



COMPREHENSIVE PLAN UPDATE 2017



***Community Value
Community Character
Balanced Growth
Public Safety
Quality of Life***



El Campo Comprehensive Plan Update 2017

City of El Campo Comprehensive Plan Update 2017 Table of Contents

1.	PURPOSE.....	1
2.	STATUS OF EXISTING COMPREHENSIVE PLAN.....	3
3.	UPDATED COMMUNITY DEMOGRAPHICS	4
4.	UPDATED EXISTING LAND USE.....	14
5.	COMMUNITY INPUT	17
	a. Community Survey	
	b. Town Hall Meeting	
6.	UPDATED VISION ELEMENTS.....	25
	a. Updated Restated Vision Elements	
	b. Areas of Emphasis	
7.	UPDATED FUTURE LAND USE PLAN RECOMMENDATIONS	27
	a. Strategic Planning Areas	
	b. Annexation Recommendations	
8.	INFRASTRUCTURE ASSESSMENT AND RECOMMENDATIONS.....	37
	a. Water System	
	b. Wastewater System	
	c. Stormwater System	
9.	TRANSPORTATION ASSESSMENT AND RECOMMENDATIONS.....	49
10.	PARKS AND RECREATION ASSESSMENT & RECOMMENDATIONS.....	57
11.	HOUSING STRATEGY ASSESSMENT AND RECOMMENDATIONS.....	103
12.	IMPLEMENTATION PLAN	108



El Campo Comprehensive Plan Update 2017

FIGURES:

Figure 1: Historical Populations.....	5
Figure 2: Population Projections	5
Figure 3: Age Distributions	6
Figure 4: Age Cohorts.....	6
Figure 5: Housing Types.....	7
Figure 6: Household Types.....	7
Figure 7: Year Structures Built	8
Figure 8: Race & Ethnicity	8
Figure 9: Hispanic Population Change.....	9
Figure 10: Educational Attainment – El Campo Vs. Texas	9
Figure 11: Educational Attainment – El Campo (Graph).....	10
Figure 12: Educational Attainment – El Campo (Table).....	10
Figure 13: Employment Status	11
Figure 14: Employment Industries	12
Figure 15: Travel Time To Work.....	13
Figure 16: Income And Benefits	13
Figure 17: Median Household Income.....	13
Figure 18: Existing Land Use (Table).....	15
Figure 19: Existing Land Use (Map)	16
Figure 20: Community Survey – Respondents	17
Figure 21: Community Survey – Duration In El Campo	17
Figure 22: Community Survey – Home Ownership	18
Figure 23: Community Survey – Residency Status	18
Figure 24: Community Survey – Location Of Residence.....	19
Figure 25: Community Survey – Agreement With Vision Statements.....	20
Figure 26: Community Survey – El Campo’s Greatest Assets	20
Figure 27: Community Survey – El Campo’s Greatest Challenges	21
Figure 28: Community Survey – Importance Of Neighborhood Factors.....	21
Figure 29: Community Survey – Job Preferences.....	22
Figure 30: Community Survey – Community Event Preferences.....	22
Figure 31: Community Survey – Agreement With Key Issues.....	23
Figure 32: Comprehensive Plan Areas Of Emphasis	26
Figure 33: Strategic Planning Areas	28
Figure 34: Downtown Strategic Planning Area.....	31
Figure 35: US 59/IH 69 Strategic Planning Area	33
Figure 36: West Loop Strategic Planning Area.....	34
Figure 37: Annexation Plan.....	36
Figure 38: City Of El Campo-Historical Water Demands (2012-2015)	38
Figure 39: City Of El Campo-Existing Water Supply Facilities	38
Figure 40: Existing Water System Map	41
Figure 41: City Of El Campo-Historical Wastewater Flows (2012-2015)	42
Figure 42: City Of El Campo-Existing Lift Station Facilities.....	43
Figure 43: Existing Wastewater System Map	45
Figure 44: Existing Stormwater Watersheds Map	48
Figure 45: Transportation Plan.....	51



El Campo Comprehensive Plan Update 2017

Figure 46: Design Manual Revised Table 6.2	52
Figure 47: Existing Parks Facilities Inventory	72
Figure 48: Existing Parks Map	73
Figure 49: Existing Parks Facilities Inventory	74
Figure 50: Park Acreage Level Of Service Analysis.....	86
Figure 51: Service Level Analysis	87
Figure 52: Spatial Level Of Service Assessment Map.....	89
Figure 53: Facilities Analysis.....	91
Figure 54: Actions For Park Improvements	92
Figure 55: Housing Conclusions.....	104
Figure 56: Existing Zoning For Residential Uses	106



El Campo Comprehensive Plan Update 2017

1. PURPOSE

In 2000 the City of El Campo adopted the El Campo Comprehensive Plan 2020 “*Vision for the 21st Century*” to serve as a guide for the future growth and development of the city. In 2007, the city updated the Comprehensive Plan 2020 to acknowledge the accomplishments achieved since its adoption and to update demographic and economic trends, with a focus on providing a capital improvements program (CIP) intended to be implemented over the next five years. By 2013, the CIP had generated a substantial number of completed projects.

El Campo leadership recognizes that the comprehensive plan must remain responsive to the needs and vision of the community. In 2014, city leaders sought to build upon the success of the previous planning processes by commissioning a final update to the 2020 plan. The update was commenced in 2015 to be completed over a three-year period to fit within budget constraints.

The Comprehensive Plan Update 2017 (2017 Update) includes three phases:

Phase 1 - Community Vision, Community Profile, and Land Use Updates

Phase 2 – Utility Infrastructure & Transportation

Phase 3 – Parks and Recreation; Housing Strategies; and Implementation Plan

At the conclusion of Phase 1 and Phase 2, the results of those phases were documented in final reports. At the conclusion of Phase 3, the reports for each phase were compiled into this 2017 Comprehensive Plan Update.

To provide direction and input to the update process, City Council appointed the Comprehensive Plan Advisory Committee (CPAC):

Jeff Fuechec, Chair Ph. 1	J.J. Croix
John Hancock	Coby Rod
Sherry Roddy	Scott Arbuckle (Phase 1)
Monica Martin	Darrell Hoffer
Paul John Herrmann	Linc Lutrick
John Vonderau, Chair Ph. 2-3	Robyn Debo
Brandon Zabodyn	Greg Anderson
Linda Raun (Phase 2-3)	

Additionally, the process benefited greatly from the involvement of City Staff:

Mindi Snyder, City Manager
Terry Stanphill, ACM, Director of Public Safety
Clay Harris, Public Works Director
Courtney Sladek, Finance Director
Liz Staff, Building Official
Eva Peterson, Marketing Coordinator
Jerry Lewis, Utilities Superintendent
Penny Hornsby, Planning Director
Chris Barbee, Community Services Director

The Consulting Team of Marsh Darcy Partners, Ron Cox Consulting, and Freese and Nichols, wishes to thank both the CPAC and City Staff for their time, attention, and enormous contribution to this process.



El Campo Comprehensive Plan Update 2017

Phase 1 Overview

Community Vision, Community Profile, and Land Use Updates

Review the Existing Comprehensive Plan

As a first step in its work the CPAC was provided a review of the status of the existing Comprehensive Plan by City staff. It was apparent that the City had diligently pursued the Vision and project recommendations of the original 2000 Plan and the 2007 Update. The review touched on the five capital improvements program categories from the 2007 Update and their percent complete: transportation (65%), drainage (60%), facilities improvements (86%), major equipment (100%), and utility systems (70%). As the City continues its successful implementation of the CIP, this current update is intended to identify and program new additions to the CIP in keeping with the citizens' current Vision of El Campo.

Validate the Vision Statement

After 15 years of successfully implementing projects based on the original 2000 Vision, the Update 2017 was charged with engaging the community in a process to either validate or update the Vision to accurately reflect the forward-looking desires of the community. The process was also meant to identify and document any changes to the Vision that emerged from the process. A Community Survey was developed which, through a series of questions framed around the various components of the original Vision, documented the validity of the Vision with very minor adjustments. Prior to distribution, the survey was reviewed and edited by the CPAC. The survey was conducted in online format and paper versions in both English and Spanish, and was a featured part of the Town Hall meeting. The survey and Town Hall results were combined with CPAC feedback to develop the updated and validated vision statement elements.

Update the City Demographic Profile

Concurrent with the Community Survey process, the Community Profile was developed. In addition to including updates on the current demographic aspects of the community, the Community Profile created a snapshot of the Economic Indicators influencing economic performance of the community. Included in the Economic Indicators were population, median income, median home value, homeownership rate, unemployment rate, poverty rate, over-65 population, drive time to work, and education level attainment for high school and bachelor degrees. The snapshot indicated the variances from statewide averages as positive or negative percentages. As part of the Community Profile, the CPAC reviewed the Existing Land Use map. The Community Profile and updated vision statement will influence future land use (growth) decisions and economic development strategies.

Update Future Land Use Focusing on Strategic Planning Areas: Downtown, US 59/IH 69 Bypass, and the West Loop

The visioning process of this 2017 Update documented that the concepts adopted in the El Campo 2020 Comprehensive Plan relating to future land use are still supportable and relevant. With the exception of the Strategic Planning Areas listed above, no area of the City has grown out of proportion to the other areas. General consensus supports maintaining the future land use plan "as is," without making significant changes.



El Campo Comprehensive Plan Update 2017

2. STATUS OF EXISTING COMPREHENSIVE PLAN

The 2000 Comprehensive Plan and 2007 Update to the Plan provided several specific projects to improve the City infrastructure. There were five major areas addressed. Following is a more detailed report on the City's accomplishments.

Transportation

There were twenty-six (26) projects identified in the current Comprehensive Plan and Update. Sixty five percent (65%) of those projects have been completed, or are in progress.

- 6 Complete: Street improvements to the following: South Street, Hospital Access, Phillips Southland Addition, West & Washington Streets, Downtown Asphalt Overlay, South Meadow Lane
- 11 In Progress: Norris Street, Strip Paving (4 miles left), Highway 59 Bypass (Frontage Roads being designed), Town & Country (engineering authorized)
- 9 Remaining: East Loop improvements, St. Luke's, Improvement to Wharton Street, FM 1162 (Upgrade Shoulders), Frontage Road tie in at FM960, Sam Bishkin & Wilson Road Extensions

Drainage

There were fifteen (15) projects identified. Sixty percent (60%) are either completed or in progress.

- 2 Completed: Concrete the Meadow Lane Ditch, Downtown Drainage improvements
- 7 In Progress: Town & Country Culvert Replacement, Peters Road improvements, Sue Street, Tres Palacios
- 6 Remaining: N. Wharton Street, Avenue F/Pecan, Hoskins, Broadway, Palacios Street to South Mechanic, Webb Street to Tres Palacios Creek, Railroad Right of Way

Facilities

There were fifteen (15) projects identified. Eighty six percent (86%) have been completed or are in progress.

- 8 Completed: Civic Center reroof, tennis courts resurfaced, American Legion Pool renovated, West Loop Park improvements, Aquatic Center improvements, Central Business District (CBD) curb & gutter/sidewalk improvements, Old Library improvements
- 5 In Progress: Sidewalk & Bike Trails, Upgrade Signage at municipal buildings, Upgrade CBD appearance, Service Center Expansion
- 2 Remaining: Civic Center land acquisition, Willie Bell jogging trail and parking lot

Utility Systems

Ten (10) projects were identified. Seventy percent (70%) are completed or in progress.

- 3 Completed: Water Tower Repair & Replacement, St. Luke's Street Sewer Lift Station renovated
- 4 In Progress: Water Trunk Line & Sewer Main Replacements, Belt Filter Press replacement at the Waste Water Treatment Plant (WWTP), Controls System upgrades for Water Well Operations
- 3 Remaining: Additional Water Well, Expansion of WWTP, West Side Water Tank replacement



El Campo Comprehensive Plan Update 2017

Major Equipment

There were ten (10) projects identified. All (100%) have been completed or are in progress.

- 8 Completed: Street Sweeper purchased, Emergency Generators at WWTP & Monseratte Well installed, A/C system upgraded at Civic Center, Gradall purchased, Motorgrader purchased, Front End Loader purchased, Fire Department Pumper purchased.
- 2 In Progress: Improve Public Safety radio quality, Upgrade computer software & hardware

3. UPDATED COMMUNITY DEMOGRAPHICS

Planning is primarily concerned with the future, specifically the next 10 to 20 years. Engaging in a comprehensive planning program will allow the City of El Campo to have a greater measure of control over its future and the opportunities and challenges that accompany it. Planning will enable the City to pro-actively manage future growth and development / redevelopment on a holistic basis, taking into consideration community-wide issues and objectives. Before the Visions, Goals and Objectives can be formulated, it is necessary to establish a foundation of information from which to make the most appropriate and effective recommendations. This research provides data and analysis on the City's existing conditions and recent trends, and the overall context in which this planning effort is occurring.

Population Characteristics

People are the lifeblood of any community; thus the following discussion is intended to provide insight into the historic and existing characteristics of the residents of El Campo. This demographic analysis and insight will help in planning for the future growth of the City and needs of the future citizens.

Population Changes and Growth Trends

Establishing the City's and region's population change and growth trends is key in understanding and predicting the type of growth the City may have in the future, both independently and in relation to its surrounding areas.

The City of El Campo has been slowly growing since 1980, with a compound annual growth rate of 0.3 percent each year; this information can be seen in *Historical Populations: 1980 - 2010*. Approximately 1,089 residents have moved to and continue to live in El Campo, while only 911 residents have moved to and stayed in Wharton County as a whole since 1980. The City has grown more than the County over the last thirty years, which could indicate that residents are moving to El Campo from other parts of Wharton County, as well as from other parts of Texas and the country.

Based on historical population data and the compound annual growth rate, the City's population was projected out in several different scenarios to the year 2030. This data can be seen in *El Campo Population Projections*, below. The scenarios provide a range of population projections from conservative to highest possible—which will allow the City to plan for the most appropriate prediction. According to the 2.0 percent Compound Annual Growth Rate (CAGR), the City of El Campo is estimated to reach 17,240 people by 2030, adding roughly 5,169 persons from 2012.



Figure 1: Historical Populations: 1980 - 2010

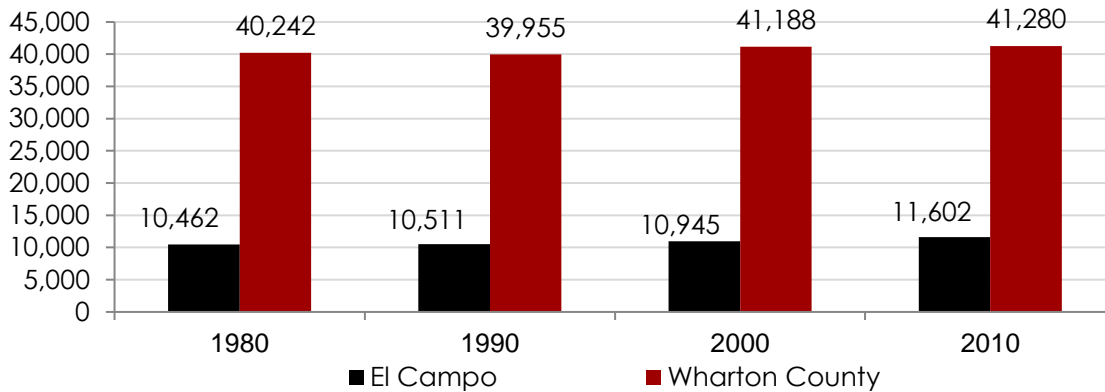
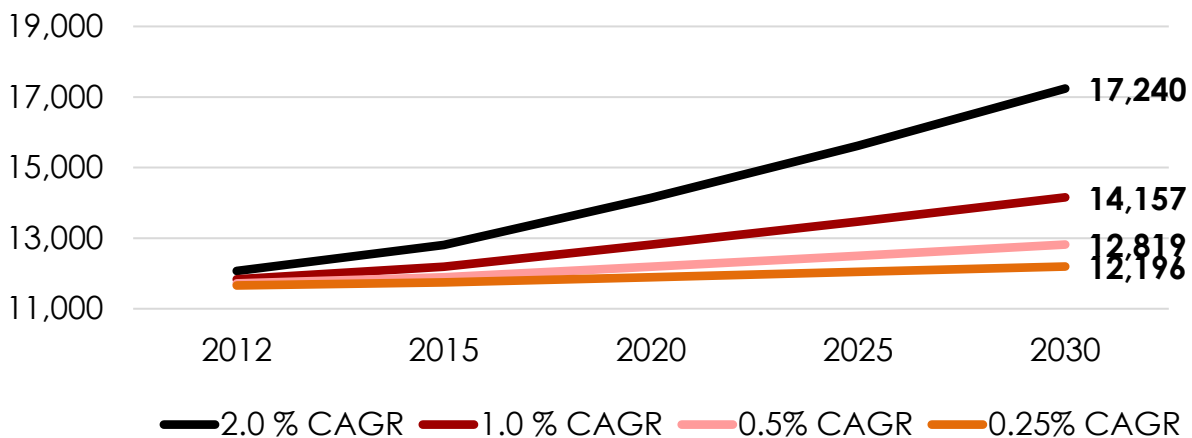


Figure 2: El Campo Population Projections



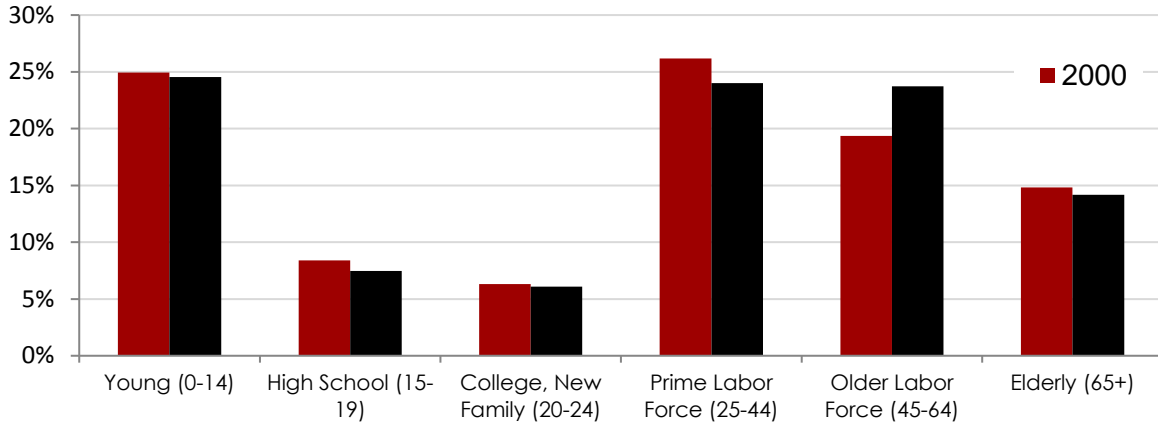
Gender, Age and Household Type

The analysis of El Campo’s age composition can assist in planning for future community needs, such as a senior citizens’ center, a new elementary school or even pedestrian crosswalks and wheelchair ramps. According to *El Campo Age Distribution: 2000-2010*, below, the City’s population has declined in each category save the Older Labor Force, aged 45 to 64 years of age. The Young (0-14) and College, New Family (20-24) age groups declined the least of the age groups. The major groups of age distribution for the City are between Young (0-14), Prime Labor Force (25-44), and Older Labor Force (45-65); this indicates that the City’s population is primarily younger (0-14) and comprising the majority of the labor force (ages ranging from 25 to 64). From this data it can be deduced that El Campo has a high concentration of families that will have special needs and services that should be taken into consideration; for example, upgraded amenities, activities, and spaces. The City will be more equipped to justify investments in sports fields, community center amenities, or playscapes, for example, knowing that their population is younger and more family-oriented. El Campo also has an increased population of older-aged adults (between 45 and 64 years of age), which is likely influenced by the age and establishment of the residential neighborhoods in the area; 52.6 percent of the population moved into homes between 2000 and 2009 (see *Year Structure was Built*).



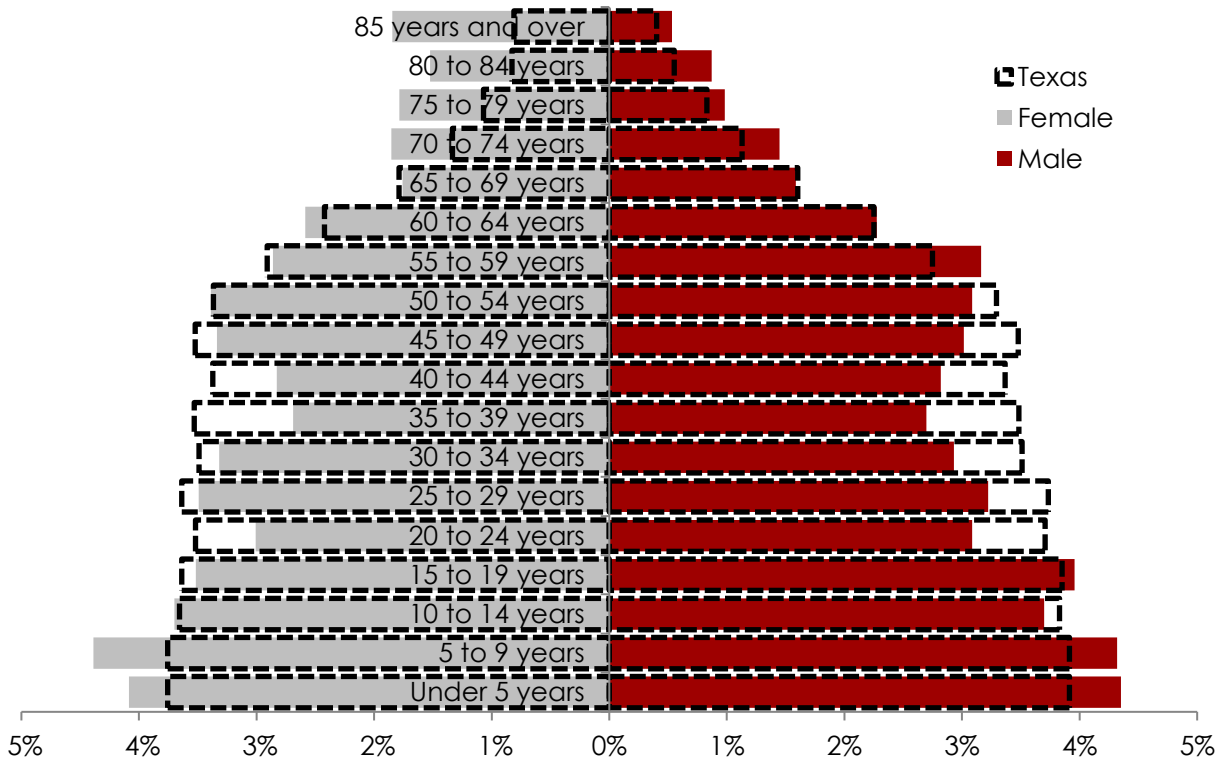
El Campo Comprehensive Plan Update 2017

Figure 3: El Campo Age Distribution: 2000 – 2010



Age Cohorts for El Campo and Texas: 2010, below, shows the age distribution by gender for El Campo compared to the State average. The largest age cohorts are between 0 and 9 years of age and 45 to 59 years of age, for both male and female populations. This indicates a family-aged population, one that has younger children in school with labor-force eligible parents. When compared to the State, El Campo exceeds the cohort composition for both sexes in the younger (less than 14 years) and older than 65 years populations. Simply put, El Campo has a higher percentage of younger residents and older residents than Texas as a whole.

Figure 4: Age Cohorts for El Campo and Texas: 2010



According to *Housing Type in El Campo: 2000 and 2012* below, nearly 77 percent of the City’s housing stock is one-unit detached housing, with the remaining 14 percent consisting of a variety of multi-family housing units. This is an interesting demographic characteristic, in that it reveals a lack of



El Campo Comprehensive Plan Update 2017

variety in the current housing stock. Single-family homes can either be constructed as detached (homes that stand on their own) or attached (homes that share a wall with one or more other homes); most homes built today are single-family detached and a small proportion are single-family attached.¹ The City of El Campo is no different, as evidenced by the data in this section. This housing mix will be an important consideration as the population continues to age and/or as the City campaigns to attract younger families to the area. It will be necessary to include a mix of housing types to accommodate the emerging variety in family makeup (i.e. single-mother households), socio-economic ability, and locational demands of the future populations.

The City of El Campo’s largest demographic is family households – making up nearly 70 percent of the population in 2010 (see *Household Type: 2000 & 2010* below). Nearly 30 percent of households in El Campo are non-family households, an interesting trend given that a large proportion of the population is between the ages of 0 and 14 years and that Households with Children make up 33.6 percent of all households.

Figure 5: Housing Type in El Campo: 2000 and 2012

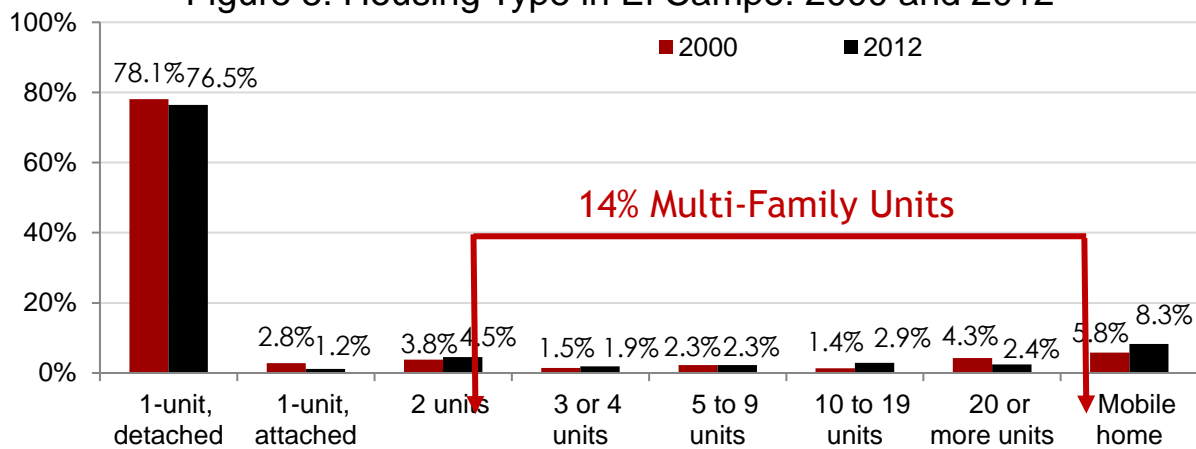


Figure 6: Household Type: 2000 & 2010

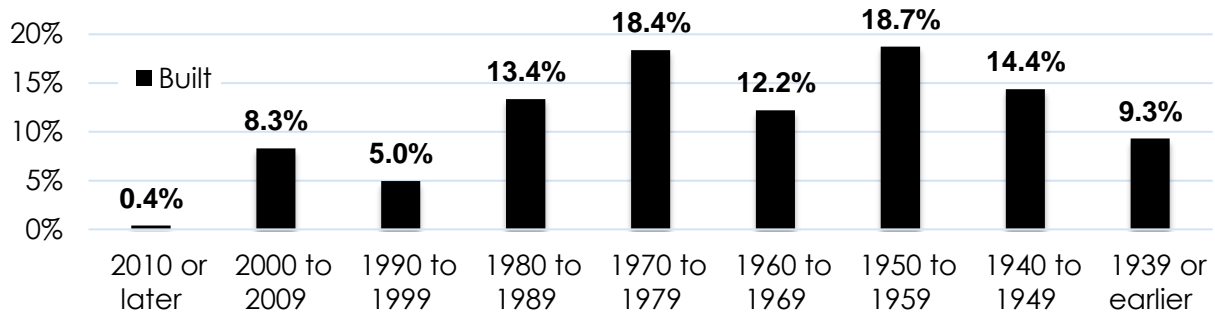
Household Type	2000		2010		Percentage Difference
	Number	Percent	Number	Percent	
Family Households	2,810	71.5%	2,928	70.7%	-0.76%
With Own Children Under 18 Years	1,466	37.3%	1,389	33.6%	-3.74%
Married Couple Family	2,086	53.1%	2,004	48.4%	-4.66%
With Own Children Under 18 years	1,045	26.6%	115	2.8%	-23.81%
Female Householder, No Husband Present	531	13.5%	686	16.6%	3.06%
With Own Children Under 18 Years	322	8.2%	416	10.0%	1.86%
Non-Family Households	1,121	28.5%	1,212	29.3%	0.76%
Householder Living Alone	1,014	25.8%	1,050	25.4%	-0.43%
65 Years and Over	568	14.4%	539	13.0%	-1.43%
Total Households	3,931		4,140		
Average Household Size	2.74		2.77		

Source: U.S. Census 2000, 2010

¹ Sarkar, Mousumi. How American Homes Vary by the Year They Were Built. U.S. Census Bureau. June 2011.



Figure 7: Year Structure Was Built

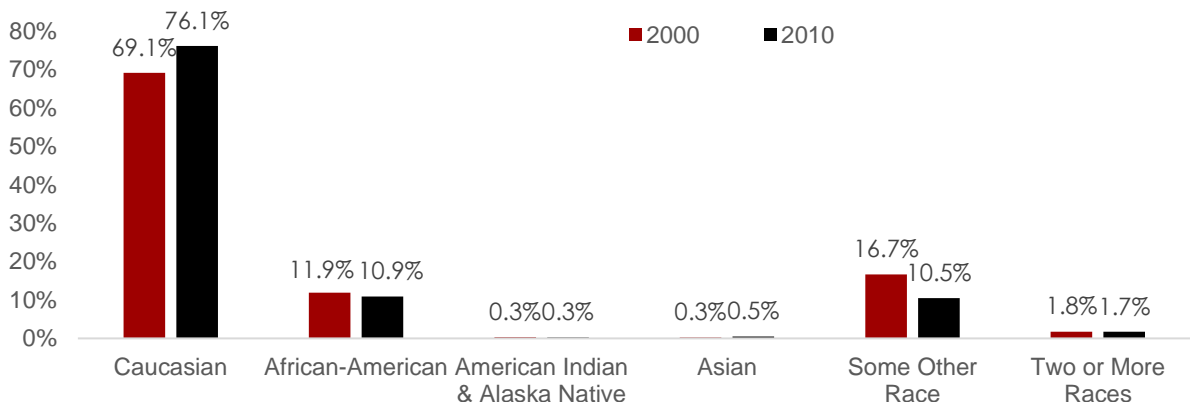


Race and Ethnicity

Data analyzed regarding race and ethnicity is important to local governments to ensure that all of its citizens are being represented in decision-making processes. The City of El Campo’s population [2010] is composed of mostly representatives of the following groups: 76.1 percent Caucasian, 10.9 percent African American, and 47 percent Hispanic origin (see *Race & Ethnicity in El Campo: 2000 – 2010*). Nearly 11 percent of the City’s population self-identified themselves as “some other race,” while 1.7 percent identified themselves as multi-racial (two or more races combined).

Hispanic populations are growing in El Campo and parallel a statewide trend of rapid growth for this ethnic group; from 2000 to 2010 Texas’ Hispanic population grew by 5.6 percent while El Campo’s grew by 8.3 percent increase (see *Hispanic Population Change: 2000 – 2010*). The State’s population compositions were similar in 2010 to that of El Campo, with the exception of the Asian populations, which constituted nearly 4 percent of the State’s population and 0.5 percent of El Campo’s population.

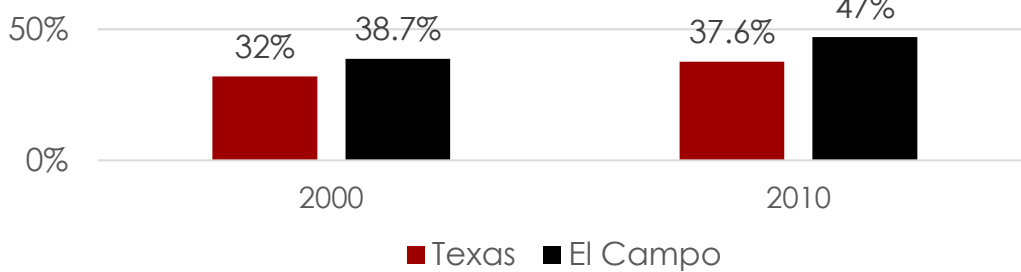
Figure 8: Race & Ethnicity in El Campo: 2000 - 2010





El Campo Comprehensive Plan Update 2017

Figure 9: Hispanic Population Change: 2000 - 2010

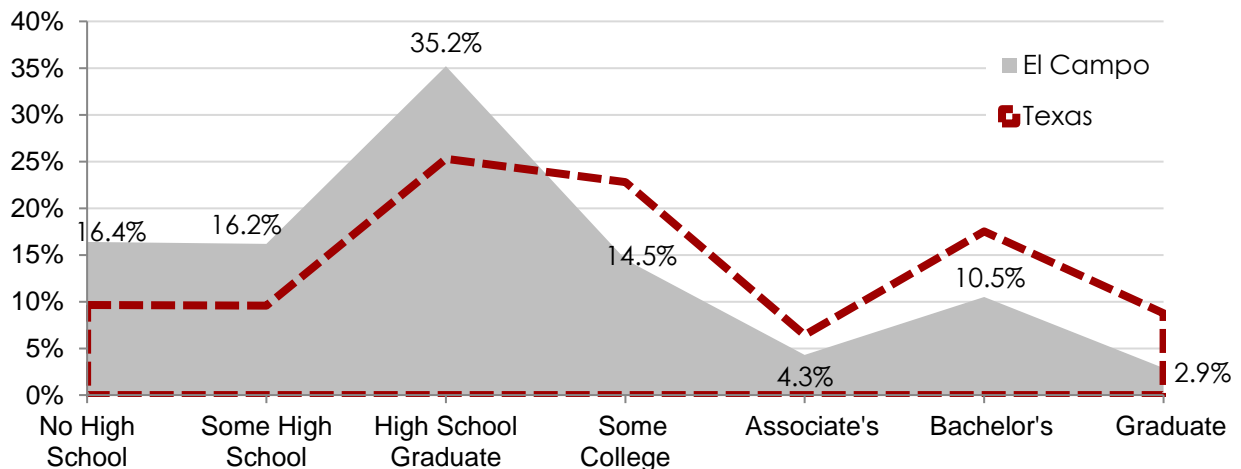


Educational Attainment

The educational attainment of a community can be an indicator of the types of jobs in the region and can provide general information on the skills and abilities of the local workforce. Knowledge of its workforce can also help a city to target and recruit certain types of businesses to the community. The City of El Campo exceeds the State’s high school graduation attainment level by nearly ten percent, see *Educational Attainment: El Campo vs. Texas*. After high school, however, the City’s educational attainment levels dip below those of the State, indicating that the City may want to consider the establishment of educational programs, workforce training programs, or perhaps even the location of a satellite community college campus.

According to *El Campo Educational Attainment: 2000 – 2012*, the City of El Campo’s population is educated with over 67 percent of the population graduating from High School or achieving higher education. Of the population graduating from High school and achieving higher education, 35.2 percent graduated from High School and 13.5 percent went on to achieve a Bachelor’s Degree or Higher. Thus, nearly 67.4 percent of the population has achieved a High School Diploma and some College Education, including a combination of college-level coursework, Associate’s degrees, Bachelor’s degrees, and/or Graduate degrees (see *El Campo Educational Attainment: 2000 – 2012*).

Figure 10: Educational Attainment: El Campo vs. Texas





El Campo Comprehensive Plan Update 2017

Figure 11: El Campo Educational Attainment: 2000 - 2012

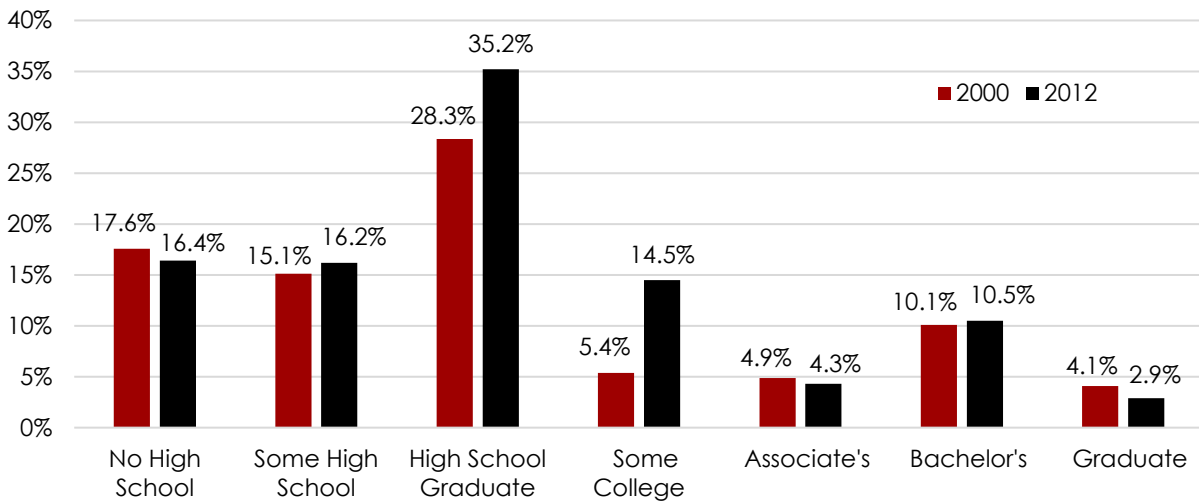


Figure 12: El Campo Educational Attainment: 2000 - 2012

Educational Attainment	2000		2012	
	Number	Percent	Number	Percent
Population 25 years and over	6,473		7,234	
No High School	1,137	17.6%	1,186	16.4%
Some High School	979	15.1%	1,172	16.2%
High School Graduate	1,835	28.3%	2,546	35.2%
Some College	349	5.4%	1,049	14.5%
Associate's	316	4.9%	109	4.3%
Bachelor's	653	10.1%	760	10.5%
Graduate	265	4.1%	210	2.9%
Percent High School Graduate or Higher	67.3%		67.4%	
Percent Bachelor's Degree or Higher	14.7%		13.5%	

Source: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates

Employment and Income Characteristics

Employment opportunities can have major impacts on the growth rates of cities. Jobs are important because they make it possible for citizens to settle into a community, establish a home and begin a life. If citizens do not find a job in an area, then many times they are forced to move elsewhere--removing their property and sales tax revenue from the local economy as well. Cities are generally dependent on businesses to provide employment opportunities that in turn pay the citizens' salaries and provide them with the ability to buy and sell goods, pay taxes, and sustain a high quality of life.

According to *2010 Employment Status: El Campo & Texas*, 67.6 percent of the population over 16 years of age is in the Labor Force; of the labor force population only 4.8 percent are unemployed.

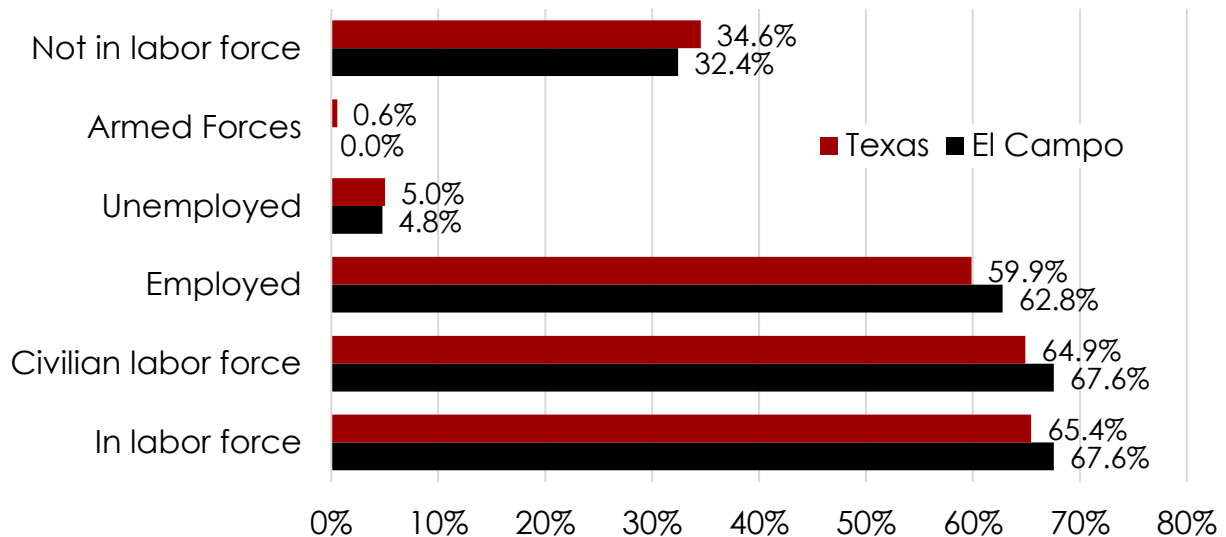


El Campo Comprehensive Plan Update 2017

Nearly 32.4 percent of the City’s population is not in the labor force. Interestingly, nearly half of the entire population 16 years and over are females, and 55.1 percent of these females are employed—a higher average than the State of Texas at 53.8 percent (refer to *Age Cohorts for El Campo and Texas: 2010*).

The largest Employment Industry in El Campo is Educational Services, and Health Care and Social Assistance, making up nearly 22 percent of the economy (see *Employment Industries : 2000 & 2012*). Manufacturing in El Campo decreased by nearly 7 percent representing the largest industry loss in the City since 2000. Construction Industries increased by 4.6 percent the highest industry increase since 2000. Retail trade and Agriculture, Forestry, Fishing and Hunting, and Mining (including Oil Production) are the second and third largest industries in El Campo, making up 13.9 percent and 12.5 percent of industries, respectively.

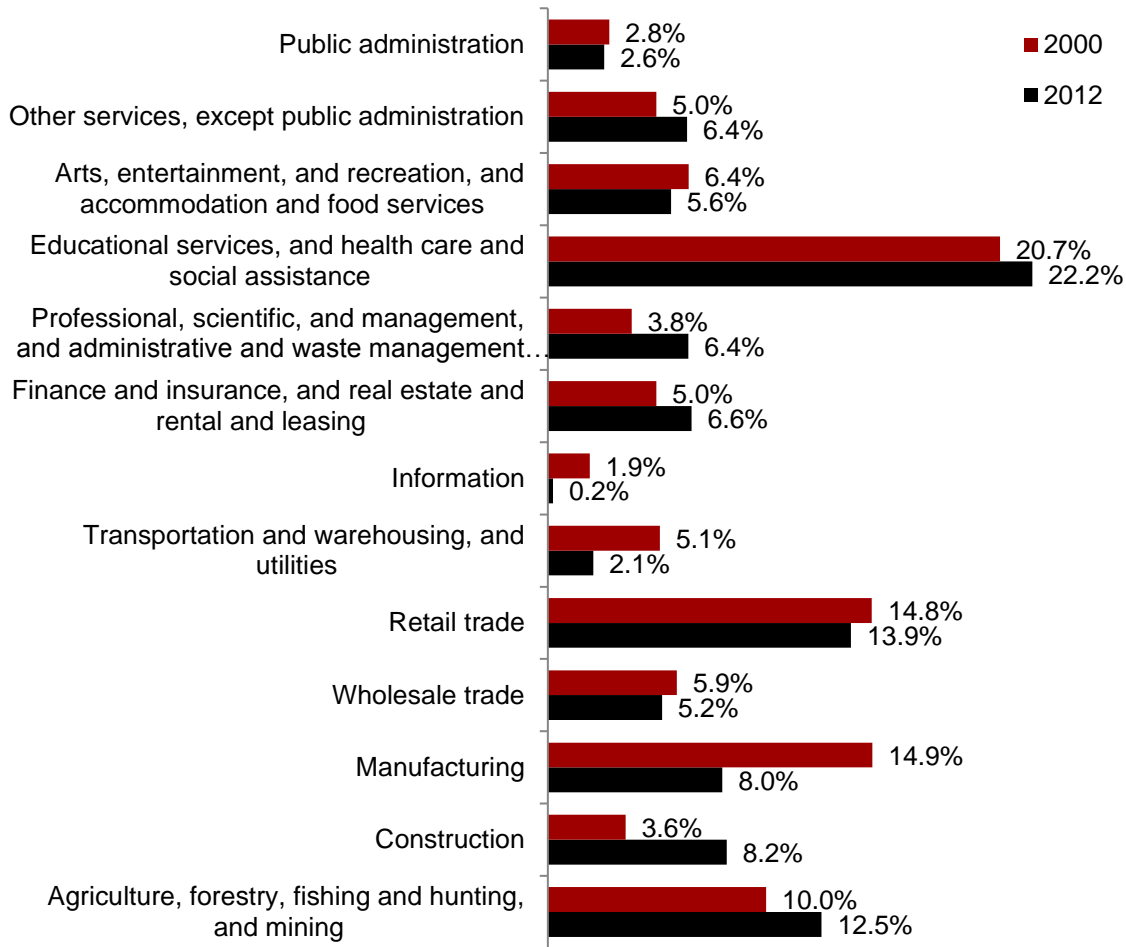
Figure 13: 2010 Employment Status: El Campo & Texas





El Campo Comprehensive Plan Update 2017

Figure 14: Employment Industries : 2000 & 2012



El Campo’s mean travel time to work is 20 minutes, with 37.5 percent of residents commuting less than 10 minutes to work each day—see *Travel Time to Work*. The majority of the population commutes to work alone in less than 20 minutes by car, truck or van. Resident’s commute time is five minutes shorter than that of the majority of Texans across the state.

Median Household Income for residents of El Campo is \$42,771, a 28 percent increase (roughly \$12,077) since 2000 (see *Median Household Income (Dollars): 2000 & 2012*). The State income saw a similar income increase from 2000 by 23 percent (nearly \$11,636). Household income levels are also an important factor in planning El Campo’s future. For example, income levels reveal to potential retailers whether or not the City is a prime location to situate their business. The amount of disposable income is a major factor that influences the type and amount of retail development that a city can support. In addition, income is a key deciding factor in homeownership; a high level of homeownership is usually seen as a positive characteristic in communities. Thus, income levels play a role in the size, type, and quality of residential development that a community ultimately attracts. According to *Income and Benefits in 2012 (Inflation-adjusted)*, the majority of residents make less than \$74,999 annually, while nearly 17.5 percent of residents make between \$50,000 and \$74,999 and 13.8 percent make between \$15,000 and \$24,999. Income levels of El Campo are relatively lower when compared to those of all residents of Texas.



El Campo Comprehensive Plan Update 2017

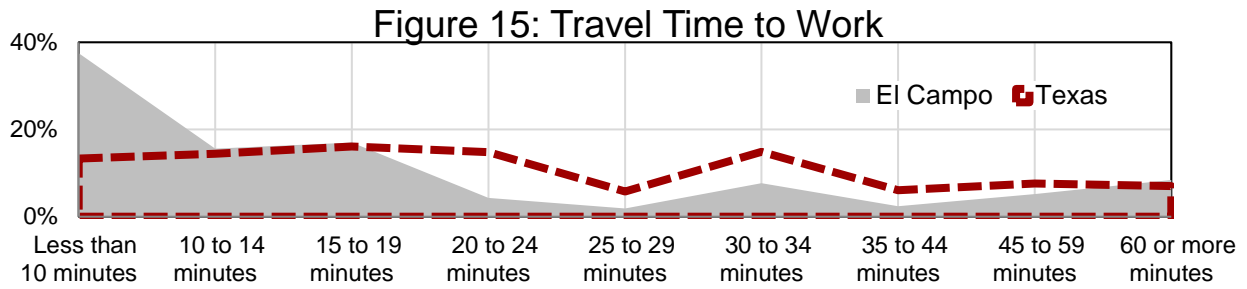


Figure 16: Income and Benefits in 2012 (Inflation-adjusted)

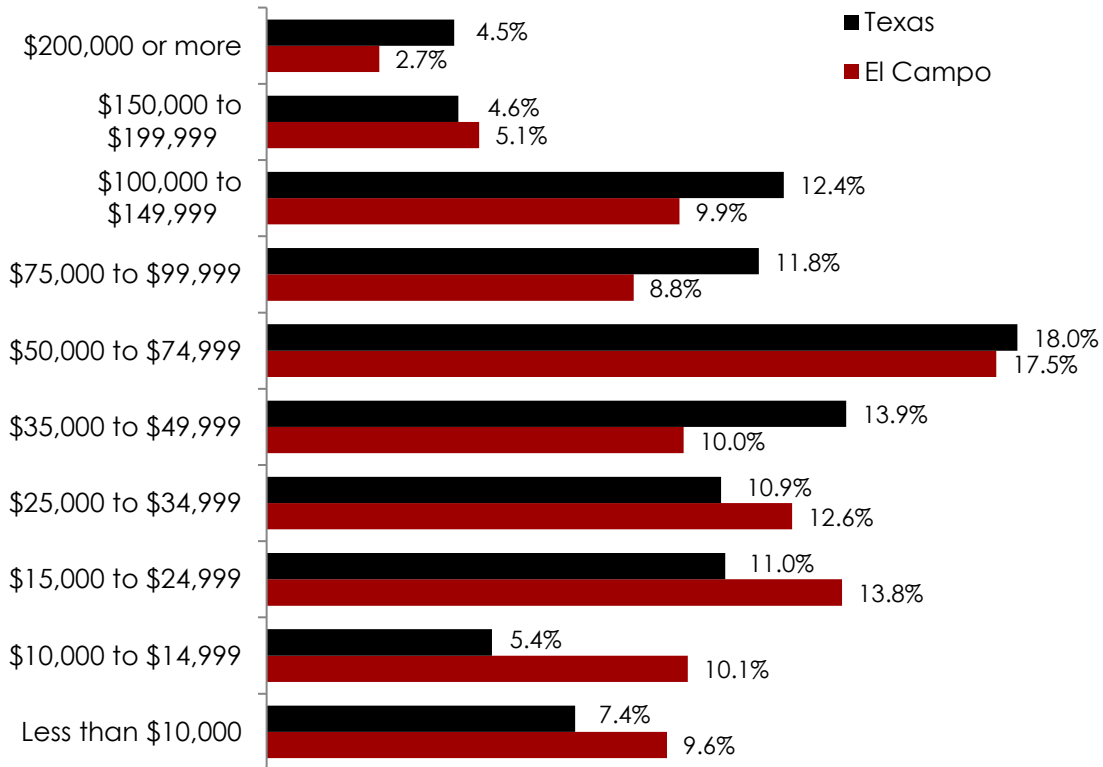
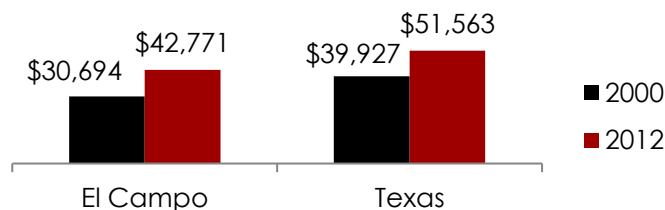


Figure 17: Median Household Income (Dollars): 2000 & 2012





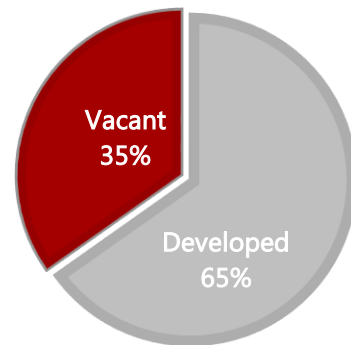
4. 2015 UPDATED EXISTING LAND USE

City Limits and Extraterritorial Jurisdiction (ETJ)

El Campo has a total of 5,594 acres within its current city limits. Vacant land constitutes the largest land use at 34.8 percent. El Campo's Extraterritorial Jurisdiction (ETJ) is 704 acres, with 118 acres in vacant land. The ETJ serves two purposes: First, cities can annex land only within their ETJ, and there is a statutory prohibition against another municipality annexing into the ETJ of another city; and cities can extend and enforce their subdivision regulations into their ETJ. Cities cannot, however, enforce zoning regulations into the ETJ.

Vacant Acreage

Approximately 35 percent of El Campo's 5,594 city limits are considered vacant or undeveloped land. This amounts to 1,947 acres that have the potential to be developed or preserved for community open space. The importance of analyzing the amount of vacant land within the City is that it allows El Campo to grow in population and develop in the future. This land also represents areas where decisions must be made regarding service provisions, roadway expansion and maintenance. The amount of land available within the City is also significant because it has the potential to be developed in different ways and in accordance with the ultimate vision for El Campo.



Existing Land Use within the City Limits

The existing land use of El Campo reflects past development decisions and tells a story of the City's development history and trends. The planning process helps to ensure that coordinated land use decisions enhance the overall quality of life in El Campo by mitigating the impacts of incompatible uses near neighborhoods. This process begins with examining the types and locations of existing land uses within El Campo and determining how and where new growth and development can be accommodated.

El Campo's growing low-density residential nature is attractive to residents and retailers alike, who consider population and rooftops a part of their site selection criteria. Single family residential accounts for the largest land use at 23.5 percent and 36.1 percent when applied to developed areas only. All residential products make up 25.7 percent of the city limits total land. Right-of-way, streets and utilities comprise approximately 20.3 percent of the total area, the second largest land use outside the vacant category.

Parks and open space are only 1.1 percent of the total area, a generally low percentage and future efforts will likely need to increase this percentage based on community need. It is worth noting that industrial land uses make up 151 acres or about 4.1% of the developed area, a percentage that will likely increase as a large manufacturing or production type employers should be attracted.



El Campo Comprehensive Plan Update 2017

Figure 18: Existing Land Use

Existing Land Use	Acres	Percent of Total	Percent of Developed	Acres per 100 persons
Residential	1,442	25.7%	39.5%	1.72
Single Family Residential	1,315	23.5%	36.0%	1.57
Two-Family Residential	32	0.6%	0.9%	0.04
Multifamily Residential	26	0.5%	0.7%	0.03
Manufactured Home Residential	66	1.2%	1.8%	0.08
Townhome	3	0.1%	0.2%	0.00
Nonresidential	2,208	39.5%	60.5%	2.64
Public/Semi-Public	261	4.7%	7.1%	0.31
Golf Course	65	1.2%	1.8%	0.08
Parks/Open Space	63	1.1%	1.7%	0.08
Office	34	0.6%	0.9%	0.04
Retail	100	1.8%	2.7%	0.12
Commercial	388	6.9%	10.6%	0.46
Industrial	151	2.7%	4.1%	0.18
Vacant Building	13	0.2%	0.4%	0.02
Streets/Right-of-Way	1133	20.2%	31.0%	1.35
Vacant	1,947	34.8%	n/a	2.33
Total	5,597	99.9%	n/a	6.69

Retail Land Use Observations

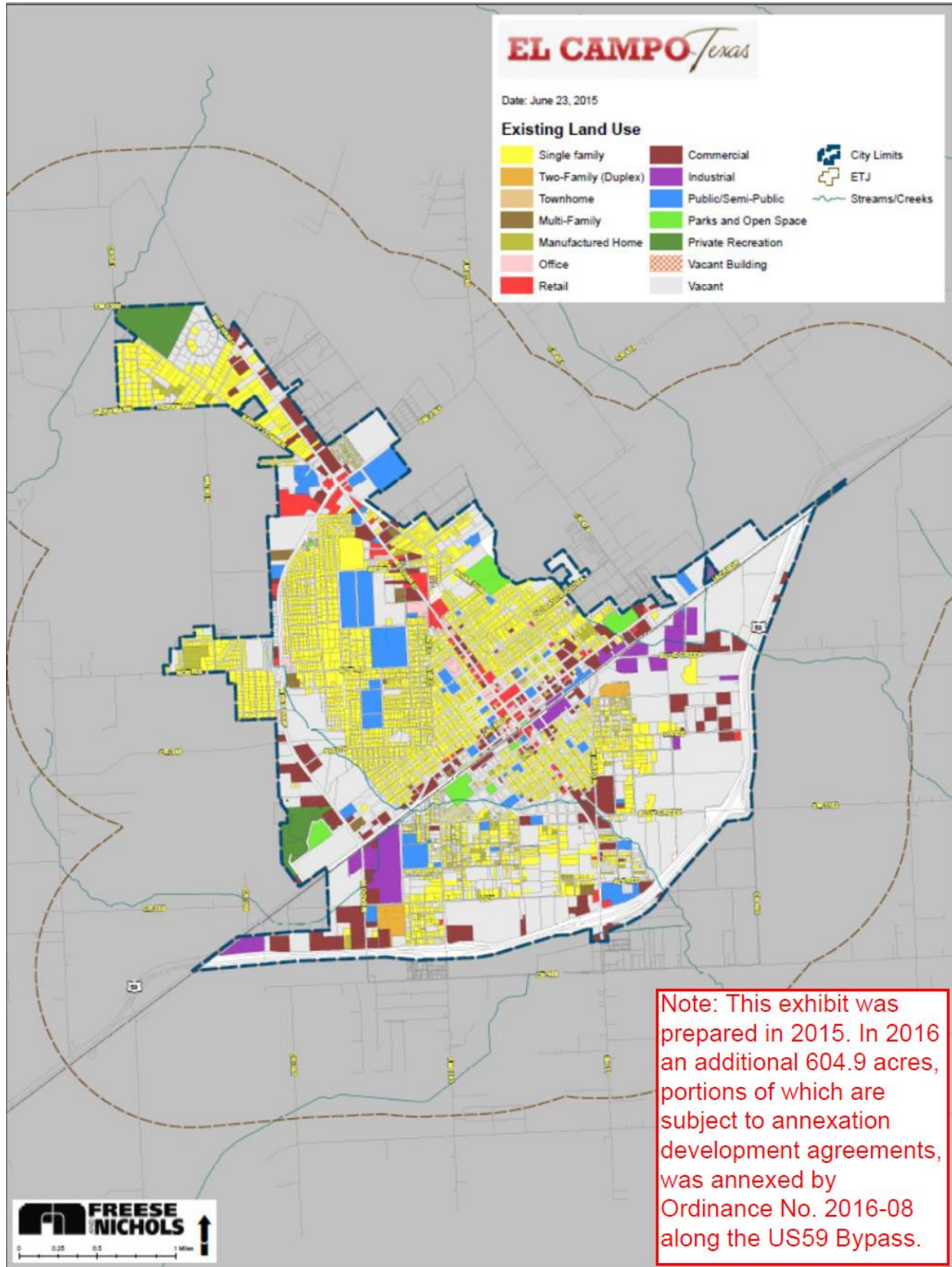
Calculating the acres of retail per 100 persons is an important measure of a city’s retail base. A high ratio, between 0.6-0.7 acres per 100 persons, is representative of a community that is capturing the retail demand generated by the local population, as well as that of other nearby communities or the county. A ratio of around 0.5 acres per 100 persons is considered average, meaning a community is capturing most of the retail demand generated by the local population. A low ratio, between 0.3-0.4 acres per 100 persons results when the local population is traveling outside city limits to patronize retail establishments.

As shown above, El Campo’s retail ratio is 0.12 acres per 100 persons, which is a very low retail ratio. It is important to note, however, that El Campo’s retail ratio may be appropriate for the population it currently serves. The City should monitor population growth to ensure the population is being appropriately served.



El Campo Comprehensive Plan Update 2017

Figure 19: Existing Land Use





5. Community Input

Citizen input is critical to creating a Comprehensive Plan that is representative of the goals of the community. For the El Campo Comprehensive Plan Update, community input was solicited via two primary sources – a community survey and a town hall meeting.

Community Survey – Preparation and Responses

The community survey questions were developed by the Consulting Team and augmented and edited by the CPAC. The questions were designed to capture demographic data on the respondents, feedback on the current vision elements, and attitudes regarding the challenges and opportunities present in El Campo. Respondents also had opportunities to input free form opinions and suggestions. The survey was not intended to be statistically validated, but was intended as an “attitudinal” survey to gather general feedback to confirm or modify guidance provided by the CPAC.

The survey was available on line, at various public buildings, and was distributed via the City’s utility bills. The survey was open from January 28, 2015 through April 1, 2015. A total of 415 responses were received, of which 189 were completed on line and 226 were completed and returned on paper either from the utility bills or public building locations. Although some responses were received from non-residents, the 415 responses equates to 3.6% of the total city population, which is considered a very good response to a survey of this type.

Community Survey-Results

69% of the respondents live and work in El Campo and 70% have lived in El Campo for more than 20 years as shown in Figures 20 and 21 below:

Figure 20

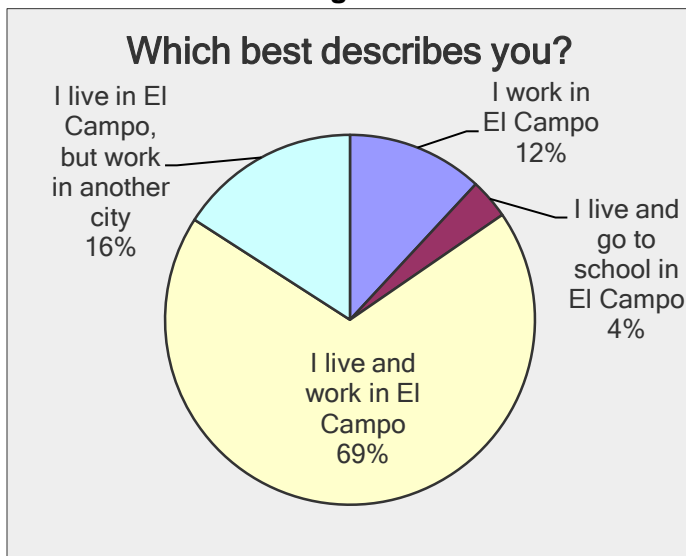
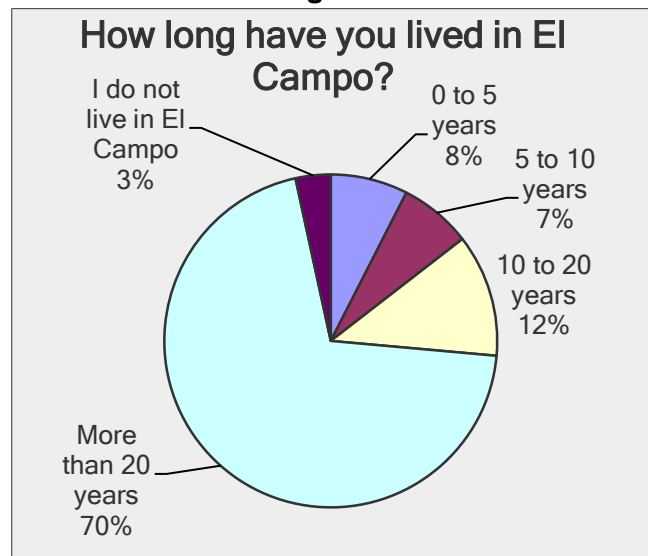


Figure 21





El Campo Comprehensive Plan Update 2017

As shown in Figure 22, 87% of the respondents own their home, compared to the 69% home ownership rate reported by the census. As shown in Figure 23, 90% of the respondents live in single-family homes, compared to the housing stock being 77% single family as reported by the census. Therefore, the survey respondents were more heavily home owners living in single family residences than the general population.

Figure 22

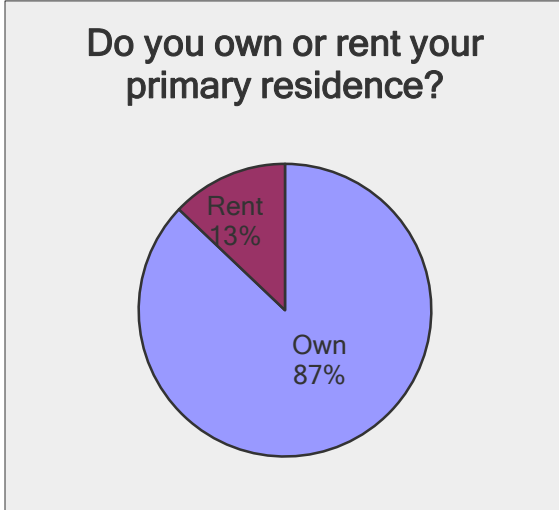
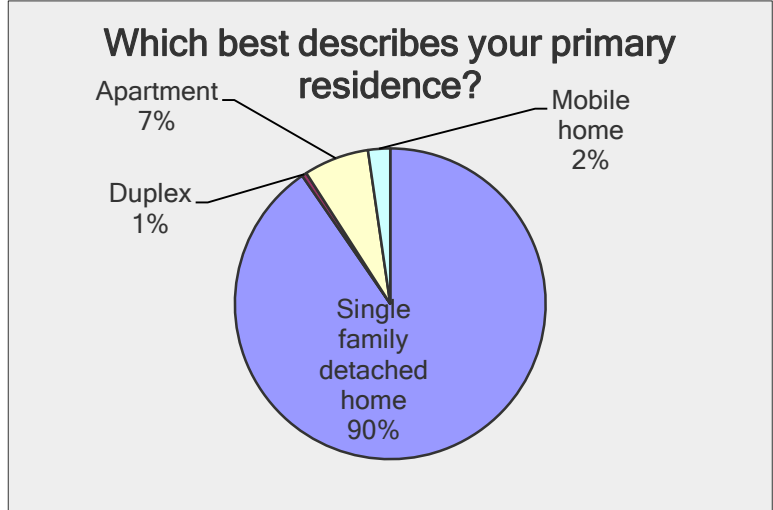


Figure 23



Based on the map below, respondents were asked to specify in which quadrant of the City they live; the results are shown in Figure 24.

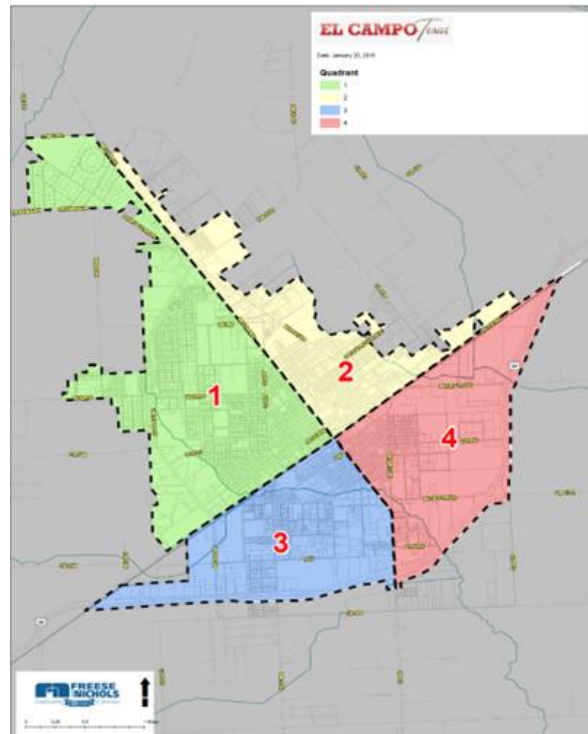
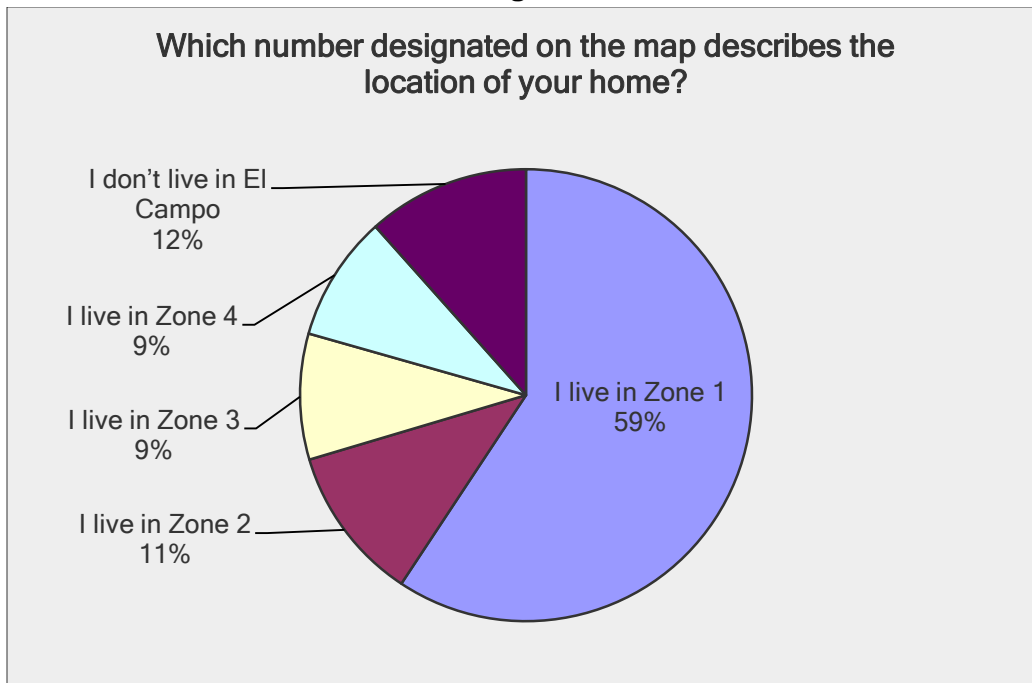




Figure 24



59% of the respondents reported living in Zone 1 (northwest quadrant of the City), with the remaining quadrants being relatively equal to each other in the 9% to 11% range. 12% of the respondents were not residents of the City.

Next, respondents were asked to rate their level of agreement or disagreement with the five primary current vision elements, restated below:

Existing Vision Elements

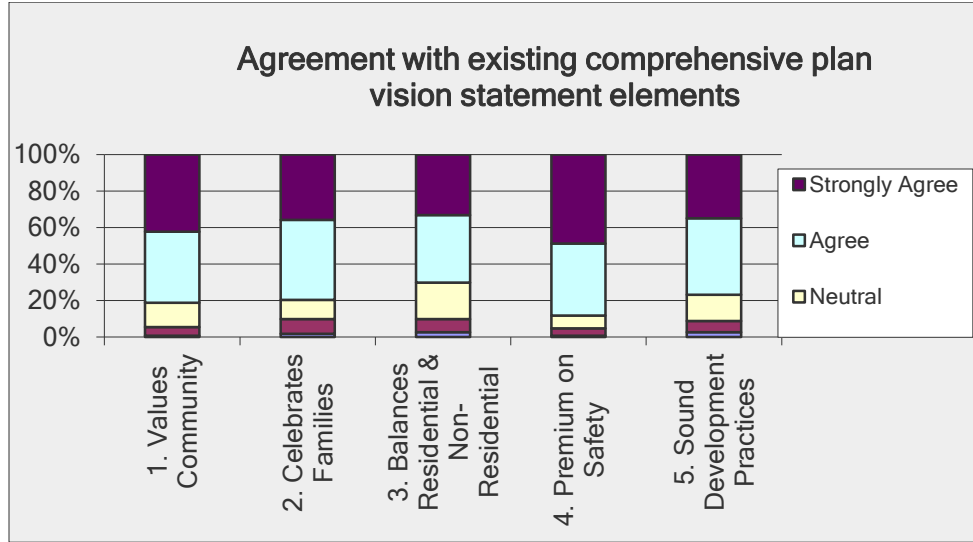
1. *To be a community that continues to value "community" first and foremost, capitalizing on its small-town environment, active community groups, and local businesses in the spirit of cooperation and continuous improvement.*
2. *To be a community that celebrates families and community interaction by ensuring balanced opportunities for housing, employment, education and recreation.*
3. *To be a community that strives to balance residential and non-residential (commercial and industrial) development supported by sound infrastructure and efficient transportation systems.*
4. *To be a community that places a high premium on the safety of its citizens through effective law enforcement programs.*
5. *To be a community that values its quality of life by establishing sound development practices that buffer neighborhoods from incompatible development and excessive traffic.*

The results are shown in Figure 25. Each of the vision elements received 70% or greater "agree" or "strongly agree" ratings, indicating a continued strong agreement with the vision elements as outlined in the current Comprehensive Plan. Further discussion of the vision elements is contained in Chapter 6.



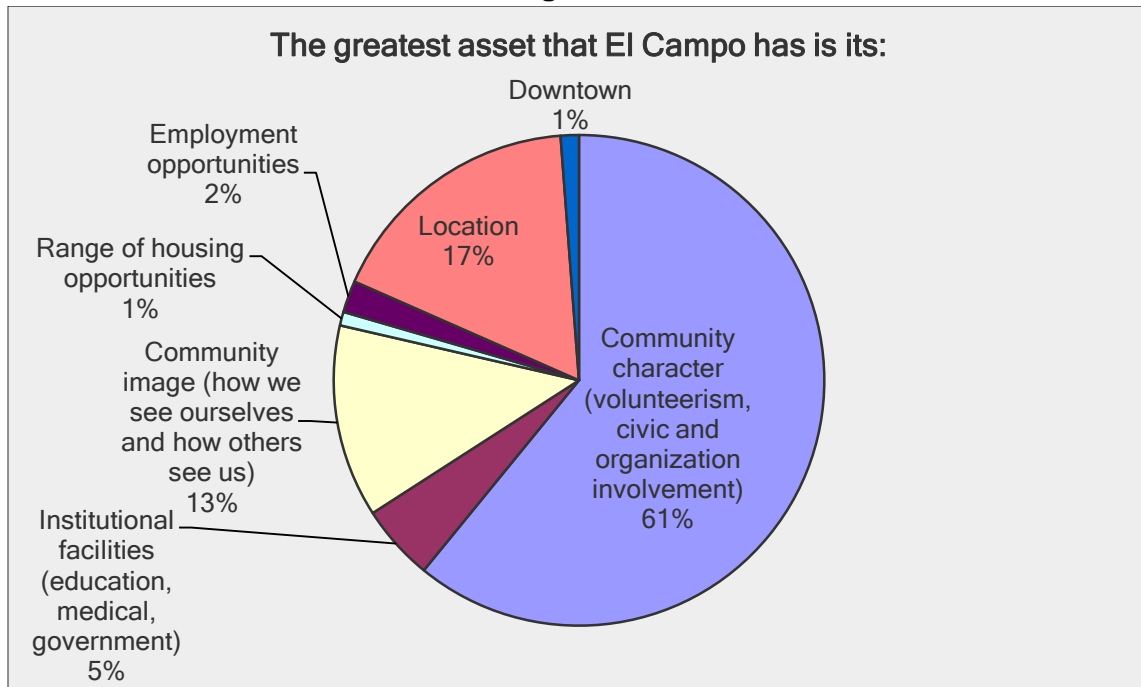
El Campo Comprehensive Plan Update 2017

Figure 25



Respondents were asked to rate the asset value of a variety of community features as shown in Figure 26. Interestingly, the highest rated asset was the City’s character of volunteerism and civic involvement. 61% of the respondents rated this characteristic as the greatest asset of the community. On the other end of the spectrum, available employment opportunities, the range of housing opportunities available, and the downtown area received the lowest ratings at 2%, 1%, and 1%, respectively. Even though these three topics are not currently considered assets, later in the survey each were rated as having a high importance; therefore, employment, housing, and the downtown represent three priority strategies that should be addressed.

Figure 26

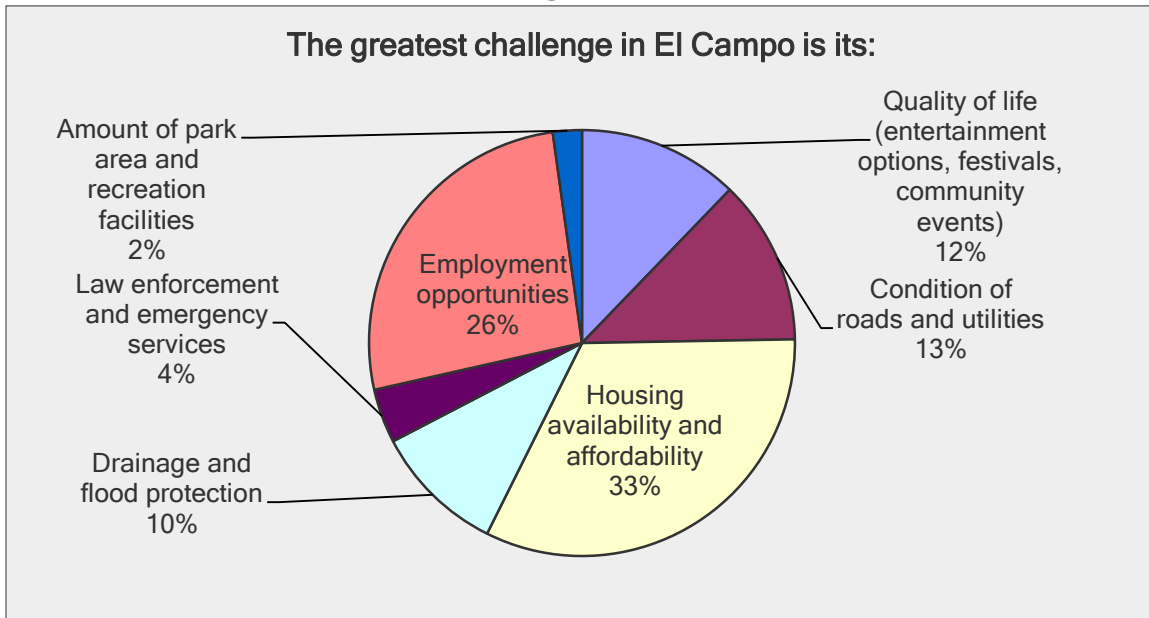




El Campo Comprehensive Plan Update 2017

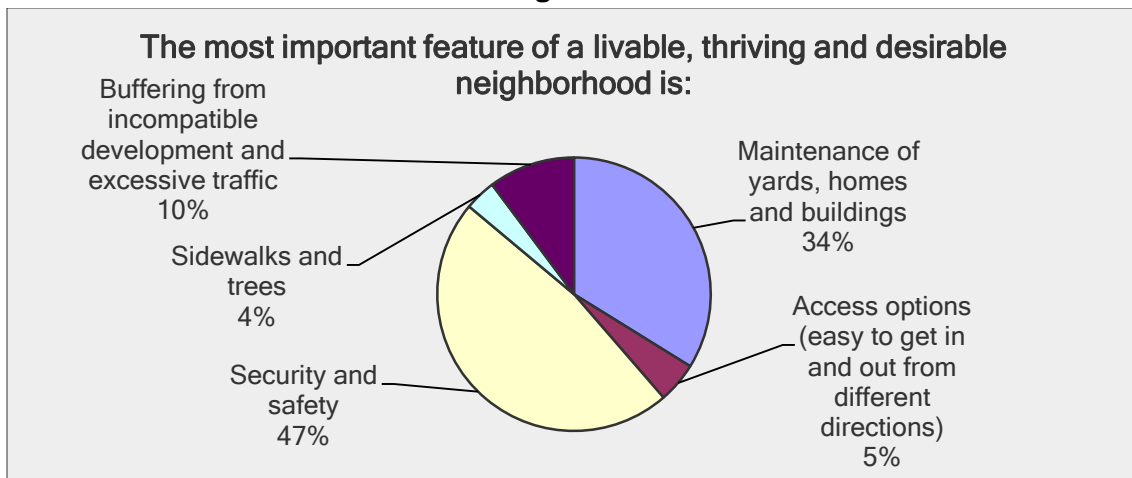
In contrast to the assets described in Figure 26, respondents were also asked to rate the greatest challenges facing El Campo as summarized in Figure 27. As previously noted, employment and housing opportunities are highly noted in the responses. Additionally, entertainment and events that affect quality of life (especially for the youth) were highly noted as was a continued emphasis on maintaining road, utility, and drainage infrastructure.

Figure 27



Regarding neighborhood integrity, respondents were asked about their priorities for preservation of neighborhoods (see Figure 28). Not surprisingly, security and safety was ranked as the highest importance factor by a wide margin. Numerically, the second highest priority is property maintenance. This priority is backed up by a large number of free form responses on this subject. Residents have a high desire to see the level of maintenance increased as a way to improve the look and feel of the community for residents and visitors.

Figure 28

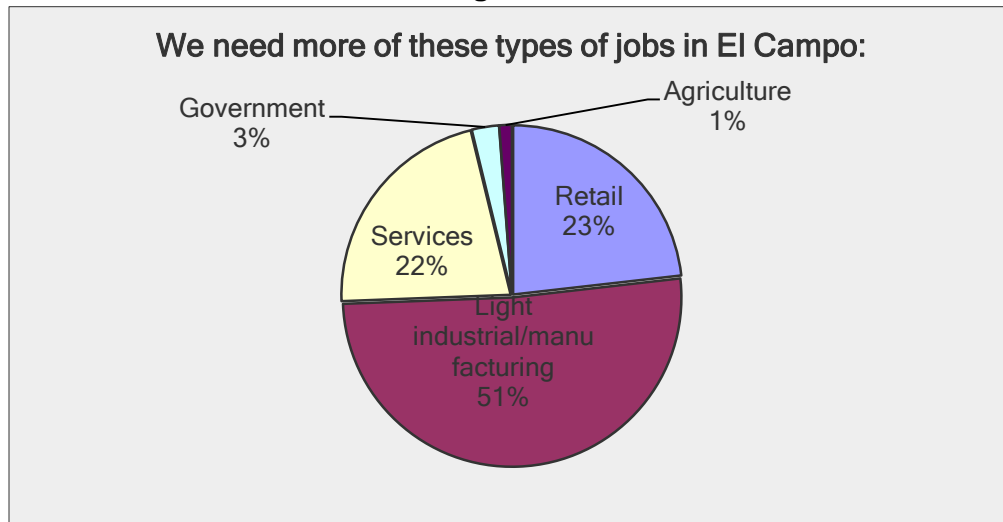




El Campo Comprehensive Plan Update 2017

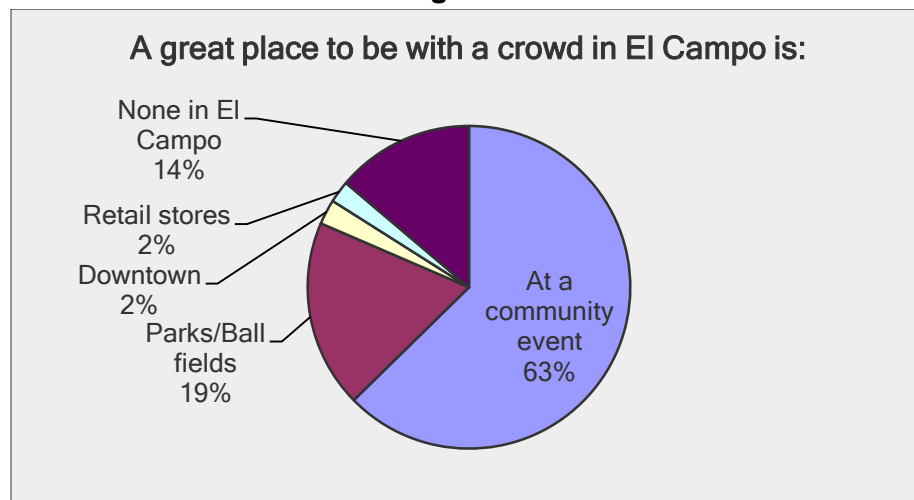
Expanding on the jobs question, respondents were asked to specify the types of jobs most desired for the community. Light industrial/manufacturing jobs were specified most frequently based on qualifications for these jobs requiring a skilled/educated workforce resulting in higher than average wages. Additionally, service and retail jobs were frequently specified. Based on free form comments, it is evident that these jobs are desired in terms of employment opportunities and for the goods and services provided by such businesses that would be beneficial for local residents. The results of this question are shown in Figure 29.

Figure 29



Expanding on the quality of life and entertainment question, respondents were asked to specify the locations or events at which they prefer to socialize within the community as shown in Figure 30. The largest response at 63% was “at a community event” which contrasts with Figure 27 showing community events as one of the challenges of the community. “Parks and ball fields” was the second highest category. Unfortunately, 14% of respondents felt that there were no appropriate venues at which to socialize within the City.

Figure 30





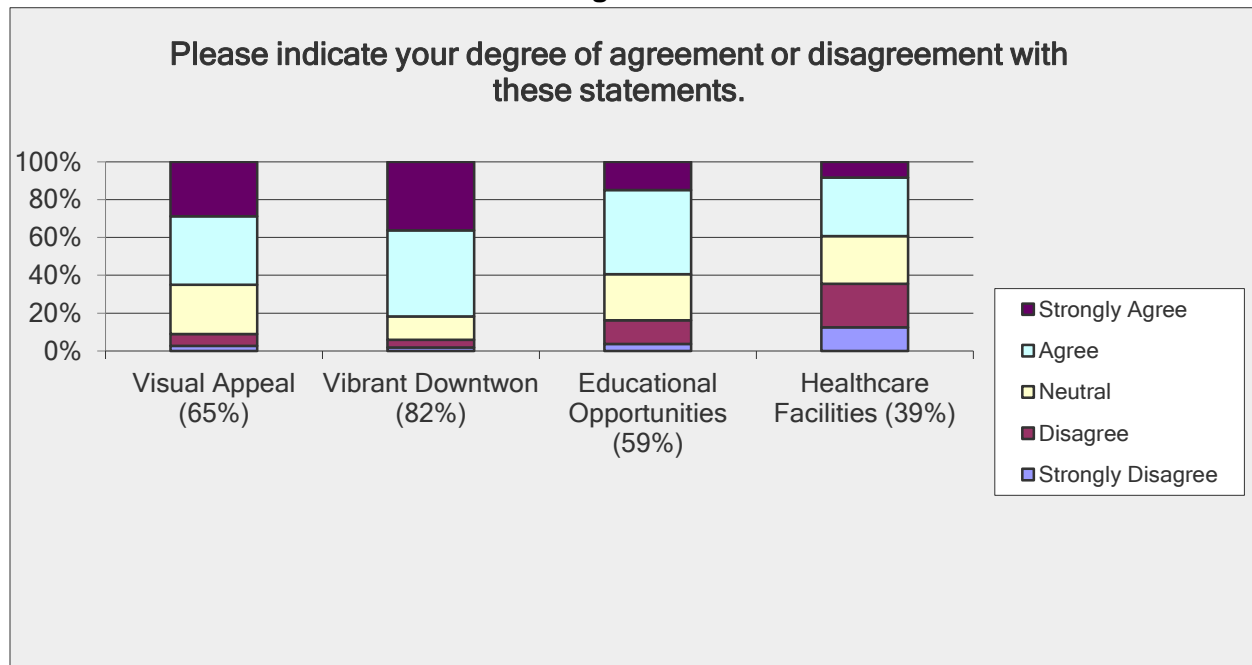
El Campo Comprehensive Plan Update 2017

Finally, respondents were asked to rate the relative importance of four topics that were identified by the CPAC as potentially key issues that would need to be addressed. The four topics were:

- Having unique images along major corridors would positively affect the perception that visitors have of El Campo.
- Having a vibrant downtown is important to the character and growth of El Campo
- The educational opportunities available in El Campo are adequate
- The healthcare facilities available in El Campo are adequate

The results are shown in Figure 31 with the percent who “agree” and “strongly agree” shown below each item.

Figure 31



Combined with free form comments and the 65% who agree or strongly agree, improving the visual appeal of major corridors is a topic that merits additional attention. Regarding the downtown, the high importance placed on its vibrancy combined with the low rating given to it as an existing asset in Figure 26 likewise indicates that this is a topic that merits additional attention. Responses regarding educational opportunities were mixed. The adequacy of existing healthcare facilities received the lowest ‘agree’ and ‘strongly agree’ rating at just 39% indicating that this, too, is an area that should be addressed in the Comprehensive Plan Update.



El Campo Comprehensive Plan Update 2017

Town Hall Meeting

The town hall meeting was held on March 25, 2015, and was attended by 33 persons. The meeting consisted of an introduction to comprehensive planning, an update on the implementation status of the existing plan, and an interactive exercise designed to elicit participant ideas regarding the goals and vision for the community. These responses were synthesized with the survey responses, CPAC guidance, and city staff input as the final plan recommendations were compiled.

Participants were asked to respond to four questions. The questions along with a consensus of the responses are presented below:

1. What is the best thing about El Campo?

- Small Family-Oriented Town
- The People
- Community Spirit/Volunteerism
- Location – 1 hour to Houston

The responses to this question seem to be consistent with the survey, stressing that the people and their volunteer spirit are prized possessions of the community. They like the “small town” feel of the community, but that does not imply that growth and new residents are not embraced. Residents enjoy having access to the facilities and amenities available in the Houston metro area, but will strive to preserve the independent character and spirit of the community.

2. What is needed in El Campo?

- Housing Variety
- Restaurants
- Beautification
- Events/Activities
 - Especially for kids/teens

These responses also reinforced many of the survey responses. New housing opportunities and a range of housing options are desired. Additional restaurant and recreational activity venues are highly desired by many residents, especially opportunities focused on families and youth/young adults. Beautification, including residential and commercial property maintenance, continues to be a strong thread.

3. What is the biggest challenge facing El Campo?

- Affordable Housing
- Aging Infrastructure
- Higher Skilled/Better Paying Jobs
- Business Recruitment
- Lack of Volunteerism
- Aging Population
- Racial Divide

Likewise, many of the challenges cited at the town hall meeting were consistent and reflective of the survey comments. Jobs and housing continued to be strong sentiments that many residents believe need additional encouragement. Residents also recognized the aging demographic trends documented in the census data. El Campo has an increasing population in the 45-60 age cohort, but a decreasing population in the younger cohorts. Job opportunities with adequate housing stock to support those jobs would help to fill that void. Two topics were identified at the public meeting – a



El Campo Comprehensive Plan Update 2017

lack of volunteerism and a perception of a racial divide – that seemed to contradict earlier sentiments and may require additional investigation.

4. What is your vision for the future of El Campo?

- Quality Education
- Quality Healthcare
- Good-Paying Jobs
- Affordable Housing Options
- Quality of Life/Community

The responses to the final question also seemed to validate prior data and public opinion. There appears to be an understanding that jobs, education, healthcare (and services, in general), and housing are the key underpinnings of a vibrant economy that can continue to support and enhance the quality of life and community character desired by the residents of the city.

Community Input-Summary

The ultimate culmination and purpose for gathering the demographic data and community input was to provide guidance to validate or amend the Comprehensive Plan vision elements. The CPAC utilized this collected information to update the vision elements and identify key areas of emphasis as described in the next section. These vision elements will serve as the guiding principles for further recommendations in this report and in the succeeding portions of the Comprehensive Plan Update.

6. 2015 Updated Vision Elements

Community Vision Elements

Upon compilation of all the forgoing data and community attitudes, the CPAC convened to either validate or modify the five primary vision elements. With the exception of the vision element #1, the CPAC believed the vision elements continued to be valid as currently written. Vision element #1 was slightly modified to remove some redundant language while continuing to express the desire for the various components of the community to act cooperatively to maintain the character of the community even as it embraces the growth and change that is necessary for the city to enhance its economic vibrancy.

The updated vision elements are restated below:

Updated/Restated Vision Elements

1. *Community Value: To be a community that continues to value its small-town character, active community volunteer groups, and local businesses in the spirit of cooperation and continuous improvement.*
2. *Community Character: To be a community that celebrates families and community interaction by ensuring balanced opportunities for housing, employment, education and recreation.*
3. *Balanced Growth: To be a community that strives to balance residential and non-residential (commercial and industrial) development supported by sound infrastructure and efficient transportation systems.*
4. *Public Safety: To be a community that places a high premium on the safety of its citizens through effective law enforcement programs.*
5. *Quality of Life: To be a community that values its quality of life by establishing sound development practices that buffer neighborhoods from incompatible development and excessive traffic.*



El Campo Comprehensive Plan Update 2017

These restated vision elements will underpin and guide the remaining recommendations in this report and the direction of the subsequent updates of the other Comprehensive Plan sections.

Areas of Emphasis

To provide more detailed guidance for the administration of the 2017 Update, the public input topics that garnered the most recurring comments and discussion have been summarized into 12 “areas of emphasis”. Each area of emphasis, related to its corresponding Vision Element(s) is summarized in Figure 32. These areas of emphasis can be utilized as additional decision-making guidance when questions of priorities or budget allocations arise in the future.

Figure 32: Areas of Emphasis

Area of Emphasis	Vision Element				
	Community Value	Community Character	Balanced Growth	Public Safety	Quality of Life
Jobs - Higher Skilled/Wages	✓	✓	✓	✓	
Housing Variety and Affordability		✓			✓
Residential Maintenance	✓			✓	✓
Commercial Property Maintenance	✓			✓	✓
Community Appearance	✓				✓
Community Spirit and Events	✓	✓			
Park Development/Maintenance	✓	✓			
Infrastructure		✓	✓		✓
Healthcare		✓			
Education		✓			
Shopping and restaurant Variety	✓	✓	✓		
Traffic/Speeding	✓		✓	✓	✓



El Campo Comprehensive Plan Update 2017

7. UPDATED FUTURE LAND USE PLAN RECOMMENDATIONS

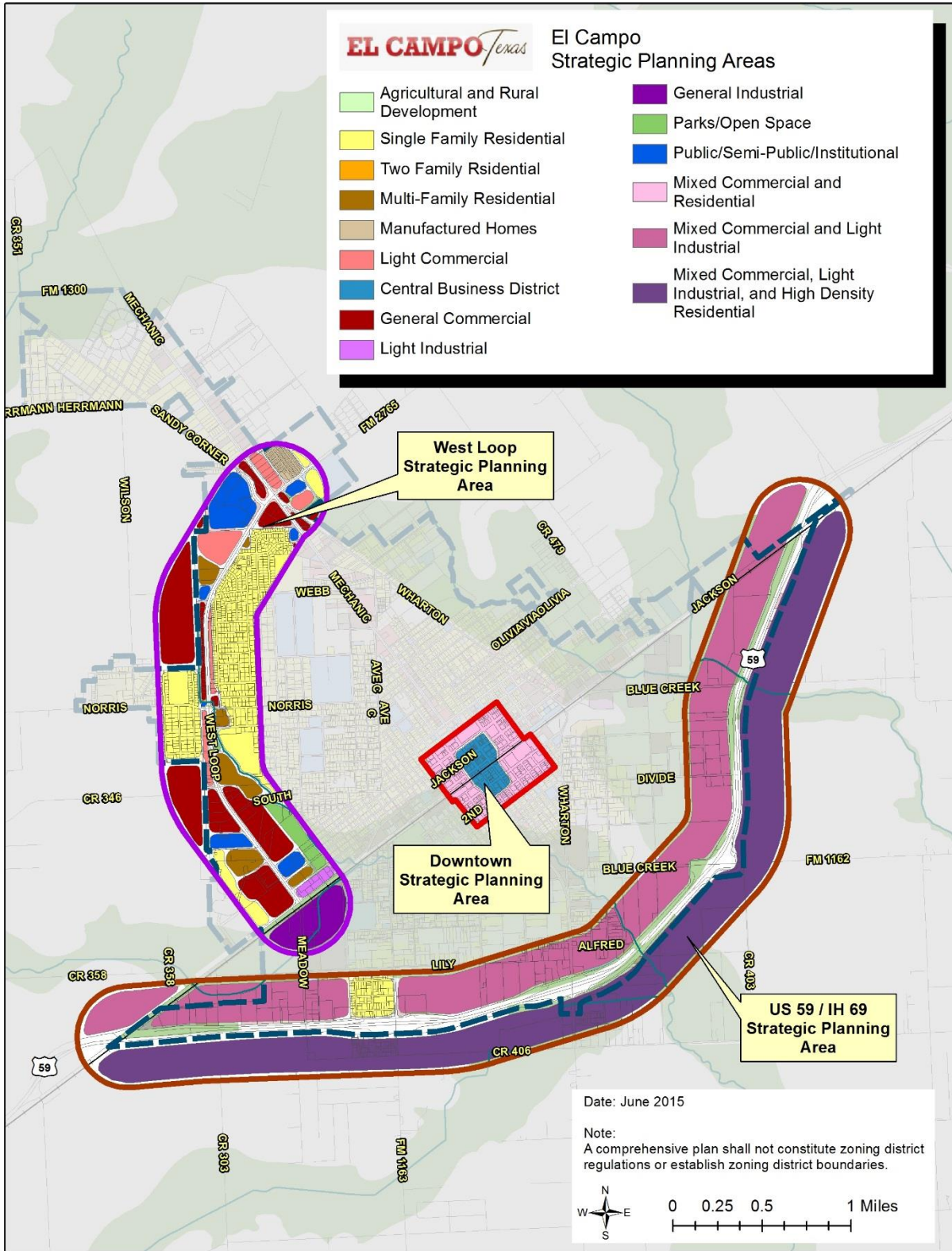
This section focuses on three specific areas of special interest where the City of El Campo believes potential enhanced development opportunities exist. These specific areas, further defined below, are: the Downtown Area, the US 59/IH 69 Bypass Area, and the West Loop Area.

- The Downtown Strategic Planning Area is delineated as that area encompassed by a distance of approximately one-fourth mile from the perimeter of existing Evans Park. The park area is generally considered by most as the center of the active original downtown area and the one-fourth mile distance is generally considered a typical maximum walking distance. This would place the perimeter of the planning area as Calhoun Street on the north, Market Street/Higbee Street on the east, 3rd Street on the south, and Hoskins Broadway Street/Lincoln Street on the west.
- The US 59/IH 69 Bypass Strategic Planning Area is delineated as that area encompassed by a distance of approximately one-fourth mile from the right-of-way of US 59/IH 69 from the existing east city limit as it crosses US 59/IH 69 to the existing west city limit as it crosses US 59/IH 69. The highway right-of-way is generally considered by most as the center of the US 59/IH 69 Bypass and the one-fourth mile distance is generally considered the depth of property most impacted by the US 59/IH 69 Bypass activity. A portion of this Strategic Planning Area is outside the city limit of El Campo; however, all of that area outside the city limit is within the extra-territorial jurisdiction of the City of El Campo.
- The West Loop Strategic Planning Area is delineated as that area encompassed by a distance of approximately one-fourth mile from the right-of-way of the current West Loop/FM 2165 from its intersection with West Jackson Street/Texas 525 Loop on the south and North Mechanic Street/US 71 on the north. The West Loop right-of-way is generally considered by most as the center of the West Loop area and the one-fourth mile distance is generally considered the depth of property most impacted by the West Loop activity. A portion of this Strategic Planning Area is outside the city limit of El Campo; however, all of that area outside the city limit is within the extra-territorial jurisdiction of the City of El Campo.



El Campo Comprehensive Plan Update 2017

Figure 33: Strategic Planning Areas





El Campo Comprehensive Plan Update 2017

FUTURE DEVELOPMENT IMPACT

The amount of existing vacant land is the most important element contributing to the development potential of an area. The Downtown Strategic Planning Area can be characterized as having a low percentage of land that is vacant and available for future development. However, a significant advantage the existing Downtown area has is the ability to re-purpose existing buildings without losing the positive visual outdoor character of the area. Re-purposing in the other two Strategic Planning Areas will most likely not occur as the interest, intent, and vision for the West Loop and US 59/IH 69 Strategic Planning Areas are significantly different from that of the Downtown Strategic Planning Area.

There is a significant amount of vacant land available for development in the US 59/IH 69 Strategic Planning Area as most of the Strategic Planning Area outside (south) the US 59/IH 69 right-of-way is vacant and about half of the Strategic Planning Area inside the US 59/IH 69 right-of-way is vacant and undeveloped.

There is also a significant amount of vacant land available for development in the West Loop Strategic Planning Area as most of the southern half of the Strategic Planning Area is currently undeveloped. Additionally, a significant portion of the northern half of the Strategic Planning Area outside the West Loop right-of-way is undeveloped.

A second physical criterion that affects development potential is the existence of a floodplain which will require new development to be elevated above the 100-year base flood plain elevation (BFE). The depth of the natural ground below the BFE further impacts the development potential; the greater the depth, the greater the development costs. Within the Downtown Strategic Planning Area, only a few blocks on the west central side of the Area are within the designated 100-year floodplain. Along the US 59/IH 69 Bypass Strategic Planning Area, approximately one-half of the Area is within the designated 100-year floodplain. On the inside of the Bypass, a small area centered on Meadow Street is not designated within the 100-year floodplain; on the outside of the Bypass, slightly less than one-third of the area within the designated 100-year floodplain. Along the West Loop, only small areas near the intersection of West Jackson Street and the West Loop and the northwest corner of the Norris Street and the West Loop are designated within the 100-year floodplain.

REVISITING THE VISION

In an extensive effort taken to verify the ongoing relevance of the elements of the El Campo 2020 Comprehensive Plan, it was determined that most of the current Plan elements are still relevant. Within these elements, the desired direction appears clear:

- most of the citizens of El Campo would like the city to prosper and grow in a manner that would not negatively disturb the current quality of life;
- most of the citizens of El Campo recognize that an increase in the number and diversity of jobs is a primary characteristic of positive growth;
- most employers recognize that two elements are important to job growth, job-skills education and affordable, diverse housing; and
- with positive response to these three characteristics, the desired quality of life can be realized.



El Campo Comprehensive Plan Update 2017

FUTURE LAND USE RECOMMENDATIONS

Modifications to the El Campo 2020 Comprehensive Plan - Future Land Use Plan for the 2017 Update related to the three strategic planning areas should incorporate concepts consistent with previous statements, but each Area will have unique characteristics specific to that Area. The Downtown Strategic Planning Area could address the need for housing variety and protection and enhancement of the downtown area. The US 59/IH 69 Strategic Planning Area could address the need for both housing variety and job creation. The West Loop Strategic Planning Area could address the need for more emphasis on the type of commercial desired for job creation and to enhance the quality of life by responding to the retail needs of the citizens of El Campo.

The 2017 Update Future Land Use element plan should be updated to include the following:

Within the Downtown Strategic Planning Area:

1. Reduce the Central Business District future land use area to that area bounded by Hillje Street on the north; North Merchant Street, north of the railroad, and the half-block alley between Washington Street and August Street from the railroad, south to East 2nd Street, on the east; East 2nd Street on the south; and Fahrenthold Street/Alamo Street on the west. This area is generally centered on Evans Park, the focal point of the Central Business District.

Justification – By reducing the Central Business District (CBD) area and expanding allowable uses and performance standards within the CBD, additional variety in residential use can be provided and sufficiently buffered. This should increase the viability of the CBD by the expansion of mutually supportive residential/commercial uses at a location that can best justify the additional investment needed to offset re-development costs.

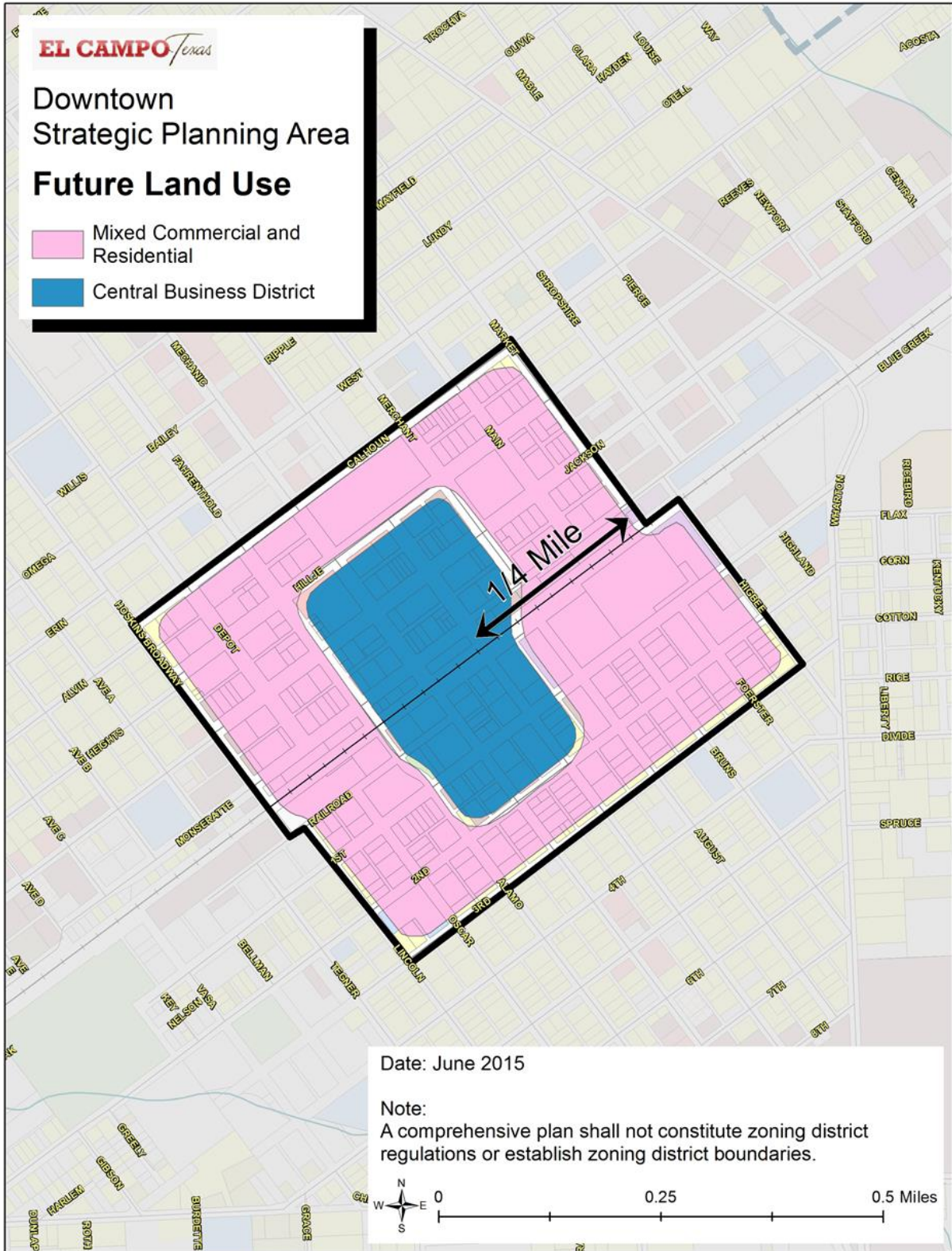
2. Modify the future land use of the remainder of the Downtown Strategic Planning Area by introducing a new proposed land use of “Mixed Commercial and Residential”.

Justification – Providing a “doughnut” buffer around the CBD will protect the mostly single family use by allowing specific regulations that support some increased intensity of residential development such as duplex, multiplex, and small multi-family development that could support the CBD’s higher intensity of residential and commercial use. This buffer would be a step-down use from the higher intensity CBD to more traditional single family uses outside the Downtown Strategic Planning Area. The traditional single family uses further from the downtown would not be as likely to provide major support to the CBD due to the travel distance being greater than a typically expected walking distance between uses. This buffer is especially important to the residential area south of the Downtown Strategic Planning Area.



El Campo Comprehensive Plan Update 2017

Figure 34: Downtown Strategic Planning Areas





El Campo Comprehensive Plan Update 2017

Within the US 59/IH 69 Strategic Planning Area:

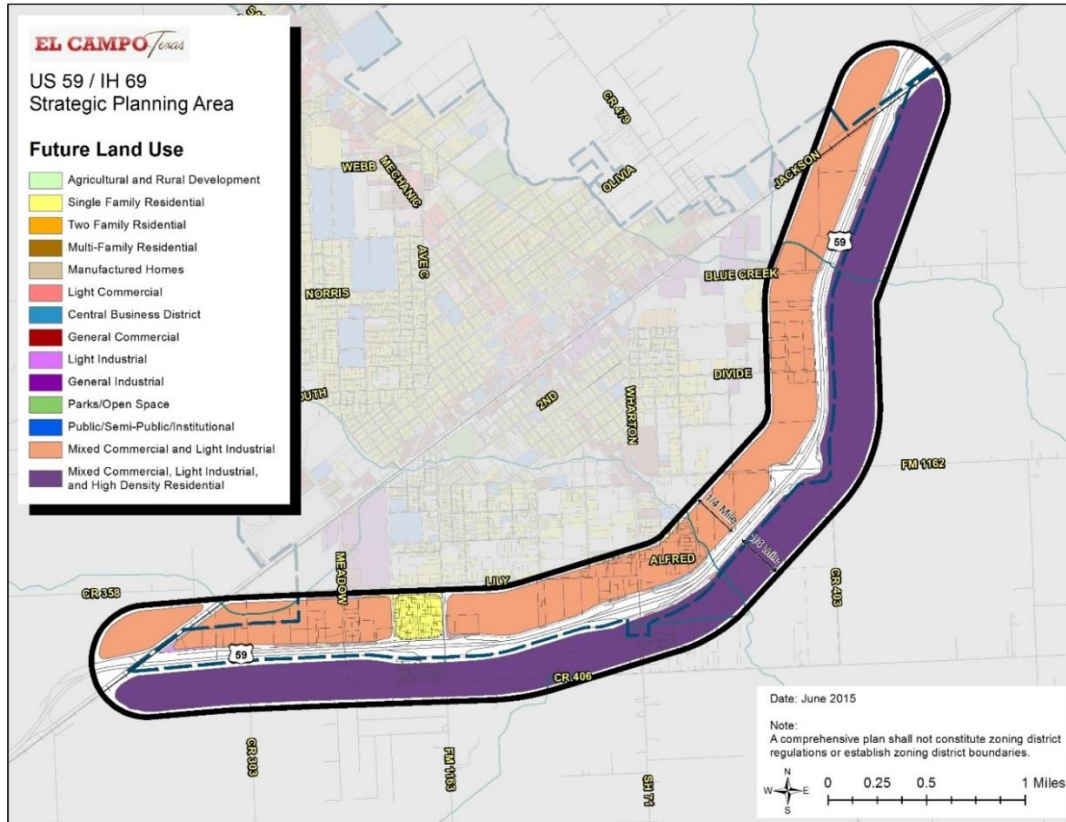
1. Modify the future land use of the US 59/IH 69 Strategic Planning Area north of the highway right-of-way by introducing a new proposed land use of “Mixed Commercial and Light Industrial”.

Justification – Most of this Strategic Planning Area north of the highway is within the 100-year floodplain. As a result, higher intensity uses such as commercial or light industrial will be more likely able to absorb the additional development costs related to development within the floodplain. Allowing a mixture of commercial and light industrial uses will let the market dictate the exact location for each which will enhance flexibility in development. Both commercial and light industrial uses can be justified along a highway as that location provides supportive visibility and enhanced transportation access. Both commercial and light industrial uses support the need for additional job creation as a positive enhancement for the vision of El Campo citizens.

2. Modify the future land use of the US 59/IH 69 Strategic Planning Area south of the highway right-of-way by introducing a new proposed land use of “Mixed Commercial, Light Industrial, and High Density Residential”.

Justification – Currently, the area south of the highway is not within the El Campo city limit but is within the extra-territorial jurisdiction of El Campo. Sporadic development activity in the area indicates a very near-term likelihood that increased development will occur and having regulatory tools in place is essential. Inclusion of commercial and light industrial as a future land use for this area is based on the same general conditions as that area north of the highway – location, access, and visibility. The addition of high density residential to the future land use south of the highway provides a realistic opportunity to address needed housing variety at a location that supports the additional access and intensity of support facilities generally associated with this land use. The indication for future land use in the extra-territorial area will provide support for the provision of specific services. Annexation of the area should also be considered so that the City’s full zoning and development regulations can be enforced.

Figure 35: US 59/IH 69 Strategic Planning Area



Within the West Loop Strategic Planning Area:

1. Modify the future land use of the West Loop Strategic Planning Area west of the West Loop right-of-way by expanding the commercial land use designation beyond the existing city limit.

Justification – This area of El Campo is currently experiencing significant development pressure. The current projected land use for the area outside the city limit is single family. The dimensional constraints north of Norris Street will compromise potential development in this area unless consistency of use is maintained between that area inside the city limit and the area in the extra-territorial jurisdiction. The area inside the city limit is indicated as commercial and the area in the extra-territorial jurisdiction should also be indicated as commercial. The indication for future land use in the extra-territorial area will provide support for the provision of specific services. Annexation of the area should also be considered so that the City’s full zoning and development regulations can be enforced.

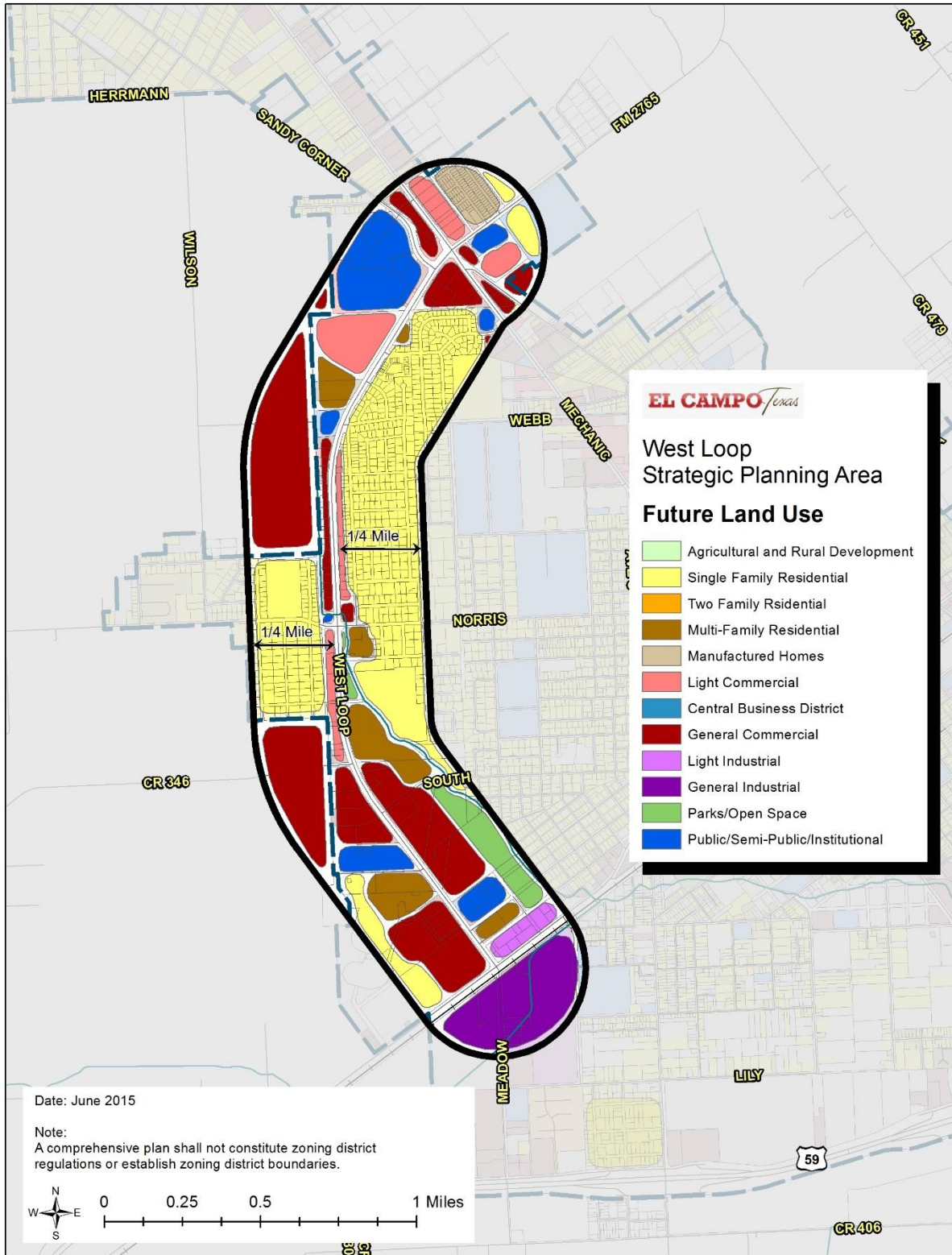
Additional Support Recommendations

While the scope of this update is focused on future land use modifications, implementation will require additional regulatory review at a future date. The designation of a land use alone will not provide the regulatory tools necessary to address the specific details of implementation. Additionally, with regard to the Downtown Strategic Planning Area, it will be imperative that public participation support the programmatic needs of this area. This may include wayfinding signage, building preservation, building code amendments, increased visual regulations, pedestrian environmental enhancements, economic incentives, etc.



El Campo Comprehensive Plan Update 2017

Figure 36: West Loop Strategic Planning Area





El Campo Comprehensive Plan Update 2017

ANNEXATION RECOMMENDATIONS

The El Campo 2020 Comprehensive Plan indicates an aggressive annexation program to be accomplished within four five-year timeframes as indicated below:

2000-2005

1. South of Oliva and west of Ellwood (Area #1)
2. South of US 59/IH 69 between CR 305 and just east of Mechanic Street (Area #2)
3. West of the West Loop between W Jackson (Bus US 59) and just south of Roberts Street (Area #3)

2006-2010

4. West of Meadow Street and south of W Jackson Street (Bus US 59) (Area #4)
5. A strip of land approximately $\frac{1}{2}$ mile wide west of the West Loop between Nordeen Street and just east of TX 71 (Area #5)

2011-2015

6. West of Michael Street between CR 360 and CR 346 (Area #6)
7. A strip of land approximately $\frac{1}{4}$ mile wide north of E Jackson Street (Bus US 59) and south of US 59/IH 69 between CR 405 and just east of Mechanic Street (Area #7)

2016-2020

8. The remainder of the extraterritorial jurisdiction outside those areas listed above (Area #8)

To date, a portion of Area #1 within the Isaacson Utility District (all the district was annexed which is an area greater than the original Area #1), about $\frac{1}{3}$ of the total proposed annexation Area #4, and most of Area #7 south of US 59/IH 69 has been annexed. Based on recent development activity and the need to protect and control land use along certain corridors, it is recommended that future annexation activity be focused as follows:

2016-2020

1. Area #2, Area #4 and Area #7 to complete the regulatory and image control of both sides of US 59/IH 69

2021-2025

2. Area #3 and Area #5 to protect the remainder of the West Loop corridor and the existing public/private investment
3. Area #8 (not including any portion of Isaacson Municipal Utility District), south of Peters Road, west of Ellwood Road and north of Oliva Street to protect the existing eastern El Campo city limit and boundary and existing recreation facilities against non-compatible development.

2026+

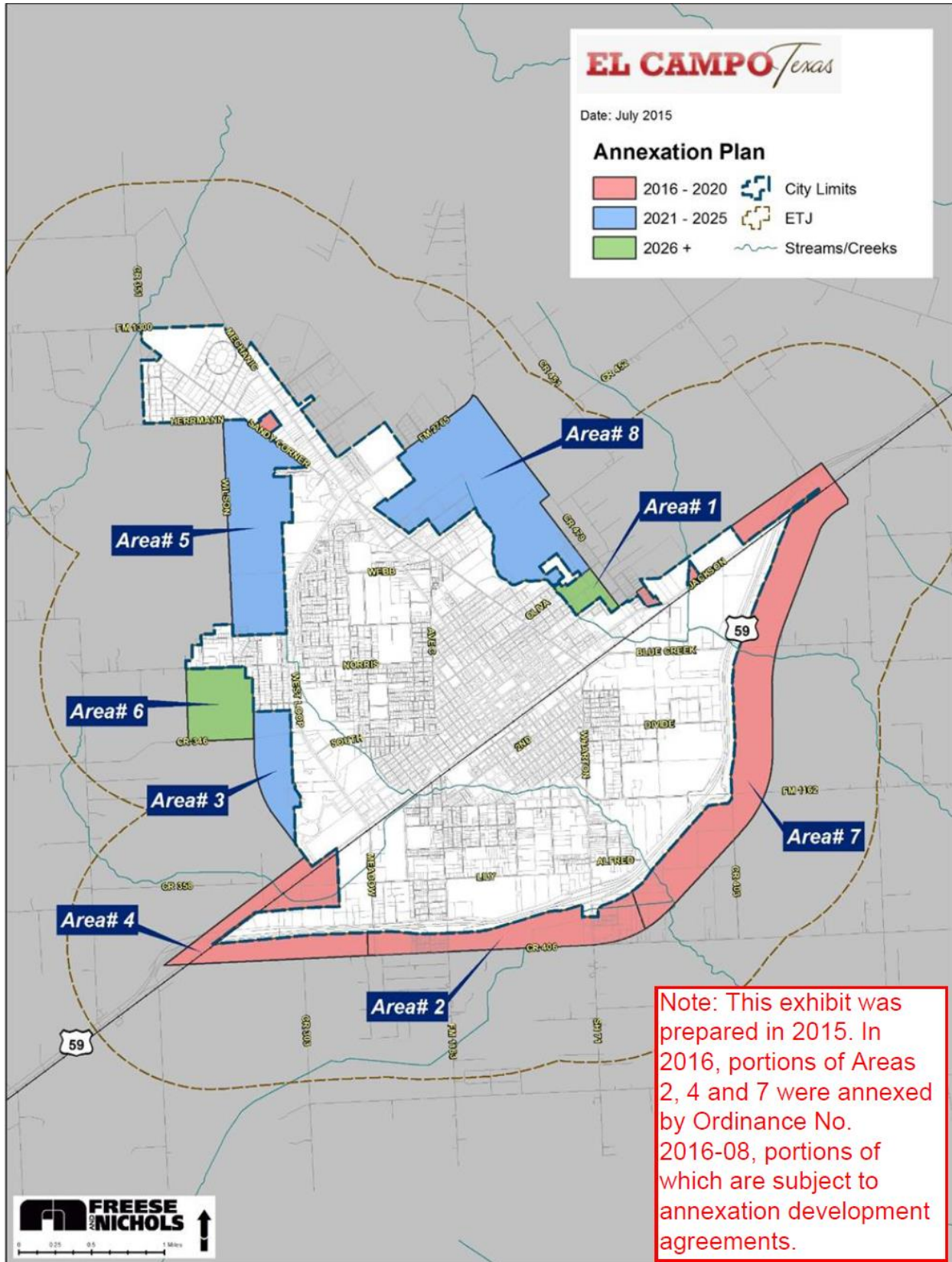
4. Area #1 (not including any portion of Isaacson Municipal Utility District) south of Oliva Street and west of Ellwood Road and Area #6 to respond to future necessary development regulatory control.

Annexation of these proposed areas generally coincides with the Strategic Planning Areas highlighted in the Future Land Use revisions with the exception of the Downtown Strategic Planning Area, which is already within the city limits. In all cases, the minimum width of annexation should be $\frac{1}{4}$ mile from a major transportation corridor, but should attempt to follow property lines, roadways, or other clearly defined natural features.



El Campo Comprehensive Plan Update 2017

Figure 37: Annexation Recommendations





8. INFRASTRUCTURE ASSESSMENT AND RECOMMENDATIONS

Planning for and providing infrastructure is one of the most important responsibilities of a municipality. Citizens need to be secure in the knowledge that they can rely on their local government to ensure an adequate and safe water supply and wastewater capacity for current populations and that proper plans are developed to provide for future growth. Additionally, citizens look to the City to regulate growth to protect citizens from flooding.

There are numerous detailed technical studies that can be used to analyze these current and future needs for the City. The purpose of the Phase Two Comprehensive Plan Update is to determine whether the City has made, or plans on undertaking, these types of efforts. This Infrastructure Assessment is intended to provide a broad overview of El Campo's infrastructure system and capacity and assess the system's ability to reliably serve current and future populations.

As part of the infrastructure assessment, the project team reviewed historical water demands and wastewater loads, current capital improvement plans, lift station pump specifications and developed system mapping.

The project team reviewed the following studies and reports:

- *Preliminary Engineering Report on Drainage Plan for Tres Palacios Creek Watershed, March 1980, Sparks & Barlow*
- *Master Drainage Plan Phase I & II for the City of El Campo, Texas, August 1999, Claunch & Miller, Inc.*
- *Master Drainage Plan Phase III Study of Tres Palacios Creek and Blue Creek, July 2008, Claunch & Miller, Inc.*
- *Tres Palacios Watershed Flood Protection Planning Study, August 2010, Halff Associates, Inc.*
- *Draft Environmental Assessment Tres Palacios Creek Drainage Improvements Project, October 2012, FEMA*
- *City of El Campo Tank Evaluations 2015, February 2015, Brown & Gay Engineers*
- *El Campo Comprehensive Plan, 2000, Wilbur Smith Associates*
- *City of El Campo Water and Wastewater Cost of Service and Rate Study, 2013, Rimrock Consulting Company*

The City provides water supply and distribution, wastewater collection and treatment and stormwater collection. The City uses an assumed population of 11,602, which is the population from the 2010 census. As of March 2016, the City had 4,773 water connections. With an assumed population of 11,602, this is equivalent to approximately 2.43 people per connection.

Water System

Existing Characteristics

The current water supply is provided by the City which operates five groundwater wells at four water plant facilities located throughout the City as seen on **Figure 40**. Three of the four water plants have elevated storage tanks. The City currently operates on a single pressure plane, which means that the water level in the City's three elevated storage tanks determines the maximum pressure for the City. The City also supplies water to Isaacson Municipal Utility District who maintains a system of 3.5 miles of 2-inch to 6-inch distribution lines. The five groundwater wells draw from the Chicot or Evangeline Aquifers. Each of the water plants has ground storage tanks and pumping facilities.



El Campo Comprehensive Plan Update 2017

The City’s water supply is limited by the well capacities. The City has experienced an average day water demand of approximately 1.7 million gallons per day (MGD) or 144 gallons per capita per day (gpcd) the previous four years and a maximum day water demand of 4.6 MGD in 2012, as summarized in **Figure 38**.

Figure 38: City of El Campo - Historical Water Demands (2012 – 2015)

Year	Water Service Area Population	Average Day Demand (MGD)	Average Day Demand (gpcd)	Maximum Day Demand (MGD)	Maximum Day to Average Day Peaking Factor
2012	11,602	1.7	147	4.6	2.7
2013	11,602	1.7	148	3.6	2.1
2014	11,602	1.6	138	3.2	2.0
2015	11,602	1.6	142	3.7	2.2
Average	-	1.7	144	3.8	2.3
Maximum	-	1.7	148	4.6	2.7

The City owns and maintains 113 miles of water lines ranging in size from 2-inch distribution lines to 12-inch transmission lines. Pipe materials are mostly asbestos cement, PVC and cast iron. The City operates on a single pressure plane with three elevated storage tanks, as summarized in **Figure 39**. As of March 2016, the City had 4,773 water connections. The Texas Commission for Environmental Quality (TCEQ) requires 200 gallons per connection of storage of which 100 gallons must be elevated storage. The minimum storage requirement for the City is 0.48 million gallons (MG) of elevated storage and 0.95 MG of total storage. The City has 1.05 MG elevated storage and 3.30 MG total storage. Therefore, the City meets TCEQ storage requirements.

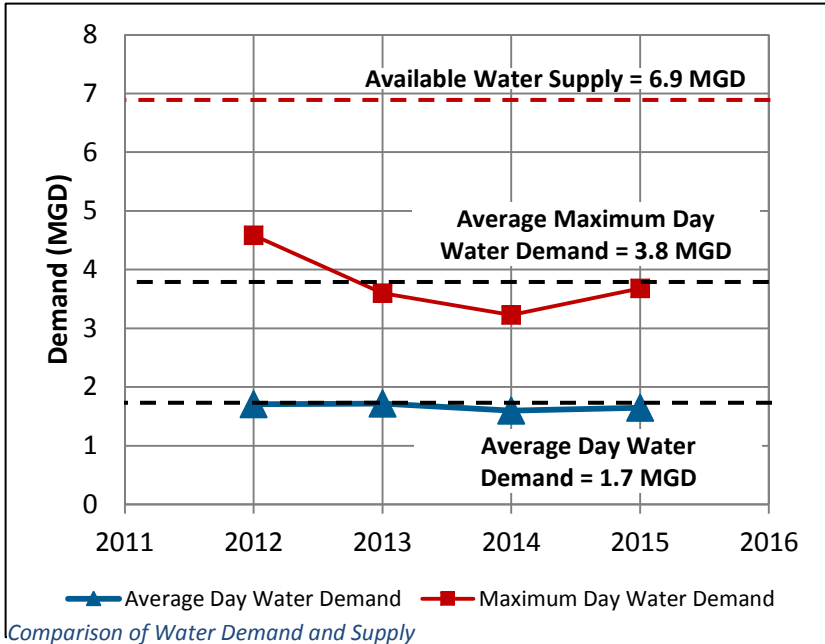
Figure 39: City of El Campo - Existing Water Supply Facilities

Water Plant No.	Location	Well No.	Well (gpm)	Booster Pumps		Ground Storage (MG)	Elevated Storage (MG)
				No.	Capacity (gpm)		
1	302 W. Monseratte St.	3	700	1	800	0.75	0.30
		7	1,750	2	1,100		
				3	1,100		
2	1610 Avenue F	4	775	1	700	0.50	0.25
				2	1,000		
3	1401 Kentucky St.	5	980	1	450	0.50	0.50
				2	750		
				3	750		
4	2131 Wilson Rd.	6	1,280	1	390	0.50	-
				2	700		
				3	1000		
Total		-	4,785	11	8,740	2.25	1.05



El Campo Comprehensive Plan Update 2017

The total water supply available from the City’s groundwater wells is approximately 6.9 MGD, which is indicated in the figure at right. The historical average day water demand for the City is 1.7 MGD. Water supply facilities must be able to supply the maximum day water demand, which is the highest water demand that is seen on any given day. The City’s current water supply is adequate to meet the projected demand growth for the planning period.



Water Plant #3 (Kentucky Plant)

The City currently provides 220 gallons of elevated storage per connection. Because the City provides at least 200 gallons of elevated storage per connection, according to 30 TAC §290.45(b)(1)(D), the City’s service pumping capacity is 0.6 gallons per minute per connection, or 2,864 gallons per minute. Therefore, the City meets TCEQ pumping requirements.

Extension of the water system to the eastern portion of the US59/IH69 Strategic Planning Area would necessitate additional infrastructure and/or the separation of the system into two pressure planes. A new groundwater well or booster pumping station and new ground and elevated storage tanks could be needed if the City separates the system into two pressure planes.



Water Plant #4 (Wilson Plant)

The previous comprehensive plan noted the City reported 27.9% unaccounted for water. As a result, the City invested in automatic meter reading (AMR) units in 2006. Since the replacement occurred, the City has seen the percentage of unaccounted for water decrease to approximately 13% in 2015.

Water System Recommendations



El Campo Comprehensive Plan Update 2017

The most recent City budget funded a new water tank maintenance plan. The City should continue to fund this preventative maintenance program to address the issues noted in the *City of El Campo Tank Evaluations 2015*. A Supervisory Control and Data Acquisition (SCADA) system for tanks and pump stations has already been designed and needs to be funded and implemented. The MCC panel at the Monseratte Plant should be replaced and VFDs and soft starters should be installed at the Wilson Plant. The City should consider fencing upgrades and a beautification program to enhance all four water plant sites.

The City currently budgets approximately \$400,000 each year to replace smaller diameter and asbestos cement water lines and deteriorated wastewater lines throughout the City. The lines to be replaced are prioritized based on operations and maintenance work orders, the opportunity to replace 2-inch and/or asbestos cement lines and the opportunity to increase system pressures and fire flows as a result of the replacement. The City should continue this



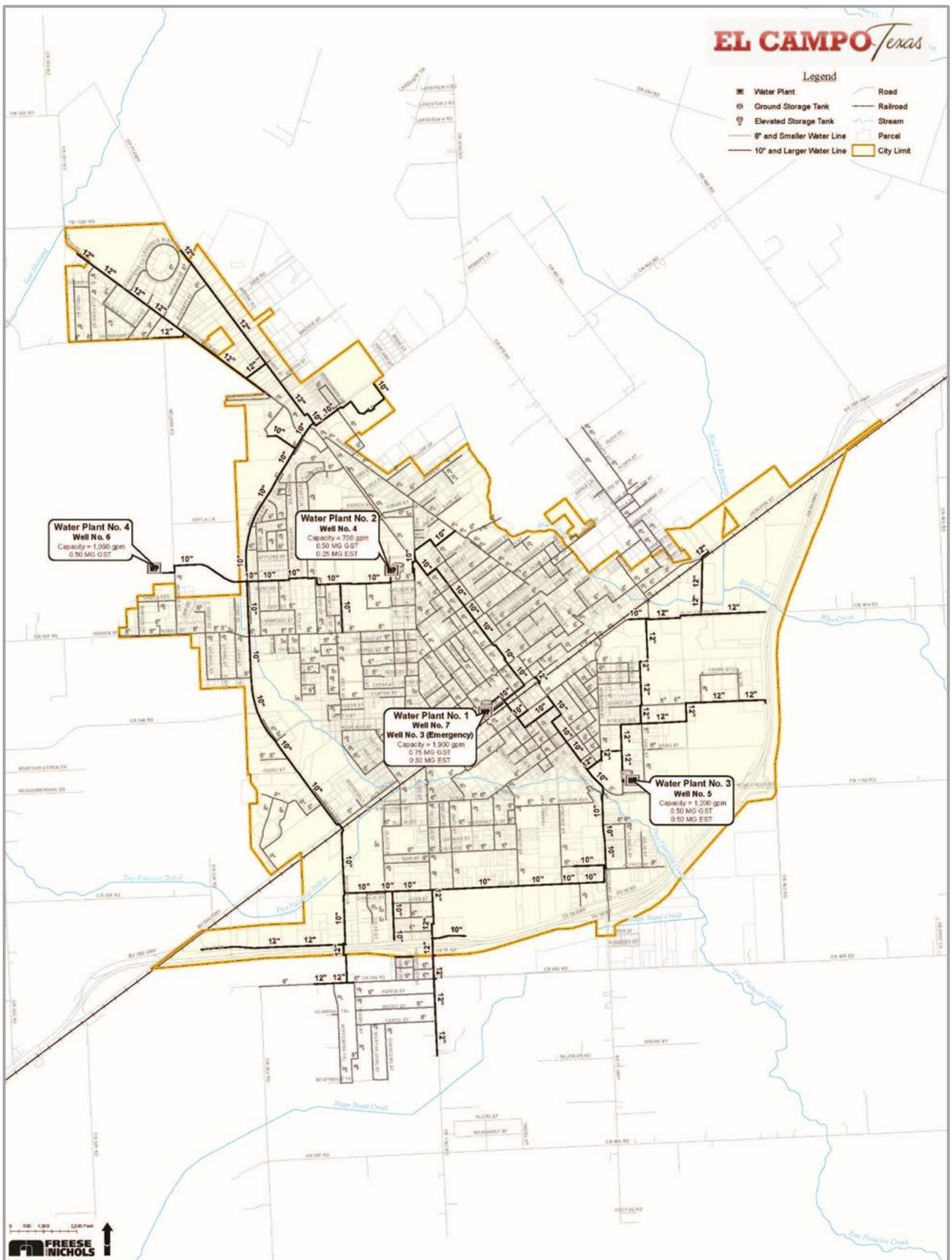
MCC Panel at Water Plant #1 (Monseratte Plant)

annual investment in the Sanitary Sewer Replacement Fund which is used to replace both smaller diameter and/or AC water pipe and deteriorated wastewater lines. In addition, the City should continue to pursue bi-annual Community Development Block Grant funding to increase the rate at which these lines are able to be replaced. The Community Development Fund is designated for Public Facilities such as water/wastewater infrastructure, street and drainage improvements.

The City should develop a water master plan and hydraulic model to assess alternatives to serve the US 59 / IH 69 Strategic Planning Area and the northwest portion of the City. The master plan will also assess areas of underserved fire protection and recommend improvements to increase the available fire flows throughout the City. The City should also consider completing an impact fee study to determine impact fees for new development.



Figure 40: Existing Water System Map





Wastewater System

Existing Characteristics

The City of El Campo’s wastewater flows are treated at the City of El Campo Wastewater Treatment Facility located at 201 East Thompson Street in El Campo as seen on **Figure 43**. The treatment plant has a permitted average day capacity of 2.628 MGD under Texas Pollutant Discharge Elimination System (TPDES) Permit WQ0010844001. The average daily flow is approximately 1.0 MGD, as summarized in **Figure 41**. The plant discharges directly to the Tres Palacios Creek above tidal influence.

Figure 41: City of El Campo - Historical Wastewater Flows (2012 – 2015)

Year	Population	Annual Average WWTP Flow (MGD)	Per Capita Flow (gpcd)	Annual Rainfall (inches)
2013	11,602	1.0	87	35.4 ⁽¹⁾
2014	11,602	1.0	82	39.3 ⁽¹⁾
2015	11,602	1.1	97	48.3
Average	-	1.0	89	41.0

⁽¹⁾ Rainfall obtained from NOAA dataset for El Campo, TX.

The City has approximately 4,773 connections to the wastewater system and owns and maintains a network of 90 miles of gravity and force mains ranging in size from 4-inch service lines to 36-inch sewer interceptors. Pipe materials are vitrified clay, PVC, cast iron and concrete. Approximately 40% of the system is PVC and an additional 40% of the system is concrete.

Due to the fact that the City terrain is relatively flat, lift stations are required to convey flow to the wastewater treatment plant. The City currently owns and operates fifteen (15) lift stations, as summarized in **Figure 42**. These lift stations are connected to a SCADA system, which reports real-time wet well levels and number of pumps running at any given time.



Wastewater Treatment Plant

As part of TCEQ WWTP permitting requirements, whenever flow measurement for any wastewater treatment plant reaches 75% of the permitted average flow for three consecutive months, design for expansion or upgrading the facility should be initiated. TCEQ recommends that the expansion be under construction when the plant reaches 90% of permitted average flow. The design initiation requirement is 1.97 MGD and the construction initiation requirement is 2.37 MGD for the City of El Campo’s WWTP. The plant has not exceeded 75% of permitted average flow over the last three years so no expansion of the WWTP is anticipated. The City meets TCEQ permit requirements.



El Campo Comprehensive Plan Update 2017

Figure 42: City of El Campo - Existing Lift Station Facilities

Lift Station Name	No. of Pumps	Rated Capacity (gpm)	Rated Head (ft)	Manufacturer	Model
Webb Street	2	-	-	-	-
St. Lukes Drive	2	25	-	Zoeller	6284
WCEC (Grinder)	2	35	56	Flygt	MP-3068
Sam Bishkin	2	100	37	Gormann-Rupp	T3A3-B
El Campo ISD Middle School	2	200	25	Flygt	FP-3085
Hancock Lane	2	200	-	Gormann-Rupp	T3A3-B
Herrman Drive	2	260	40	Flygt	CP-3127
Helena Street	2	260	40	Flygt	CP-3127
Divide Street	2	310	28	Gormann-Rupp	T4A3-B
Olivia Street	2	325	28	Flygt	NP-3102
Sandy Corners Road	2	325	34	Gormann-Rupp	T4A3S-B
Lilly Street	2	750	-	Gormann-Rupp	T6A3-B
West Norris	2	1,000	40	Gormann-Rupp	T6A3-B
5 th Street	3	2,000	-	Gormann-Rupp	T6A3-B
Wastewater Treatment Plant	4	1,500	55	Gormann-Rupp	T8A-3

The previous comprehensive plan noted “excessive levels of infiltration and inflow” (I/I) in the wastewater system. In an attempt to assess the condition of its interceptors, the City contracted with RedZone to televise and inspect the lines. The amount of debris in the lines led the City to begin jetting lines in order to clean them prior to RedZone inspection. The jetting of deteriorated concrete pipe led to issues with pipe collapse. Infiltration and inflow (I/I) continues to be an issue that needs to be addressed and controlled within the City. Historical wastewater treatment plant flows were analyzed and wet weather peaking factors of seven times the average annual wastewater flow were noted. Pipe bursting and manhole replacement is now in progress to proactively replace deteriorated concrete pipe.

Wastewater System Recommendations

It would benefit the City to look for infrastructure issues before they become major problems and move from reactive to proactive maintenance of City infrastructure. One part of that proactive maintenance would be a routine cleaning program for the PVC wastewater lines that account for approximately 40% of the system. In order to accomplish this proactive maintenance, the City should invest in a VacTruck and create a two-man crew dedicated to preventative maintenance.

The City currently budgets approximately \$400,000 each year to replace smaller diameter and asbestos cement water lines and deteriorated wastewater lines throughout the City. The lines to be replaced are prioritized based on operations and maintenance work orders and the opportunity to replace concrete pipe with PVC in order to increase the percentage of the system that can be safely cleaned on a regular basis. The City should continue this annual investment in the Sanitary Sewer Replacement Fund which is used to replace both smaller diameter and/or AC water pipe and deteriorated wastewater lines. In addition, the City should continue to pursue bi-annual Community Development Block Grant funding to increase the rate at which these deteriorated wastewater lines are replaced.



El Campo Comprehensive Plan Update 2017



On-Site Generator

The lift station SCADA system only reports real-time data and the City should invest in data-loggers for the SCADA system. Data-loggers could be used to track infiltration and inflow rates from each sewer basin and narrow down areas to focus rehab and replacement efforts. The City should also invest in generators at major lift stations to avoid the possibility of sanitary sewer overflows as a result of power outages. The City should consider fencing upgrades and a beautification program to enhance the wastewater treatment plant and the fifteen lift station sites.



Sludge Dewatering Belt Press

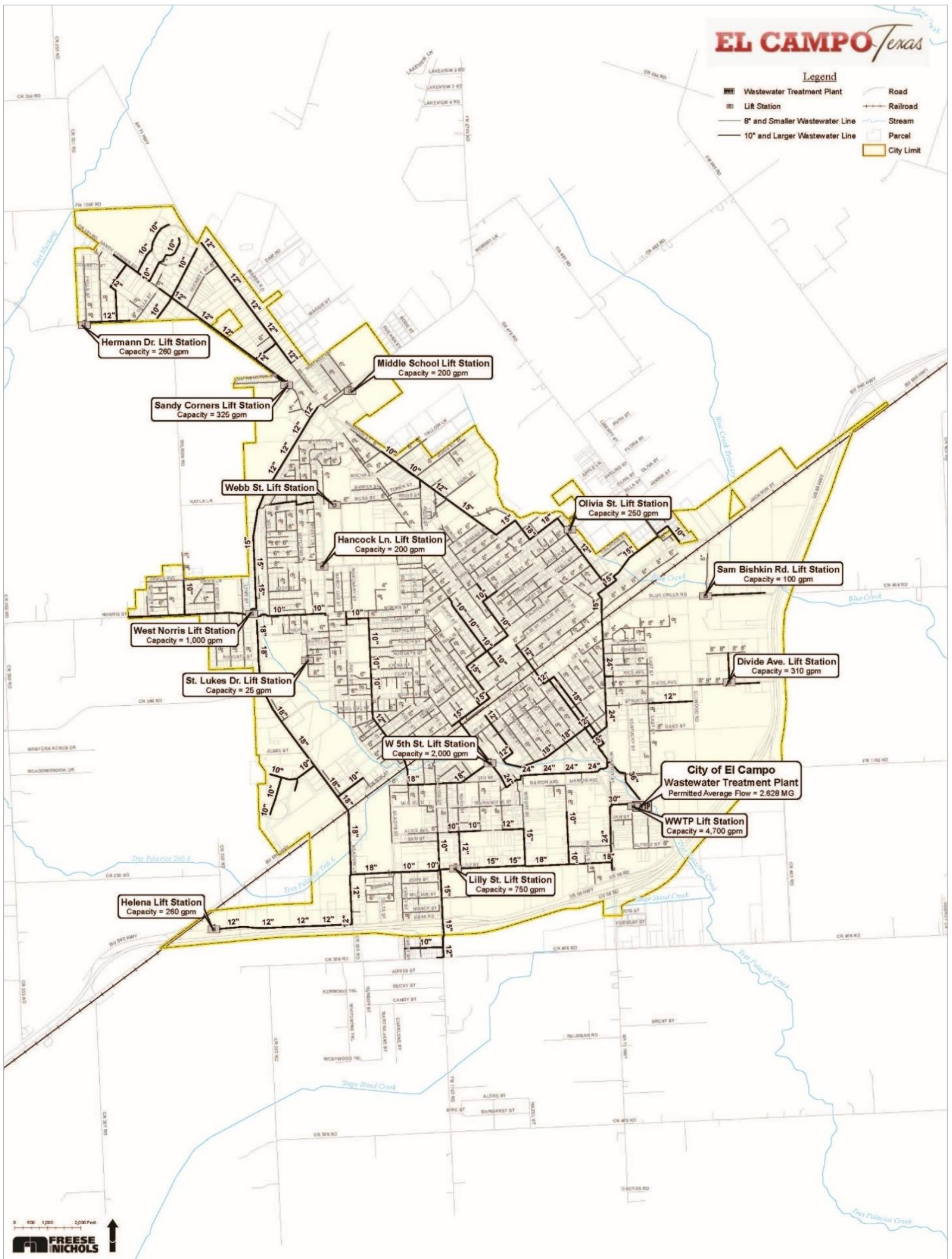
All sludge is currently hauled to the landfill. The City should install a second belt press or other dewatering system for sludge disposal. All waste from grease traps in the community is currently hauled to Houston for disposal. The City should provide an outlet for grease disposal at the City's WWTP.

The City would like to implement a reuse water system to improve the Tres Palacios Creek downstream of the outfall and create a new revenue stream. The City should consider partnering with potential customers interested in purchasing reclaimed water from the City and fund construction. The City has already completed design of a sand filter and reuse water system.

The City should develop a wastewater master plan and hydraulic model to assess alternatives to serve the eastern portion of the US59/IH69 Strategic Planning Area. The model could also be used to evaluate whether the influent lift station wet well is appropriately sized and determine the estimated daily flow at, and number of connections served by, each manhole. An assessment of the criticality of the wastewater lines and improvements to the geographic information system (GIS) could also be incorporated as part of the wastewater master plan. The City should also consider completing an impact fee study to determine and implement impact fees to help offset the infrastructure costs of new development.



Figure 43 Existing Wastewater System Map





Stormwater System

Existing Characteristics

There are two watersheds within the City of El Campo: The Tres Palacios Creek and Blue Creek watersheds, as seen on **Figure 44**. The City of El Campo owns and maintains the stormwater collection system within the City. The stormwater collection system includes both open ditches as well as curb and gutter. There are no stormwater pump stations.

The City completed a three phase master drainage plan over the course of several years. The first two phases of the plan, *Master Drainage Plan Phase I & II*, focused on specific point improvement recommendations. Nine problem areas were identified throughout the City. These problem areas have not been addressed and localized flooding continues to be an issue. These areas of the drainage system are undersized based on current City design criteria. The City has refocused on first completing improvements to the receiving waters before addressing the upstream issues in the problem areas.



Tres Palacios Creek at the Wastewater Treatment Plant Outfall

The third phase of the plan, *Master Drainage Plan Phase III Study of Tres Palacios Creek and Blue Creek*, developed basin-wide recommendations to improve the hydraulic capacity of the Tres Palacios and Blue Creeks. The City applied for and received a Severe Repetitive Loss (SRL) grant through the Federal Emergency Management Agency (FEMA) Hazardous Mitigation Assistance program. The grant is for the flood mitigation effort to increase the flood storage capacity of the Tres Palacios Creek and remove 608 structures from the 100-year floodplain by reducing the 100-year flood elevation by one foot. The project includes land acquisition and construction of a regional detention facility and channel widening improvements from Business 59 to County Road 406. The City has selected an appropriate location for regional detention to reduce peak stormwater flows in the Tres Palacios Creek. The project will not improve the stream channel north of US59.

The City does not currently have easements along the Tres Palacios Creek and stream side slopes are inaccessible for mowers. As a result, the City’s current routine maintenance practice is to spray herbicide on vegetation along the Creek which increases both erosion and sedimentation of the Creek and further reduces the conveyance capacity of the Creek.

The City does not participate in the FEMA National Flood Insurance Program Community Rating System (CRS). The CRS provides five to forty-five percent reductions in flood insurance premiums according to the community class. All communities start out with a Class 10 rating which provides no discount and receive credit points for floodplain management activities. As part of its current floodplain management, the City allows construction at the 100-year base flood elevation (BFE).



El Campo Comprehensive Plan Update 2017

Some areas of the City are as much as four feet below the BFE, as shown on Exhibit E of the *Master Drainage Plan Phase III Study of Tres Palacios Creek and Blue Creek*.

Stormwater best management practices (BMPs) are often incorporated into a City's floodplain management strategy to reduce the impervious fraction. The impervious fraction refers to the percentage of land that is covered by buildings, streets, driveways, parking lots, sidewalks and other impervious surfaces. Reducing the impervious fraction provides additional opportunities for stormwater to infiltrate into the ground which decreases stormwater runoff.

Stormwater System Recommendations

The City should use the SRL grant to complete Tres Palacios Creek channel improvements between Business 59 and County Road 406 and property acquisition for a regional detention facility. The regional detention facility will reduce peak stormwater flows to the Tres Palacios Creek and the project will remove 608 structures from the 100-year floodplain by reducing the 100-year flood elevation by one foot.

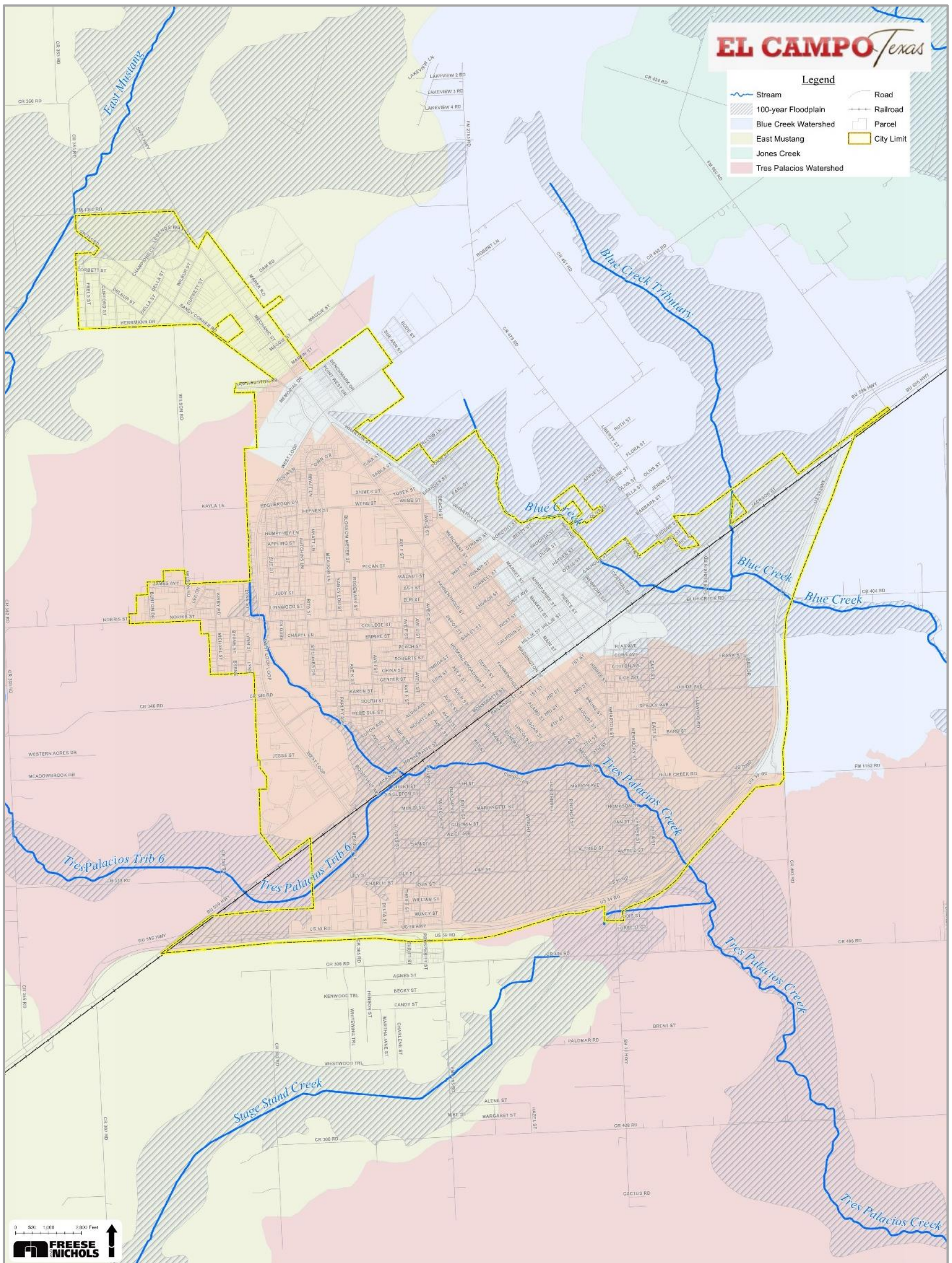
In addition to this project, the City should acquire easements of recommended width along the Tres Palacios Creek north of US 59 and regrade the Creek side slopes to allow regular mowing maintenance activities.

The City should consider participation in the FEMA National Flood Insurance Program Community Rating System program in order to reduce flood insurance premiums for its citizens. In order to support the City's floodplain management, the City should develop fill and freeboard ordinances. The fill ordinance would benefit the City by providing better oversight and management of infill activity. The freeboard ordinance would require finished floor elevations for new construction to be 12-inches above the 100-year base flood elevation. The City should also consider opportunities to encourage the implementation of stormwater BMPs in order to reduce the impervious fraction, increase infiltration and decrease stormwater runoff.

The City should consider the recommended improvements to Blue Creek including channel widening and culvert improvements to increase the hydraulic capacity of the Creek. The City should coordinate closely with TXDOT to replace the US 59 / IH 69 Bypass culvert with a bridge structure and upgrade the Business 59 culvert.

As the City considers future paving, water or wastewater capital improvements, the nine problem areas identified in *Master Drainage Plan Phase I & II* should be considered to determine if the opportunity exists to address any of the recommended improvements as part of the planned capital improvement project. The City should consider implementing a stormwater utility fee to help offset the infrastructure costs of new development.

Figure 44: Existing Stormwater Watersheds Map





9. TRANSPORTATION ASSESSMENT AND RECOMMENDATIONS

If the citizens are the “heart” of the City, then the transportation system is how the people get around the “body” of the City. The transportation system is the connection that makes City “LIFE” happen between the heart and the body. A total transportation system that provides route alternatives, minimal traffic congestion and is efficiently developed just ahead of the need allows citizens to comfortably travel in whatever transportation mode they select based on their real-time needs. If the transportation system is inadequate and fails to provide timely movement of people and goods, then the entire system is judged accordingly. Citizens expect that a well-run, well-organized City government can provide an effective, well-functioning transportation system.

In the past, transportation planning consisted mainly of a thoroughfare plan focused only on vehicular travel. Individual modes of transportation (vehicular, pedestrian, bicycle, transit) were considered individually and not as a part of an integrated system. As these different modes of transportation planning matured, they began to overlap and either support each other or created a conflict. Planners today recognize that transportation systems consist of a combination of different modes of travel and not just single, stand-alone elements. As a result, transportation planning today utilizes an integrated transportation system plan rather than just a vehicular roadway plan. This transportation system plan includes all major modes of transportation in a coordinated, complete, and comprehensive manner.

As a complete transportation plan, it now becomes possible to provide physical facilities that correctly address the current and future needs in a location-specific way. Location-specific factors that may influence the need for unique solutions for specific areas include:

- Proximity to major traffic trip generators
- Land use/peak hour traffic flow needs
- Multiple transportation modes at the same point such as a designated pedestrian/bicycle corridor or a nearby bus transit stop location

This location-specific comprehensive transportation plan concept allows for specific differentiation of both right-of-way and improvement construction to fit very specific criteria rather than historical methods that just provided one or two standard criteria for the entire system regardless of current or future needs in a certain segment of the network. This newer process is called “Context-Sensitive Design” and is intended to provide facilities that address the adjacent land use, the capacity needs, and the specific type of turning movements required. The Future Land Use element of the Comprehensive Plan becomes an integral part of this determination as the proposed future adjacent land use becomes a determining factor in the transportation needs of the location.

As a part of the transportation assessment, average daily traffic (ADT) counts as provided by the Texas Department of Transportation (TxDOT) were analyzed to determine actual levels of traffic congestion of the existing thoroughfare system. Also, in response to Phase 1 recommendations relating to possible future areas of annexation, the plan area was expanded to include possible extensions of extra-territorial jurisdiction regulation as a result of a possible increased city limit area. Additionally, as significant physical barriers can impact the transportation needs of an area, the location for current 100-year floodplain areas was provided as a beginning basis for proposed transportation elements.

The inclusion of the adopted pedestrian plan and the Colorado Valley Transit Authority transit plan to the transportation plan provided the breadth of transportation services available in the City.



El Campo Comprehensive Plan Update 2017

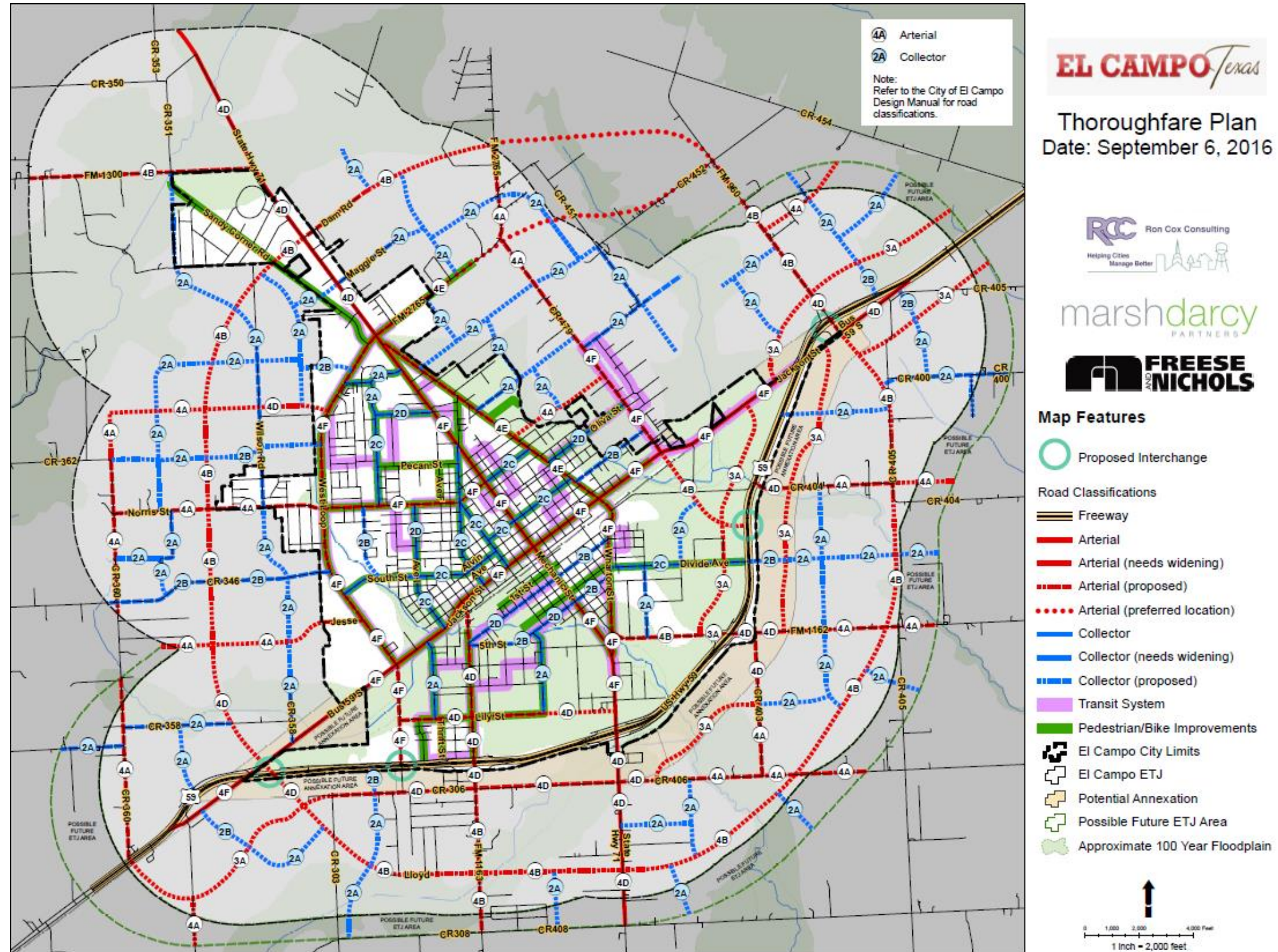
Additionally, further defining the transportation elements to more specific transportation needs and expanding the area for future needs projections into the ETJ provides a total comprehensive Transportation Plan. Lastly, by adding specific right-of-way/improvement cross-section criteria as a result of expanding the current design criteria indicated in Table 6.2 of the City of El Campo Design Manual, the proposed design of individual links between intersections could be determined.

The following documents were used as references in preparing the new City of El Campo Transportation Plan:

- Future Land Use Plan from the Comprehensive Plan Update Phase 1
- Transportation Thoroughfare Plan (Wilbur Smith and Associates 2020 Comprehensive Plan)
- City of El Campo Adopted Pedestrian Mobility Plan
- Colorado valley Transit Authority Route Map
- 2014 Yoakum District Traffic Map –El Campo (Texas Department of Transportation, Transportation Planning and Programming Division)
- City of El Campo Design Manual
- Federal Emergency Management Agency – Flood Insurance Rate Maps Panels 48481C0550E, 48481C0510E, 48481C0520E (4/5/2006)

The revised City of El Campo Transportation Plan is shown in Figure 45. The revised Design Manual Table 6.2 is shown in Figure 46. The number/letter combinations in circles on the Transportation Plan relate to the corresponding label in Table 6.2 to indicate the appropriate combination of right of way and construction standard for any given segment shown on the Transportation Plan.

Figure 45: Transportation Plan





El Campo Comprehensive Plan Update 2017

Figure 46: Revised Table 6.2 City of El Campo Design Manual

Pavement Type #	Land Use on Both Sides of R.O.W.	Roadway Classification	Roadway Capacity	R.O.W. Width	Pavement Width	Curb	Add. Width for Bike Lane/Ped (2-way)	Add. Width for Transit (2-way)
1A	SF Res.	Local	Low	60'	24' (B-B)	4"x12"		
1B	SF Res.	Local	High	60'	28' (B-B)	6" or 4"x12"		
2A	SF Res.	Collector	Low	60'	31' (B-B)	6"		
2B	Non-SF Res.	Collector	High	80'	41' (B-B)	6"		
2C	Non-SF Res.	Collector	High	80'	51' (B-B)	6"	10'	
2D	Non-SF Res.	Collector	High	80'	61' (B-B)	6"		20'
3A	Non-SF Res.	Minor Arterial	High	80'	51' (B-B)	6"		
3B	Non-SF Res.	Minor Arterial	High	80'	61' (B-B)	6"	10'	
3C	Non-SF Res.	Minor Arterial	High	100'	71' (B-B)	6"		20'
4A	SF Res.	Major Arterial	Low	100'	2-20' (B-B)	6"		
4B	SF Res.	Major Arterial	High	100'	2-25' (B-B)	6"		
4C	SF Res.	Major Arterial	High	100'	2-30' (B-B)	6"	10'	
4D	Non-SF Res.	Major Arterial	High	100'	51' (B-B)	6"		
4E	Non-SF Res.	Major Arterial	High	110'	2-30' (B-B)	6"	10'	
4F	Non-SF Res.	Major Arterial	High	110'	71' (B-B)	6"		20'



El Campo Comprehensive Plan Update 2017

Transportation Review

Existing Traffic Conditions

Average Daily Traffic (ADT) counts were obtained from the Texas Department of Transportation (TxDOT) for the 2014 time period. After taking out the counts for US 59/IH 69, the highest ADT for the El Campo area is on FM 2765 just west of the SH 71 intersection. That ADT is 12,635 vehicles for a 24 hour period. That would indicate a peak hour (when the traffic is concentrated) flow of one car passing a given point every 6 seconds. This level of traffic indicates there might be times that a less-than-free-flow condition would occur based on the current two lanes of travel provided. Otherwise, most of the ADT counts taken in the city are substantially less than an amount that would indicate a congested condition.

The West Loop (FM 2765) between SH 71 and Business 59 has had an increase in traffic to the point that the existing 2 lane travel way is no longer adequate for the current conditions and will certainly be an issue as trending traffic growth moves in a west and northwest direction from the current urbanized area. As traffic in this corridor increases with increased business development and more street intersections for streets going west from town, the problem will go from “inconvenient” to “difficult” very soon. This growth trend is supported by the recent location of major public recreation facilities and the new police station along the West Loop.

U. S. Post Office locations have historically been known as significant traffic generators – Everyone has to get the mail. With the technological “progress” that we have made by now using electronic communications, the resulting impact has been to somewhat reduce the traffic needs of mail centers, especially in more-urbanized areas, but to a lesser extent in small cities like El Campo. Usually, the main Post Office is in a prominent location along a major street. As general traffic amounts increase, this once very positive location is now somewhat congested at times.

Angled Intersections

There are some locations where the two major street networks, the historic “spoke” system and the more-recent two-way grid system overlap. This overlap creates an intersection with less-than-90-degree approach angles. Until traffic counts significantly increase at these intersections, the driving public copes with the increased view angles required to safely manage the intersection. Some concern has been expressed recently by citizen members of the driving public that one intersection, in particular, is at a point of concern. That intersection is Avenue C at SH 71. Visual inspection of the intersection indicates that the concern may be justified as SH 71 left turn movements are visually compromised.

Highway 71 Alternate Traffic Routes

As traffic levels at certain locations gradually increase, the driving public begins to look for alternative routes to go around slower locations. State Highway 71, Mechanic Street, traffic has grown to the point that some of the driving public has begun using Wharton Street as an alternate connector when through-town traffic travels in a north/south direction as Wharton Street connects with Mechanic Street both on the north side and the south side of the downtown area of El Campo. Traffic conditions are made further difficult by the existence of fairly deep roadside ditches and only a two-lane travel way.

Business 59

In a somewhat reverse condition, the traffic levels on Business 59, Jackson Street, have generally decreased as a result of increased traffic on the US 59 bypass. The Business 59 route through the downtown area actually has a much greater capacity potential than is currently, or even in the foreseeable future, is needed. Historically, towns that have been separated by a major highway have



El Campo Comprehensive Plan Update 2017

had great difficulty overcoming the “barrier” set up by the division. Now that the US 59 bypass highway is in place, the opportunity exists to reduce the visual barrier established by the Business 59 roadway. This section of Business 59 contains 5 travel lanes plus parking on both sides of the roadway near the SH 71 intersection. This wide roadway exacerbates pedestrian crossings at intersections and is a deterrent to an easy pedestrian connection of the business district on the north and south sides of Business 59.

Future Development Trends

As is usually the case for most smaller-sized cities, the future of increased development is likely to be residential in character. El Campo is both blessed and cursed with a higher than average proportion of area that has been designated as a floodplain. The blessing is the associated trees, the open space, and ample water supplies for agricultural uses. The curse is when the ample water turns to too-much water and flooding of homes occurs. While this issue is addressed in the utilities infrastructure section above, there is also an impact to the future development potential of these same floodplain areas. In the recent past, little was known about and less attention paid to potential flood-prone areas. Today, however, the location of floodplains plays a significant role in determining the location for future residential development. As such, planning for future transportation corridors locations that do not support extensive residential development of floodplains is one of the hallmarks of good transportation planning.

Historically, the inclusion of frontage roads for limited access highways has shown to be a double-edged sword. While the ability to have accessible connections between major interchange points along a highway is important and the resulting ability to have direct access for property adjacent to the frontage roads is supportable, the usual result is that the frontage roads become the only access points for adjacent property and after significant development growth, the frontage roads become the only access and it soon becomes congested and clogged. Prudent transportation planning for the area would include alternative access routes for two-way area traffic that would enhance access for property adjacent to the frontage roads.

Additionally, the historic initial approach to traffic planning was to provide one or two street types and related right-of-way and improvements throughout the entire city area. This resulted in the ability to project the entire street system with greater simplicity. Unfortunately, it also resulted in building roads with a much greater traffic capacity than would ever be needed in some locations. When land and roads were relatively inexpensive to provide and build, this was not a major concern as “too much is better than not enough”. However, today, as some roads begin to approach a total development cost of a million dollars a mile, the provision of over-capacity roadways becomes a significant concern. Transportation planners today approach this issue from two directions: First, to combine different transportation elements in a single location – getting more dollars for you expenditure, and second, to plan, design, and construct only the amount of capacity that will be needed based on existing and projected adjacent land uses – on spending for the need, not the standard. This first approach is evidenced when providing a total transportation plan rather than just a major street plan. The second approach is known as “Context Sensitive Design”, or design based on the both the regional and the local transportation needs. The revised Table 6.2 shown below provides for both expanded categories of roadways and also incorporating other forms of transportation into the roadway design.

Lastly, it is evident today that in many American cities and even more so in international cities, the role of the bicycle has significantly broadened. What was once considered just a means to meet recreational needs has now widened in use to providing a major outdoor physical activity, an alternative means to move around, a congregation for social activity – both with family and friends, and, at times, an alternative to walking or driving to work and back home. While most small cities



El Campo Comprehensive Plan Update 2017

don't strongly support the bicycle as a transportation method, a few have begun to consider the provision for this transportation method as an enhancement of the quality of life for which many are yearning.

Transportation Recommendations:

1. *Separately adopt the 2016 Transportation Plan (Figure 4) by city ordinance.* This will allow more-frequent review and modifications of the Transportation Plan that will not require the complete Comprehensive Plan update process. However, as the Transportation Plan is modified, the effects should be noted and coordinated with the remainder of the Comprehensive Plan with those effects to be considered in the next Comprehensive Plan update. The Transportation Plan should be reviewed at least one each year. Modifications are not required but the cyclical review will provide the time for consideration of improvement.
2. *Adopt the revised Table 6.2 (Figure 5) in the City of El Campo Design Manual.* This will support the concepts and right-of-way and improvements indicated on the Transportation Plan.
3. *Provide additional, optional incentives for development that include permeable paving, especially for private facilities, and low-impact development facilities and best practices.* This will provide an optional incentive to support the concepts and best practices of sound flood plain management.
4. *Complete the annexation of proposed areas south of US 59/IH 69.* The addition of these areas into the City will provide positive regulation to ensure consistent quality of growth along US 59/IH 69. The attendant increase in the extra-territorial jurisdiction will allow the future completion of the transportation system.
5. *Request TxDOT to include future interchange points for the future Loop and Beltway system along the US 59 bypass (IH 69).* The US 59 bypass forms the southern leg of the proposed loop system around El Campo and the interchange between the Loop, the future Beltway, and US 59/IH 69 is necessary to complete the needed provision for future traffic conditions.
6. *Review and modify the Pedestrian Pathway Plan, if necessary to conform to the Transportation Plan.* As a result of the new Transportation Plan, it may be necessary to adjust the previously adopted Pedestrian Pathway Plan to conform to the newer Transportation Plan.
7. *Coordinate with the Colorado Valley Transit Authority, as required.* The new combined plan may warrant modification to future transit routes that will provide more efficient and effective transportation solutions to the citizens of El Campo.

Recommended Projects

1. *A strategic transportation review of the Downtown Area.* This should include all forms of transportation, parking, the U.S. Post Office area, and possible pedestrian enhancements for the Business 59 intersections near downtown.
2. *A strategic transportation review of the West Loop from SH 71 to U.S. 59/IH 69.* This should include all forms of transportation, future capacity needs forecast, and access management requirements.



El Campo Comprehensive Plan Update 2017

3. *A strategic transportation review of the Avenue C and SH 71 intersection area.* This should include determination of traffic problems and possible solutions in concert with area stakeholders.
4. *A strategic transportation review of Wharton Street between its connection with SH 71 on the south and its connection with SH 71 on the north.* This should include all forms of transportation, future capacity needs forecast, and possible access management requirements. An underground storm drainage system within the roadway should be strongly considered.
5. *Prepare an access management plan for frontage roads along US 59 bypass (IH 69).* This should include both cross circulation needs between parcels and the encouragement of use of alternative access to the minor arterials as proposed somewhat parallel to US 59 bypass.
6. *Update the Bikeway Master Plan and Integrate with the Transportation Plan.* This should include utilizing bicycle transportation as a significant part of the total transportation system in El Campo by including shared bike lanes, separated bike lanes, and bike paths within the transportation system.



10. PARKS AND RECREATION ASSESSMENT AND RECOMMENDATIONS

A. Purpose

This chapter provides an update to the 2011 Parks, Recreation & Open Space Master Plan. The plan continues to serve as a guide to decision making related to parks, recreation and open space, but also a tool to allow the city to apply for grants. This chapter of the Comprehensive Plan provides a process, long-term vision and direction to make informed park-related decisions. The updated parks master plan is intended to guide the next 10 years (to 2027), to meet both current and future park, recreation and open space needs. The plan is intended to help manage the community’s parks system development and to guide policy decisions. Community desires are identified for recreational uses and associated growth areas. In addition, trail recommendations are emphasized.

El Campo’s park system needs to not only respond to future demands, but also address current park facility conditions and the existing population’s needs. See the Comprehensive Plan’s Chapter 1 for a full community profile of current demographic trends and characteristics of the populations utilizing the city’s park facilities. The overall park service level is currently 10.31 acres per 1,000 residents, this includes both Delta Street Park and Legacy Fields parks, both are semi-public areas. If those two facilities are removed, then the overall park service level is 6.59. One of the key purposes for this Master Plan update is to balance new park expansion with maintaining existing park facilities. Planning and implementing an increased, but balanced park network will help preserve the values that already make the community unique. The City needs to provide increased park service levels that are consistent with this chapter’s assessment. The development of new parks, improved existing facilities and expanded trails connections will play a key role in increasing quality of life.

B. Previous Goals from 2011 Plan

Goals established in the 2011 plan reflect citizen input, city leadership input and unbiased analysis. The Citizen Advisory Board and staff utilized the data to set goals for three key time frames: 1 – 3 years (11 goals); 4 – 7 years (8 goals); and 8 – 10 (3 goals). Upon reviewing the previous plan, many of the goals remain relevant today.

1 – 3 Years

- The city will conduct a feasibility analysis of acquiring land and building a new park on the West Loop of town, which will contain a signature facility.
 - a. Signature facilities to consider and analyze by order of public demand include: a putt-putt golf course, a skate park, a multi-use trail, a duck pond, a nature park or a sports complex.
- The city will continue to promote El Campo parks and event venues and will create new and unique events to attract citizens to the park.
 - a. Host a Concert in the Park, possibly in conjunction with another public event to maximize attendance and participation
 - b. Host a Market Day or Farmer’s Market in the park with the Chamber of Commerce.
- Additional lighting will be installed at Friendship Park and electricity and lights will be added to a second covered pavilion at the park.
- Maintenance and cleaning of park restrooms will be intensified.



El Campo Comprehensive Plan Update 2017

- a. Stalls and sinks will be hosed down three times per week, and paper products restocked and trash emptied three times per week.
- El Campo Aquatic Center will receive a secondary sanitation system (ozone) to slow/stop rusting and lime scaling, eliminate negative aspects of chlorine and reduce the amount of chlorine used. The ECAC will also apply a non-slip surface to the deck.
- Increase security patrols in parks during hours the parks are open and gather data on what safety concerns exist in each park.
- Drinking fountains will be installed at Alamo Park, Willie Bell Park and Friendship Park.
- The number of benches and landscaping at Evans Park will increase.
- Play equipment will be increased in all parks, and damaged equipment will be repaired or replaced.
- Volleyball facilities at all parks will be upgraded.
- An operation and maintenance plan, schedule and budget for the parks system will be created.

4 – 7 Years

- Second Street Park will be upgraded.
 - a. A sign will be put in place at Second Street Park
 - b. Recreation facilities for horseshoes, washer pitching and lawn games will be added to the park.
- A consistent, efficient and cost-effective irrigation system will be developed for all parks.
- The City will work with grassroots organizations that support city parks.
- The City will conduct a feasibility analysis of constructing, in cooperation with other organizations and individuals, a multi-use trail/sidewalks system between parks, schools and other facilities.
 - a. Trails/sidewalks will promote safe, healthy and environmentally friendly pedestrian and/or bicycle traffic.
- Parks will be landscaped to increase restorative benefits.
 - a. Amount of trees and “other vegetation” will increase.
- Conduct a feasibility analysis on adopting a Parkland Dedication Ordinance for new subdivisions.
- Picnic tables, benches and walking path will be added to Delta Street Park.
- The city will develop an asset map of potential partnerships to expand and enhance parks and recreation facilities and opportunities.
 - a. Potential partnerships with schools, churches, non-profits and private sector entities will be investigated.
- Increase number of swim lessons taught.
 - a. A partnership with El Campo Independent School District will be investigated.

8 – 10 Years

- Park facilities at Willie Bell Park will be upgraded.
 - a. The trail/walking path will be expanded.
 - b. The basketball court will be covered.
- Park facilities at Friendship Park will be upgraded.
 - a. Playground equipment will increase.
 - b. The trail/walking path will be rebuilt.
- The city will conduct a feasibility study of installing a skate park, with the ease of access being central to determining the location.



El Campo Comprehensive Plan Update 2017

Updates since the 2011 Park Master Plan

The City has made updates and additions to the parks system since 2011. The City has accomplished both short- and mid-term action items outlined in the previous 2011 Park Master Plan, including the addition of Legacy Fields in 2014, the enhancement of park programming to include Trunk-or-Treats, movie nights in the park, and a farmer's market. Although many action items having been completed, budget restraints have left much of the long-term action items remaining as a community need.

The City has also made a strident effort to pursue funding resources via grant applications and partnerships within the community, including Beautify El Campo Extension (BEE), El Campo Independent School District (ECISD), the Boys & Girls Club of El Campo, and the El Campo Police Department. Some of the City's most notable accomplishments since the 2011 Park Master Plan are highlighted in the following bulleted list:

- Legacy Fields opened April 2014
- Successful Annual Trunk-or-Treat, Farmers Market, and Movie Night in the Park events/programs
- Lighting was installed at Friendship Park
- Increased maintenance and cleaning of restrooms
- The El Campo Aquatic Center received a secondary sanitation system to help with maintenance issues
- Increased safety in parks by working with ECPD to increase patrols
- Drinking fountains were installed at Alamo Park, Willie Bell Park and Friendship Park
- Play equipment was increased in all parks and damaged equipment was repaired and replaced as needed
- Volleyball facilities at Willie Bell Park and Friendship Park were upgraded
- The basketball court at Second Street Park was re-paved and a new baseball backstop was built to replace the old one
- The City works with BEEs to assist with maintenance, operations and programming efforts at Evans Park
- Successful grant applications made by the Public Works Department to help connect the sidewalks in the sidewalk network
- Park furniture was added at Delta Street Park
- The City and El Campo ISD have partnered on swim lessons for 4th and/or 5th graders the past three school years. Plans are being made to offer lessons again in the spring of 2017 if instructors can be found. The ECAC also offers a swim lesson program to members of the Boys & Girls Club of El Campo, and the number of private lessons has increased significantly over the past four years

Methodology

As part of the Comprehensive Plan, this chapter is intended to also function as a stand-alone document. The Parks Master Plan Update was prepared by the planning team, using the following key tasks and was modeled after the Texas Parks and Wildlife Master Plan Guidelines.



El Campo Comprehensive Plan Update 2017

Park Plan Development

Public and Committee Input

Phase One of the comprehensive plan included community surveys for park and recreation input. A Comprehensive Plan Advisory Committee provided additional park and recreation input for the phase. In addition, local sports clubs and recreation providers were interviewed along with city staff.

Goals and Objectives

Next goals and objectives were developed as part of the Comprehensive Plan process and specific parks and recreations objectives were developed. The goals and objectives were further refined throughout the process and helped to inform recommendations.

Task 3- Context and Baseline Data

The previous Comprehensive Plan phases provided detailed factors influencing the master plan. Such influences include city background, demographics, existing plans and area growth trends. Reviews of existing park plans and previous planning documents set the stage for the planning team to better understand how past City efforts have produced the existing park status.

Park Classifications and Standards

This task included refinement of local park standards to make certain local influences and preferences are correctly matched with available lands, economic and natural resources. Existing park facilities were compared to past master plans and to national standards published by the National Recreation and Park Association (NRPA).

Inventory

An inventory of the existing park system and a facility matrix was developed that identified park types, amenities and existing park acres.

Needs Assessment

This task included a series of steps revolving around demand and standards- based examination. Several standard-based analyses were explored to establish a baseline and to compare levels of service. This shows how well citizen's needs are being met based on acres, facility quantities and service areas.

Research, interviews and data gathering helped to identify demand-based opportunities.

Recommendations and Prioritization

The previous tasks were blended into recreation improvement strategies. The prioritization was determined with the CPAC and staff input.



Park Trends and Benefits

Society's growing health conscious awareness makes recreational opportunities increasingly important for all age groups. Ultimately, the recreation plan can help enhance quality of life for residents by promoting increased park service levels. With population increasing from an ever-growing urbanized area, the City recognizes preservation of its open space and parks as a top priority. Research has shown that the quality of a city's environment such as climate, park space and natural resources, plays a significant factor in attracting new residents. The availability and quality of open spaces play a large role in determining where people choose to reside and therefore maintaining population and economic growth. In return, it is important to understand the trends in parks and recreation in the region to ensure that the City can attract and retain its residents and businesses into the future.

According to the National Recreation and Park Association*, parks and recreation possess three values that make them essential services to communities:

Economic Value

- Parks increase property values.
- Cities can use parks to reduce public costs for stormwater management, flood control, transportation, and other infrastructure.
- Quality parks and recreation are identified as one of the top reasons for business relocation decisions.
- Parks and recreation programs generate revenue from operating costs.
- Indirect revenues are generated for the local and regional economies through the hosting of sports tournaments and special events such as arts, music, and holiday festivals. Economic activity from hospitality expenditures, tourism, fuel, recreational equipment sales, and many other private sector businesses yields more sustainable local and regional economies.

Public Health and Environmental Benefits

- Parks are the places people go to get healthy and stay physically fit.
- Parks and recreation programs and services contribute to the health of children, youth, adults, and seniors.
- Designing places within which people can become physically active can improve individual and community health, and result in an increase of residents who exercise regularly.
- Research shows correlations between the reductions of stress, lowered blood pressure, and perceived physical health and the length of time spent in parks.
- Parks and other conserved open spaces help to improve water quality, protect groundwater, prevent flooding, improve air quality, produce wildlife habitat, and provide places for individuals to connect with the natural environment and recreate outdoors.
- Cities can use parks to help preserve essential ecological functions and to protect biodiversity.
- When planned as part of a system of green infrastructure, parks can help shape urban form and buffer incompatible uses.



El Campo Comprehensive Plan Update 2017

Social Importance

- Parks are a tangible reflection of the quality of life in a community; providing identity for citizens and enhancing the perception of quality of life in the community.
- Parks provide gathering places for social groups and families, as well as for individuals of all ages and economic status, regardless of their ability to pay for access.
- By providing gathering places, parks facilitate social interactions among residents that are critical to maintaining community cohesion and pride, as well as developing social ties that become the glue that holds the community together and drives future actions.
- Voter approval rates for bond measures to acquire parks and conserve open space has exceeded 75 percent in recent years, revealing the public's prioritization of parks in government spending.
- Parks and recreation programs provide places for health and well-being that are accessible by persons of all ages and abilities, especially to those with disabilities.
- Community involvement in the planning and design of neighborhood parks, as well as access to parks and recreation opportunities are positively associated with lower crime rates, vandalism, and juvenile delinquency.
- Parks have a value to communities in the formation of a sense of public pride and cohesion.

**National Recreation and Parks Association. "Why Parks and Recreation are Essential Public Services."
"http://www.colchesterct.gov/Pages/ColchesterCT_Dept/*

C. Facility Standards

As summarized from the 2011 Park, Recreation and Open Space Master Plan, development of these guidelines based on a classification system is important to future park planning and for the justification for recommending improvements to existing parks. These guidelines should be measured against the practical implementation for a given site. It is important to note that unique site conditions may limit the extent to which certain elements may be practical or suitable.

Traditionally, the most common standards used for park planning in cities across the State and nation have been the guidelines published by the National Recreation and Park Association (NRPA). As the NRPA guidelines provide in their introduction, they recognize the importance of establishing and using park and recreation standards as:

- A National expression of minimum acceptable facilities for the citizens of urban and rural communities.
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas.
- One of the major structuring elements that can be used to guide and assist regional development.
- A means to justify the need of parks and open space within the overall land use pattern of a region or community.

The purpose of the facility standards is to establish guidelines for parks. These classifications balance amenities and access, yet are appropriate for the community's size and existing conditions. The following classifications and general considerations were developed to promote a park system that



El Campo Comprehensive Plan Update 2017

is measurable and supports the community’s vision. The classifications create a hierarchy of park types through sizes, location, recreational types and service areas.

These local classifications were developed based on many factors. First, the National Recreation and Park Association’s Park, Recreation, Open Space and Greenway Guidelines, published in 1995, were used as a baseline tool to determine park types but with some modifications. Justification for modifications were based on the 2011 El Campo Park, Recreation and Open Space Master Park Plan, community size, local input, a realistic approach to implementation. Only the park types selected for this community are shown in this section. In addition, the classifications consider local resources, cultural factors and physical land attributes.

Existing inventory, park classifications and the needs assessment work together to determine the ultimate park recommendations. Analysis of the community’s size and the size of existing parks were also conducted to determine park classifications. Traditional classifications for mini, neighborhood and community parks were analyzed, including their respective service radius and recreational features in comparison to the city’s physical layout. It was determined that four primary classifications are appropriate for El Campo. The mini and neighborhood park types will be well-served with close-to-home parks. Community parks will make up the larger, all-encompassing type parks. The greenbelt/trails parks and special use parks were also included, both types usually exhibiting single amenities, special locations or very targeted user groups.

The following identifies classifications for parks and trails, including their description, size and service area, location and site selection, and development considerations. Once established, these guidelines will then be applicable to form a park system.

Park Type	NRPA Recommended Standards Acres per 1,000 Persons	El Campo Recommended Park Size	El Campo Recommended Service Area	El Campo Recommended Acres per 1,000 Persons
Mini Park	0.25 to 0.5 acres	Up to 1.0 acres	0.25 mile radius	0.25 acres
Neighborhood Park	1.0 to 2.0 acres	Up to 10.0 acres	0.5 mile radius	2.0 acres
Community Park	5.0 to 8.0 acres	25.0+ acres	radius	8.0 acres
Sub total	6.25 to 10.5 acres			10.25 acres
Other Parks				
Special Use Park	Varies	Varies	Varies	Varies
Regional Park	Varies	Varies	Varies	Varies
Sub total	5.0 to 10.0 acres			5.00 acres
TOTAL	11.25 to 20.5 acres			15.25 acres



El Campo Comprehensive Plan Update 2017

Special Use Parks

Special use parks can cover a wide range of facilities and descriptions, but are most likely oriented for a single purpose. These types of parks serve the community in many ways including economic development, defining character and promoting community pride. Their activities can include single uses such as performing arts, gardens or a community center. Special use parks generally fall into three categories:

- *Social/Cultural/Historic Sites* - Plazas, squares, municipal sites or historic sites
- *Recreational Facilities* - Senior center, golf course, nature center, community center or aquatic facility
- *Outdoor Recreational Facilities* - Stadium or sports complex for single type event

Size and Service Area

Special use parks vary in size depending on programming, location and natural features. Generally, a destination point, their service area is the entire community.

Locations and Site Selection

Due to the targeted program element of these parks, there are no specific site selection criteria. However, the site should consider existing points of interest and available land. Special use parks should be visible and fit into the community's existing development patterns. Their locations should serve as a hub to surrounding uses.

When possible, new parks and park expansions should consider park visibility from adjacent roadways. In some cases, existing parks could be expanded towards major roadways as a place making technique and revitalization effort.

Development Considerations

- Additional residential input could be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Design for special use parks should consider the communities overall character and their impact for economic development
- Facilities should have aesthetic landscape plantings and trees
- Park signage should include monument park sign, necessary trail signs and posted administrative requirements





El Campo Comprehensive Plan Update 2017

Mini Parks

Mini parks are the smallest park unit for El Campo's park system. These park types are generally centrally located in a neighborhood. Mini parks address an isolated developed area and serve a limited population or smaller group of residents. They often serve as a neighborhood center to define character or as a place-making element. In addition, mini parks can be used as a neighborhood stabilization technique to increase branding, property values and the livability of a specific neighborhood. These parks should be very accessible. Mini parks are limited in purpose and provide close-to-home park services. They can offer a range of passive and active recreational amenities but are not designed for organized team sports.



Size, Service Area and Service Levels

Mini parks should be 1 acre or less in size. Their service area includes 0.25-mile radius. The recommended service level is 0.25 acres of mini parks per 1,000 residents.

Locations and Site Selection

Mini parks are best located near the geographic center of a residential neighborhoods or special districts such as downtown. While population densities play a role in location, their justification often lies more in serving a specific need based on a 0.25-mile service area, if not serviced by other park types.

Generally, mini parks should not be located along heavily traveled streets. Accessibility by way of trails and sidewalks or low-volume residential streets increases use and viability. The park should have adequate soils for sustaining plantings. Generally, their sites should be a gentle slope to increase usability and should properly drain to allow safe use. Street access should be required on at least one side of the park.

Development Considerations

- Additional resident input could be considered during design phases
- Minimal vehicular parking may be required
- Safe pedestrian access should be provided to the park and include safe internal circulation
- Parks may be located along a trail system and serve as trail access site
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings and trees
- Park signage should include small monument park sign, necessary trail signs and posted administrative requirements
- Typical amenities provided for mini parks include:
 - Children's playground with fall surface and equipment
 - Hard surface play area or court games such as basketball, tennis and volleyball
 - Small lawn for passive non-organized team sports such as toss or Frisbee
 - Passive recreation elements such as tables, benches, trash receptacles, walks and small shade structures
 - Gardens or water features



El Campo Comprehensive Plan Update 2017

Neighborhood Parks

Neighborhood parks are larger in size than mini parks and focus on serving a broader population to meet the recreational needs of several neighborhoods and a larger geographic section of the community. They are still limited in population served and should be very accessible. The neighborhood parks for El Campo are smaller than traditional community parks but their contribution to levels of service and amenities for residents are much greater than traditional neighborhood parks because of their location in the City. These medium sized parks should still generally be located in the center of neighborhood areas.

Neighborhood parks should include a range of both active and passive recreation opportunities and needs not featured at mini parks. They should consist of amenities for all user groups but again, are not intended for organized team sports due to limited existing lands available. In addition, many El Campo residents participate or use the surrounding community facilities for organized team sport activities.

Size, Service Area and Service Levels

The size of typical El Campo neighborhood parks is approximately three to ten acres. Their sizes should be determined based on intended uses and available lands. The service area should be 0.50-mile radius, and in some cases, may be larger. The recommended service level is 2.00 acres of neighborhood parks per 1,000 residents.

Locations and Site Selection

Neighborhood parks should be integrated to maximize service areas and accessibility while minimizing unnecessary overlap in service level coverage. Their service area needs to consider the physical barriers such as major roadways. Adequate vehicular access and parking should be provided.

Neighborhood parks are best located near the geographic center of a residential areas or central to several neighborhoods. While population densities play a role in their position in the community, their location selection is often justified upon spatial need based on a 0.50-mile service area.

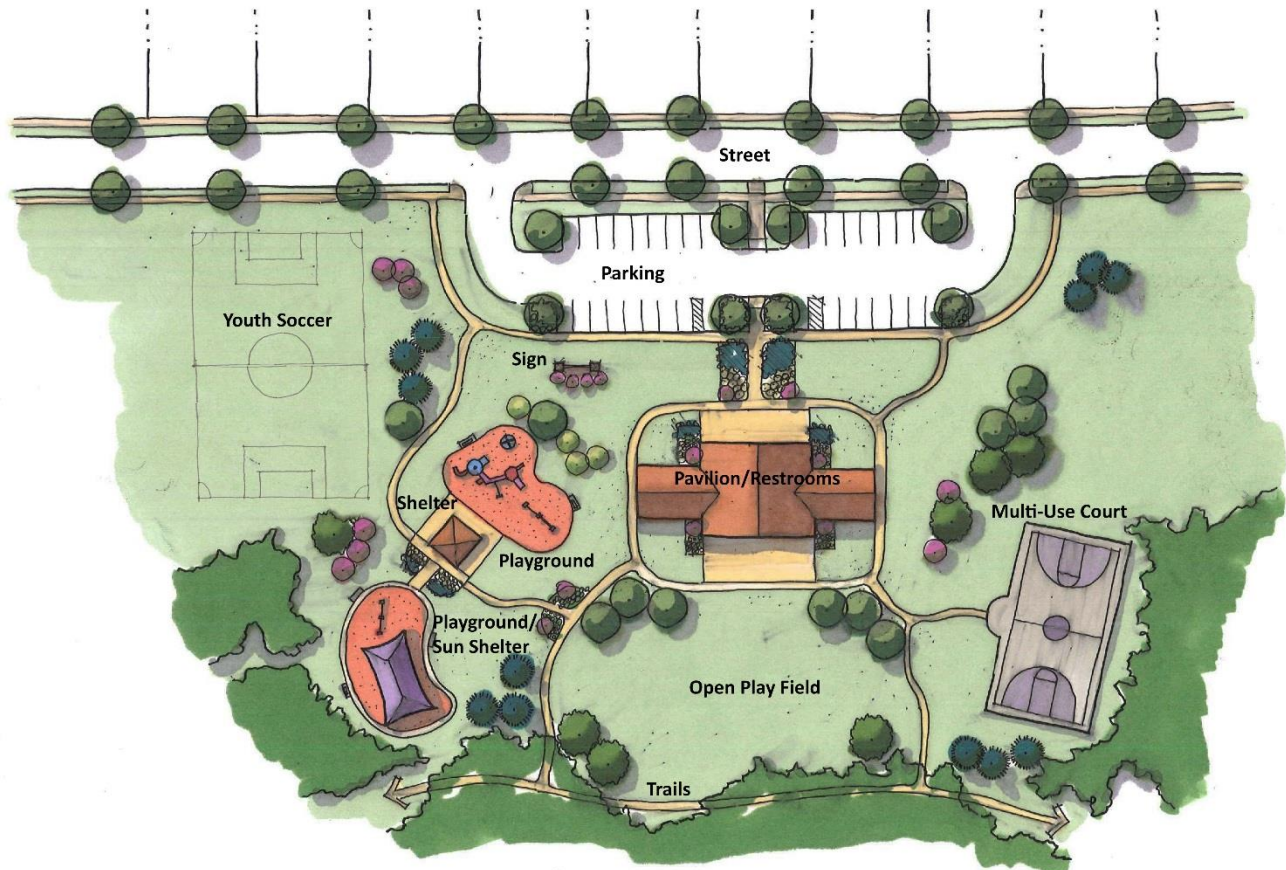
Neighborhood parks should not be located along heavily traveled streets, but in some cases this is necessary. Accessibility by way of trails and sidewalks or low-volume residential streets increases use and viability. The park should have adequate soils for sustaining plantings. Generally, their sites should be a gentle slope to increase usability and should properly drain to allow safe use. Street access should be required on at least one side of the park. Placement near greenbelts and trail corridors will help to provide trail access and connectivity to parks throughout the community's system. The site may include preserved areas for passive recreation but the site's slopes and soils should accommodate safe use for park facilities and allow proper drainage.



El Campo Comprehensive Plan Update 2017

Development Considerations

- Additional resident input could be considered during design phases
- Some vehicular surface parking, in addition to on-street parking, may be needed and should be based on the individual park design, users and programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Parks may be located along a trail system and serve as trail access sites
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings and trees
- Park signage should include monument park sign, necessary trail signs and posted administrative requirements
- Typical amenities provided for neighborhood parks could include:
 - Children's playground with fall surface and equipment
 - Hard surface play areas or court games such as basketball, tennis and volleyball
 - Limited sport field(s)
 - Walking trails, access to trail systems and trail head site
 - Splash pads
 - Open lawn for passive non-organized team sports such as toss or Frisbee
 - Passive recreation elements such as picnic areas, tables, benches, trash receptacles, and walks.
 - Pavilions or multi-purpose structures for family events or activities
 - Support facilities such as maintenance buildings
 - Natural or preserved areas including ponds, unique terrain, floodplains, greenbelts or other water features





El Campo Comprehensive Plan Update 2017

Community Parks

Community Parks are larger in size than neighborhood parks. Their focus is on serving a broad population to meet the recreational needs for a large geographic section of the community. Community parks include a wide range of active and passive recreation opportunities. They can help to provide those recreational needs not featured at neighborhood parks. These parks may also serve to preserve natural resources including creeks, streams, slopes, greenbelts or floodplain areas. Community parks consist of amenities for all user groups and should include facilities for organized team sports. Community parks can also include an array of special recreational amenities like sports complexes, a trail network, fitness-focused equipment and educational facilities.

Size and Service Area

Optimal size for El Campo's community parks are 25 acres and greater. Their sizes should be determined based on intended uses and populations being served. The service area should be 1.0-mile radius but can be up to 2.0-mile radius. The recommended service level is 8.0 acres of neighborhood parks per 1,000 residents.

Locations and Site Selection

Community parks should be integrated to maximize service areas and accessibility while minimizing unnecessary overlap in service level coverage. Site selections should consider the physical barriers such as highways. Adequate vehicular access and parking should be provided. The site may include preserve areas for passive recreation but the site's slopes and soils should accommodate safe use for park facilities and allow proper drainage. Community parks should incorporate nature features when possible and could be situated along greenbelts to include nature areas and access to adjacent trail systems.





El Campo Comprehensive Plan Update 2017

Development Considerations

- Additional resident input may be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Parks may be located along a trail system and serve as trail access sites
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings and trees
- Park signage should include monument park sign, necessary trail signs and posted administrative requirements
- Typical amenities provided for community parks could include:
 - Children's playground with fall surface and equipment
 - Hard surface play areas or court games such as basketball, tennis and volleyball
 - Sport and practice fields for organized team sports
 - Walking loop trails, access to trail systems and trail head connections to any adjacent city-wide trail system
 - Splash pads or swimming pool
 - Open lawn for passive non-organized play such as toss or Frisbee
 - Passive recreation elements and site furnishing such as tables, benches, trash receptacles, bike racks, walks and small shade structures or pavilions
 - Pavilions or multi-purpose structures for family events or activities
 - Restrooms
 - Support facilities such as maintenance buildings
 - Natural or preserved areas including unique terrain, floodplains, greenbelts or water features





El Campo Comprehensive Plan Update 2017

Linear Parks, Greenways, and Trails

Linear or greenway parks are lands set aside for preserving natural features, man-made resources, unique landscapes, open space or visual aesthetics. These areas can serve as trail corridors and passive recreational amenities. In addition, these systems are used to protect wildlife and natural processes or provide for floodways or drainage.

Linear or greenway parks can help create site amenities for adjacent uses and should be thought of as a community asset. Maintenance is generally not a major factor as much of the space is non-programmable. However, occasional maintenance and safety checks will be needed. These types of recreation areas have many important functions including connecting parks and points of interest within the City. Also, they emphasize natural environments while allowing for uninterrupted pedestrian movements throughout the City. Finally, they provide a unique sense of place and can enhance property values.



Size, Service Area and Service Levels

Standard sizes and service levels are not applicable because much of the existing land is defined by existing natural features. Essentially, preserving the existing greenways defines service level, with varying populations being served based on current and future densities. Service areas include the entire the City.

Locations and Site Selection

Resource availability and natural corridors are the primary determinants for locations. Coordination with future trail locations and neighborhood access will also be major factors. Integrating these types of parks and spaces into the park system often requires coordination with resource agencies such as the U.S. Army Corps of Engineers. In addition, access may require unique acquisitions or consideration of public-private partnerships.

Development Considerations

- Additional resident input could be considered during design phases
- Safe pedestrian access and use should be provided in association with any trails
- Park signage should include monument park sign, necessary trail signs and posted administrative requirements
- There are no specific sizes for these areas, however, establishing a minimum width is important to the function in association with trails and grading. As a rule, 50 feet should be the minimum width. Where a linear park is on either side of a natural drainage course, a minimum of 12 feet should be provided for foot traffic or motorized vehicles performing maintenance along greenways.



El Campo Comprehensive Plan Update 2017

Trail Facilities

All pedestrian and bicycle facilities should meet the minimum standards required by the local Code as well as the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) in their publication Guide for the Planning, Design and Operation of Bicycle (Pedestrian) Facilities. Pavement striping, signage and signals should be in accordance with the local Code and the most current Texas version of the Manual on Uniform Traffic Control Devices (MUTCD). Hike and bike trails and side paths should be accessible and traversable by physically disabled persons and should comply with the guidelines set forth by the Americans with Disabilities Act of 1990 (ADA), as enforced in Texas by the Architectural Barriers Section of the Texas Department of Licensing and Regulations.

A bicycle is legally recognized by the State of Texas (and many other states) as a vehicle, with all the rights and responsibilities for roadway use that are also provided to motor vehicles. As such, bicyclists can legally ride on any of the streets in El Campo. However, certain roadways are more attractive to riders than others. Basically, local and collector streets are suitable for use by most adult bicycle riders, if traffic volumes are not high and speeds are less than 35 miles per hour. Arterial streets typically carry higher traffic volumes with speeds of 35 to 45 miles per hour, and are most suitable for more skilled and assertive bicyclists.

Principles for Trail Placement and Access

Generally, off-street trails should follow the existing greenways system framework, including natural features, areas of significant tree coverage or creek corridors. A key design element will be tying these natural systems into existing and proposed developments.

The trail system should incorporate access points throughout the community to maximize usability. Trailhead access should be located in existing and future parks. Each neighborhood unit should have at least one access point to adjacent trails that may be between residential lots, along neighborhood streets, along cul-de-sacs or near neighborhood entrances. All trail access points should be clearly marked by signage and provide trail identification to trail users.



Trail or Side Paths Standards

Trails should be 10 to 12 feet wide, as a desirable standard depending upon activity levels. Trails with high traffic volumes should be 12 feet wide or more, but could narrow to 10 feet in the vicinity of a street intersection. One-way side paths are difficult to police and should be avoided, if possible. Where they are used, they should be clearly signed as one-way, with a standard width of 6 feet and a minimum width of 5 feet. Trails should have an additional 2 feet of smoothly graded area on either side of the pavement. In addition, there should be 3 feet of horizontal and 10 feet (8 feet minimum) of overhead clearance on either side of the pavement. Trails and side paths should be constructed of smooth, hard, all-weather paving such as concrete or asphalt.



D. Park Inventory

An inventory of all existing recreation sites was conducted through site visits by the consultant team. The City currently has 10 recreation sites. One of the 10 existing parks is Legacy Field and it is not a publicly accessible park, but is a joint venture recreation facility between the City, El Campo ISD and El Campo Little League. Existing school facilities, private golf and HOA parks are not included. See Figure 47, Figure 48, and Figure 49 for a detailed breakdown of existing parks system facilities.

It should be noted that Legacy Field is included in various park assessments because its impact to the facility standards for the community is great. This new park has transformed recreational offerings in El Campo and helped to establish a higher standard for parks.

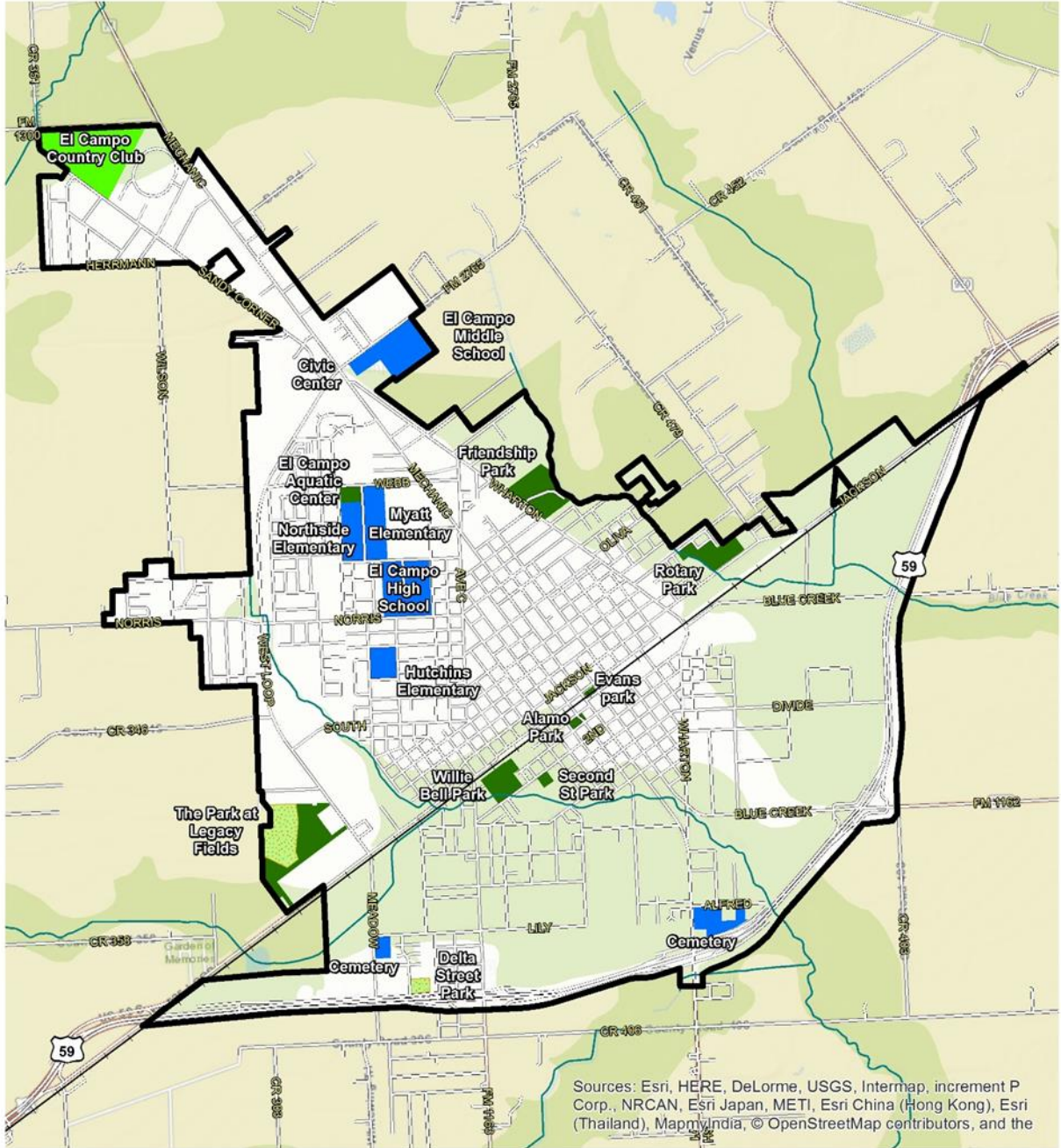
Figure 47. Existing Parks Facilities Inventory

El Campo Existing Recreation Sites		
Park Type	Number of Parks	Total Parkland Acreage
Mini Parks	2	2.37
Neighborhood Parks	3	29.05
Community Parks	3	48.39
Special Use Parks	1	3.04
Sub Total	9	82.85
Non City-Operated Park	1	41.00
Combined Totals	10	123.85



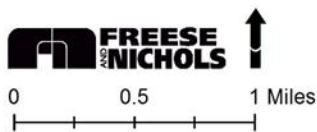
El Campo Comprehensive Plan Update 2017

Figure 48. Existing Parks Map



Existing Parks Map

- Existing Parks
- Private Park
- Private Recreation
- El Campo Schools
- City Limits
- 100 Year Floodplain
- Streams/Creeks





El Campo Comprehensive Plan Update 2017

Figure 49. Existing Parks Facilities Inventory

Park Name	Classification	Acreage	Parking	Trails	Backstop	Baseball Field	Baseball Field, Youth	Basketball Court	BBQ Grills	Concession, With Restroom	Exercise Station	Football Field	Fountain, Drinking	Gazebo	Lake or Pond	Pavilion, Large	Pavilion, Shade with Picnic Table	Picnic Table (Park Total)	Picnic Table, Concrete	Play Area	Pool, Competition	Pool, With Play Area/Amenities	Pool, Slide Area	Restrooms	Seating, Bench	Seating, Bleacher	Soccer Field	Softball Field	Tennis Court	Tether Ball Pole	Trash, Receptacle	Volleyball Court, Sand			
Alamo Park	MN	1.87	Yes						3	1						1	10			1				6					4						
Evans Park	MN	0.50	Yes											1		1								7						5					
Mini Park Sub Total		2.37																																	
Delta Street Park	NH	3.65	Yes		1			2 [^]				1												1					1						
Second Street Park	NH	2.40	Yes		1			1 [^]																1					2						
The Park at Legacy Field	NH	23.00	Yes					1					1		4 ac					3				10					10						
Neighborhood Park Sub Total		29.05																																	
Friendship Park	COM	26.38	Yes	0.80	6				18				3			2	20	34		1				1	4	2		4	25	2					
Rotary Park	COM	13.00	Yes	0.55					3	1	8					1	4	14		1				1	6	8	2 [^]		21	2					
Willie Bell Park	COM	9.01	Yes	0.25	7			2 [^]	9				1			1	14	8		1				1	2	2	11		2	22	1				
Community Park Sub Total		48.39																																	
El Campo Aquatic Center	SP	3.04	Yes																																
Special Use Park Sub Total		3.04																																	
Public Facilities Total		82.85		1.60				6				1				6	26			8	1	1	1					13	2	4	5				
Legacy Field (Others Operate)	PR	41.00	Yes			1 [^]	4 [^]			2			X											1	X	X									
Non City-Operated Park Sub Total		41.00																																	
Facilities Total		123.85		1.60		1	4	6				1				6	26			8	1	1	1					13	5	4	5				

Note: Inventory identified through site visits and existing City data
[^]Lighted
 X- Site furnishings not confirmed, private facility



El Campo Comprehensive Plan Update 2017

Alamo Park

Address: 226 W. First

Size: 1.87 acres

Classification: Mini Park

Surrounding Land Uses:

Alamo Park is in proximity to El Campo's downtown core. The park is surrounded by commercial and vacant parcels to the north, the US Post Office to the east and a mixture of residential and commercial properties to the south.

Existing Improvements/Inventory:

Parking, BBQ grills (3), Concession/Restroom Building (1), Large Pavilion (1), Picnic Tables (10), Play Area (1), Benches (6), Trash Receptacles (4)

General Conditions and Use Notes:

- Overall, Alamo Park is in good condition and is well maintained.
- The play area's equipment was recently updated.
- Site furnishings are in fair condition; however, the park's benches do not match.
- The concession area is equipped with a kitchen.
- The park serves as a key location for community events such as Prairie Days which currently attracts up to 1,000 visitors.
- The park has excellent mature tree coverage.





El Campo Comprehensive Plan Update 2017

Evans Park

Address: 112 E. Monseratte

Size: 0.502 acres

Classification: Mini Park

Surrounding Land Uses:

To the west of the park is the renovated El Campo Chamber of Commerce and Agriculture building and the remaining three sides are surrounding by typical downtown urban-style one and two story buildings.

Existing Improvements/Inventory:

Parking, Gazebo (1), Large Pavilion (1), Benches (7), Trash Receptacles (4)

General Conditions and Use Notes:

- Overall, Evans Park is in good condition and is well maintained.
- Evans Park is a key civic space in downtown El Campo, the site for several community events and is used by local organizations for various activities.
- The park has excellent mature tree coverage.
- The park is home to several monuments and donated features including a waterfall, centennial palm, open depot replica, and a State of Texas Marker.
- The park is divided by rail lines.
- The park has perimeter sidewalks and unique light poles/globes.





El Campo Comprehensive Plan Update 2017

Delta Street Park

Address: 1303 Delta

Size: 3.65 acres

Classification: Neighborhood
(Not a city-owned facility,
but publicly accessible)

Surrounding Land Uses:

The park has vacant lands to the south and east, single family residential to the west and to the north is adjacent to the El Campo Housing Authority.

Existing

Improvements/Inventory:

Parking, Backstop (1), Basketball Court (2, Lighted), BBQ grills (3), Football Field (1), Benches (1), Tether Ball Pole (1), Trash Receptacles (1)

General Conditions and Use Notes:

- This is not a City-owned facility however the city assisted in general maintenance and the site is publicly accessible.
- The park has been noted as a public facility on previous master plans and provides park service levels to the adjacent areas.
- Overall, Delta Street Park is in fair to poor condition.
- The football field is not a full-sized field but does have two goal post.
- The basketball area's rims, court surface, fence, and backboards are in working/fair condition.
- The site furnishings are outdated.





El Campo Comprehensive Plan Update 2017

El Campo Aquatic Center

Address: 2613 Blossom Meyer

Size: 3.04 acres

Classification: Special Use

Surrounding Land Uses:

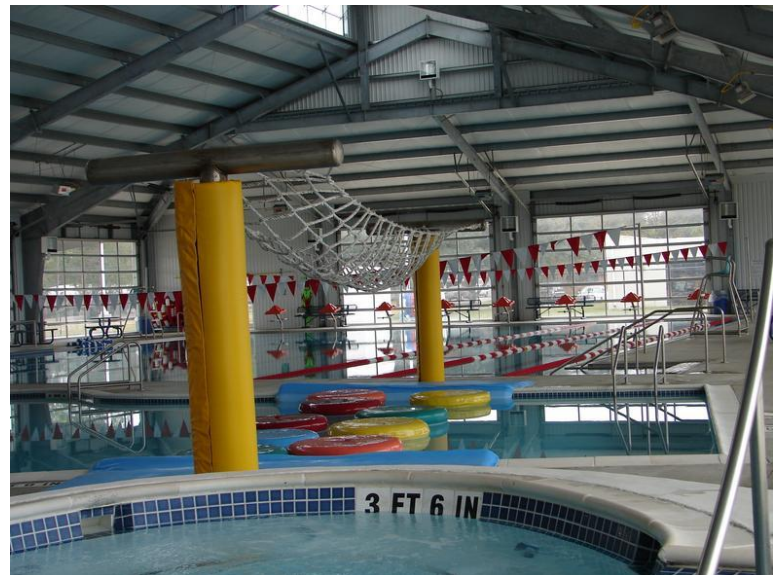
The center has single family residential to the north and west and has schools adjacent on the south and east.

Existing Improvements/Inventory:

Parking, recreation pool, 8 lane competition pool, spa pool, a playscape area with a 50-foot slide and various other water amenities, and a large hot tub, Picnic Tables (6), Restrooms with showers, Drinking fountain (1), Bleachers, Benches (12), loungers, snack bar, trash receptacles,

General Conditions and Use Notes:

The center is highly used by the community. Overall, the center is in good condition.





El Campo Comprehensive Plan Update 2017

Friendship Park

Address: 1202 N. Wharton

Size: 26.38 acres

Classification: Community

Surrounding Land Uses:

To the west and north of the park is vacant /agricultural uses, to the south is residential uses and to the east is a commercial use.

Existing Improvements/Inventory:

Parking, Trail (0.80 miles), Backstop (6), BBQ grills (18), Drinking Fountains (3), Large Pavilion (2), Small Pavilions (20), Picnic Tables (34), Play Area (1), Restrooms (1), Soccer Field (2), Benches (4), Tennis Court (4), Trash Receptacles (25), Sand Volleyball (2)

General Conditions and Use Notes:

- Overall, Friendship Park is in good to fair condition.
- The park has excellent mature tree coverage.
- The larger park has a balance of both passive and active spaces. Most of the site is currently programmed.
- The park is highly used for exercise, family events, picnicking, sports games and team practices.
- The play area's fall surface is gravel and could be updated with a new material. The play equipment is outdated but in fair condition.
- The play and sport fields are in fair condition.
- The trail is asphalt and is in fair to poor condition with visible cracking. The trail is approximately 5 feet wide.
- The benches and trash receptacles are outdated. The picnic tables are in good condition.
- Four tennis courts have been abandoned but the court surface remains.
- The sand volleyball area needs maintenance.





Rotary Park

Address: 1211 E. Jackson

Size: 13.0 acres

Classification: Community

Surrounding Land Uses:

The park is bound to the west by commercial uses, to the north residential uses, to the west a mixture of residential and commercial uses and to the south is a mixture of commercial and light industrial uses.

Existing Improvements/Inventory:

Parking, Trail (0.55 miles), BBQ grills (3), Concession with Restrooms (1), Exercise Stations (8), Large Pavilion (1), Small Pavilions (4), Picnic Tables (14), Play Area (1), Restrooms (1), Benches (6), Bleachers (8), Softball Fields (2), Trash Receptacles (21), Sand Volleyball (2)

General Conditions and Use Notes:

- Overall, Rotary Park is in good to fair condition.
- The park has mature trees along the southern portion of the park.
- The softball infields and outfields are in fair condition.
- The sand volleyball area needs maintenance.
- The larger park's programming is mostly active spaces. Most of the site is currently programmed with little room for additional larger programming features.
- The park is highly used for exercise, softball, family events, picnicking, and playground.
- The play area's fall surface is gravel and could be updated with a new material. The play equipment is outdated and is in fair to poor condition.
- The trail is asphalt and is in fair condition with some visible cracking. The trail is approximately 5 feet wide.
- The benches, trash receptacles and picnic tables are in good to fair condition.
- The exercise stations are in fair condition, but the equipment is beginning to show signs of age.





El Campo Comprehensive Plan Update 2017

Second Street Park

Address: 603 W. Second

Size: 2.40 acres

Classification: Neighborhood Park

Surrounding Land Uses:

To the south and west are vacant parcels, to the north is residential uses and to the east is a church.

Existing Improvements/Inventory:

Parking, Backstop (1), Basketball Court (1), Play Area (1), Benches (1), Trash Receptacles (2),

General Conditions and Use Notes:

- Overall, Second Street Park is in fair to poor condition.
- The park has several mature trees.
- The smaller park is in very proximity to Willie Bell Park and previous city-wide park master plans have noted its use as very limited. The adjacent church uses the park regularly.
- The park has a balance of both passive and active spaces. Most of the site is currently not programmed and could accommodate additional features.
- The play area does not have a fall surface.
- The play equipment is outdated but in fair condition.
- One half the court surface has been replaced, the other half is in fair condition.
- The basketball court's lights need to be repaired.
- The benches and trash receptacles are outdated.





El Campo Comprehensive Plan Update 2017

The Park at Legacy Fields

Address: 303 West Loop

Size: 23.00 acres

Classification: Neighborhood

Surrounding Land Uses:

To the north of the park is light industrial uses, to the east are commercial uses, and to the south and west are vacant parcels.

Existing Improvements/Inventory:

Parking, Basketball Court (1), Drinking Fountains (1), Lake/Pond (4 acres), Small Pavilions (2), Picnic Tables (7), Play Area (3), Restrooms (1), Benches (10), Trash Receptacles (10)

Note: Legacy Field Contains the following non-city owned facilities:

Parking, Baseball Fields (5), Concession with Restrooms (2), Restrooms (1), Softball Fields (3)

General Conditions and Use Notes:

- Overall, the Park is in excellent condition.
- The City of El Campo partnered with El Campo ISD and the El Campo Little League to develop a 60-acre tract of land donated by the Floyd Appling family.
- The park is classified as a neighborhood park for service radius purposes but is a destination for the City of El Campo.
- The larger park is primarily programmed for active spaces. Most of the site is currently programmed.
- The current master plan for the park does include an amphitheater, trails and a splash pad, of which have not been implemented to date.
- The park is highly used for the play area, family events, picnicking, fishing, sports games and team practices.
- The play areas are in excellent condition and is handicap accessible.





Willie Bell Park

Address: 720 W. Second

Size: 9.01 acres

Classification: Community

Surrounding Land Uses:

Willie Bell Park is adjacent to vacant parcels and residential uses to the south, to the west is residential, to the north are commercial uses, and to the east is a mixture of industrial uses, residential uses and vacant parcels.

Existing Improvements/Inventory:

Parking, Trail (0.25miles), Backstop (7), Basketball Court (2), BBQ grills (9), Drinking Fountains (1), Large Pavilion (1), Picnic Tables (14), Concrete Picnic Tables (8), Play Area (1), Restrooms (1), Benches (2), Bleachers (2), Soccer Field (11), Tether Ball Pole (2), Trash Receptacles (22), Sand Volleyball (1)

General Conditions and Use Notes:

- Overall, Willie Bell Park is in good to fair condition.
- The park has several mature trees along the perimeter.
- The parking areas are unpaved and the entry drives are also unpaved.
- The larger park has both passive and active spaces but is primarily an active space park. Most of the site is currently programmed.
- The park is highly used for soccer, exercise, family events, picnicking, and team practices.
- The play area’s fall surface is gravel and could be updated with a new material. Some play equipment does not have a fall surface. The play equipment is a mixture of new and outdated structure. Most of the equipment is in good to fair condition.
- The play and sport fields are in fair condition. Some soccer goals are missing nets.
- The basketball court’s surface is in fair condition.
- The trail is asphalt and is in fair to poor condition with visible cracking. The trail is approximately 5 feet wide.
- Many of the benches and trash receptacles are outdated. The picnic tables are in good condition.

The sand volleyball area requires maintenance.



E. Needs Assessment



El Campo Comprehensive Plan Update 2017

El Campo's park system needs assessment is a multifaceted tool used to identify whether parks and amenities are being effectively supplied to meet the needs of the community. The data and information being assessed is based upon community input, existing park conditions and facilities, and existing community resources. Results are quantified and later matched with available lands and future amenities to ultimately determine current and future needs. The desires and deficiencies identified form the basis for recommendations.

It is often the case that park assessments rely heavily on national standards, but those are only a portion of the overall needs assessment. The needs assessment is part science and part art, having to balance data with community desires. While many national standards appear difficult to apply, they are only a guideline; thus, this planning effort finds them valuable as a benchmark but will use additional methods of assessment to aid in determining the community's needs. This needs assessment relies also on public comments, staff knowledge and stated desires.

The needs assessment has found the community to be short on dedicated parkland acres. However, much of the comments received during this process pointed to the fact the community is first interested in updating existing parks, rather than solely building new. This strategy is critical, as existing parks are beginning to show their age. Future efforts will however, need to balance the needed new parkland and fixing existing parks.

Assessment Methodologies

This park analysis has employed two methods for assessing current and future park needs. These approaches follow Texas Parks and Wildlife Department's Master Plan Guidelines approach. The two methods are demand-based, and standards-based. The results of the methods are not weighed equally. The assessments provide a broad range of planning information that will be blended into the recommendations and priorities, with the most weight applied to the demand-based information.

Again, the needs assessment and recommendations relied heavily on standards-based results to determine specific amenity types and facilities within parks. The 2011 Master Plan was created heavily on the demand-based approach and an alternative approach was used for this update.



El Campo Comprehensive Plan Update 2017

Demand-Based Analysis

A demand-based analysis essentially relies on public input as determined through various community engagement channels to identify park needs. At its simplest form, this style of assessment is purely a reflection of community desires. In this case, community engagement included the comprehensive plan advisory committee meetings, a public meeting, and an online community survey. Summaries and conclusions are provided in the following paragraphs.

➤ *Information from Community Survey*

- 61 percent responded that 'Community Character (volunteerism, civic and organization involvement)' is the greatest asset.
- Only 2 percent noted the amount of park area and recreation facilities as the greatest challenge.
- 19 percent responded 'Parks/Ball fields' are great place to be with a crowd, and 63% noted 'At a community event' for the same question.
- 'Event and activities' were noted as a need in El Campo along with 'Beautification'.
- 'Quality of life' was topic for vision for the future.
- The updated Vision Elements have park development as an area of emphasis to address community value and community character.

➤ *Information from Community Snapshot*

- Population increase of 5,169 by 2030. How are current parks and facilities meeting this potential demand?
- Age Pyramid is fairly balance but noticeable 9 and younger and 70 and older age groups.
- Shows young families and retirees.

➤ *Information from CPAC*

- Building new parks is not the highest priority.
- Reinvestment in existing parks should take priority over park land acquisition
- Ideas for future park locations:
 - School property on Pecan Street
 - Already used for practice fields
 - Could be combined with a detention pond design for dual use
 - Good location for a splash park (since near existing aquatic center) and for trails
 - Dog park on county property near recycling center
 - Old downtown water well property could be converted to a park
 - Land near hospital
- Friendship Park has unused/under-utilized tennis courts that should be re-purposed
- A park dedication ordinance for new development is desired



El Campo Comprehensive Plan Update 2017

Standards-Based Analysis

To perform a standards-based assessment, established guidelines set by the NRPA are used and refined. A Level of Service (LOS) is described for each park types and how they serve the community. LOS figures represent a specific acreage of parkland, facility or number of parks needed per a given population or area. Two types of standards were examined.

The first standard is Acreage Level of Service (ALOS) is based on NPRA park acreage and is applied to only the identified park types for El Campo. The results are expressed as park acreage per 1,000 residents. The ALOS is the standard. A Target Level of Service (TLOS) is defined through refinement of the NPRA standards to better align with the community’s goals, local challenges and trends. The TLOS represents a targeted goal for the community. The TLOS is then used to determine park acreage needs based on existing park acreage, current populations and future populations.

The second assessment type, Facility LOS assessment, was conducted to identify general park facilities needed based on the newly established local standards. This type of assessment projects the needed quantity of a specific facility, i.e. baseball field, per an established local standard. In this case, the recommended Facility LOS was determined through study of the current level of service, NRPA recommendations and by examining similar levels of service for cities throughout Texas. The range of recreational demands and preferences for activities will greatly vary with differences in socio-economic and cultural characteristics.

Acreage Level of Service

As an important planning note, a minimum of 10 acres per 1,000 residents as a rule of thumb has been used in planning for decades. While this is a basic standard and has since been scientifically refined, it remains a nice checkpoint to see if standard assessments are on course. According to the NRPA, close-to-home parks (mini, neighborhood and community) park acreage should be between 6.25 and 10.25 per 1,000 residents. See Figure 50 for El Campo’s recommend acres per 1,000 persons.

Figure 50. Acre LOS Analysis

Park Type	NRPA Recommended Standards Acres per 1,000 Persons	El Campo Recommended Park Size	El Campo Recommended Service Area	El Campo Recommended Acres per 1,000 Persons
Mini Park	0.25 to 0.5 acres	Up to 1.0 acres	0.25 mile radius	0.25 acres
Neighborhood Park	1.0 to 2.0 acres	Up to 10.0 acres	0.5 mile radius	2.0 acres
Community Park	5.0 to 8.0 acres	25.0+ acres	radius	8.0 acres
Sub total	6.25 to 10.5 acres			10.25 acres
Other Parks				
Special Use Park	Varies	Varies	Varies	Varies
Regional Park	Varies	Varies	Varies	Varies
Sub total	5.0 to 10.0 acres			5.00 acres
TOTAL	11.25 to 20.5 acres			15.25 acres



El Campo Comprehensive Plan Update 2017

Acreages assessed are for mini, neighborhood, community, and special use parks. As shown in Table 3. Acre LOS Analysis (above), a recommended Total Level of Service (TLOS) was selected in the middle of the NRPA standards at 15.25 acres per 1,000 persons. 10.25 of the recommend total acres is for close-to-home park types, these include mini, neighborhood and community. The other parks category includes special use and regional parks to add another 5.0 acres of recommended parkland per 1,000 persons.

Parkland Service Level

This assessment includes both Delta Street Park and Legacy Field for park acreage based on the factors previously discussed. Based on the recommended Level of Service, Figure 51 takes the established TLOS a step further to identify park acreages needed for the current populations, four-year and nine-year projections. The current and future populations are based on the baseline analysis' growth projections found in Chapter 1. The current LOS for close-to-home parks area is 10.06 acres per 1,000 residents, just shy of the recommended 10.25 acres. For the 2020 estimated population of 14,000 people within the city limits, 22.69 additional acres are needed—including 1.13 acres of Mini Park space, and 22.61 acres of Community Park space. 1.05 acres of Neighborhood Park space is currently a surplus. By 2025, the City will need an additional 38.06 acres of parkland to service the estimated population of 15,500 persons—specifically 1.50 acres of Mini Park area, 1.95 acres of Neighborhood Park area, and 34.61 acres of Community Park area.

Figure 51. Service Level Analysis

Park Type	Existing Park Acres	Recommended Acres per 1,000 Persons (TLOS)	Current Level of Service per 1,000 Persons (CLOS)*	TLOS Park Acres Needed for Existing Population*
Close-To-Home Park				
Mini Park	2.37 acres	0.25 acres	0.19 acres	3.00 acres
Neighborhood Park	29.05 acres	2.00 acres	2.42 acres	24.00 acres
Community Park	89.39 acres	8.00 acres	7.45 acres	96.00 acres
Sub Total	120.81 acres	10.25 acres	10.06 acres	123.00 acres
Special Use Park	3.04 acres	Varies	0.25 acres	Varies
Sub Total	3.04 acres	5.00 acres	0.25 acres	60.00 acres
Total	123.85 acres	15.25 acres	10.31 acres	183.00 acres

*Based on 2016 estimated population of 12,000

Note: Includes 3.65 ac Delta Street Park as Neighborhood Park

Note: Includes 41.00 ac Legacy Field as Community Park



El Campo Comprehensive Plan Update 2017

Close-To-Home Park Type	Existing Park Acres	Current Level of Service per 1,000 Persons (CLOS)*	Recommended Acres per 1,000 Persons (TLOS)	TLOS Park Acres Needed for 2020 Population**	Total Acres Needed to Acquire to Meeting 2020 TLOS	TLOS Park Acres Needed for 2025 Population***	Total Acres Needed to Acquire to Meeting 2025 TLOS
Mini Park	2.37 acres	0.19 acres	0.25 acres	3.50 acres	1.13 acres	3.87 acres	1.50 acres
Neighborhood Park	29.05 acres	2.42 acres	2.00 acres	28.00 acres	(1.05) acres	31.00 acres	1.95 acres
Community Park	89.39 acres	7.45 acres	8.00 acres	112.00 acres	22.61 acres	124.00 acres	34.61 acres
TOTAL	120.81 acres	10.06 acres	10.25 acres	143.50 acres	22.69 acres	158.87 acres	38.06 acres

*Based on 2016 estimated population of 12,000

**Based on 2020 estimated population of 14,000

***Based on 2025 estimated population of 15,500

Note: Includes 3.65 ac Delta Street Park as Neighborhood Park

Note: Includes 41.00 ac Legacy Field as Community Park

Spatial Level of Service

A coverage analysis was conducted to determine the number of future parks needed per park type. This spatial analyses is very general in nature and examines parks needs spatially for 100 percent future coverage. The goal is to minimize service area overlap while maximizing service coverage. Spatial LOS has been conducted for mini, neighborhood and community park types. Service areas include 0.25, 0.5 and 1.0-2.0 mile radii respectively. The service areas are applied to existing residential areas only. See Figure 2. Spatial LOS Assessment Map on the following page.

Note: The coverage analysis does not illustrate recommended park locations; rather it is a planning resource prepared in conjunction with Acreage LOS to determine the number of future parks needed. Identification of service level gaps for spatial distributions does not necessary recommend building new park before reinvesting within existing parks.

Results for mini park spatial coverage identified a spatial service gap throughout the City. However, unique to El Campo, mini parks are not the key park type. Rather neighborhood and community parks provide more close-to-home access. However, future mini park application should likely be focused in existing neighborhoods, and particularly with newly construction neighborhoods.

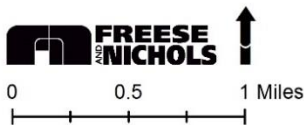
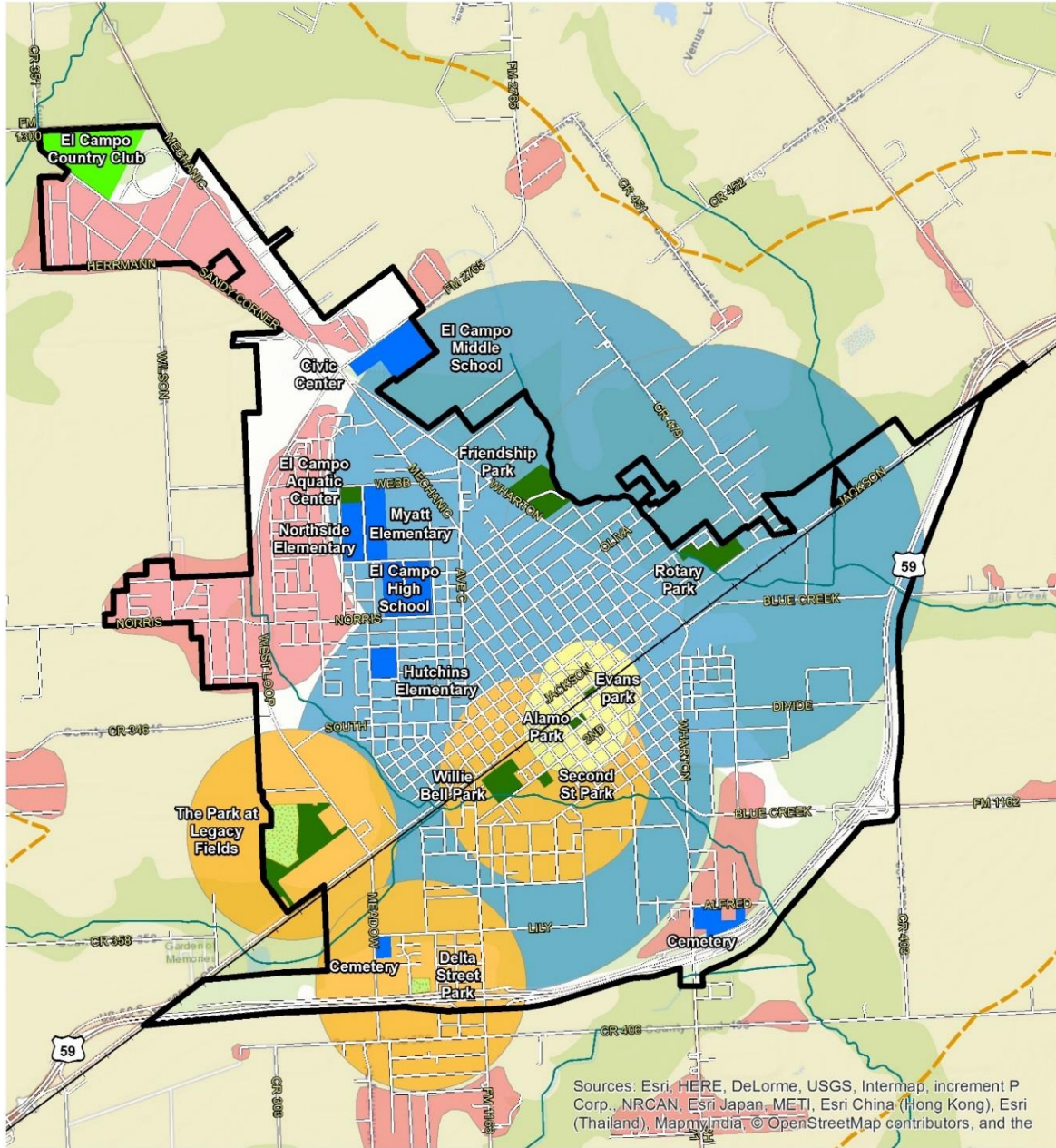
Results for neighborhood park spatial coverage identified a spatial service gap primarily in the northern section of the City. Future neighborhood parks should be focused in the north. One to two additional neighborhood parks would serve the northern section of the city well.

Community parks service coverage are the most encompassing for El Campo. These parks types are critical for El Campo’s park service distribution. Primary expansion for community parks in El Campo should focus in the northwest portion of the City.



El Campo Comprehensive Plan Update 2017

Figure 52. Spatial LOS Assessment Map



Existing Parks Service Zones

- Mini Park 1/4 mile service zone
- Neighborhood Park 1/2 mile service zone
- Community Park 1 mile service zone
- Areas not in Park Service Zones
- Existing Parks
- Private Park
- Private Recreation
- El Campo Schools



El Campo Comprehensive Plan Update 2017

Facility Level of Service

Please see Figure 53. Facilities Analysis, on the following page, for facility analysis information. El Campo's existing parks have been compared to NRPA and sample Cities' standards by an assessment of facilities. This Facility LOS is used to determine current and future needs by defining how many people are serviced by a particular amenity type. An example would be one soccer field per 5,000 residents. The Facility LOS was determined by examining the LOS recommendations made in previous park master plans, NRPA standards, existing public demand, current LOS, and by studying the facility standards for similar cities across Texas. The recommended LOS for El Campo was then adjusted and a target number of facilities was projected for the populations projected in 2020 and 2025. These facility projections necessary per amenity types identify deficiencies or gaps in future service provisions. This is critical information for park staff to identify how future park system funding will be invested and how existing and future parks will be improved.

Please note that this facility assessment does not include the needs for renovation and redevelopment of existing equipment and facilities, and is purely quantitative information.

El Campo's citizens are well served by most athletic facilities. Generally, facility service level gaps are observed in the following:

El Campo's Top Identified Facility Level of Service Needs

- Disc Golf
- Large Pavilion
- Spray Park
- Lawn Games (such as horseshoes)
- Skate Park
- Amphitheater
- Trails
- Recreation Center



El Campo Comprehensive Plan Update 2017

Figure 53. Facilities Analysis

Facilities Analysis					
Facility	Existing Facilities	Current Level of Service*	Recommended Total Level of Service	2020 Target Number of Facilities (Current Gap in Parentheses)**	2025 Target Number of Facilities (Current Gap in Parentheses)***
Soccer Fields	13	1/923	1/3,000	5 (0)	5 (0)
Softball Fields	5	1/2,400	1/4,000	4 (0)	4 (0)
Baseball Fields	5	1/2,400	1/4,000	4 (0)	4 (0)
Football Fields	1	1/12,000	1/15,000	1 (0)	1 (0)
Disc Golf Course	0	1/0,000	1/15,000	1 (1)	1 (1)
Aquatic Center	1	1/12,000	1/15,000	1 (0)	1 (0)
Large Pavilion	6	1/2,000	1/2,000	7 (1)	8 (2)
Spray Parks	0	1/0,000	1/20,000	1 (1)	1 (1)
Play Area	8	1/1,500	1/2,000	7 (0)	8 (0)
Tennis Courts	4	1/3,000	1/4,000	4 (0)	4 (0)
Basketball	6	1/2,000	1/4,000	4 (0)	4 (0)
Volleyball area	5	1/2,400	1/3,000	5 (0)	5 (0)
Horseshoe Pits	0	1/0,000	1/8,000	2 (2)	2 (2)
Skate park	0	1/0,000	1/20,000	1 (1)	1 (1)
Amphitheater	0	1/0,000	1/20,000	1 (1)	1 (1)
Trails	1.60 miles	1 mile per 7,500	1 mile per 5,000	2.80 (1.20)	3.10 (1.50)
Recreation Center	0	0.00 s.f. per person	1 s.f per person	14,000 s.f. (14,000s.f.)	15,500 s.f. (15,500 s.f.)

*Based on 2016 estimated population of 12,000

**Based on 2020 estimated population of 14,000

***Based on 2025 estimated population of 15,500

Note: Includes Delta Street Park facilities

Note: Includes Legacy Field facilities

This facility assessments does not include the needs for renovation and redevelopment of existing equipment and facilities.

Facility recommendations are rounded up to whole number when decimal is .5 or greater



F. Park Recommendations

The park recommendations are the result of analyzing the inventory, park classifications and standards, and needs assessment. El Campo has shown the desire to improve quality of life through recreational improvements. The full park planning process helped to formulate priority actions while setting realistic goals based on existing resources. As part of this process, the community has recognized that El Campo is short on parkland acres and faces a challenge to close the gap in the near future. Because the City is close to reaching its goal of 15.25 acres of parkland per 1,000 residents and due to available park funding, it is feasible for the target level of service to be reached in the short-term. However, leadership in city staff and elected officials must help to accomplish continuous improvements and focus on measurable and achievable actions. Milestones should be set to raise the bar for parkland experiences in El Campo.

For each individual park, general park observations and improvement ideas are provided in the inventory section.

The key for future park improvements is to generally modernize and update existing park facilities while implementing future parks and connections on a strategic basis.

El Campo’s newest amenities include wonderful facilities within the park system. Although new park facilities are praiseworthy, decades of limited significant park investment have resulted in outdated facilities and many existing parks are beginning to show their age. This creates a tough situation for the City’s park staff to decide how to improve existing parks. In order to control this balancing act, city staff will be a tremendous resource in managing budget and implementation. Competing interest for funding resources and resource allocation has now identified the need for increased park funding to meet the community’s desires. In the future, it will require more developer driven requirements, particularly for the residential expansion areas.

Figure 54. Actions for Park Improvements

Actions for Park Improvements
1. Create a Parkland Dedication Ordinance
2. Provide Improvements to Existing Parks
3. Conduct Additional Concept Master Plans
4. Provide New Park Facilities and Amenities Based on the Needs Assessment <ul style="list-style-type: none"> • Disc Golf • Large Pavilion • Spray Park • Lawn Games (such as horseshoes) • Skate Park • Amphitheater • Trails • Recreation Center
5. Expand Soft Programming
6. Advance Funding and Sources
7. Plan for Increased Level of Service through New Parks



El Campo Comprehensive Plan Update 2017

Actions for Park Improvements

1. Create a Parkland Dedication Ordinance

El Campo should create a parkland dedication ordinance to meet future park needs. Parkland dedication is a requirement imposed by a local governmental entity mandating that subdivision developers or builders dedicate land for a park/or pay a fee to be used by the government entity to acquire and develop park facilities. These dedications help provide park facilities in newly developed areas of a jurisdiction without burdening existing city residents. They may be considered a type of user fee because the intent is that the cost of new parks should be paid for by the landowner, developer, or new homeowners who are responsible for creating the demand for the new park facilities.

The philosophy is that new development ultimately generates a need for additional park amenities, and the people responsible for creating that need should bear the cost of providing the new amenities. An appealing feature of parkland dedication is that it responds to market conditions—if fewer populations come to the city than predicted, less money is forthcoming and fewer parks are built. Similarly, as costs for acquisition and development of parks increase or decrease, the parkland dedication requirements can be increased or decreased accordingly. Parkland dedication enables decision makers to protect the interests of current residents and to manage growth.²

2. Provide Improvements to Existing Parks

This priority action will require commitments from elected and appointed officials to ensure appropriate funding is provided.

Now is the time for El Campo to improve its existing parks. Most parks are showing their age and improvements to existing facilities are needed. This action item will need to include replacing, updating, repairing and renovating amenities. The operation of improving existing parks and infill of new amenities will need to be overseen by park staff with this document serving as a guide.

Close-to-home parks are the foundation for El Campo's park system. These variety of park types provide important amenities for their surrounding residential areas. However, due to their existing age and facility conditions, it is time to reinvest in these assets. In general, existing parks are in fair to poor conditions. In conjunction with housing and neighborhood strategies, park improvement efforts can work to increase community images, housing demand and property values.

Some of the issues facing existing parks in El Campo include outdated equipment, aging structures, and accessibility challenges. In addition, most would benefit from increased general maintenance such as painting, new plantings, reseeding and weed controlling. Many of the existing parks would benefit from new sidewalks to and from the park, as well as the park's surrounding roadside perimeters. Also, many of their parking lots and entry drives are need resurfacing, restriping and repairs.

² Crompton, John L. Parkland Dedication Ordinances in Texas: A Missed Opportunity? Texas A&M AgriLife Extension.



El Campo Comprehensive Plan Update 2017

3. Conduct Additional Concept Master Plans

Conceptual site planning would be wise for both Willie Bell Park and Friendship Park. These plans could incorporate additional public input during the design phase. The master plans for these two parks are specifically identified based on community input, their locations in the City and opportunity to increase the usability and functionality of the key recreation sites. The identification of the two parks for first phases of concept planning should not discourage planning at other city parks.

El Campo has made significant investments of time and money to plan for the future. It is prudent to continue these long-term investments as each was identified as high priority from the needs assessment. These plans should include local input, master site plans, consideration of existing elements/facilities, and cost estimating. In addition, these types of concept plans are useful for grant applications and fundraising.

4. Provide New Park Facilities and Amenities Based on the Needs Assessment

The recent additions of Legacy Fields and the Park at Legacy Fields to El Campo's park system have gone a long way to improving Facility LOS, but expansions are still identified with the needs assessment. There are several key needs for new and expanded amenities that should be considered with the development of new parks and as enhancements at existing parks. As shown in the needs assessment section, the top Facility LOS needs listed below. When combined with local input, the following should be considered as top facility needs for El Campo (again, these needs are for new facilities and are separate from renovations to existing amenities):

- Disc Golf
- Large Pavilion
- Spray Park
- Lawn Games (such as horseshoes)
- Skate Park
- Amphitheater
- Trails
- Recreation Center

5. Expand Soft Programming

Traditional programming consists of fields, buildings, parking and sports leagues. However, new recreation trends include the need for increased social interaction and events. Summer camps, exercise classes, other opportunities such as farmers' markets, art fairs, and movie nights are great examples of soft programming. This type of soft programming often works well with other city initiatives such as downtown revitalization.

The City currently hosts several programs including a Farmers Market and Movie Nights, and has fostered valuable partnerships with the Boys & Girls Clubs and ECISD to provide additional recreational opportunities for residents.



El Campo Comprehensive Plan Update 2017

These efforts often require increased city staff resources for coordination. However, most soft programming events or elements are already in place and can use existing parking, recreation, and available open space. In cities with limited park space, high usage and varied demand for facilities, amenities and activities, cities are increasingly challenged to meet the needs of different user groups. Providing multiple facilities and space for a variety of activities for people with different interests and skills is only part of the equation. Effective park space programming is essential for engaging residents and creating meaningful and enriching park experiences.

6. Advance Funding and Sources

Additional sources of park revenue need to be identified. A multi-tool approach is needed, in which multiple strategies, funding sources and partners are employed to collectively work to achieve the desired results. El Campo is an example city in the region on how to do this, just see Legacy Fields. However, this coordinated effort must continue to see other significant park enhancements.

El Campo's current recreation budget is focused on maintenance cost with limited funds for new parks, significant park improvements or expanded trails. Based on the Comprehensive Plan process and community input as part of the park master plan, parks and recreations are a vital part of the community livability. With this, increases in the annual park budget must be considered for parks and recreations to remain prominent for its citizens. Small increases to the annual park budget are needed to accomplish even minor upgrades such as resurfacing parking lots, repairing facilities and replacing outdated equipment.

A range of strategies may be appropriate within a given location and, therefore, each possible strategy should be understood and examined to determine where it may be most appropriately used. In many cases, funding could include multiple sources such as:

- General Funds

This source of funding is supported by ad valorem tax revenues and is generally the primary source of funds for maintenance and operation of the existing parks system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new trail and park improvements.

- Economic Development Corporation

Economic Development Corporations (EDC) are often utilized in communities as a means of concentrating resources towards economic development and creating new jobs. The advantages to EDCs are that they may exist as public entities (directly associated with municipal government) or may exist as non-profit organizations. EDCs may be created to promote and attract economic development for the city or they may be created to specifically address issues within a particular neighborhood or area within the community. EDCs often receive funding from both public and private sources, such as funding by Type B sales tax revenues, and essentially act as an ambassador for the area that they serve. Advocacy and proactive outreach are



El Campo Comprehensive Plan Update 2017

important functions of EDCs in their attempt to explain and reach out to potential development and provide reasons and offer incentives for choosing to locate within the identified area.

- Bonds

Bonds are generally the most common source used by cities for the purchase of land and for providing development monies. Debt financing through the issuance of municipal bonds is one of the most common ways to fund park, recreation and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a period of time ranging from a few years to several decades.

A General Obligation Bond is amortized using ad valorem taxes and is used for the funding of capital projects which are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs financed by this source. Capital items such as purchase of land and physical improvements with a usable life expectancy of 15 to 20 years can be funded with general obligation bonds.

A revenue bond finances projects which produce enough revenue to retire their debt, such as golf courses, batting cages and enterprise-oriented park projects.

- Developer Requirements

This involves requiring new development to provide a dedication of land for parks (or fee-in-lieu of land), park development fees, and trail rights-of-way or easements to offset the City's costs.

- Texas Parks and Wildlife Department Outdoor Recreation Grants

This grant provides 50 percent matching grant funds to municipalities, counties, MUDs and other local units of government with populations less than 500,000 to acquire and develop parkland or to renovate existing public recreation areas. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts. Projects must be completed within three years of approval.

- Texas Parks and Wildlife Department Indoor Recreation Grants

This grant provides 50 percent matching grant funds to municipalities, counties, MUDs and other local units of government with populations less than 500,000 to construct recreation centers, nature centers and other indoor recreation-related buildings.

- Texas Parks and Wildlife Department Community Outdoor Outreach Program (CO-OP) Grants

The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to



El Campo Comprehensive Plan Update 2017

non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups. Funds may be used for direct program costs for outdoor recreation or environmental education and conservation programs.

- Texas Parks and Wildlife Department Recreational Trail Grants

TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

- Private Donations

This source of financial assistance would usually come from a citizen, organization, or business which has an interest in assisting with the development of the park system. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children. Once property is acquired through this method, the City should be prepared to improve the facility for use within a reasonable length of time.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is to establish a permanent source of principal value that will increase as donations occur. The principal cannot be decreased; however, the annual interest can be used for park development.

- Public Improvements District (P.I.D.)

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district, the P.I.D. provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

- Tax Increment Reinvestment Zones (T.I.R.Z.)

A T.I.R.Z. is a tool used by local governments to finance public improvements in a defined area as approved by the City Council. When an area is designated as a T.I.R.Z. district, the tax base is frozen at the current level. As development occurs within the T.I.R.Z., the increased value of property, or the tax increment, is captured. The tax increments are posted to a separate fund to finance public improvements within the district.

- Partnership with the School District and County

The City should investigate opportunities to share park facilities and their associated cost with both the local school districts and counties. The City, school districts and



El Campo Comprehensive Plan Update 2017

counties have many common goals. Additionally, assets and costs can be shared between the entities to help meet each entity's specific needs. For example, the City may purchase land next to future school site and a school district may install the facilities, such as a playground, which can be enjoyed by the entire community. Thus, the entire community benefits because each entity can generally save tax dollars.

7. Plan for Increased Level of Service through New Parks

Because El Campo's current level of service is short of meeting their established standards, steady land procurements are recommended. Making appropriate lands set aside and available for future park development in the north-west area of the city limits is a determining factor in the park system's long-term success. To promote a quality and sustainable recreation system, it will be imperative to provide new space for needed facilities and to acquire land to reach target levels of service.

The new land acquisitions are not meant to compete with funding for improvements to existing parks. In fact, as discussed earlier in this chapter, input throughout the engagement process repeatedly prioritized existing park renovation and reinvestment over the creation of new parks in El Campo. Rather, acquiring lands may be key to reach the guidelines established during this Master Plan. Acquiring new lands in the next five to ten years is necessary to create a park legacy for future generations.



Recreation Priority Items

The expanded vision for El Campo's parks are to focus on updating and revitalizing existing parks. These updates would include park maintenance, updated facilities, and the expansion of new facility and amenity types. The community desires reflected additional amenities for all residents with an emphasis on organized team practice facilities and trails. The new parks will be designed for, and existing parks enhanced with a focus on providing facilities and programming for all age groups to enjoy. The overarching desire is for El Campo's recreation system to enhance the community's livability.

1 – 3 Years

- Adopt a parkland dedication ordinance.
- Conduct concept master plans for Willie Bell Park.
- Conduct concept master plans for Friendship Park.
- Create ongoing data base for funding opportunities and partnerships.
- Annually identify, review and apply for funding opportunities.
- Continue security patrols in parks during hours the parks are open and gather data on what safety concerns exist in each park.
- Annually review and update an operation and maintenance plan, schedule, and budget for the parks system.
- Implement a centrally located skate park.
- Implement new lawn games throughout the park system.
- Conduct a feasibility study for new indoor recreation or a recreation center.
- Expand soft programming opportunities throughout the park system. Examples include farmers' market, movies in the park and group exercise classes.

4 – 7 Years

- Provide new large group pavilions throughout the park system.
- Implement a spray park.
- The City will work with grassroots organizations that support city parks.
- Continue to conduct a feasibility analysis of constructing, in cooperation with other organizations and individuals, a multi-use trail/sidewalks system between parks, schools, and other facilities.
- Parks will be landscaped to increase restorative benefits.
- The city will develop an asset map of potential partnerships to expand and enhance parks and recreation facilities and opportunities.
- Potential partnerships with schools, churches, non-profits, and private sector entities will be investigated.
- Play equipment will be increased in all parks, and damaged equipment will be repaired or replaced.

8 – 10 Years

- Acquire new land for future parks.
- Implement a disc golf course.
- Implement an amphitheater.



Park Specific Improvements

Alamo Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Updated benches and trash receptacles to improve the park's identity and aesthetics. Matching the site furnishings from the nearby Evans Park could better unify the park's connection to the downtown identity.
- Restripe the parking area along W. 1st Street.
- Provide perimeter sidewalks, internal walks, and ADA facilities to improve the park's circulation.
- Include a future skate park or splash pad on the area east of Alamo Street.

Evans Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Restripe the parking areas along E. Monseratte Street, S. Washington Street, and E. Railroad Street.
- Consider additional monument and civic donation features.
- Consider additional public art installations.

Delta Street Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Install a consistent, efficient, and cost-effective irrigation system.
- Restripe the parking areas.
- Repaint the basketball court markings. Repair the courts lights.
- A small looped walking trail would serve the area well. In addition, a trail and park access easement could be provided to Thrift Street to allow better access from the surrounding area.
- A sand volleyball court should be considered with future park improvements.
- A group pavilion should be considered with future park improvements.
- Updated benches and trash receptacles to improve the park's identity and aesthetics.

El Campo Aquatic Center

- A splash pad should be considered with future center improvements.

Friendship Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- A master plan site design is recommended for this park.
- Install a consistent, efficient and cost-effective irrigation system.
- Updated benches and trash receptacles to improve the park's identity and aesthetics.



El Campo Comprehensive Plan Update 2017

- Restripe the parking areas.
- Provide internal walks and ADA facilities to improve the park's circulation.
- The play area's equipment should be updated along with the fall surface.
- Provide repairs or replacement to the trail with a new all-weather surface. It is recommended the trail width be increased to a minimum 8 feet.
- The tennis area should be renovated with resurfacing, repairs to nets and net poles, and lighting repairs/replacement.
- The four abandoned tennis courts should be repurposed into new court games such as tennis, soccer/hockey, bocce ball, basketball, volleyball, and pickleball. Alternatively, the surface could also include markings for children activities such as street routes or four square.
- Provide regular maintenance for sand volleyball.
- Removed unused the backstops and replace/update with larger backstops.
- Future sports field expansion should consider new practice baseball facility with infields and/or additional soccer fields.

Rotary Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Add new benches and trash receptacles to improve the park's use.
- Restripe the parking areas.
- Provide maintenance to existing field lights to repair and replace damaged fixtures.
- Update/provide ADA facilities to improve the park's circulation.
- The play area's equipment should be updated along with the fall surface.
- The trail should be repaired or potentially replaced with a new all-weather surface. It is recommended the trail width be increased to a minimum 8 feet.
- Provide regular maintenance for sand volleyball.
- Future large programming expansions such as new sports fields are not likely able to be accommodated at this park.
- Along with future trail improvements, update the exercise stations with new equipment.

Second Street Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Install a consistent, efficient and cost-effective irrigation system.
- Updated benches and trash receptacles to improve the park's identity and aesthetics.
- Restripe the parking areas.
- Provide perimeter sidewalks, internal walks and ADA facilities to improve the park's circulation.
- The play area's equipment should be updated and fall surface should be provided.
- A walking trail should be considered with future park improvements.
- Remove unused backstops and replace/update with larger backstops.
- Future sports field expansion should consider new practice baseball facility with infields and/or additional soccer fields.
- Repaint the basketball court markings. Repair the courts lights.
- A group pavilion should be considered with future park improvements.



El Campo Comprehensive Plan Update 2017

The Park at Legacy Fields

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- The park should continue to receive quality maintenance to preserve the park's condition.
- Future programming expansion should include trails, a splash pad or water feature.
- Provide fishing pier and a perimeter walk to the pond.

Willie Bell Park

- As part of an overall park or city-wide signage improvement, new park signage is recommended to create continuity between public facilities.
- Install a consistent, efficient and cost-effective irrigation system.
- A master plan site design is recommended for this park.
- The parks entry and parking surfaces should be improved.
- The parks entry and parking locations should be redesigned to improve circulation.
- Updated benches and trash receptacles to improve the park's identity and aesthetics.
- The concrete tables should be removed and replaced.
- Small pavilions should be considered with future park improvements.
- Provide updates to the soccer fields such as new nets and clearly number all fields.
- Provide additional bleachers for sports fields.
- Provide perimeter sidewalks, internal walks and ADA facilities to improve the park's circulation.
- The older play area's equipment should be updated along with the fall surface.
- The trail should be repaired or potentially replaced with a new all-weather surface. It is recommended the trail width be increased to a minimum 8 feet.
- Future park improvements should provide a trail expansion to create a large loop trail around the soccer fields.
- Repaint the basketball court markings. Repair the courts lights.
- Provide regular maintenance for sand volleyball.
- Remove unused backstops and replace/update with larger backstops.



11. HOUSING STRATEGY ASSESSMENT AND RECOMMENDATIONS

Strategies to address housing-related topics were not specifically included in the Plan 2020 Comprehensive Plan completed in the year 2000. Based on the results of the 2015 community demographics update (Chapter III) and community input (Chapter V), a need emerged to address housing-related topics in this Comprehensive Plan Update. Housing is a critical component of any city, affecting the resident's quality of life, the community's vibrancy, the tax base, and the ability to attract and retain employment generators.

Needs Assessment

During the community demographics update and community input phases, several factors were documented that led to the conclusion that specific actions related to housing are critical to the overall success of El Campo's goals. The "Areas of Emphasis" developed in the first phase of this Plan Update addressed by this section include:

- Expand housing options affordable for the City's main workforce demographic
- Improve maintenance of existing housing
- Support job growth

The underlying demographic factors on which the housing needs assessment is based are shown in Chapter III. The key factors affecting housing demand and choices are summarized below:

Population Growth (Figure 2)

The projected population growth through 2030 implies the need for between 200 and 1,500 new housing units, which far outpaces the current pace of single family home construction.

Population Age Distribution (Figure 3)

The age cohort distribution trends imply the need for non-single family housing products that may be required by an aging population and unique products that may be attractive to younger age cohorts (age 20-30) just entering the workforce.

Income Capabilities (Figure 17)

Using a standard metric that a home price should be no more than 2.5 – 3.0 times annual income, the El Campo median family income of just under \$40,000 implies that the "sweet spot" for home prices affordable by El Campo's dominant work force should be in the low to mid \$100,000's range. The values of most homes currently being permitted are well in excess of this range. The relatively low sales pace and low sales prices hinders interest by large production builders, so alternative delivery methods need to be explored.

Existing Residential Structure Age (Figure 7)

The average age of residential structures in El Campo is over 50 years old. 54.6% of the housing stock was built prior to 1970 and 91.4% was built prior to 2000; only 8.6% of the housing stock has been constructed since 2000. Very few new homes are being built to meet demands and preferences; the age of the existing structures leads to a variety of maintenance issues that only increase with age.



El Campo Comprehensive Plan Update 2017

Housing Types (Figure 5)

Between 2000 and 2012 the allocation of most types of housing (single family, duplex, apartment, etc.) decreased, with one notable exception – manufactured homes. While the proportion of single family homes dropped from 78.1% to 76.5% during that period, the allocation of manufactured homes increased from 5.8% to 8.3%. The demand for moderately priced work force housing is being met in large part by manufactured homes. This trend is exacerbated by the low pace of new home construction and the natural deterioration of older homes that are not being replaced. While manufactured homes fulfill a valid need, an increasing presence is not indicative of a balanced home building economy and, in the long run, do not provide appreciation to the City’s tax base.

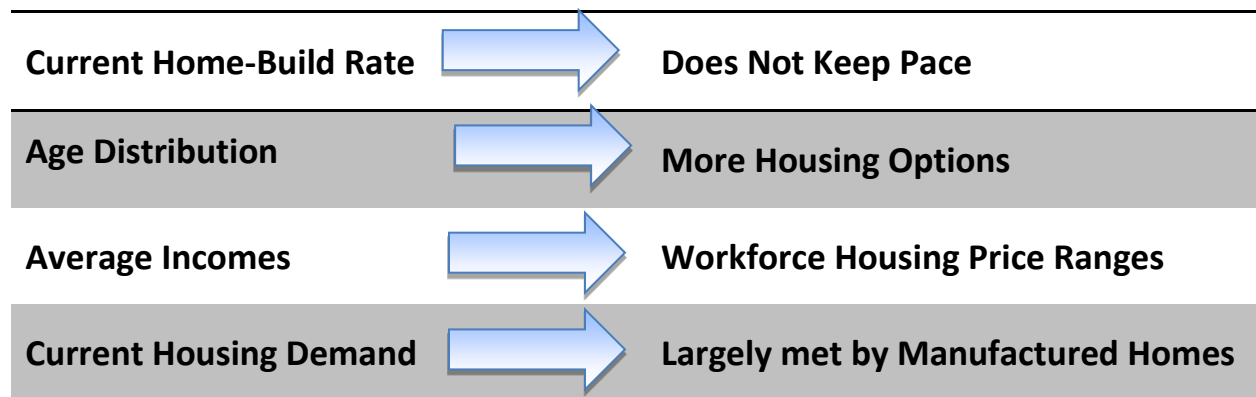
Community Input (Charts 8 & 9)

Information gathered during the community input phase indicates that El Campo residents place high importance on housing availability and quality. 33% of respondents rated “housing availability and affordability” as the greatest challenge facing the City. This was the highest rated response, followed closely by “employment opportunities (26%)”. Similarly, 34% of respondents ranked “maintenance of yards and homes” as the most important feature of a desirable neighborhood (ranked only behind public safety). These responses from the community corroborate the statistical data for El Campo.

Conclusions

The confluence of factors described in the Needs Assessment section led to the conclusion that strategies directed toward housing issues are important to include in this Comprehensive Plan Update. The projected demand for future housing needs cannot be met with the current pace of construction. There are various economic impediments that curtail the construction of new housing products that are within the price range needed for the majority of El Campo’s workforce. The age distribution of residents implies the need for expanding the housing inventory beyond traditional detached single family norms. Finally, the aging current housing inventory requires renewed maintenance efforts in order to preserve and expand the quality neighborhoods expected by El Campo’s residents.

Figure 55: Housing Conclusions





Mobile Homes and Zoning

The housing category generically called “mobile homes” is more accurately broken into three separate categories:

- “Mobile Homes” are homes designed to be moved and re-moved and built prior to 1976 when the U.S. Department of Housing and Urban Development (HUD) established new minimum construction standards for such homes. State law allows cities to prohibit the placement of mobile homes through their land use codes.
- “Manufactured Homes” are also homes designed to be moved and removed, but are built after 1976 to the higher HUD construction standards. State law allows cities to regulate the placement of mobile homes through their land use codes.
- “Industrialized Homes”, commonly called “modular homes” are manufactured in sections or modules, assembled on a permanent foundation, and are not designed to be moved again. State law treats modular homes the same as a traditional site-built home.



The current El Campo zoning code addresses site-built, mobile, manufactured, and modular homes in the following manner:



Figure 56: Existing Zoning for Residential Uses

Zoning District	Site-Built	Mobile	Manufactured	Modular
R1 SF Estate	✓	X	X	?
R1 SF Residential	✓	X	X	?
R1 SF Small Lot	✓	X	X	?
R1M Manufactured Home Park/Subdivision	X	X	✓	✓
R2 Mixed Residential	✓	X	✓	?

- ✓ Means the use is allowed in that zoning category
- X Means the use is prohibited in that zoning category
- ? Means the zoning code does not specifically address this use

Housing Strategies

Based on the factors and community input described above, the City should focus on the following housing-related strategies:

- Revitalization of existing neighborhoods to promote long-term quality and stability.
- Revisions to the zoning code to promote the desired housing quality and diversity.
- Programs to incentivize and promote a vibrant housing sector.

These strategies form the basis for the recommendations described below.

Recommendations

1. Expand residential code enforcement program
 - a. Benchmark code enforcement spending against peer cities and allocate adequate funding and staffing commensurate with the high-priority voiced by residents.
 - b. Ensure field inspectors have the necessary technology, training, and support staff to efficiently perform duties.
 - c. Conduct a legal review of codes to ensure all available code enforcement and substandard building demolition powers are up to date.



El Campo Comprehensive Plan Update 2017

2. Assist neighborhoods with the creation of neighborhood associations
 - a. On a voluntary basis, provide legal or administrative assistance to neighborhoods seeking to form associations that can assist with enforcing building and yard maintenance standards. Assistance could be in the form of organization, writing of bylaws, and providing meeting space.

3. Revise the zoning code
 - a. Limit the placement of manufactured homes (post 1976 construction) to the R1M zoning category.
 - b. Conduct additional research and public input regarding revisions that would eliminate the “grandfathering” provisions for existing mobile homes (pre 1976 construction) anywhere in the City and existing manufactured homes outside of the R1M zoning category.
 - c. Clarify the zoning designations where modular housing is allowable as an acceptable alternative to manufactured homes to address the workforce housing needs.

4. Create an economic incentive program for housing
 - a. Benchmark housing incentive programs offered in peer cities.
 - b. Retain a professional housing market research firm to identify specific builders that would have a “fit” in El Campo and conduct an active marketing program.
 - c. Convene a task force comprised of private-sector real estate representatives to gain a better understanding of the local real estate market and assist with drafting meaningful incentive programs.
 - d. Develop and maintain a database of lots/land available for immediate infill building opportunities without the need to extensive public infrastructure improvements.
 - e. Create one or more neighborhood empowerment zones (NEZ) in which incentives such as tax abatements, fee waivers, direct incentives, or infrastructure reimbursement programs can be administered to achieve housing construction, including appropriate multi-family, consistent with the City’s goals. For example, direct incentives could include payment of construction loan interest on behalf of builders or providing completion bonuses upon closing of new homes.



El Campo Comprehensive Plan Update 2017

12. IMPLEMENTATION PLAN

The El Campo Comprehensive Plan 2020, completed in 2000, established a priority list of capital improvement recommendations. Many of those projects have been completed. The highest priority recommendations from the 2017 Update, along with ongoing projects from the original 2020 Plan, are summarized and compiled in this section. Recommendations are separated into “policy” and “capital improvement” categories.

The top policy recommendations are reiterated based on their furtherance of the updated vision statement elements and areas of emphasis.

The capital improvement recommendations are further categorized for water system, wastewater system, storm water system, transportation system, and parks 7 recreation projects. The recommended projects are a result of the needs assessments conducted for each area.

Policy Recommendations

Recommendation	Responsibility	2017 Update Chapter
1. Re-engage the Planning & Zoning Commission as an active participant to focus on long range planning and implementation of the Comprehensive Plan	Planning Director	All
2. Update the future land use plan to incorporate the three strategic planning areas	Planning Director	7
3. Implement the annexation plan	Planning Director	7
4. Adopt floodplain management (fill & freeboard) and Stormwater Management (Allow BMPs; Require Detention) Ordinances	Public Works Director	8
5. Adopt the new Thoroughfare Plan & revised Design Manual Table 6.2	Public Works Director	9
6. Conduct a strategic transportation review of the Avenue C and SH 71 intersection	Public Works Director	9
7. Conduct a strategic transportation review of Wharton Street between its connection with SH 71 on the south and its connection with SH 71 on the north.	Public Works Director	9
8. Prepare an access management plan for frontage roads along the US 59 bypass (IH 69).	Public Works Director	9
9. Adopt a parkland dedication ordinance	Planning Director	10
10. Expand residential code enforcement program	Planning Director	11
11. Perform a diagnostic of and revise the zoning code	Planning Director	11
12. Create an economic incentive program for housing	Planning Director	11



El Campo Comprehensive Plan Update 2017

Capital Improvement Program Recommendations

Water System Recommendations	Estimated Construction Magnitude	Fiscal Year
Water Tank Maintenance Plan - Annual Preventive Maintenance	\$45,000	Annual
Small Diameter and AC Pipe Replacement Program	TBD	Annual
Apply for CDBG Funding	\$50,000	Bi-annual
SCADA for Tanks and Pump Stations	\$130,000	2017
Monseratte Plant - MCC Panel Replacement	\$90,000.00	2017
Wilson Plant - Soft-starter/VFD Installation	\$116,500.00	2017
Water Master Plan/Hydraulic Model	\$35,000	2018
Fencing Upgrades and Site Beautification	\$25,000	2018

Wastewater System Recommendations	Estimated Construction Magnitude	Fiscal Year
Sanitary Sewer Replacement Fund	\$400,000	Annual
Vacuum Truck Acquisition	\$250,000	2018
Preventive Maintenance Crew	TBD	2018
Lift Station Generators	TBD	TBD
Lift Station Data Loggers	\$25,000.00	2017
Dewatering System Upgrades - Belt Press or Other	\$500,000	TBD
Sand Filter and Reuse System Construction	\$500,000	TBD
Grease Disposal Outlet at WWTP	\$20,000	2018
Wastewater Master Plan/Hydraulic Model	\$40,000	2018
Fencing Upgrades and Site Beautification	\$25,000	TBD



El Campo Comprehensive Plan Update 2017

Stormwater System Recommendations	Estimated Construction Magnitude	Fiscal Year
Tres Palacios Creek - US59 Downstream - Regional Detention and Channel Improvements	\$6,000,000	2017
Tres Palacios Creek - BUS59 to US59 - Channel Improvements	\$9,800,000	TBD
Tres Palacios Creek - Upstream of BUS59 - Easement Acquisition and Slope Stabilization	TBD	TBD
Blue Creek - Channel Widening and Culvert Improvements	\$2,600,000	TBD
Coordination with TXDOT - BUS59 and US59 Culvert Upgrades	-	TBD
Floodplain Management - Fill and Freeboard Ordinances	-	2017
Stormwater Management - Allow BMPs; Require Detention	-	2017
FM2765 - North Mechanic to Blue Creek	\$120,000	As Opportunity Arises
Town & Country Subdivision	\$700,000	
Sue Street - Judy Lane to Humphrey Lane	\$625,000	
Avenue F at Pecan Street	\$475,000	
Downtown/North Mechanic Outfall	\$3,200,000	
North Wharton Street Outfalls	\$225,000	
Hoskins Broadway Outfall	\$575,000	
East Monseratte Outfall	\$625,000	
Tres Palacios Creek to US 59	\$775,000	

Transportation System Recommendations	Estimated Construction Magnitude	Fiscal Year
East Loop improvements	TBD	As Opportunity Arises
St. Luke's	TBD	
Improvement to Wharton Street	TBD	
FM 1162 (Upgrade Shoulders)	TBD	
Frontage Road tie in at FM960	TBD	
Sam Bishkin & Wilson Road Extensions	TBD	



El Campo Comprehensive Plan Update 2017

Parks & Recreation System Recommendations	Estimated Construction Magnitude	Fiscal Year
Centrally-located skate park	\$50,000	2018
Spray park	\$200,000	2019
New lawn games throughout the park system	TBD	TBD
Disc golf course (equipment & clearing)	\$50,000	TBD
Amphitheater (stage, seating, utilities)	\$250,000	TBD
New large group pavilions throughout the park system	\$80,000 each	As Opportunity Arises
Parks will be landscaped to increase restorative benefits	TBD	
Play equipment will be increased in all parks and damaged equipment will be repaired or replaced	\$50,000 each	

Parks & Recreation Programming Recommendations	Estimated Construction Magnitude	Fiscal Year
Conduct concept master plans for Willie Bell Park	\$30,000	2018
Conduct concept master plans for friendship Park	\$30,000	2018
Conduct a feasibility study for a new indoor recreation center	\$30,000	TBD
Provide improvements to existing parks	TBD	As Opportunity Arises
Expand soft programming opportunities throughout the park system	TBD	