sales have corresponded to the trends experienced by the county seat, El Paso, and the county as a whole. Accounting for inflation, Anthony experienced significant positive growth in gross sales (75%) between 2002 and 2012.



#### Specialization

As compared to the State and the U.S., El Paso County appears to have specializations in retail trade, transportation and warehousing, administrative and waste services, accommodation and food services, healthcare and social assistance, and to a lesser extent, real estate and rental and leasing.

<sup>30</sup> Quarterly Sales Tax, Texas State Comptroller; <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>

Location quotients (LQ)<sup>31</sup> are used to detect the presence of an industry cluster. The calculation determines whether the local economy has a greater share of each industry than expected when compared to a reference economy. The Bureau of Labor Statistics determines share based on employment by industry. When an industry's LQ is less than 1.0, businesses/residents have a lesser share of employment than the comparison area. When the LQ is greater than 1.0, businesses/residents have a greater share of employment in that industry than the comparison area. The direction of change in an industry's LQ over time indicates whether that industry is growing in that location or declining. LQs greater than 1.0 are highlighted in *Table 9H*.

Table 9H: Industry Concentration<sup>32</sup>

	2002		2007		2012	
El Paso County Employment Compared to:						
	TX	U.S.	TX	U.S.	TX	U.S.
Agriculture, forestry, fishing and hunting	0.68	0.54	0.62	0.44	0.73	0.44
Mining, quarrying, oil and gas extraction	0.08	0.33	0.02	0.1	0.02	0.07
Utilities	0.94	1.15	0.99	1.1	0.98	1.07
Construction	0.97	1.16	0.93	1.07	0.93	1.2
Manufacturing	1.26	1.1	0.91	0.82	0.88	0.79
Wholesale trade	0.84	0.97	0.87	1.01	0.77	0.91
Retail trade	1.14	1.19	1.25	1.25	1.29	1.27
Professional and technical services	0.53	0.51	0.6	0.59	0.57	0.55
Management of companies and enterprises	0.84	0.25	0.46	0.22	0.3	0.16
Administrative and waste services	1.22	1.25	1.33	1.42	1.25	1.35
Educational services	0.58	0.36	0.67	0.41	0.73	0.47
Healthcare and social assistance	1.07	1.01	1.13	1.05	1.19	1.09
Transportation and warehousing	1.2	1.37	1.33	1.53	1.25	1.42
Information	0.77	0.8	0.97	0.95	1.06	0.96
Finance and insurance	0.67	0.66	0.69	0.69	0.7	0.73
Real estate and rental and leasing	0.83	0.99	0.85	0.96	1.06	1.22
Arts, entertainment, and recreation	0.73	0.55	0.63	0.46	0.65	0.45
Accommodation and food services	1.12	1.16	1.19	1.22	1.25	1.28
Other services, except public administration	1.01	0.93	0.97	0.84	0.93	0.77

*ND (Not Disclosable):* From BLS "BLS suppresses data in QCEW records in order to protect confidential information about employers in the industry of that record, or, in some other industries or areas." (<http://data.bls.gov>)

*NC (Not Calculable):* From BLS, "the data does not exist or it is zero" (<http://data.bls.gov>)

<sup>31</sup> The LQ is calculated by dividing the percentage of employees in an industry in the County by the percentage of employees in that industry in the larger regions. Data for small cities is not available for direct comparison.

<sup>32</sup> Bureau of Labor Statistics Location Quotient Calculator ([http://data.bls.gov/location\\_quotient](http://data.bls.gov/location_quotient))

## Cost Factors

The following table lists basic costs that most companies consider when choosing where to open a facility. Companies will view each cost differently depending on their specific needs. Many costs are similar between Anthony, El Paso County, and State averages. Advantages that may attract businesses to Anthony include low water and sewer rates and lower property tax rates.

Table 9I: Comparative Cost Factors

Factor	Anthony	Rating for a Business	El Paso County	Texas
Wage Levels	\$666	Liability	\$666	\$952
Electricity Costs	\$0.07745/kWh (winter); \$0.08745/kWh (summer)	Asset	\$0.07745/kWh (winter); \$0.08745/kWh (summer)	\$0.0911/kWh
Fuel Costs (regular gas)	\$3.49	Liability	\$3.45	\$3.47
Water Rate (Commercial, \$/50,000 gallons)	\$155.10	Asset	\$162.85*	\$224.81**
Sewer Rate (Commercial, \$/50,000 gallons)	\$60.28	Asset	\$150.57*	\$166.68**
Garbage Rate	\$57.09/month	Liability	\$26.00*/month	varies by town
Building Costs <sup>33</sup>	\$146,979	Asset	\$146,979	\$150,951
Land costs (median price per acre) <sup>34</sup>	\$8,703	Liability	\$8,703	\$2,160
Local Property Taxes (2013) <sup>35</sup>	0.42%	Asset	0.27% - 0.68%	0.40 - 0.85%
Financing Costs <sup>36</sup>	5.21	Asset	5.21	5.80

Sources include Texas Workforce Commission, RSMeans 2007 Building Construction Cost Data (Brownwood location factor), U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale, Texas Municipal League annual water and wastewater surveys; Texas Comptroller's Office, Real Estate Center at Texas A&M University. Uniform Performance Reports, Federal Financial Institutions Examinations Council (FFIEC)

\*City of El Paso rate

\*\*Average for Texas cities between 2,001 - 5,000 population (from Texas Municipal League survey)

<sup>33</sup> Derived from national price per square foot data from RSMeans cost plus air conditioning cost multiplied by the location factor. Priced based on a 2,000 sf home. County and Town price use El Paso location factor. Texas price is average of Texas cities listed.

<sup>34</sup> 2013 Texas rural land prices for the El Paso Land Market Area from the Real Estate Center at Texas A&M University

<sup>35</sup> From [www.window.state.tx.us](http://www.window.state.tx.us). County rate is range of cities in county. State rates are range for 10 largest cities.

<sup>36</sup> Percentages are not interest rates charged; they are the amount of profit banks report on loans as an indicator of interest rate charges.

## Operating Factors

The following table lists data that can impact the ability of businesses to operate. The “Rating” column indicates Anthony’s relative advantage/disadvantage under each factor. The Town can boast higher high school graduation rates, substantial sales growth over the past decade, and close proximity to an international airport, hospitals, and colleges/vocation training centers. Its liabilities may be a lower percentage of skilled labor and a higher percentage of unionized workers. Other factors are similar to neighboring cities in the County and other areas around the state.

Table 9J: Local Operating Condition Factors

Factor	Anthony	Rating for a Business	El Paso County	Texas
<b>Workforce</b>				
Unskilled Labor <sup>37</sup>	34%	Liability	28%	29%
Skilled Labor <sup>38</sup>	66%	Liability	72%	71%
Productivity (avg annual sales growth 2002-2012) <sup>39</sup>	75%	Asset	12%	68%
HS Graduation rate <sup>40</sup>	87%	Similar	87%	81%
Unionization <sup>41</sup>	8%	Liability	6%	5%
<b>Transportation</b>				
Motor carrier operators <sup>42</sup>	4	Liability	500+	Variable
Rail/Freight service (closest shipping yard)	El Paso	Similar	El Paso	Variable
Air service	El Paso International Airport	Similar	El Paso International Airport	D/FW Int'l Airport
<b>Existing Facilities</b>				

<sup>37</sup> From 2008 - 2012 American Community Survey, Table C24010. Includes food prep, maintenance, and similar occupations.

<sup>38</sup> From 2008 - 2012 American Community Survey, Table C24010. Includes professional occupations.

<sup>39</sup> Gross sales; [www.texasahead.org](http://www.texasahead.org)

<sup>40</sup> From 2012 TEA report: <http://www.tea.state.tx.us/>

<sup>41</sup> From [www.bls.gov](http://www.bls.gov) and 2008-2012 American Community Survey, Table C24030

<sup>42</sup> See [www.txdmv.gov/motor\\_carrier/records\\_tracking.htm](http://www.txdmv.gov/motor_carrier/records_tracking.htm)

Site Availability	A roughly 1,000 acre area of land in east Anthony is in the process of being designated a TRZ, 57% of land in Town undeveloped	Similar	Several facilities available for lease/purchase throughout the County	Variable
Medical Services <sup>43</sup>	None	Similar	East El Paso Physicians Medical Center; El Paso Specialty Hospital; Las Palmas Medical Center; Providence Memorial Hospital; Sierra Medical Center; Sierra Providence East Medical Center; University Medical Center of El Paso	75% of counties have at least 1 hospital
School District per pupil expenditure <sup>44</sup>	\$8,719	Asset	\$6,999-\$8,719	\$11,567
Post-HS Education	None	Liability	University of Texas El Paso; El Paso Community College	Variable
<b>Natural Resources</b>				
	agribusiness, stone, sand and gravel	Similar	agribusiness, stone, sand and gravel	Variable
<b>Non-Competitive Factors</b>				
Electric Power	Readily Available	Similar	Readily Available	Readily Available
Water/Sewer Capacity	Readily Available	Similar	Readily Available	Variable
Gas availability	Readily Available	Similar	Readily Available	Readily Available

<sup>43</sup> Texas Department of State Health Services, Utilization Data for Texas Acute Care Hospitals by County, (most recent)

<sup>44</sup> Anthony ISD, El Paso County ISDs (range), State average; 2012 District AEIS Report

## 9.4 Key Economic Development Strategies

Based on the community input and local economic development data described above, the Town of Anthony and its residents should focus on the following key issues related to economic development. *Chapter 13: Funding Sources* has detailed information on grant and loan agencies and programs available to assist with economic development projects. Local and regional resources that provide economic development support services related to the recommendations in this section can be found in *Appendix 9D*.

### 9.4.1 Strengthen Economic Development Resources

Assembling economic development resources will allow the town to more easily and effectively take advantage of opportunities that benefit the community. These resources include establishing a 4B Economic Development Corporation; strengthening the Town's economic development section of the website; and collaborating with regional economic development groups and taking advantage of their programs and resources.

#### *Establish a 4B Economic Development Corporation*

The Development Corporation Act of 1979 made it possible for a municipality to create nonprofit development corporations to promote the creation of new and expanded industries within the municipality and its surrounding area. The act was later amended to allow the development corporation to be funded through the imposition of a local sales and use tax dedicated to economic development. There are two types of economic development corporations (EDC): Type A EDC and Type B EDC. The primary differences between the two types of EDCs are their authorized uses, their oversight structure, and the process by which the tax is created through election. Examples of the differences include:

- Permitted uses under Type A EDCs focus on manufacturing and industrial development. Permitted uses under Type B EDCs encompass those activities eligible under Type A EDCs as well as other project types, including quality of life improvements.
- Both types of EDCs are overseen by a board of directors and the town council. Type A boards require at least 5 members and Type B boards require 7 members. Both types are required to seek and obtain town council approval for all projects. Type B EDCs must also provide public notice of projects and hold a public hearing to obtain resident input on projects.
- The imposition of a Type A tax requires mandatory statutory wording for the ballot proposition while a Type B tax can be adopted through a general ballot proposal for economic development.

Some communities throughout Texas have used EDC funds to purchase and refurbish vacant buildings in their downtown areas and either sell or lease out those properties. Other communities have used EDC funds to attract new businesses through the creation of incentive packages that may include items such as assistance with moving costs or small capital outlay projects necessary to allow new businesses to relocate such as water/sewer line repairs or wiring in buildings.

As of the 2013 Economic Development Handbook<sup>45</sup>, 108 cities have adopted a Type A tax, 361 cities have adopted a Type B tax, and 114 cities have passed both Type A and Type B taxes. The Town should consider adopting a Type B tax in order to receive more flexibility in the kinds of projects eligible for funding through EDC revenue. The Town recently formed an Economic Development Committee and that committee could be appointed as the board members required in the formation of a Type B EDC. Detailed information about permitted uses, creating an EDC, and other general guidelines can be found in *Appendix 9D* and the digital appendices of this plan.

### *Strengthen Economic Development Section of Town website*

The internet is typically the first resource potential residents, investors, and businesses utilize when looking for information about a community. A good website not only conveys necessary information but also the presence of city staff and residents who cooperate and are willing and able to work with prospective companies. Therefore, it is essential that cities/towns, economic development boards, chambers of commerce, and other organizations interested in promoting a location use the internet to demonstrate everything that location has to offer.

Anthony has an attractive and well-organized website that presents the Town's motto as the 'Gateway to Texas' and provides updated information regarding upcoming events and recent news, a link to the Town's facebook page, contact information for municipal departments, and general information for visitors and residents. The website also provides a link to MuniCode, making all municipal ordinances available digitally. The existing town website provides a tab for 'Economy' that includes some information on economic development, new businesses, and upcoming businesses. The Town should include the following to improve the economic development aspects of the website<sup>46</sup>:

- Make the Future Land Use, Zoning, and Development Readiness maps<sup>47</sup> available online for prospective businesses and investors
- Provide a statement by the Mayor or Town's economic development committee expressing a vision for economic development in the community

<sup>45</sup> The 2013 Economic Development Handbook was prepared by the Office of the Attorney General. An electronic copy is available in the digital appendices to this plan.

<sup>46</sup> Example small city websites include: <http://roanoketexas.com/>, <http://www.atlantatexas.org/>, and <http://www.huttotx.gov/>

<sup>47</sup> Future Land Use, Zoning, and Development Readiness maps are available digitally on the compact disc that accompanies this plan.

- Real estate information: photos and information on available properties and buildings for commercial, industrial, and housing development
- Information targeted towards businesses that might consider locating or expanding in Anthony. The Texas State Comptroller provides guidelines for a 'prospect kit',<sup>48</sup> a package of information used for communication with prospective businesses, similar to a marketing package. Much of the information suggested in the prospect kit is included in this economic development study.

### *Continue Collaboration with Regional Organizations*

The Town of Anthony has the advantage over many small, rural communities of being located within a thirty minute drive of the City of El Paso, Texas and the City of Las Cruces, New Mexico; both of which have numerous organizations focused on economic development for the region. Building relationships with those organizations would support and strengthen local economic development initiatives as well as simplify basic marketing activities. Collaboration with regional organizations can include:

- **Anthony Chamber of Commerce.** Continued membership with the Anthony Chamber of Commerce. If the Town establishes an Economic Development Corporation (EDC) during the planning period, the EDC could increase the Town's participation with the Anthony Chamber of Commerce by representing the Town and networking with members at Chamber functions.
- **Rural and Small Town Economic Development.** Collaborate with the El Paso County Rural and Small Town Economic Development division to take advantage of their implementation services. This division provides economic development services to small and rural towns located throughout El Paso County. Their areas of support include business retention and expansion, training and technical assistance, business incentive policy, infrastructure development, a revolving loan fund, incubator development, micro-enterprise development, economic development planning, and grant writing and leveraging of local resources.
- **Borderplex Alliance.** The Borderplex Alliance is a nonprofit corporation that recruits business and industry to the Juarez-El Paso-Las Cruces region by providing a variety of professional services such as current data reports, site selection analysis, supplier assistance, and industrial briefings and orientations. The Town of Anthony should work with the Borderplex Alliance and their community partners so the corporation has Anthony on its radar when assisting potential businesses or industries with site selection in the region.

Contact information for the Anthony Chamber of Commerce, the Rural and Small Town Economic Development division, the Borderplex Alliance, and other regional organizations is located in *Appendix 9D*.

<sup>48</sup> Prospect kit information located at <http://www.texasahead.org/lga/kit.php> and in the digital appendices to this study.

## 9.4.2 Focus on Business Growth & Recruitment

Three common business and job growth strategies form the basis of an economic development plan: existing company growth, start-up companies, and company recruitment. In general, enabling local entrepreneurship and helping existing companies expand is considered more productive for local economic development in rural America than “smokestack chasing.”<sup>49</sup> Statistically speaking, “there are literally thousands of communities involved in industry attraction, yet fewer than 200 major plant relocations occur annually.”<sup>50</sup> When compared to building a business park, creating tax incentives, and competing with other towns in marketing campaigns, it is more cost-effective for a community to foster opportunities for existing and home-grown businesses than it is for a community to devote resources to attracting new businesses. Nevertheless, many of the activities that support existing and start-up businesses will also encourage out-of-town companies to consider relocating, and there are specific actions that cities can take to lower barriers to relocation.

### *Existing Business Support*

Retaining existing businesses is relatively straightforward, because such businesses usually have vested interests in the community. However, with other localities actively recruiting successful companies, businesses do not always have the incentive to remain in a town that does not support their interests. The Town and/or Economic Development Committee could support existing businesses by:

- a) Asking businesses what they need. Schedule an annual informal meeting with local employers to express appreciation for their presence; determine whether infrastructure facilities adequately support existing business operations; and learn of any planned expansions that will require town infrastructure improvements. Alternatively, hold a business appreciation summit or other event to create an ongoing dialogue on future improvements and business strategies.
- b) Investing in infrastructure that contributes to residents’ quality of life. Beyond basic infrastructure maintenance, gaining businesses’ input on investments they believe would make their employee’s lives better can increase community buy-in to public expenditures, make it easier for companies to retain a skilled workforce, and create opportunities for public-private partnerships.
- c) Prioritizing marketing efforts. Happy visitors lead to more customers and more residents.
- d) Considering a “Buy Local” campaign<sup>51</sup>. Often started by or with the support of a town, such campaigns can help residents understand the importance of shopping at home. Dollars spent at

<sup>49</sup> Kotval, Z., J. Mullin, and K. Payne. 1996. *Business Attraction and Retention: Local Economic Development Efforts*. International Town/County Management Association, Washington, D.C.

<sup>50</sup> Cothran, H.M. “Business Retention and Expansion (BRE) Programs: Why Existing Businesses Are Important”. (included in digital appendices, and online at <http://edis.ifas.ufl.edu/pdffiles/FE/FE65100.pdf>)

<sup>51</sup> For more information on starting buy local campaigns, see [www.the350project.net/home.html](http://www.the350project.net/home.html)

local businesses provide a larger return through taxes, payroll, and other expenditures than do dollars spent at national chains or online at businesses outside the town or region.

Building stronger connections between generations through high school entrepreneurship clubs, mentoring programs, and organized systems for connecting business owners with younger generations can: provide employers with more focused employees, give students specific education goals, provide businesses with the employees they need to expand, give Anthony residents reasons to remain in or return to the community, and create a new generation of entrepreneurs.

The HomeTown Competitiveness Approach is an example of a model for existing business growth and youth engagement that has been successful for many smaller communities. The HomeTown Competitiveness Approach highlights youth engagement and existing business growth through a series of collaborative task forces. One of the key components to the approach is its “come-back/give-back mentality” that focuses on cultivating opportunities to encourage and enable younger generations to return to their hometown. Information on the Hometown Competitiveness Approach is located in *Appendix 9C*.

### *Entrepreneurial Support*

Supporting local entrepreneurship (start-ups) gives local economies greater flexibility and residents more choice about how to live. Entrepreneurial support generally involves:

- Public infrastructure investment, especially in telecommunications
- The creation of temporary office space (incubator facilities)
- Programs that defray rents, taxes or other start-up expenses
- Start-up capital such as access to micro loan sources

New business owners are also much more likely to succeed if they have access to supportive business groups, mentors, and other entrepreneurs. While cities can provide infrastructure and financial assistance to start-ups, the long-term success of entrepreneurs will depend on local business leadership<sup>52</sup>.

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<sup>52</sup> See Startup America Partnership, a company focused on aggregating information on and providing support for entrepreneurship in the U.S.: [www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs](http://www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs)

## Company Recruitment

Existing businesses often determine what businesses might be interested in moving to an area. Companies to target should include those that:

- supply raw materials/input products to existing businesses;
- use existing businesses' waste and by-products; and
- package and transport locally produced goods.

This strategy is often referred to as clustering, building business around existing business. Educational institutions, including college systems and small business development centers, often work with industry to supply workforce training and to assist with the attraction and creation of companies that expand existing industry clusters. *Table 9K* lists the top clusters in El Paso County. The data suggests that Anthony could capitalize on the County's strengths by supporting the growth of businesses active in the following industries:

Table 9K: Top El Paso County Clusters<sup>53</sup> (2012)

	Texas	U.S.
NAICS 48-49 Transportation and Warehousing	1.25	1.42
NAICS 56 Administrative and Waste Services	1.25	1.35
NAICS 72 Accommodation and Food Services	1.25	1.28
NAICS 62 Healthcare and Social Assistance	1.19	1.09
NAICS 44-45 Retail Trade	1.29	1.27

In addition to the above industries, the Borderplex Alliance regional group has identified the following target industries for the greater Juarez-El Paso-Las Cruces region: Defense & Homeland Security, Life Sciences, Clean Technologies, Automotive, Shared Services (i.e. technical support operations), Data and Contact Centers, and Manufacturing/Suppliers.<sup>54</sup>

Also, surveying existing businesses would provide additional information for targeted economic development plans. A survey should ask Anthony area businesses:

- a. what supplies they purchase to run their business;
- b. what goods customers ask for that they don't sell;

<sup>53</sup> Bureau of Labor Statistics location quotient calculator (<http://data.bls.gov>), NAICS=North American Industry Classification System. For a listing of industries within each 2-digit category in the table go to [www.census.gov/naics](http://www.census.gov/naics)

<sup>54</sup> Visit the Borderplex Alliance website for more information on target industries: <http://www.borderplexalliance.org/industries>

- c. what goods they would like to buy for their businesses but can't easily access;
- d. how and where they are transporting products; and
- e. what types of skills their workers need.

That data would: provide area schools the information they need to plan classes that would place students into jobs; provide residents thinking about starting up businesses with ideas for what is needed; and provide companies interested in the area with information about existing market opportunities.

### 9.4.3 Prioritize quality of life improvements that promote economic growth

Quality of life aspects of the community can play a tremendous role in attracting companies to an area, retaining businesses, increasing property values, and enabling a town to market itself. For all of those reasons, Anthony should continue to invest in activities that improve housing choices, town infrastructure systems, local parks, and central business district features such as walkable streets and small businesses. The following summarizes key activities related to quality of life improvements found throughout the plan that most heavily impact economic development.

#### *Housing*

Business owners seeking a place to locate often look for communities that have adequate housing options for employees. Anthony's housing stock is in good condition and new housing development is taking place. As housing development occurs, the Town should ensure new development continues to serve the best interests of the community. *Chapter 3: Housing Study* and *Chapter 4: Land Use Study* outline strategies the Town can implement to promote housing affordability for diverse incomes and stages of life and development that provides the best cost-benefit to the community.

#### *Infrastructure Systems*

Maintaining reliable infrastructure systems is a key component to economic development. Businesses and residents look for communities with dependable water and sewer systems and well-maintained town streets and drainage features. Key infrastructure projects include:

- **Water System:** Improve the water supply system and build additional capacity by completing reverse osmosis system for arsenic removal, drilling a new well, adding an additional ground storage tank, and replacing deteriorated water mains in central Anthony.

- Wastewater System: Make improvements to the Wastewater Treatment Facility by replacing the aeration/oxidation track and replace roughly 17,000 LF of aging/deteriorated lines with adequately sized SDR-26 PVC pipe throughout the planning period.
- Drainage System: Focus on mitigating ponding on 3<sup>rd</sup> Street near Tamarisk, which the Town has identified as a problem drainage area, by making improvements to the curb and gutter, and underground storm drainage system in that area.
- Street System: Consider participation in the Parkhill, Smith, & Cooper Group Seal Coat Program to take advantage of reduced maintenance costs through “economy of scale” savings. Seal coat approximately 17,000 LF of street segments identified by Town staff as priority repair streets in poor to fair condition. Seal coat remaining 5,500 LF of street segments in fair condition at end of planning period.

Chapters 5 through 8 of this plan outline in detail improvement projects and estimated costs for those infrastructure systems.

### *Local Amenities and Aesthetics*

The availability of attractive, accessible amenities and aesthetics are two things that draw new residents to a community. Amenities include places for children and adults to go after work and school, such as parks and shops. Aesthetics include the appearance of a community. Aesthetics can include community-wide themes, such as “old west” colors and icons applied to buildings and signs, but they also include the maintenance of buildings, lots, and public infrastructure. Amenities and aesthetics have a direct fiscal impact on property values and retail sales as well as indirect impacts on residents’ sense of pride and community belonging. One way for the Town to encourage economic development would be to work with residents and property owners to identify a set of voluntary or mandatory design guidelines that convey a sense of community investment and cooperation.

Amenities and aesthetics are discussed in more detail in *Chapter 10: Central Business District*, *Chapter 11: Recreation and Open Space*, *Chapter 14: Zoning*, and *Chapter 15: Subdivision*.

### *Resources for Quality of Life Improvements*

Several local, regional, and state organizations work toward improving quality of life amenities that impact economic development. An overview of local and regional organizations and programs is located in *Appendix 9D* and a comprehensive summary of grant opportunities can be found in *Chapter 13: Funding Sources*.

## 9.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 9L: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2020	2021-2024			
<i>Goal 9.1 Anthony has resources in place to implement town economic development initiatives and to take advantage of regional economic development opportunities</i>						
Evaluate the option of establishing a 4B sales tax and send informational material to residents and/or hold public meeting to inform residents about 4B Economic Development Corporations (EDC) and the opportunities to improve the community through the use of EDC revenue	X			Town	Staff/ Economic Development Committee	GEN
Hold sales tax election on a uniform election date for a 4B sales tax increase <sup>55</sup>	X	X		Town	Staff	GEN
Appoint EDC board and develop mission/goals for the Anthony EDC	X	X		Town, EDC	Staff/Volunteers	N/A
Update economic development section of town website to provide information on available commercial/industrial buildings/land, a marketing package, relevant maps, and an economic development vision statement	X	X	X	Town	Staff/ Volunteers	N/A
Continue networking with Anthony Chamber of Commerce, Rural and Small Town Economic Development division, and the Borderplex Alliance	X	X	X	Town, Economic Development Committee	Staff	N/A
<i>Goal 9.2 Anthony has a support system for existing businesses, resources for business startup/ recruitment, and information readily available on the local economy</i>						
Collaborate with Rural and Small Town Economic Development (RSTED) Department (El Paso County) for assistance in implementing economic development strategies	X	X	X	Town, Economic Development Committee	Staff, Volunteers	GEN

<sup>55</sup> See Checklist for Creating an Economic Development Checklist in the digital appendices of this plan for the step by step process.

Survey local businesses annually about Town services and general business needs. (contact RSTED about survey assistance)	X	X	X	Town, Economic Development Committee	Staff, RSTED services	GEN
Approach Small Business Development Center about speaking to local business community regarding their services, could take place at Chamber event	X			Town, Economic Development Committee	Staff, Volunteers, SBDC	GEN
Launch a "Buy Local" campaign to raise the profile of local businesses (reference "how to" document in digital appendices)		X	X	Town, Economic Development Committee	Staff	GEN
Connect youth to local business owners/managers through a mentoring or internship program		X	X	Town, Economic Development Committee, AISD	Staffs	GEN, AISD

***Goal 9.3 Anthony's built environment is attractive and functional and enhances the quality of life for residents and businesses***

Prioritize capital improvements for infrastructure throughout the planning period	X	X	X	Town	See Chapters 5, 6, 7, 8	
Implement strategies in Chapter 3: Housing Study that promote housing affordability, increase housing stock and expand housing choices	X	X	X	Town, Planning and Zoning Commission	\$2,000 (legal), Staff	GEN, local
Implement strategies in Chapter 4: Land Use Study to evaluate the cost-benefit of new development and amend the Town's zoning and subdivision ordinances to ensure new land development meets Town goals	X	X	X	Town, Planning and Zoning Commission	\$2,000 (legal), Staff	GEN
Implement strategies in Chapter 10: Central Business District to improve the Town's downtown area	X	X	X	Town, appointed committee/volunteers, TxDOT	See Chapter 10	
Implement strategies in Chapter 11: Recreation and Open Space Study to provide additional facilities to residents and improve open space and highway right-of-way	X	X	X	Town, ISD, KAB	See Chapter 11	

Sources: GEN = Municipal funds; Staff = Staff time (Town); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; AISD = Anthony Independent School District; EDC = Anthony Economic Development Corporation, 4B Entity; TDA = Texas Department of Agriculture funds including TxCDBG (Community Development Block Grant) and TCF (Texas Capital Funds); Utility = Town of Anthony water and wastewater utility fund; KAB = Keep Anthony Beautiful; TxDOT = Texas Department of Transportation Statewide Transportation Enhancement Grants, Transportation Alternatives Program

FOR A FULL LIST OF STATE FUNDING SOURCES, SEE CHAPTER 13

## 9.6 Appendix 9A: Establishments by Industry (Detailed)

Table 9A.1: Detailed Establishments by Industry

	Number	% total
<b>Manufacturing</b>	<b>2</b>	<b>2%</b>
Bottled Water Manufacturing	1	
Prefabricated Metal Building and Component Manufacturing	1	
<b>Wholesale Trade</b>	<b>6</b>	<b>5%</b>
Recyclable Material Merchant Wholesalers	1	
Footwear Merchant Wholesalers	1	
Other Miscellaneous Nondurable Goods Merchant Wholesalers	4	
<b>Retail Trade</b>	<b>69</b>	<b>57%</b>
Used Car Dealers	3	
Recreational Vehicle Dealers	2	
Automotive Parts and Accessories Stores	4	
Tire Dealers	1	
Furniture Stores	3	
Household Appliance Stores	1	
Radio, Television, and Other Electronics Stores	6	
Computer and Software Stores	2	
Hardware Stores	1	
Other Building Material Dealers	1	
Supermarkets and Other Grocery (except Convenience) Stores	3	
Beer, Wine, and Liquor Stores	5	
Pharmacies and Drug Stores	3	
Food (Health) Supplement Stores	2	
Gasoline Stations with Convenience Stores	7	
Clothing & Clothing Accessories Store	1	
Women's Clothing Stores	1	
Family Clothing Stores	1	
Jewelry Stores	3	
Prerecorded Tape, Compact Disc, and Record Stores	3	
Discount Department Stores	1	
Warehouse Clubs and Supercenters	1	
All Other General Merchandise Stores	3	
Florists	1	
Gift, Novelty, and Souvenir Stores	1	
Used Merchandise Stores	1	
Other Miscellaneous Store Retailers	1	

Manufactured (Mobile) Home Dealers	1	
All Other Miscellaneous Store Retailers (except Tobacco Stores)	3	
Vending Machine Operators	1	
Other Direct Selling Establishments	2	
<b>Professional, Scientific, and Technical Services</b>	<b>4</b>	<b>3%</b>
Custom Computer Programming Services	1	
Computer Systems Design Services	2	
Veterinary Services	1	
<b>Educational Services</b>	<b>1</b>	<b>1%</b>
Elementary and Secondary Schools	1	
<b>Arts, Entertainment, and Recreation</b>	<b>2</b>	<b>2%</b>
Amusement and Theme Parks	1	
Fitness and Recreational Sports Centers	1	
<b>Accommodation and Food Services</b>	<b>22</b>	<b>18%</b>
Full-Service Restaurants	9	
Limited-Service Restaurants	10	
Drinking Places (Alcoholic Beverages)	3	
<b>Other Services (except Public Administration)</b>	<b>15</b>	<b>12%</b>
Automotive Repair & Maintenance	1	
General Automotive Repair	1	
All Other Automotive Repair and Maintenance	2	
Electronic and Precision Equipment Repair and Maintenance	1	
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	1	
Home and Garden Equipment Repair and Maintenance	1	
Re-upholstery and Furniture Repair	1	
Footwear and Leather Goods Repair	1	
Beauty Salons	2	
Coin-Operated Laundries and Drycleaners	2	
Dry-cleaning and Laundry Services (except Coin-Operated)	1	
Civic and Social Organizations	1	
<b>Public Administration</b>	<b>1</b>	<b>1%</b>
Courts	1	
<b>Total</b>	<b>122</b>	<b>100%</b>

Source: Texas State Comptroller's office, Sales Tax Division, open records request (2014)

## 9.7 Appendix 9B: Occupation by Education Tables

Table 9B.1: Detailed Occupation by Education

	Occupation	Town	% of Town Total	County	% of County Total	Texas	% of State Total
High Education	Management occupations	25	2.5%	23,278	7.4%	1,081,213	9.5%
	Business and financial operations occupations	6	0.6%	11,218	3.6%	528,034	4.6%
	Computer and mathematical occupations	3	0.3%	4,352	1.4%	272,319	2.4%
	Architecture and engineering occupations	0	0.0%	3,817	1.2%	237,497	2.1%
	Life, physical, and social science occupations	0	0.0%	1,159	0.4%	77,535	0.7%
	Community and social service occupations	19	1.9%	4,566	1.5%	157,805	1.4%
	Legal occupations	3	0.3%	2,095	0.7%	119,479	1.0%
	Education, training, and library occupations	64	6.4%	23,882	7.6%	730,016	6.4%
	Arts, design, entertainment, sports, and media occupations	12	1.2%	3,285	1.0%	170,911	1.5%
	Health diagnosing and treating practitioners and other technical occupations	4	0.4%	9,422	3.0%	355,903	3.1%
	Health technologists and technicians	7	0.7%	4,857	1.5%	188,668	1.6%
Moderate Education	Healthcare support occupations	13	1.3%	8,652	2.8%	266,631	2.3%
	Fire fighting and prevention, and other protective service workers including supervisors	23	2.3%	5,727	1.8%	131,887	1.2%
	Law enforcement workers including supervisors	32	3.2%	6,294	2.0%	133,276	1.2%
	Personal care and service occupations	55	5.5%	11,911	3.8%	362,546	3.2%
	Sales and related occupations	131	13.1%	36,946	11.8%	1,290,315	11.3%
	Office and administrative support occupations	191	19.1%	47,924	15.2%	1,590,153	13.9%

	Production occupations	72	7.2%	16,902	5.4%	649,282	5.7%
Moderate - Low Education	Farming, fishing, and forestry occupations	0	0.0%	892	0.3%	62,157	0.5%
	Construction and extraction occupations	75	7.5%	17,787	5.7%	786,728	6.9%
	Transportation occupations	39	3.9%	15,686	5.0%	427,755	3.7%
Low Education	Food preparation and serving related occupations	51	5.1%	19,175	6.1%	628,709	5.5%
	Building and grounds cleaning and maintenance occupations	121	12.1%	13,487	4.3%	480,369	4.2%
	Installation, maintenance, and repair occupations	29	2.9%	13,347	4.2%	433,599	3.8%
	Material moving occupations	23	2.3%	7,676	2.4%	278,169	2.4%

Source: Summarized from 2008-2012 American Community Survey, Table C24010

Table 9B.2: Detailed Occupation by Gender (Anthony)

	Occupation				
		Male	Female	Total	% Total
High Education	Management occupations	15	10	25	2.5%
	Business and financial operations occupations	4	2	6	0.6%
	Computer and mathematical occupations	0	3	3	0.3%
	Architecture and engineering occupations	0	0	0	0.0%
	Life, physical, and social science occupations	0	0	0	0.0%
	Community and social service occupations	7	12	19	1.9%
	Legal occupations	3	0	3	0.3%
	Education, training, and library occupations	16	48	64	6.4%
	Arts, design, entertainment, sports, and media occupations	0	12	12	1.2%

	Health diagnosing and treating practitioners and other technical occupations	0	4	4	0.4%
	Health technologists and technicians	0	7	7	0.7%
Moderate Education	Healthcare support occupations	0	13	13	1.3%
	Fire fighting and prevention, and other protective service workers including supervisors	23	0	23	2.3%
	Law enforcement workers including supervisors	32	0	32	3.2%
	Personal care and service occupations	7	48	55	5.5%
	Sales and related occupations	57	74	131	13.1%
	Office and administrative support occupations	37	154	191	19.1%
	Production occupations	54	18	72	7.2%
Moderate - Low Education	Farming, fishing, and forestry occupations	0	0	0	0.0%
	Construction and extraction occupations	75	0	75	7.5%
	Transportation occupations	39	0	39	3.9%
Low Education	Food preparation and serving related occupations	17	34	51	5.1%
	Building and grounds cleaning and maintenance occupations	74	47	121	12.1%
	Installation, maintenance, and repair occupations	29	0	29	2.9%
	Material moving occupations	23	0	23	2.3%
	Total:	512	486	998	

Source: Summarized from 2008-2012 American Community Survey, Table C24010

## 9.8 Appendix 9C: HomeTown Competitiveness Approach

The HomeTown Competitiveness approach to rural community development emphasizes strong community involvement by creating interconnected committees and task forces centered around four pillars: Entrepreneurship, Charity (Transfer of Wealth), Youth Engagement, and Leadership. The pillars were specifically designed to deal with the four critical issues that are inhibiting rural America—the generational wealth transfer problem, the historical youth out-migration trend, the loss of farms and small businesses, and the erosion of leadership capacity. The approach is one of intense community involvement and so the types of people who lead the task forces need to be passionate, invested in community progress, and willing to work.

The primary objectives of each task force are summarized below:

- *Entrepreneurial Task Force*: Focuses on growing businesses within the community and expanding existing businesses. Develops strategies for producing increased entrepreneurial activity, fostering an entrepreneurial culture, and helping the community realize economic goals.
- *Charitable Assets Task Force*: Establishes a Community Affiliated Fund governed by a Fund Advisory Committee in order to capture the transfer of wealth from rural America to larger cities over generations. It accomplishes this by encouraging resident and business donations to the Fund.
- *Youth Task Force*: Mobilizes youth engagement and cross generational collaboration on community projects and assists youth in putting their ideas into action. The primary goal here is to encourage youth to return to their communities after college. The innovation center is a good resource for youth engagement ([www.theinnovationcenter.org](http://www.theinnovationcenter.org)).
- *Leadership Task Force*: Cultivates leadership within the community through training and awareness in order to share leadership roles and smoothly transition leadership to new generations. There are two main leadership programs: “skill-based” emphasizes conflict management, and “civic-based” emphasizes learning detailed knowledge about the community to more effectively live/work in it.

These task forces work best when in collaboration with one another and in conjunction with an oversight committee. More information on the Home Town Competitiveness Approach and success stories can be found at <http://htccommunity.org/>.

## 9.9 Appendix 9D: Local & Regional Economic Development Resources

The following is a summary of local and regional technical and support resources available to the Town of Anthony or residents of Anthony. A comprehensive list of specific grant information related to economic development can be found in *Chapter 13: Funding Sources*.

### 9.9.1 Resources Currently Available/Active in Anthony

#### *Economic Development Corporation*

The main role for a City/Town to play in economic development is often through a taxing mechanism that gives the Town a funding source for economic development projects. Type A and Type B Economic Development Corporations (EDC) and their taxes must be approved in an election by voters. The sales tax rate can be  $\frac{1}{8}$ ,  $\frac{1}{4}$ ,  $\frac{3}{8}$ , or  $\frac{1}{2}$  percent. The only restriction is that the new combined rate of all local sales and use taxes does not exceed two percent and that total sales tax combined cannot exceed a state cap of 8.25%. The mechanisms are described below.

■ Type A Economic Development Corporation: Sales taxes generated for a Type A EDC are primarily intended for manufacturing and industrial development. Cities may use the money to acquire or pay for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements for purposes related to:

- manufacturing and industrial facilities, recycling facilities, distribution centers, small warehouse facilities;
- research and development facilities, regional or national corporate headquarters facilities, primary job training facilities for use by institutions of higher education, job training classes; telephone call centers; and career centers that are not located within a junior college taxing district;
- a general aviation business service airport that is an integral part of an industrial park;
- certain infrastructure improvements, which promote or develop new or expanded business enterprises;
- port-related facilities to support waterborne commerce; and
- maintenance and operating costs associated with projects.

Type A EDCs also may, following a separate election to gain voter approval, spend Type A sales tax to clean up contaminated property. A corporation created under Type A cannot assume, or pay principal or interest on, debts that existed before the city created the corporation.

■ Type B Economic Development Corporation: Sales taxes generated under a Type B EDC may use sales tax funds for a wider range of activities and purposes. Type B funds may be used for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements for all purposes for which Type A funds may be used. They also can be used to build or improve professional and amateur sports and athletic facilities, tourism and entertainment facilities, and convention and public parks. They can be used to enhance public events including related store, restaurant, concession, parking and transportation facilities; related street, water, drainage and sewer facilities; and affordable housing and demolition of dilapidated structures. Cities must hold at least one public hearing on each project proposed under Type B.

Also under Type B, funds may be used to promote and develop new and expanded business enterprises. A city may provide public safety facilities, recycling facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally owned improvements, maintenance and operating costs associated with projects, or any other project that the board of directors determines will promote and develop such business enterprises. These expenditures may occur in the City's ETJ with approval by the County Commissioner's Court.

For more information on eligible fund usage, see the Texas Comptroller website ([http://www.texasahead.org/tax\\_programs/typeab/](http://www.texasahead.org/tax_programs/typeab/)) and information available in the digital appendices to this plan.

### *Chambers of Commerce*

The Anthony Chamber of Commerce serves the economic development interests of Anthony, Texas and Anthony, New Mexico as well as the small communities between El Paso, TX and Las Cruces, NM. The Town and local businesses can benefit from the numerous networking, marketing, and other services provided through chamber membership. More information can be found on the Chamber's website (<http://www.anthonychamberofcommerce.com/>).

### *Rio Grande Council of Governments & West Texas Economic Development District*

The Rio Grande Council of Governments (RGCOG) provide community and economic development services and assistance to its 7 county area<sup>56</sup>. RGCOG provides services such as training assistance for elected representatives of member governments, assistance with rules/regulations, and assistance in preparation of grant applications and funding requests.

Contact:  
Rio Grande Council of Governments

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<sup>56</sup> Service area includes: Brewster, Culberson, Doña Ana (NM), El Paso, Hudspeth, Jeff Davis, and Presidio Counties.

8037 Lockheed Drive, Suite 100  
El Paso, TX 79925  
915/533-0998  
Website: <http://www.riocog.org/>

## 9.9.2 Organizational Resources Available to the City

### *Texas Center for Rural Entrepreneurship (TCRE)*

TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. The main services provided through this organization pertain to small business development and funding and must be initiated by residents or businesses. However, TCRE does provide a number of free online courses to community economic development leaders such as “Developing Entrepreneur Ready Communities” and “Developing Diversified and Value-Added Agribusiness.”

Contact:

Greg Clary, Chairman  
3115 Fall Crest Dr.  
San Antonio, TX 78247  
903/714-0232  
Website: <http://www.tcre.org>

### *Texas Mountain Trail Region Heritage Trails Program*

The Texas Mountain Trail Region heritage trails program is a non-profit organization developed in conjunction with the Texas Historical Commission. The organization’s mission is to develop the unique culture, heritage, and natural resources of the area to stimulate economic development. Many El Paso County cities are mentioned on the website including El Paso, San Elizario, and Socorro. The Texas Mountain Trail Region website provides several advertising opportunities for town events and amenities.

Contact:

Texas Mountain Trail Region  
P.O. Box 7  
Van Horn, TX 79855  
Website: <http://texasmountaintrail.com/>

### *GO TEXAN Rural Community Program*

The GO TEXAN Rural Community Program (RCP) is administered through the Texas Department of Agriculture and provides technical and financial assistance related to tourism and economic development to member cities and associate members (chambers of commerce, EDCs). Memberships are for two years and cost \$150. Members receive emails and an infoletter discussing workshops and available resources for rural development. Members are also linked to the GO TEXAN website and its

social media contacts, including a GO TEXAN App for iPhone which promotes restaurants, agricultural products and other retailers and services in member communities.

Contact:

Texas Department of Agriculture  
877/99-GOTEX  
website: <http://www.gotexan.org/>

### *GO TEXAN Certified Retirement Community Program*

The GO TEXAN Certified Retirement Community Program (CRC) is designed to help Texas communities encourage retirees and potential retirees to make their homes in Texas communities by helping Texas communities market themselves as retirement locations; assisting in developing retirement and long-term living communities that attract retirees; encouraging tourism to Texas and promoting Texas as a retirement destination. The program application requires a \$5,000 fee, a local sponsor/contact, and names of members of a Retirement Board. Information about the community application and other guidelines can be found on the CRC website: <http://www.retireintexas.org/>

Contact:

Texas Department of Agriculture  
877/99-GOTEX  
Website: <http://www.retireintexas.org/>

### *Rural and Small Town Economic Development, El Paso County*

This new division (established in 2012) was created through an interlocal agreement between El Paso County and the City of El Paso. The interlocal agreement allows the division to use the advanced technical and support services provided by the City of El Paso to aid in economic development in small, rural communities throughout the County.

### *Borderplex Alliance*

The Borderplex Alliance is a merger between El Paso Regional Economic Development Corp (REDCo), El Paso's former industrial recruiter, and Paso del Norte Group, a large group of business people and community leaders aimed at growing the area's economy.

## **9.9.3 Organizational Resources Available to Residents/Business Owners**

### *Texas Center for Rural Entrepreneurship (TCRE)*

TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. TCRE is a resource for residents seeks to start or grow small businesses in rural communities. The organization provides a number of educational resources including various “how-to” online courses and information about funding options, small business incubators, and Higher Education resources.

Contact:

Greg Clary, Chairman  
3115 Fall Crest Dr.  
San Antonio, TX 78247  
903/714-0232  
Website: <http://www.tcre.org>

### *Small Business Development Centers*

The South-West Texas Border Small Business Development Center (SBDC) housed at El Paso Community College serves El Paso County. The SBDC offers general business advice, technical assistance, training, workshops, and reference resources free of charge to those wanting to start or expand a small business.

Contact:

South-West Texas Border SBDC  
El Paso Community College  
Building B, Suite B520  
9050 Viscount Blvd.  
El Paso, TX 79925  
915/831-7743  
website: <http://elpasosbdc.net/>

### *Workforce Solutions Upper Rio Grande*

This organization serves residents of El Paso County and is a part of the larger Texas Workforce System providing one-stop assistance to job seekers and employers in the region. Services include: labor market information, job training skills, youth services, career planning, childcare, and information or referral. The closest office is in located in Canutillo (El Paso County).

Contact:

Canutillo Office  
7000 5<sup>th</sup> Street  
Room 135  
Canutillo, TX 79835  
915/887-2600  
website: <http://www.urgjobs.com/>

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# 10 CENTRAL BUSINESS DISTRICT STUDY

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A town's Central Business District (CBD) can define that town's character. In many cities, the historic downtown embodies the town's glory days and provides opportunities for tourism and community development. New bedroom communities and cities that have lost the vibrancy of their commercial centers look to CBD re-development as a way to define their identity and provide a unique place for community activities and local businesses. This study analyzes the CBD's existing composition, envisions the Town's relationship to its CBD for the future; and provides a local plan of action to increase CBD economic development and its contribution to residents' quality of life.

## 10.1 Highlights

The Anthony CBD contains varied establishments including commercial retail, personal services, restaurants, and office space in western Anthony near the intersection of two of the Town's main thoroughfares, SH 20/Main Street and Franklin Street/FM 1907. Most buildings in the CBD are in good condition and occupied and the majority of buildings are newer construction.

Residents would like to see the CBD become a more active, attractive area for shopping and other local activity. The primary recommendations made in this study are:

1. Identify or create a community group to work on CBD branding and spear head gateway sign development
2. Adopt amendments to the Town's zoning ordinance (described in more detail in *Chapter 14: Zoning Study*) in order to outline more specific standards for development in the CBD that convey the character of the area
3. Invest in CBD amenities such as landscaping, benches, sidewalks, and light pole banners that convey a sense of place and draw more activity to the downtown
4. Make sidewalk and cross walk improvements to facilitate safe pedestrian movement

## 10.2 Context & Community Input

### Context

In Anthony, the business district developed around the intersection of two of the Town's main thoroughfares, Main Street and Franklin Street. The Atchison, Topeka, and Santa Fe Railway runs parallel to Main Street. Main Street extends south to the cities of Vinton and El Paso and extends north into New Mexico (becomes SH 460 in NM).

### CBD Boundary

As illustrated in *Figure 10A*, the Town's Central Business District (CBD) is a 22-acre grid formed from lots in the La Tuna subdivision of Anthony. The CBD includes the properties along Main Street between the New Mexico border and Poplar Street and extends east to 3<sup>rd</sup> Street. The area contains a mix of institutional, residential, and commercial land uses including La Feria Supermarket, Anthony United Methodist Church, Rose Garden Restaurant, Danny's Drug and Soda Fountain, and Steven Lee Hall.

Figure 10A: Extent of the Central Business District



## Competing Business Areas

In addition to the CBD, commercial development has occurred along IH 10. IH 10 is a major four lane divided interstate, and development on IH 10 that competes with the CBD consists of gas stations and fast food chain restaurants. There is space for significant additional commercial development along that corridor and businesses that cater to through traffic (such as truck stops and hotels) will likely locate on IH 10 for greater exposure to travelers.

As envisioned in this plan, IH 10 development would continue to give precedence to vehicle access, while development in the CBD would be more pedestrian-friendly and promote town pride and identity with more local businesses and amenities.

Figure 10B: Competing Commercial Area



## Community Input

The following desires for the Central Business District were expressed by residents, the City Council, and Anthony staff members:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none"><li>■ A revitalized and beautified Main Street</li><li>■ Town Core Zoning District</li><li>■ Branch Bank</li><li>■ More Dine-In restaurants</li><li>■ Medical Facility</li></ul>	<ul style="list-style-type: none"><li>■ Land Uses that create pollution</li><li>■ Chain restaurants</li></ul>

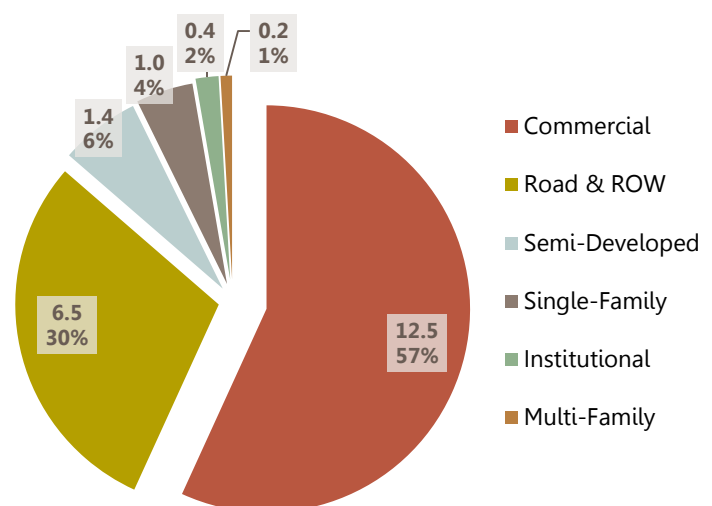
## 10.3 Inventory & Existing Conditions

This section consists of an inventory and descriptions of the existing conditions of the CBD. It describes building conditions and uses and the public infrastructure that affects the functionality and success of the CBD as an economic asset for the community.

### 10.3.1 Land Uses

*Map 10A: Central Business District Features* illustrates the land uses that comprise the CBD, and *Chart 10A* tabulates existing land uses. The dominant land use in the CBD is commercial property. There are also 1.3 acres of semi-developed land with access to public utilities.

Chart 10A: CBD Land Uses, 2014 (Acres, %)



### 10.3.2 Buildings

The inventory of structures in the CBD is illustrated and tabulated on *Map 10B: Central Business District Buildings*.

#### Building Condition

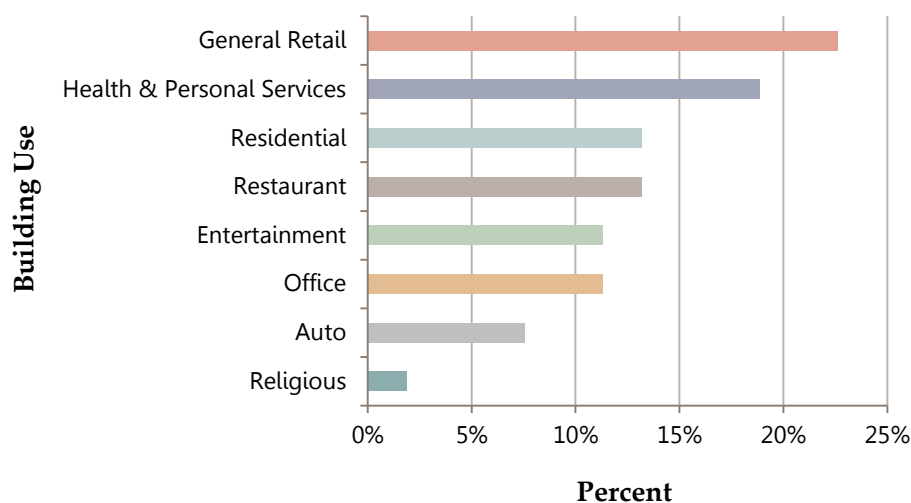
The condition of structures in the central business district was determined during the windshield survey conducted in the spring of 2014. The criteria used to determine condition are outlined in *Table 10A*.

Table 10A: Building Classification Criteria

Classification	Criteria
<b>Very Good / Good</b>	Both exterior and interior in good condition with few visible cosmetic defects or minor structural defects such as small cracks in masonry. Handicapped accessible.
<b>Fair</b>	Exterior or interior in fair condition with cosmetic and structural defects including missing window glass, missing bricks or large cracks in exterior walls, minor sagging, deteriorated roof. Handicapped accessibility may be limited.
<b>Poor</b>	Exterior and interior in poor condition, with large sections of walls or roof missing, windows missing, major sagging or slumping of the structure.

- Thirteen retail locations provide a mix of shopping in the CBD.

Chart 10B: CBD Tenants by Type



- Of the 43 buildings, 38 are in standard condition and the remaining 5 are in deteriorating condition.
- Most buildings (40) are one-story. A few small retail stores have second floors which could be converted to mixed uses with commercial on the ground floor and residential uses on the top floor.

#### *Building Occupancy/Vacancy*

- One building in the CBD is vacant, Twins Arcade and Snack bar, and is located on 1<sup>st</sup> Street, north of the Washington Street intersection. At the time field work data was collected in March 2014, this building was for lease. The building was found to be in standard condition and approximately 2,700 square feet, which represents less than 2% of the total square footage of buildings in the CBD.

Figure 10C: CBD Buildings by Condition and Height



### 10.3.3 Amenities

Amenities help to define the district's identity, represent the attitude of residents and business owners towards the public, and provide a sense of comfort and convenience to customers. Amenities in Anthony's CBD are shown on *Map 10B: Central Business District Buildings*.

#### *Inventory of Amenities*

- **Benches (5).** Most benches are associated with private establishments;
- **Crosswalks (4 directions at Main and Washington; Main and Franklin; Franklin and 1<sup>st</sup> Street)** Pedestrian signals accompany all crosswalks at intersections with Main Street;
- **Handicapped access ramps (28);**
- **Lights (41);** 39 standard street lights are present throughout the CBD and 2 decorative street lamps are located in front of the La Feria grocery store.
- **Trash can (10);**
- **Dumpsters (8);**
- **Parking (529 spaces; 32 ADA);**
- **Shade awnings/canopies;**
- **Sidewalks (0.7 miles).** Sidewalks are located along portions of Main, Washington, Jefferson, Franklin, 1<sup>st</sup>, and 2<sup>nd</sup> streets. There is no contiguous sidewalk for pedestrian use throughout the CBD. In general, sidewalks are standard concrete with a few areas of brick sidewalks.

Figure 10D: Anthony CBD amenities



Crosswalks in the CBD are located at stop lights along Main Street and include pedestrian signals

### *Awnings and canopies*

A variety of awnings and canopies are located throughout the CBD. Awnings hang from the exterior wall, while canopies are supported by poles. Most signs are located either on or above the canopy or awning. Some signs are flush with the building above the awning and some feature a horizontal sign. Poles can make sidewalk maintenance more difficult for the Town and may impede walkways for handicapped individuals or for strollers.

Figure 10E: Anthony CBD awnings and canopies



*Canopy supported by columns/poles located in the CBD*



*Awnings located in the CBD*

### 10.3.4 Aesthetics

Aesthetics include the elements that form the visual character of the downtown. They include building lines, materials, vistas and heights, murals, trees, decorative items on sidewalks or in visible yards, and street signs. Like amenities, aesthetics help define the district's identity, represent the attitude of residents and business owners towards the public, and provide a sense of comfort and convenience to customers.

#### *Landscaping*

Landscaping in the CBD is primarily in parking lots and serves as dividers between parking areas or screening between sidewalks and parking lots.

Figure 10F: Anthony CBD landscaping



*Parking lot landscaping*



*Landscaping screens some parking lots from sidewalks*

## Construction Materials

Materials used for construction in the CBD vary and include brick, stucco, metal, wood, and cinderblock. The type of construction, siding, and colors vary depending on the use of the structure.

Figure 10H: Building materials



Metal siding, Twins Arcade & Snackbar



Brick façade, United Methodist Church



Painted cinder block façade, Xtreme Fitness & Zumba



Stucco façade, Shopping Center



Brick façade with terracotta awning, Verizon Store



Stucco & Wood; Baca Enterprises

### 10.3.5 Transportation Infrastructure and Circulation Patterns

Street condition and circulation patterns affect the functioning of the CBD and residents' willingness to go downtown for shopping, events, and restaurants. The inventory of CBD traffic circulation and capacity is illustrated on *Map 10A: Central Business District Features*. Included on the map are street widths, sidewalks, curb and gutter, traffic volumes, and traffic controls.

#### *Streets*

The CBD contains 0.7 acres of railroad right-of-way (3% of total acreage), 5.8 acres of road and right of way (26% of total acreage), and just less than 1 mile of paved streets. It is unknown how much of the right of way along Main Street belongs to TXDOT. The state agency maintains the two traffic signals and associated ADA accessible ramps and street pavement along Main Street and Franklin Street.

#### *Traffic Controls*

Traffic circulation is maintained on Main Street with a four-way traffic light at Washington, a three-way traffic light at Franklin and by stop signs at intersections.

#### *Traffic Volumes and Vehicular/Pedestrian Movement*

According to TXDOT 2012 traffic counts, traffic volumes are high along Main Street at the Washington and Franklin intersections in the central CBD (14,400 & 10,800 average daily traffic count). The only area of Anthony where traffic counts are higher is along IH 10 in north Anthony where the average daily traffic count is 36,000. Speed limits are restricted to 35 MPH within the CBD on Main Street. There are no other restrictions on traffic movement within the CBD (ie. one way, right turn only).

While vehicles can move easily about the CBD, pedestrian movement is restricted. The traffic lights where Washington and Franklin cross Main Street are signalized for pedestrian crossing with painted crosswalks; however, the sidewalk network in the CBD is noncontiguous and segments of sidewalk are damaged.

## Parking

Parking in the CBD consists of private lots associated with commercial establishments. On-street parking is not marked or readily available, although patrons do occasionally park on the street. “No parking” signs are located on Main Street, Washington Street, and Tamarisk Street.

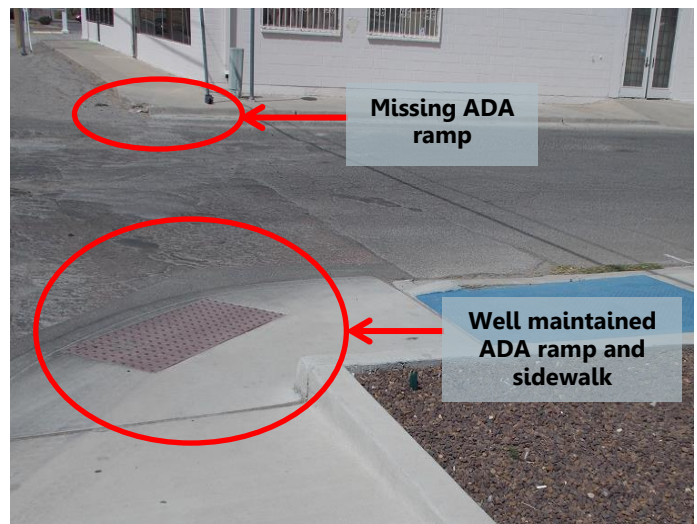
In total, the Anthony CBD has 36 nonresidential buildings (roughly 175,000 square feet) served by 529 parking spaces. That equates to 14.7 parking spaces per building or 3 parking spaces per 1,000 square feet of building space. That amount exceeds the amount of parking recommended for small-town or town center zoning regulations which call for 2 spaces per 1,000 square feet of business space<sup>57</sup> and meets parking requirements (3 spaces per 1,000 sq. ft.) outlined in the Town’s zoning ordinance for retail-type establishments in commercial zones.

## Sidewalks

Sidewalks are located primarily in the northern portion of the CBD along portions of Main Street, Washington, Jefferson, and Franklin streets. The Town maintains sidewalks as funding is available and sidewalk conditions vary throughout the CBD. The majority of sidewalks are standard concrete and 5 ft. to 8 ft. in width.

The downtown includes 28 handicapped access ramps, including ADA ramps at main intersections along Main Street. There are a few intersections missing handicap accessible ramps as is illustrated in *Figure 10I*. There are pedestrian signals at traffic lights on Main Street with painted crosswalks. The pedestrian signal at Main Street and Franklin provides safe crossing to commercial areas for users of the El Paso County Rural Transit service.

Figure 10I: ADA Ramps & Sidewalks in the CBD



<sup>57</sup> Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission, Bay Area, California, “Representative Parking Requirements” for Rural/Small Town, Flyer for Handbook, accessed at [http://www.mtc.ca.gov/planning/smart\\_growth/parking\\_policies\\_flyer-web.pdf](http://www.mtc.ca.gov/planning/smart_growth/parking_policies_flyer-web.pdf) in July 2010.

### *Curb Cuts and Driveways*

The CBD sidewalk system is intermittent in many parts of the downtown area due to large curb cuts and wide driveways to accommodate businesses. TXDOT Access Management Policy since about 2005 prevents more than one curb cut per business and limits driveway widths to 40 feet on state roads. Newly-constructed businesses would have to follow those guidelines, which would provide a more contiguous sidewalk system in the CBD. The Town could adopt more stringent regulations in its subdivision and zoning ordinances and/or could reduce driveway widths in the CBD by building sidewalk in TXDOT ROW with the assistance and approval of TXDOT.

## ***10.4 Key Central Business District Considerations***

This section reviews elements in the CBD, details impediments to CBD success and suggests solutions that could be implemented by the Town, new organizations, volunteers or a combination of stakeholders to increase the vitality of the CBD.

### **10.4.1 The Town should focus on improving the CBD's aesthetics and creating a unique image for the Town.**

Anthony residents see the CBD's potential for improving residents' quality of life and increasing economic development. Aesthetic improvements and architectural guidelines add unifying characteristics to buildings and public spaces. They convey a sense of pride, emphasize the uniqueness of a community, and create places where people enjoy spending time.

Town officials, community groups, and volunteer residents and business people should consider a) what image they would like the CBD to convey; and b) what resources would best support that image.

### *Branding*

One of the most basic marketing tools a town has at its disposal is its identity, or "flavor," that can be conveyed through a town brand. A town brand can take the form of a logo or motto and can be used to define and sell the town and its activities to potential investors/residents as well as to build community pride. The underlying trend of Anthony's branding efforts has been an emphasis



Figure 10J: Anthony logo and motto

on the motto “Gateway to Texas” and the use of a Town logo on websites and benches throughout Anthony’s parks.

In the context of the CBD, branding involves physical improvements that support the goals of a town-wide brand while attracting attention to local businesses and activities in the CBD. The goal of CBD branding is to make the CBD portions of Anthony’s primary thoroughfares, Main Street and Franklin Street, stand out from other communities in the area, convey local pride, and encourage visitors and residents to spend time in and invest in the Town. CBD branding can be conveyed in various forms, including matching street furniture like the benches found throughout the parks, downtown banners, street signs, community art, and landscaping.

Murals and public art projects can also play a role in branding. Murals usually require volunteer organization and design efforts, funds to commission artists, funds to maintain them over time, and preservation easements or similar restrictions to ensure they are not removed without community approval. Public art projects provide an opportunity for community members of all ages to participate in fun, highly visible projects that also serve to beautify and advertise the Town. In Anthony, the Town would need to work with existing property owners to develop murals and/or murals would need to be a component of new construction, and other types of public art could become a component of landscaping projects, benches, and other downtown improvements.

For more information on murals as an economic development tool, see examples from the Global Mural Arts & Cultural Tourism Association ([www.globalartsandtourism.net](http://www.globalartsandtourism.net)) or the initiative created in Pontiac, IL (<http://visitpontiac.org>; [www.thewalldogs.com/](http://www.thewalldogs.com/)). For an example of how public art can build community and mobilize volunteers, see the Wall of Welcome project in north Austin: <http://www.violetcrowncommunity.org/wall.html>.

### *Design Standards*

Because Anthony’s CBD does not have significant historic buildings, design standards along Main Street should focus on visual appeal to both drivers and pedestrians. Beyond creating more aesthetically appealing spaces, the goal of design standards is to convey to patrons and investors that Anthony businesses cooperate and invest in the community.

District-wide design is usually controlled through zoning ordinances, voluntary agreements between land owners, incentives such as matching grants for building repair, and public projects such as sidewalk construction. Suggestions for zoning ordinance standards that would impact city-wide and CBD design are included in *Chapter 14: Zoning Study*.

The following lists design characteristics that are typically considered attractive to pedestrians and drivers and that convey a sense of place.

- **Transparency:** Buildings should have street facing windows that provide a high percentage (40 to 60%) of building transparency on bottom floors so that customers outside can see into business spaces. That both serves to advertise goods/services to patrons and creates a more walkable environment that encourages patrons to stop and shop.
- **Building Setback:** Buildings that are set back a uniform distance from the street, that have front windows within 20 feet of street right-of-way, and that are located next to a sidewalk create a sense of street enclosure and walkability.
- **Building Angle:** Building facades should be parallel to the street rather than angular-facing (convenience stores are particularly prone to angular construction).
- **Building Width:** Buildings that extend the entire width of their lots provide continuous entertainment for window shoppers and create street enclosure that conveys sense of place. Buildings that stand alone in the middle of large lots discourage walking and do not project cohesiveness between landowners.
- **Shade:** Awnings, canopies, trees, and other shade features encourage walking and provide visual interest.
- **Signs:** Signs can be located on awning and canopies, painted on display windows, installed as stand-alone structures, or hung from building facades. They should always be visible from the street. If each business chooses different sign styles, they provide visual interest through diversity. If businesses choose to coordinate sign style, signs can be used to convey the city's brand or to show coordination between landowners.

Directional and informational signage, including murals, can be scattered throughout an area, take a variety of forms, and act as advertising for a community.

### *Voluntary Agreements & Incentives*

To be the most effective, design guidelines within Anthony should be agreed upon by the property/business owners affected by the guidelines. Incentives such as matching grants for landscaping, signage, and building improvements can motivate those less inclined to participate. Some cities use EDC 4A or 4B tax income to fund matching grants that help property owners rehabilitate building exteriors. Such grants can be used to encourage improvements to structures but are typically available for rehabilitation that meets specific design criteria. More information on EDC 4A and 4B sales tax is located in *Chapter 9: Economic Development Study*.

#### 10.4.2 Amenities should be improved and expanded in order to better define the CBD area; make the CBD more user-friendly; and increase accessibility for visitors with disabilities.

Like downtown design standards and aesthetic improvements, downtown amenities can define Anthony's central business district as a distinct place to visitors and passersby. By improving convenience and functionality of public spaces, the available amenities also determine how likely passersby are to stop in the Town. They determine where residents and visitors can get out of their cars; whether they can wander between shops, restaurants, and businesses; and whether they can come to the district after dark. Categories of amenities are described below and suggested locations and phasing for the improvements listed in this section can be found on *Map 10C*.

##### *Sidewalks & Crosswalks*

One of the primary barriers to pedestrian travel in the CBD is the lack of a continuous sidewalk network. While the pedestrian crosswalks at the main intersections (Washington Street and Franklin Street) along Main Street are good, the completion of and improvements to the sidewalk/crosswalk network along Main, Washington, Jefferson, and Franklin streets would:

- ✓ Improve aesthetics, which make the downtown more attractive to new investors
- ✓ Increase the willingness of patrons to walk from parking, which reduces the perceptions of parking congestions and the number of cars that circle in search of parking
- ✓ Provide better accessibility for those who feel uncomfortable walking on uneven surfaces

Numerous studies show that investment in "complete streets" – streets that accommodate pedestrian and bicycle as well as automobile traffic (and typically include features such as uniform setbacks, trees, benches, etc.) – create the following advantages<sup>58</sup>:

- ✓ Retail sales increase through accommodating non-auto users and creating an appealing space for pedestrians and shoppers
- ✓ More residents shop locally due to reduced travel time and added convenience
- ✓ New development and businesses are attracted to the area
- ✓ Residential property values increase because, in general, homeowners will pay a premium to reside in walkable communities
- ✓ Office and retail property values increase<sup>59</sup>

<sup>58</sup> See [www.completestreets.org/complete-streets-fundamentals/factsheets/economic-revitalization/](http://www.completestreets.org/complete-streets-fundamentals/factsheets/economic-revitalization/) for examples and studies and <http://www.placemakers.com/2012/09/13/places-that-pay-benefits-of-placemaking/> for additional data

<sup>59</sup> Pivo, G. & Fisher, J.D. (2010). The Walkability Premium in Commercial Real Estate Investments. Retrieved from <http://merage.ucl.edu/ResearchAndCenters/CRE/Resources/Documents/01%20-%20Fisher-Pivo%20Walkability%20Paper.pdf>

Sidewalks on thoroughfares (Main Street & Franklin Street) should be a minimum of either 6 feet in width with a 3 foot buffer from adjacent streets or 8 feet in width with trees, lamp posts, and similar features incorporated into the walkway. Additional sidewalk guidelines can include:

- ✓ Plant trees in sidewalks using grates and tree guards
- ✓ Provide public benches along sidewalks, especially in shaded areas
- ✓ Provide shade by planting trees or installing awnings or canopies
- ✓ Provide architecturally interesting/distinctive pedestrian-level street lighting

In general, crosswalks should be located a minimum of 600 feet apart, crosswalks along Main Street meet this standard and are roughly 520 feet apart. A number of additions to crosswalks are possible to increase pedestrian safety, especially at unsignalized crossings. In particular, median refuge islands are uniformly approved as a way to reduce speeding, increase driver' attention, and limit accidents<sup>60</sup>. Any crosswalk improvements on Main Street would depend on approval and funding from TxDOT. The crosswalk across Franklin Street at 1<sup>st</sup> Street is faint and would benefit from re-stripping and the Town should also consider an additional crosswalk at Franklin and 3<sup>rd</sup> Street to safely connect pedestrians between the La Feria shopping center and the new shopping center across Franklin that contains Little Caesars pizza.

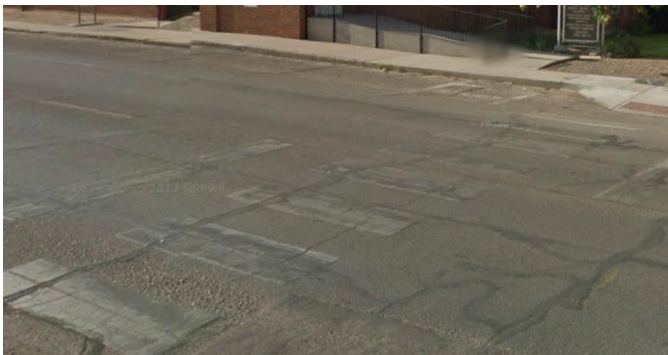


Figure 10K: Faded crosswalk across Franklin St. at 1st St.



Figure 10L<sup>61</sup>: Example of crosswalk with median

### *Lighting*

Street lighting throughout the CBD is limited to standard street lights that provide some nighttime illumination. Like signs, lighting can be a public amenity that provides both a convenience to patrons (illumination at night) and a possible avenue for aesthetic improvement and branding. Pedestrian-level lighting could be added to areas of the CBD between the New Mexico state border and Franklin Street; adding pedestrian-level lighting along Franklin Street could direct downtown visitors to and from the park complex.

<sup>60</sup> See [http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp\\_rpt\\_562.pdf](http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_562.pdf)

<sup>61</sup> Image from <http://www.gcpvd.org/2009/06/25/you-spin-me-right-round/>

One way to create appealing lighting would be to run cables through the sidewalks for decorative lamp posts. Texas Department of Agriculture Downtown Revitalization projects throughout the state have included the burying of overhead wiring to add decorative lighting. The Town should also consider the use of solar lighting, which would capitalize on the Town's climate. Some examples of decorative and modern lamps are shown below.

Figure 10M: Lighting considerations in the CBD



*Example of solar decorative lighting. Additional, pedestrian-level lighting might assist with downtown revitalization and encourage more downtown activity.*



*Visually appealing, dark-skies street light<sup>62</sup>. Dark-skies initiative is popular in many rural communities. This type of lighting provides glare reduction – brighter on the ground, less in the clouds<sup>63</sup>. See Dripping Springs, TX example in the digital appendices that accompany this plan.*

<sup>62</sup> Example from [www.visionairelighting.com](http://www.visionairelighting.com); many companies now provide this kind of lighting.

<sup>63</sup> Illustration from <http://palomarskies.blogspot.com/2009/08/borrego-springs-ca-worldss-2nd-dark-sky.html>

## Parking

Parking for CBD businesses is provided through off-street parking in private lots; which as is described in *Section 10.3*, provides adequate parking for patrons and meets Town zoning requirements. Many of



the retail parking lots in the CBD include landscaping and some create landscape buffers between the parking lot and sidewalk. Developing parking buffer/landscape zoning standards of retail parking lots in the central business district would ensure that future development blends in with downtown décor and style and makes it more aesthetically pleasing for pedestrians.

Figure 10N: Landscaped CBD parking lot, Mount Vernon, Texas

## Street Furniture

Street furniture is a collective term for objects and pieces of equipment installed on streets and roads for various purposes, including traffic barriers, benches, bollards, post boxes, phone boxes, streetlamps, bus stops, recycling/waste receptacles, fountains, and memorials. Street furniture provides opportunities to lengthen the visitor's trip to downtown; convey the town's "brand," and provide architectural beauty and color.

There is no street furniture on town streets, but some businesses have placed benches, newspaper stands, flag poles, and mail drops outside their locales. Establishing coordination in street furniture could help convey the town's brand. The Town could place coordinated planters, add banners, include signature Anthony benches as found in the parks, place "Keep Anthony Beautiful" trash receptacles, and way-finding signs.



Figure 10O: Street furniture at downtown intersection in Big Spring, Texas

### *Gateways and District Signage*

As described in the above section regarding aesthetics, gateway and district signs and banners, internal decorative and directional signage, and murals can set the tone for downtown, reflect the Town's character, and contribute to a sense of place, allowing visitors to know they have arrived somewhere special. Sign, banner, and mural creation are often a popular activity for community collaboration. A committee working on "branding" the Town could work with local property owners and artists to decorate existing buildings. Similarly, the Town could enlist the volunteer assistance of Anthony High School or an area university art class with the task of designing a sign or a mural. Designs can also be created through a local competition and voted on by residents.

Several examples are shown below of gateway signage and banners. Gateway or district banners and murals don't have to be expensive or elaborate. Their main purpose is to distinguish a place.

Figure 10P: Example welcome signs from around small town Texas



*Welcome signs can reflect local materials or historic dates or figures. They can be painted on buildings, or ornate and set apart with beautiful native plants. Welcoming features should be placed at the main entry points to the CBD, including the north and south ends of the CBD on Main Street and the eastern edge of the CBD on Franklin Street.*



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#### 10.4.3 Coordinate funding and community efforts to support continuous downtown upkeep and future project opportunities.

The Texas Department of Agriculture (TDA) has programs that the Town can use as a guide for continued organization of its downtown revitalization and maintenance efforts. The TDA's downtown development programs suggest that the Town appoint a central committee composed of 15 members of the community, including representatives from town government, residents, the media, the Chamber of Commerce, historians, real estate agents, and downtown business owners. Additional subcommittees can be established to help implement programs. TDA suggests the following three subcommittees to begin: Design, Promotion, and Economic Restructuring and Organization.

*The Promotion committee* would develop strategies to increase foot traffic downtown. These may include increased advertising of annual events; surveys of residents and patrons about what businesses they would like to see downtown; signs that delineate the CBD boundary; the development of monthly downtown promotion events; or a more targeted internet presence.

*The Design committee* would work on establishing building, signage, and landscaping design guidelines for the CBD.

*The Economic Restructuring and Organization* subcommittee would focus on creating methods to finance downtown revitalization. Financing mechanisms could include a low-interest loan program with local banks to fund the repair and upgrading of buildings in the CBD; a community foundation established to provide small grants to repair building facades and signage and to assist the Town with downtown building rehabilitation incentives, including tax abatements; and creation of a CBD investment zone that would generate Town funds to be used only in the designated area.

The following sources of funding are currently available for CBD improvements.

Table 10B: Funding Sources for CBD Improvements

Source	Program
<b>4B Economic Development Corporation that the Town could form</b>	4B funds that, if approved by taxpayers, could be used for a number of purposes including land or building acquisition; targeted infrastructure improvements for business facilities; tourism facilities; parking facilities; street , water, drainage and sewer facilities related to economic development; affordable housing construction; and demolition of substandard homes and buildings.
<b>Town of Anthony</b>	Sales/property tax rebate program for limited time periods
<b>USDA Rural Business Programs<sup>64</sup></b>	<i>Guaranteed Business and Industry Loans</i> - to a corporation or an individual for business repair, enlargement or office/plant modernization; <i>Rural Economic Development Loans (zero-interest) and Grants (REDLG)</i> -Under the REDLG program, utilities can receive the funding to loan to businesses for projects to create or retain employment, the utility is responsible for re-paying the loan to the USDA RD; Intermediary Relending Program (IRP) – under the IRP, loans are provided to local organizations (intermediaries) for the establishment of revolving loan funds to assist with financing business and economic development activity; <i>Rural Business Enterprise Grants (RBEG)</i> , up to \$500,000 available to small cities for land acquisition, building and plant renovations/modernizations; construction of access roads to businesses; parking areas, utilities; and start up business loans
<b>Private Sector Financing</b>	Via the internet with advice from the South-West Texas Border Small Business Development Center (SBDC)
<b>Texas Department of Agriculture</b>	Downtown Revitalization program: The minimum award is \$50,000 and the maximum is \$150,000, with at least a 20 percent cash or in-kind match from the applicant for downtown enhancement projects.
<b>Texas Downtown Association</b>	A \$95 annual fee provides access to annual conferences and regional meetings; reduced fees for downtown assistance, strategic planning and guidance; access to cooperative advertising for Texas downtowns; legislative monitoring, and an invitation to apply for an annual foundation small grant (under \$5,000) to assist downtown revitalization efforts.
<b>Texas Department of Transportation</b> (projects require a 20% match and grant funds provide for reimbursement of project costs once completed)	Statewide Transportation Enhancement Projects (STP) High-dollar reimbursement grants (\$750,000) 12 categories of projects including landscaping, sidewalks, trails, historic preservation and acquisition, and tourist/welcome center facilities on TXDOT road corridors. Eligible projects include purchasing of historic buildings; placement of amenities like lighting, public art, street furniture, and other beautification activities; and provision of facilities for pedestrians and bicycles. Projects that have been designed at the time of application score better in the competitive process. Repayment for design is not an eligible expense. Funding calls occur periodically. Monitor the program at: <a href="http://www.txdot.gov/business/governments/te.htm">http://www.txdot.gov/business/governments/te.htm</a>

<sup>64</sup> See the USDA Rural Development website for more information: [http://www.rurdev.usda.gov/LP\\_BusinessPrograms.html](http://www.rurdev.usda.gov/LP_BusinessPrograms.html)

## 10.5 Implementation Plan

The challenge during the planning period for Anthony will be to create a clear brand for the downtown area that conveys the town's character. The overarching strategy to accomplish this is to generate excitement for downtown improvement and investment through amenity upgrades, marketing, and new infrastructure. The plan establishes the following Goals and Activities the community can undertake to improve the CBD.

Table 10C: Implementation Plan 2014-2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2020	2021-2024			
<b>Goal 10.1</b> Establish and implement a clear brand for Anthony that will drive CBD revitalization design efforts						
Hold workshop meetings with downtown business owners, residents, and other stakeholders to establish a CBD brand and vision, and develop design guidelines for the area	X			Town, Volunteers	Staff time (volunteer effort)	N/A
Adopt changes to the Zoning Ordinance & Map - create new district for CBD area which outlines permitted uses and specific standards for development that accommodate both automobiles and pedestrians. (See <i>Chapter 14</i> for more information)	X			Town staff, Planning & Zoning Commission	\$500 (legal fees for review)	GEN
Collaborate with local artists, garden group, ISD art classes, area colleges to develop public art projects/murals/logos that support CBD brand and vision	X	X		Town, Volunteers/ appointed committee	variable	LOCAL, GEN, EDC (if established)
Adopt 4B EDC tax to help generate revenue for CBD improvements and consider providing matching grants for landscaping, signage, and building improvements to property owners in the CBD that rehabilitate their properties in a manner consistent with the established design guidelines	X	X		Town, EDC	Staff time	GEN

Purchase lamp pole banners to be placed along the portions of Main Street and Franklin Street in the CBD to alert visitors that they are in the downtown area		X			Town, Appointed Committee	\$100/banner (including hardware)	Local, GEN
<b>Goal 10.2</b> <i>Create a more pedestrian-friendly environment to increase foot traffic and make the CBD a more lively place</i>							
Establish a committee (this could be a revived Keep Anthony Beautiful Group or the EDC, if established) to focus on improving downtown amenities and aesthetics such as benches, shade features, trash receptacles, landscaping, etc.	X	X	X		Town	Variable	Local, GEN, EDC
Apply for TDA downtown revitalization program to fund amenity improvements throughout the downtown area	X	X	X		Town	Grant amounts - \$50-\$150k (20% match)	GEN, TDA
Re stripe existing crosswalk at Franklin & 1 <sup>st</sup> Street, coordinate with TxDOT to add crosswalk across Franklin at 3 <sup>rd</sup> Street	X	X			Town, TxDOT	Variable, depending on signage and lighting	GEN, TxDOT
Complete sidewalk network in the CBD – focusing first on adding sidewalks where missing and widening existing sidewalks when necessary along the two main thoroughfares, Main Street and Franklin Street, to safely accommodate pedestrians (see <i>section 10.4.2</i> for information on sidewalk design)		X	X		Town, TxDOT	≈\$50/linear foot <sup>65</sup>	GEN, TxDOT
Monitor status of and apply for TxDOT transportation enhancement cost reimbursement program to fund improvements along Main Street & Franklin Street		X	X		Town	Town pays costs up front and is reimbursed, program requires 20% match of total cost	GEN
Consider installation of decorative lights on the south side of Main Street and along Franklin Street to create interest and pedestrian level lighting		X	X		Town	Varies by type and number	GEN, Local, TxDOT

Sources: GEN = Municipal funds; Staff = Staff time (Town); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; EDC= Anthony Economic Development Corporation, 4B Entity (if adopted); TDA= Texas Department of Agriculture funds including TxCDBG (Community Development Block Grant) and TCF (Texas Capital Funds); TxDOT-Texas Department of Transportation Statewide Transportation Enhancements Programs

FOR A FULL LIST OF FUNDING SOURCES, SEE CHAPTER 13

<sup>65</sup> Cost is based on TxDOT SRTS project costs for materials, labor, equipment, and engineering; cost estimate includes ADA ramps at intersections.

## 10.6 Appendix 10A: Texas Department of Agriculture Downtown Programs

### *Texas Main Street Program/ Texas Historical Commission*

The Main Street Program assists cities with revitalizing their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. Membership in the program would designate Anthony as an official historical main street community thereby qualifying the Town for several financial assistance programs aimed at upgrading the Central Business District. However, the Main Street Program requires a Coordinator that designates at least 51% of his or work week toward program activities position and is paid at least \$30,000 per year with incremental annual raises. The Town would be required to dedicate budgets for three (3) years of participation. Also, young cities in the Main Street program earn less application points than established cities on grant funding available only to Main Street communities, creating a lead time of at least two to four years before the Town would begin to be competitive for that type of grant.

The Community Development Division of the THC takes applications each July for Main Street Program status. 86 cities in Texas have Main Street designations in cities ranging in population from 1,000 to 200,000. Benefits of program members include:

- Ongoing comprehensive training for Main Street managers and board members;
- Training for communities in successful economic development approaches;
- A three-day, on-site evaluation and full report with recommendations  
Design assistance;
- Consultation with downtown merchants about visual merchandising and window display;  
Advice on heritage tourism programs and marketing; and
- Participation in the Texas First Lady's Tour of Main Street cities

The THC also offers to organized communities a Certified Local Government designation. However, the town must be committed to historic preservation processes, establish a qualified historic district commission, adopt a local historic preservation ordinance that requires mandatory review of exterior alteration and demolition of designated historic properties, adopted local preservation plan, and annual reports of preservation progress. CLG Application requirements for cities include:

Enacting and enforcing a local historic preservation ordinance to accomplish the following:

- Establish a local review board, committee or commission
- Appoint a local historic preservation officer
- Adopt criteria and process for designating historic properties and districts

- Establish standards and process for the review of alterations, demolitions and new construction in designated districts, or to individual properties
- Follow the Secretary of the Interior's Standards for Rehabilitation
- Provide a minimum 60-day demolition delay for historic properties

Some cities rely on a County Certified Local Government to apply for funding. Young County already has an established Historic Commission. Young County has already completed a number of actions needed for County Application to become a Certified Local Government. County applications have less stringent requirements and include the following:

- Adopting and/or amend county historical commission by-laws to accomplish the following:
  - Establish a county commission
  - Appoint a county historic preservation officer
  - Define and provide a process for survey, inventory and protecting historic properties
  - Follow the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation for all commission activities

### *Downtown Revitalization Program*

The Downtown Revitalization program is provided to non-Main Street communities through the Texas Capital Fund administered by the Texas Department of Agriculture. The minimum award is \$50,000 and the maximum is \$150,000, with at least a 20 percent cash or in-kind match from the applicant. Main Street cities can also apply for similar funding.

The DR program requires that a town designate boundaries of its original commercial center or its historic district; and pass a resolution declaring that the public infrastructure needing to be improved in that district has characteristics of "slum/blight" that should be eliminated. Awards for both the Main Street and the DR program may be used for the following public infrastructure in the designated downtown area:

- Acquisition of land needed for public infrastructure improvements
- Water & sewer facilities/lines
- Road/street construction/improvements
- Natural gas line construction/improvements
- Electric, telephone, & fiber optic line construction/improvements

- Traffic signals and signs
- Drainage
- Sidewalk construction/improvements
- Public parking lot construction/improvements
- Other construction activities required to eliminate architectural barriers for the handicapped

Applications are due in June annually. The Town may score competitively for Downtown Revitalization funding under current Texas Department of Agriculture scoring criteria. Cities receiving funding in prior rounds of applications scored from between 75 to 95. In the sample below, Anthony scored at least a 70 if it were applying for Downtown Revitalization funding. If it boosted minority employment and created a project that mostly focused on ADA enhancements it could score as high as 85 points. Occasionally, funding criteria/scoring categories shown below change.

Scoring Categories (Max 90 Points)	
Community Need (Max 45 Points)	Score
<b>Poverty Rate (Max 10 pts):</b> Awarded if the applicant's most recently available, decennial poverty rate for individuals ( <u>22.4%</u> ) is higher than the annual state rate for individuals, indicating that the community is economically below the state average. Score <b>5</b> points if this figure meets or exceeds the state average of 16.8%. Score <b>10</b> points if this figure exceeds 19.3%. (Maximum 10 points)	<b>10</b>
<b>Economic Development Consideration (Max 5 pts):</b> Awarded if the town has passed the economic development sales tax (4A, 4B or both). <b>Anthony ½-cent for 4A</b>	<b>5</b>
<b>Previous Contracts (Max 10 pts):</b> Score 5 points if the town has been awarded one contract in the current calendar year or preceding 2 calendar years. Score 10 points if the town has been awarded zero contracts in the current calendar year or the preceding 2 calendar years. <b>None in 2009, 2010, or 2011.</b>	<b>10</b>
<b>Community Population/Size (Max 10 pts):</b> Score 5 points if the town is located in a county of 35,000 or less population; score additional 5 points if the town population is less than 5,050. Town population figures are net of the populations in institutions. <b>Anthony town: 3,285; Young County: 18,550</b>	<b>5</b>
<b>Per Capita Income (Max 10 pts):</b> Score 10 points if the community has a per capita income below \$24,870 (State-wide per capita income). <b>Anthony: \$17,756 (ACS 2006-2010).</b>	<b>10</b>
Leverage, Economic Emphasis (Max 45 points)	
<b>Leverage (Max 10 pts):</b> A 10% cash match is required. Additional points will be given for additional matching funds. Score 5 points for contributing a 10% additional match; score 10 points for contributing an additional 20%. <b>Assumes town will provide a 10% match of up to \$15,000.</b>	<b>10</b>
<b>Occupied Structures (Max 5 pts):</b> Score 5 points if 50% or more of the structures within the project area are occupied by businesses. This specifically includes buildings within a one (1) block radius of the proposed project improvements.	<b>5</b>

<b>Minority Hiring (Max 10 pts):</b> This measures an applicant's hiring practices. Score 5 points if the town government's minority employment rate is equal to or greater than the town's minority population rate. Score 10 points if the town's minority employment rate is equal to or greater than 125% of the town minority percentage rate, or in cities where the minority population is 80% or greater, the applicant must employ a minimum of 95% minorities. . <b>Non-Caucasian pop. = 11%; Non-Caucasian Town employees = 12% (3 of 25 employees, a fourth minority employee would bring the Town to 10 points in this category)</b>	<b>5</b>
<b>Broad-based Public Support (Max 10 points):</b> Award 5 points for providing a letter from at least one of the following organizations: The County Historic Preservation Commission, the local design review board, the Economic Development Corporation or the Chamber of Commerce supporting the project and describing how the project enhances the community's historic assets and historic preservation goals. Score an additional 5 points for providing letters from 50% or more of the businesses and/or property owners impacted by the proposed project. This specifically includes businesses and /or property owners within one (1) block of the proposed improvements.	<b>10</b>
<b>Sidewalks and ADA Compliance (Max 10 pts):</b> Score 10 points if 70% of the requested funds will be used for sidewalk and/or ADA compliance activities. <b>At least \$105,000 of grant on ADA. Anthony sidewalks and ADA ramps have been repaired in recent years; a project to make sidewalks on one level to improve ADA accessibility from all areas of the CBD could be funded.</b>	<b>?</b>
<b>TOTAL SCORE</b>	<b>70+</b>

*Base score is 60 points. Lowest score funded in 2010 was 70 points. Changes to the state scoring criteria may increase or decrease the competitiveness of the Town's application.*

More information about the Main Street Program can be accessed at <http://www.thc.state.tx.us>, and more information about the Downtown Revitalization Program can be accessed at <http://www.agr.state.tx.us/agr/>.

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# 11 RECREATION & OPEN SPACE STUDY

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## 11.1 Introduction

Over the past 20 years, Texas has continued to witness an increase in population, obesity, and natural disasters accompanied by a decline in children's connection to nature as our State continues to urbanize. As a result, the State of Texas recognizes the importance of continued support for popular outdoor sports; amenities critical to use of local parks such as pedestrian connections and safety features; and the strategic construction of park and open space features that will also reduce drainage infrastructure costs, support local economic development, and lead to better health for Texas residents<sup>66</sup>.

In small communities like Anthony, recreational areas play a key role not only in the health of the individual, but also in the health of the community as a whole. Parks and recreational areas provide pleasant places for family reunions, friendly competition, exercise, and socializing.

To encourage healthy living, every city has the responsibility of providing adequate parks and open space. However, limited funds for these public uses generally require foresight in planning for future development and expansion of parks and public open spaces.

In order to adequately plan for the future, it is important to understand the community's historical background and demographic profile. Several demographic and cultural factors contribute to the increasing demand for parks and recreational facilities in many Texas towns including the Town of Anthony: the increase in life expectancy coupled with earlier retirement ages for many people, the spread of competitive sporting programs to the youngest and oldest age groups, and the understanding that a healthy diet and regular exercise are good for mental and physical well-being.

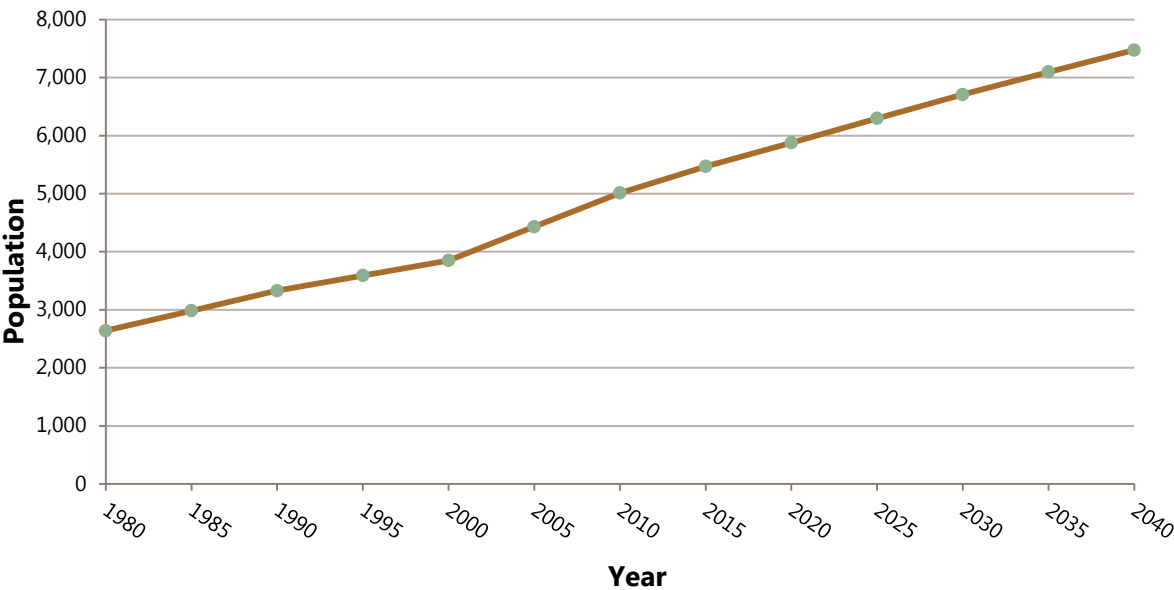
The Town of Anthony is located in northern El Paso County on the New Mexico border in the Rio Grande Council of Governments. Incorporated in 1952, Anthony's early economy was based on agriculture and it was a supply stop for early travelers along the Oñate Trail and eventually a stop for the railroads. Anthony has transitioned from a farming community to a bedroom community with a small industrial and commercial center.

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<sup>66</sup> *Texas Outdoor Recreation Plan (2012)*

Since its incorporation in 1952, the Town has experienced substantial population growth each decade since 1960. A Housing Survey conducted in spring 2014 combined with Texas State Data Center projections indicate continued population growth. Anthony’s population in 2014 is estimated at 5,390 residents, and the Town’s population is expected to reach 6,220 residents in 2024. It is important to note that inmates at the La Tuna Federal Correctional Institute are include in the census population counts, the 2014 population estimate, and the 2024 population projection. The Town’s 2014 population estimate and 2024 population projection without the La Tuna inmate population count are 3,550 residents and 4,380 residents respectively.

Chart 11A: Forecasted Population, 1980 - 2040



Source: Texas State Data Center State Population Estimates and data from the 2014 windshield survey of houses.

Anthony has a slightly smaller minority population than El Paso County. Hispanic/Latino residents comprise 69% of the population, and other non-White residents comprise 27% of the population. Students of all races who attend Anthony ISD were included in those surveyed about park needs.

Table 11A: Population by Race & Ethnicity, 2000 - 2010

Characteristic	Anthony				El Paso County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
<b>Total Population</b>	<b>3,850</b>	<b>100%</b>	<b>5,011</b>	<b>100%</b>	<b>800,647</b>	<b>100%</b>
<b>Race</b>						
White	2,995	78%	3,610	72%	656,993	77%
Black or African American	149	4%	460	9%	24,864	5%
American Indian, Alaskan Native	51	1%	117	2%	6,007	0%
Asian	8	0%	47	1%	8,284	1%

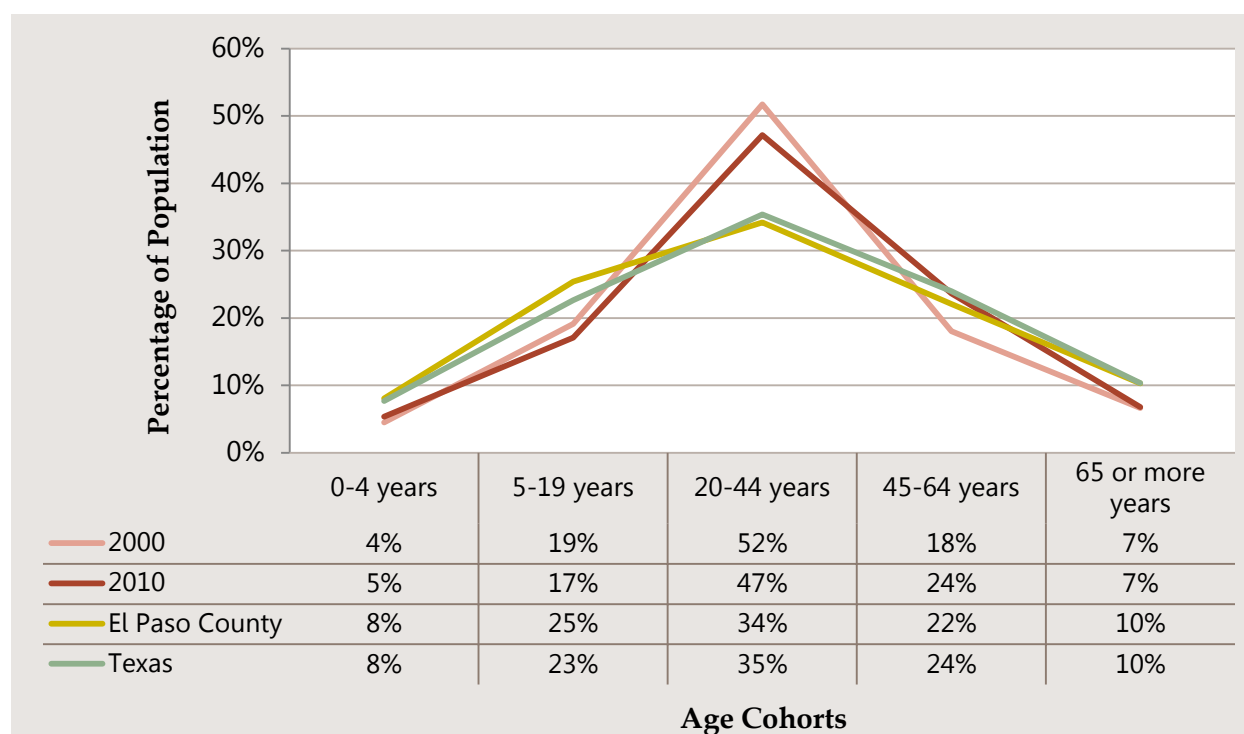
Native Hawaiian / Other Pacific Islander	1	0%	11	0%	999	0%
Other	570	15%	621	12%	83,796	15%
Two or More Races	76	2%	145	3%	19,704	2%
<b>Ethnicity</b>						
Hispanic or Latino	3,187	83%	3,478	69%	658,134	82%
Not Hispanic or Latino	663	17%	1,533	31%	142,513	18%

*Note:* Figures may be rounded to next whole number

*Source:* U.S. Census Bureau.

Since 2000, Anthony's population of middle aged adults increased by 6% and the youth population declined by 3%. The percentage of the Town's young adult population is significantly higher than the county and state and 77% of the young adult population in Anthony is male. Those high percentages are due to the La Tuna Federal Correctional Institute for men located in south Anthony, which consists of roughly 1,840 male inmates, approximately 37% of Anthony's total 2010 population.

Chart 11B: Population by Age Group, 2000 – 2010



*Source:* 2000 and 2010 Census of Population and Housing, Summary Population and Housing

The Town desires to provide recreational activities for all segments of the population regardless of age.

An estimated 38% of Anthony's residents are below the poverty level<sup>67</sup>. Unemployment in El Paso County is at 8.8%, higher than the Texas rate of 6.3% and average weekly wages in El Paso County in 2013 is \$666, 43% less than the state average of \$952. Based on those measures, the Town has a limited ability to fund recreation facilities through increased taxes, bond issues, or user fees.

This Master Plan includes analysis based on survey responses as well as on the cultural and economic condition of Anthony's residents.

Of the 98 survey responses, 89 respondents represented households inside the Town of Anthony and 6 respondents lived outside the city limits. Twenty-two respondents were households containing family members 50 years or older, and 8 contained family members 66 or older. Ninety-seven percent (95) of households had at least one resident high-school age or younger.

Finally, the Master Plan analyzes the availability of facilities currently in Anthony. Residents have access to several parks as well as ISD recreation facilities after school hours and during the summer months (detailed in *Section 5. Inventory & Assessment of Existing Resources*). The Town lacks indoor recreation facilities and residents desire additional outdoor facilities such as a swimming pool, additional playground equipment, and basketball courts.

## 11.2 Goals and Objectives

Anthony's Master Park Plan provides a foundation for development of future park and recreation facilities and guidance for maintenance of existing facilities in Anthony. To realize this vision for the future, actions suggested in this plan relate to specific goals that the citizens of Anthony hope to accomplish.

The goals and the objectives presented here that lead to implementation were determined through formal surveys of local residents and a public meeting held to discuss town-wide aspirations for recreation facilities and other improvements.

While the Town of Anthony has made significant improvements to recreational facilities over the past ten years, the Town does not have an existing relevant Parks Master Plan in place. The following goals reflect a continued and expanded commitment to the Town's desire to provide a variety of recreational facilities.

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<sup>67</sup> From "POVERTY STATUS IN THE PAST 12 MONTHS 2008-2012 American Community Survey 5-Year Estimates". Poverty status is based on family size, location, income, and cost of living

Table 11B: Town of Anthony Recreation and Open Space Goals and Objectives, 2014-2024

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2014-2017	2018-2021	2022-2024			
<b>Goal 10.1</b> Existing recreational facilities are maintained in good condition						
Sand and re-paint worn benches/picnic tables at Triangle Park and Municipal Park Complex to maintain and lengthen life of benches/tables	X			Town, ISD	\$1,000	GEN, Local
Establish a voluntary park donation fund for maintenance, repair, and upgrade of City parks, neighborhood mini-parks, and other recreational facilities. Solicitation could be added to Town utility bill.	X			Town	< \$1,000	GEN, Local
Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round.	X	X	X	Town, ISD	< \$1,000	GEN, ISD
Establish “community work day” at parks to accomplish a portion of maintenance and development using volunteer labor.	X	X	X	Town, ISD, KAB community group, Private landowners	< \$1,000	GEN, Local
Budget sufficient funds for park maintenance and for future facility development.	X	X	X	Town	\$10,000 ± per year	GEN
Schedule creation of new Master Park Plan			X	Town	\$10,000	GEN, CDBG
<b>Goal 10.2</b> New facilities have been constructed that fulfill residents’ expressed needs and bring the Town up to standard.						
Adopt subdivision regulations that require that new developments of over 10 units contribute land or a fee in lieu for park improvements and allow for open-space dedication and floodplain preservation	X			Town	\$1,000	GEN
Submit application for funding in fall 2015 to the TPW Indoor Recreation Grant Program to construct a community center at the Anthony Municipal Park Complex near the police substation for multiple uses including a senior center, arts-and-crafts, dancing, community banquets, and indoor recreation activities	X			Town	Up to \$150,000	GEN, Local, TPW
Install water fountains at Triangle Park and the Anthony Municipal Park Complex	X			Town	\$2,500 ea.	GEN, Local

As development of Anthony east of IH 10 occurs, work with land owners and developers to build parks and a hike & bike trail system along floodways and create connections to existing trails east of Anthony corporate limits as well as a hike & bike connection under IH 10 underpass to connect east and west Anthony	X	X	X	Town	Varies	GEN, Local, TPW
Work with Anthony ISD to collaborate on a public garden that could be located either on the undeveloped land areas of Anthony Municipal Park (for example, adjacent to xeriscaped garden area) or on school campus grounds	X	X		Town, ISD	\$5,000	GEN, Local, ISD, CPF grant
Submit application for funding in fall 2018 to the TPW Small Community Program to install equipment at Anthony Municipal Park Complex that includes additional basketball courts, two playscapes with separate areas for children aged 2-5 and those aged 5-12, and picnic areas with BBQ grills.		X		Town	\$75K-\$150K depending on size and type	GEN, Local, TP&W
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, gym, bowling alley, or gymnastics center.		X		Town	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private businesses such as a skate park, miniature golf, or bicycle motor-cross.		X		Town	Staff	GEN, Local
Collaborate with El Paso County & TxDOT to develop a bike route connection to the Rio Grande Riverpark Trail from downtown Anthony & Install signs directing residents/visitors to the Riverpark Trail access point		X	X	Town, County	variable - depends on route	GEN, TxDOT, County
Submit application for funding in fall 2022 to the TPW Small Community Program to construct a water feature such as a swimming pool (if city is able to fund regular pool maintenance and operation) or a splash pad area			X	Town	Up to \$150,000	GEN, Local, TPW
Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions.			X	Town	< \$1,000	GEN

**Goal 10.3** Ongoing maintenance and improvements to open spaces and highway right of way demonstrate local pride and attract visitors, investors, and new residents.

Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.	X			Town	< \$1,000	GEN, Local
Establish a Keep Anthony Beautiful community group comprised of residents and local business owner to spearhead work days and beautification efforts	X			Town	N/A	GEN, Local
Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	X	X	X	Town, ISD, KAB community group, Police/VFD	\$3,000 - \$5,000	GEN, Local
Schedule biennial review of master plan and update priority list and public input as needed.	X	X	X	Town	< \$500	GEN
Initiate thoroughfare-fronting property improvements	X	X	X	Town, KAB community group	< \$1,000 per year	GEN, Local
Conduct an annual Tree Planting campaign; plant 10 trees per year	X	X	X	Town, KAB community group	< \$1,000 per year	GEN, Local
Construct sidewalks, bike lanes, and crosswalks on Wildcat Drive to connect residents south of Wildcat Drive to the ISD & Triangle Park/Municipal Park Complex north of Wildcat Drive. Make Jaime Street a shared-road bike route leading from Wildcat Drive to Triangle Park/Municipal Park Complex.		X	X	Town	Sidewalks ≈ \$50/linear feet for 5' width; Crosswalks ≈ \$750 - \$2.5k depending on type and signage	GEN, TxDOT

TPW = Texas Parks and Wildlife Department; GEN = Town of Anthony municipal funds; Staff = Anthony staff time; Local = donations from private citizens, organizations, and local businesses; ISD = Anthony ISD; KAB Community Group= Keep Anthony Beautiful Community Group; CPF grants=Captain Planet Foundation Grants; County= El Paso County; TxDOT = Texas Department of Transportation Statewide Transportation Enhancements Grants, Transportation Alternatives Program; CDBG = Community Development Block Grant program

### 11.3 Plan Development Process

The process through which this recreation plan was developed began in February 2014 when the Town of Anthony authorized a professional planning firm, GrantWorks Inc. of Austin, to create a Master Parks Plan as part of a Comprehensive Plan prepared under a Planning and Capacity Building Fund grant award from the Texas Department of Agriculture, Office of Rural Affairs.

To begin judging the level of interest in park needs, planners consulted with town staff, town officials and residents of all ages.

A written survey was distributed to Anthony ISD students in the spring of 2014, at a public workshop held on March 25th, 2014, and available as an online survey with website notification cards available at town hall. Ninety-eight surveys were returned, of which 98% of respondents stated that existing park facilities need to be upgraded or expanded. Of the 98 responses, 89 respondents represented households inside the Town of Anthony and 6 respondents lived outside the city limits, but their children attended Anthony schools. The in-town responses represent approximately 9% of the occupied housing units in the Town.

Survey respondents indicated that outdoor sports, an indoor recreation center, and playground facilities were the most desired improvements. At all priority levels, the predominant recreational facilities suggested for development were a swimming pool, playground equipment, a community recreation center, basketball courts, public gardens, and water fountains. These results are discussed in *Section 6: Needs Assessment and Identification* of this plan. A copy of the survey form is included at the end of this park plan in *Appendix 11A*.

In addition to community input, this plan evaluates the Town's recreation resources in relation to its existing and projected population and an inventory of existing facilities, a method called Standards-Based Assessment. The Standards-Based Assessment is located in *Section 6.1* of this plan. The analysis is used to develop a logical and cost-efficient strategy to address the identified needs over a 10-year planning period.

Following adoption of this plan by the City Council, the Town's ongoing responsibility will be: to maintain and improve Town-managed facilities; to identify funding resources; and to engage in cooperative projects with local volunteer groups and Anthony ISD.

Texas Parks and Wildlife recommends that Park and Recreation plans be updated every five years to reflect changing realities in recreation trends, participation, area population, and funding. An update would include: revised goals and objectives that raise items of lower priority to higher priority as higher priority items are accomplished; a new facility inventory; and a new survey. In 2024, a new plan will be required.

## 11.4 Area and Facility Concepts and Standards

There are basic principles that guide successful development of parks and recreational opportunities in communities of all sizes and types. These standards and guidelines provide direction to community leaders who know generally what their community's needs are but require more specific information to guide the planning process.

The Town's standards for the amount of recreation and open-space needed include the types of facilities needed in the Town, the size a facility should be, the area that the facility will serve, and equipment needed at the facility. The criteria are based on nationwide standards developed by the National Recreation and Park Association (NRPA)<sup>68</sup> and small-community standards developed by the State of Colorado<sup>69</sup>. The standards were tailored to the Town based on local knowledge about town financial capacity, popular sports, community activities, and which facilities would provide participation opportunities to the broadest segments of residents.

The Town of Anthony's standards are as follows:

### *General Standards for all facility development*

- Residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents.
- When possible, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for use by all ages so entire families can enjoy being together.
- Residents of all age groups should have access to recreational facilities.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of one-half mile, which is a reasonable distance for a child to walk. Safe pedestrian routes should provide access to those facilities.
- All Town park facilities will be made accessible to physically challenged and special needs populations when required by applicable laws. The items mentioned as needs for other categories apply equally to special needs populations. Additional special needs facilities may be developed as warranted by local demand.

<sup>68</sup> NRPA-suggested classification system (Berke, Kaiser, Godschalk and Rodriguez, *Urban Land Use Planning*, University of Illinois Press, Fifth Edition.)

<sup>69</sup> State of Colorado Small Community Park & Recreation Planning Standards (2003). RPI Consulting, Inc. and Colorado Heritage Planning Grant program, Office of Smart Growth, Colorado Department of Local Affairs. (Page 16). Accessed at [www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf](http://www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf)

- All facility construction is required to meet the minimums found in the International Building Code.
- Combined municipal and school recreational facilities are recommended. Lack of coordination often leads to the construction of redundant facilities. When possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during the summer months.
- Greenbelts, hike and bike trails, parkways, or paths should be provided to connect large recreational areas to improve access to facilities, scenic views, and recreational opportunities. Vehicular routes should be encouraged only when recreational areas are separated by more than one mile.
- Ideally, each recreation area should include public access to restrooms and water fountains and should be equipped with lighting, trash cans, and shaded areas.

### *Standards for Service Area and Park Types*

*Table 11C* describes the size and service area standards for types of park and recreation areas already located in Anthony or considered possible as future Town recreation areas.

Table 11C: Types of Parks: Size and Service Area Standards

	Use	Service Area	Desirable Size	Desirable Site Characteristics
<b>Minipark</b>	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	< 1/4 mile radius	≤ 1 acre	Within neighborhoods and close to apartment complexes, townhouses, housing for the elderly or Central Business District.
<b>Neighborhood park/ playground</b>	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	1/4 – 1/2 mile radius to serve a population up to 5000.	1 – 15+ acres	Suited for intense development; easily accessible to neighborhoods; geographically centered with safe walking and bike access; may be developed as a school-park facility

	Use	Service Area	Desirable Size	Desirable Site Characteristics
<b>Community Park</b>	Includes areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking viewing, sitting, picnicking.	Several neighborhoods. 1 to 2 mile radius	15 – 25+ acres	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhoods
<b>Linear park</b>	Area developed for one or more mode of recreational travel, such as hiking, biking, canoeing, horseback riding. May include active play areas.	N/A	Sufficient width to protect the resources and provide maximum use	Built on corridors, such as utility right of way, bluff lines, vegetation patterns, or roads that link other components of the recreation system or community facilities such as schools and libraries.
<b>Special Use</b>	Areas for single-purpose recreational activities such as golf courses, nature centers, zoos, conservatories, gardens, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	N/A	Variable	Within city limits
<b>Conservancy</b>	Protection and management of the natural or cultural environment with recreational use as a secondary objective	N/A	Sufficient to protect the resource	Variable, depending on the resource being protected.

### Facility standards

Table 11D describes the Town’s standards for park equipment and sports fields. When any discrepancy exists with the Town’s standards, the size and dimensions of facilities should conform to national organizations’ most recent standards (e.g. Little League<sup>70</sup> and National Recreation and Park Association<sup>71</sup>).

Table 11D: Facility Standards

Activity/ Facility	Service Radius	Space Requirements	Suggested #/ Population	Characteristics
<b>Team Sport Courts and Fields</b>				

<sup>70</sup> [www.littleleague.org](http://www.littleleague.org)

<sup>71</sup> [www.nrpa.org/](http://www.nrpa.org/)

Basketball Court	¼-½ mile	7,000 SF/ 0.16 acres	1 per 1,640	Usually in school, recreation complex, or church. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Volleyball Court	¼-½ mile	Minimum of 3,000 SF/0.1 acre	1 per 2,000	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Tennis Court	¼-½ mile	Minimum 7,200 SF per court (0.17 acres)	1 per 2,000	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Adult Baseball	¼-½ mile	3.0 to 3.85 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Little League	¼-½ mile	1.2 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Softball	¼-½ mile	1.5 to 2.0 acres	1 per 5,000 if also for youth ball	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Football	15-30 minutes travel time	2 acres	1 per 20,000	Usually part of a sports or school complex
Soccer / Multi-Use Field	1-2 miles	1.7 – 2.2 acres	1 per 2,000	Number of units depends on popularity. Fields can be used for other informal rec areas.

#### Individual & Specialty Use

Multiuse Trails (Dirt/Gravel or paved)	N/A	N/A	Per mile: Unpaved – 430; Paved – 960	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
¼ Mile Running Track	15 min. travel time	4.3 acres	1 per 10,000	Usually part of a high school or in community park complex.
Golf (9-hole)	½-1 hour travel time	50 acres min.	1 per 20,000	Accommodates 350 people/ day.
Golf (18-hole)	½-1 hour travel time	90 acres min.	1 per 50,000	Accommodates 500-550 people/ day.
Swimming Pool	15-30 minutes travel time.	Varies with size of pool and amenities. Usually 1/3 to 2 acres.	1 per 20,000	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.
Small Skate Park	15 min. travel time	7,000 SF/ 0.16 acres	1 per 5,000	Part of neighborhood park.

#### Group and Passive Recreation

Playground	¼-½ mile	3,200 SF	1 per 500	Part of neighborhood park.
Family Picnic Area/ Picnic Table	¼-½ mile	435 SF	1 per 160	1 garbage can within 150 ft. of every 4 picnic tables; 40 ft between uncovered picnic tables; Picnic tables within 400 ft of

Group Picnic Area (Covered)	¼-½ mile	2 acres	1 per 2,000	parking
Light Activity Area	¼-½ mile	Estimated 500 SF	1 per 1,000	Could include facilities for horseshoe pit, shuffleboard, chess, meditation, gardening, or similar activity

## 11.5 Inventory & Assessment of Existing Resources

This section provides information on the availability of recreation facilities to Anthony's residents and existing organizations that are involved in recreation and open space activities and development. Existing resources are assessed as they relate to opportunities for improvements to each recreation area, Anthony's demographics, and organizations available to pursue recreation and open space improvements in Anthony.

### 11.5.1 Local Recreation Areas

#### *Enrique Miramontes Memorial Park (Triangle Park)*

Enrique Miramontes Memorial Park, known as Triangle Park, is located at the intersection of Franklin and Antonio streets directly across from the Anthony Municipal Park Complex. The park was dedicated in 2000 and funded by private donations; the American Legion – Anthony, TX; Veterans of Foreign Wars – Anthony, NM; and the Town of Anthony, TX. The park contains veterans of war memorials, benches and picnic areas, playground equipment, and a gazebo. Wireless internet service is available at the park.

Trees throughout the park provide shade and several of the picnic tables are covered to provide additional sun protection. Park amenities are in generally good condition and landscaping is well maintained. The picnic tables are beginning to show wear and tear, paint finishes are chipping and showing rust. Those picnic tables should be sanded and re-painted.

Figure 11A: Enrique Miramontes Memorial Park



Veterans of War Memorials and Placards



Gazebo



Covered Picnic Table



Playscape



Park Signage



### Enrique Miramontes Memorial Park (Triangle Park) Park Opportunities:

Residents envision that Triangle Park will remain primarily an open space for contemplation and passive recreation use. Residents would like access to water fountains at Triangle Park. The park might also be appropriate for features such as a chess board or horseshoe pit.

### *Anthony Municipal Park Complex*

Anthony Municipal Park Complex was dedicated in 1974 by Governor Dolph Briscoe for the bi-state Anthony Texas and Anthony New Mexico community. The Anthony Municipal Park Complex consists of three park areas: Jerry F Hall Memorial Soccer Complex, Ernie Rascon Memorial Complex, and Henry Miramontes Memorial Park area. The municipal park complex was expanded in 2008 through a Texas Parks and Wildlife grant. Grant funds were used to build the four soccer fields, a walking/jogging trail, skate park, and several of the other park amenities.

The municipal park complex is the Town's primary recreation facility. It includes soccer fields, a baseball field, sand volleyball courts, a basketball court, skate park, walking trail, dog park area, garden, playground equipment, benches, picnic tables, and public restroom facilities. The majority of equipment and park amenities are in good condition and several of the picnic and bench areas are shaded to provide sun protection. A few of the picnic areas are beginning to show signs of wear and tear and would benefit from new paint.

Figure 11B: Anthony Municipal Park Complex



Softball field and bleachers



Skate Park



Playscape



Sand Volleyball Court



Basketball Court



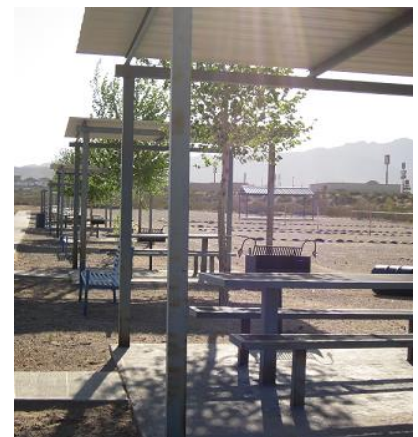
Garden



Town of Anthony Bench



Dog Park Area



Covered Picnic Tables with Grills

#### Anthony Municipal Park Complex Opportunities:

The Town currently has no indoor community recreation facilities and the Town would like to construct a community center adjacent to the municipal park complex, next to the police substation.

### *Las Torres Altos Neighborhood Park*

Las Torres Altos Neighborhood Park is located in the Las Torres Altos De Anthony subdivision and serves the immediate neighborhood. The park includes playground equipment, a basketball court, a swing set, picnic tables, benches, and shaded areas.

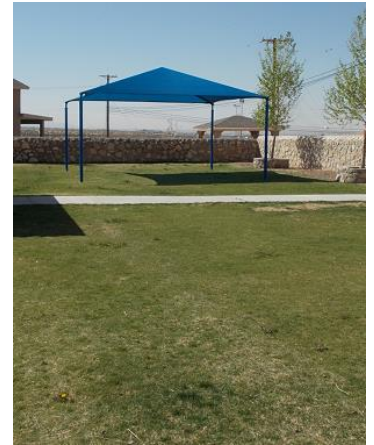
Figure 11C: Las Torres Altos Neighborhood Park



Playscape



Gazebo



Shaded area and multi-use open space

### *Anthony ISD Maintained Recreational Facilities*

Anthony ISD maintains recreational facilities at the Anthony ISD campuses on Wildcat Drive and 6<sup>th</sup> Street. Facilities include track and football field, baseball field, outdoor basketball courts, and playground equipment. Facilities are open to the public after school hours, when not in use by students and during the summer months. Open hours are clearly posted.

Figure 11D: Anthony High School Recreation Facilities



Tommy Sanchez Memorial Football Field



Public Access Hours

Table 11E: Anthony's Recreation Facility Inventory

Operation/ Maintenance:		City	City	City	ISD	ISD
Amenities	Total	Triangle Park (Enrique Miramontes Memorial Park)	Anthony Municipal Park Complex*	Las Torres Altos Neighborhood Park	Elementary	Middle/High School
ACTIVE USE AREAS						
Basketball Court (outdoors)	5	-	2	1	2	-
Tennis Court	0	-	-	-	-	-
Baseball Field	3	-	2	-	-	1
Softball Field	0	-	-	-	-	-
Football Field**	2	-	-	-	-	2
Soccer Field	4	-	4	-	-	-
Volleyball Court (outdoor)	2	-	2	-	-	-
Walking Trail/Track	2	-	1	-	-	1
Multi-use Field	2	-	-	1 (small open field area)	-	1 (football practice field)
Batting/Pitching Cage	1	-	1	-	-	-
Skate Park	1	-	1	-	-	-
Playscape	7	1	1	1	4	-
Monkey bars	5	1	-	-	4	-
Swing Set	2	1 (6 swings)	-	1 (4 swings)	-	-
Dog Park Area	1	-	1	-	-	-
PASSIVE USE AREAS						
Picnic Tables	28	5	20	3	-	-
Benches	14	4	8	2	-	-
Bleachers	-	-	yes	-	-	yes
Shade Structures	11	-	6	1	4	-
Memorial Area	2	1	1	-	-	-
Gazebo/Covered area	3	1	1	1	-	-
ADDITIONAL AMENITIES						
Lighting	-	-	yes	-	-	yes
Trash cans	-	yes (6)	yes (26)	yes (2)	yes	yes
Concession Stand	-	-	yes (1)	-	-	-
Restrooms	-	-	yes	-	-	-
Score Board	-	-	-	-	-	yes
Wireless Internet	-	yes	yes	yes	-	-

Drinking Fountain	-	-	-	-	-	-
Flagpole	-	yes	yes	-	yes	yes

Needs repairs/replacement

*\*Anthony Municipal Park Complex includes Jerry F Hall Memorial Soccer Complex, Ernie Rascon Memorial Park, and Henry Miramontes Memorial Park*

*\*\*One high school football field and stadium & one practice football field*

*Source: GrantWorks Field Survey, March, 2014*

Note: Only those facilities that are open to the public on a full or limited basis are included in the Town's recreation facility inventory

## 11.5.2 Additional Local Areas Used for Outdoor Activities

### *Open Space*

A city's park system often includes dedicated open spaces to provide opportunities for passive recreation, to provide habitat for local flora and fauna, to preserve landmarks or vistas, or to ensure no development occurs in areas where potential hazards exist, such as flooding (e.g. land within a FEMA 100 Year Floodplain). Within Anthony's town limits, nearly half (48%, 1,775 ac.) of the land is undeveloped or agricultural land. Another 300 acres are subdivided but not developed. Combined, that totals over 2,000 acres of "open" land within the city limits. Over 600 acres of floodplain are located within the city limits, the majority of which are undeveloped or agricultural land.

### Open Space Opportunities:

Although it is not practical to entirely prohibit construction in the FEMA 100 year floodplain, the Town of Anthony should educate residents about floodplain locations and the costs of floodplain development.

Anthony's Henry Miramontes Memorial Park area within the Municipal Park Complex consists largely of undeveloped open space that is located in the FEMA 100 Year Floodplain. The Municipal Park Complex is bordered by over 20 acres of undeveloped land to the east and west, some of which is located in the FEMA 100 Year Floodplain. The Town should consider acquiring the adjacent undeveloped land located in the floodplain for additional park open space in order to preserve the land as open space. In addition, as eastern Anthony develops, the Town should encourage preservation of open space along the streams and floodways by promoting a hike & bike system.

## 11.5.3 Regional Recreation Areas

### *City of El Paso Park System*

The City of El Paso maintains an extensive park and recreation system that includes indoor and outdoor services to residents and visitors of all ages. Recreation amenities include parks, trails, swimming pools, recreation centers, senior centers, a municipal golf course system, and covered shelters to reserve/rent. The City of El Paso parks and recreation department also organizes adult sports leagues, a variety of leisure classes, swim classes, and parent classes. A complete inventory of public parks and their amenities is available through the City of El Paso website (<https://home.elpasotexas.gov/parks/#>).

### *Rio Grande Riverpark Trail System*

The Rio Grande Riverpark Trail System is a joint project between El Paso County and the City of El Paso and is funded primarily through grants. It is a 32 mile hike and bike trail that begins at the New Mexico

state line near Vinton, passes by the Town of Anthony, and extends south to the City of El Paso and the Valley of the Missions. The trail system follows the Rio Grande river and provides area residents and visitors with opportunities to enjoy desert vistas, native wildlife and vegetation, historical sites, outdoor fitness, and recreation. More information about the trail system can be found on the El Paso County website (<http://www.co.el-paso.tx.us/parksandrec/riverpark/>).

#### Rio Grande Riverpark Trail System Opportunities:

The Rio Grande Riverpark Trail System passes through the western edge of Anthony near the intersection of Levee Road and the Rio Grande River. The trail access point is a substantial distance from the Town's developed area the most direct access point for Anthony residents is just south of the corporate limits in northern Vinton. In order to increase resident awareness and usage of this recreation amenity, the Town should consider posting signs alerting residents and visitors of the trail's location and/or establishing a bike connection from the downtown area to the trail.

#### *Franklin Mountains State Park*

The Franklin Mountains are the largest sustained mountain range in Texas. The park currently offers two hiking trails accessible off Loop 375/Trans-Mountain Road and improvements are being made to expand the trail system to offer over 100 miles of trails. The park also provides opportunities for rock climbing in McKelligon Canyon, a variety of camp sites, picnic areas, and rental facilities. Franklin Mountains State Park hosts several events including organized hikes and mountain biking, and an annual



Poppies Fest. Entrance fees are \$5 for adults 13 years and older, children 12 and under are free. More information can be found on the park's website: <http://www.tpwd.state.tx.us/state-parks/franklin-mountains/>.

#### Franklin Mountains State Park Opportunities:

Dirt roads that connect with the Franklin Mountains trail system are located just east of the Town of Anthony corporate limit boundary that runs along Pipeline Road. The eastern area of Anthony is largely undeveloped. As development occurs, the Town should encourage developers to build connections to these trails, making them accessible to residents.

### *Privately Owned Recreational Facilities*

A number of gymnastics, dance, sports, gyms, and similar clubs are located in El Paso. El Paso also has numerous private 18-hole golf courses.

## ***11.6 Needs Assessment and Identification***

This section outlines local recreational needs using a standards-based assessment and a demand-based assessment of the Town and its residents.

### **11.6.1 Standards-Based Assessment**

A standards-based assessment uses community attributes to determine the recreational needs of the community. The three criteria that are part of the standards-based assessment are: the current and future population of the community; acreage devoted to parks and open space; and the number of households within the service area of the recreational facilities. The standards-based assessment does not take into account residents' desires or a community's capacity to maintain facilities.

According to a standards-based assessment of Anthony's facilities, Anthony needs tennis courts and two additional playgrounds by 2024.

Recreational facilities in Anthony that serve seniors include the walking trail, dog park, and garden area at the Municipal Park Complex, and the memorial installations at Triangle Park. Passive recreation activities for seniors include watching soccer and ball sports.

## Detailed Standards-Based Assessment Data

### *Facility Needs by Population Size*

Table 11F (next page) identifies the Town's existing and future needs based upon the population projection and standards for facilities described earlier in the chapter.

Table 11F: Facilities Standards & Existing Facilities Comparison

Facility	2014		Additional Facilities Needed	
	Existing within service area	Number needed per 1,000 residents	Currently needed	Total needed by 2024
<i>Facilities needed locally (within 2 miles)</i>				
Basketball	5	1	0	0
Baseball	3	1	0	0
Softball	1	0	0	0
Soccer/Multi-Use Field	4	1	0	0
Tennis	0	1	2	2
Volleyball	2	1	0	0
Playgrounds (Playscapes)	7	2	0	2
Family Picnic Area/ Picnic Tables	28	6	0	0
Group Picnic Area/Gazebo (Covered)	3	1	0	0
Light Activity Area	5	1	0	0
<i>Facilities needed within region (&lt; 30 min. drive time; golf &lt; 1hr.)*</i>				
Football	2	0	0	0
Golf	1*	0	0	0
Hike/Bike Trails	3	1	0	0
1/4 Mile Running Track	1	0	0	0
Swimming Pool	7**	0	0	0

\* One municipal golf course is located in El Paso County and numerous private clubs are located in the City of El Paso

\*\*Six public swimming pools through the El Paso Park system and one public pool in Canutillo are within a 30 mile drive of Anthony

### *Acreage Needs by Population Size*

Level of service is the term used to describe the role of the park system in the community and is expressed in acres of useable parkland per 1,000 persons. As expressed in the Town's facility standards,

Anthony's residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents. The level of service for parks and open space is based on useable space; therefore, undeveloped parkland is not included. Due to policies restricting the availability of use by the general public, acreage of private recreational facilities and areas of school campuses not open to the public are not included. ***The Town of Anthony has a LOS of 10.2 acres of developed parkland per 1,000 residents, which meets the standard for acres per person.***

Table 11G: Existing Parks, Level of Service

Facility	Park Type	Desirable Acreage	Total Acres	Developed Acres	Service Area (Miles)	City Households Served	% of Houses
Anthony Municipal Park Complex*	Community Park	15 – 25+	36.5	23	2	1,030	100%
Triangle Park**	Neighborhood Park	1 – 15+	1.2	1.2	1/2	602	58%
Las Torres Altos Park	Mini Park	< 1	0.5	0.5	1/4	214	21%
HS Football Fields	Special Use	N/A	7.2	7.2	2	797	77%
HS Baseball Field	Special Use	N/A	2.6	2.6	2	797	77%
Elementary Playgrounds	Special Use	N/A	1.8	1.8	1/2	644	63%
Total Acreage			49.8	36.3			
Population – 3,550 (est. 2014); 4,380 (est. 2024)							
Level of Service 2014			14.0	10.2			
Level of Service 2024			11.4	8.3			

Source: GrantWorks field survey, 2014

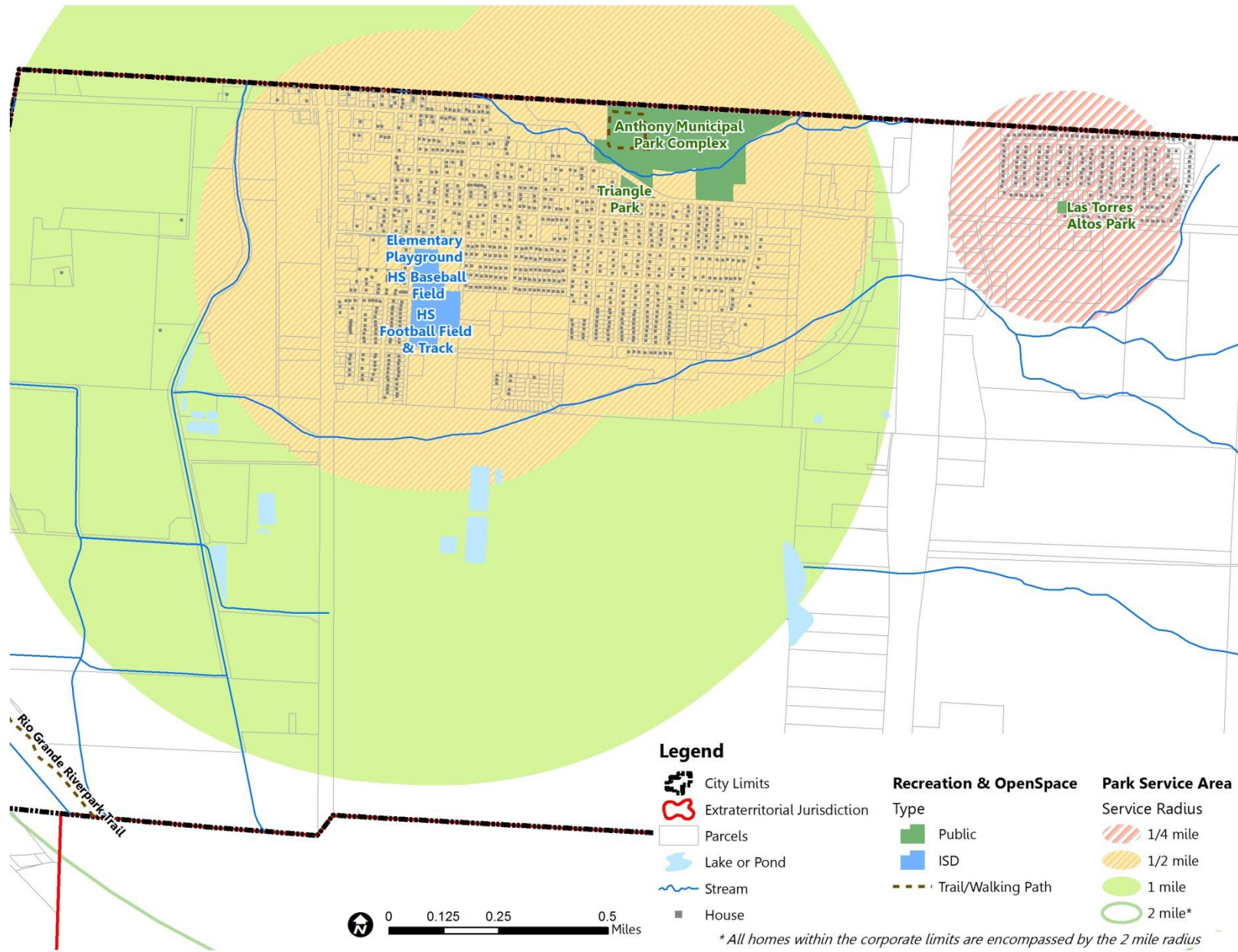
\*Anthony Municipal Park Complex includes: Jerry F Hall Memorial Soccer Complex, Ernie Rascon Memorial Park, and Henry Miramontes Memorial Park

\*\*Triangle Park is also known as Enrique Miramontes Memorial Park

### *Acreage Needs by Park Location*

The standards-based assessment also determines recreation needs based upon the service area of the community's parks. The service area refers to the area formed by a predetermined radius extending out from the park that would typically serve the surrounding population. The service area of existing parks is described in *Table 11G* above and in *Figure 11E* on the next page. All of Anthony's residents are served by at least one recreational facility.

Figure 11N: Anthony's Park Service Area



11.6.2 Demand-Based Assessment

A demand-based assessment of local recreation facilities was made using the survey distributed at Anthony ISD during the spring of 2014 and at a planning workshop in March 2014. Ninety eight surveys, representing approximately 315 residents were returned. Data gathered from the surveys identified common recreational activities of adults and children, favorite parks and needed improvements, and desired additional recreational facilities. The summary results of the assessment are as follows:

Table 11H: Top Four: Activities, Residents’ Facility Desires, Activity Locations

Top 4:	Children’s Activities	Adults’ Activities	Residents want	Locations for activities
1.	Basketball	Football	Swimming Pool	Home
2.	Football	Basketball	Recreation Center	Anthony Municipal Park
3.	Soccer	Walking	Playground	Parks in Other Cities
4.	Baseball	Running	Basketball Courts	School

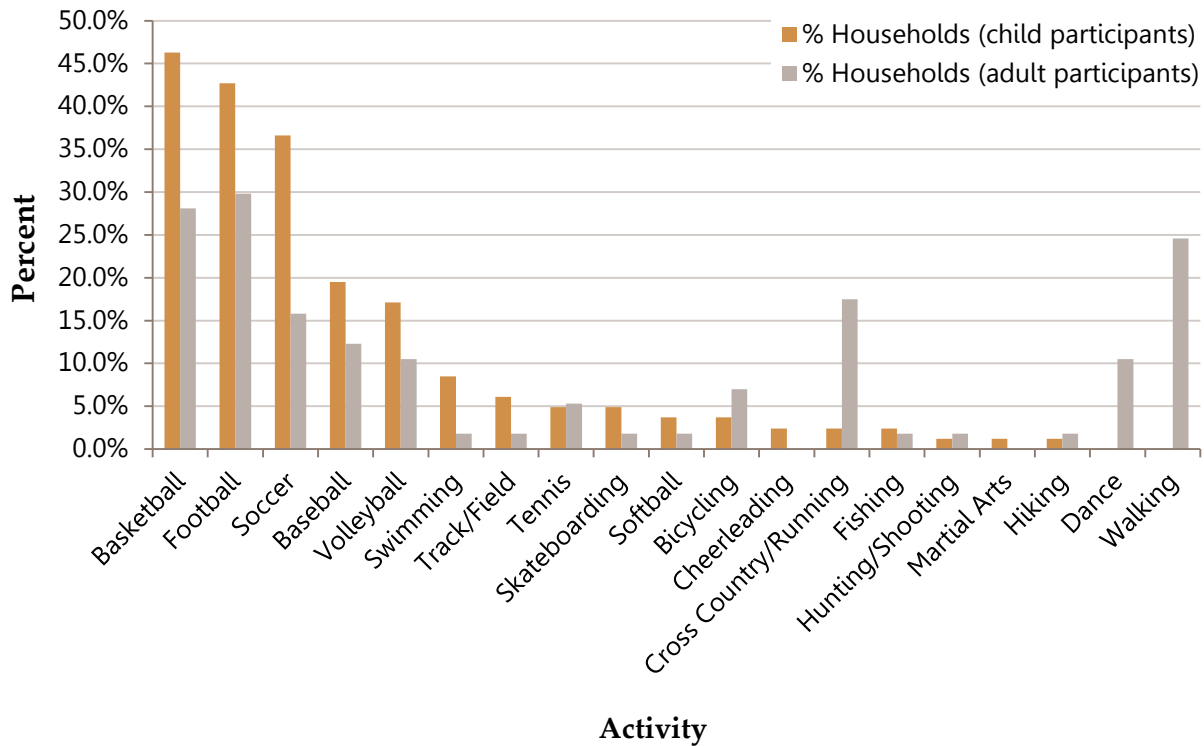
Top facility desires of residents include a swimming pool, a recreation center, additional playground equipment, and basketball courts.

Detailed Demand-Based Assessment Data

Resident Activities

Chart 11C: Top Activities for Children and Adults shows that basketball, football, and soccer are the most popular sports among Anthony’s youth, while football, basketball, and walking are the most popular adult activities.

Chart 11C: Top Activities for Children & Adults

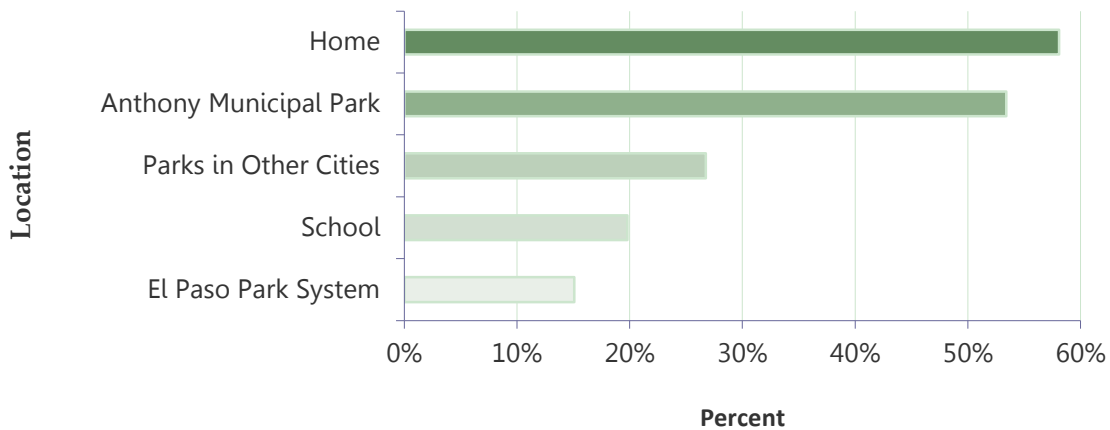


Source: GrantWorks community recreation survey, 2014

### Activity Locations

Most of the activities that children and adults participate in are based at home or at the Anthony Municipal Park Complex.

Chart 11D: Location of Activities



Source: GrantWorks community recreation survey, 2014

Note: Percentage indicates percent of households that participate in an activity in the location

### Park Improvements Needed

The survey next asked citizens if the existing parks in Anthony should be upgraded and/or improved to include additional facilities. Ninety-eight percent (98%) of survey responses indicated that 'yes' parks should be upgraded and/or improved and 2% indicated "no."

Survey respondents were asked to write down specific improvements they would like to see to the park system. The majority of comments pertained to improves to and expansion of playground equipment, bathroom and water fountain facilities, and improvements to sports recreation facilities (*Table 11I*).

Table 11I: What kinds of improvements are needed in Anthony's parks?

Improvement	# of write-in comments	Sample of Comments
Playground	42	"I think we should improve our playground in the triangle park because it is too small for us 4 <sup>th</sup> graders;" "add a new play set for older and bigger kids;" "bigger playground, longer slides, monkey bars"
Bathrooms & Water Fountains	24	"Clean restrooms, water fountains"
Sports Recreation Facilities	20	"Renew the batting cages in the baseball park;" "We need a baseball park;" "New basketball hoops;" "Youth sports league to work with El Paso's system;" "Swimming pool"
Landscaping & General Maintenance	19	"A fence for dog park;" "Pretty gardens;" "grass;" "grass must be mowed;" "new paint & cleaning;" "fix furniture;"
Additional		"Food trucks;" "laser tag;" "fishing pond;" "trampoline;" "jumping balloon"

Source: GrantWorks community recreation survey, 2014

### Additional Facilities Wanted

The final two questions on the survey asked the respondents to identify and rank additional recreational facilities that they would like to have in Anthony. Question 6 asked the respondent if a specific facility was "very important", "somewhat important", or "not important." The responses were weighted; "very important" received three points, "somewhat important" received two points, and "not important" received minus one point. The resulting scores are shown in *Table 11J*.

In addition to the recreational facilities outlined below, residents were given the opportunity to write in additional recreational facilities that they would like to have in Anthony. Ten (10) respondents wrote in dog park, 8 respondents wrote in go-carts/racing, and 6 respondents requested an arcade.

Table 11J: Additional Recreational Facilities

Facility	Number of responses			Weighted Score
	Very Important	Somewhat Important	Not Important	
Swimming Pool	82	10	3	263
Playground	82	7	4	256
Recreation Center	68	14	6	226
Basketball Courts	64	19	5	225
Public Garden	62	23	8	224
Hike/ Jogging/ Bike Trail	61	23	7	222
Skate Park	53	23	14	191
Covered Picnic Area	55	19	15	188
Volleyball Courts	54	21	17	187
Soccer Field	57	16	18	185
Outdoor Tennis Courts	42	30	16	170
Outdoor Picnic Area	45	26	20	167
Softball/ Baseball Field	44	22	24	152
Golf Course	40	22	27	137
Sidewalks	1	2	0	7

Source: GrantWorks community recreation survey, 2014

The final question asked the respondent to list the three most important facilities identified in question 6, and the combined score is shown in *Table 11K*.

Table 11K: Prioritized Additional Recreational Facilities

Priority	Facility	Score
<b>1</b>	<b>Swimming Pool</b>	<b>170</b>
<b>2</b>	<b>Recreation Center</b>	<b>50</b>
<b>3</b>	<b>Playground</b>	<b>48</b>
<b>4</b>	<b>Basketball Courts</b>	<b>47</b>
5	Skate Park	35
6	Public Garden	34
7	Soccer Field	28
8	Hike/ Jogging/ Bike Trail	19

Priority	Facility	Score
9	Outdoor Tennis Courts	18
10	Volleyball Courts	17
11	Covered Picnic Area	16
12	Golf Course	13
13	Softball/ Baseball Field	12
14	Outdoor Picnic Area	8

*Source: GrantWorks community recreation survey, 2014*

## 11.7 Prioritization of Needs

A review of public hearing comments, survey results, and established standards clearly indicates the need for the Town of Anthony to expand existing facilities and develop new outdoor and indoor facilities.

Park planners realized that establishing priorities based solely on the public's numerical ranking of activities may not give appropriate consideration to the most logical and efficient use of limited available cash, and it may not provide the widest range of activities to the broadest possible target audience.

For example, development of a swimming pool was among the most suggested activity. However, planners, staff and City Council members determined that it is unrealistic for the town to spend limited available cash to develop that facility when other desired facilities can provide activities to a broader range of residents at a much lower cost. Therefore, the Town will consider development of a swimming pool at a later date if funding becomes available.

The public comments made in the survey mentioned the need for more playground equipment, particularly equipment that serves older children, water fountains, a recreation center, basketball courts, a public garden, and other facilities. Those types of improvements can feasibly be created during the planning period with existing resources, grants, and coordination with Anthony ISD, community groups, and local landowners.

The Town of Anthony has established the following development priorities:

### *Outdoor construction-related priorities (OC):*

<b>Priority 1:</b>	Install two playscapes at Anthony Municipal Park with separate areas for children ages 2-5 and those ages 5-12
<b>Priority 2:</b>	Construct additional basketball courts at Anthony Municipal Park Complex

<b>Priority 3:</b>	Refurbish worn picnic tables and benches and add water fountains at Triangle Park and Anthony Municipal Park
<b>Priority 4</b>	As development of Anthony east of IH 10 occurs, encourage development plans that incorporate parks and hike and bike trails, especially trails along flood hazard zones, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents
<b>Priority 5:</b>	Initiate thoroughfare-fronting property improvements
<b>Priority 6:</b>	Conduct an annual Tree Planting campaign; plant 10 trees per year
<b>Priority 7:</b>	Create bicycle and pedestrian connections between ISD, Triangle Park/Municipal Park Complex, and residential neighborhoods
<b>Priority 8:</b>	Build public garden in collaboration with Anthony ISD. Possible locations include Anthony Municipal Park Complex, adjacent to xeriscape garden area or on land between Anthony Elementary and Middle school campuses
<b>Priority 9:</b>	Develop bike route connection to Rio Grande Riverpark Trail from downtown Anthony. Install signs directly residents/visitors to the Riverpark trail access point.
<b>Priority 10:</b>	Construct water feature: a swimming pool if town budget and funds allow for routine maintenance and operation or splash pad feature
<b>Priority 11:</b>	Encourage development of other outdoor activities typically operated by private businesses such as equestrian facilities, miniature golf, bicycle motor-cross, or a mountain bike trail

#### ***Indoor construction-related priorities (IC):***

<b>Priority 1:</b>	Construct a community center at the Anthony Municipal Park Complex near the police substation for multiple uses including a senior center, arts-and-crafts, dancing, community banquets, and indoor recreation activities
<b>Priority 2:</b>	Encourage development of other indoor activities typically operated by private businesses such as a movie theater, gym, bowling alley, or gymnastics center

#### ***Ongoing non-construction priorities (NC):***

<b>Action Item 1:</b>	Adopt subdivision regulations that require new developments of over 10 units contribute land or a fee in lieu for park improvements and allow for open-space dedication and floodplain preservation
<b>Action Item 2:</b>	Continue to budget sufficient funds for on-going facility development
<b>Action Item 3:</b>	Continue to budget sufficient funds for park maintenance

<b>Action Item 4:</b>	Rebuild/create a Keep Anthony Beautiful community group that is comprised of residents and local business owners to spearhead workdays and beautification efforts
<b>Action Item 5:</b>	Establish a voluntary park donation fund for maintenance, repair, and upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to Town utility bill.
<b>Action Item 6:</b>	Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space
<b>Action Item 7:</b>	Continue to work with Anthony ISD to ensure all available area facilities can be utilized year-round
<b>Action Item 8:</b>	Establish "community work day" at parks to accomplish a portion of park development using volunteer labor. Tasks can include site preparation, clean-up and preliminary construction tasks. Seek volunteers from local citizens, Town staff, community service workers, chamber of commerce, school district and civic groups.
<b>Action Item 9:</b>	Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.
<b>Action Item 10:</b>	Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions
<b>Action Item 11:</b>	Schedule biennial reviews of Park Master Plan to update inventory and priority needs lists. Solicit new public input every five years.

## *11.8 Recreation & Open Space Plan*

This plan is designed to be implemented during a 10-year period commencing with fiscal year 2014-2015 and ending with fiscal year 2024-2025. The plan addresses the full spectrum of the Town's new construction, maintenance, and operation needs to ensure that the highest quality park, recreation, and open space opportunities are available.

The following implementation plan sets forth the most reasonable development timeline assuming funding resources are available. The items are identified as Construction (C) priorities or as non-construction (NC) action items. Outdoor activities are identified as OC. Indoor activities are identified as IC.

Potential methods of funding for these projects are identified. These potential sources include local general funds, general obligation bonds, certificates of obligation (CO's), sales tax revenue, local in-kind labor; donations of land, cash, materials and labor from private individuals; and grants from Texas Parks & Wildlife Department (TPW) through the outdoor, indoor, trails, and small community programs, and other private grant sources.

The following plan outlines projects the Town should strive to achieve on a short-term basis within the first five years of the planning period and on a long-term basis. The plan derives from the above analyses: the inventory of existing conditions, including physical and social resources; the standards-based assessment; and the needs-based assessment.

Table 11L: Recreation & Open Space Implementation Plan

**FY 2014-2015 (10/1/14 to 9/30/15)**

<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>
Establish community group associated with Keep Anthony Beautiful to spearhead workdays and beautification efforts	NC 4	Staff Time	GEN, Local
Sand and re-paint worn benches/picnic tables at Triangle Park and Anthony Municipal Park Complex to maintain and lengthen lifespan of outdoor furniture	OC 3	\$1,000	GEN
Adopt subdivision regulations that require that new developments of over 10 units contribute land or a fee in lieu for park improvements and allow for open-space dedication and floodplain preservation	NC 1	\$1,000	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

### FY 2015-2016 (10/1/15 to 9/30/16)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2015 to the TPW Indoor Recreation Grant Program to construct a community center at the Anthony Municipal Park Complex near the police substation for multiple uses including a senior center, arts-and-crafts, dancing, community banquets, and indoor recreation activities	IC 1	Up to \$150,000 for community center	GEN (Town contribution would be \$75,000 as 50% match); TPW
Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to Town utility bill.	NC 5	Less than \$1,000	GEN
Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.	NC 6	Less than \$1,000	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

### FY 2016-2017 (10/1/16 to 9/30/17)

Implementation Item	Action Item	Estimated Cost	Funding Source
Install water fountains at Triangle Park and Anthony Municipal Park Complex	OC 3	\$2,500 ea.	GEN, Local

Schedule biennial review of master plan and update priority list, if needed.	NC 11	Less than \$500	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

#### FY 2017-2018 (10/1/17 to 9/30/18)

Implementation Item	Action Item	Estimated Cost	Funding Source
Initiate collaboration with TxDOT to install dedicated bike lanes and sidewalks along Wildcat Drive; to add a crosswalk across Wildcat Drive at Jaime Street; and to add a crosswalk across Franklin Street (FM 1905) between Triangle Park & Municipal Park Complex	OC 5	Sidewalks ≈ \$50/linear feet for 5' width; Crosswalks ≈ \$750 - \$2.5k depending on type and signage	GEN, TxDOT
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW

<b>Annual:</b> Initiate annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

#### FY 2018-2019 (10/1/18 to 9/30/19)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2018 to the TPW Small Community Program to install equipment at Anthony Municipal Park Complex that includes additional basketball courts, two playscapes with separate areas for children aged 2-5 and those aged 5-12, and picnic areas with BBQ grills.	OC 1, OC 2	\$75k - \$150k depending on size and type of construction	GEN (Town contribution would be \$37,500 - \$75,000 as 50% match); Local; TPW
Continue working with TxDOT to install dedicated bike lanes and sidewalks along Wildcat Drive; to add a crosswalk across Wildcat Drive at Jaime Street; and to add a crosswalk across Franklin Street (FM 1905) between Triangle Park & Municipal Park Complex	OC 5	Sidewalks ≈ \$50/linear feet for 5' width; Crosswalks ≈ \$750 - \$2.5k depending on type and signage	GEN, TxDOT
Make Jaime Street a shared-road bike route	OC 5	Shared-road street striping ≈ \$1,000	
Schedule review of master plan and solicit new public input.	NC 11	Less than \$1,000	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those	OC 4	variable	Gen, Local, TPW

that create a connection under IH 10 underpass to increase trail accessibility for all residents			
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

#### FY 2019-2020 (10/1/19 to 9/30/20)

Implementation Item	Action Item	Estimated Cost	Funding Source
Collaborate with Anthony ISD to apply for Captain America Foundation community garden grant (or other grant outlined in <i>Ch. 13: Funding Sources</i> )	OC 8	Staff Time	GEN, Local, ISD
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, gym, bowling alley, or gymnastics center.	IC 2	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private businesses such as a skate park, miniature golf, or bicycle motor-cross.	OC 11	Staff	GEN, Local
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local

<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

#### FY 2020-2021 (10/1/20 to 9/30/21)

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop community garden in collaboration with Anthony ISD at Anthony Municipal Park Complex or at ISD campus	OC 8	\$5,000	GEN, Local, ISD, CPF grant
Initiate collaboration with TxDOT and County of El Paso to plan for a bike route/path from downtown Anthony to Rio Grande Riverpark Trail access point & install signs directing residents/visitors to the access point	OC 9	Staff Time	GEN, TxDOT, County
Schedule biennial review of Master Park Plan	NC 11	Less than \$500	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local

<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

### FY 2021-2022 (10/1/21 to 9/30/22)

Implementation Item	Action Item	Estimated Cost	Funding Source
Construct bike route/path from downtown Anthony to Rio Grande Riverpark Trail access point	OC 9	Variable depending on route	GEN, TxDOT, County
Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions.	NC 10	Less than \$1,000	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

### FY 2022-2023 (10/1/22 to 9/30/23)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2022 to the TPW Small Community Program to construct a water feature such as a swimming pool (if city is able to fund regular pool maintenance and operation) or a splash pad area	OC 10	\$75k - \$150k depending on size and type of construction	GEN (Town contribution would be \$37,500 - \$75,000 as 50% match); Local; TPW
Schedule biennial review of Master Park Plan	NC 11	Less than \$500	GEN
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

### FY 2023-2024 (10/1/23 to 9/30/24)

Implementation Item	Action Item	Estimated Cost	Funding Source
Schedule creation of new Master Park Plan	NC 11	\$10,000	GEN, CDBG
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the	OC 4	variable	Gen, Local, TPW

development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents			
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN

#### FY 2024-2025 (10/1/24 to 9/30/25)

Implementation Item	Action Item	Estimated Cost	Funding Source
<b>Ongoing:</b> Continue to collaborate with Anthony ISD to ensure all available ISD facilities can be utilized year-round	NC 7	Less than \$1,000	GEN, ISD
<b>Ongoing:</b> Encourage development plans of Anthony east of IH 10 that incorporate parks and hike and bike trails, especially the development of trails along floodways, those that create future connection points to the Franklin Mountain trail system, and those that create a connection under IH 10 underpass to increase trail accessibility for all residents	OC 4	variable	Gen, Local, TPW
<b>Annual:</b> Continue annual Tree Planting campaign (plant 5 trees per year) and Thoroughfare beautification	OC 6, OC 7	Less than \$1,000	GEN, Local
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	GEN, Local
<b>Annual:</b> Continue to develop events and festivals at Anthony Municipal Park Complex. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$3,000 - \$5,000	GEN, Local

<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 2, NC 3	\$10,000 +	GEN
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TPW = Texas Parks and Wildlife Department; GEN = Town of Anthony municipal funds; Staff = Anthony staff time; Local = donations from private citizens, organizations, and local businesses; ISD = Anthony ISD; KAB Community Group= Keep Anthony Beautiful Community Group; CPF grants=Captain Planet Foundation Grants; County= El Paso County; TxDOT = Texas Department of Transportation Statewide Transportation Enhancements Grants, Transportation Alternatives Program; CDBG = Community Development Block Grant program

## 11.9 Appendix 11A

### Town of Anthony ~ Parks Plan Survey

Survey is also available online at: <https://www.surveymonkey.com/s/TownofAnthony>

1) Do you reside within the town of Anthony? \_\_\_\_ Yes \_\_\_\_ No

2) How many people in your household are in the following age groups?

Age Group	12 or below	13-20	21-30	31-50	51-65	66 and above
Number of people						

3) What types of sports do the children in your family participate in? For each sport listed, give the location (city) where the sport is played. Under park name, write "home" if the sport is played at home.

Children's Sport	Park Name	Location

4) What types of recreational activities do the adults in your family participate in? For each sport listed, give the location (city) where the sport is played. Under park name, write "home" if the sport is played at home.

Adult's Sport	Park Name	Location

5) Should existing parks in Anthony be improved?

(Place X in appropriate box)

Strongly Agree	Agree	Disagree	Strongly Disagree

What improvements are needed?

\_\_\_\_\_

6) What additional recreational facilities would you like to have in Anthony?

Facility	Very Important	Somewhat Important	Not Important
Example: Playground	X		
Recreation Center			
Hike/ Jogging/ Bike Trail			
Swimming Pool			
Outdoor Tennis Courts			
Softball/ Baseball Field			
Soccer Field			
Covered Picnic Area			
Outdoor Picnic Area			

Golf Course			
Playground			
Basketball Courts			
Volleyball Courts			
Garden			
Skate Park			
Other: _____			

**7) Of the Facilities listed in question 6, please list the TOP THREE in Priority Order.**

Rank	Facility
<b>1</b>	
<b>2</b>	
<b>3</b>	

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## 12 CAPITAL IMPROVEMENTS PROGRAM

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The condition of infrastructure is a major concern of all communities. Infrastructure deteriorates with time and use, and as cities expand, stress is placed upon the capacity of local governments to accommodate additional people. When properly developed and used, a capital improvements program (CIP) is a tool for local government to identify ongoing and long-term capital needs and assess financial capabilities to meet those needs.

### *12.1 Highlights*

Although Anthony is a small, low-income community, the Town has issued general obligation bond debt for a clean water project that will retire in 2039. While many of the Town's financial ratios are within standard benchmarks, the Town's per capita bond indebtedness is 1.5 times more than that benchmark's upper limits. This indicates that Anthony should limit its issuance of general obligation bonds on top of existing debt until the existing debt is reduced. Local sales and property tax revenues have general been rising since 2006, despite the recession that began in 2008.

Projects recommended in the 5-Year Capital Improvements Program Schedule at the end of this chapter (and on *Map 12: Capital Improvements Program*) total an estimated \$3 million. The order of those projects and the exact locations of some improvements would depend on funding availability, engineering studies, and the changing needs of the community. Local financing options are discussed below, while *Chapter 13: Funding Sources* contains extensive information on grants and loans available from external sources.

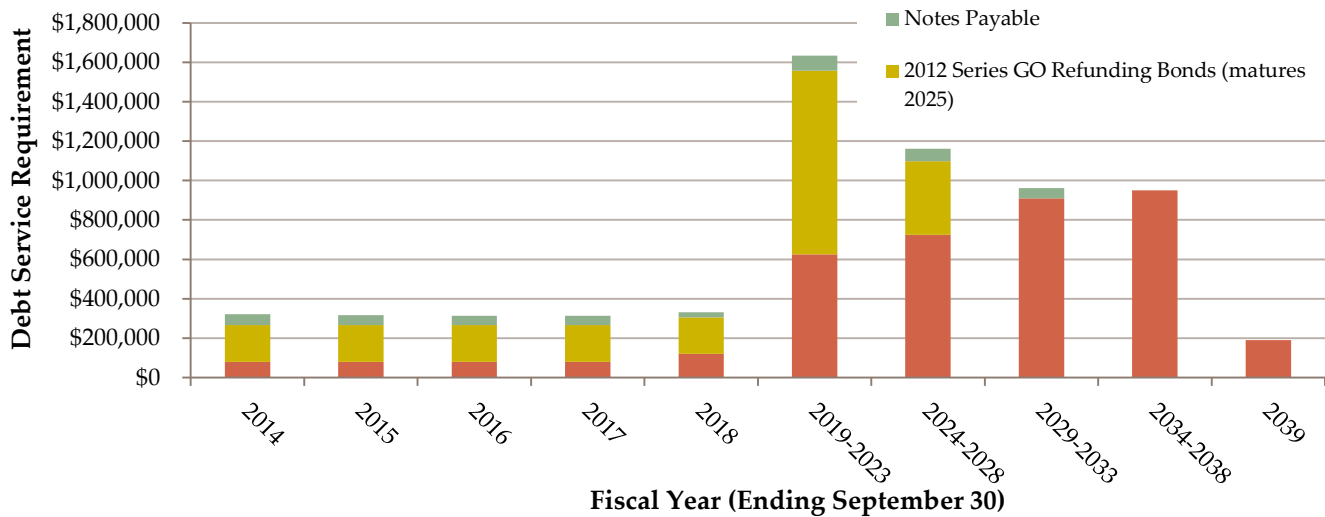
### *12.2 Town Financial Condition*

This section describes the Town's financial condition with regards to public debt, income and expenditures, tax revenue trends, and residents' income levels.

### 12.2.1 Public Debt

The Town's 2013 Audit identifies six sources of town debt, all of which are paid out of the Town's Governmental Fund: a 2009A Series General Obligation Bond for a clean water project; a 2012 Series General Obligation Refunding Bond; and four loans including a public property finance loan for equipment, a grant repayment loan, a loan for baseball field lighting, and a motorcycle loan for two motorcycles. *Chart 12A* describes the Town's outstanding debt obligations.

Chart 12A: Town Debt Service Payments<sup>72</sup>



### 12.2.2 Income & Expenditures

The Town's organization of revenues and expenses follows standard governmental accounting practice. All funds are Governmental Fund types or Proprietary Fund types. The governmental funds include the General Fund, the Debt Service Fund, and the Capital Projects Fund. The General Fund is the general operating fund of the Town. Income for the General Fund is generated primarily through taxes and fines, and expenditures include general government administrative expenses, public safety, and capital outlays. The General Fund is used to account for resources traditionally associated with government that are not required legally or by sound financial management to be accounted for in another fund. The debt service fund is used for the accumulation of resources for and payment of general long-term debt service and related costs and revenue for that fund is derived from property taxes. The Capital Projects Fund is used to account for the clean water project.

Between 2012 and 2013, the primary increase in Governmental Fund revenues (general and special revenue funds) was from property and occupancy taxes as well as a substantial increase in grant revenue, and the primary increase in expenditures was from capital outlays.

<sup>72</sup> Source: Financial Report of Town of Anthony, year ending 9/30/2013, pg. 30, 34-38

Between 2012 and 2013, revenue from property and occupancy taxes and sales tax increased, while revenue from licenses and permits and contributions decreased. Expenditures on capital outlays increased six times and general government and public safety also increased. Expenditures for culture and recreation and streets declined. Additionally, in 2013, the Town received a larger grant than in 2012 that was accounted in the general fund.

Table 12A: Government Fund Revenues & Expenditures

	2012	2013
<b>Revenues</b>		
Sales Taxes	\$515,789	\$528,777
Property & Occupancy Taxes	\$660,646	\$710,530
Fines & Forfeitures	\$268,516	\$254,523
Street Rentals	\$143,247	\$134,573
Licenses & Permits	\$109,860	\$87,934
Interest Income	\$3,531	\$3,690
Contributions	\$23,168	\$12,167
Grants	\$307,263	\$545,707
Miscellaneous	\$62,847	\$41,646
<b>Total Revenues</b>	<b>\$2,094,867</b>	<b>\$2,319,547</b>
<b>Expenditures</b>		
General Government	\$531,267	\$589,186
Public Safety	\$958,692	\$1,049,744
Streets	\$90,853	\$59,441
Culture & Recreation	\$68,922	\$31,366
Court	\$141,235	\$147,055
Capital Outlays	\$429,681	\$3,232,688
Principal Retirements	\$349,659	\$360,866
Interest	\$105,912	\$75,394
<b>Total Expenses</b>	<b>\$2,676,221</b>	<b>\$5,545,740</b>
<b>Other Financing Sources</b>		
Net Proceeds of Refunding Bonds & New Debt	\$40,812	\$100,000
Net Operating Transfers	\$313,054	\$326,451
<b>Total Other Financing Sources</b>	<b>\$353,866</b>	<b>\$426,451</b>
<i>Excess (Deficiency) of Revenues Over (Under) Expenditures</i>	<i>(\$227,488)</i>	<i>(\$2,799,742)</i>
<i>Net Change in Fund</i>	<i>(\$227,488)</i>	<i>(\$2,799,742)</i>
<i>Beginning Fund Balance</i>	<i>\$3,910,542</i>	<i>\$3,683,054</i>
<i>Ending Fund Balance</i>	<i>\$3,683,054</i>	<i>\$883,312</i>

The Proprietary Fund includes activities that the Town operates similarly to a business: water and sewer service. Revenues come primarily from sales and expenditures come primarily from salaries and public service fees.

Table 12B: Proprietary Fund Revenues & Expenditures

	2012	2013
<b>Operating Revenues</b>		
Water Fees	\$479,493	\$470,913
Sewer Fees	\$258,260	\$261,094
Public Service	\$531,734	\$559,839
Other	\$1,691	\$6,490
<b>Total Operating Revenues</b>	<b>\$1,271,178</b>	<b>\$1,298,336</b>
<b>Operating Expenditures</b>		
Personnel Costs	\$271,882	\$318,239
Repairs & Maintenance	\$109,086	\$118,588
Depreciation & Maintenance	\$196,099	\$205,980
Electricity & Telephone	\$72,699	\$73,919
Professional Services	\$32,623	\$14,629
Public Service Fees	\$432,382	\$496,119
Operating Supplies & Other Cost	\$83,636	\$79,218
<b>Total Operating Expenses</b>	<b>\$1,198,407</b>	<b>\$1,306,692</b>
<b>Operating Income</b>		
<b>Nonoperating Revenues</b>		
Interest Income	\$36	\$31
Transfers	(\$313,054)	(\$326,451)
<b>Non-operating revenues (loss)</b>	<b>(\$313,018)</b>	<b>(\$326,420)</b>
<i>Net Change in Fund</i>	<i>(\$240,247)</i>	<i>(\$334,776)</i>
<i>Beginning Fund Balance</i>	<i>\$4,039,795</i>	<i>\$3,799,548</i>
<i>Ending Fund Balance</i>	<i>\$3,799,548</i>	<i>\$3,464,772</i>

### 12.2.3 Local Taxes

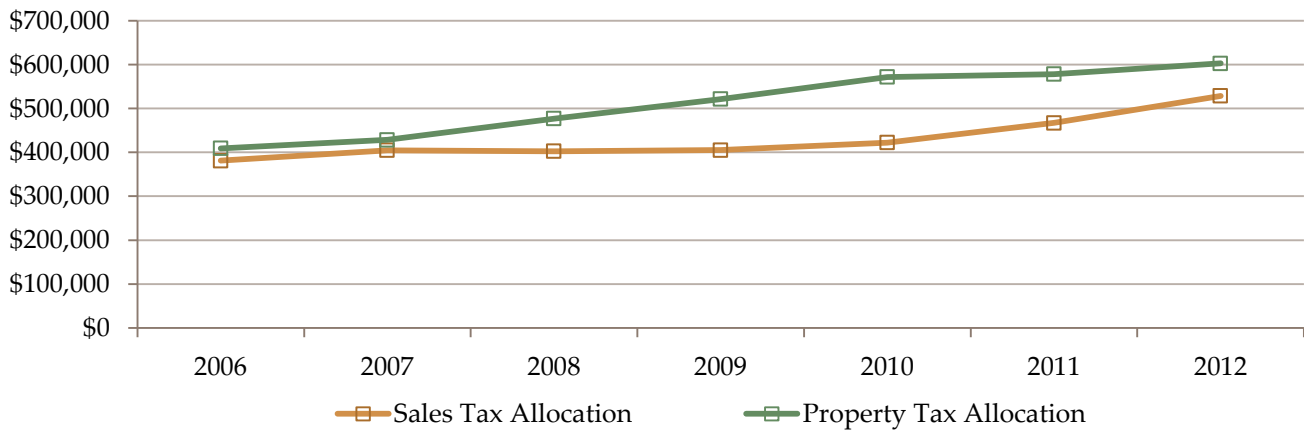
Local taxes are Anthony's primary source of general fund revenues. Anthony's sales tax allocations decreased slightly after the 2008 recession, but recovered the following year; property tax allocations have increased each year since 2006. The Town's property tax rate has remained relatively stable since 2009, between \$0.3988 and \$0.394. At \$0.3950 per \$100 taxable value in 2012, Anthony's property tax rate is still lower than the Texas average for all cities (\$0.485) and for cities with populations between 3,000 and 6,000 residents (\$0.5484<sup>73</sup>). The fiscal year 2014 tax rate is \$0.42114.

<sup>73</sup> Texas Bond Review Board: Texas Cities: Debt Service Requirements and Debt Ratios for Tax-Supported Debt as of August 31, 2012

Chart 12B: Property Tax Rate History  
(per \$100 taxable value)



Chart 12C: Tax Allocation History<sup>74</sup>



### 12.2.4 Community Income Levels

The income levels of residents can affect which grant programs are available for capital improvements. The following statistics are those most often used by State agencies for grant qualification. Numerous

<sup>74</sup> Comptroller at [www.texasahead.org/texasedge/run\\_report.php](http://www.texasahead.org/texasedge/run_report.php) and Texas Bond Review Board at [www.brb.state.tx.us/](http://www.brb.state.tx.us/)

grant and loan programs are described in *Chapter 13: Funding Sources*. As program requirements change frequently, individual agencies and organizations should be contacted for details prior to submitting an application.

- According to the 2008-2012 American Community Survey, Anthony's annual per capita income is \$10,963<sup>75</sup>. Some programs require per capita income to be 80% of the national income or lower or below the State-wide average.
- Anthony's poverty rate is 38.1%, higher than the El Paso County rate of 24% and the state-wide rate of 17.4%.<sup>76</sup> Higher poverty rates can score additional points in some grant programs.
- The unemployment rate for El Paso County in August of 2013 was 8.7%, above the national unemployment rate of 7.3% and the Texas rate of 6.4%<sup>77</sup>. Anthony unemployment rates are not available. Some grant programs are more available to localities where unemployment rates exceed the national rate by at least one percentage point.
- The US Department of Housing and Urban Development (HUD) sets income limits to determine who can qualify for programs such as Housing Choice Vouchers (Section 8) and HOME. HUD reports Median Family Income in 2014 for El Paso County at \$44,800 and has set the income limits for 2014 at those listed by family size in *Table 12C*<sup>78</sup>.
- TxCDBG programs require that at least 51% of residents for communitywide projects be moderate to low income. In *Table 12F* below that would correspond to HUD definitions of "low" to "extremely low."

Table 12C: HUD Income Limits

El Paso County, Texas								
FY 2013 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$10,550	\$12,050	\$13,550	\$15,050	\$16,300	\$17,500	\$18,700	\$19,900
Very Low (50%) Income Limits	\$17,600	\$20,100	\$22,600	\$25,100	\$27,150	\$29,150	\$31,150	\$33,150
Low (80%) Income Limits	\$28,150	\$32,150	\$36,150	\$40,150	\$43,400	\$46,600	\$49,800	\$53,000

<sup>75</sup> U.S. Census Bureau at <http://factfinder2.census.gov>

<sup>76</sup> The numbers used for Community Development Block Grant and Texas Capital Fund grants come from the American Community Survey 5-year estimates, Table DP03, Poverty level of "All people", accessible from <http://factfinder2.census.gov/main.html>

<sup>77</sup> From the Bureau of Labor Statistics: <http://www.bls.gov/lau/>

<sup>78</sup> HUD data available from [www.huduser.org/portal/datasets/il.html](http://www.huduser.org/portal/datasets/il.html)

## 12.3 Key Capital Improvements Considerations

Based on the capital needs identified in other chapters of this Comprehensive Plan and the financial data described above, the Town of Anthony should focus on the following key issues related to capital improvements.

### 12.3.1 Public Improvements Debt Financing Options

The type of financing used to pay for infrastructure expenditures depends on several factors, the most critical of which include the annual tax revenues generated, the unmet demand for different infrastructure projects, and the jurisdiction's indebtedness. Because costs often run into the millions of dollars, multiple sources are often used to finance infrastructure expansion or replacement: general obligation bonds and certificates of general obligation, revenue bonds, operating revenues/general fund, impact fees, and state or federal funds.

Town staff members are familiar with a number of the following sources. As discussed above, Anthony has outstanding general obligation bonds and outstanding notes payable. The following list does not include external funding options, which have been described in other chapters of the Comprehensive Plan and include: grants and below-market loans (*Chapter 13: Funding Sources*), volunteer activities, inter-community partnerships, and public-private partnerships.

- General obligation (G.O.) bonds are paid out of annual general revenues. These types of bonds usually raise large sums of money with the debt retired over several decades. G.O. bonds are backed by the "full faith, credit and taxing powers" of the issuing jurisdiction. When G.O. bonds are sold, the jurisdiction guarantees that it will raise sufficient revenues to retire the debt on schedule, usually using property taxes. Because G.O. bonds are repaid by all taxpayers in a community, they are usually used to finance projects that benefit the community as a whole, such as public buildings, parks, recreation centers, and major street improvements. G.O. bonds require voter approval.
- Certificates of obligation are similar to G.O. bonds, however, they are usually used to pay a contractual obligation incurred in: (1) a construction contract; (2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; or (3) the payment of professional services, including services provided by appraisers, engineers, architects, attorneys, auditors, financial advisors, and fiscal agents. Debt service is paid from tax revenue and/or system revenues. C.O. bonds, unlike G.O. bonds do not require voter approval.
- Revenue bonds are sold to develop projects that produce revenues, such as municipal sewer and water systems. The guarantee of repayment comes from the revenues generated by the financed project, which usually includes taxes or fees collected from the project's beneficiaries.

Most projects financed using revenue bonds benefit a wide class of users, such as water customers, airport users, or toll road users. Unlike G.O. bonds, revenue bonds do not require the backing of the jurisdiction's "full faith, credit and taxing powers." Consequently, the local government is not obligated to raise taxes to avoid default, but revenue bonds usually carry higher interest rates than general obligation bonds. Voter approval is not usually necessary to float revenue bonds.

- Private Activity Bonds are a special type of bond administered by the Texas Bond Review Board. From the Bond Review Board website:

*Private activity bonds are those bonds that meet any of the following tests: 1) Private Business Use Test - more than 10% of the proceeds are to be used for any private business use; 2) Private Security or Payment Test - payment on principal or interest of more than 10% of the proceeds is to be directly or indirectly secured by, or payments are to be derived from a private business use; and 3) Private Loan Financing Test - proceeds are to be used to make or finance loans to persons other than governmental units<sup>79</sup>.*

The Tax Act of 1986 limited municipality Private Activity Bond use. The Texas Bond Review Board allocates these bonds on a "first-come, first-served" basis every year. They should be contacted at 1-512-463-1741 (or at [www.brb.state.tx.us](http://www.brb.state.tx.us)) if a municipality or jurisdiction wishes to be considered for an allocation.

- Sales Tax Bonds (Texas Leverage Fund program) - Available to cities that have passed the local Sales and Use Tax for Economic Development. Loans leverage future local sales and use taxes that will be due the 4A or 4B Economic Development Corporation in future years. The program is designed to give cities quick capital for business development activities approved in the legislation voters approved in forming the 4A (manufacturing or industrial activities) or 4B (business development and infrastructure activities including those that improve quality of life for the Town). Loans cannot exceed \$5 million.
- General Fund Operating Revenues are funds that are derived from the income-generating functions of a local government. Financing infrastructure with operating revenues or the general fund saves the interest and fees associated with issuing bonds, but because the operating revenue cannot usually provide the large cash flows of a bond issuance, it is usually used to finance smaller, lower-cost capital improvement projects that can be paid for in one year. Some cities with limited budgets have allocated a portion of their budgets annually into a fund for specific projects, such as street or drainage improvement, and allowed the fund to accumulate and gain interest until it was large enough to fund a project.

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<sup>79</sup> TX Bond Review Board: [www.brb.state.tx.us/pab/pab.aspx](http://www.brb.state.tx.us/pab/pab.aspx)

- Exactions. A Town may require that a developer fund or construct public facilities in proportion to the impact the development will have on Town services. Exactions can include dedication of land for specific purposes or construction of public facilities as authorized by constitutional, statutory or charter authority, such as that enabled by a subdivision ordinance. Projects often include drainage easements and facilities, street and alley right of way, water and wastewater easements and facilities, street lighting, fire hydrants, sidewalks, street signs, and traffic control devices. Less common are park dedication (or fees in lieu); school site dedications; major public works facility dedication (e.g. water treatment plant); and public service facility dedication (e.g. fire or police stations, library branches). Cities must show that the dedication, construction, or payment in lieu is “reasonably related” to the public needs created by the new development.
- Fees include user fees, impact fees, and special assessments and are usually collected from the beneficiaries of a project. User fees include public swimming pool or golf course user fees, trash collection fees, or water meter tap fees. Impact fees, a type of exaction, include charges to property developers to defray the costs of providing off-site water, sewer, and transportation infrastructure impacted by a new development. Developers typically pass the cost of infrastructure construction to the primary beneficiaries: the residents of the new development.
- Special assessments are used to fund improvements such as water, wastewater, drainage, sidewalk, parking, library, recreation, and landscaping. While impact fees reflect the cost of the development, special assessments reflect the projected increase in a development’s value created by the improvements. They are assessed against properties affected by the improvement and must be approved by property owners representing more than 50 percent of the area of property to be taxed.

### *Additional Considerations*

*Cost of Financing:* Each option available to pay for infrastructure carries a certain financial obligation. One objective of local governments is to incur minimal interest and finance charges, which may depend on the bond rating of the jurisdiction. If enterprise funds, revenues from general taxes, or outside assistance from state or federal sources are sufficient to pay for infrastructure development, no financing costs will be incurred.

Nevertheless, most cities find that they must issue debt to provide needed services. A 2013 Bond Review Board survey of cities indicated that, for cities with populations between 3,000 and 6,000 residents, 84% had general obligation or revenue bonds or certificates of obligation. General obligation bond debt ranged from \$63,000 to \$20 million. Certificate of obligation debt ranged from \$55,000 to \$17.4 million. Revenue bond debt ranged from \$16,000 to \$10.2 million. Most of the debt paid for water and sewer infrastructure, municipal buildings, and parks.

*Equity:* Local governments must determine the relationship between those who receive the benefits and those who pay the costs. In some cases, it is possible to identify groups of individuals who benefit more directly from a particular project; in others, the benefit may be more widely distributed. Some forms of financing may be more burdensome to one group of citizens than another, leaving local governments to decide how the costs and benefits of infrastructure projects will be distributed. Some financing mechanisms, such as impact fees and special assessments, require the government to prove a relationship between the residents served and the fee paid.

*Political Acceptability:* While most communities have a range of infrastructure financing options, local political realities often play a major role in determining which option is chosen. In some communities, it may not be politically feasible to increase property taxes, while it may be acceptable to issue bonded indebtedness for a specifically earmarked purpose. In other cases, it may be more acceptable to charge fees directly to those who benefit from a project or incur debt that will be repaid by fees charged for use of the project.

### 12.3.2 Town Debt Capacity

Debt capacity analysis is used to determine how much additional debt the Town could afford. Based on the above summary of the Town's finances and the following analysis, the Town should limit its issuance of new debt because of the outstanding debt impact the Town of Anthony and Anthony ISD have on residents' per capita debt. If the Town wishes to maintain a conservative fiscal policy, it could issue between \$1.9 million and \$9.2 million in debt.

The analysis below uses standard benchmarks to evaluate the current debt burden of a municipality. Major debt issuance decisions would require more detailed study of market interest rates, available funding packages, loans and bonds issued by other area political entities, and other factors at the time of financing.

***Direct Debt as a Percentage of Market Value:*** *Direct debt measures total general obligation debt outstanding as a percentage of the assessed value of property in the Town. Direct debt should not exceed 10%.* More fiscally conservative communities use six percent as the upper limit for direct debt. Less fiscally conservative communities calculate direct debt using market value rather than assessed value.

The total assessed value of the property in Anthony in 2013 was \$154,521,043. Based on a benchmark of 6 to 10 percent of assessed property value, Anthony's local tax base could support between \$9.2 and \$15.4 million in general obligation debt.

**Per capita bonded indebtedness:** *The amount of direct debt outstanding for each citizen of a jurisdiction should generally be kept below \$1,200 (principal only).* More fiscally conservative communities set the upper limit at \$600. Direct debt includes all long-term obligations supported by general revenues and taxes, including combination bonds that are backed by taxes and general revenues. Based on a 2010 population estimate of 3,235<sup>80</sup>, the Town could support between \$1.9 million and \$3.8 million in tax-supported debt according to this indicator. The Town's debt of \$5.7 million is significantly greater than this metric.

**Overlapping debt:** *The Town's debt burden from debt held by all jurisdictions should be no more than 10%.* Overlapping debt is calculated as the Town's direct debt plus the percentage of debt held by overlapping jurisdictions that will be paid by taxes from the assessed value of land within the Town limits. As shown in *Table 12D*, Anthony's overlapping debt is 8%. Most of the debt is generated by bonds issued by the Town of Anthony and Anthony ISD.

Table 12D: Total/Overlapping Debt FY 2012

Taxing Entity	Outstanding Debt	Town's Share of Assessed Value	Town's portion of debt based on Assessed Value
Anthony	\$5,756,000	100%	\$5,756,000
Anthony ISD	\$5,865,868	98%	\$5,757,586
El Paso County	\$226,015,000	0.4%	\$958,951
Totals	\$237,636,868		\$12,472,537
<i>Anthony Assessed Value</i>			<i>\$154,521,043</i>
<b>Total Direct and Overlapping Debt as a percent of net assessed value:</b>			<b>8%</b>

Source: Texas Bond Review Board Website: at [www.brb.state.tx.us/lgs/lgsdbsearch.aspx](http://www.brb.state.tx.us/lgs/lgsdbsearch.aspx)

**Annual Debt Service as a Percentage of receipts:** *The Town's annual debt service (principal and interest) should not exceed 20% of the Town's annual receipts.* The Town's annual debt service for 2014 is expected to be \$321,697 (principal and interest for 2014). In 2013, \$3,072,176 was generated in governmental and proprietary fund revenues (excluding grants). That debt service is approximately 10.5% of the Town's annual receipts, which is within the 20% maximum. According to this indicator, Anthony could support annual debt service up to \$614,000.

**Revenue Debt (debt service coverage ratio):** *The debt service coverage ratio (DSCR) refers to the amount of cash available to meet annual payments on debt, and a DSCR greater than 1.0 is required in order to make annual debt payments.* The DSCR is calculated by the following:

<sup>80</sup> 2010 estimate is derived from 2010 Census population of 5,011 less the La Tuna Federal Correction Institute population of 1,865.

(Net Operating Income + depreciation and amortization + non-operating revenues)

Annual Debt Service (principal and interest)

The DSCR is used to determine Anthony's ability to pay revenue bonds, which are paid through the Town's proprietary fund revenues. As of the September 30, 2013, the Town does not hold revenue bonds. Based on the proprietary fund operating revenues from the 2012 and 2013 audits, the Town would not be able to support debt service payments on revenue bonds since the sum of the Town's net operating income, depreciation and amortization, and non-operating revenues is negative.

### 12.3.3 Impact of Projects on Protected Classes

In prioritizing projects, the Town considered the locations of past infrastructure projects and the locations of projects recommended in the various studies in the plan to determine if those projects had or would inadvertently result in disparate treatment of members of protected classes. Specifically, it noted whether infrastructure projects had the impact of:

- Positively promoting affordable housing in areas outside of geographic concentration and giving members of protected classes the opportunity to move out of areas of concentration;
- Positively promoting equal treatment and access for disabled persons, particularly in public facilities;
- Negatively promoting racial concentration or disparate treatment of members of protected classes; or
- Negatively placing undesirable infrastructure in areas where protected classes reside.

As discussed in *Chapter 3: Housing Study*, every census area of Anthony falls above 65% minority, which is the threshold used by the State of Texas for defining an area of "minority concentration." geographic distribution of other protected classes (color, national origin, religion, sex, familial status or handicap) is unknown as the Census does not report this data geographically for cities the size of Anthony.

As shown in the infrastructure and housing studies accompanying this plan, the condition of existing infrastructure is similar throughout the Town. There is no indication of historical neglect in any areas. Capital improvement projects prioritized in the tables that follow include all areas of the Town. The following specific projects would have a positive impact on all citizens of Anthony, including the protected classes:

- Water Phases 1A-1B (2014 – 2018): Implement reverse osmosis filtering system, replace standpipe and pumps, and replace pumps at elevated storage tank location; and drill a new well capable of a firm pumping capacity of at least 500 GPM.
- Water Phase 2 (2018-2020): Construct new 0.15-0.20 MG elevated storage tank.
- Wastewater Phase 1 (2014-2018): Replace aging aeration/oxidation track at the wastewater treatment facility.
- Wastewater Phases 2-3 (2018-2024): These two phases will replace aging, deteriorating VCP collection mains, and brick manholes throughout the Town.
- Drainage Phases 2 (2021-2024): Clean and re-grade all roadside and natural lined channels throughout Town.
- Parks and recreation: Improvements are recommended for Anthony Municipal Park Complex and Triangle Park. Also, the construction of several new facilities are recommended during the planning period. Park facilities would follow state standards for ADA accessibility.

In the past, the Town has been awarded several TxCDBG grants to make improvements to its water and wastewater systems. Previous Town-managed fair housing initiatives are described in *Chapter 3: Housing Study*.

## 12.4 20-Year Capital Needs Prioritization

This section prioritizes the capital needs identified throughout the Comprehensive Plan and provides a consolidated overview of recommended improvements for the next 10 years. Due to competition for limited funds, improvements that may be considered “mandatory” because they promote health and safety may be built after other improvements considered “desirable” or “acceptable” such as certain street construction or park improvements. A community must consider both the urgency and the feasibility of a particular capital project. If funds are likely to become available for a lower priority project before a higher priority project, the Town should indicate that on its capital improvements schedule. Capital needs have been classified using the following system:

- Mandatory (M): those which address an imminent threat to life or health;
- Necessary (N): those which provide important public services by improving existing systems and/or replacing obsolete facilities;
- Desirable (D): those which improve the aesthetic aspects of a community or address quality of life issues;
- Acceptable (A): those which may fall under the “necessary” or “desirable” categories above, but are undertaken primarily to reduce operating costs to the Town.

Table 12E: Capital Needs Prioritization

Water Project	Year	Need
Continue to implement the improvements currently funded through the TWDB Drinking Water State Revolving Fund. Improvements include an RO filtering system located at a point central to all groundwater supply sources, electrical service and controls, yard piping, and engineering & survey services. Project will also include a new standpipe with new pumps, new pumps at the EST location with electrical service, yard piping and all necessary appurtenances.	2014-2016	Mandatory
Drill a new well capable of a firm pumping capacity of at least 500 GPM. Project should include engineering report with details of optimum location, electrical upgrades, yard piping, and controls, valves and associated appurtenances, service reconnects and surveying services.	2014-2018	Mandatory
Construct a new 0.15 - 0.20 MG EST. Tank project should include level indicators, electrical service, yard piping and security fencing, and engineering & survey services.	2018-2020	Mandatory
Replace older, deteriorated lines in the center of the town with approximately 7,740 LF of 6" - 8" C-900 PVC, six (6) fire hydrants, valves and associated appurtenances, service reconnects, and engineering and surveying services.	2021-2024	Mandatory
Wastewater Project	Year	Need
Replace the aging aeration/oxidation track at the WWTF. Project will include demolition and removal of debris, new track and components, yard piping and controls, new electrical service, and alarms and controls.	2014-2018	Mandatory
Replace aging and/or deteriorated VCP collection interceptor lines and brick manholes in the central portions of the City. Project will include approximately 7,515 LF of 6", 8" & 10 SDR-26 PVC, +/- 12 manholes, service re-connects as required, street, pavement, and driveway repair.	2018-2021	Mandatory
Replace aging and/or deteriorated VCP collection interceptor lines and brick manholes in the northwest part of the City. Project will extend first-time service to residents located in the western portions of Washington Street. Project will include approximately 9,540 LF of 6", 8", 10", & 12" SDR-26 PVC, +/- 15 manholes, service re-connects as required, street, pavement, and driveway repair.	2021-2024	Mandatory
Drainage Project	Year	Need

Work with funding sources to obtain funding to mitigate ponding on 3rd Street in the vicinity of Tamarisk Street. Project will include a detailed design Engineering Report; approximately six (6) curb inlets; +/- 90 LF 18" RCP inlet leads; +/- 1,215 LF 24" RCP trunk line; 1,750 LF of curb & gutter replacement; street, pavement and driveway repair; and Engineering & Survey services as required.

2014-2020

Necessary

Work with funding sources to obtain funding to clean and re-grade all roadside ditches and natural-lined channels. The ditch cross-section and culvert pipe should be of appropriate size as determined by engineering analysis to provide proper drainage at all locations. Project should also include cleaning of all concrete and natural channels. Project will include culvert replacements as needed; SET's as needed; street, pavement and driveway repair; and Engineering & Surveying services.

2021-2024

Necessary

### Roads and Transportation

Year

Need

Repair streets in fair condition identified by Town staff and residents as priority repair streets in high traffic areas. Many of the street segments outlined in this project are slated for water and sewer repairs at the end of the planning period, between 2021 and 2024. Since these road segments were identified as high priority streets by staff and residents, seal coating these road segments at the beginning of the planning period will improve the pavement surface over the next seven years, at which point they will be due for maintenance and can be seal coated during water/sewer line replacement. The repair operations should include a seal coat process.

2014-2017

Necessary

Repair the remaining streets in poor to fair condition identified by Town staff and residents as priority repair streets that do not correspond to water or sewer line replacement projects. The repair operations should include a seal coat process.

2018-2020

Necessary

Repair the remaining roads in fair condition that were not identified by Town Staff and residents as priority repair roads but were found to be in fair condition at the time the street inventory was taken in the spring of 2014. The repair operations should include a seal coat process.

2021-2024

Necessary

### Central Business District

Year

Need

Re stripe existing crosswalk at Franklin & 1st Street, coordinate with TxDOT to add crosswalk across Franklin at 3rd Street.

2014-2020

Desirable

Complete sidewalk network in the CBD – focusing first on adding sidewalks where missing and widening existing sidewalks when necessary along the two main thoroughfares, Main Street and Franklin Street, to safely accommodate pedestrians (see section 10.4.2 for information on sidewalk design)

2018-2024

Desirable

Consider installation of decorative lights on the east side of Main Street between the New Mexico border and Franklin Street and along Franklin Street to create interest and pedestrian level lighting

2018-2024

Desirable

### Parks & Recreation

Year

Need

Submit application for funding in fall 2015 to the TPW Indoor Recreation Grant Program to construct a community center at the Anthony Municipal Park Complex near the police substation for multiple uses including a senior center, arts-and-crafts, dancing, community banquets, and indoor recreation activities

2014-2017

Desirable

Install water fountains at Triangle Park and the Anthony Municipal Park Complex

2014-2017

Desirable

As development of Anthony east of IH 10 occurs, work with land owners and developers to build parks & a hike & bike trail system along floodways and create connections to existing trails east of Anthony corporate limits and under the IH 10 underpass to increase access for all residents

2014-2024

Desirable

Submit application for funding in fall 2018 to the TPW Small Community Program to install equipment at Anthony Municipal Park Complex that includes additional basketball courts, two playscapes with separate areas for children aged 2-5 and those aged 5-12, and picnic areas with BBQ grills.

2018-2021

Desirable

Construct sidewalks, bike lanes, and crosswalks on Wildcat Drive to connect residents south of Wildcat Drive to the ISD & Triangle Park/Municipal Park Complex north of Wildcat Drive. Make Jaime Street a shared-road bike route leading from Wildcat Drive to Triangle Park/Municipal Park Complex.

2018-2024

Desirable

Submit application for funding in fall 2022 to the TPW Small Community Program to construct a water feature such as a swimming pool (if city is able to fund regular pool maintenance and operation) or a splash pad area

2022-2024

Desirable

## *12.5 5-Year Capital Improvements Program Schedule*

The following table delineates the proposed capital improvements for the 2014-2018 planning period, the estimated costs, sources of funds, and timing of the projects. The projects are listed in order of priority. Projects that fall after 2018 are listed in detail in the appropriate chapters.

Costs for projects are estimates based on recent representative bids for similar items. Unit costs may vary within a given time period for a variety of reasons including but not limited to:

- Economies of scale – A project with large quantities of a particular item will have a lower unit cost than a project with small quantities;
- Relative location of the project with respect to the bidding contractors location – Contractors having to mobilize labor, equipment, & materials from a long distance will bid a higher unit cost than contractors in the local area;
- The general state of the economy – Contractors & Suppliers bid lower when work is scarce than when work is plentiful;
- Energy prices – PVC, steel, iron and fuel costs rise and fall with the global price of oil.

Table 12F: Capital Improvements Program Schedule, Fiscal Year 2014-2018

Type	Scheduled Capital Improvement Projects	Year	2014	2015	2016	2017	2018	Priority	Cost	Source of Funds
<b>W</b>	Implement RO filtering system at a point central to all groundwater supply and sources; new standpipe and pumps; new pumps at EST	2014-2016						M	\$1,041,936	DWSRF
<b>S</b>	Seal coat roughly 7,670 LF of high priority street segments in fair condition identified by Town staff and residents on Tamarisk, Omar, Washington, and Jefferson streets.	2014-2017						N	\$62,900	GEN, TxCDBG
<b>R</b>	Submit application for funding in fall 2015 to the TPW Indoor Recreation Grant Program to construct a community center at the Anthony Municipal Park Complex near the police substation for multiple uses including a senior center, arts-and-crafts, dancing, community banquets, and indoor recreation activities	2014-2017						D	Up to \$150,000	GEN, Local, TPW
<b>R</b>	Install water fountains at Triangle Park and the Anthony Municipal Park Complex	2014-2017						D	\$2,500 ea.	GEN, Local
<b>W</b>	Drill new well capable of a firm pumping capacity of at least 500 GPM.	2014-2018						M	\$365,000	GEN, Utility, TWDB, USDA, TxCDBG
<b>WW</b>	Replace aging aeration/oxidation track at the WWTF.	2014-2018						M	\$1,413,000	TWDB, TxCDBG, USDA, Utility
<b>D</b>	Mitigate ponding on 3 <sup>rd</sup> Street near Tamarisk – detailed design Engineering Report, approximately 6 curb inlets, +/- 90 LF 18" RCP inlet leads, +/- 1,215 LF 24" RCP truck line, +/- 1,750 LF of curb & gutter replacement.	2014-2020						N	\$65,750	GEN, TWDB, USDA
<b>CBD</b>	Re stripe existing crosswalk at Franklin & 1st Street and coordinate with TxDOT to add crosswalk across Franklin at 3rd Street	2014-2020						D	Variable, depending on signage and lighting	GEN, TxDOT

<b>R</b>	As development of Anthony east of IH 10 occurs, work with land owners and developers to build parks and a hike & bike trail system along floodways and create connections to existing trails east of Anthony corporate limits as well as a hike & bike connection under IH 10 underpass to connect east and west Anthony	2014-2024		D	Variable, depending on development	GEN, Local , TPW
<b>S</b>	Seal coat roughly 9,260 LF of high priority street segments in fair to poor condition identified by Town staff and residents located on Poplar, 3 <sup>rd</sup> , 4 <sup>th</sup> , and Richard White streets.	2018-2020		N	\$67,400	GEN, TxCDBG

GEN = Municipal fund or general obligation bond; COUNTY = El Paso County; Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TxCDBG = Texas Department of Agriculture Community Development Block Grant program; USDA= US Department of Agriculture Rural Development Rural Development funds; TWDB - Texas Water Development Board funds; Utility - Town of Anthony Water & Sewer Fund; TP&W = Texas Parks & Wildlife; TxDOT = Texas Department of Transportation; DWSRF = Texas Water Development Board of Drinking Water State Revolving Loan Fund

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## 13 FUNDING SOURCES

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Funding for projects in small, low-income, rural cities is one of the biggest challenges city staff, residents, and volunteers face when trying to improve their communities. Not only are grants scarce and competitive, but they require time, sophistication, and patience to write and administer. Nevertheless, they are often the only resource available to reach desired goals.

Funding sources have been identified throughout this comprehensive plan that can help accomplish specific activities. This section of the plan lists detailed information on many of the most common, effective, and implementable grants available. While every attempt has been made to keep the information up to date, funding availability and rules change frequently. After identifying desired grants or loans, it is always essential to call the organization directly to confirm details such as: deadlines, whether the proposed project will be eligible, and probability of funding (i.e. how competitive the grant is).

If a specific project is desired that does not fit one of the funding options below, it is worth checking the home page of each agency for additional programs, contacting the agencies for information, and using the internet to search for additional programs. Although most grants come with specific requirements, most funding agencies are also able to offer technical assistance to help communities find the resources they need to fulfill those requirements. The Foundation Center (<http://foundationcenter.org/>) is a good starting point for online grant searches.

Because of the complexity of identifying, writing, and managing grants, community partners are often the key to successful grant programs. Those frequently include:

- Co-applicants (most typically with other counties or municipalities) where projects or services meet the needs of several jurisdictions
- Sponsored providers of services that benefit residents, which are often provided by nonprofit organizations (VFDs, EMS, youth programs like Boys & Girls Club) or hospital districts, water (MUD/SUDIWCID), drainage, groundwater districts.
- Sources of matching funds (EDC, municipalities, local park foundation or youth sports league, Optimists, Kiwanis or Rotary)
- Sources of information or expertise (local community college or state university, local NRCS office, regionally COG, or internally from the public works director, police chief, etc)

The following State agencies provide a wide range of grants and technical assistance.

Agency Name	Website
Texas Department of Agriculture	<a href="http://texasagriculture.gov/">http://texasagriculture.gov/</a>
Texas Water Development Board	<a href="http://www.twdb.state.tx.us/">www.twdb.state.tx.us/</a>
Texas Commission on Environmental Quality	<a href="http://www.tceq.state.tx.us/">www.tceq.state.tx.us/</a>
Texas Department of Transportation (Safe Routes to School)	<a href="http://www.dot.state.tx.us/safety/safe_routes/default.htm">www.dot.state.tx.us/safety/safe_routes/default.htm</a>
Texas Historical Commission	<a href="http://www.thc.state.tx.us/">www.thc.state.tx.us/</a>
Texas Department of Public Safety Division of Emergency Management	<a href="http://www.txdps.state.tx.us/dem/">www.txdps.state.tx.us/dem/</a>
Texas Forest Service (Rural VFD assistance)	<a href="http://txforestservice.tamu.edu">http://txforestservice.tamu.edu</a>
Texas Task Force on Indigent Defense	<a href="http://www.txcourts.gov/tidc/tidchome.asp">www.txcourts.gov/tidc/tidchome.asp</a>
Texas Parks and Wildlife Department	<a href="http://www.tpwd.state.tx.us/">www.tpwd.state.tx.us/</a>
Texas Department of Housing & Community Affairs	<a href="http://www.tdhca.state.tx.us/">www.tdhca.state.tx.us/</a>
Texas General Land Office (Coastal Programs)	<a href="http://www.glo.texas.gov/what-we-do/caring-for-the-coast/index.html">www.glo.texas.gov/what-we-do/caring-for-the-coast/index.html</a>
Texas Governor's Office Criminal Justice Division	<a href="http://governor.state.tx.us/cjd/">http://governor.state.tx.us/cjd/</a>
Texas Governor's Office Economic Development Bank	<a href="http://governor.state.tx.us/">http://governor.state.tx.us/</a>
Texas Office of the Attorney General (Crime victim services)	<a href="http://www.oag.state.tx.us/victims/victims.shtml">www.oag.state.tx.us/victims/victims.shtml</a>
Texas Department of State Health Services (Indigent Health Care)	<a href="http://www.dshs.state.tx.us/cihcp/default.shtm">www.dshs.state.tx.us/cihcp/default.shtm</a>
Texas State Library	<a href="http://www.tsl.state.tx.us/">www.tsl.state.tx.us/</a>
Texas Comptroller of Public Accounts (SECO)	<a href="http://seco.cpa.state.tx.us/">http://seco.cpa.state.tx.us/</a>

## Detailed Grant Tables by Project Type

Economic Development						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Industry - Infrastructure	Monthly	Texas Department of Agriculture (TDA) www.texasagriculture.gov	Texas Capital Fund (TCF) - Infrastructure Development	For economic development projects that create new jobs for low-to-moderate income persons (new or expanding businesses). Public infrastructure improvements can include: water & sewer facilities/lines, road/street construction/improvements, natural gas line construction/improvements, electric, telephone, & fiber optic line construction/improvements, harbor/channel dredging, purchase of real estate related to public infrastructure improvements, traffic signals and signs, drainage improvements, and railroad spurs.	\$50,000 to \$1,000,000, based on the number of jobs the business will create or retain. Locality can request up to \$25,000 per job business will create/retain during a 3-year period.	No match required by public locality. Business is required to inject 10%-33% equity. Award may not exceed 50% of the total project cost.
Industry - Real estate	Monthly	TDA	TCF - Real Estate Programs	Funds must be used for real estate development to assist a business that commits to create and/or retain permanent jobs, primarily for low and moderate-income persons. The real estate and/or improvements must be owned by the community and leased to the business.		
CBD - Infrastructure	July each year	TDA	TCF – Downtown Revitalization Program	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in designated “historic commercial district.” Engineering costs are not eligible.	Up to \$150,000	Cash or in-kind. 10% minimum required, but points awarded for 20% or 30%. Example: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
CBD - Infrastructure	early October each year	TDA	TCF – Grants for Main Street Communities	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in the designated “historic commercial district” of participating Main Street communities. Engineering costs are not eligible to be paid with TCF-DRP funds so those costs must be paid for with local funds.	Up to \$150,000	Cash or in-kind. 10% minimum, but points awarded for 20% or 30%. E.G.: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
Planning	Every other year. Due in	TDA	CDBG - Planning and Capacity Building Fund	Funds can be used to map housing, land use, streets, drainage, public utilities; determine needs to ensure adequate utilities; determine future growth patterns (10-year growth period); &	Varies by size, but maximum grant is \$55,000.	Match based on population: 0 – 1,500 persons = 5%; 1,501 –

	summer of 2012 for 2013-2014			establishes a capital improvement plan.		3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Retail - Infrastructure	Project dependent	Texas Historical Commission (THC) <a href="http://www.thc.state.tx.us/">www.thc.state.tx.us/</a>	Federal Historic Preservation Tax Incentives	Available for rehabilitation of income-producing buildings. Building must be listed in the National Register of Historic Places before project completion. Tax credit application must be made before project completion. Project examples include substantial: structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work and painting	Up to 20% of eligible rehabilitation costs	Private funding of at least 80% of project costs
Retail - Marketing, Preservation	Nov	THC	Certified Local Government Grants	Available to Certified Local Governments (certified cities or counties, or certified counties on behalf of non-certified cities). Project examples include: surveys, oral histories, preservation planning, educational activities, ordinance review, and rehabilitation projects.	\$2,000 to \$30,000	1 to 1 match required. Match can be cash or in-kind and excludes federal grants except for CDBG.
Retail - Marketing, Preservation	Letter of intent: 5/15; Application: 7/31	THC	Main Street	Technical assistance program for revitalization of historic downtown areas. Focus is on: organization, marketing, design, and economic development. Successful implementation requires local human resource capacity and community participation. Assistance includes training in economic development and marketing for local managers and retailers, on-site evaluation and recommendations, design assistance, and participation in the First Lady's Tour	No cash. Participation qualifies community to apply for TCF Main Street grants	City must hire a full-time coordinator and fund the program for 3-years
Industry - Infrastructure	March 1, June 1, Sept 1, Dec 1	Office of the Governor <a href="http://governor.state.tx.us">http://governor.state.tx.us</a>	Texas Enterprise Zone	State sales and use tax refunds capital costs to businesses that invest in and employ residents of qualified economically disadvantaged areas. Each business must be nominated by a local community. Maps of designated Enterprise Zones, based on Census data, are located at the state's mapping website of <a href="http://www.texassitesearch.com/">http://www.texassitesearch.com/</a>	\$25,000 to \$3.75M refund for capital improvement investment from \$40,000 to \$250M	The local community must offer tax or permitting incentives to the nominated business.
Industry - Infrastructure	Monthly	U.S. Department of Agriculture (USDA) <a href="http://www.usda.gov">www.usda.gov</a>	Rural Economic Development Loan and Grant (REDLG)	REDLG program finances utility-managed loans and revolving loan funds. Under the loan program, the managing utility makes zero interest loans to local businesses. Under the grant program, the utility creates a revolving loan fund that makes loans to local businesses. Qualifying projects include: business incubators, telecom. facilities for distance learning, etc.	N/A	N/A
Industry - Infrastructure, Education	Varies	USDA	Rural Business Enterprise Grant (RBEG)	Grants available to small cities and non-profits for activities that will benefit small and emerging private businesses. Examples include: land acquisition, plant renovations/ modernizations; construction of access roads to businesses; parking areas, utilities; distance learning/adult education; and revolving loan fund capitalization	No maximum, but typical award is \$10,000 to \$500,000	N/A

Industry & Retail - Education, Planning	Varies	USDA	Rural Business Opportunity Grants (RBOG)	Technical assistance grants available to rural towns, non-profits, and cooperatives. Typical projects include development of: trade strategies, economic plans, business training, business incubators, and leadership training programs	\$50,000 maximum for projects within one state	N/A
Industry - Infrastructure	Varies	USDA	Business and Industry Guaranteed Loans	Loans to an organization or an individual for: office/plant modernization or enlargement; employee retention/expansion; land or equipment lease/acquisition. Emphasis on employee expansion, renewable energy, and water conservation/aquaculture	60%-80% loan guarantee, terms negotiated with the agency	Collateral required to secure loan
Industry & Retail - Infrastructure	Varies	Texas State Comptroller <a href="http://www.texasatrade.org">www.texasatrade.org</a>	4A/4B Sales Tax	Locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. The program is established by vote at the local level. Type A corporations fund industry projects that have specific job creation requirements, while Type B corporations can also fund a broader range of community improvement projects.	Varies	Local management by volunteer board
Industry & Retail	Ongoing	Office of the Governor <a href="http://governor.state.tx.us">http://governor.state.tx.us</a>	Texas Leverage Fund	Program allows communities that have adopted an economic development sales tax to leverage future sales tax revenues to support job growth/retention. TFL loans are flexible and available for interim, long-term, or gap financing. Loans are offered at a floating prime rate as published in the <i>Wall Street Journal</i> . Future sales tax revenues serve as collateral for loan repayment.	Loan amounts can be four or five times annual sales tax revenue, up to \$5million.	N/A
Retail - Marketing, Preservation	Varies	Comptroller	Hotel/Motel Tax	Available to cities and counties. Maximum tax is 7% of room bill within the city or 15% combined across taxing entities if located in the ETJ. Tax funds must be used on projects that will increase hotel occupancy and can be used for: historic restoration/preservation, visitor centers, arts promotion, city advertising, and similar.	Varies	City staff manages accounting.
Industry - Education	Ongoing	Texas Workforce Commission (TWC) <a href="http://www.texasworkforce.org">www.texasworkforce.org</a>	Skills Development Fund	The Skills Development Fund pays for workforce training programs created as a partnership between businesses and educational institutions.	\$500,000 maximum per business	None

Industry & Retail	Ongoing	Accion Texas	Multiple	Loans to small businesses or individuals for: business expansion and stabilization. In addition to loans, Accion Texas also provides business support services through their business support team as well as a number of online resources for entrepreneurs.	Varies	N/A
Industry & Retail - Infrastructure	Ongoing	Texas Mezzanine Fund, Inc.	Multiple	Loans to small businesses or individuals for: business expansion, equipment, acquisition, and real estate in distressed and low/moderate income communities or that provide jobs for low/moderate income persons. Also provides loans for community facilities that serve the community's social and economic needs.	Up to \$300,000 for stand-alone loans; Up to \$500,000 for in tandem loans; Up to \$750,000 when collateralized by real estate	N/A
Industry & Retail	Ongoing	People Fund	Multiple	Loans to small businesses and nonprofits for: equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. Also provides business assistance and education programs through workshops and one-to-one mentorship.	Varies	NA
Multiple	None	Meadows Foundation www.mfi.org	Multiple	The Meadows Foundation provides grants and loans statewide for a variety of causes. Ideal projects already have at least 50% of needed funding and the organizational and financial capacity for execution beyond the grant period. The Foundation should be contacted for information about whether a given project fulfills its priorities.	Varies	Local organizational capacity
Library	January 15, June 1	Tocker Foundation http://tocker.org/	Multiple	The Tocker Foundation offers grants that increase library and literacy assistance to underserved populations (rural, handicapped, elderly, youth, non-English speakers, and the illiterate) and provide training for rural librarians.	Varies	Varies

Public Service Infrastructure (water, sewer, streets, drainage, energy, telecommunications)						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution

Water/ Sewer	Varies	Texas Department of Agriculture (TDA) www.texasagriculture.gov	Small Towns Environment Program (STEP)	Funds for water and sewer projects utilizing at least 51% local volunteer labor and in-kind donations to complete project. Applications are accepted twice per year as long as funds are available.	Up to \$350,000	No match required.
Water/ Sewer	Every other year. Due in summer of 2012 for 2013-2014	TDA	Community Development Block Grant Program (CDBG) - Community Development Fund	Funds can be used for water and/or sewer improvements. Drainage improvements can be constructed if they are incidental to the water or sewer improvements.	Up to \$350,000 (varies by region)	Match based on population: 0 – 1,500 persons = 5%; 1,501 – 3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Energy	Early February each year	TDA	CDBG - Renewable Energy Demonstration Pilot Program	Assists rural communities with installing renewable energy projects, including wind turbines or solar panels to power wastewater treatment or water treatment facilities.	Up to \$500,000	Match of 2% to 25% required, depending on town size. Sliding scale earns points on application. Match can be cash, land, or in- kind.
Drainage	October each year	Texas Water Development Board (TWDB) www.twdb.state.tx.us	Flood Mitigation Assistance Program	Funds for planning and project grants to develop or update the flood hazard component of a Multi-Hazard Mitigation Plan (prepared by the COG) and for constructing flood mitigation projects. Eligible applicants must have zoning and building code jurisdiction over a particular area having special flood hazards and be participating in the NFIP.	Planning grant max: \$50,000; Construction: < \$3.3 million over a 5-year period.	25% match of which not more than half (12.5%) can be of in- kind services.
Drainage	Annually	TWDB	Flood Protection Planning	Funds for regional/watershed-wide planning to evaluate structural and nonstructural solutions to flooding problems.	Varies	1 to 1 match
Drainage	Ongoing	National Resource Conservation Service	Emergency Watershed Protection (EWP) Program	Funds for debris removal from stream channels, road culverts, and bridges; reshaping and protecting eroded banks; correcting damaged drainage facilities; establish cover on critically eroding land; repair levees and structures; and repair conservation practices. Eligible applicants include public and private landowners. Eligible applicants must be represented by a sponsor, such as a city, county, general improvement district, or conservation district.	Varies – funding subject to Congressional approval	25% local match required, cash or in- kind services

Water/ Sewer	Annually	TWDB	Revolving Loan Funds	Below-market interest rate loans for planning, acquisition and construction of <b>Clean Water</b> (also for wastewater treatment, stormwater and nonpoint source pollution control, and reclamation/reuse projects) and <b>Drinking Water</b> (also includes water supply and Source Water protection infrastructure)	Up to 15% of available funds; 70%-100% principal forgiveness for low-income	Varies
Water/ Sewer	Monthly	TWDB	Rural Water Assistants Funds (RWAF)	Below-market interest rate loans for small, rural cities, counties, water districts, and non-profit utilities. Typical projects: water/sewer lines, storage, purchase/lease of water rights.	Varies	Varies
Water/ Sewer	Ongoing	TWDB	Economically Distressed Areas Program (EDAP)	Grants and loans for water/sewer in economically distressed areas for PAD (planning, acquisition, design) and construction.	50%-100% grant for PAD; Grant-to loan calculation for construction varies	Varies
Streets/ Sidewalks	December each year	Texas Department of Transportation (TxDOT) <a href="http://www.txdot.gov">www.txdot.gov</a>	Transportation Alternatives	This program replaces the Safe Routes to School and Statewide Transportation Enhancement Programs beginning in fall of 2013. Funds can be used for non-traditional transportation projects to enhance the aesthetics of roadways and provide facilities for pedestrians and bicyclists, including preservation of abandoned railways and acquisition of scenic easements; and landscaping along roadways.	Dollar amount not yet released.	20% match required. City must pay engineering, environmental, acquisition, and admin with non-match, non-grant funds
Streets	Varies	Texas State Comptroller <a href="http://www.texasahead.org">www.texasahead.org</a>	Street Maintenance Sales Tax	Cities can vote to dedicate a percentage of sales tax to street maintenance and repair.	Varies	City staff manages accounting.
Hazard Mitigation	2014 application period: June – October	Texas Department of Emergency Management <a href="http://www.txdps.state.tx.us/dem/">http://www.txdps.state.tx.us/dem/</a>	Pre-Disaster Mitigation Grant Program	Funds available to states, local governments, and Indian tribes or other tribal organizations for hazard mitigation planning and implementation of mitigation projects prior to a disaster event.	Max award: \$3 million	25% local match required; Small, impoverished communities may be eligible for a reduced, 10% local match requirement.
Post Disaster	30 days and 60 days after a county is declared to be a disaster area	Texas Department of Emergency Management <a href="http://www.txdps.state.tx.us/dem/">http://www.txdps.state.tx.us/dem/</a>	Public Assistance (PA)	Funds for hazard mitigation planning; debris removal; emergency protective measures; roads and bridges; water control facilities; buildings and equipment; utilities; and parks, recreation facilities, and other items. Local governments and certain types of nonprofit organizations are eligible to apply.	Varies	25% local match required. Mitigation Action Plan required for any funding other than planning.

Post Disaster	Post disaster	Texas Department of Emergency Management <a href="http://www.txdps.state.tx.us/dem/">http://www.txdps.state.tx.us/dem/</a>	Hazard Mitigation Grant Program (HMGP)	Funds can be used for a variety of activities including hazard mitigation planning; small scale structural drainage; public awareness; early warning systems; local mitigation plan development; wildfire mitigation; or post disaster code enforcement. Local governments and certain types of nonprofit organizations are eligible to apply from throughout the state.	Planning grant max: \$50,000 for primary participant and \$5,000 for each additional participant up to 10 total	25% local match required. Mitigation Action Plan required for any funding other than planning.
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### Parks and Recreation

Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Infrastructure	Suspended until 2014	Texas Parks & Wildlife (TP&W) <a href="http://www.tpwd.state.tx.us">www.tpwd.state.tx.us</a>	Small Community	Funds can be used for development or rehab of any public outdoor recreation facilities. City would be required to self-administer the project.	Up to \$75,000	1 to 1 match. Can be cash, land, or in-kind.
Infrastructure	Suspended until 2014	TP&W	Outdoor Recreation	Funds can be used for development or rehab of any public outdoor recreation facilities. Must have master park plan completed by May 31st to apply.	Up to \$500,000	1 to 1 match. Can be cash, land, or in-kind.
Infrastructure	Suspended until 2014	TP&W	Indoor Recreation	Funds can be used for development or rehab of any public indoor recreation facilities. Must have master park plan completed by May 31st to apply.	Up to \$750,000	1 to 1 match. Can be cash, land, or in-kind.
Programming	Suspended until 2014	TP&W	Outdoor Outreach	Funds can be used to purchase supplies and equipment for outdoor programs. No construction allowed.	Up to \$50,000.	No match required, but match improves chances of funding.
Infrastructure	February 1	TP&W	Recreational Trails	Funds can be used for new trail development or rehab of existing trails, and trail amenities such as parking areas, restrooms, drinking fountains.	Up to \$200,000	20% of total project cost required as local match (can be cash, land, or in-kind).
Infrastructure	October 31	TP&W	State Boating Access	Funds can be used to develop new or renovate public boating access facilities including boat ramps, parking areas, access roads, boater amenities such as restrooms, picnic areas, courtesy docks, etc.	Up to \$500,000	25% of total project cost required as local match contribution (can be cash, land value, and/or in-kind).

Infrastructure	February 5	TxDOT & Keep Texas Beautiful	Governor's Community Achievement Awards	Funds can be used for landscaping along public right of way. Location and type of project is decided by the community and TxDOT.	By population: <3,000=\$90K; <5,000=\$110K; <9,000=\$130K	N/A
Infrastructure	Jan. 1, April 1, July 1, Oct. 1	Major League Baseball (mlb.com)	Baseball Tomorrow Fund	Funds can be used for field improvements, equipment purchases, umpire training, but not on-going operational costs. Letter of interest submitted first (due 45 days before deadline). If invited to apply, application submitted by deadline.	No maximum, but typical award is \$50,000 to \$100,000	No match required, but match improves chances of funding.
Infrastructure	October of each year	U.S. Soccer Foundation <a href="http://www.ussoccerfoundation.org">www.ussoccerfoundation.org</a>	Program, Field, and Planning grants	Priority focus changes annually, but funds can be used for construction of new fields or enhancement of existing fields with lighting or irrigation, in areas primarily designed to serve low-income communities.	Up to \$100,000	No match required, but match improves chances of funding.
Infrastructure	Feb. 1, July 2	Tony Hawk Foundation <a href="http://www.tonyhawkfoundation.org">www.tonyhawkfoundation.org</a>	Skatepark Grants	Funds can be used for the design, construction or operation of new skateboard parks, primarily to serve low-income communities.	Up to \$25,000	If funds requested for construction, match must be provided.
Infrastructure/Programming	September 30, February 28th	Captain Planet Foundation <a href="http://captainplanetfoundation.org/">http://captainplanetfoundation.org/</a>	CPF Grants	Funds can be used for community gardens, native plant gardens, learning trails, cleaning up local parks, maintaining/restoring environmentally sensitive areas such as forests and prairies, wetlands, rivers, streams. Preferential consideration is given to projects seeking seed funding of \$500 or less or projects that have at least a 50% match or in-kind contribution in funding.	Up to \$2,500	No match required, but match improves chances of funding.
Infrastructure	October 12, February 15	Lowes <a href="http://www.toolboxforeducation.com">www.toolboxforeducation.com</a>	Toolbox for Education Grants	Funds can be used for a variety of projects including reading gardens, vegetable gardens, fitness areas, school landscaping projects, nature trails, and playgrounds. Applicants are limited to K-12 schools or parent-teacher organizations.	\$2,000 to \$5,000	No match required.
Infrastructure/Programming	Ongoing	National Gardening Association <a href="http://grants.kidsgardening.org/">http://grants.kidsgardening.org/</a>	The Garden Registry	The program connects communities with various grant programs available through the National Gardening Association depending on the community's need.	varies	No match required.

Infrastruct ure	December 15	Fiskars <a href="http://www2.fiskars.com/Community/Project-Orange-Thumb">http://www2.fiskars.com/Community/Project-Orange-Thumb</a>	Project Orange Thumb	The program awards grant recipients a combination of financial funding and Fiskar tools to build or make over community gardens.	\$5,000	No match required.
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Housing						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Construction	Ongoing	Texas Department of Housing and Community Affairs (TDHCA) <a href="http://www.tdhca.state.tx.us">www.tdhca.state.tx.us</a>	HOME	Funds can be used for rehabilitation or demolition and reconstruction of up to six substandard homes. Rehabilitation is not permitted for manufactured homes.	\$85,000 per home constructed	Match required, 1% to 12.5% on total project amount, depending on population size. Plus \$12,000 in cash leverage. Match can be in-kind or cash.
Construction	Ongoing	TDHCA	Multifamily (Rental Housing) Development	Available to local governments, public housing authorities, non-profit, and for-profit organizations for funding multifamily rehabilitation and new construction projects	Subsidy varies by county and number of bedrooms.	Long-term rent and renter income restrictions
Financial Assistance	Ongoing	TDHCA	Tenant Based Rental Assistance (TBRA); TBRA for Persons with Disabilities and Veterans	Assists renters, including veterans and persons with disabilities, with utility and security deposits for up to 24 months. Available to local governments, public housing authorities, and non-profits	Varies	Varies

Financial Assistance	Ongoing	TDHCA	Texas HOME buyer Assistance Programs	Available to local governments, public housing authorities, and non-profits to provide down payment and closing cost assistance to individuals who have not owned a home in three years or who are first-time home buyers. Also includes funding for single-family housing accessibility modifications.	Varies	Varies
Construction	Ongoing until 8/31/12 or fund emptied	TDHCA	Amy Young Barrier Removal Program	Available to local governments, public housing authorities, and non-profits to construct home accessibility projects for disabled residents (tenants and owners)	Up to \$20,000	N/A
Construction	Ongoing	U.S. Department of Agriculture (USDA) www.usda.gov	Rural Housing Repair and Rehabilitation grants and loans	Available to very low income residents. Grants available to those over 62 years of age to remove health and safety hazards. Loans available for hazard removal, home repair, improvement, and modernization.	Loan maximum: \$20,000; Grant maximum: \$7,500	N/A
Financial Assistance	Ongoing	USDA	Guaranteed Housing Loans	Available to any State housing agency or approved lender for loans to those making no more than 115% of the area median income who lack adequate housing.	Varies	Loan recipient must be able to pay mortgage, tax, and insurance
Construction	Ongoing	U.S. Department of Energy through local Council of Government or Action Agency	Weatherization Assistance	Low income families can apply for assistance to make home improvements that will improve energy efficiency and reduce energy bills.	Varies	Varies
Flood mitigation	Varies	TWDB	Severe Repetitive Loss Grant Program (SRL)	Available to any political subdivision that has zoning and building code jurisdiction over a particular area having flood hazards and is participating in the NFIP. Funds can be used for acquisition/demolition/relocation of residential structures; elevation of existing residential structures; mitigation reconstruction of residential structures; minor flood reduction projects; and dry flood proofing (historic residential properties).	Up to \$150,000 Federal share per property	At least 10% of total eligible costs must be provided by a non-federal source.
Programming	Ongoing	Aging In Place Initiative www.aginginplaceinitiative.org	JumpStart	Grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home	Varies	Varies

Construction	Ongoing	Texas Ramp Project <a href="http://www.texasramps.org">www.texasramps.org</a>	Texas Ramp Project	The mission of this organization is to build accessibility ramps. The organization accepts referrals from social service agencies and establishes regional capacity for ramp building.	Ramp building	N/A
Programming	Ongoing	Legal Aid <a href="http://www.lonestarlegal.org">www.lonestarlegal.org</a>	Legal Aid	Legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Assistance focuses on basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.	Varies	Varies
Programming	Ongoing	Leader Dog for the Blind <a href="http://www.leaderdog.org">www.leaderdog.org</a>	Guide Dogs	Applicants must be 16 years or older and in good mental and physical health. They complete a 26 day residential training program in Rochester Hills, Michigan. Room, board, training, and transportation costs for clients traveling within the U.S. are free of charge. The organization also offers mobility and GPS programs to professionals and clients.	N/A	N/A

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## 14 ZONING ORDINANCE

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The Town of Anthony adopted its Zoning Ordinance and Map in 1980 and has amended it from time to time during the last three decades. As a part of the Comprehensive Planning effort, planning consultants reviewed the Ordinance and Map to determine whether it furthers goals and objectives outlined in the 2014 Comprehensive Plan; whether it meets the Town's certification that it affirmatively furthers fair housing; and whether its tenets incorporate any changes to state law regarding zoning since 1980.

Prior to amendment of the Zoning Ordinance and Map, proposed amendments should be reviewed by an attorney familiar with land use law to ensure that changes are made in accordance with State law. The regulations for adopting or amending a Zoning Ordinance and Map are controlled by Texas Local Government Code Chapter 211, Section 211.006-.007.

### *14.1 Review of Elements in the Proposed Ordinance*

The review suggests the following changes to the Town's Zoning Ordinance & Map:

1. Removes section in ordinance describing "Zoning by Area" and assigns a zoning district to all land in Town, except federal land occupied by the La Tuna FCI.
2. Incorporates new districts and removes some existing districts. New districts in proposed ordinance/map include:
  - (A) Agricultural District,
  - (OS) Open Space District,
  - (R) Residential District,
  - (R2) Residential District Two,
  - (TC) Town Core District,
  - (NC) Neighborhood Commercial District,
  - (LI) Light Industrial District, and
  - (PD) Planned Development District.

Existing districts removed from proposed ordinance/map include:

- Single Family zoning by square foot,
- Commercial/Industrial District.

Existing districts retained in proposed ordinance/map:

- Commercial District and
  - Trailer Park/Mobile Homes District.
3. Provides permitted uses table summarizing all permitted uses by district; uses permitted with the issuance of a special exception permit by district; and uses permitted if part of an approved site plan by district.
  4. Outlines purpose, design considerations, site layout/projected design standards, and area regulations for a Planned Development District.
  5. Establishes screening requirements along the Town's main thoroughfares.
  6. Provides design standards for new districts using standards outlined in the Town's existing ordinance and using existing conditions.
  7. Incorporates detailed procedural information on zoning map amendments.

A version of the proposed Zoning Ordinance and Map suitable for adoption has been included in the Comprehensive Plan binder and with the digital appendices. An annotated version specifying recommended amendments and noting additional considerations is included with the digital appendices under the name "Zoning Ordinance – Proposed Annotated". In addition, a second version of a proposed Zoning Ordinance for the Town that does not use the Town's existing Ordinance as a base has been included in the digital appendices under the name "Zoning Ordinance – New". That proposed Ordinance incorporates design standard diagrams to illustrate what is meant by front yard, side yard, height, lot width, etc. as well as additional procedural requirements.

## ***14.2 Legal Discussion of Zoning***

Zoning is the most common means of regulating local land use in the United States. It gained popularity in the 1920s when many states, including Texas in 1927, passed planning and zoning enabling legislation allowing cities and some counties to enact land use plans and zoning regulations.

Zoning seeks a balance between the right of the property owner to use land and the right of the general public to a healthy, safe, and orderly living environment. Conventional purposes of zoning have focused on:

1. Separating conflicting land uses;
2. Ensuring that new development is located according to a general community plan; and
3. Promoting quality development that will not harm the health, safety or welfare of the public.

In Texas, a city's zoning power extends only over land within its corporate limits. A city has no zoning power within its extraterritorial jurisdiction (ETJ) or within other territory outside of the city limits. State law and legal history have further defined the purposes of zoning regulations:

- Lessen street congestion by limiting the level and density of development in the various zoning districts to allow for appropriate match between types of development and the level of infrastructure that can be reasonable provided by the city.
- Promote safety from fire and other dangers by imposing minimum yard setback and access-related requirements to hinder the spread of fire and to ensure access by emergency personnel and equipment.
- Promote health and general welfare by separating land uses that involve potentially dangerous activities, excessive noise, pollution, odors, or heavy traffic to non-residential or non-commercial areas of the city.
- Promote adequate light and air by requiring setbacks, open space, and building location, arrangement, size, or height requirements.
- Prevent undue concentration of population or overcrowding through minimum or maximum square footage, lot sizes, or parking space requirements.
- Facilitate adequate transportation, water, sewer, schools, parks, and other public service requirements through matching the infrastructure requirements of a particular land use with the city's ability to provide for these needs.

Zoning must have a consistent, close connection to real community goals and objectives, not vaguely perceived needs. The right of the public to restrict the use of private property must be based on a well-reasoned, desired future community, as expressed in a locally-adopted community plan (specified in Section 211.004 of the Local Government Code). That often takes the form of a Future Land Use Plan, Comprehensive Plan, or Master Plan.

Local Government Code Section 211.003 provides that a city may enact zoning regulations to address any of the five following aspects of development:

- height and size of buildings

- percentage of a lot that is occupied
- size of yards, courts or other open spaces
- population density of the site
- location and use of the buildings and land for residential, business, industrial, or other purposes

For historical, architecturally significant, or cultural sites or areas, cities may regulate the construction, alteration, or razing of structures. In addition, zoning ordinances usually contain standards that the city has established with regard to minimum lot sizes, setbacks, yards, impervious cover, parking, screening, and other criteria that must be met when developing property. A typical ordinance also sets out the permitted uses of land within designated zoning districts and indicates how to obtain special use permits, variances, and amendments of the zoning ordinance.

Zoning regulations must be uniform for each kind of building in a district, but may vary from district to district based upon the character of each district and its suitability for particular uses, with due consideration given to conserving the value of buildings and encouraging the most appropriate use of land in the city.

Zoning has not been successful in reshaping land uses and growth that occurred in the past. Often, cities adopt zoning ordinances in reaction to some undesired development or series of events, such as mobile homes moving to vacant lots in a neighborhood of single-family homes or a new business generating noxious pollution or lots of traffic. These types of situations are usually regulated through nuisance ordinances such as those regulating noise, pollution, dangerous structures, mobile homes, junk cars, etc.

Though zoning is not generally aimed at controlling land uses that legally existed prior to the adoption of land regulations, the ordinance can be used to prevent nonconforming uses or structures from being rebuilt if they are destroyed or from being converted to another nonconforming use. To illustrate this point: an auto body repair shop in a residential zone that was considered a nonconforming use burns down. If the owner proposed to rebuild it on the same site, the city government, under the zoning ordinance, could legally prevent the owner from rebuilding the shop at that location.

A zoning ordinance consists of two parts—the text and a map. The text explains the different land use zones and districts, including permitted and conditional uses, minimum lot requirements, general development standards, and how the zoning process is to be administered. The zoning map reflects the future land use according to the city's plan and shows the location of the zones and districts for different types of land uses. Ordinances or resolutions adopting zoning refer to both the text and the map.

### 14.3 Zoning Ordinance Types

A city enacting zoning regulations or revisions has a few choices on types of zoning codes. The technical expertise needed to implement a code varies according to the type of zoning.

***Use-based (conventional) codes*** are the regulations for land use developed throughout most of the 20<sup>th</sup> century. Also known as Euclidean zoning, they define what use can be used on each property, often emphasizing a separation of uses. The original intent of conventional codes was to separate non-compatible uses so that, for example, factories that generated pollution and large-truck traffic were not located next to housing or small commercial shops. The focus is on preventing development that could damage a neighbor's property or safety. The codes often separate retail, single-family, multifamily, office, and industrial uses from one another and apply strict standards to what types of uses and density can be placed on each property. The codes are based on a City Future Land Use plan often found in a Comprehensive Plan that articulates a vision of how property should be used during a planning period. That vision usually includes decisions about where city government would provide its services in the future.

Conventional Zoning involves separating a city into land use zones and districts. Typical zones are R-Residential, M-Industrial/Manufacturing, and C-Commercial. Districts refer to a specific kind of zone such as R-1 Single Family Residential or R-2 Multifamily Residential. In each district, certain land uses are permitted outright or may be permitted as conditional uses; other uses are prohibited or not listed. For example, in a residential zone, a single-family house is permitted outright, a daycare in a single-family home may be permitted conditionally if it does not change the character of the area, but the construction of a fast-food restaurant (an intensive commercial use) is likely to be prohibited.

Finally, conventional zoning sets building intensity limits on lots through uniform application within a zone of setback, height, density and other requirements.

***Unified Development codes*** are single documents containing zoning and subdivision regulations and any other development-related regulations in the City's Code of Ordinances. They seek to avoid conflicting or inconsistent language that can develop if separate ordinances are used. They are also intended to make decision makers more aware of the entire land development process from "platting to certificate of occupancy."

**Form-based codes**<sup>81</sup> focus on building form, de-emphasizing density and use regulation. In place of long lists of allowed uses in a district, the codes focus on what buildings should look like, their role in shaping the public space, their role in creating “a place” or town character, and their relationship to the street or other transportation infrastructure, like sidewalks, open space between buildings, and parking access. They focus on the idea that uses of a building may change over time but its façade, relationship to other buildings, and its role in creating public spaces will remain.

In form-based codes, “zones” can be defined by devising a system of districts, neighborhoods and corridors; or defined by street types in the City (local streets, state highways, county roads), or by the types of land uses in the City (agricultural, central business district, open spaces, residential neighborhoods, etc). A building’s relationship to its environment is defined in each designation, including allowable building types, dimensions, parking locations, façade features, and the appearance of the streetscape (width of sidewalks, landscaping, bike lane, street widths, lighting, and street furniture). In addition to building form, these codes usually emphasize mixed uses, defining allowable housing and commercial types so that they are compatible and can be placed near each other within one zone. Instead of a use-based zoning map, the code is based on a Regulating Plan that assigns broad zones accompanied by graphic-based tables that show required elements for building shapes, placement, street types and neighborhood character in each zone. The zones are often broader and more flexible than in a conventional ordinance.

The form-based code is designed to be short, full of graphics, and easy to administer. They incorporate a 1) regulating plan (a schematic representation of the master plan illustrating the location of streets, blocks and public spaces, 2) building form standards based on definitions of allowed building types appropriate to the region or neighborhood and that allow buildings to complement neighboring buildings and the street; 3) street standards (plan and section) that balance the needs of motorists, pedestrians, bicyclists, and transit riders, and 4) use regulations, as needed.

The creation of a form-based code requires public participation that allows residents, officials and city staff to develop a vision for the city. The beginning aspects of the creation of a form-based code begin with the City’s Comprehensive Plan. The Plan goals and objectives delineated in Chapter 1: Community Goals and Objectives were generated during public workshops, hearings and interviews of officials, residents and others with regional interests. They define a Vision for the City to work toward during the 20-year Plan duration.

Urban design consultants are usually employed to draft form-based codes to include drawings rendered based on the city’s character and vision that accurately and clearly represent the required building formats. Although that process requires up front expenses, the idea is that the form-based

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<sup>81</sup> Source: Form-based Codes Institute, Sample Request for Qualifications (RFQ) For Consultants to Prepare a Form-Based Code, 2007; at [formbasedcodes.org](http://formbasedcodes.org); and Form-Based Codes Fact Sheet, 2005; Local Government Commission access on the Web in March 2013 (<http://www.lgc.org/resources/community-design>)

code will eventually save the City expenses of drawn-out development processes and lengthy code language interpretations. With the vision already created and outlined in the building designs drawn into the Code, decisions on development applications can be handled by city staff through a process similar to that for building permits. Up-front training of staff is also required to reassure the public and developers that application approvals are meeting the code's requirements.

In cities where zoning codes already exist, the form-based code should be integrated into the existing regulatory framework to insure procedural consistency, adherence to state and local legal requirements, and maximize code effectiveness. Sometimes an integrated code is called a hybrid code.

**Hybrid codes** combine elements of form-based zoning and conventional zoning. They are most often used when conventional zoning is already in place. They can introduce desired building forms without undertaking a complete re-write of a code. For example, form-based zones can be applied to specific areas of a city, such as a developed historic downtown where residents want new buildings to complement existing structures. Other parts of the city would retain traditional zoning categories that are primarily concerned with safety and separation of uses. Hybrid codes can incorporate the form sections of the form-based code and keep the provisions, processes and standards of the conventional code to allow for seamless administration of the code. A hybrid attempts to resolve differences between current development standards and future urban form goals.

**Transfer of Development Rights** These programs, often implemented in localities wanting to preserve land for a specific use like agriculture or open space (or for other community goods like affordable housing or recreation), allow property owners to sever their development rights (or maintain a base minimum of development rights) on land (*sending areas*) and sell them to developers to allow them to increase density or other features on other property (*receiving areas*) zoned for higher development-type uses. Local governments may also buy development rights in order to control price, design details, restrict growth, or create a TDR bank that developers can use to achieve their development goals on already-zoned property.

TDR programs can be more difficult to administer than zoning, because agreements require the seller to place deed restrictions or conservation easements on his or her property. Cities often require assistance from legal staff or not-for-profit land trust advisors to ensure proper preparation of easement documents. Land uses conserved through TDR programs can be more permanent than those uses preserved through zoning, because unlike zoning, deed restrictions cannot be changed by city councils. TDR programs serve some of the same functions as zoning variances; therefore having a TDR program can reduce the need for administration of variance requests. Developers can purchase TDRs to meet density or other needs on their properties, rather than requesting zoning changes.

The downside to TDR programs is that they lock in property uses, limiting future options as societal values and community characteristics change over the years. In addition, some legal “takings” issues have arisen if a sending area is zoned for zero growth. Thorough comprehensive planning that gauges the need for development in a community is essential so that the community designates appropriate amounts of sending and receiving areas.

TDR programs are most effective in communities facing strong development pressure where officials believe it would be difficult to successfully implement traditional zoning restrictions to achieve preservation goals or where financial resources are not available for municipalities to buy land or development rights on their own. It allows officials to use the market to pay for the preservation of public goods like open space while preserving flexibility for developers.

***Planned Unit Development (PUD)*** A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category designation. It is usually implemented to carry out master planning of a tract of a land and is intended: to carry out specific goals of the comprehensive plan; foster City or public/private partnered special projects; allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types; and/or to preserve natural features, open space, and other topographical features of the land. Standards within a PUD usually are negotiated on a case-by-case basis, and require approval procedures similar to those found in subdivision ordinances, including plan review and public hearings.

## ***14.4 Elements that Create Challenges to Zoning***

There are four major areas of legal concern for communities with zoning. The first centers on the constitutional right to free speech found in the First Amendment. Provisions adopted to control aesthetics, especially sign regulations, are especially vulnerable.

The second area of concern is called the *taking issue*. The Fifth Amendment prevents governments from taking private property unless it is for a public purpose and just compensation is paid. Normally, when private land is taken for use as a road or park, the landowner will be fairly compensated. However, a taking may arise from land use regulations that deprive a property owner of virtually all economic value of the property.

The third area of concern arises from the Fourteenth Amendment and is called due process. Due process requires that governments treat all people fairly and reasonably. The restrictions imposed by zoning regulations must be reasonable. They must be based on actual needs and not on arbitrary or

unrealistic standards. In administering the zoning regulations, local government must treat all people fairly, give proper notice of hearings, and follow all procedures set forth in the Texas enabling statutes to avoid violations of due process.

The final legal concern regards the *equal protection clause* of the Fourteenth Amendment. This clause requires governments to treat all people in the same manner unless there is a valid purpose for dissimilar treatment. The equal protection clause is especially stringent when it involves prohibition of discrimination based upon race, creed, color, disability, national origin or gender.

### ***Deed Restrictions***

State law does not allow cities that have adopted zoning to also enforce private deed restrictions. Enforcement of deed restrictions remains a private matter between the involved property owners to be settled through private civil litigation. Generally courts have held that when both zoning regulations and deed restrictions exist, the strictest provision must be met. For example, if the owner of a property located in a Commercial zoning district wishes to build a paint store, the city would not protest if the land has a deed restriction limiting use to residential. The private citizens affected by the proposed land use change could file, and would likely win, a civil suit aimed at enforcing the deed restriction.

### ***Historic Overlay***

Local government Code section 211.003(b) allows cities to regulate the construction, alteration, or razing of structures that are historically, culturally, or architecturally significant. This is often done by creating an overlay mechanism in the zoning ordinance that may be applied to certain individual buildings or to a larger district. This overlay is an additional zoning designation and must be shown on the official zoning map.

The historic overlay can regulate certain aesthetic or design issues for historic structures but not the use of the property. For example, the city would have approval authority over changes to the façade of a historic movie theater, but could not address whether the building be used for a theater or a bookstore.

Historic preservation should be addressed in a separate ordinance that establishes the procedures for the operation of a local historic preservation commission, the means by which a property owner may seek to make changes to a historic structure, criteria and design standards, the legal effect of commission review, and an appeals procedure.

### ***Pre-existing Uses***

Property uses in place before a zoning ordinance takes effect that do not adhere to the zoning ordinance are called *nonconforming uses*. A person who claims the right to continue a nonconforming use bears the burden of establishing that the use pre-existed the zoning regulation. Courts usually only protect “innocent” nonconforming uses. Nonconforming uses are not considered innocent if they are begun with the knowledge that the regulations will soon apply or that the regulations are in the process of being proposed.

Most zoning ordinances prohibit a nonconforming use from being re-started if it is temporarily discontinued for a specified period of time. Both the time period and the definition of “discontinued use” must be clearly stated in the zoning ordinance. Six or twelve months are typical time periods used, but courts have generally held that in order for there to be a finding of discontinuance of use, there must be an intent to abandon and some overt act of abandonment, such as failure to pay property taxes or utility charges or severe deterioration of the structure. The mere passage of time during which a nonconforming use is discontinued does not indicate abandonment by itself, even if the time period is lengthy.

Cities may prohibit the expansion of a nonconforming use beyond the level that was present at the time the city zoning regulations took effect. Many cities allow modest expansion, a practice upheld by the Texas courts. In these cases, the zoning ordinance requires board of adjustment approval of the increase.

Since 1972, Texas courts have allowed cities to include provisions in their zoning regulations that require the discontinuance of nonconforming uses if the owners are provided a reasonable amount of time to recover their investment from the particular use, a practice commonly known as *amortization*.

Amortization involves the determination of the owner’s capital investment in the property and of his expected income stream from the property. The city can use this information to allow the nonconforming use sufficient time to remain in existence to reasonably reimburse the property owner for his investment in the property.

A city may be legally required to provide compensation to a property owner if the time period for phasing out the nonconforming use was not sufficient for the property owner to recoup reasonable monetary expectations from the property. There does not appear to be clear court precedent that establishes a uniform time period during which all investments in a property are realized. Accordingly, cities must consider resolution of such issues on a case-by-case basis after consultation with legal counsel.

### ***Zoning in Annexed Areas***

A city may require an annexed area comply with the city's existing zoning ordinance. If it wants the regulations to apply immediately upon annexation, a city must pass an ordinance specifying the zoning classifications and district boundaries that will apply to the new area when it is annexed. This ordinance must have a public hearing that is advertised in the local newspaper at least 15 days beforehand.

In no case will zoning become effective for a property until the area is actually annexed. However, a city may pursue an injunction to halt proposed development or construction in an area outside the city limits if the construction would violate the proposed zoning regulations. To secure an injunction, the city would have to show that an ordinance annexing and zoning the area had already passed its first reading.

There are special provisions relating to annexed areas that have been used for agricultural operations for the last fifteen years. Zoning laws and other municipal regulations generally may not be applied to agricultural operations that were located outside the city boundaries on August 31, 1981. There are exceptions to this protection; if the city confronts this issue, it should consult with its legal counsel regarding Agricultural Code Chapter 251

### ***Sexually Oriented Businesses***

According to the U.S. Supreme Court, cities may not completely prohibit the operation of sexually oriented businesses within a city. However, the regulation of the location of these businesses is allowed. Sexually oriented businesses, as defined by state law, include "a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult video store, adult motel, or other commercial enterprise, the primary business of which is the offering of a service or selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer."

Many cities prohibit such businesses within 1,000 feet of a school, regular place of religious worship, or residential neighborhood. Attorneys recommend following the "five percent rule" in regulating the location of sexually oriented businesses. Under this standard, a city should ensure its ordinance allows at least five percent of the acres of the city territory available for the location of sexually oriented businesses. However, these areas must be located where such businesses could practically and legally locate.

### ***Wireless Telecommunications Facilities***

The 1996 Telecommunications Act sets forth certain limitations on a city's authority to regulate the location of wireless telecommunications facilities (47 U.S.C.A. 332 (c)(7)). In essence the law requires

that zoning or other regulations cannot have the effect of banning the construction, modification, or placement of wireless telecommunications facilities in the city and that zoning decisions cannot systematically give one telecommunications service provider an advantage over its competitors. Zoning regulations can be written to limit these facilities to non-residential areas, but can only recommend more restrictive placement such as on public lands or on sites where telecommunications facilities already exist.

### ***Mobile Homes and HUD-code Manufactured Housing***

The Texas Manufactured Housing Standards Act (Article 5221f) sets the limits on city regulation of mobile homes and HUD-code Manufactured Housing. "Mobile homes" are defined as certain structures constructed before June 15, 1976, and "HUD-code manufactured homes" are defined as certain structures constructed on or after June 15, 1976 and meet minimum standards set by the U.S. Department of Housing and Urban Development (HUD). A city's ability to regulate a structure through zoning and other regulations under this Act depends on whether the structure is a mobile home or a HUD-code manufactured home.

Section 4A of Article 5221f allows incorporated cities to completely prohibit installation of mobile homes as a residential dwelling inside the city limits unless the mobile home in question was occupied within the city limits before the prohibition.

A city has less power in regard to regulating HUD-code manufactured homes as residential dwellings. State law only allows cities to require that these structures locate in areas deemed appropriate by the city. The city may not completely "zone-out" HUD-code manufactured homes within the city limits.

The zoning ordinance should indicate those areas within the city that are available for HUD-code manufactured homes. The requirement that HUD-code manufactured homes be allowed in some part of the city does not affect the validity of deed restrictions that are otherwise applicable to various properties. Often, deed restrictions prohibit placement of manufactured homes on involved properties.

### ***Group and Community Homes for the Disabled***

The Community Homes for Disabled Persons Location Act (Texas Human Resources Code, Section 123.001) regarding community homes for groups of disabled people preempt municipal zoning regulations whenever there is any conflict with the Act. A "community home" must meet all of the following criteria:

- The home must provide food, shelter, personal guidance, care, habilitation services, and supervision to persons with disabilities who reside there. The phrase "person with a disability" is

defined by statute to include any person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has one or thirteen conditions specifically listed in the statute (see Section 123.002 of the Texas Human Resources Code for the complete list).

- The home must not be located within one-half mile of another community home.
- The home must not have more than six persons with disabilities and no more than two supervisors residing in the home at the same time.
- The home must meet all applicable state or federal licensing requirements.
- The home must be operated by an authorized state agency or entity such as a nonprofit corporation or be a personal care facility listed under Chapter 247 of the Texas Health and Safety Code.

By statute, the exterior of the home must retain compatibility with surrounding residential structures. If the group home meets the above conditions, the city must allow the home to locate in any district that is zoned residential. Further, any deed restriction that would prohibit the use of the property as a group home is invalid if the restriction was imposed or amended after September 1, 1985. Municipal ordinances may require that residents of the community home not park more motor vehicles at the facility than there are bedrooms in the facility.

Even when a group home does not qualify under the state Act, it may qualify under federal law. The Fair Housing Amendments Act of 1988 forbids local laws that would constitute discrimination against the handicapped in housing. In essence, this federal law prevents cities from imposing blanket prohibitions on the location of group homes for the disabled in residential neighborhoods. Cities must provide some reasonable procedure for allowing group homes for the disabled to locate in an area zoned for residential use.

The protections provided to group homes for the disabled are not necessarily extended to group homes for other classes such as troubled youth who may or may not be disabled. If a city is faced with a request to allow a group home of this nature, it should determine whether the members of the group meet any of the state or federal requirements for disability. If not, and if the facility is run by a nongovernmental entity, the home is likely to be subject to the traditional zoning regulations.

### ***Federal, State, County or School District Properties***

City ordinances do not generally apply to federal or state entities or their property. In many cases, federal and state agencies make an effort to find appropriate locations for their facilities, but they are not obligated to comply with local zoning regulations.

Courts have determined that state statute allows independent school districts to choose any reasonable location of school buildings within the district and allows counties to locate a solid waste dump anywhere appropriate as long as the dump complies with state law. In these two instances, the state has given counties and school districts the power to choose locations without regard for city zoning regulations.

City building codes may be imposed on school district facilities and auxiliary county courthouses, but not on main county courthouses, state or federal facilities.

### ***Religious Structures and Facilities***

Recent rulings, particularly the U.S. Supreme Court case of *City of Boerne v. Flores*, have held that the Religious Freedoms Restoration Act was unconstitutional in the way it limited the ability of local governments to regulate properties owned by religious groups in the same way as those owned by other groups. Generally, religious entities are subject to the same laws as any other entity as long as those laws are neutral in their construction. Despite these recent rulings, cities should consult with legal counsel before applying zoning regulations to churches or to other structures used for religious practice.

### ***Sign Regulations***

Cities may regulate the size, location, height, and lighting of signs, but the regulation of the content of the sign's message are almost always beyond a city's power. Most cities prefer to address the regulation of signs by a separate city ordinance independent of the zoning ordinance due to concerns that a First Amendment challenge regarding the sign regulations would invalidate the entire zoning ordinance.

### ***Pawnshops***

Consumer Credit Commissioner licensed pawnshops, as defined in Section 2 of the Texas Pawnshop Act (Article 5069-51.02, Vernon's Texas Civil Statutes), must be permitted in at least one general zoning classification (such as commercial). No additional special use permits other than those imposed by the state may be required by the city.

## ***14.5 Administering the Zoning Ordinance***

The city must designate both the staff and the entities needed to assist in the zoning process. Such entities usually include a zoning commission, a board of adjustment, and designated city staff to handle day-to-day zoning issues.

### ***Zoning Commission***

General law cities (Type A, B or C) can choose to appoint a zoning commission or have their city councils perform that function. The zoning commission is responsible for recommending zoning regulations and district boundaries.

The members are appointed by a majority vote of the city council. For general law cities, the requirements are included in the zoning ordinance. The term of office is limited to two (2) years by the Texas Constitution.

Though not specifically required, many cities require that zoning commission members be residents of the city and that terms of office be staggered. Removal, filling of vacancies, and successive terms are not addressed by state statute and are determined by each locality in its ordinance.

### ***Planning Commission***

Municipalities may create separate entities called “planning commissions” for approval of plats and producing and recommending a master or comprehensive plan for the city. Appointing a planning commission is at the discretion of the city council. Ordinances or charters of many cities combine the functions of the planning commission with those of the zoning commission in an entity called the “planning and zoning commission.”

Although rarely done, general law city councils may themselves serve as a combined planning and zoning commission, though it is much more common for a separate council-appointed entity to serve in this capacity.

### ***Combined Planning and Zoning Commission***

A planning and zoning commission recommends zoning district boundaries and zoning regulations for each district. Public hearings are held to produce a draft zoning ordinance and zoning map for consideration and approval by the city council. Once the ordinance has been approved, the commission considers and makes recommendations to the city council on amendments to the zoning

ordinance and in certain cases, special use permits. The commission is also responsible for reviewing and approving plats.

If allowed for by city ordinance, a planning and zoning commission can provide review and make recommendations to the city council on matters such as right-of-way abandonment, amendments to the platting ordinance, and the acceptance of donated rights-of-way and easements.

### ***Board of Adjustments***

The Board of Adjustments is created by ordinance for the purposes of: hearing appeals to decisions made by an administrative official or the planning and zoning commission; deciding special exceptions and variances from the zoning ordinance; and hearing and deciding other matters authorized by the zoning ordinance. Although the Standard Zoning Enabling Act does not require a Board of Adjustment (in which case the legislative body issues variances and hears appeals), having the Board of Adjustments review administrative decisions and hear appeals avoids the problem of a city council both issuing regulations and reviewing appeals as well as the potential legal difficulties caused by the council acting in both a legislative and an administrative capacity. Legislation in Texas (Local Government Code, Title 7, Subtitle 8, Sec. 211.008) specifically allows Type A general law municipalities to designate the governing body (or legislative body) to act as the board, but states that court review should apply the same standard of review that it would apply to a board not containing members of the governing body. Therefore, if a governing body acts as a board of adjustment, it must closely follow rules for granting variances as if it was an administrative, and not a legislative, body. The board consists of at least five members, each appointed for two years.

### ***Amendments to the Zoning Ordinance:***

All zoning regulations and amendments to those regulations must be adopted by ordinance rather than by resolution. For amendments to the zoning ordinance, state law generally requires review and recommendations by the planning and zoning commission and final passage by the city council with public notice and hearings at both steps.

There are two types of amendments to the zoning ordinance: a zoning change affecting a specific property (commonly referred to as "rezoning") and a comprehensive system-wide change to the text of the zoning ordinance that affects all similarly situated properties throughout the jurisdiction.

To change the zoning classification for specific tracts, the act requires notice by mail of the zoning commission's hearing to all property owners within the city limits and within 200 feet of the affected tract (or partial tract if only a portion is being rezoned). If the owners of 20 percent of the land within the area to be reclassified *or* the owners of 20 percent of the land within 200 feet of that area protest

the proposed change by written petition, the change must be approved by three-fourths of the entire city council to pass. The mayor's vote is only counted if he is able to vote on such matters under local provisions.

The right of protest of a zoning change exists anytime there is a proposed change to the zoning ordinance and requires a three-quarters majority of the city council to approve the change. The duty to provide special notice to the landowners within 200 feet of the proposed change is only required if the change involves a zoning reclassification to a particular property. For example, if an amendment would uniformly change the uses allowed under a particular zoning classification but not actually change the classification of any specific areas in town, no special notice would be required to any particular landowners. If administrative changes to the ordinance are proposed, such as increasing the number of days during which any zoning decision can be appealed, no special notice would be required to specific landowners.

There are four requirements that must be met under Chapter 211 of the Local Government Code before zoning regulations are adopted or a change in zoning regulations or district boundaries is approved:

Planning and zoning commission issues a preliminary report that describes all proposals for zoning regulations or district boundaries. This report may be in written or verbal format. The information included in the report is not specified in state law. Many communities include land use maps that show how the proposed change would impact residential, commercial, and industrial areas of the city and a recommendation of the planning or zoning commission. The local zoning ordinance should indicate the format and type of information to be addressed in the preliminary report.

Planning and zoning commission gives notice and holds public hearings for proposed changes affecting a particular tract or group of properties. The notice must be sent to all property owners within 200 feet of the affected property(s) by U.S. mail at least eleven (11) days before the hearing date. The hearing notice must state the time and location of the public meeting and the address and proposed change to the zoning classification for the property(s) in question. The identity and addresses of affected property owners is determined by reference to the most recently approved city tax roll. If the city has recently annexed property that is not reflected in the most recent tax roll and that property is within 200 feet of the proposed change, an additional newspaper notice is required (Section 211.007(c) of the Local Government Code).

Planning and zoning commission issues final report with recommendations, as required by state law. The local zoning ordinance should indicate whether the report be presented in verbal or written format

and what information should be included in the report, other than the required recommendation of the planning and zoning commission.

After providing proper notice, the city council holds a public hearing and considers the final report to give interested parties and citizens the chance to comment on recommendations. Notice of the time and place of the hearing must be published in an official newspaper of general circulation at least 16 days before the date of the hearing. The city council may receive the recommendations of the planning and zoning commission, hold the public hearing, and take action on the proposed ordinance at the same meeting.

If a proposed zoning change is considered by the city council of a general law city that also serves as the zoning commission, the council must provide the 16-day newspaper notice and must send written notice of the proposed change by U.S. mail to each property owner whose property is within 200 feet of the proposed change. There is an additional 30 day waiting period for adopting the proposed change beginning on the date that the required newspaper and individual notices are provided to the property owners.

Changing the area affected by a rezoning amendment:

Areas subject to rezoning cannot be increased once the issue comes before the city unless additional notice is provided to affected property owners. In order for the change to be valid, all land subject to the proposed changes must have been described in the notice as required by state statute and city ordinance.

The area subject to a proposed zoning change can be reduced after the issue has been brought before the city without the provision of additional notice to affected property owners because not making the zoning change will not present an additional injury to the neighboring property owners. The city only needs to ensure that it has provided notice of the maximum area of land potentially subject to the change.

The planning and zoning commission has the power to recommend and the city the power to approve a reduction of the proposed area affected by a rezoning with or without the permission of the applicant. Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

Changing the zoning use of an area affected by a rezoning amendment: An area subject to a proposed rezoning cannot be subjected to a change that is less restrictive (more intense) than what was originally requested unless additional notice is provided to the affected property owners. However, the same

area may be subjected to a more restrictive (less intense) zoning designation than was in the original notices because neighboring land owners are usually not harmed by a change that incorporates a use that is less intense than was originally proposed.

The planning and zoning commission has the power to recommend and the city council the power to approve a reduction of the intensity of use proposed by a rezoning with or without the permission of the applicant. Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

### ***Conditional Zoning:***

Zoning changes that include additional requirements such as a fence, hedge, or other physical feature are called "conditional zoning." Any conditions placed upon the rezoning must be reasonable and directly related to the zoning change in question. They should also protect the general public welfare and not just the interests of a few neighboring property owners. If such conditions are necessary and the circumstances are appropriate, the city may want to propose the use of a planned development district.

### ***Spot Zoning:***

Spot zoning is an instance in which a City Council, often under political pressure or as a favor to an individual or business, rezones a single lot or small group of lots within a zoning district to a different zoning classification. As defined in *Texas Municipal Zoning Law*, spot zoning is:

"A zoning amendment that reclassifies a specific tract [...] regardless of whether the re-zoning is lawful or unlawful. [The term] is also used to characterize zoning amendments that unlawfully depart from comprehensive plans to favor or discriminate against a particular tract without justification. Unlawful spot zoning departs from the [Standard Zoning Enabling Act]'s requirement that the zoning be in accord with a comprehensive plan. It can also be an arbitrary, hence unconstitutional, exercise of the [City's] police power. Texas courts sometimes require evidence of "changed conditions," (changes in a neighborhood that justify rezoning a particular tract) to justify specific tract reclassification."<sup>82</sup>

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<sup>82</sup> Texas Municipal Zoning Law 3<sup>rd</sup> Edition, Appendix B, Glossary of Terms and Concepts, Spot Zoning and Change of Conditions definitions, pages B-2 and B-4, 1999, Lexis Law Publishing.

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# 15 SUBDIVISION ORDINANCE

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## *15.1 Purpose & Intent*

The Town's regulation of subdivisions is directed by the Texas Local Government Code, Title 7, Chapter 212. The Town of Anthony adopted its most recent subdivision ordinance in 2002.

The subdivision of land is a major factor in the process of achieving sound community development which ultimately becomes a public responsibility, since streets and utilities must be maintained and public services customary to urban areas must be provided. Without a subdivision ordinance, a city has little recourse to prevent installation of substandard infrastructure beyond denial of water and sewer connections or rejection of roads for city maintenance. When a city refuses to allow infrastructure connections or to accept dedication of street right of way, it can wind up in expensive legal battles with developers.

More importantly, the built environment can enhance or diminish the overall quality of life in the community. Land subdivision is a critical first step in defining the built environment. Therefore, it is to the interest of the public, the developer, and the future owners that subdivisions be conceived, designed and developed in accordance with appropriate design standards and development specifications. It is the intent of these regulations to aid in guiding the growth of the Town of Anthony, Texas and its environs in an orderly manner; and to provide attractive, well planned subdivisions with adequate streets, utilities, and building sites in a manner that will be uniformly applied.

The ordinance provided with the Comprehensive Plan is suitable for adoptions and includes recommended amendments relating to both form (e.g. conflicts within the ordinance and typos) and to content (e.g. inspection and warranty requirements). An annotated version of the ordinance with recommended amendments and notes is included with the CD accompanying the comprehensive plan in Word and PDF format with the title "Subdivision Ordinance – Proposed Annotated." The digital appendices also include Word and PDF formats of the version suitable for adoption and the original, unchanged ordinance.

Discussions of how land subdivision standards affect various aspects of community development are located in *Chapter 4: Land Use Study* (e.g. floodplain development, planned unit developments, cluster

developments), *Chapter 8: Street Study* (e.g. design standards, street layout, maintenance costs) and *Chapter 11: Recreation & Open Space Study* (e.g. fee/land dedication).

Recommended amendments relating to the ordinance standards come from discussions throughout the Comprehensive Plan and from current engineering practice. Primary recommendations include:

- Correct references to TNRCC (Texas Natural Resource Conservation Commission), which adopted a new name, the TCEQ (Texas Commission on Environmental Quality), in 2002
- Language discouraging single-entry subdivisions and provisions to facilitate pedestrian travel if multiple street connections is not necessary
- Reduction of minimum block length from 600 feet to 400 feet since in many of the newer residential subdivisions, block lengths range from 400' to 600'
- Recommendation for minimum street pavement width on minor and collector roads
- Recommendations for multi-modal facilities including bike lanes and sidewalks, when appropriate
- Specific requirements for parkland dedication or fee-in-lieu to adequately provide open spaces and parkland for population growth that results from new development

Recommended amendments should be reviewed by an attorney familiar with land use law prior to adoption and to address any particular concerns the Town has with regards to development issues that are not subject to subdivision law.