



# TOWN OF HORIZON CITY

## Master Plan for Parks and Open Space

Approved by the Planning & Zoning Commission on \_\_\_\_\_  
Approved by the Town Council on \_\_\_\_\_

Hon. Walter Miller  
Town of Horizon Mayor

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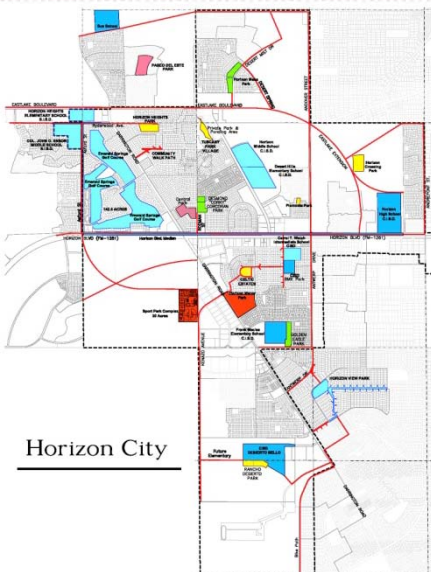
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Horizon City

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## 1. Introduction.

### a. Location.

The Town of Horizon City (Town) is an incorporated community located 17 miles to the East of El Paso, TX. The TOHC is part of the El Paso Metropolitan Statistical Area. According to the United States Census Bureau, the city has a total area of 5.7 square miles (14.8 km<sup>2</sup>), all of it land.

### b. General.

The Town of Horizon City was once considered a retirement community. In the last 10 years, the Town experienced extraordinary growth due to its location, state of local economy, growth of the City of El Paso, TX, Ft. Bliss, TX growth, and other factors related to Juarez, Mexico. The estimated population in 2005 for the town was 8,695 people representing an impressive growth of 66.2% in just five years. This rate of growth sparked City officials to conduct this study along in concept with a comprehensive Master Plan for the Town.

### c. Ecology.

The Town is located in a semi-arid area consisting of primarily desert land and is an extension part of the Chihuahua Desert. The land generally gently slopes with occasional gentle hills and erosion formations. The vegetation consists of desert plants such as mesquite trees, yucca, and creosote bush. The soils are primarily loose sandy soils with some pockets of clay. No bodies of water are in the immediate vicinity. The closest natural water body is the Rio Grande River located approximately 8 miles to the South.

### d. Government.

The Town of Horizon City has a Town Council formed of the Mayor and seven (7) Council Members. The Town also has a Planning and Zoning Commission and a Parks and Recreation Committee.



## **2. Socio-Economic Data and Demographics (Census 2000).**

### **a. Basic Demographic.**

According to the 2000 census, the Town's population was 5,233. According to the Texas State Data Center, the estimated population in 2005 for the town was 8,695 people. No data is available for 2010.

### **b. Race and Ethnicity.**

The racial makeup of the city was 81.92% White, 1.74% African American, 0.75% Native American, 0.48% Asian, 0.11% Pacific Islander, 12.10% from other races, and 2.90% from two or more races. Hispanic or Latino of any race was 64.91% of the census population.

### **c. Population Projections.**

No population projections are available for years beyond 2008. It is expected that based on the new census to be conducted in 2010, new projections will be available. The closest projection for Horizon City according to the Texas State Data Center for 2008 is 9,812 people.

## **3. Town's Role in Parks and Open Space.**

The Town provides parks and recreation facilities for its residents, and therefore the Town is interested in addressing the parks and open space needs of the community. Horizon City retained the services of Frank X. Spencer and Associates, Inc. (FXSA, Inc.) to prepare a Parks and Open Space Master Plan for this purpose.

The Town's Council intent is for the Master Plan to be implemented and integrated as part of the Town's overall Planning Master Comprehensive Plan, and Safe Routes to School Studies. The Town's Council directive includes identifying existing park facilities, identifying potential areas for Open Space use, recreation opportunities, and address connectivity issues between existing and proposed facilities.

The Town requested that our firm measure and conduct an inventory of its existing facilities, analyze its subdivision ordinance, and identify the areas where the Town can improve its park facilities and use of open space.

## **4. Town's Subdivision Ordinance.**

The subdivision ordinance for deeded parkland density and park fees for the Town are structured as follows:



The following extract is from the Town's Ordinance 0035 – Regulations for Subdivisions Chapter 2.8, explains the current stipulations for deeded parkland.

*“Where a residential subdivision is filed, the amount of parkland and/or fees required to be added to the City shall be as follows:*

*Single Family and Mobile Homes*

*1-149 units-----\$400.00 per unit;  
150-224 units-----1 acre + \$400.00 per unit over 150 units;  
225-299 units-----1 ½ acres + \$400.00 per unit over 225 units;  
300 units and up-----2 acres + \$400.00 per unit over 300 units.*

*Multi Family*

*1-249 units-----\$240.00 per unit;  
250-449 units-----1 acre + \$240.00 per unit over 250 units.*

*Subdivisions by the same developer on adjoining properties within five (5) years will be subject to the greater amount up to and including land. (E.G. subdivision #1 of 70 units, one year subdivision #2 of 85 units-total in less than five years is 155 units, therefore requirement for 1 acre plus \$2,000.00 for the five units over 150 units).”*

This current requirement does not require deeded parkland for developments up to 149 units if the developer chooses to. Instead, the developer would be assessed a maximum of \$59,600.00. If the developer decides to be assessed the fees, the park density for that development would be zero.

For proposed developments between 150-224 units, the most park density that Town would obtain, would be 0.6% and \$29,600.00 given that developer files for the maximum 224 units. The fees could be zero if only 150 units are filed.

For proposed developments between 225-299 units, the most park density that Town would obtain, would also be 0.6% and \$29,600.00 given that developer files for the maximum 299 units. The fees could also be zero if only 225 units are filed.

The same applies for proposed developments of 300 units or more.

On the other hand, for multi-family developments, the current requirement does not require deeded parkland for developments up to 249 units if the developer chooses to. Instead, the developer would be assessed a maximum of \$59,760.00. If the developer decides to be assessed the fees, the park density for that development would be zero.



If the multi-family development is from 249-449 units, the most park density that Town would obtain, would also be 0.4% and \$48,000.00 given that developer files for the maximum 449 units. The fees could also be zero if only 249 units are filed.

The current ordinance only requires for a park density of a maximum of 0.6%.

All park fees collected in lieu of deeded parkland, are allocated to the Town's general fund and can be spent at the Council's discretion. The current subdivision ordinance does not specify for these fees to be spent on R.O.W. acquisition or improvements for new or existing parks.

Using the estimated growth of 66.2% that the town had from the year 2000 to 2005, it is estimated that the amount of households in the town is approximately 2,670. The total existing park acreage is approximately 14.6 acres. This leaves the town with an existing deeded park density of 0.54%.

In order to better understand the issue of deeded parkland, we conducted research of other cities in the United States, such as El Paso, TX, Albuquerque, NM, Santa Fe, NM, Scottsdale, AZ, and Colorado Springs, CO.

- a. El Paso, TX has a deeded parkland density of 1%; twice as much as the Town's density.
- b. Albuquerque, NM has a density of 1.5%; three times as much as the Town's density.
- c. Santa Fe, NM has a density of 2.5%; five times as much as the Town's density.
- d. Scottsdale, AZ has a density of 2%; four times as much as the Town's density.
- e. Colorado Springs has a deeded parkland density of 1.6%; three times as much as the Town's density.

Based on this research, it is clear that the density for the Horizon City is by comparison low. Recommendations for changing the current Town's subdivision ordinance are provided as part of this study.

By the same token, we also researched the subdivision ordinances for parks fees in lieu of the deeded parkland for El Paso, TX, Albuquerque, NM, Santa Fe, NM, Scottsdale, AZ, and Colorado Springs, CO.

- a. El Paso, TX calculates its park fees at \$1,370.00 per dwelling for single-family and two-family developments. These fees are over 3 times as much as the Town's park fees.
- b. Albuquerque, NM calculates its park fees at \$1,630.00 per dwelling for single-family developments. These fees are almost 4 times as much as the Town's park fees.
- c. Santa Fe, NM calculates its park fees at \$450.00 per dwelling. However, all fees collected must be spent on R.O.W. acquisition and improvements of new or existing parks. The fees cannot be spent for any other purpose.





- d. Scottsdale, AZ does not allow park fees in lieu of deeded open space unless it is a special case, and City Council considers them on the one by one basis.
- e. Colorado Springs, CO calculates its park fees based on the value of real estate to acquire the necessary land to obtain the required park land density.

## 5. Goals and Objectives.

The following goals and objectives have been identified for the next 10 years. These goals were developed by the Planning Department based on Staff Input, Department Heads Input, and Public Input. The Goals and Objectives were also reviewed and approved by the Parks and Recreation Sub-Committee, the Planning and Zoning Commission, and finally the Town Council.

*Goal #1.* The Town needs to provide improvements to its facilities for community activities for parks and recreation.

*Objective.* Provide improvements to its existing facilities. These improvements will include turf improvements, walk paths, and lighting.

*Goal #2.* The Town needs to incorporate more park facilities for community activities in to its plans for parks and recreation.

*Objective.* Provide additional park facilities for recreational activities for its youth athletics programs such as baseball, softball, basketball, volleyball, water activities, soccer, and provide a higher parks Level of Service for the community.

*Goal #3.* The Town needs to incorporate more facilities for other community activities that do not require turf surfaces.

*Objective.* Provide additional BMX facilities for recreational activities in its plans for recreation.

*Goal #4.* The Town needs to provide open space areas for passive activities such as walking, jogging, and nature enjoyment.

*Objective.* Create and provide bike and walking paths throughout the Town for the purposes mentioned under Goal #4, while creating and providing connectivity among its recreation facilities.

*Goal #5.* The Town needs to incorporate landscaping of its existing medians and future medians under planning.

*Objective #1.* Provide water conservation landscaping for the Town's medians.



*Objective #2.* Provide the Town its unique character that will identify the Town from other communities in the El Paso County.

## **6. Existing Facilities and Level of Service.**

### **a. Brief History of Horizon City and its Recreational Facilities.**

Parks in Horizon City have gone through at least three different eras. The first era began with single-family and multifamily platted around the golf course in 1962 while the area was still unincorporated and in the jurisdiction of the County. The private golf course formed the core of the new community. All residents, those adjacent to or away from the golf course, paid membership fees into the Horizon Communities Improvement Association (HCIA). During this era, the golf course and the adjacent, privately-owned open spaces provided the only recreational opportunities for residents. At the time, the homes and household incomes tended to be larger than average. The age of residents was also older and there was less need for public parks facilities.

During the second era of the community, smaller single-family homes were developed and attracted younger families with slightly lower incomes. These new residents brought a greater need for parks and recreation, but the County subdivision requirements did not impose any park fees or deeded park land requirements. There was little reason for developers to provide recreational enhancements as the community continued expanding. The HCIA continued to collect membership fees, which were used to maintain the existing facility. The first public park, later named for Desmond “Corky” Corcoran, was developed alongside the Oz Glaze Senior Center providing the first public playground, basketball court, and ball field for Horizon area residents. In addition, the HCIA created a ball field on private land near Duanesburg Street.

A third era began in 1988 when the Town of Horizon City incorporated. A subdivision ordinance was enacted in 1994, though it did not include any park requirements. Park fee and parkland requirements were enacted in 1994 and eventually led to the development of the Town’s second park, Horizon Mesa Park, in 2001. Development of both large and small single family homes continued at an increasing pace, governed by the new ordinance which required parkland dedication and development or payment of park fees. The first expenditure from these park funds took place in 2005 when Golden Eagle Park was developed. Additional funds were collected, and led to the expansion of the park which is currently underway. The park requirements in the ordinance are leading to the development of Rancho Desierto Bello Park, which will be third public park constructed in Horizon City.



b. Existing Facilities and Inventory.

The National Recreation and Park Association (NRPA) determines the levels of service of park facilities by comparing the supply of facilities and programs against demand. If the demand outnumbers the supply, there is a shortage of facilities or programs. If demand is less than supply, there is an excess of capacity and no immediate need for additional facilities or programs exists.

Levels of service are categorized by Park Type, size, and guidelines developed by the NRPA.

Those parks up to 10 acres in size are defined as Neighborhood Parks.

Parks from 10 acres to 25 acres in size are defined as Community Parks.

Parks from 25 acres to 50 acres in size are defined as Regional Parks.

Parks over 50 acres in size are defined as Desert Conservation Parks. The Town does not contemplate the creation of any parks under this definition.

The Town currently has three park facilities in operation. All three parks are less than 10 acres in size, therefore defined as Neighborhood Parks.

c. Horizon Mesa Park..

The Horizon Mesa Park is a neighborhood park located along Desert Mist Drive. The park's size is approximately 4.5 acres (Figure 1). The park's amenities include the following:

- 1 Playground area.
- 1 Picnic area.
- 2 Picnic Tables.
- 3 Monkey Bars Sets.
- ½ Basketball Court.
- 5 Benches.
- Walking trail.
- 4 Space Parking Lot.
- 2 Portable Restroom Units.

The park was developed by Hunt Development and experiences extensive use. On a typical summer weeknight or weekend, children's soccer games are played, adults walk the path, and families enjoy the playground and shaded picnic tables. On-street parking along Desert Mist and Desert Fire is generally full.



The overall condition of the park features can be described as good. The condition of the irrigation system and turf are considered in good condition.



Figure 1. Existing 4.5 acres Horizon Mesa Park.

The following eight (8) pictures depict the existing conditions of the Horizon Mesa Park along Desert Mist Drive.





Picture 1. Existing Horizon Mesa Park Dedication.



Picture 2. Existing Horizon Mesa Park Walking Trail.



Picture 3. Existing Horizon Mesa Park Playground.



Picture 4. Existing Horizon Mesa Park Drainage Feature.



Picture 5. Existing Horizon Mesa Park Drainage Grassed Area.



Picture 6. Existing Horizon Mesa Park Landscaping and Vegetation.





Picture 7. Existing Horizon Mesa Park Playground Shading.



Picture 8. Existing Horizon Mesa Park Shaded Picnic Table.





A future extension of Horizon Park is currently being discussed between Hunt development and the Town. No negotiations have been finalized for this extension. Once negotiations conclude, the park extension will add approximately 4.5 acres more to the park. A conceptual plan is being developed for this extension (Figure 2).



Figure 2. Horizon Mesa Park Extension by Land Developer.



d. Corcoran Park.

Corcoran Park is also a neighborhood park located along Rodman Street near the geographic center of Horizon City. The size of the park is approximately 5.5 acres. The park's amenities include the following:

- 1 Playground Area w/Lighting.
- 1 Shaded Picnic Area w/ 2 Grills
- 1 Basketball Court (Not Regulation Size).
- 1 Unpaved Interior Parking Lot.
- 1 Paved Interior Parking Lot.
- 1 Street Unpaved Parking Lot.
- 1 Ponding Area.
- 5 Wood Benches.
- 1 Concrete Bench.
- 1 Baseball Field (Not Regulation Size) with Lighting and Bleachers.
- 1 Baseball Field (Not Regulation Size) with no lighting or Bleachers.
- 2 Potable Restroom Units.

The following five (5) pictures depict the existing conditions of the Corcoran Park along Rodman St.



Picture 9. Corcoran Park Playground Area.



Picture 10. Corcoran Park Shaded Picnic Area.



Picture 11. Corcoran Park Ponding Area.





Picture 12. Corcoran Park Paved Parking Lot.



Picture 13. Corcoran Park Baseball Field w/Lighting.



The park was first established by the HCIA next to the Oz Glaze Senior Center adjacent to it.

The park was later expanded when the new residential lots were platted as the Eastlake Mesa Estates. This increased the park to its current size and configuration.

Although functional, the baseball field lighting is short of recommended heights. Combined with the insufficient number of lamps and improper type of lamp, this lighting is in need of an upgrade.

The park experiences extensive use, especially for children's baseball. On a typical summer weeknight or weekend, the baseball field is used extensively. The baseball league used private funds to acquire a portable outfield fence, which is erected each week in order to improve game safety and quality.

The overall condition of the park features can be described as deteriorated. The condition of the irrigation system and turf are also considered deteriorated. Other amenities are in fair condition. The service life is considered to be completed. Capital expenditures will soon be required to restore this park.

The Town administration and Ad Hoc Park Committee oversaw the preparation of a concept by the Town Engineer.

The concept mentioned above is included in the figure shown below (Figure 3). The main features of the concept included reconstruction of the primary baseball field, removal of the corner parking lot and construction of a skate park, enlarging the basketball court to regulation size, removing the secondary ball field and constructing a soccer field in its place, creating a perimeter walking path, constructing a simple BMX track, and improving the bleachers, picnic tables, trees and landscape areas throughout the park. A maintenance driveway and storage shed is also proposed.

The Town has finalized plans to provide improvements to Corcoran park (Figure 3). These improvements will be included in the Capital Improvements Program.



Figure 3. Proposed Improvements to Corcoran Park.

e. Golden Eagle Park.

Golden Eagle Park is another neighborhood park in Horizon City located on Golden Eagle Drive. The park is approximately 4.5 acres in size. It is located immediately adjacent to Frank Macias Elementary School in the Clint I.S.D. It is adjacent to the Town's south corporate limit and abuts unincorporated areas of the County. This results in use by residents of the Town, as well as residents of the County.

The park's amenities include the following:

- 1 Playground Area.
- 1 Shaded Picnic Area.
- 1 Shaded Swing Set.
- 1 Basketball Court (Not Regulation Size).
- 1 Paved Interior Parking Lot ADA compliant.
- 2 Ponding Area.
- 1 Jogging Trail.
- Large Grass Areas.
- 2 Potable Restroom Units.



The following eight (8) pictures depict the existing conditions of the Golden Eagle Park along Golden Eagle Dr.



Picture 14. Golden Eagle Park Swing Set.



Picture 15. Golden Eagle Park Playground Area.





Picture 16. Golden Eagle Park Playground Area.



Picture 17. Golden Eagle Park Basketball Court.





Picture 18. Golden Eagle Park Chat Area.



Picture 19. Golden Eagle Park Grassed Area.



Picture 20. Golden Eagle Park Paved Parking Lot.

The park was first established in 2005 when a land acquisition by the Town from the Clint I.S.D. took place. The Town then used parks fees paid by the developer for the Horizon Manor Unit subdivisions to develop, design, and construct the park. The park included a full size soccer field, chat walking path, playground, and a non-regulation size basketball court.

Near Golden Eagle Drive, a paved parking lot was also constructed to accommodate the traffic. These improvements covered approximately 4.5acres. The remaining area for the park is still undeveloped.

The park experiences extensive use, especially by adult soccer. On a typical summer weeknight or weekend, the field is used extensively. Children use the playground and parents walk on the adjacent drop off lane at Macias Elementary School.

Improvements to the perimeter rock wall were also made between the park and the Elementary School by joint agreement of the Town and the Clint I.S.D.

Just recently, the Town administration and the Ad Hoc Park Committee oversaw the preparation of a concept by the Town Engineer. The concept included a baseball field satisfying minor league dimensions, a water splash park, and a skate park. Two new parking areas were proposed. A small parking area with access from Macias Elementary School's drop off lane, and a bigger vehicle area which has not been paved.



This exceeded available funds, so the Town reduced the scope of the project and bid out several portions of the work. This is currently under construction. In the meantime, the Town obtained funding from the County of El Paso to construct the water splash park.

The overall condition of the existing park features prior to designing and bidding the new improvements could be described as deteriorated. Other amenities were also in poor condition. The service life is considered to be completed.

This facility is currently under construction and will include a baseball field, a water feature, a jogging path, a soccer field, and a drainage ponding area (Figure 4). Funding for this project is being provided by the Town with participation from the County of El Paso.



Figure 4. Golden Eagle Park Improvements.



f. Other Open Space.

There are other open spaces in the Town of Horizon City. These spaces are not under the jurisdiction of the Town, but rather under the jurisdiction of the Socorro I.S.D. and Clint I.S.D. The following is a list of these open spaces by school district.

*Socorro Independent School District (SISD).*

- i. Horizon Heights Elementary School.
  - 2 Regulation Size Basketball Courts.
  - 1 Regulation Size Volley Ball Court.
  - 1 Playground Area Partially Shaded.
  - 1 Football/Soccer Field.

The following five (5) pictures show the existing open space facilities for Horizon Heights Elementary School.



Picture 21. Horizon Heights Elementary School Fenced Basketball Courts.





Picture 22. Horizon Heights Elementary Shaded Playground Area.



Picture 23. Horizon Heights Elementary Non-Shaded Playground Area.



Picture 24. Horizon Heights Elementary Football/Soccer Field.



Picture 25. Horizon Heights Elementary Football/Soccer Field.



ii. Col. John D. Ensor Middle School.

- 1 Baseball Field w/Bleachers.
- 1 Football/Soccer Field w/Bleachers.
- 4 Regulation Size Basketball Courts
- 4 Regulation Size Tennis Courts.
- 1 Racetrack.

The following five (5) pictures show the existing open space facilities for Col. John D. Ensor Middle School.



Picture 26. Col. John D. Ensor Middle School Baseball Field.



Picture 27. Col. John D. Ensor Middle School Basketball Courts.



Picture 28. Col. John D. Ensor Middle School Tennis Courts.





Picture 29. Col. John D. Ensor Middle School Racetrack.



Picture 30. Col. John D. Ensor Middle School Racetrack Bleachers.



*Clint Independent School District (CISD).*

- i. Carrol T. Welch Middle School.
  - 1 Turf Grassed Field.
  - 1 Playground Area.
  - 4 ½ Size Basketball Courts.

The following picture shows the existing open space facilities for Carrol T. Welch Middle School.



Picture 31. Carrol T. Welch Middle School Basketball Courts.



ii. Horizon Middle School.

- 4 Regulation Size Basketball Courts.
- 1 Soccer Field w/Bleachers.
- 2 Regulations Size Baseball Fields.

The following three (3) pictures show the existing open space facilities for Horizon Middle School.



Picture 32. Horizon Middle School Playground Area.



Picture 33. Horizon Middle School Football/Soccer Field Bleachers.



Picture 34. Horizon Middle School Football/Soccer Field.



iii. Desert Hills Elementary School.

- 3 Regulation Size Basketball Courts.
- 2 Playground areas (1 Shaded).

**7. Future Parks.**

The construction of future parks is being planned for 3 parks in Horizon City. These three parks will be provided by the land developers under the current ordinance.

a. Rancho Desierto Bello Park.

The Rancho Desierto Bello Park conceptual plan includes the installation of 1 playground area, walking trail, turf grassed ponding area, preserved native area, and lighting (Figure 5). Construction of this park is scheduled to take place within the next 2 years. This park will also have the neighborhood park classification.

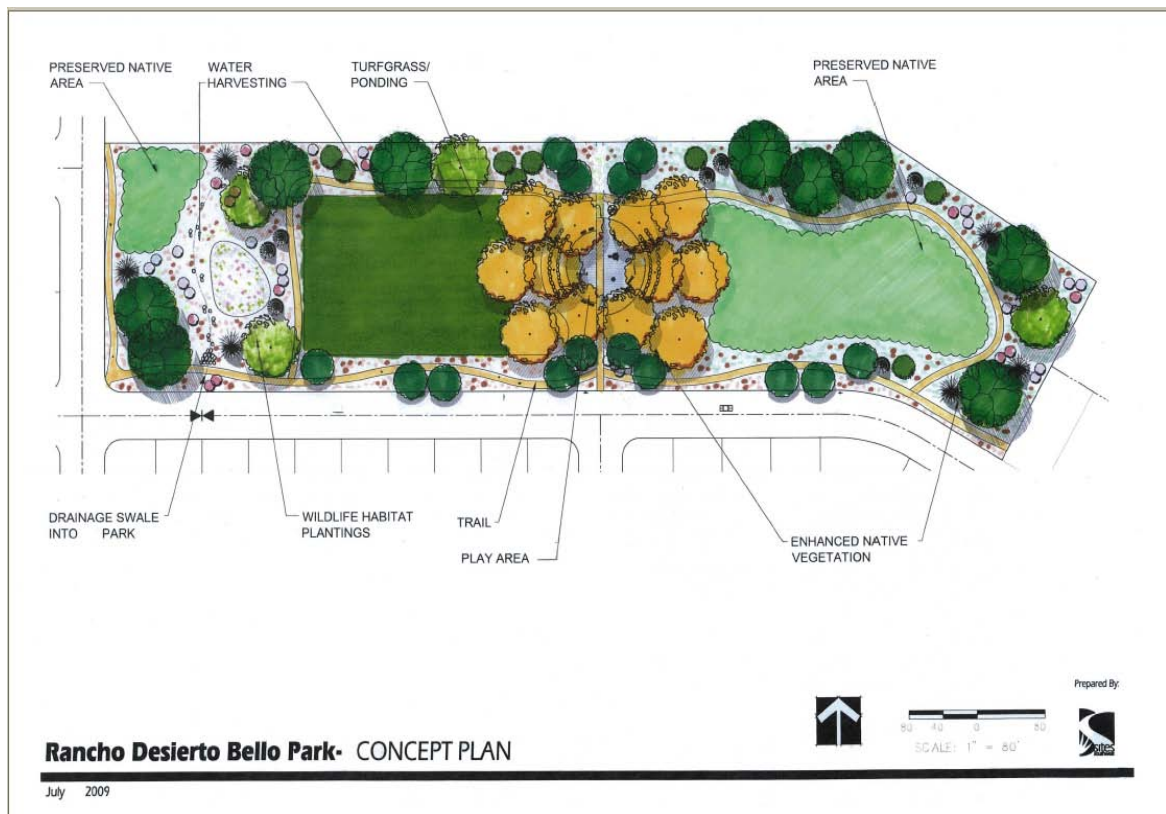


Figure 5. Concept Plan for Rancho Desierto Park Prepared by Sites Southwest.



b. Piemonte Park.

Development of the Piemonte subdivision has been reviewed and approved by the Town, but it has not been recorded. The subdivision plat expired in December of 2009. The developer requested an extension for 6 months and it was granted by the Town. From conversations with ESSCO International in February 19, 2010, the developer's engineer, this project is currently on hold and immediate action is not foreseen. The developer's engineers also expressed their intentions to apply for another extension. No specific dates were provided.

The current subdivision plat layout provides for the construction of one 120' radius traffic circle with landscape. In addition, the subdivision provides for the construction of two new park ponds 1.1 acres and 1.5 acres respectively. Both parks will be Neighborhood Parks as classified by the NRPA. The conceptual plans for all three facilities are still under development and being considered for park/pond. These new parks will also be classified as neighborhood parks.

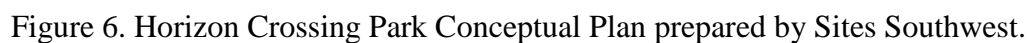
c. Horizon Crossing Park.

The Horizon Crossing Park subdivision is also under the planning phase (See Figure 6). The conceptual plan for the park has been submitted to the Town for review and approval, and is currently being reviewed by the Town. This park will be classified as a neighborhood park.

The Park will include the installation of the following:

- 1 Soccer Field.
- 1 Baseball Field.
- 2 ½ Basketball Courts.
- 2 Volleyball Courts.
- 1 Parking Lot.
- 1 Fenced Pool w/Recreational Area.
- 1 Jogging Trail.
- 3 Picnic Areas.







## 8. Existing and Future Private Facilities.

### a. Emerald Golf Course.

The existing Emerald Golf Course is a 140 acre private open space facility in Horizon. It is the largest open space facility in the Town of Horizon City. It is also a private facility and cannot be used for public recreational purposes. The golf course has the following amenities.

- 18 Holes.
- Practice Range.
- Restrooms at Hole #3 (Men and Women).
- Restrooms at Hole #13 (men and Women).
- Club House w/
  - Bar Upper Level.
  - Restaurant Upper Level.
  - Office Lower Level.
  - Weight Room Lower Level.
  - Locker Rooms w/Showers (Men and Women).
  - En's Lounge Room.
  - Swimming Pool.
  - Snack Bar by Pool.
  - Volley Ball Court.

The following five (5) pictures show the existing golf course amenities.



Picture 35. Emerald Golf Course Grass Condition.





Picture 36. Emerald Golf Course Vegetation.



Picture 37. Emerald Golf Course Clubhouse.



Picture 38. Emerald Golf Course Clubhouse Store.



Picture 39. Emerald Golf Course Parking Lot.



As part of this study, an opportunity to include the golf course as part of the open space and active recreational facility available to the Town was also studied. Potential opportunities to turn the golf course from a private facility to a public facility were explored. We visited with the Horizon regional Municipal Utility District (HRMUD). On February 23, 2010, we met with Mr. John Navidomskis from the board of directors and Ms. Linda Troncoso, HRMUD engineer. Several items were discussed.

- HRMUD first priority over other responsibilities is to provide potable water to their constituents.
- Existing effluent (treated water) agreements with Emerald Gold Course. They informed us that the MUD currently has an agreement with the golf course to discharge up to 500,000 gallons/day. This treated water is classified as Type II treated water, which can only be used at private facilities. Type II effluent cannot be used for public facilities including public golf courses, medians, or parks. In order to be able to permit effluent for public facilities through the Texas Commission on Environmental Quality (TCEQ), Type I effluent is required.
- The HRMUD expansion of their facilities currently under development will only generate Type II effluent. The MUD does not have any plans to upgrade their treatment facilities to generate Type I effluent for at least in the next 5 years.
- The MUD however, was open to partner with the Town in the future to provide Type I effluent for parks, medians, and even a golf course, when the investment capital is available.

Based on the information provided by the HRMUD, the idea of turning the Emerald golf course from a private facility to a public facility will have to be revisited under a different study sometime in the future.

b. Tuscany Park.

Development of the Tuscany subdivision has been reviewed and approved by the Town, but it has not been recorded. From conversations held on February 19, 2010 with ESSCO International, the developer's engineer, this project is currently on hold and immediate action is not foreseen. No specific dates were provided.

Once the subdivision is recorded, the Tuscany Park will not be dedicated, but instead it will be a private park owned and maintained by a neighborhood association to be created through covenants. The park will only serve the residents of that community. The conceptual plan for this facility is still under development.

## 9. Capital Improvement Program (CIP).



The parks and open space CIP was developed based on public input, Horizon City Department Heads recommendations, Parks and recreation sub-committee, the Planning and Zoning Commission, and by carefully studying the service areas for the town of Horizon.

A draft CIP was developed to be presented to the Planning and Zoning Commission. This draft included all projects considered during conversations with all parties involved.

- a. Corcoran Park w/Updated Lighting and Baseball Field.
- b. Horizon Heights Park.
- c. Ryderwood Bike/Walk Path to Ashford.
- d. Celtic Estates Open Space Improvements.
- e. Horizon Mesa Park Lighting.
- f. Central Park.
- g. Lighting for Central Park.
- h. Central Park R.O.W. Acquisition.
- i. CT Welch CISD BMX Park.
- j. Horizon Blvd. Bike/Walk Path.
- k. Darrington Rd. Median Xeriscape Landscaping.
- l. Darrington Rd. Bike/Walk Path from Eastlake Blvd. to Alberton Ave.
- m. N. Kenazo Median Xeriscape Landscaping.
- n. N. Kenazo Bike/Walk Path.
- o. Eastlake Blvd. Median Xeriscape Landscaping.
- p. Antwerp Dr. Bike/Walk Path.
- q. Andover St. Bike/Walk Path.
- r. Desert Spring & Desert Mist Bike/Walk Path.
- s. Ashford St. Bike/Walk Path.
- t. Celtic Estates Connector from Kenazo to Biglon.
- u. CT Welch CISD Connector Along Biglon.
- v. Rodman Connector from Horizon to Corcoran Park.
- w. Alberton Connector to Eagle Park.
- x. Horizon Crossing Bike/Walk Paths.
- y. Andrepont Bike/Walk Path.
- z. Paseo del Este Connector Bike/Walk Path.
- aa. Horizon Sports Park Complex.
- bb. Horizon Manor Park.



The information above was presented to the Parks and Recreation Sub-Committee for their review and comments on January 29, 2010. Their comments were in favor of studying and presenting the projects to the public. One particular comment was strong in favor of adding lighting to the existing parks for public safety reasons.

On February 5, 2010, the information was presented to the Department Heads, the Chief of Police, Mr. Michael McConnell and the Director of Public Works, Mr. Guillermo Reyes. The Chief of Police did not have any objections to the projects. The Director of Public Works expressed that the Town must concentrate on providing Xeriscape to the medians to facilitate maintenance operations.

On February 16, 2010, the same information was presented to the Planning and Zoning Commission for their review and comments. Concerns were expressed for the CT Welch CISD BMX Park because of the liability issues to the Town, and construction of the Horizon Sports Park and Horizon Manor Park due to the high capital investments.

The same above information was presented to the general public during three (3) separate public meetings. The meetings were held at the Town Hall on February 17, 2010, February 24, 2010, and February 25, 2010. The three meetings were properly advertised by the Town. In addition, our firm distributed over 1,300 fliers throughout the Town to promote assistance to the meetings. Attendance for all three meetings was very low (under 10 people). However, the comments received were very consistent.

The comments received from the three public meetings were very strongly in favor of constructing the Horizon Heights Park on Benton St. and Mel Cole Dr. Public comments also included that although lighting would be preferred, it was not necessary. This tract of land already belongs to the City and no R.O.W. acquisition would be necessary.

During the same three public meetings, strong comments in favor of constructing the Central Park across from the Town Hall was also supported. It was clearly explained that in order to construct this park, R.O.W. acquisition would be necessary, and the attendees understood this requirement and still favored the construction of this facility.

By the same token, very little support was voiced from the attendees to construct a Horizon Sports Complex and Horizon Manor Park, which would require major capital investments. These two facilities can be studied separately at a later time under independent Master Plans for both.

The Socorro Independent School District (SISD) and the Clint Independent School District (CISD) were also contacted to explore other opportunities for active facilities such as football fields, basketball courts, volleyball, and racetracks, and other open space available at both ISD's.





Joint active play activities between the Town the School Districts will complement the Town's park inventory providing a wide variety of sports activities. We met with Mr. Tom Eyeington, Assistant Superintendent for the SISD, on April 15, 2010 and presented him with the information for possible joint use of their facilities through inter-local agreements.

Mr. Eyeington expressed that the School District will review any proposal presented to them by the Town keeping in mind that the biggest issue with the District will be the use of their building facilities and school activity schedules. He recommended to the Town that they present a proposal to the District for their review and processing to present to the Board.

Town of Horizon City must initiate the process of engaging the Socorro I.S.D. in order to complement the existing facilities already available to the Town.

We also met with Ms. Sandra Odenborg, Director of Facilities and Construction Services in April 22, 2010 and Mr. Morris Aldridge, Assistant Superintendent of Operational Services from the Clint Independent School District (CISD), and presented them with the information for possible joint use of their facilities through inter-local agreements.

Both Ms. Odenborg and Mr. Aldridge expressed to the Town of Horizon City that in order to have any type of inter-local agreements, the Board must approve such agreements. They did express however that the CISD is open and would be interested in reviewing the Town's proposal, and that they would be in agreement to such idea, especially if students were involved.

They also expressed that the CISD already has similar agreements with private groups. They expressed that the CISD would be interested in coming to an agreement to complement the Town's facilities with their active play facilities. Several options were discussed including sharing facilities for maintenance fees, installation of lighting facilities, and other ideas. Their philosophy was based on the concept of complementing in each other for the benefit of all students in the school district and the citizens of the Town of Horizon City.

They did expressed that such agreements must not conflict with the District's operations and schedules, and also expressed that the use of their building facilities would need to be kept to a minimum.

They also requested that the Town initiate the proposed ideas by presenting the District with a draft proposal for their review.

Furthermore, more research was conducted on the service area standards for parks. There is not a National Standard for parks service perimeter areas. However, according to the NRPA, the most widely used service area radius is ½ mile. We also researched this item for several areas in the Southwest of United States including the ones mentioned in



Section 4 of this report, and it became clear that ½ mile service area is widely used. For purposes of identifying the service area needs for the Town, ½ mile service area will be used as well.

We plotted the ½ mile radius service area for each existing park in green over the Town's map to identify potential gap areas without service (Figure 7). From the figure, it can be clearly seen the areas throughout the Town that are currently serviced, and the gap areas where service is still not available. Furthermore, we plotted in yellow, the service areas that will be serviced by the new parks as mentioned in Section 7. From this same figure, it can be observed the additional areas that will be serviced.

In addition to plotting the service areas mentioned above, we also plotted the service areas for those where potential parks will be constructed, but that are still under development as mentioned in Section 8 of this report. Please see Figure 8 below. The planned service areas are colored in blue.

Based on plotted areas on both figures, the Town has overall good service area coverage throughout town, given that all facilities are built as planned. The purpose of Figures 7 and 8 is to help us understand the priorities recommendations of this report, which are discussed in the Section.

Engaging both Socorro and Clint Independent School District to produce inter-local agreements for shared use of their facilities in exchange for fees or other improvements will be crucial to achieve the goals and objectives of the Town for parks and open space use.

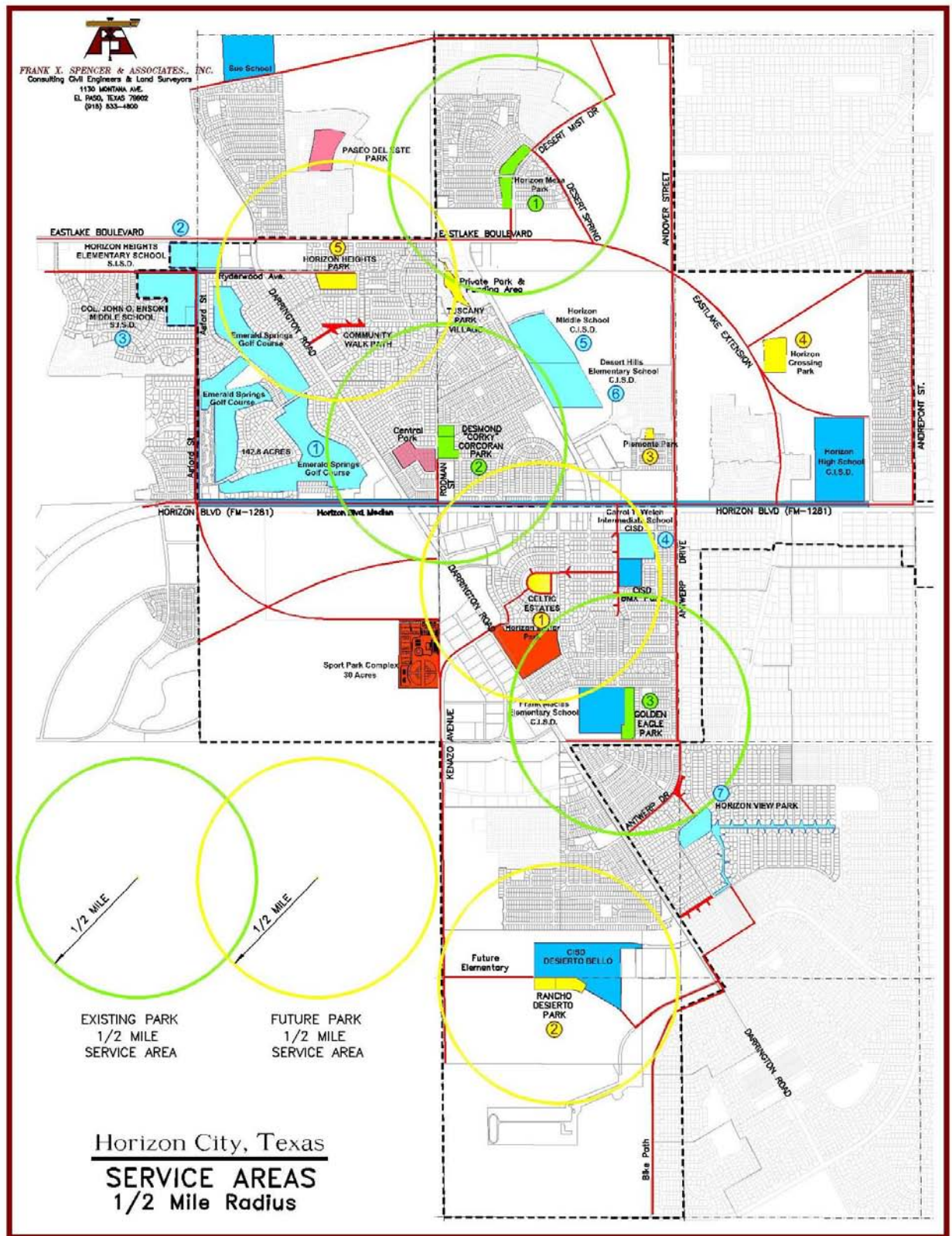


Figure 7. Service Areas Based on 1/2 Mile Radius (Existing & Future).







## 10. Plan Implementation, Priorities, and Funding.

### a. Recommended Changes to the Town's Subdivision Ordinance.

As previously discussed, the City of El Paso, TX, the City of Albuquerque, NM, The City of Santa Fe, NM, the City of Scottsdale, AZ, and the City of Colorado Springs, CO have from 3 times to five times higher deeded park densities than the Town of Horizon. It is recommended that by comparison, in order to achieve the Goals and Objectives set forth in this plan, that the Town increase the parkland densities from its subdivision ordinance.

The following recommendations to amend the current subdivision ordinance need to be approved by both the Planning and Zoning commission and the Town Council.

#### Single Family and Mobile Homes

1-149 units-----1 ½ acres.  
150-224 units-----2 ¼ acres + \$1,350.00 per unit over 150 units;  
225-299 units-----3 acres + \$1,350.00 per unit over 225 units;  
300 units and up-----5 acres + \$1,350.00 per unit over 300 units.

#### Multi Family

1-249 units-----2 ½ acres;  
250-449 units-----4 ½ acres + \$500.00 per unit over 250 units.

Subdivisions by the same developer on adjoining properties within five (5) years will be subject to the greater amount up to and including land. (E.G. subdivision #1 of 70 units, one year subdivision #2 of 85 units-total in less than five years is 155 units, therefore requirement for 1 acre plus \$6,750.00 for the five units over 150 units). Furthermore, all park fees collected shall be used exclusively for the purpose of acquiring R.O.W. or making improvements to new and existing park facilities.”

This amendment recommendation will require a minimum of 1% of deeded parkland for developments up to 149 units.

For proposed developments between 150-224 units, the minimum density for deeded parkland would be 1% plus \$99,900.00 if the developer files for the maximum 224 units.

For proposed developments between 225-299 units, the minimum density for deeded parkland would be 1% plus \$99,900.00 if the developer files for the maximum 299 units.

The same applies for proposed developments of 300 units or more.





On the other hand, for multi-family developments, the minimum density for deeded parkland would be 1% for developments up to 249 units.

If the multi-family development is from 249-449 units, the minimum density for deeded parkland would be 1% plus \$99,500.00 given that the developer files for the maximum 449 units.

The recommended ordinance amendment will require a minimum of 1% of deeded parkland regardless of assessment of fees.

This recommendation is more in line by comparison to other cities in the southwest region of the United States. The recommendation will also restrict the Town to use the park fees assessed for that use only instead of funds going to the general fund.

**b. CIP Prioritization.**

Based on the public input, the analysis described under this Section, comments received from the Town's Department Heads, the Parks and Recreation Committee, the Planning and Zoning Commission, and the recommendations for inter-local agreements with Socorro and Clint I.S.D.'s, the CIP list can be reduced to the list shown below with a cost proposal for construction. The CIP list is listed in order of priority based on all comments received by all groups and stakeholders involved.

<b>Project No.</b>	<b>CIP Project</b>	<b>Cost Estimate</b>
1	Corcoran Park w/Updated Lighting and Baseball Field	\$ 350,000.00
2	Horizon Heights Park	\$ 300,000.00
3	Celtic Estates Open Space Improvements	\$ 100,000.00
4	Horizon Mesa Park Lighting	\$ 75,000.00
5	Ryderwood Bike/Walk Path	\$ 100,000.00
6	Alborton Connector to Eagle Park	\$ 50,000.00
7	Central Park R.O.W. Acquisition	\$ 100,000.00
8	Central Park	\$ 400,000.00
9	Lighting for Central Park	\$ 250,000.00
10	Horizon Blvd. Bike/Walk Path	\$1,800,000.00
11	Darrington Rd. Bike/Walk Path from Eastlake to Alborton	\$ 800,000.00
12	Darrington Rd. Xeriscape Landscaping	\$ 400,000.00
13	Rodman Connector from Horizon Blvd. to Corcoran Park	\$ 35,000.00
14	Eastlake Blvd. Median Xeriscape Landscaping	\$ 600,000.00
15	Celtic Estates Connector from Kenazo to Biglon	\$ 125,000.00
16	CISD Ct Welch Connector along Biglon	\$ 50,000.00
17	N. Kenazo Median Xeriscape Landscaping	\$ 275,000.00
18	N. Kenazo Bike/Path	\$ 325,000.00
19	Desert Spring & Desert Mist Bike/Walk Path	\$ 350,000.00
20	CISD CT Welch BMX Park	\$ 150,000.00
21	Ashford St. Bike/Walk Path	\$ 100,000.00



22	Paseo del Este Bike/Walk Path	\$ 150,000.00
23	Horizon Crossing Bike/Walk Path	\$ 100,000.00
24	Andrepoint Bike/Walk Path	\$ 150,000.00
25	Antwerp Dr. Bike/Walk Path	\$ 350,000.00
26	Andover St. Bike/Walk Path	\$ 100,000.00
<b>Total</b>	<b>CIP</b>	<b>\$7,585,000.00</b>

Each project listed in the CIP is briefly described below.

1. Corcoran Park w/Updated Lighting and Baseball Field. Please refer to Section 6. The Town officials and Ad Hoc committee have already ordered the design of this park and has been completed. This project is considered to be a very high priority project. Funding for the construction of this facility will come from the Town's General Funds.
2. Horizon Heights Park. This project consists in the transformation of an existing shallow ponding area already owned by the Town at the corner o Ryderwood and Benton Streets, into a neighborhood park with a football/soccer field. Construction of this park will provide additional service area for the Town (Refer to Figure 7). Since this park is located in front of existing residential housing, no lighting is recommended for this facility. This project is considered to be a very high priority project. Funding for the construction of this facility will come from the Town's General Funds. Alternative funding may be obtained from potential grants from several agencies including the Texas Department of Rural Affairs (TDRA) and the Texas Parks and Wildlife Department (TWPd). It is also recommended that the Town retains the services of the Grant Administrator in order to file for applications of grants and administration of same.
3. Celtic Estates Open Space Improvements. These improvements will also provide additional service area to the Town. The improvements themselves are still under development by the Town. This project is considered to be a very high priority project. Funding for the construction of this facility will come from the Town's General Funds.
4. Horizon Mesa Park Lighting. In recent times, demand has been expressed by the citizens of the Town to provide lighting for park for night activities. Safety related issues have also brought this item to the forefront. This project is also considered to be a very high priority project. Funding for the construction of this facility will come from the Town's General Funds.
5. Ryderwood Bike/Walk Path. This project in addition to providing a biking and walking path along Ryderwood Street, it will also provide connection from Ashford Street to Horizon Heights Park. This project is considered to be a high priority



- project. Funding for the construction of this facility will come from the Town's General Funds.
6. Alberton Connector to Eagle Park. This project in addition to providing a biking and walking path along Alberton Street, it will also provide connection from Darrington Road to Eagle Park. This project is considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds.
  7. Central Park R.O.W. Acquisition. This project will be Phase I for Central Park. Due to the number of tracts required in order to obtain the required acreage for this park, which is estimated to be between 10 and 15, will need to take place throughout several periods of time until the required acreage is acquired. This Phase will need to take place prior to construction of the Central Park itself. It is anticipated that this process may take several years, since several owner reside out of Town. This project is considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds.
  8. Central Park. This project will consist of installing active play facilities to include soccer/football field, baseball field, volleyball courts, basketball courts, walking/jogging trails, green grassed areas to picnic, picnic tables and other amenities in an area that is geographically at the center for the Town that can service its citizens from all areas of Town. This project is considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds. Alternative funding may be obtained from potential grants from several agencies including the Texas Department of Rural Affairs (TDRA) and the Texas Parks and Wildlife Department (TWPd). It is also recommended that the Town retains the services of the Grant Administrator in order to file for applications of grants and administration of same.
  9. Lighting for Central Park. As previously discussed, in recent times, demand has been expressed by the citizens of the Town to provide lighting for parks for night activities. Safety related issues have also brought this item to the forefront. This project is also considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds.
  10. Horizon Blvd. Bike/Walk Path. This is a 3 mile long project along Horizon Blvd. on the north side. This project has been in the planning and schematic design for some time already. The Tow has attempted to obtain State funding under several programs. This project is also considered to be a high priority project. Funding for the construction of this facility as expressed here may be obtained by the Texas Department of Transportation (TxDOT) under different programs offered by the department.



11. Darrington Rd. Bike/Walk Path from Eastlake to Alberton. This project in addition to providing a biking and walking path along Darrington Road, it will also provide connection from Eastlake Blvd. to Alberton St. This project is considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds.
12. Darrington Rd. Xeriscape Landscaping. This project will be complementary to the Darrington Road Bike/Path project. This project was also considered to be a high priority project for maintenance reasons and to provide the Town with a sense of character. Funding for the construction of this facility will come from the Town's General Funds. Alternative sources of funding may be explored based on water conservation designs and applications with the Texas Water Development Board (TWDB).
13. Rodman Connector from Horizon Blvd. to Corcoran Park. This project in addition to providing a biking and walking path along Rodman Street Street, it will also provide connection from Horizon Blvd. Street to Corcoran Park. This project is also considered to be a high priority project. Funding for the construction of this facility will come from the Town's General Funds.
14. Eastlake Blvd. Median Xeriscape Landscaping. This project will consist in providing low maintenance xeriscape landscaping to Eastlake Blvd. medians. This project was considered to be a medium priority project for maintenance reasons and to provide the Town with a sense of character. Funding for the construction of this facility will come from the Town's General Funds. Alternative sources of funding may be explored based on water conservation designs and applications with the Texas Water Development Board (TWDB).
15. Celtic Estates Connector from Kenazo to Biglon. This project in addition to providing a biking and walking path along dedicated open space corridor from Kenazo Ave. to Biglon Place, it will also provide connection from Celtic Open Space Area to Biglon Place through a dedicated Open Space Corridor. This project is considered to be a medium priority project. Funding for the construction of this facility will come from the Town's General Funds.
16. CISD CT Welch Connector along Biglon. This project in addition to providing a biking and walking path along Biglon Place, it will also provide connection from Horizon Blvd. Street to CISD CT Welch. This project is also considered to be a medium priority project. Funding for the construction of this facility will come from the Town's General Funds.
17. N. Kenazo Median Xeriscape Landscaping. This project will be complemented by the N. Kenazo Bike/Path project. This project was also considered to be a medium priority project for maintenance reasons and to provide the Town with a sense of character, and to provide additional pedestrian traffic safety. Funding for the



- construction of this facility will come from the Town's General Funds. Alternative sources of funding may be explored based on water conservation designs and applications with the Texas Water Development Board (TWDB). Funding may also be pursued with TxDOT. It is also recommended that the Town retains the services of the Grant Administrator in order to file for applications of grants and administration of same.
18. N. Kenazo Bike/Walk Path. This project in addition to providing a biking and walking path along N. Kenazo Ave., it will also provide connection from Eastlake Blvd. Street to Horizon Blvd. This will be built along the medians project mentioned above. This project is also considered to be a medium priority project. Funding for the construction of this facility will come from the Town's General Funds.
  19. Desert Spring & Desert Mist Bike/Walk Path. This project will provide a biking and walking path to the existing and future development of Section 30. This project is also considered to be a low priority project. Funding for the construction of this facility will come from the Town's General Funds or can be negotiated at the appropriate time with the Developer.
  20. CISD CT Welch BMX Park. This project will consist to acquire a ponding area under the CISD jurisdiction. R.O.W acquisition will be necessary to develop this ponding area in to a BMX type of park. Town officials have expressed concern for this type of development based on increasing liability and insurance coverage. This project is also considered to be a low priority project. Funding for the construction of this facility will come from the Town's General Funds.
  21. Ashford St. Bike/Walk Path. This project in addition to providing a biking and walking path along Ashford Street, it will also provide connection from Horizon Blvd. to Ryderwood Ave. This project is considered to be a low priority project. Funding for the construction of this facility will come from the Town's General Funds.
  22. Paseo del Este Bike/Walk Path. This project will provide a biking and walking path to Section 21 future development. This project is considered to be a very low priority project. Funding for this project would come from the Developer.
  23. Horizon Crossing Bike/Walk Path. This project will provide a biking and walking path to Section 32 future development. This project is considered to be a very low priority project. Funding for this project would come from the Developer.
  24. Andrepont Bike/Walk Path. This project in addition to providing a biking and walking path along Andrepont Street, it will also provide connection from Horizon Blvd. to Argyle Dr. This project is considered to be a very low priority project.





Funding for the construction of this facility will come from the Town's General Funds.

25. Antwerp Dr. Bike/Walk Path. This project in addition to providing a biking and walking path along Antwerp Dr., it will also provide connection from Aberton Ave. to Horizon Blvd. This project is considered to be a very low priority project. Funding for the construction of this facility will come from the Town's General Funds.

26. Andover St. Bike/Walk Path. This project in addition to providing a biking and walking path along Andover ST., it will also provide connection from Horizon Blvd. to Lago de Garda Ct. This project is considered to be a very low priority project. Funding for the construction of this facility will come from the Town's General Funds.

c. Operations and Maintenance.

Capital Investment on recreational facilities will also create the need of an additional yearly budget required for operations and maintenance of the facilities installed. This budget is commonly known as the Operations and Maintenance (O&M) Budget. It is estimated that the O&M budget necessary for the type of facilities presented in this study is approximately 10% of the capital investment per year. For every CIP project accepted by the Town, an O&M budget must be adopted.

d. Plan Implementation and Funding.

The Town's estimated parks yearly budget is \$500,000.00. This budget is the combined budget for CIP, O&M, and Grants matches. Out of the total budget, the Town currently has the capacity of investing \$350,000.00 per year in CIP projects. Based on this budget it is obvious that the Town will not be able to implement the entire CIP in a period of 10 years. In fact, if the Town was to only apply its \$350,000.00 every year, only half of the CIP would be implemented.

This study has previously identified the different sources of funding for each one of the project listed in the CIP. Several sources of funding must be explored in order to obtain the necessary funds to build the Town's CIP projects. The following agencies have these types of programs.

- Texas Department of Transportation (TxDOT).
- Texas Department of Rural Affairs (TDRA).
- Texas Parks and Wildlife Department (TWD).
- Texas Water Development Board (TWDB).



Obtaining grants from the agencies above will require the Town to come with matching funds, which it already does.

Other sources of funding identified are partnerships with the El Paso County. These partnerships have taken place in the past and have worked well between the Town and the County.

Another source of funding to complement the Town's CIP are bonds. The Town has the capability of issuing bonds for this purpose. The Town will need to identify the funds necessary to complement its budget in order to build the CIP projects.

It is recommended that this plan be implemented in the order which the CIP has been presented in this report. However, if additional funding becomes available from some of the grant agencies mentioned above, the El Paso County, or through Town bonds, the project that becomes eligible for that funding be moved to the forefront to get done while the other remain in the list.



**PREPARED FOR:**



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