Mount Enterprise

Moving Forwards

Comprehensive Plan

Acknowledgments

This Comprehensive Plan owes its creation to the unwavering support and collaboration of the City of Mount Enterprise. We sincerely thank the Mayor and Town Council for their forward-thinking leadership, dedication, and commitment to the town's sustained progress and resilience. We also recognize the invaluable contributions of the Town staff, whose expertise, responsiveness, and cooperation were instrumental throughout the study development. Their input has ensured that this document truly represents the distinctive identity, needs, and aspirations of the Mount Enterprise community. Furthermore, we express our gratitude to the residents and stakeholders whose active involvement and insightful feedback have greatly enriched this planning process, paving the way for a more vibrant and enduring future.

This comprehensive plan is a strategic planning document prepared by Public Management, Inc. for the City of Mount Enterprise, Texas, with funding from HUD's CDBG-MIT program administered by the Texas General Land Office. Building on earlier analyses and stakeholder input, the plan establishes a forward-looking framework to guide long-term development, resilience, and risk mitigation. It presents an integrated assessment of Mount Enterprise's existing conditions and future priorities across key focus areas, including hazard risks, population trends, housing conditions, and infrastructure systems. The plan addresses identified challenges such as vulnerability to extreme weather and aging housing and infrastructure, while outlining data-driven strategies and recommendations to accommodate anticipated population growth, meet future housing needs, and improve water and street systems. Grounded in historical data, field surveys, and future projections, this comprehensive plan is intended to support informed decision-making, leverage funding opportunities, and promote sustainable, resilient community development in Mount Enterprise.

Moving Forward With

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INTRODUCTION

Purpose of the Plan

Planning Process & Partnerships

History

Plan Overview

Plan Goals & Objectives



Purpose of the Plan

Every community has its own vision for the future, and while growth is inevitable, many city officials and residents want to ensure that development does not come at the expense of what makes their city unique. Growth cannot be stopped, but it can be guided and shaped in ways that benefit the city and its residents while preserving its character. The purpose of the Comprehensive Plan is to provide that framework through the following:

Information Consolidation



Accessing accurate information about a city's current conditions and future direction can often be challenging. A Comprehensive Plan brings this information together in a single, publicly accessible document, ensuring that both decision-makers and residents have a clear, shared source of knowledge.

Guiding Growth



While growth is unavoidable, it can be directed to create a stronger, more vibrant community for residents, businesses, builders, and visitors. By establishing clear standards, the city can proactively guide new developments, commercial projects, and other growth to ensure they align with its long-term vision for the future.

Sustaining a Shared Vision



A Comprehensive Plan provides a long-term framework that outlasts changes in leadership, offering continuity and cohesion across different city administrations. While it is not intended to restrict evolving priorities, it helps maintain alignment between city leaders and residents over time.

Track Progress



The plan serves as a benchmark for measuring both short-term and long-term progress. By clearly laying out priorities and actions, it provides a vital tool for evaluating achievements and identifying areas that need continued attention between planning cycles.

Planning Process & Partnerships

This plan was made possible through the Resilient Communities Program, funded by the Texas General Land Office (contract #23-160-042-E725). The planning contract began on October 9th, 2024 and was carried out by the City of Mount Enterprise in partnership with Public Management, Inc. Specialized support was provided by:

STOKES & ASSOCIATES

Stokes & Associates, providing information and assistance in assessing infrastructure

Alongside these professional services, Public Management, Inc. conducted fieldwork through windshield surveys and collected data from local, regional, and national sources. This initial information serves as the foundation for public engagement. Town halls, community meetings, and resident feedback will provide critical context and ensure that the plan reflects the needs and perspectives of residents at the community level.



History

Mount Enterprise, located ten miles southeast of Laneville in southern Rusk County, was named for a small elevation near the town and for the business enterprise of the Vinson brothers, who settled in the area in 1832. The town owed its early existence to the presence of promising iron ore. Charles Vinson believed the nearby "old mountain" to be an iron mountain, and he was largely correct; the brown, crumbly ore of the Weches formation that outcrops in the area contains more than 50 percent iron.

Despite this natural resource, Vinson's most successful enterprise was manufacturing and retail. His factory produced wagons, buggies, furniture, plows, caskets, and a patented churn. He also operated a chain of stores based in Mount Enterprise, at one time owning four locations. Lumbering was another important early industry, supporting a furniture factory as early as 1850. Numerous plantations existed in the surrounding area prior to the Civil War.

In 1846, the Mulberry Grove post office was established with Henry Henson as postmaster, and in 1849 the name was changed to Mount Enterprise. Education also played a role in the town's early development. Mount Enterprise Male and Female College operated from 1851 to 1855, followed by the establishment of Mount Enterprise Male and Female Academy in 1853. By 1880, the town included three sawmills, a hotel, two cotton gins, a school, three churches, and a population of about 150.

In 1894, the Caro Northern Railway was chartered to operate as a logging railroad between Mount Enterprise and Caro in Nacogdoches County, a distance of sixteen and a half miles. The railroad connected with the Texas and New Orleans Railroad but came to within one and a half miles of the town's original location. As a result, the community relocated closer to the tracks, creating what became known as the new Mount Enterprise, while the original site was thereafter called old Mount Enterprise.

Although the railroad was abandoned in 1934, the town continued to grow and was incorporated by 1939. At that time, Mount Enterprise had a bank, a post office, a newspaper, several businesses, and a population of 920. After 1940, the population gradually declined, reaching 485 by 1982, when the town still maintained a bank, a post office, and fifteen businesses. The population rebounded slightly to 501 in 1990 and grew to 525 by 2000.



Plan Overview

The comprehensive Plan serves as a guiding framework for the City of Mount Enterprise, providing direction through key information and strategies that reflect the community's values. The plan extends through the year 2045 and establishes both short-term and long-term goals. It is designed as a living document, capable of adapting and evolving as the city grows and changes.

Each chapter of the plan follows a consistent structure. Chapters begin by presenting relevant background, including past and current information, before moving into proposed planning solutions and strategies. This approach ensures that the content is accessible to all readers, whether highly informed or new to the subject.

The plan is organized into thematic chapters: Community Profile, Community Facilities, Housing, Landuse and Future Landuse, Parks, Transportation System, Water System, Wastewater System, Drainage, Resiliency Measures, and Implementation. While the plan covers a wide range of topics, several themes remain central throughout. These priorities, identified in collaboration with the city and the community, include:

- **Preserving the small-town charm of Mount Enterprise**
- **Revitalizing local industry and infrastructure**
- **Enhancing safety and resilience against weather-related and natural hazards**

The Implementation Chapter consolidates recommended actions into a practical roadmap. It provides timelines, identifies potential partners, and outlines funding strategies to ensure the plan supports the community not only in day-to-day life but also in its long-term growth and development.

Plan Goals and Objectives

These goals and objectives serve as the foundation for the City of Mount Enterprise's comprehensive planning efforts. They represent locally defined priorities identified through engagement with City leaders and feedback taken from public engagement events.



GOAL 1 - Practical improvements to infrastructure

Achieving and maintaining reliable infrastructure is key for supporting daily operations from residents, staff, and visitors to the city. This goal focuses on building systems that can realistically be implemented for the city to achieve and maintain the level of quality infrastructure.

Objectives

- Prioritize Drainage and Flood Mitigation Improvements
- Expand and Strategically Extend the Municipal Sewer System
- Improve Roadway Resilience and Functionality

GOAL 2 - Careful Management of Landuse

Achieving and maintaining responsible land use is essential to supporting the long-term needs of residents, businesses, and visitors within the community. This goal focuses on guiding growth and development in ways that are practical, sustainable, and aligned with the city's vision to ensure land resources are used efficiently and thoughtfully over time.

Objectives

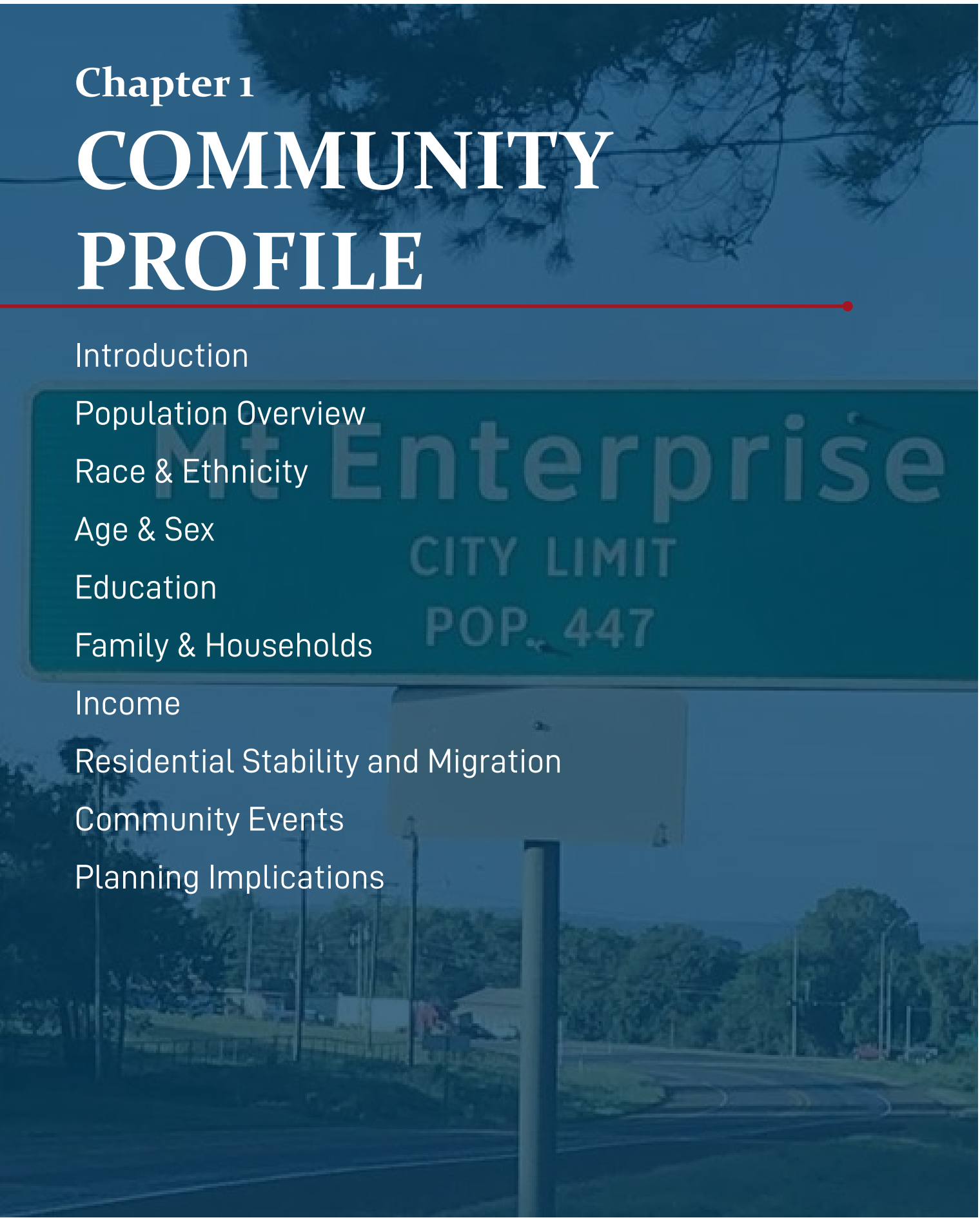
- Encourage infill and redevelopment within existing neighborhoods
- Align Land Use Decisions with infrastructure capacity
- Maintain community character through context-sensitive development

GOAL 3 - Thoughtful Reinvestment into the Existing Housing Stock

Achieving and sustaining thoughtful reinvestment in the existing housing stock is essential to preserving neighborhood character and supporting long-term community stability. This goal focuses on encouraging strategic improvements, rehabilitation, and maintenance efforts that strengthen property values, enhance livability, and ensure homes remain safe and viable for current and future residents.

Objectives

- Address Vacant and Deteriorating Properties
- Support Rehabilitation of Exiting Housing Stock
- Expand Attainable housing Options within Established areas



Chapter 1

COMMUNITY PROFILE

Introduction
Population Overview
Race & Ethnicity
Age & Sex
Education
Family & Households
Income
Residential Stability and Migration
Community Events
Planning Implications

Introduction

Mount Enterprise is a small, incorporated town in southern Rusk County that serves as a local center for nearby rural areas. With a population of approximately 500 residents as of the 2020 Census, it reflects the character of a close-knit East Texas community rooted in tradition. The town lies near the intersection of regional highways and has historically served as a modest hub for economic activity and public services.

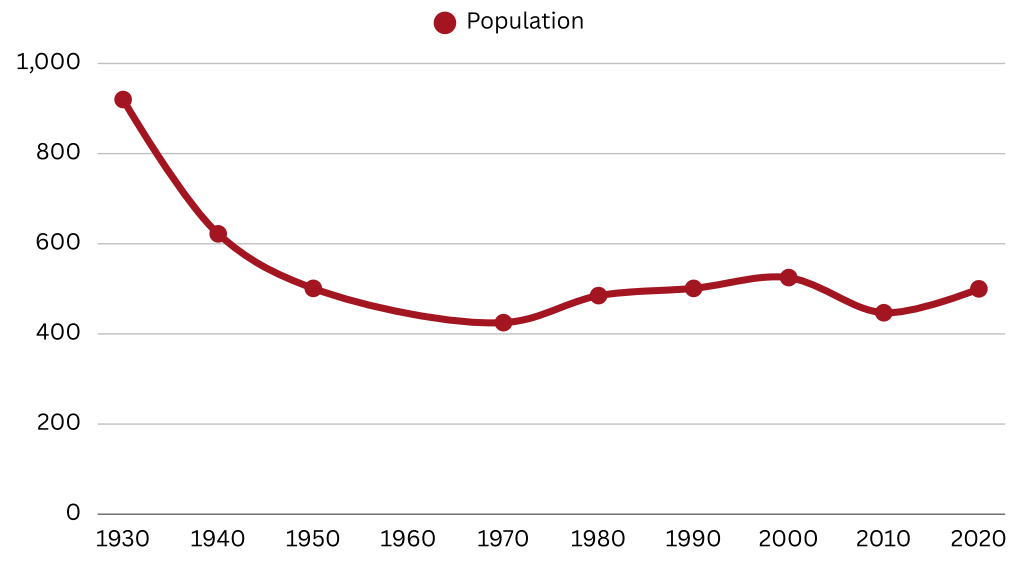
Mount Enterprise's early growth was shaped by manufacturing, timber, and agriculture. While these industries defined their historical development, the town has maintained a relatively small and stable population over the last several decades. Its rural location, limited new housing development, and broader regional trends continue to influence both its size and its pace of change.

Today, Mount Enterprise offers a quiet, small-town lifestyle and remains connected to its historical roots. Understanding who lives in the community, how the population has changed, and what factors may influence future trends is essential for planning housing, infrastructure, and service delivery. This profile provides a foundation for analyzing those population patterns and guiding the town's long-term development efforts.

Population Overview

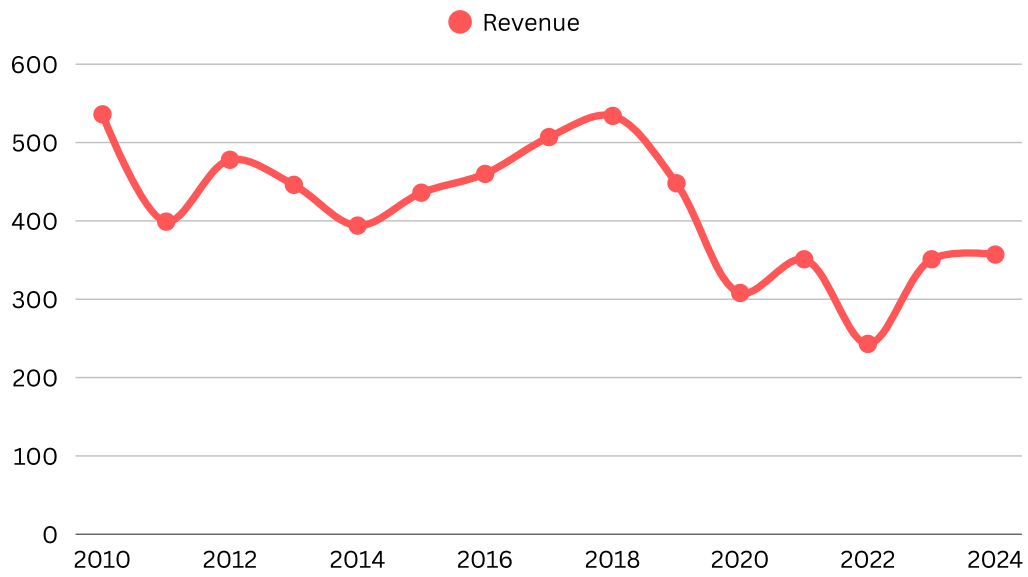
The City of Mount Enterprise has experienced distinct periods of both growth and decline in its population over the course of its history. According to the Texas Almanac Historic Data the city had a population of 920 residents in 1930, which would be the highest the population was ever recorded to reach. Following this high point the population fell to 662 by 1940, 501 by 1950 425 by 1970, 485 by 1980, 501 again by 1990, 525 by 2000, and 447 by 2010.

Figure 1.1 - Historic Population (Texas Alamac)



According to the US Census American Community Survey Estimates show a year to year population of the City of Mount Enterprise, using this data the Census found that the City of Mount Enterprise had a population of 536 in 2010, 399 in 2011, 478 in 2012, 446 in 2013, 394 in 2014, 436 in 2015, 460 in 2016, 507 in 2017, 534 in 2018, 448 in 2019, 308 in 2020, 351 in 2021, 243 in 2022, 351 in 2023 and 357 by 2024.

Figure 1.2 - Historic Population (US Census)



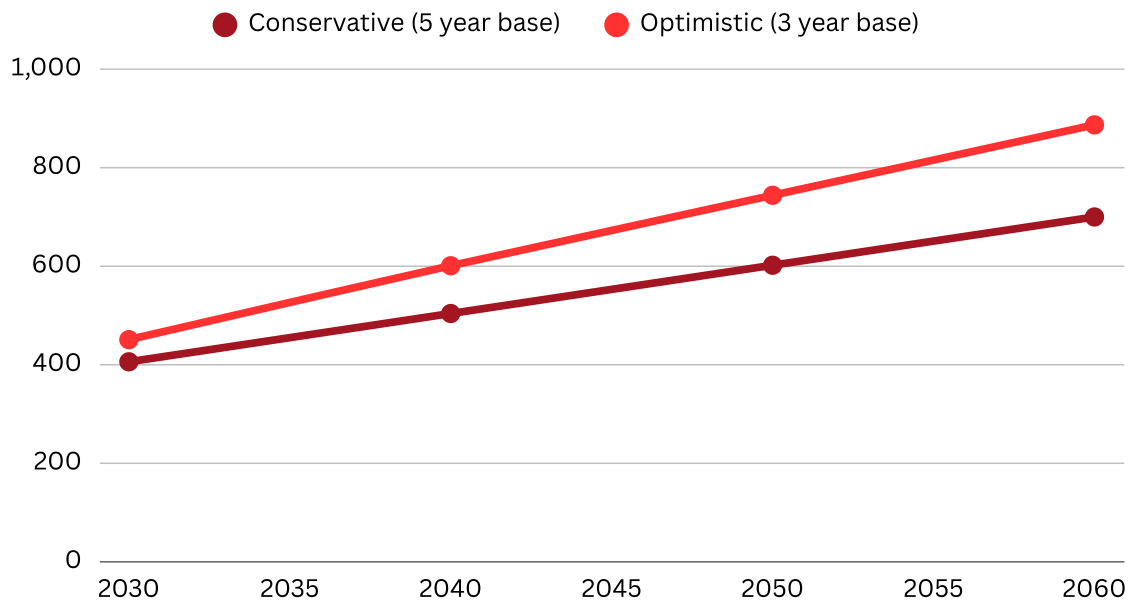
Population Projections

Future projections show that Mt. Enterprise will likely continue to have slow but steady growth in their population, resulting in growth that can be managed by the city and slowly bring more people, attention, jobs etc...

PMI Projections (Optimistic): By looking at the most recent growth trend in the three years, Public Management Inc. found that Mt. Enterprise's population is growing at a rate of 14.3 persons per year. At this rate PMI predicts that the population growth will reach 451 by 2030, 601 by 2040, 744 by 2050 and 887 by 2060. These projections show a steady growth of the population.

PMI Projections (Conservative): Based on population trends over the past five years, PMI found that Mt. Enterprise has slow growth in its population, with an increasing rate of 9.8 persons per year. Resulting in a population that is projected to rise to 406 by 2030, 504 by 2040, 602 by 2050 and 700 by 2060. These projections show the slower but steady growth of Mt. Enterprise.

Figure 1.3 - Population Projections



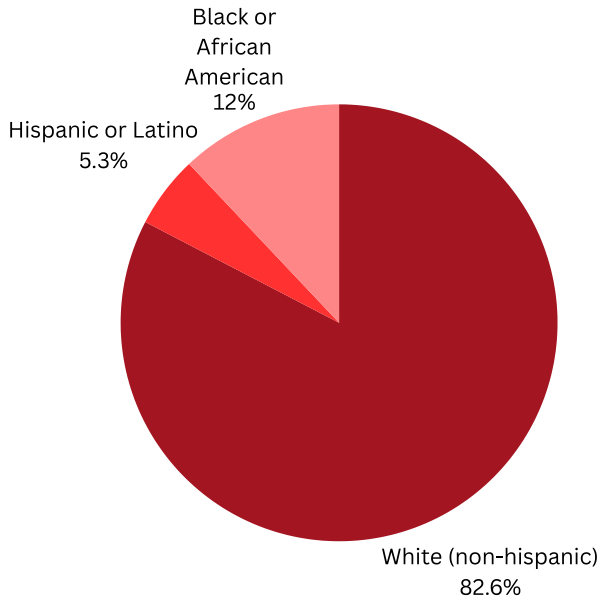
Race & Ethnicity

The racial and ethnic composition of Mount Enterprise aligns closely with that of other communities within Rusk County. Like many nearby cities, Mount Enterprise's population is primarily composed of individuals identifying as White, Hispanic or Latino, and Black or African American. According to ESRI's 2024 estimates, these three groups represent the predominant racial and ethnic demographics within the city.

White (Non-Hispanic): Approximately 82.6% of the population identifies as White alone and not of Hispanic or Latino origin. This is a much higher distribution than the state average which as of 2024 is 42% White (Non-hispanic).

Hispanic or Latino (of any race): Approximately 5.3% of the population identifies as Hispanic or Latino origin. This is a much lower distribution than the state average of 44.7% Hispanic or Latino (of any race) as of the 2024 U.S. Census estimates.

Figure 1.3- Race Distribution



Black or African American: Approximately 12% of the population identifies as Black or African American. This is in line with the state average of 13.3% Black or African American population as of the 2024 Census estimates.

Understanding the racial and ethnic makeup of Mount Enterprise is important for ensuring that local policies, services, and community programs reflect the needs and values of all residents. Demographic insights help city leaders make informed decisions about education, healthcare access, cultural events, and public safety. Recognizing the city's diversity also promotes inclusion, strengthens community ties, and supports equitable development as Mount Enterprise continues to grow.

Age & Sex

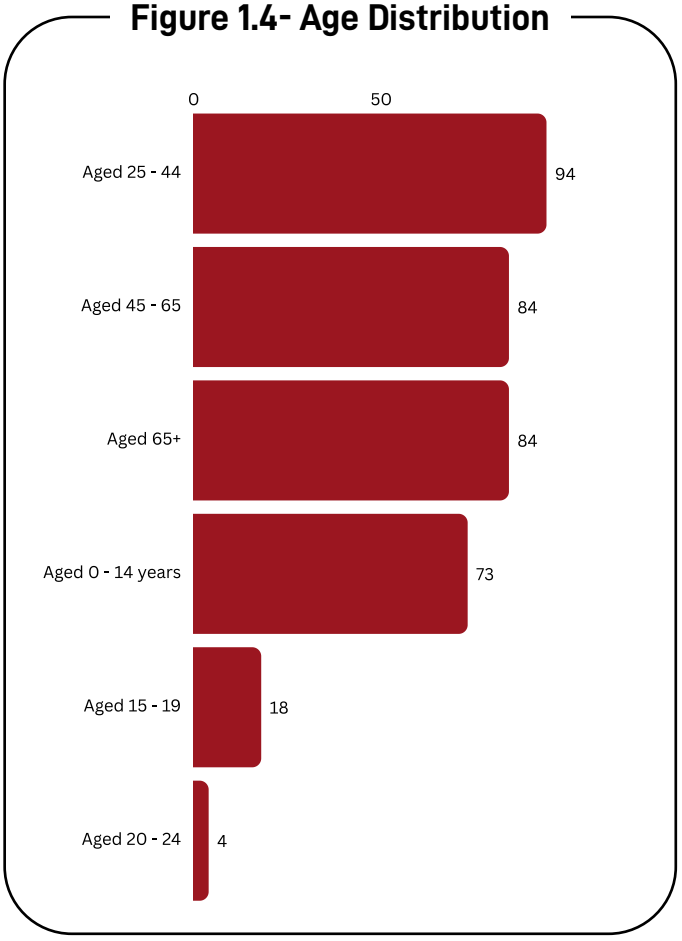
According to the 2024 U.S. Census American Community Survey, Mount Enterprise is characterized by a predominantly adult population, with approximately 76.5 percent of residents aged 18 years or older. The largest age cohort consists of residents between the ages of 25 and 44, representing 26.3 percent of the total population. This group generally represents the community's core working-age population and plays an important role in supporting the local workforce, household formation, and economic activity.

Older working-age adults and seniors also represent substantial portions of the community. Residents between the ages of 45 and 64 account for 23.5 percent of the population, while residents aged 65 and older comprise an additional 23.5 percent. Combined, nearly half of Mount Enterprise's population is 45 years of age or older, highlighting the importance of considering the long-term needs of both an aging population and older working-age households.

Children under the age of 15 represent 20.4 percent of the population. Smaller shares are represented by residents between the ages of 15 and 19, at 5.0 percent, and residents between the ages of 20 and 24, at 1.1 percent. The relatively small share of young adults between 20 and 24 may reflect the tendency of residents in this age group to leave smaller communities for higher education, employment, or other opportunities.

ESRI estimates indicate that the average age in Mount Enterprise decreased from 48.8 years in 2020 to 43.1 years in 2024. This decline suggests a gradual shift toward a

Figure 1.4- Age Distribution



somewhat younger population and may indicate changes in household composition within the community. Despite this shift, the substantial proportion of residents aged 45 and older indicates that planning for the needs of older adults will remain important throughout the planning period.

As of 2024, Mount Enterprise had an estimated population of 357 residents, consisting of 179 males and 178 females. This represents an almost even distribution, with males comprising approximately 50.1 percent of the population and females comprising 49.9 percent. Overall, the community's nearly balanced gender composition indicates that neither group represents a significant majority of the population.

Mount Enterprise's age and gender distributions reflect a community with a relatively balanced population but evolving demographic needs. The strong presence of working-age adults provides an important foundation for the local workforce and continued household formation, while the substantial share of residents aged 45 and older indicates that accessibility, health care, transportation, and opportunities for aging in place will remain important considerations. At the same time, children represent a meaningful portion of the population, reinforcing the continued importance of schools, parks, recreation, and family-oriented services. The comparatively small share of residents between the ages of 15 and 24 may also indicate challenges in retaining younger residents as they pursue education and employment opportunities elsewhere. The nearly even distribution between male and female residents does not suggest a significant gender-based demographic imbalance. Overall, these characteristics support a planning approach that accommodates older residents while continuing to strengthen the services, housing opportunities, amenities, and economic conditions needed to retain families and younger generations.

Education

Education levels and school performance provide important insight into Mount Enterprise's socioeconomic conditions and future potential. As both a demographic and economic indicator, education helps illustrate broader patterns of community development. This section highlights key statistics, while later sections examine the local school system in greater detail.

According to recent data from the Texas Tribune, Mount Enterprise Independent School District (MEISD) serves 507 students and demonstrates strong academic performance. During the 2023–2024 school year, 30.6% of students were identified as at risk of dropping out, well below the statewide average of 53.2%. In addition, 64.3% of students were classified as economically disadvantaged, closely aligning with the Texas average of 62.3%. MEISD also reported a four-year graduation rate of 92%, slightly higher than the state average of 90.3%. Together, these figures suggest a resilient and well-performing school district despite ongoing socioeconomic challenges.

According to 2024 ESRI estimates, 31.1% of Mount Enterprise residents aged 25 and older have earned at least a high school diploma, while 14.3% hold a bachelor's degree or higher. Although both figures remain below state averages reported by the U.S. Census, they point to opportunities for growth in educational attainment. These trends indicate a need for expanded access

to education and workforce development initiatives to support long-term community advancement.

Overall, education in Mount Enterprise presents a mixed but encouraging outlook. While adult educational attainment remains below state averages, the strong performance of the local school district, including its high graduation rate and lower-than-average dropout risk, provides a solid foundation for future progress. With continued investment in education and workforce development, Mount Enterprise has the potential to strengthen its socioeconomic position, expand opportunities for residents, and support sustained community growth.

Education levels and school performance provide important insight into Mount Enterprise's socioeconomic conditions and future potential. As both a demographic and economic indicator, education helps illustrate broader patterns of community development. This section highlights key statistics, while later sections examine the local school system in greater detail.

According to recent Texas Tribune data, Mount Enterprise Independent School District (MEISD) serves 482 students as of 2025-2026 school year. Of the students currently enrolled during



Family & Households

According to 2024 U.S. Census Bureau estimates, Mount Enterprise contains approximately 153 households, with an average household size of 2.33 persons. Of these households, 134, or approximately 87.6 percent, are family households. The average family size is slightly larger at 2.49 persons, reflecting the strong presence of family-based households within the community.

Household composition also provides insight into the age groups and service needs represented within Mount Enterprise. Approximately 32.0 percent of households include one or more residents under the age of 18, indicating that families with children continue to represent an important segment of the community. At the same time, older adults are present in a substantial share of households. Approximately 55.6 percent of households include at least one resident aged 60 or older, while 41.2 percent include at least one resident aged 65 or older. Among all households, approximately 2.6 percent consist of an individual aged 65 or older living alone.

Overall, Mount Enterprise's household characteristics reflect a strongly family-oriented community with a notable presence of both children and older adults. The large proportion of family households supports continued attention to schools, parks, recreation, and other family-oriented services. At the same time, the prevalence of older adults within local households reinforces the importance of accessible housing, health care, transportation, emergency services, and opportunities for residents to age in place. These characteristics suggest that future

planning should balance the needs of families and younger residents with those of an aging population, helping Mount Enterprise remain a supportive community for residents across all stages of life.

Income

According to 2024 ESRI data, the largest share of households in Mount Enterprise (20.2%) earn between $35,000 and $49,999 annually. In addition, 15.8% of households earn less than $15,000 per year, reflecting the presence of residents who may face financial hardship and increased vulnerability to rising living costs. These lower-income households may experience greater difficulty accessing affordable housing, healthcare, transportation, and other essential services, emphasizing the importance of maintaining strong community support systems and economic assistance programs. At the same time, the community also includes a substantial number of higher-income households. Nearly 40% of households report annual incomes of $75,000 or more, contributing to an average household income of $84,289. This suggests that while many residents are financially stable, income levels vary considerably across the community. The coexistence of both lower- and higher-income groups reflects a broad economic spectrum that shapes local housing demand, consumer spending patterns, and service needs.

The variation in household income highlights the importance of balanced and inclusive economic development strategies. As Mount Enterprise continues planning for future growth, it will be important to ensure that economic opportunities are accessible to residents across all income levels. Investments in workforce development, job training, and small business support can help strengthen economic mobility and expand employment opportunities for lower-income residents.

Income diversity also underscores the need for a range of housing options and community services. Supporting affordable housing initiatives, maintaining infrastructure, and improving access to education and public resources can help address disparities while promoting long-term economic stability. By fostering growth that benefits households across the income spectrum, Mount Enterprise can strengthen its overall resilience and support a more sustainable and equitable future.



Nearly 40% of households report annual incomes of $75,000 or more, contributing to an average household income of $84,289.

Residential Stability and Migration

As reflected in the 2024 American Community Survey (ACS) 5-year estimates, Mount Enterprise maintains a relatively stable population with limited residential turnover. Of the town's 350 residents, 306 individuals, or 87.4%, reported living in the same residence as the previous year. This high percentage of non-movers suggests a strong sense of community stability and long-term residency, which can contribute to stronger social connections, consistent neighborhood character, and sustained local engagement.

While most residents remained in place, a small portion of the population reported relocating to Mount Enterprise within the past year. Approximately 1.4% of residents moved from another location within Rusk County, while 6.3% relocated from another county within Texas. An additional 4.9% moved from outside the state, indicating that Mount Enterprise continues to attract some new residents from both regional and national origins. No residents reported moving from outside the United States during the reporting period.

These migration trends suggest that population growth in Mount Enterprise is shaped primarily by long-term residency and modest domestic in-migration rather than rapid demographic change. The limited but measurable movement into the community may reflect factors such as housing affordability, rural quality of life, employment opportunities, and proximity to nearby economic centers, while the high percentage of residents remaining in place indicates strong community ties and long-standing residency. Understanding these residential mobility patterns is important for future planning efforts related to housing, infrastructure, public services, and economic development. A stable population can support continuity in schools, local businesses, and civic participation, while gradual in-migration may create opportunities for economic growth and community revitalization. As Mount Enterprise plans for future growth, balancing community preservation with the needs of new residents will remain an important consideration.

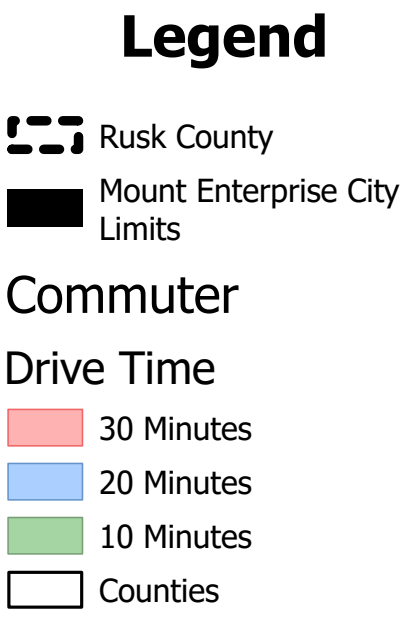
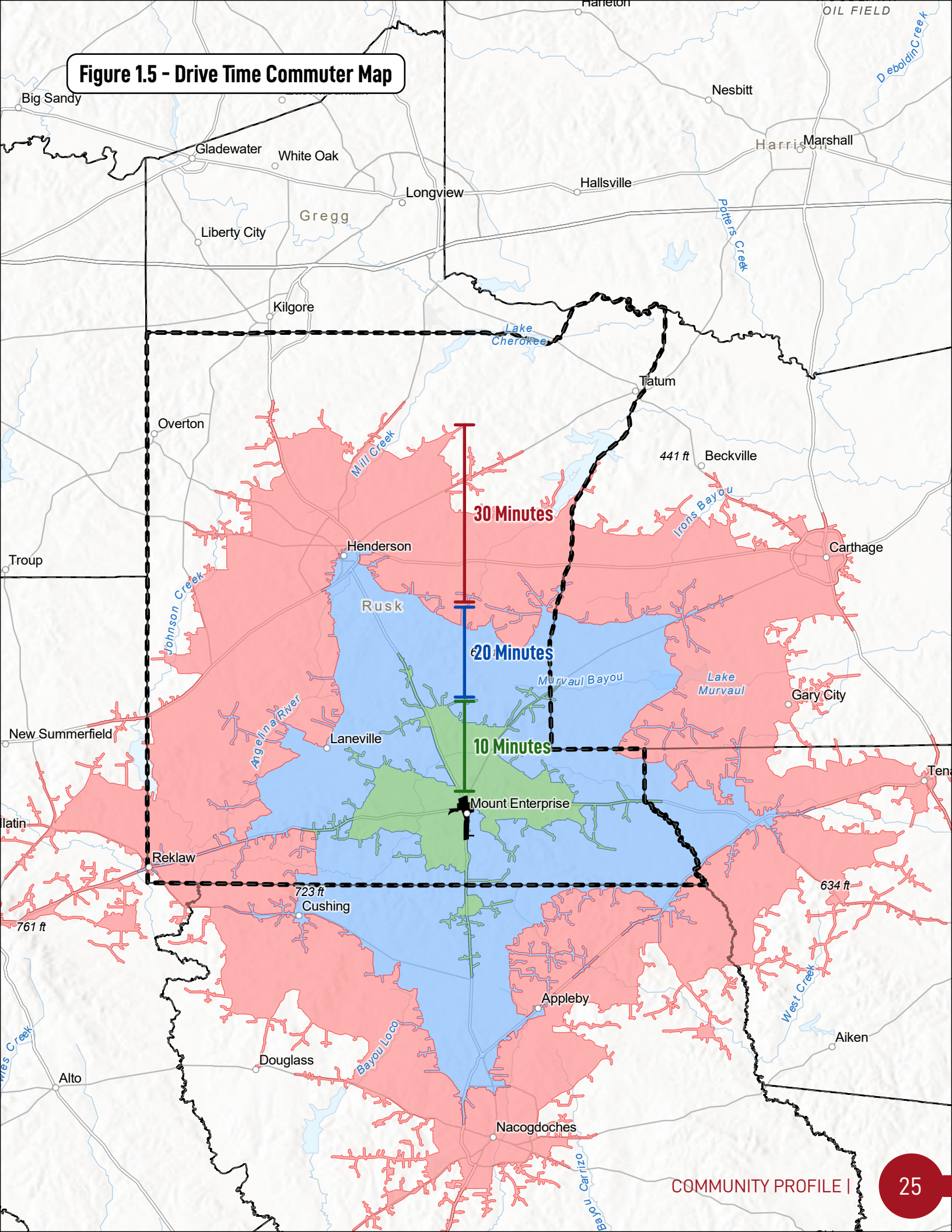


Figure 1.5 - Drive Time Commuter Map



Community Events

Community events play an important role in strengthening social connections, encouraging civic participation, and reinforcing a shared sense of identity within Mount Enterprise. These gatherings provide opportunities for residents who may not regularly interact to come together, build relationships, and participate in community life. Over time, consistent community programming can contribute to stronger social networks, increased community pride, and a greater sense of belonging among residents.

Events can also serve a variety of practical and recreational purposes. Some activities support community maintenance and beautification, while others provide opportunities for recreation, local commerce, entertainment, and seasonal celebrations. Maintaining and expanding these opportunities can help strengthen Mount Enterprise's small-town character while creating additional reasons for residents and visitors to engage with the community.

Chunk Your Junk

Chunk Your Junk is a community cleanup event that provides Mount Enterprise residents with an opportunity to dispose of unwanted household items, trash, and debris. The event is typically held at the Mount Enterprise City Park, located at 103 W. Gregg Street, from 8:00 a.m. to 12:00 p.m. In addition to providing a convenient disposal option for residents, events such as Chunk Your Junk support broader community goals related to neighborhood appearance, property maintenance, and community cleanliness.

Yellow Rose Canyon Farmers Market

Although located outside the Mount Enterprise city limits, the Yellow Rose Canyon Farmers Market provides an emerging community gathering and small-business opportunity for Mount Enterprise and the surrounding area. The monthly market showcases local farmers, growers, bakers, makers, artists, food and coffee vendors, handmade goods, and other small businesses from across East Texas.



The market provides a venue for local and regional entrepreneurs to connect directly with customers while creating an additional gathering place for residents and visitors. The first Canyon Farmers Market was held on August 8, 2026, at Yellow Rose Canyon, located at 1039 FM 1798 W. near Mount Enterprise. Events such as the farmers market can complement the city's community development efforts by supporting small businesses, encouraging local and regional interaction, and creating additional activity within the Mount Enterprise area.

Planning Implications

Mount Enterprise's demographic trends indicate that the community is more likely to experience gradual change than rapid population growth. This provides the City with an opportunity to take a measured approach to housing, infrastructure, and public service investments while preparing for modest future growth.

The community's age and household composition will be particularly important to future planning. Working-age adults provide a foundation for the local workforce, while nearly half of residents are age 45 or older. At the same time, approximately 87.6 percent of households are family households, and nearly one-third include children. These characteristics reinforce the need to balance services for families and younger residents with accessible housing, transportation, health care, and other resources that allow older residents to age in place.

Economic conditions also vary considerably across the community. While many households have moderate to higher incomes, a portion of residents remain financially vulnerable. Future strategies should support workforce development, local businesses, entrepreneurship, attainable housing, and access to essential services. Strengthening educational and employment opportunities may also help retain younger residents who might otherwise leave Mount Enterprise for opportunities elsewhere.

Mount Enterprise's high level of residential stability and strong community ties represent important assets for the future. Planning efforts should build upon these strengths by supporting community events, encouraging civic participation, and preserving the City's small-town character while welcoming gradual growth. Overall, Mount Enterprise should focus on managing growth at a sustainable pace, retaining families and younger generations, supporting older residents, expanding economic opportunities, and preserving the community identity that makes the City an attractive place to live.

Chapter 2

COMMUNITY FACILITIES

Introduction
Educational Facilities
Educational Facility Planning Considerations
Healthcare Facilities
Healthcare Facilities Planning Considerations
Emergency Services
Emergency Service Planning Considerations
Municipal Facilites
Service Gaps
Goals & Objectives

Introduction

Community facilities encompass the physical spaces, public institutions, and essential services that support public health, education, social connection, and overall community well-being. These facilities include schools, libraries, healthcare providers, civic buildings, and other public institutions that form a critical foundation for community life. In addition to delivering essential services, many serve as gathering places where residents can connect outside the home and workplace.

In small rural communities such as Mount Enterprise, limited resources, gradual population growth, and the cost of providing specialized services require community facilities to be maintained carefully and improved strategically. Planning for these facilities should address the needs of current residents while remaining responsive to future population changes, emerging service demands, and the needs of visitors.

Because smaller communities cannot feasibly provide every facility or service locally, Mount Enterprise relies on partnerships and regional access to resources available in larger nearby communities. Within Rusk County, Henderson serves as the nearest major center for many essential services and community facilities. Nacogdoches, located outside Rusk County, also provides Mount Enterprise residents with access to a broader range of healthcare, educational, civic, and cultural resources.

This chapter inventories the community facilities located within Mount Enterprise, identifies services and facilities available to residents in nearby communities, and evaluates how their availability, capacity, condition, and accessibility may influence future growth and development. These findings provide a basis for policies and investments intended to maintain essential services, address facility gaps, strengthen regional coordination, and support the community's long-term quality of life.

Educational Facilities

Public education in Mount Enterprise is provided by the Mount Enterprise Independent School District (MEISD), a small 2A district that serves 507 students across a 76 square mile area. The district operates two campuses:

- Mount Enterprise Elementary
- Mount Enterprise High School

Both campuses are located on the north side of town and serve as anchor points for the local community by providing a place for students to learn, socialize, and participate in recreational activities. The district's current facilities appear to be adequately meeting the needs of the community, in the coming years it is important to stay aware of the capacity and demands.

Enrollment & Capacity

As of the 2026 school year, Mount Enterprise ISD (MEISD) reported a total enrollment of 482 students, representing an 18.7% increase since 2016. Overall enrollment trends within MEISD are generally consistent with statewide, regional, and peer district averages. Texas requires school districts to maintain an average student-to-teacher ratio of at least one teacher per twenty students, with no more than twenty-two students per

teacher. Student-to-teacher ratios can serve as an important indicator of district capacity and classroom resources. As of 2025, MEISD reported an average of 11.6 students per teacher, demonstrating that while the district continues to grow, it remains well within state capacity standards and maintains a healthy balance between students and instructional staff. These trends indicate that the school district is growing alongside the city while still retaining additional capacity to accommodate future growth and development.

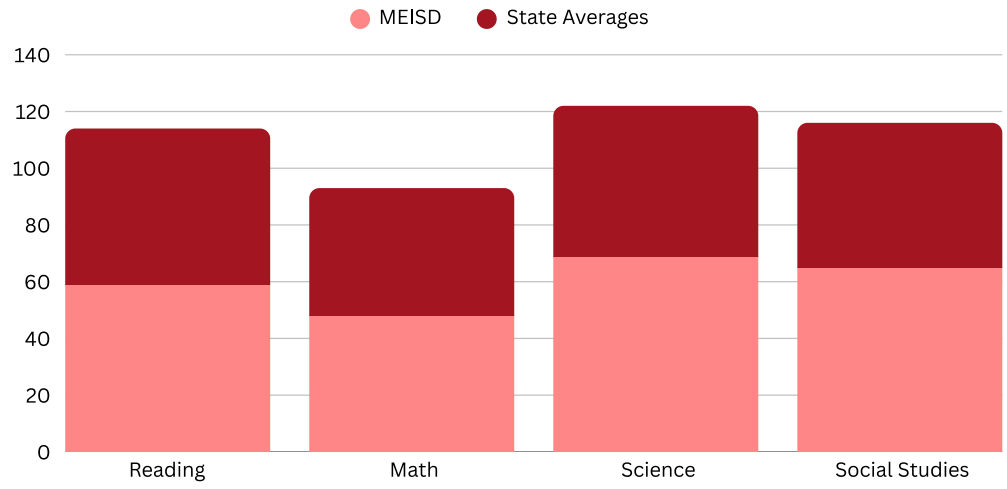
Student Performance and Educational Outcomes

The Texas Education Agency evaluates public school districts and campuses using an A–F accountability rating system designed to measure overall educational performance. Under this framework, an "A" rating represents exemplary performance, while a "B" indicates recognized achievement, a "C" reflects acceptable performance, a "D" signifies that improvement is needed, and an "F" indicates unacceptable performance. In 2024 Mount Enterprise ISD received a “B” rating. The rating is based on three performance domains that assess student outcomes and educational effectiveness. MEISD earned a "B" in Student Achievement, which measures performance on State of Texas Assessments of Academic Readiness (STAAR) exams, college readiness indicators, and graduation rates. The district also received a "B" in School Progress, which evaluates student academic growth and compares district performance to that of peer districts with similar levels of economically disadvantaged students. Closing the Gaps category earned an "A" rating, reflecting the district's success in improving educational outcomes and opportunities for students across diverse demographic and socioeconomic groups.

STAAR Testing

State of Texas Assessments of Academic Readiness (STAAR) results provide insight into student academic performance within Mount Enterprise Independent School District (MEISD) and allow local performance to be compared with statewide outcomes. In 2026, MEISD

Figure 2.1- STAAR Test Results



students performed above the statewide average across each of the four primary subject areas evaluated.

Approximately 59 percent of students met grade-level standards in Reading, compared to 55 percent statewide. In Mathematics, 48 percent of students met grade-level standards, slightly exceeding the statewide rate of 45 percent. Science represented the district's strongest performance relative to the state, with 69 percent of students meeting grade-level standards compared to 53 percent statewide. Social Studies performance was also strong, with 65 percent of MEISD students meeting grade-level standards compared to 51 percent across Texas.

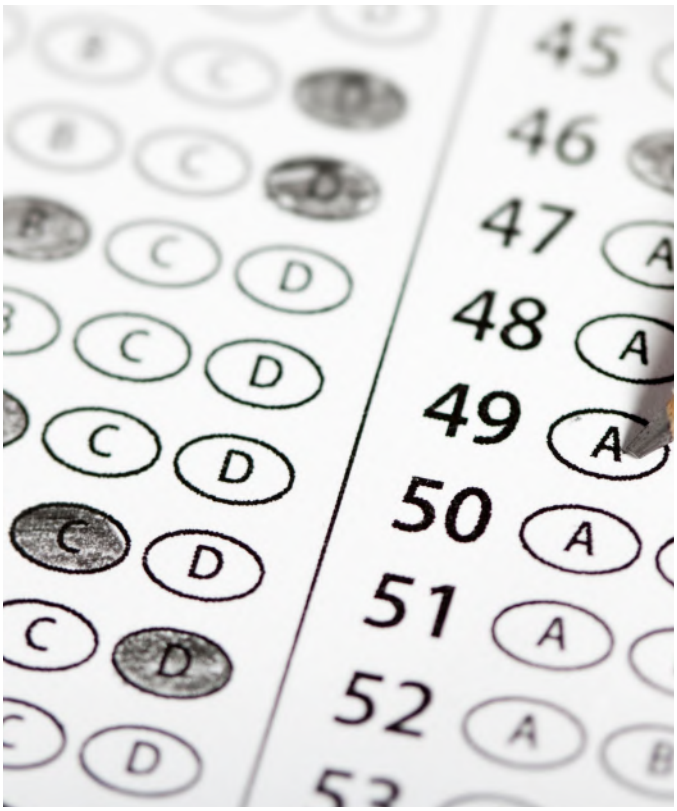
Graduation, College, Career and Military Readiness

Graduation and postsecondary readiness indicators provide additional insight into how Mount Enterprise Independent School District (MEISD) prepares students for education, employment, and other opportunities following high school. Between 2014 and 2024, the district's graduation rate increased slightly from 96.2 percent to 96.7 percent, demonstrating consistently high levels of high school completion.

College, Career, and Military Readiness (CCMR) indicators also demonstrate positive outcomes among MEISD graduates. In 2024, approximately 92.6 percent of graduates were identified as college, career, or military ready. Among graduates meeting CCMR standards, 77.5 percent were identified as college ready, indicating that postsecondary education represents an important pathway for graduating students.

Texas Success Initiative (TSI) readiness indicators further demonstrate the academic preparation of MEISD graduates. In 2024, 100 percent of graduates met TSI criteria in Mathematics, while 92.6 percent met the criteria in English Language Arts (ELA). Overall, 92.6 percent of graduates met TSI criteria in both Mathematics and ELA, indicating a high level of preparation for college-level coursework.

Taken together, the district's graduation and readiness indicators position MEISD as an important community asset. Consistently high graduation rates and strong postsecondary readiness can support Mount Enterprise's long-term workforce and economic development goals. Maintaining connections between the school district, higher education, workforce training, and regional employers can help translate student achievement into local and regional career opportunities while strengthening the community's ability to retain younger residents.



Post Secondary Access

Higher education access is an important component of Mount Enterprise's community facilities network and long term economic development, while the city itself does not have an access to higher education there are several options regionally available. The following is a list of universities and colleges that are near the city:

Under 40 Miles away

Steven F. Austin State University- Nacogdoches

Stephen F. Austin State University (SFA) is a public four-year university offering undergraduate, graduate, and doctoral programs across a broad range of fields. As one of the closest major universities to Mount Enterprise, SFA provides residents with access to higher education opportunities in areas such as business, education, forestry, health sciences, and the liberal and applied arts.

Panola College - Carthage

Panola College is a public two-year community college offering associate degrees, workforce training, technical certificates, and university-transfer programs. The college serves communities throughout the surrounding East Texas region and provides accessible educational and career-training opportunities in fields such as nursing, health sciences, business, and technical occupations.

Kilgore College - Kilgore

Kilgore College is a public two-year community college providing academic transfer programs, associate degrees, technical education, and workforce training. Its programs support both students seeking to continue their education at a four-year institution and individuals pursuing career-focused training in areas such as health sciences, industrial technology, public safety, and skilled trades.

Under 60 Miles away

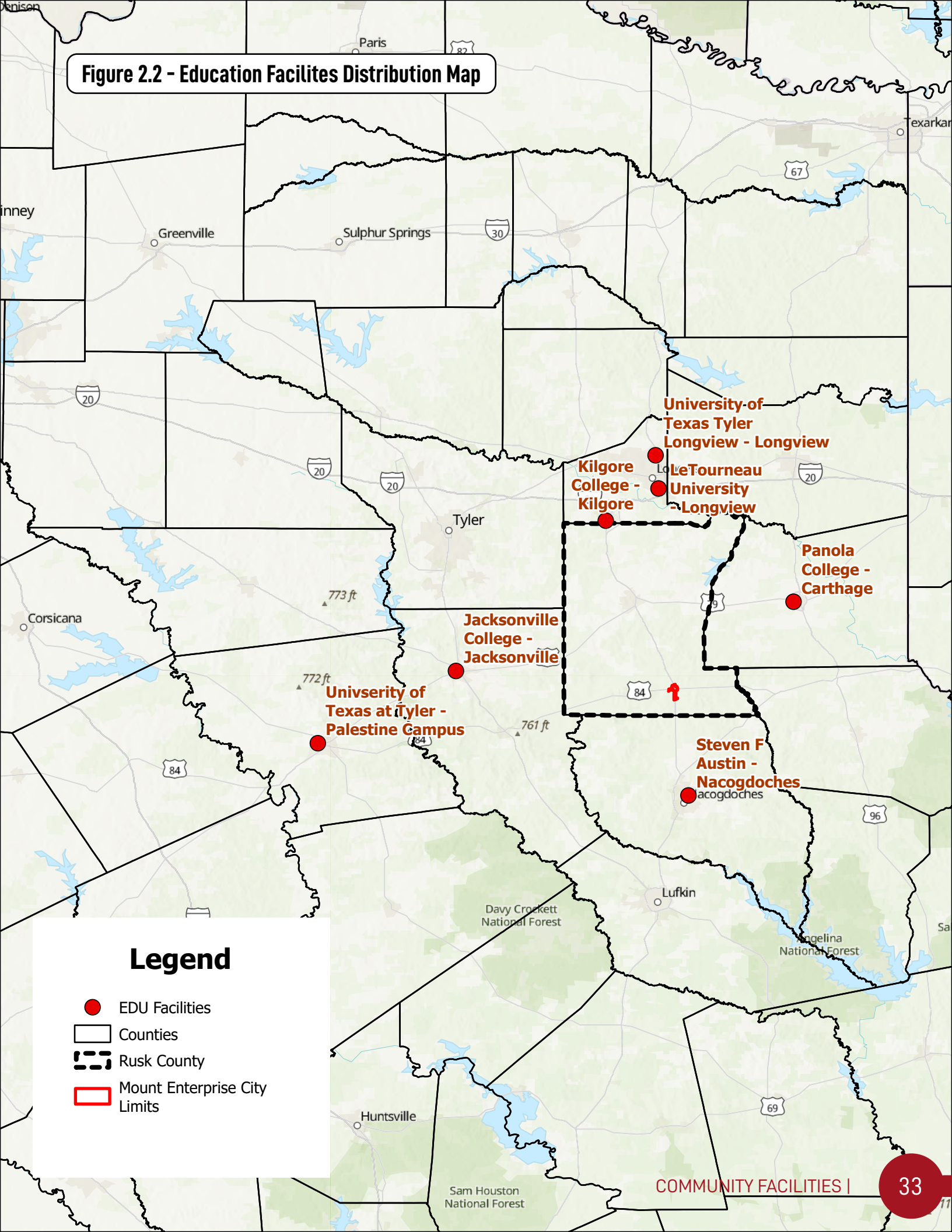
University of Texas at Tyler Longview University Center - Longview

The UT Tyler Longview University Center provides access to upper-level undergraduate and graduate education for students in the Longview area. The center supports students seeking to complete four-year degrees closer to home and offers programs in fields such as nursing, business, education, and other professional disciplines.

LeTorneau University - Longview

LeTourneau University is a private Christian university offering undergraduate and graduate degree programs. The university is particularly known for programs in engineering, aviation, technology, business, education, and the sciences, providing both traditional academic and career-focused educational opportunities.

Figure 2.2 - Education Facilites Distribution Map



Jacksonville College - Jacksonville

Jacksonville College is a private Christian institution offering associate-level academic programs designed to prepare students for continued study at four-year colleges and universities. The college provides a smaller campus environment and emphasizes general education, personal development, and preparation for further higher education.

University of Texas at Tyler - Palestine Campus - Palestine

The UT Tyler Palestine Campus extends university-level education to students in the Palestine and surrounding East Texas area. The campus is particularly focused on nursing and health-related education, allowing students to pursue professional training and degree opportunities without traveling to UT Tyler's main campus.

Educational Facility Planning Considerations

Mount Enterprise's educational system represents an important community asset that supports quality of life, workforce development, and the City's ability to attract and retain families. Mount Enterprise Independent School District (MEISD) has experienced enrollment growth while maintaining a relatively low student-to-teacher ratio, indicating that the district currently retains capacity to accommodate additional students. As the community develops, continued coordination between the City and MEISD will be important to ensure that changes in population and residential development can be supported by existing educational facilities and services.

The City's two school campuses also function as important community anchors. Because both campuses are concentrated on the north side of Mount Enterprise, future planning decisions surrounding these facilities should consider roadway conditions, pedestrian connectivity, utilities, emergency access, and compatible land uses. Coordination between the City and MEISD can help ensure that municipal improvements and future development support safe and convenient access to school facilities.

Educational performance is another notable strength for the community. MEISD maintains a high graduation rate, with 92.6 percent of graduates identified as college, career, or military ready in 2024. Strong TSI readiness and academic performance further indicate that many graduating students are prepared to pursue postsecondary education. These outcomes can support Mount Enterprise's long-term workforce and economic development objectives by providing a strong foundation for developing skilled workers and future community leaders.

Although Mount Enterprise does not contain a college or university, its location provides residents with access to several regional higher education institutions. Stephen F. Austin State University, Panola College, and Kilgore College are located within approximately 40 miles, while additional educational opportunities are available in Longview, Jacksonville, and Palestine. These institutions provide access to four-year degrees, university-transfer programs, technical certificates, healthcare education, and workforce training.

Moving forward, Mount Enterprise should seek opportunities to strengthen connections between MEISD, regional colleges and universities, workforce training programs, and area employers. Expanded partnerships related to career and technical education, dual-credit programs, internships, and workforce development could help connect students with regional employment opportunities. At the same time, broader efforts to expand local employment, housing options, and community amenities can help create an environment where graduates have opportunities to remain in or return to Mount Enterprise after completing their education.

Health Care Facilities

Healthcare services and facilities are a vital component of Mount Enterprise's facilities network and quality of life. These facilities and services play essential roles in supporting public health and long term community resilience. Access to reliable healthcare influences the well being of residents, emergency preparedness, workforce stability, senior services and community attraction/retention. Many smaller communities typically have limited local access to these facilities and services, making regional partnerships a necessary part of life for these communities. Residents of Mount Enterprise typically rely upon services and facilities from Henderson to the north of the city and Nacogdoches to the south. The following breaks down both local and regional facilities that support Mount Enterprise.

Local Healthcare

Healthcare services within Mount Enterprise are limited, with Crossroads Family Care serving as the community's primary local healthcare facility. Also known as the Mt. Enterprise Family Care Center, the clinic is located at 106 W. Rusk Street near the center of the community. The facility provides residents with convenient access to basic primary and preventive healthcare without requiring travel outside the city.

Crossroads Family Care operates Monday through Thursday from 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 4:00 p.m. Services provided by the clinic include:

- Diabetes screening and management
- Blood pressure monitoring and management
- Asthma and chronic lung care
- Allergy, arthritis, and cholesterol management
- Well-woman examinations
- Adult and childhood immunizations
- Infant, child, and adolescent healthcare
- Well-child examinations and Texas Health Steps

- General and sports physicals
- Vision and hearing screenings
- Affordable prescription programs

The clinic accepts Medicare, Medicaid, and most insurance plans. Grant-funded programs and sliding-fee schedules are also available, helping improve access to healthcare for residents with varying income and insurance circumstances.

The presence of Crossroads Family Care provides an important local healthcare resource, particularly for routine medical care, preventive services, and chronic disease management. However, the limited number and range of healthcare facilities within Mount Enterprise means that services extending beyond those available through the clinic must generally be obtained from regional healthcare providers outside the community.

Regional Healthcare

Regional healthcare providers are vital to the residents of Mt Enterprise for providing essential services and specialized healthcare, one large factor of these healthcare facilities and their importance to the community are access, what healthcare providers are located within Rusk County and are more accessible to the community and what healthcare providers are located outside of Rusk county.

Rusk County Providers

UT Health Henderson - Henderson

UT Health Henderson is the most significant hospital serving Rusk County and is particularly important to Mount Enterprise because Henderson is the county's primary healthcare center. The hospital has 42 operational beds and provides a 24-hour emergency department, Level IV trauma services, labor and delivery, surgery, diagnostic imaging, rehabilitation, primary care, women's care, and other medical services.

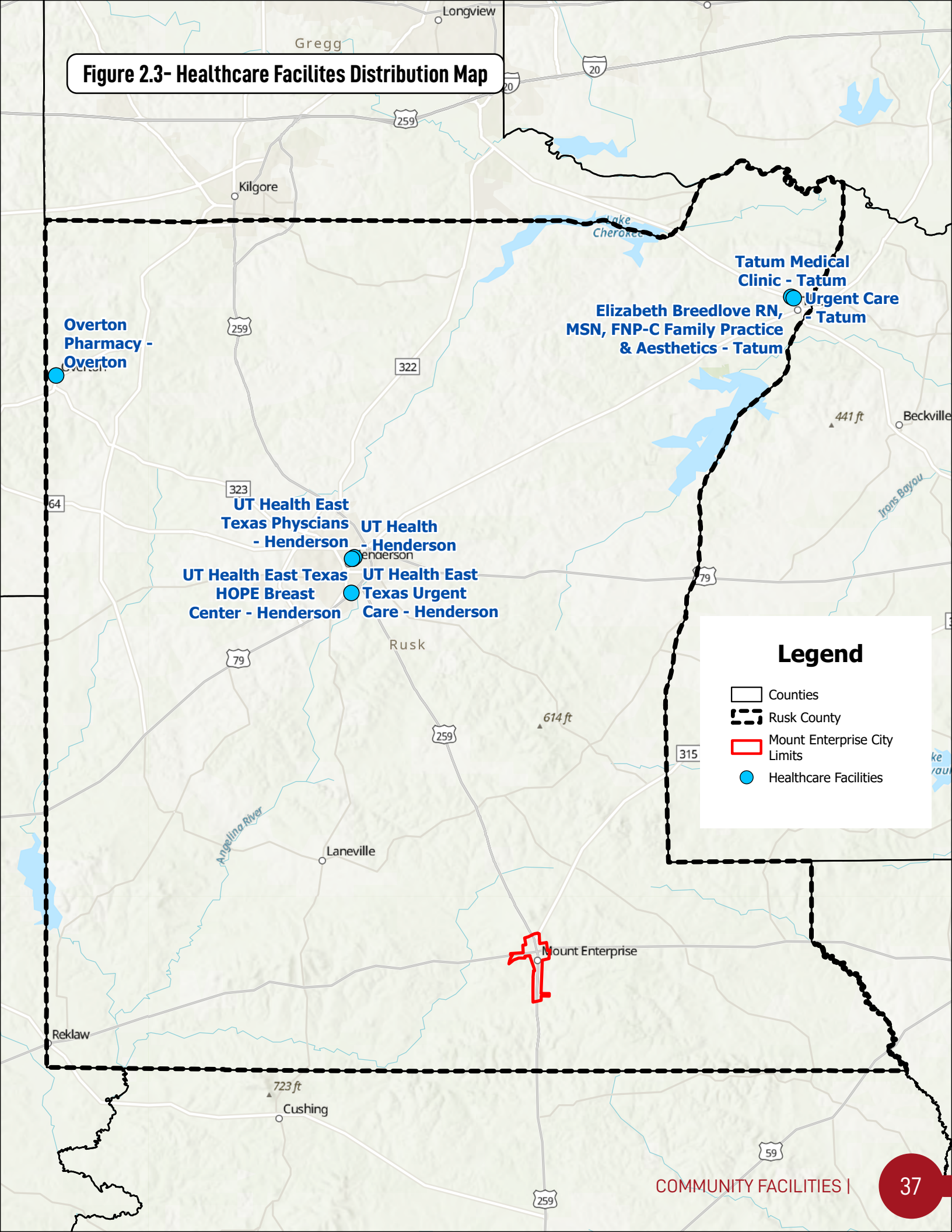
UT Health East Texas Urgent Care - Henderson

This facility provides urgent care services for illnesses and injuries that require timely treatment but may not require a hospital emergency department. Its presence supplements the hospital and primary care network available in Henderson.

UT Health East Texas Physicians - Henderson

UT Health operates physician services associated with its Henderson hospital campus. Available services include primary care and several specialty areas, including cardiology and general surgery.

Figure 2.3- Healthcare Facilites Distribution Map



UT Health East Texas HOPE Breast Center - Henderson

Located at the UT Health Henderson campus, the HOPE Breast Center provides breast health and diagnostic services, expanding access to specialized women's healthcare within Rusk County.

Overton Pharmacy - Overton

UT Health East Texas Physicians- Family Medicine is located at 102 W. Henderson Street in Overton. It is a family medicine clinic within the UT Health East Texas network and provides another source of routine primary care for residents of Rusk County. Current provider directories list the Overton clinic as operating Monday through Friday, generally from 8:00 a.m. to 5:00 p.m.

Tatum Medical Clinic - Tatum

Tatum Medical Clinic is a primary healthcare facility located at 800 Hill Street in Tatum. The clinic provides residents of Tatum and surrounding Rusk County communities with access to routine medical care and serves as an additional option for residents seeking outpatient healthcare outside Mount Enterprise. Provider directories identify family nurse practitioners practicing at this location.

Elizabeth Breedlove RN, MSN, FNP-C Family Practice & Aesthetics - Tatum

Elizabeth Breedlove Family Practice & Aesthetics is a family medicine practice located at 810 N. Hill Street in Tatum. The practice provides patient-centered care for individuals of all ages, including preventive care, routine examinations, treatment of acute illnesses, and management of chronic health conditions. The facility provides an additional source of primary and family healthcare within Rusk County.

Urgent Care - Tatum

Tatum Urgent Care, located at 810 N. Hill Street, provides treatment for non-life-threatening illnesses and minor injuries that require more immediate medical attention. The facility helps bridge the gap between scheduled primary care and hospital emergency services, providing residents with a more accessible option for unexpected healthcare needs that do not require an emergency department.

Outside Rusk County

Beyond Rusk County, Mount Enterprise residents have access to additional healthcare services in Carthage, Nacogdoches, and Longview. Carthage provides hospital, emergency, urgent, and primary care through facilities such as UT Health Carthage and other outpatient providers. Nacogdoches offers additional hospital and emergency services through Nacogdoches Memorial Hospital, along with several urgent-care and outpatient facilities. Longview serves as a larger regional healthcare center, with CHRISTUS Good Shepherd Medical Center and Longview Regional Medical Center providing hospital-based and

specialized care. Together, these regional facilities expand access to services that may not be available within Mount Enterprise or Rusk County. However, this reliance on regional providers reinforces the importance of maintaining local primary care, reliable transportation connections, and effective emergency response coordination.

Healthcare Facility Planning Implications

Mount Enterprise's healthcare network reflects the regional service pattern common to many small rural communities. Crossroads Family Care provides an important local resource for primary, preventive, and routine healthcare, reducing the need for residents to travel outside the community for basic services. However, the limited number of local providers means residents remain dependent on regional facilities for urgent, emergency, hospital-based, and specialized care.

Henderson serves as the primary healthcare center within Rusk County, while providers in Overton and Tatum offer additional primary and urgent-care options. Facilities in Carthage, Nacogdoches, and Longview further expand access to hospitals and specialized services that would not be practical for Mount Enterprise to provide independently.

Moving forward, the City should prioritize maintaining local primary care while supporting reliable access to regional healthcare services. Transportation, roadway connectivity, emergency medical response, and regional partnerships will remain particularly important for older adults and residents with limited transportation options. As community needs change, the City should continue monitoring healthcare access and opportunities to address emerging service gaps through partnerships with regional providers.

Emergency Services

Emergency Services are the next facet of Mount Enterprise's facilities network and play a direct role in public safety, quality of life, and community confidence. Police protection, Fire-rescue response, emergency medical care and public safety coordination help ensure that residents, businesses and visitors are served by reliable emergency response systems.

Police

The City of Mount Enterprise maintains a local law enforcement presence through the Mount Enterprise Marshal's Office, which serves as the City's municipal law enforcement agency. The Marshal's Office is located at 103 W. Gregg Street and provides local law enforcement services to residents, businesses, and visitors. The office can be contacted directly at 903-822-3550. In addition to the City Marshal's Office, Mount Enterprise Independent School District (MEISD) maintains a separate law enforcement presence to support safety and security within the school



district. MEISD currently identifies one district police officer responsible for school-related law enforcement and security.The MEISD Police Department operates independently from the City Marshal's Office, but together these agencies contribute to the overall public safety presence within Mount Enterprise. Given the relatively small scale of local law enforcement, continued coordination between municipal, school district, and regional law enforcement agencies will remain important to maintaining reliable public safety services throughout the community.

Fire Protection and Rescue Services



The Mount Enterprise Volunteer Fire Department (MEVFD) provides the City's primary fire protection, rescue, and first-response services. Established in 1974, the department operates from its station on West Gregg Street and serves as an important component of Mount Enterprise's public safety network. According to the City, MEVFD currently consists of 11 members and maintains a fleet of six emergency response vehicles, including a newer pumper/engine and brush truck. The volunteer roster includes certified firefighters and medical first responders, allowing the department to respond to a range of fire, rescue, and medical emergencies.

MEVFD currently maintains an ISO Public Protection Classification of 5/10, with a Class 5 rating for properties within five miles of the department and a Class 10 rating for properties located six miles or more from the station. The department also participates in mutual aid throughout Rusk County, with particularly close coordination with the Laneville, Eastside, New Salem, and Reklaw volunteer fire departments.

Rusk County Emergency Services District No. 1 (ESD #1) provides additional support through regional funding and equipment investments, including a new water tender ordered for MEVFD. Together, local volunteer service, mutual-aid partnerships, and regional support provide Mount Enterprise with an established framework for fire protection and emergency response.

Emergency Medical Services (EMS)



The Mount Enterprise Volunteer Fire Department (MEVFD) serves an important first-response role. The department includes certified medical first responders in addition to certified firefighters, allowing trained personnel to respond to medical emergencies and provide initial assistance while ambulance transport is being dispatched.

For ambulance transportation and advanced EMS care, Mount Enterprise is served through the broader Rusk County emergency medical system. Current local listings identify CHRISTUS EMS Rusk County in Henderson as a 24-hour

ambulance service. Rusk County's 2026 ambulance procurement documents require countywide emergency medical transportation using Mobile Intensive Care Unit (MICU) ambulances and coordination with local first-response organizations.

Mount Enterprise is also a full member of Rusk County Emergency Services District No. 1, which supports the county's volunteer fire, rescue, and first-response network. The ESD includes Mount Enterprise VFD and coordinates with departments and contracted services throughout Rusk County, strengthening the resources available during larger or simultaneous emergencies.

Emergency Service Planning Considerations

Mount Enterprise benefits from an established local emergency response network supported by the City Marshal's Office, Mount Enterprise Volunteer Fire Department (MEVFD), MEISD law enforcement, and regional emergency service providers. For a community of its size, these local resources provide an important foundation for public safety; however, limited staffing and reliance on volunteer and regional services make interagency coordination particularly important.

MEVFD represents a significant local asset by providing fire protection, rescue, and medical first-response capabilities. However, its reliance on volunteer personnel makes recruitment, retention, training, and equipment replacement important long-term considerations. Continued participation in mutual-aid agreements and support from Rusk County ESD #1 will help supplement local resources during major or simultaneous emergencies. The department's ISO 5/10 classification also highlights the importance of maintaining adequate fire protection coverage, equipment, water supply, and accessibility throughout its service area.

Emergency medical services are more dependent on regional resources, with MEVFD providing initial medical response while ambulance transportation and advanced care are provided through the broader Rusk County system. As a result, response times, roadway accessibility, and coordination between local first responders and regional EMS providers will remain important considerations.

Moving forward, Mount Enterprise should focus on maintaining local emergency response capacity while strengthening regional partnerships and mutual-aid relationships. Regular evaluation of staffing, equipment, response times, communication systems, and community growth will help ensure that emergency services continue to meet the City's needs as conditions change.

Municipal Facilities

Municipal facilities support the daily operation of local government while providing the civic spaces, services and amenities that contribute to the quality of life and sense of community within the city. These facilities can range from providing governmental functions to public recreation and programming. While facility infrastructure systems, public safety systems and more are discussed elsewhere in this plan, this section focuses on the civic facilities that support community life.

City Hall

Mount Enterprise City Hall serves as the primary center of municipal government and administration. The facility houses core City operations and provides a central location for residents to access municipal services, interact with City staff, and participate in local government activities, including City Council meetings and community events. Current City information identifies City Hall at 401 W. Gregg Street.

Community Center

The Mount Enterprise Community Center provides a dedicated space for community gatherings, meetings, programs, and local events. As a shared public facility, the center supports social interaction and civic engagement while providing residents and community organizations with space for activities that may not be accommodated by other municipal facilities. Maintaining an accessible and functional community center contributes to the City's overall quality of life and community cohesion.

Library

The Mount Enterprise Library, located at 201 NW 2nd Street, serves as an important educational and community resource. In addition to providing access to books and informational materials, the library functions as a public space supporting learning, technology access, research, and community engagement. For a small community such as Mount Enterprise, the library contributes to educational opportunities and provides residents with access to resources that may otherwise require travel to larger regional communities.



Service Gaps

Mount Enterprise maintains a core network of educational, healthcare, emergency, and municipal facilities that generally supports the day-to-day needs of the community. However, as a small rural city, Mount Enterprise cannot reasonably provide every specialized service locally. The primary service gaps are therefore related to the range, capacity, and accessibility of services, rather than the complete absence of community facilities.

Limited Local Healthcare Services

Crossroads Family Care provides an important source of primary and preventive healthcare; however, it is the City's primary local healthcare facility. Residents requiring urgent care, hospital treatment, specialized medicine, or other services beyond the clinic's capabilities must travel to Henderson or other regional centers. This dependence creates a greater burden for older adults, residents without reliable transportation, and individuals requiring frequent specialized care.

Dependence on Regional Emergency Medical Services

Mount Enterprise Volunteer Fire Department provides medical first response, but ambulance transportation and advanced emergency medical care depend on the broader Rusk County system. This arrangement allows the City to access services that would be costly to provide independently, but also makes ambulance availability, response times, roadway accessibility, and coordination with regional providers important concerns.

Limited Local Emergency Service Capacity

Mount Enterprise benefits from local law enforcement and a volunteer fire department, but the relatively small scale of these operations limits the personnel and resources available during major or simultaneous emergencies. MEVFD's reliance on volunteer staffing further creates a long-term need to support recruitment, retention, training, equipment replacement, and mutual-aid relationships.

Regional Dependence for Higher Education and Specialized Services

MEISD currently appears to have adequate capacity and strong educational outcomes, making K-12 education a community strength rather than an immediate service gap. However, postsecondary education, technical training, and many specialized educational opportunities require travel to Nacogdoches, Carthage, Kilgore, Longview, and other regional communities. Strengthening partnerships between MEISD, regional colleges, workforce programs, and employers could improve access without requiring additional facilities within Mount Enterprise.

Municipal Facility Capacity and Programming

City Hall, the Community Center, and Mount Enterprise Library provide important civic, educational, and social spaces. As community needs evolve, the City should periodically evaluate the condition, accessibility, technology, programming, and capacity of these facilities. Expanding the use of existing facilities may provide a cost-effective way to address emerging community needs before considering construction of additional municipal facilities.

Overall, Mount Enterprise's most significant service gap is its dependence on regional facilities and partnerships for services that cannot be efficiently provided locally. Rather than attempting to duplicate these services, the City should prioritize maintaining its existing facilities, improving access to regional resources, strengthening intergovernmental and institutional partnerships, and monitoring population and demographic changes to identify future needs. This approach can help Mount Enterprise improve service availability while remaining responsive to the financial and operational limitations of a small community.

Goals and Objectives

Goal 1: Maintain and Strengthen Community Facilities

Ensure that existing municipal and community facilities remain functional, accessible, and responsive to the changing needs of Mount Enterprise residents. Continued maintenance, efficient use of existing facilities, and long-term planning will help protect these important community assets.

- Evaluate Facility Conditions: Conduct periodic condition assessments of City Hall, the Community Center, Library, and other City-owned facilities to identify structural, accessibility, technology, safety, and capital improvement needs.
- Prioritize Preventive Maintenance: Develop and maintain a preventive maintenance schedule for City-owned facilities that identifies routine maintenance needs, anticipated repairs, responsible parties, and estimated replacement timelines for major building components.
- Expand Community Programming: Coordinate with local organizations, schools, service providers, and community groups to expand educational, recreational, civic, and community programming offered through the Community Center and Library.
- Plan for Future Facility Needs: Periodically evaluate population, demographic, service demand, and facility utilization trends to determine when renovations, expansions, accessibility improvements, technology upgrades, or additional community services may be warranted.

Goal 2: Strengthen Public Safety and Emergency Response

Maintain reliable police, fire, rescue, and emergency medical services through continued investment in local capabilities, volunteer support, equipment maintenance, and regional coordination.

- Support Volunteer Recruitment and Retention: Coordinate with MEVFD and Rusk County ESD #1 to support volunteer recruitment, training, certification, continuing education, and retention efforts for firefighters and medical first responders.
- Maintain Emergency Equipment: Develop and maintain a long-term equipment replacement schedule identifying the condition, maintenance needs, anticipated service life, and replacement priorities for fire, rescue, communications, and emergency-response equipment.
- Strengthen Mutual Aid: Periodically review mutual-aid agreements, emergency-response procedures, and communication protocols with Rusk County, neighboring fire departments, law enforcement agencies, and regional EMS providers.
- Monitor Emergency Response: Periodically evaluate emergency response times, staffing levels, roadway accessibility, water supply, communication capabilities, and service coverage to identify emerging public safety needs and opportunities for improvement.

Goal 3: Improve Access to Healthcare and Regional Services

Preserve access to local healthcare services while strengthening connections to regional providers for hospital, emergency, specialty, and other services that cannot reasonably be provided within Mount Enterprise.

- Support Local Healthcare: Encourage the continued operation and accessibility of Crossroads Family Care and coordinate with healthcare providers to identify opportunities for expanded preventive, routine, or community-based healthcare services.
- Strengthen Regional Partnerships: Maintain and strengthen relationships with hospitals, emergency-service providers, clinics, and other healthcare organizations in Henderson and surrounding regional service centers.
- Improve Regional Accessibility: Consider access to healthcare and emergency medical facilities when planning roadway, transportation, accessibility, and emergency-response improvements.
- Monitor Healthcare Gaps: Periodically evaluate healthcare access and service gaps, particularly those affecting older adults and residents with limited transportation, and identify opportunities for partnerships, mobile services, telehealth, or other service-delivery options.

Goal 4: Strengthen Education and Workforce Connections

Build upon MEISD's educational foundation by strengthening connections between local students, higher education, workforce training, and regional employment opportunities.

- Coordinate with MEISD: Establish regular coordination with MEISD regarding enrollment trends, development activity, infrastructure, transportation, school accessibility, and potential future facility needs.
- Expand Postsecondary Partnerships: Encourage partnerships with regional colleges, universities, and technical-training providers to expand access to higher education, workforce credentials, dual-credit opportunities, and specialized training.
- Support Career Pathways: Encourage dual-credit programs, internships, career and technical education, workforce training, and partnerships that connect students and residents with regional employers and employment opportunities.
- Promote Youth Retention: Coordinate education, workforce development, and economic development initiatives to expand local and regional career opportunities and encourage graduates to remain in or return to Mount Enterprise.

Chapter 3

PARKS, RECREATION & OPEN SPACE

Introduction

Existing Parks and Recreation Facilities

Community Context

Role Within the Community

Plan Development and Public Engagement

Local Park Planning Standards

Recreation Needs Assessment

Recreation Opportunities and Planned Improvements

Park Improvement Priorities

Park Master Plan and Grant Readiness

Planning Considerations

Goals & Objectives

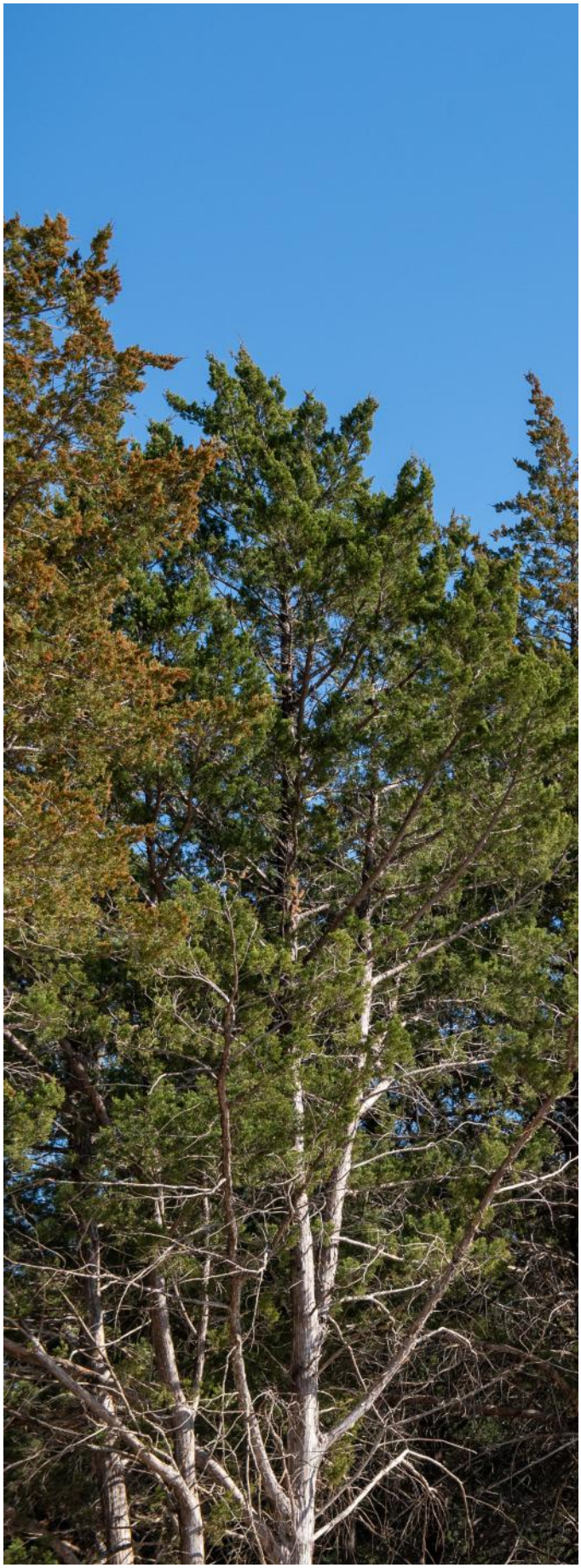
Introduction

Parks and recreational facilities are important components of a healthy, attractive, and resilient community. They provide opportunities for physical activity, social interaction, relaxation, and community gatherings while contributing to public health and overall quality of life. Parks and open spaces can also support natural resource conservation, stormwater management, shade, and environmental resilience.

This chapter provides a citywide assessment of municipal parks and recreational facilities in Mount Enterprise. Mount Enterprise City Park is currently the City's only municipally owned and maintained park; therefore, the evaluation of City Park represents an assessment of the City's municipal park system as a whole.

This chapter is intended to guide park and recreation decisions throughout the Comprehensive Plan's 2026–2040 planning horizon. Park conditions, recreational needs, community priorities, and implementation progress should be reviewed at least every five years to account for completed projects, changing community needs, available funding, and other conditions that may influence future investment.

The chapter evaluates existing facilities, community needs, public input, planned improvements, and priorities for future investment. It also supports implementation of the City's existing City Park Master Plan and establishes a framework for pursuing grants, partnerships, and other funding opportunities. Through phased and



strategic investment, Mount Enterprise can continue improving recreational opportunities while maintaining facilities at a scale appropriate to the City's population, financial resources, and long-term maintenance capacity.

Existing Parks and Recreation Facilities

The City of Mount Enterprise owns and maintains one municipal park, Mount Enterprise City Park. Located at 103 West Gregg Street, the approximately 3.28-acre park serves as the City's primary public outdoor recreation and gathering space. Its location near established neighborhoods, Mount Enterprise Independent School District facilities, and the major transportation corridors of U.S. Highway 259 and U.S. Highway 84 makes the park accessible from multiple areas of the community.

City Park accommodates family gatherings, group events, picnics, informal recreation, and other community activities. Existing features and amenities include:

Gatlin Branch Creek

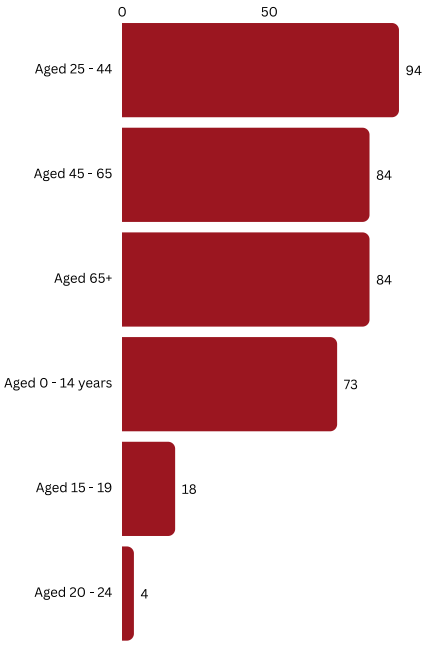
- A pedestrian bridge crossing the creek
- A pavilion with five picnic tables
- A swing set with four standard swings and two toddler swings
- Three seesaws
- Open lawn areas for informal recreation and community activities

The combination of natural features, play equipment, gathering areas, and open space allows the park to accommodate several recreational uses within a relatively compact area. Gatlin Branch Creek, the pedestrian bridge, mature vegetation, and open lawn also contribute to the park's character and provide opportunities to integrate recreation with natural resource protection.

Community Context

Mount Enterprise's demographic characteristics are an important consideration when evaluating existing recreational facilities and planning future improvements. As discussed in the Community Profile, the City includes residents across a broad range of age groups, with working-age and older adults representing a substantial share of the population.

Figure 3.1- Age Distribution



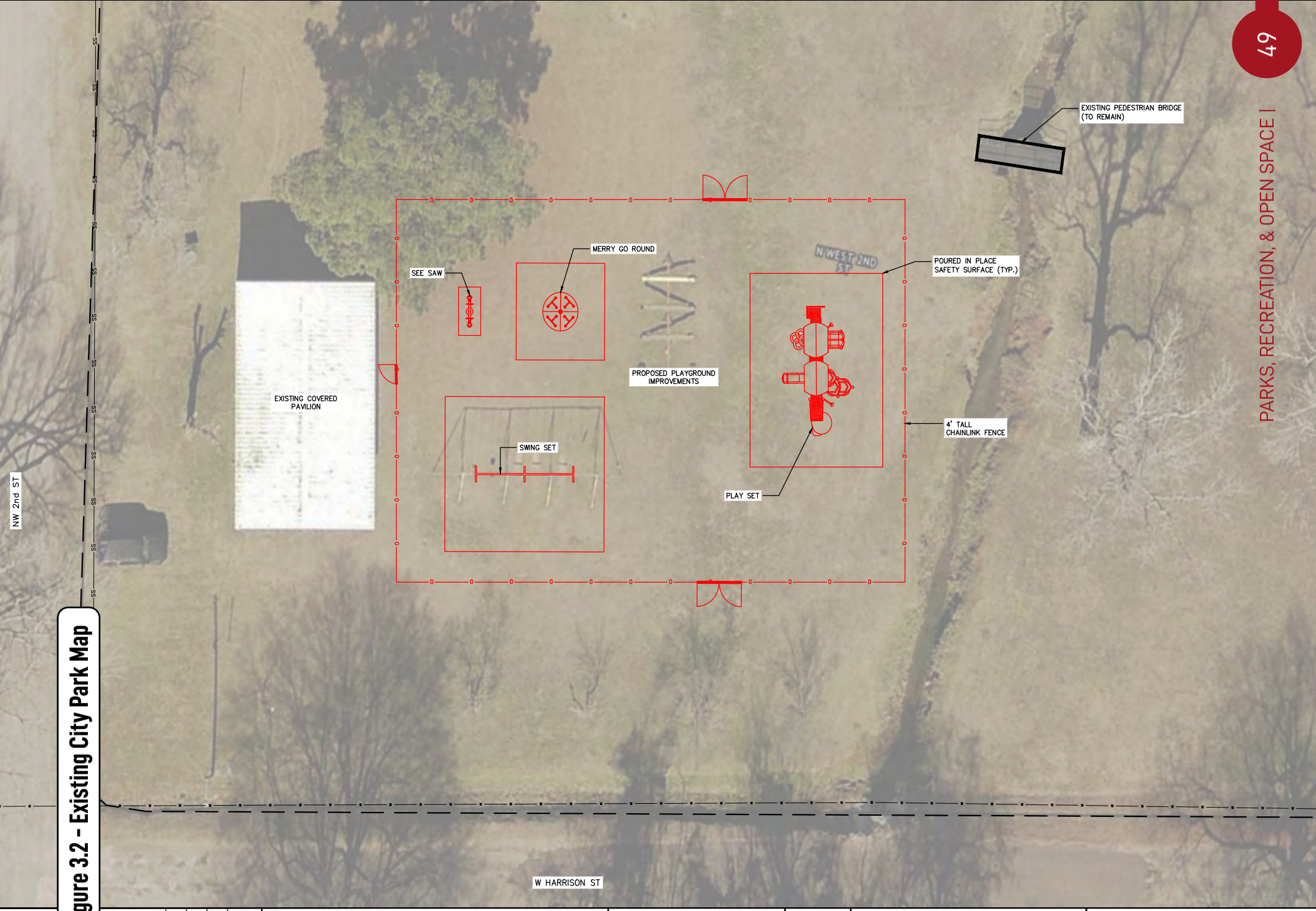


Figure 3.2 - Existing City Park Map

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CITY OF MOUNT ENTERPRISE

CITY OF MOUNT ENTERPRISE
PLAYGROUND IMPROVEMENTS
TPWD GRANT APPLICATION

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This population structure creates a need for recreational opportunities that serve residents at different stages of life. Playground equipment provides important opportunities for children and families, while walking areas, seating, shade, gathering spaces, and passive recreation can increase the usefulness of the park for adults and older residents. Maintaining a balanced mix of active and passive recreational opportunities can help City Park serve the broader community.

The park's location also contributes to its community value. Its proximity to established residential neighborhoods, particularly those on the western side of the City, places recreational opportunities near a significant portion of the community. Its location near Mount Enterprise ISD facilities also creates opportunities to strengthen pedestrian connections among neighborhoods, educational facilities, and public recreation spaces.

Additional demographic and socioeconomic characteristics, including population trends, household characteristics, age, and income, are evaluated in the Community Profile chapter. These characteristics should continue to be considered when evaluating long-term recreational needs. As community conditions change, the City should periodically assess whether existing facilities and planned improvements continue to reflect the needs of residents.

Role Within the Community

As Mount Enterprise's primary municipal recreational space, City Park serves a role that extends beyond its approximately 3.28-acre footprint. The park provides a centralized location for outdoor recreation, informal gatherings, family activities, and community events. Because the City does not maintain additional municipal parkland, maintaining and improving this property will remain important to meeting local recreational needs.

The park's natural features also contribute to its identity. Gatlin Branch Creek, the pedestrian bridge, mature vegetation, and open lawn provide opportunities for both passive recreation and interaction with the natural environment. These features should be treated as assets as future improvements are designed.

Rather than substantially altering the park's character, future investment should build upon these existing strengths. Improvements that expand recreational opportunities, increase accessibility and comfort, and strengthen connections to surrounding neighborhoods can increase the park's usefulness while preserving the natural qualities that distinguish the property.

Plan Development and Public Engagement

Community participation was an important component of the Comprehensive Plan process. Public input was considered alongside demographic conditions, existing facilities, previous park planning efforts, and professional planning analysis when identifying recreational needs and establishing priorities.

Public engagement conducted during development of the Comprehensive Plan included community Town Hall meetings, interactive planning activities, and opportunities for residents to provide written feedback. These activities provided

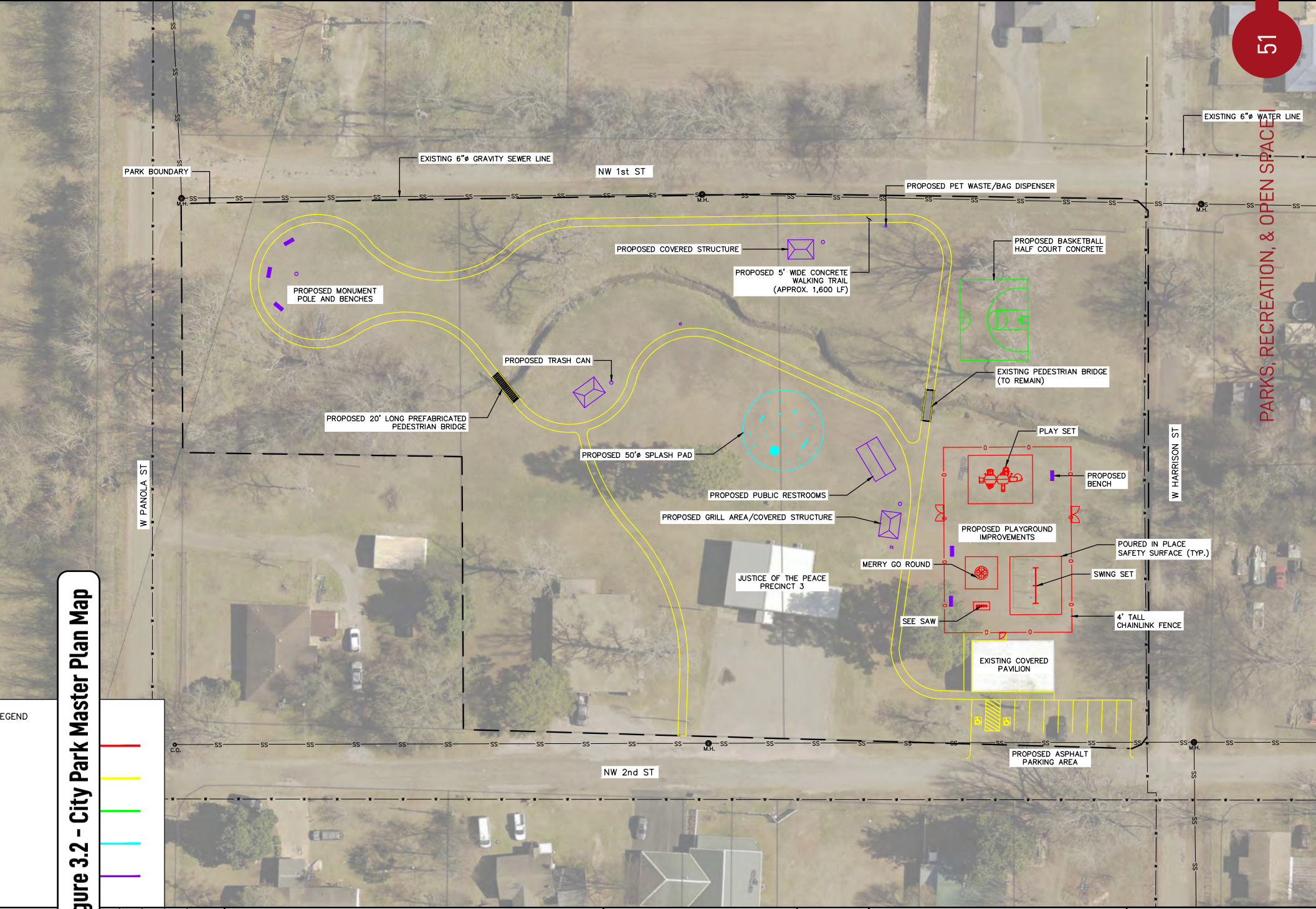


Figure 3.2 - City Park Master Plan Map

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CITY OF MOUNT ENTERPRISE

CITY OF MOUNT ENTERPRI
CITY PARK MASTER PL

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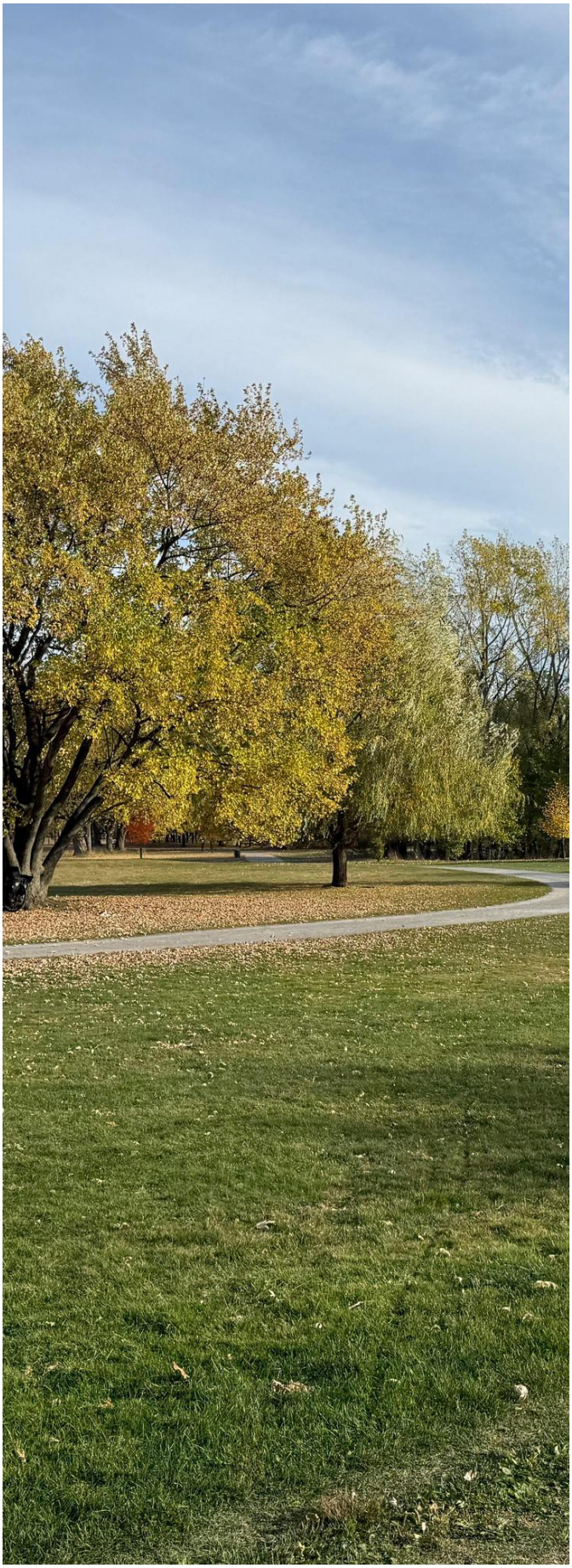
residents with opportunities to identify recreational needs and discuss the types of improvements they would like to see pursued at City Park.

Community feedback reflected support for maintaining and improving recreational opportunities that serve residents of different ages. Participants emphasized the importance of amenities that support both active and passive recreation. Walking trails and benches were identified as particularly important for older residents and individuals seeking accessible, lower-intensity recreational opportunities. Residents generally expressed satisfaction with the existing park while supporting continued improvements that expand recreational opportunities, improve comfort and accessibility, and maintain the park as a welcoming community gathering space.

Public input collected through the Comprehensive Plan process, together with the existing City Park Master Plan, helped inform the recommendations and priorities contained in this chapter. Supporting materials, including meeting notices, sign-in sheets, photographs, surveys, voting results, and other engagement records, should be maintained by the City as documentation of the planning process and to support future grant applications.

Local Park Planning Standards

Because Mount Enterprise is a small community with one municipally owned park, recreational planning should emphasize locally appropriate service standards rather than relying exclusively on generalized parkland acreage ratios. The effectiveness of City Park depends not only on the amount of parkland available, but



also on the accessibility, condition, diversity, and quality of the recreational opportunities provided.

The following considerations should guide evaluation of existing facilities and future improvements:

- Community Access: Maintain City Park as a recreational space available to the broader community and evaluate opportunities to improve connections with nearby neighborhoods and Mount Enterprise ISD facilities.
- Multi-Generational Recreation: Maintain a balanced combination of active and passive recreational opportunities capable of serving children, teenagers, adults, older residents, families, and community gatherings.
- Accessibility: Incorporate accessible routes and facilities consistent with applicable accessibility requirements as improvements are designed and constructed.
- Facility Condition and Quality: Maintain existing and future recreational facilities in safe and functional condition and periodically evaluate maintenance, repair, and replacement needs.
- Community Demand: Consider public input, demographic trends, facility use, and changing recreational preferences when establishing project priorities.
- Operational Capacity: Consider construction costs, maintenance requirements, staffing, and long-term financial capacity when selecting and designing improvements.
- Natural Resources: Protect Gatlin Branch Creek, mature vegetation, drainage patterns, and other natural features as recreational improvements are implemented.

These locally tailored considerations should be used alongside community input, demographic analysis, facility conditions, and the City Park Master Plan when evaluating future recreational investments.

Recreation Opportunities and Planned Improvements

Mount Enterprise has already taken steps toward establishing a long-term vision for City Park. In 2023, the City worked with Stokes & Associates, Inc. to prepare a preliminary City Park Master Plan that provides a conceptual framework for improving the City's primary recreational space.

The Master Plan proposes a substantial expansion of recreational opportunities within the existing park. Planned improvements include upgraded playground facilities, a walking path extending throughout the park, a basketball half court, splash pad, public restrooms, covered gathering and grilling areas, benches, and other supporting amenities. The concept also includes improvements to parking and circulation while retaining important existing features, including the pedestrian bridge and covered pavilion.

These improvements would broaden the range of recreational opportunities available within City Park. Playground improvements and a splash pad would provide additional opportunities for children and families, while the walking path, basketball court, benches, covered areas, and open spaces would serve

teenagers, adults, and older residents. Together, these improvements would support a more complete multi-generational recreational environment.

The Master Plan also provides an opportunity for phased implementation. Individual improvements can be pursued as funding becomes available rather than requiring the City to complete the entire concept simultaneously. This approach is appropriate for Mount Enterprise because it allows the City to make incremental progress while considering project readiness, available funding, grant requirements, and long-term maintenance responsibilities.

The Comprehensive Plan should therefore reinforce the City Park Master Plan as the primary site-specific framework for recreational investment while connecting individual projects with broader capital planning, annual budgeting, partnerships, community priorities, and outside funding opportunities.

Park Improvement Priorities

Future City Park improvements should be implemented incrementally based on documented community priorities, identified recreational needs, project readiness, available funding, grant opportunities, construction dependencies, and the City's ability to operate and maintain completed facilities.

The following priority framework establishes a general sequence for implementation while providing sufficient flexibility for the City to respond to funding opportunities and changing conditions.

Priority	Recreational Need / Improvement	General Timeframe	Basis for Priority
Priority 1	Develop Walking Path with Benches and Rest Areas	Short-Term	Strong community support, multi-generational recreation, older adult needs, physical activity
Priority 2	Implement Planned Playground Improvements	Short-Term	Previous planning and grant efforts, project readiness, youth and family recreation
Priority 3	Improve ADA Accessibility and Park Connections	Mid-Term	Accessibility, multi-generational use, connectivity between park amenities
Priority 4	Develop Basketball Half Court and Splash Pad	Mid-Term	Youth and family recreation, diversification of recreational opportunities, public health
Priority 5	Add Supporting Amenities, Including Restrooms, Shade, and Covered Gathering Areas	Long-Term	Community comfort, extended park use, gatherings and long-term Master Plan implementation

Priority rankings should be reviewed periodically as projects are completed, costs change, additional public input is received, or new funding opportunities become available. Adjustments to individual priorities should remain consistent with the broader recreational needs identified in this chapter and the overall vision established by the City Park Master Plan.

Park Master Plan and Grant Readiness

Previous planning and grant efforts have positioned Mount Enterprise to continue pursuing outside funding for park improvements. In July 2023, the City Council authorized actions associated with a Texas Local Park Grant Program application, and preliminary engineering exhibits identified playground improvements in connection with a Texas Parks and Wildlife Department grant application. The playground concept includes multiple pieces of play equipment within a defined area adjacent to the existing covered pavilion.

City Park Phase I was subsequently included in the Texas Parks and Wildlife Department's January 2026 Small Community Recreation Grant rankings with a requested amount of $149,815, although the project was not shown among those recommended for funding during that round. These efforts demonstrate that the City has progressed beyond identifying general recreational needs and has begun translating its long-term park vision into defined projects capable of being advanced through outside funding opportunities.

The City should continue building upon these efforts by maintaining current conceptual plans, cost estimates, project priorities, public-engagement documentation, and other supporting materials needed for future grant applications. Individual improvements should be structured, where practical, so that they can function as independent projects while contributing toward implementation of the overall City Park Master Plan.

Planning Considerations

Mount Enterprise City Park should remain the primary focus of municipal recreation investment during the 2026–2040 planning horizon. Because the City has already established a conceptual Master Plan for the property, future decisions should generally focus on implementing and refining that vision rather than developing an unrelated set of park improvements. The Comprehensive Plan should serve as the broader policy framework supporting implementation of the more site-specific City Park Master Plan.

Walking and passive recreation should receive particular consideration as improvements advance. A walking path, combined with benches, shade, covered areas, and resting locations, would provide an amenity usable by residents across a wide range of ages and abilities. Additional active recreation, including the planned basketball half court, playground improvements, and splash pad, can complement these facilities and expand opportunities for children, teenagers, and families.

Accessibility should be incorporated throughout individual project phases. Accessible

routes should connect parking areas, the pavilion, playground, restrooms, walking areas, the pedestrian bridge, and other major amenities where feasible and consistent with applicable requirements. Opportunities to improve pedestrian connections between City Park, surrounding neighborhoods, and Mount Enterprise ISD facilities should also be evaluated as surrounding transportation and pedestrian improvements occur.

Goals & Objectives

Goal 1: Implement the City Park Master Plan

Advance the City's established vision for Mount Enterprise City Park through coordinated and phased improvements.

Objectives

- Use the City Park Master Plan as the primary guide for future recreational improvements and capital investment.
- Implement improvements in phases based on community priorities, available funding, project readiness, and long-term maintenance capacity.
- Periodically review and update the Master Plan as projects are completed and community recreational needs change.
- Coordinate park improvements with the City's annual budgeting and long-term capital planning.

Goal 2: Expand Multi-Generational Recreation Opportunities

Develop City Park as a recreational destination that provides active and passive opportunities for residents of all ages.

Objectives

- Pursue implementation of planned playground improvements, the walking path, basketball half court, splash pad, and other recreational amenities.
- Provide seating, shade, covered gathering areas, and resting locations throughout the park.
- Maintain flexible open spaces capable of supporting informal recreation, community events, and gatherings.
- Prioritize durable and low-maintenance facilities appropriate for the City's operational capacity.

Goal 3: Improve Accessibility, Connectivity, and Park Resilience

Ensure future park improvements create an accessible and connected recreational environment while protecting the site's natural features.

Objectives

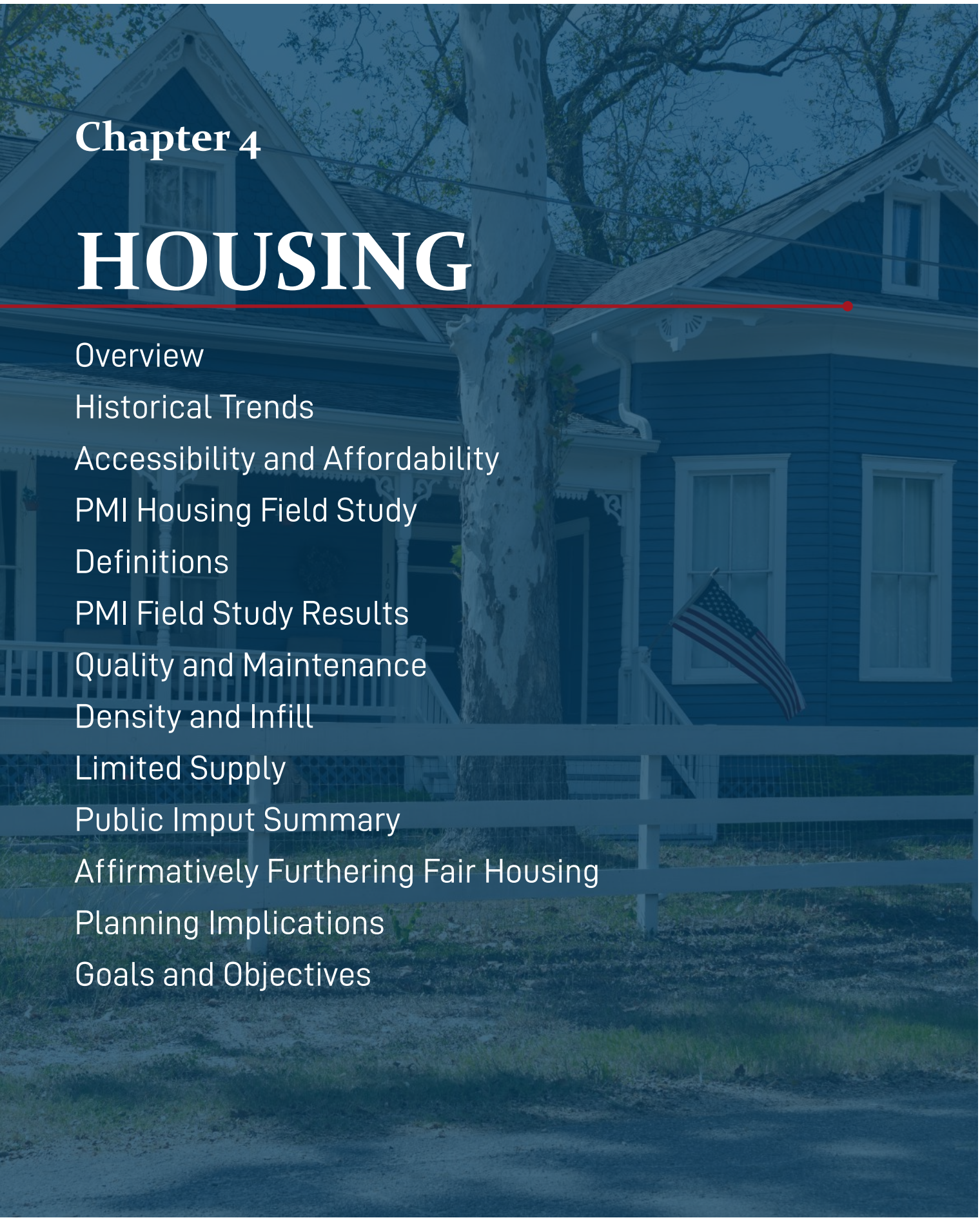
- Provide ADA-accessible connections between parking, playground facilities, restrooms, the pavilion, walking areas, and other major amenities.
- Evaluate pedestrian connections between City Park, surrounding neighborhoods, and Mount Enterprise ISD.
- Protect Gatlin Branch Creek and surrounding natural areas through appropriate drainage, erosion-control, and creek-bank stabilization measures.
- Preserve existing trees and incorporate additional shade trees and native landscaping where appropriate.

Goal 4: Maintain Grant Readiness and Pursue Outside Funding

Build upon the City's previous planning and grant efforts to incrementally implement the City Park Master Plan.

Objectives

- Continue pursuing Texas Parks and Wildlife Department grants and other state, federal, regional, and philanthropic funding opportunities.
- Maintain current conceptual plans, cost estimates, project descriptions, and other documentation necessary to support future grant applications.
- Prioritize projects that can function as independent phases while contributing toward the overall Master Plan.
- Pursue partnerships with Mount Enterprise ISD, community organizations, businesses, and volunteers where appropriate.



Chapter 4

HOUSING

Overview
Historical Trends
Accessibility and Affordability
PMI Housing Field Study
Definitions
PMI Field Study Results
Quality and Maintenance
Density and Infill
Limited Supply
Public Imput Summary
Affirmatively Furthering Fair Housing
Planning Implications
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Overview

The Housing Base Study compiles and summarises all available data on the Mount Enterprise housing landscape, providing a comprehensive overview of current conditions. It serves as a foundational reference to understanding the existing housing environment, offering a base line for future planning, policy-making, and housing initiatives.

According to the 2024 American Community Survey (ACS), Mt. Enterprise has 153 occupied households with an average of 2.33 persons per household. Most of the homes in town are single-family structures, though there is a presence of manufactured homes within the city. The ACS also found that of the 153 households 75.8% are owner-occupied and 24.2% are renter-occupied. Furthermore the median household value in Mt. Enterprise is $196,400 and among homeowners with a mortgage the median monthly payment is $1,500. Median rent for Renter occupied units falls within the $1,000 - $1,499 range. Of the homes present within the city 10.9% of them were constructed within the last 20 years (2020-2000), 14.6% of them were constructed within the last 40 years (2000-1980), 56.8% of homes were constructed from 1979 to 1950 and 17.7% of homes were built before 1950.

Historical Trends

According to the U.S. Census Bureau's 2024 American Community Survey (ACS) 5-year estimates, Mt. Enterprise contains 153 occupied housing units. Of these, 136 units (88.9%) are classified as single-unit residences, while 17 units (11.1%) fall into the category of mobile homes or other housing types. An examination of the city's housing stock indicates that a significant portion of homes were constructed prior to 2000. Only a small share reflects more recent development, with 7.2% built between 2010 and 2019 and 2.6% between 2000 and 2009. In contrast, 13.7% of homes were built between 1980 and 1999, 28.1% between 1960 and 1979, and 33.3% between 1940 and 1959. The remaining 15.0% of housing units were constructed in 1939 or earlier, underscoring the city's relatively mature housing inventory.

An analysis of the year in which current householders moved into their homes provides insight into residential stability and turnover within the community. According to the 2024 American Community Survey (ACS), no householders reported moving into their residence in 2023 or later. Approximately 31.4 percent of householders moved in between 2020 and 2022, while 25.5 percent moved in between 2010 and 2019. An additional 19.6 percent of residents moved in during the 2000–2009 period, 15.0 percent between 1990 and 1999, and 8.5 percent in 1989 or earlier.

When grouped into broader categories, the data indicate that a substantial majority of householders (76.5 percent) moved into their homes in 2000 or later, suggesting a relatively dynamic housing market with moderate levels of recent in-migration. In contrast, 23.5 percent of householders have resided in their homes since before 2000, reflecting a smaller but notable segment of long-term residents that contributes to neighborhood stability and continuity.

Accessibility and Affordability

The next aspect when assessing housing is to see how accessible they are to current and future residents, accessibility and affordability play a large role in growing the city. Several factors influence the accessibility of a community including the housing market, household income levels, housing values, mortgage costs and rental rates. Key indicators examined in this section include median household income, median housing value, median monthly mortgage costs and median monthly rent.

Household Income

Looking at these values over a 10 year period can give a better understanding of how the city's housing has progressed over time and possible trends that will carry on into the future. Between 2014 and 2024 the median household income in Mt Enterprise rose from $30,333 in 2014 to $77,083 in 2024, resulting in a 154.1% increase. During the same period the median housing value increased from $82,600 to $196,400, resulting in a 137.7% increase.

Monthly Housing Costs

Monthly housing costs have also risen over the past decade. The median monthly mortgage payment increased from $1,010 in 2014 to $1,500 in 2024 representing a 48.5% increase. Rental costs have also experienced growth during this period. The median monthly rent increased from $519 in 2014 to $1,083 in 2024 representing a 108.7% increase.

While changes in income, housing values, and monthly costs provide important insight into housing market trends, these figures alone do not fully capture the impact on residents. A more comprehensive understanding of affordability can be obtained by examining the percentage of household income spent on housing costs, which provides context on how housing expenses affect the daily financial stability of residents. (US S2503 - Financial Characteristics Table (Household income, Monthly housing costs, Monthly costs as a percentage of household income)

Housing Cost Burden

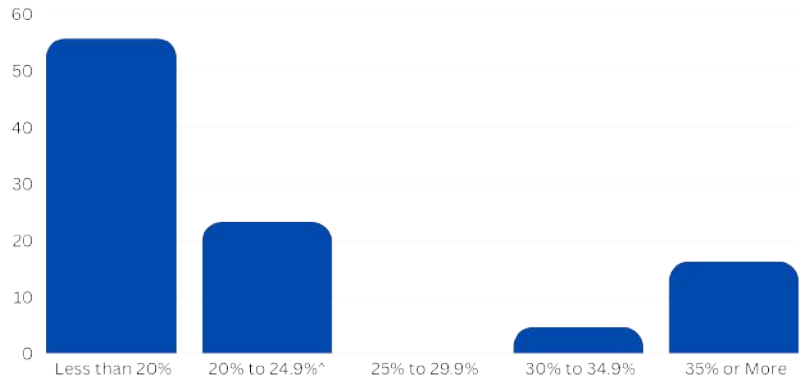
Housing affordability is commonly measured by the percentage of household income devoted to housing expenses. The U.S. Department of Housing and Urban Development (HUD) considers households spending more than 30 percent of their gross income on housing costs to be cost-burdened.



2014

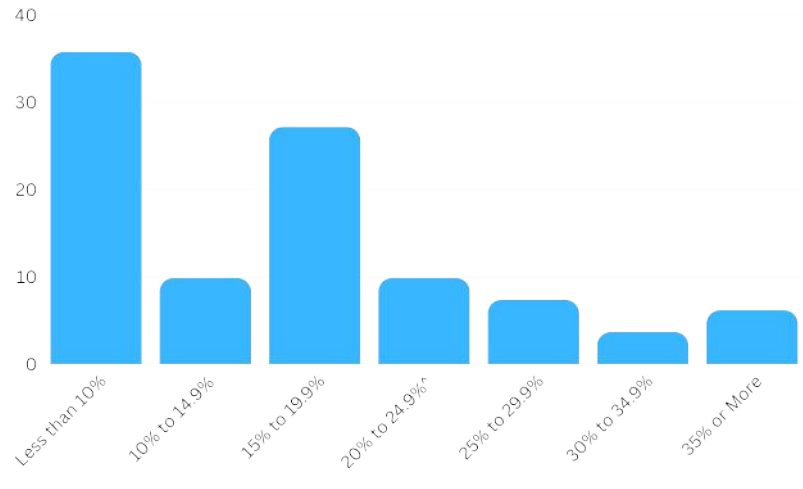
In 2014, housing costs varied considerably by tenure and mortgage status. Among owner-occupied households with a mortgage, 55.8 percent spent less than 20 percent of their income on monthly housing costs. Approximately 23.3 percent spent between 20.0 and 24.9 percent of their income, while 4.7 percent spent between 30.0 and 34.9 percent. An additional 16.3 percent allocated 35 percent or more of their income to housing. Overall, most homeowners with a mortgage had relatively manageable housing costs, although a notable share experienced affordability pressures.

Figure 4.1 - Monthly Costs as a Percentage of Household Income (with a mortgage)



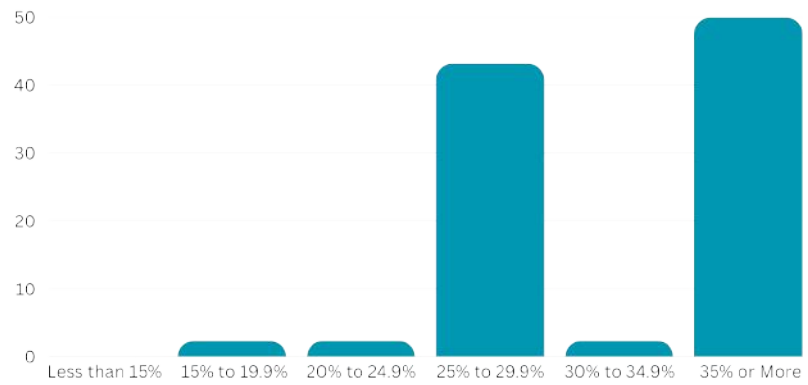
Homeowners without a mortgage generally reported lower housing costs relative to income. Approximately 35.8 percent spent less than 10 percent of their income on housing, while 9.9 percent spent between 10.0 and 14.9 percent. Another 27.2 percent allocated between 15.0 and 19.9 percent of their income to housing costs. Smaller shares spent between 20.0 and 24.9 percent (9.9 percent), between 25.0 and 29.9 percent (7.4 percent), or between 30.0 and 34.9 percent (3.7 percent). The remaining 6.2 percent spent 35 percent or more of their income on housing. These findings indicate that most mortgage-free homeowners had comparatively manageable housing expenses.

Figure 4.2 - Monthly Costs as a Percentage of Household Income (without a mortgage)



households spent between 15.0 and 19.9 percent of their income on housing, and another 2.3 percent spent between 20.0 and 24.9 percent. Approximately 43.2 percent allocated between 25.0 and 29.9 percent of their income to rent, while 2.3 percent spent between 30.0 and 34.9 percent. Half of all renter households spent 35 percent or more of their income on housing. This distribution demonstrates that rental affordability was a significant concern, with many renters approaching or exceeding commonly recognized thresholds for housing cost burden.

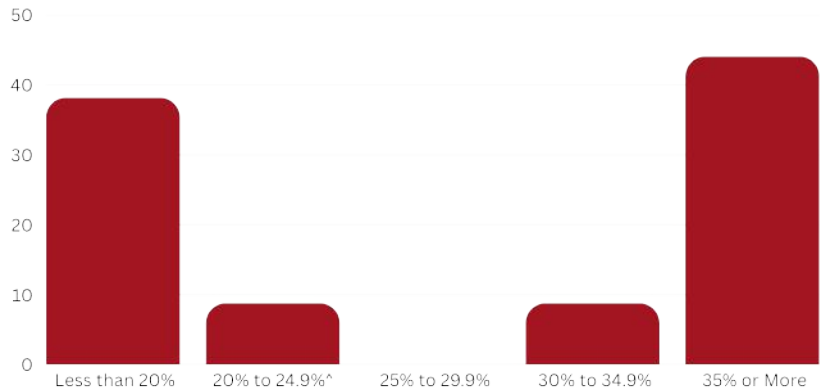
Figure 4.3 - Gross Rent as a Percentage of Household Income



2024

In 2024, housing cost burdens varied substantially by tenure and mortgage status. Among owner-occupied households with a mortgage, 38.2 percent spent less than 20 percent of their household income on monthly housing costs. An additional 8.8 percent spent between 20.0 and 24.9 percent, while 8.8 percent spent between 30.0 and 34.9 percent. The largest share, representing 44.1 percent of households, allocated 35 percent or more of their income to housing costs. This indicates that many homeowners with a mortgage faced significant affordability pressures.

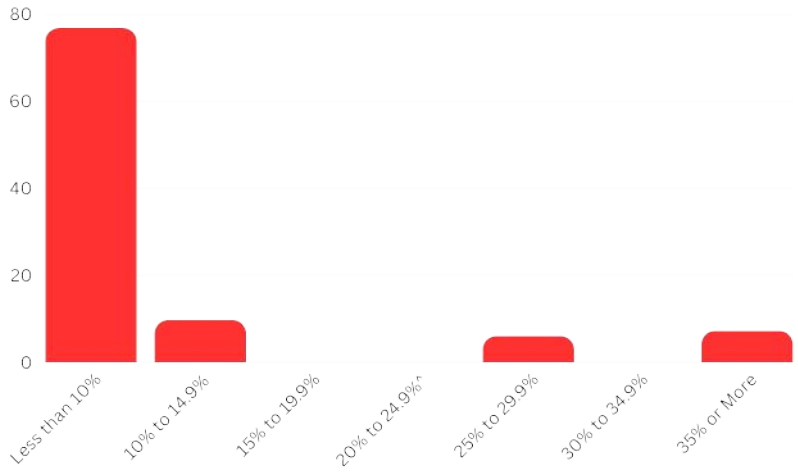
Figure 4.4 - Monthly Costs as a Percentage of Household Income (with a mortgage)



Housing costs were generally more manageable for homeowners without a mortgage. Approximately 76.8 percent of these households spent less than 10 percent of their income on monthly housing costs, and 9.8 percent spent between 10.0 and 14.9 percent. Another 6.1

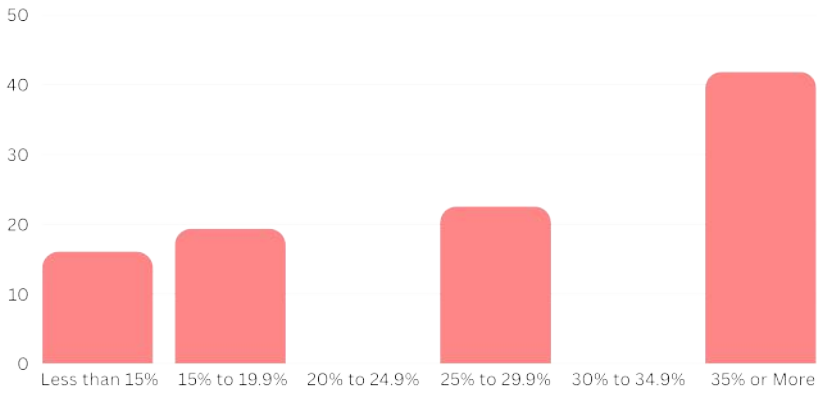
percent spent between 25.0 and 29.9 percent, while 7.3 percent allocated 35 percent or more of their income to housing. Although most mortgage-free homeowners had relatively low housing expenses, a smaller segment continued to experience a substantial housing cost burden.

Figure 4.5 - Monthly Costs as a Percentage of Household Income (without a mortgage)



Renters experienced the greatest housing cost pressures. In 2024, 16.1 percent of renter households spent less than 10 percent of their income on housing, while 19.4 percent spent between 15.0 and 19.9 percent. Approximately 22.6 percent allocated between 25.0 and 29.9 percent of their income to housing costs. Most notably, 41.9 percent of renters spent 35 percent or more of their income on housing. This finding underscores the need for policies that expand access to affordable rental housing and reduce housing cost burdens among renter households.

Figure 4.6 - Gross Rent as a Percentage of Household Income



Between 2014 and 2024, housing affordability trends varied significantly by tenure and mortgage status. Among homeowners with a mortgage, the share spending less than 20 percent of their income on housing declined from 55.8 percent to 38.2 percent, while the share spending 35 percent or more increased from 16.3 percent to 44.1 percent. This represents a 27.8 percentage point increase and suggests a substantial rise in housing cost pressures for mortgaged homeowners. In contrast, homeowners without a mortgage generally experienced more favorable conditions. The share spending less than 10 percent

of income on housing increased from 35.8 percent to 76.8 percent, although the share spending 35 percent or more rose slightly from 6.2 percent to 7.3 percent. Renters continued to face significant affordability challenges, but the share spending 35 percent or more of their income on housing declined from 50.0 percent in 2014 to 41.9 percent in 2024. Despite this improvement, renters and homeowners with a mortgage remained considerably more likely than mortgage-free homeowners to experience high housing costs relative to income. Because several reported cost ranges differ or are missing between the two years, comparisons among the intermediate categories should be interpreted cautiously.

Figure 3.7 - Monthly Housing Costs as a Percentage of Household Income (with a mortgage)

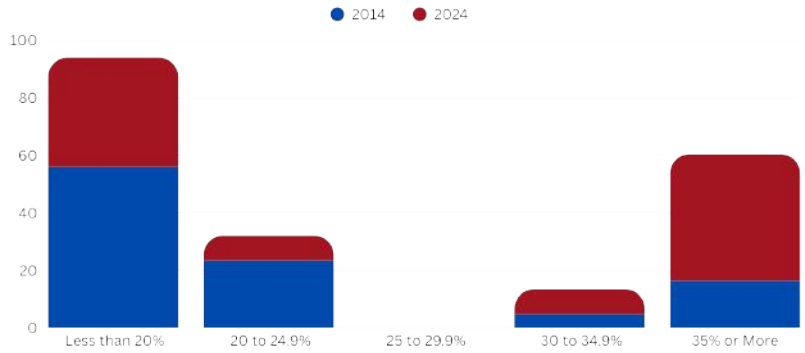


Figure 4.8- Monthly Housing Costs as a Percentage of Household Income (without a mortgage)

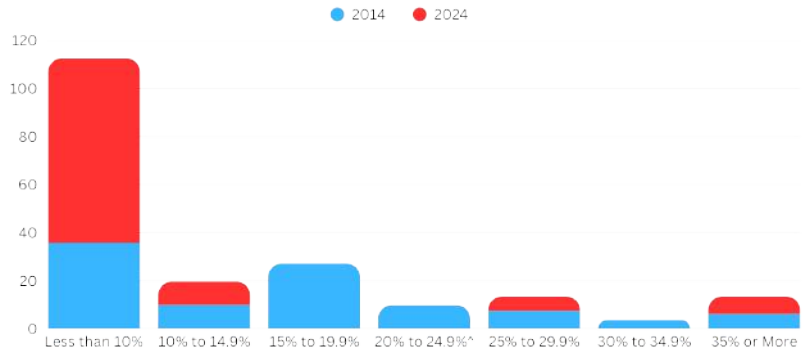
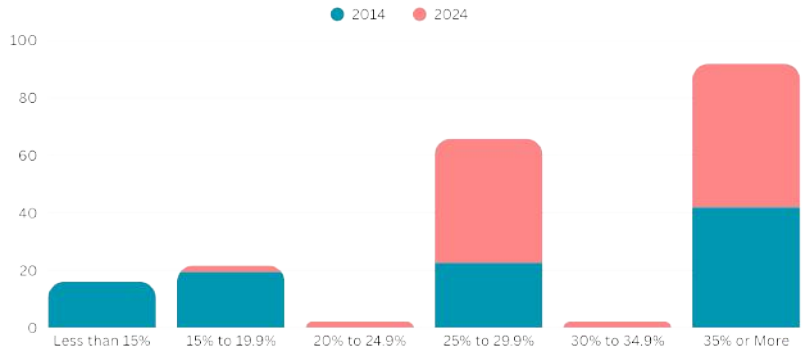


Figure 4.8- Gross Rent as a Percentage of Household Income



PMI Housing Field Study

In January 2025, Public Management conducted a windshield survey of all residential and commercial structures in the town. This survey categorized residential properties by type, condition, and occupancy status. The data below summarizes findings from this comprehensive field survey, highlighting the variety of residential structures and their conditions. It offers insights into the housing landscape, from well-maintained homes to those needing repairs, providing essential information for informed decision-making and policy development in housing and maintenance.

Definitions

Standard Structure: A Standard Structure in Mt. Enterprise refers to a residential building that is structurally sound and fully habitable. These structures show typical wear consistent with their age, including minor cosmetic issues such as faded paint or outdated fixtures. Any repairs needed are non-critical and do not impact the safety or livability of the home.

Deteriorated Structure: A Deteriorated Structure displays evident signs of aging or disrepair that exceed cosmetic issues. These may include partial structural damage, outdated or malfunctioning utility systems (plumbing, HVAC, or electrical), or visible neglect. Although still livable, these homes require substantial repair work to restore them to a standard condition.

Dilapidated Structure: A Dilapidated Structure is one that poses safety concerns due to extensive structural damage or decay. Examples include compromised roofs, unstable foundations, or widespread water or pest damage. These homes are generally unsafe for occupancy and require major rehabilitation or potential demolition.

Single Family Structures: A Single-Family Structure is a detached residential building designed to house one household. Each unit stands independently, separated from neighboring dwellings, and is typically owner-occupied or rented to one family.

Multifamily Structures: A Multifamily structure is defined as any residential structure designed to accommodate two or more separate households within a single building or complex. These may include duplexes, triplexes, apartment buildings, or townhomes. Multifamily units share walls and or communal areas but provide private living quarters for each household.

Manufactured Structures: A Manufactured Structure refers to a home constructed in a controlled factory environment, built on a permanent chassis, and transported to its site for permanent installation. These dwellings are used as primary residences and include modular homes, mobile homes, and in some cases recreational vehicles when used as long-term housing.

Figure 4.9 - Housing Condition Map



PMI Field Study Results

Public Management identified 176 single-family structures in Mount Enterprise . Of these, 152 were classified as being in standard condition, 14 as deteriorated, and 4 as dilapidated. Additionally, 6 structures were vacant, with all 4 of these in dilapidated condition. Single-family housing units constitute 80.7% of Mount Enterprise 's housing stock.

Public Management reported no multifamily housing complexes or units in the town, meaning none of the town's housing stock is made up of multifamily units.

Public Management counted 42 manufactured structures in Mount Enterprise . Of these, 28 were in standard condition, 14 were in deteriorated condition, and 4 were dilapidated. 6 structures were vacant with 4 being in dilapidated condition. Manufactured housing accounts for 19.3% of the total housing stock.

Figure 4.10- Single Family Home Conditions

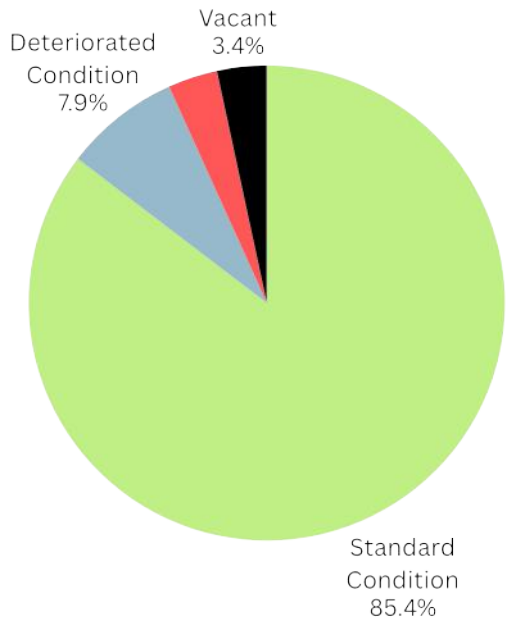
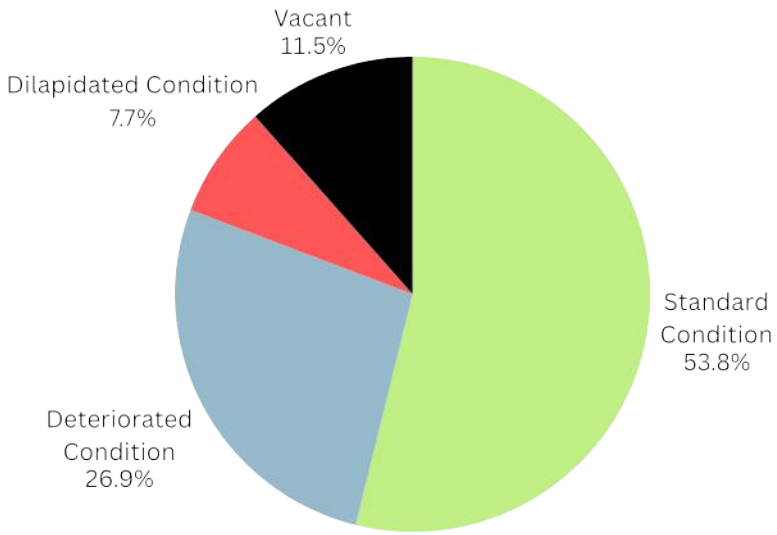


Figure 4.11- Manufactured Home Conditions



Quality and Maintenance

The condition of Mount Enterprise's housing stock directly affects neighborhood stability, public health and safety, property values, and the community's overall appearance. The PMI Field Study indicates that most single-family homes in the community are in standard condition; however, deteriorated, dilapidated, and vacant structures remain important concerns that warrant targeted attention.

Public Management identified 176 single-family structures in Mount Enterprise. Of the occupied structures evaluated, 152 were classified as being in standard condition, 14 as deteriorated, and four as dilapidated. Six additional structures were identified as vacant, including four that were reportedly in dilapidated condition. These findings suggest that the majority of the City's single-family housing stock is being adequately maintained, providing a strong foundation for continued neighborhood stability. Nevertheless, the presence of deteriorated and dilapidated homes indicates a need for proactive maintenance, rehabilitation assistance, and appropriate code-enforcement strategies.

The field study also identified 42 manufactured housing structures. While most were reported to be in standard condition, a notable share was classified as deteriorated or dilapidated. Vacant manufactured homes were also documented, several of which were reportedly in dilapidated condition. Because manufactured housing represents a meaningful component of the local housing inventory, its preservation and maintenance are important to sustaining affordable housing options within the community.



Deteriorated structures generally require repairs to prevent further decline but may remain suitable for rehabilitation. Dilapidated structures typically exhibit more serious deficiencies that may threaten occupant safety or require substantial reinvestment. Without timely intervention, deferred maintenance can cause otherwise repairable homes to deteriorate further, increasing rehabilitation costs and contributing to declining conditions on surrounding properties. Vacant structures can present additional challenges, including fire hazards, illegal dumping, pest activity, and increased code-enforcement demands.

The absence of multifamily housing further emphasizes the importance of preserving the City's existing single-family and manufactured housing stock. With limited

alternatives available, the loss of existing units could place additional pressure on the local housing supply and reduce options for lower-income households, older adults, and members of the local workforce.

The City should pursue a balanced housing-maintenance strategy that prioritizes voluntary compliance and rehabilitation while retaining the ability to address properties that pose a threat to public health and safety. Potential actions include establishing or strengthening property-maintenance standards, conducting periodic exterior-condition surveys, connecting eligible property owners with housing-rehabilitation programs, supporting weatherization and accessibility improvements, and coordinating with property owners to secure or remove unsafe vacant structures. Code-enforcement activities should be consistent, transparent, and paired with information about available assistance whenever possible.

Density & Infill

Vacant and underutilized properties within established neighborhoods present valuable opportunities for residential infill and neighborhood reinvestment. By directing new housing toward land already served by streets, utilities, public infrastructure, and community services, the City can accommodate growth more efficiently while reducing reliance on outward expansion and costly infrastructure extensions.

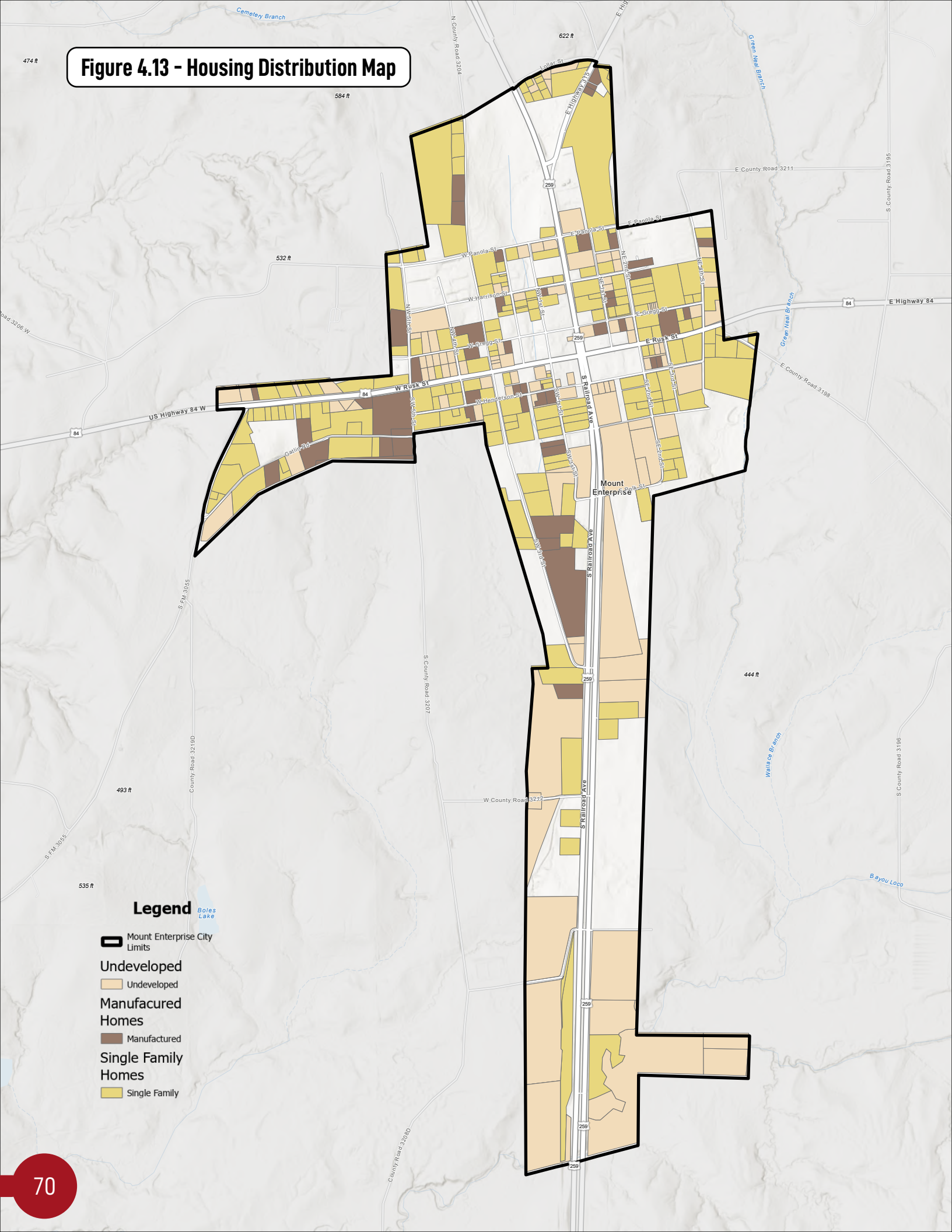
Residential uses account for approximately 37.7 percent of the City's total land area. Single-family residential development occupies approximately 273.87 acres, or 30.6 percent of the City, while manufactured housing occupies approximately 63.15 acres, or 7.1 percent. Together, these uses form a significant portion of the City's existing development pattern and underscore the importance of maintaining and strengthening established residential neighborhoods.

The City also contains approximately 292.62 acres of undeveloped land, representing 32.7 percent of its total land area. While some of this land may be better suited for future development at the edges of the community, vacant and underutilized parcels located within existing neighborhoods offer immediate opportunities for context-sensitive infill. These opportunities are particularly evident on the north side of the City, where undeveloped and vacant lots are interspersed throughout established residential areas.

Strategic infill development can advance several long-term housing and neighborhood objectives. Developing vacant lots can increase the local housing supply, expand homeownership and rental opportunities, and introduce a broader range of housing choices. It can also improve neighborhood appearance, return underutilized properties to productive use, stabilize property values, strengthen the local tax base, and maximize previous public investments in infrastructure and services.

To support successful infill, the City should encourage housing that is compatible with the scale, character, and development patterns of surrounding neighborhoods. Particular attention should be given to lot dimensions, building placement, access, infrastructure capacity, and the condition of nearby properties. A coordinated infill strategy can help ensure that new

Figure 4.13 - Housing Distribution Map



residential development contributes positively to neighborhood stability while advancing the City's broader housing and growth-management goals.

Limited Supply

The City's predominantly single-family housing stock provides both strengths and challenges. Single-family neighborhoods can contribute to community character, residential stability, and long-term investment by property owners. These neighborhoods often provide larger living spaces, private yards, and other features that appeal to families and households seeking traditional homeownership opportunities.

At the same time, a housing supply composed primarily of single-family homes and manufactured housing may not fully meet the needs of all current and future residents. A limited range of housing types can make it more difficult for young adults, first-time homebuyers, older residents, smaller households, and members of the local workforce to find housing that is appropriately sized and affordable. It may also restrict opportunities for residents to remain in the community as their housing needs change over time.

Housing availability is influenced not only by the total number of units but also by the variety, condition, location, and price of those units. When few alternatives to detached single-family homes are available, households may face limited choices within the local market. This can be particularly challenging for residents seeking smaller homes, accessible units, rental housing, or lower-maintenance options. A constrained housing supply may also make it more difficult for employers to attract and retain workers who prefer to live near their place of employment.

Expanding housing choice does not require fundamentally changing the character of established neighborhoods. The City can pursue gradual, context-sensitive approaches that complement existing development patterns. Potential options may include small-lot single-family homes, townhomes, duplexes, accessory dwelling units, cottage-style developments, senior housing, and appropriately located multifamily residences. These housing types can be incorporated through infill development, redevelopment of underutilized properties, and carefully planned growth in areas served by adequate infrastructure.

Public Input Summary

As part of the Mount Enterprise 2040 Comprehensive Plan, the City hosted its first Community Town Hall on June 22, 2025, from 5:30 to 7:30 PM. Residents and city representatives gathered to discuss the community's future and provide input on local challenges, priorities, and aspirations. This interactive event invited participants to engage with planning staff through thematic stations focused on infrastructure, transportation, drainage, housing, and future growth. The Town Hall served as a critical tool in collecting local knowledge and aligning planning goals with real-world experiences. The following summary presents major takeaways from the event, organized by key planning topics. These insights reflect the shared values of Mount Enterprise residents and will guide the development of policies and projects responsive to community needs.

Themes

Participants were asked to vote on a set of nine planning themes by placing tokens next to the topics they viewed as most important. Each person was given three tokens to distribute freely. The results provide a snapshot of the priorities shaping Mount Enterprise's vision for the future:

Resilient Infrastructure – **15 votes**

Smart Growth & Land Use – **7 votes**

Local Economic Growth – **6 votes**

Quality Housing & Neighborhoods – **4 votes**

Preserve Natural Resources – **3 votes**

Health & Education Availability – **1 vote**

Enhance Resilience & Preparedness – **1 vote**

Community Safety & Emergency Services – **0 votes**

Transportation Access & Connectivity – **0 votes**

The dominant theme, resilient infrastructure, reflects broad concern with service reliability, drainage, and the long-term durability of public facilities. Strong interest in smart growth and economic development indicates a desire for balanced, intentional development that supports new opportunities without compromising Mount Enterprise's small-town character. Although community safety and transportation access received no votes, this does not necessarily suggest disinterest. Residents may perceive these areas as stable or already being addressed. Every vote cast contributes to a more holistic understanding of how to prioritize investment and action in the coming years.

Housing

At the housing and development station, residents participated in an exercise focused on expanding housing options and addressing existing gaps in the housing inventory. Participants used green dots to vote for housing strategies they believed should be prioritized.

Key Themes and Community Priorities

1. Addressing Vacant or Abandoned Homes

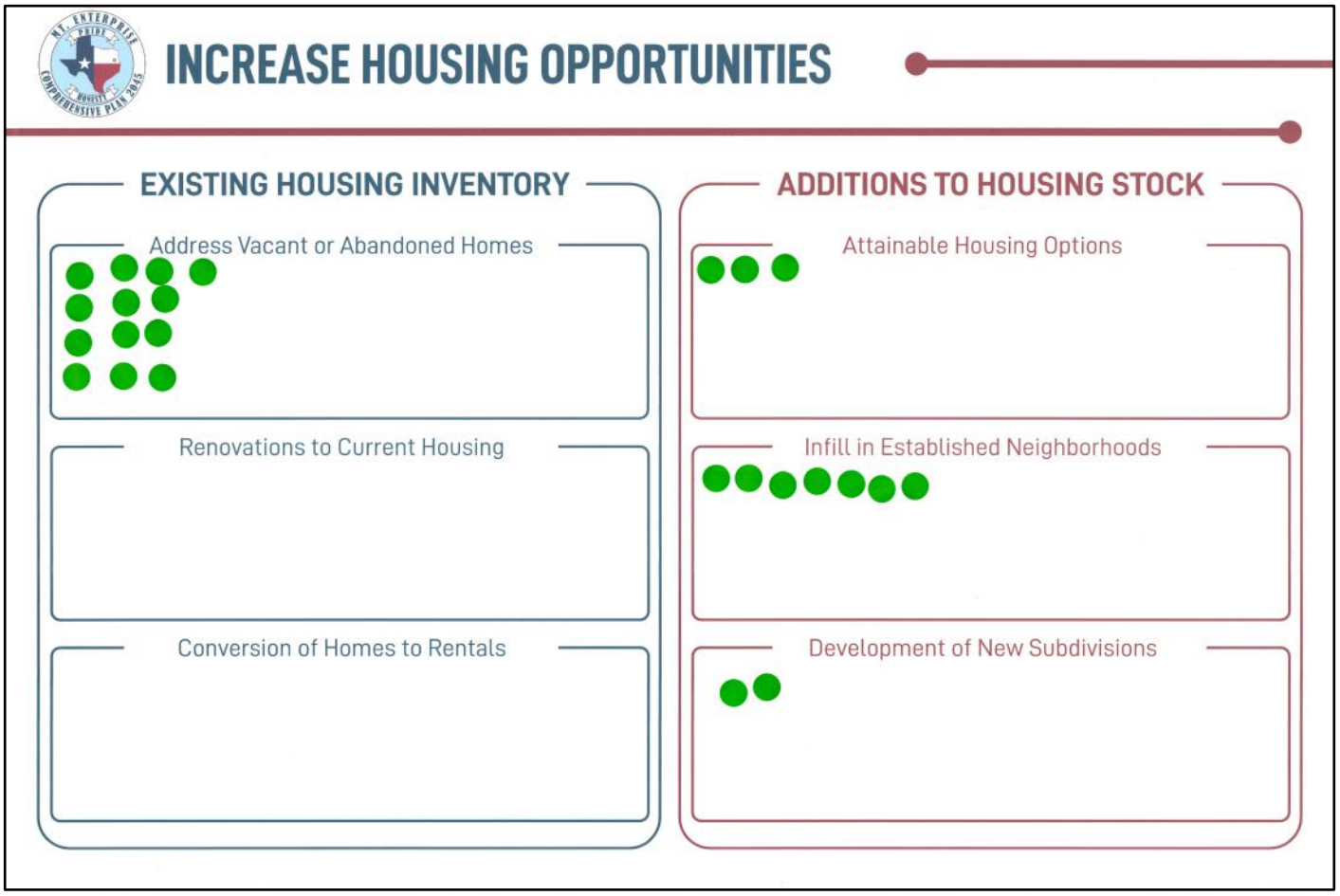
The most frequent concern was the number of vacant or deteriorating homes in the city. Residents strongly supported efforts to reclaim or rehabilitate these properties, either through code enforcement, incentives, or programs aimed at reinvestment. This strategy garnered the highest number of votes and signals a desire to improve neighborhood appearance, safety, and housing supply without new sprawl.

2. Renovations and Infill Over Expansion

Participants showed significant support for renovating existing housing and adding new homes within established neighborhoods. Infill development was viewed as a way to respect the city's rural layout while gently expanding housing availability.

3. Limited Interest in New Subdivisions or Rental Conversions

Development of new subdivisions and the conversion of homes to rentals received minimal support. This suggests a cautious approach to new growth and a focus on retaining the city's existing character while addressing its most immediate housing issues.



Observed Voting Results

Based on the board at the close of the event, the most supported housing types were:

Address Vacant or Abandoned Homes – **13 votes**

Renovations to Current Housing – **0 votes**

Infill in Established Neighborhoods – **7 votes**

Attainable Housing Options – **3 votes**

Development of New Subdivisions – **2 votes**

Conversion of Homes to Rentals – **0 votes**

Overall, participants favored strategic reinvestment in the current housing stock and neighborhoods over large-scale new development. These preferences underscore the importance of maintaining community character while meeting the needs of current and future residents.

Affirmatively Furthering Fair Housing

The City recognizes that affirmatively furthering fair housing includes compliance with applicable fair housing and nondiscrimination requirements and consideration of how local policies, development regulations, public investments, and planning decisions affect housing choice. The Comprehensive Plan supports a strong and diverse housing market that responds to residents at different stages of life, household sizes, income levels, and physical abilities. Depending on local needs, market conditions, development patterns, and infrastructure capacity, this may include higher-value and executive housing, workforce and starter homes, rental and senior housing, accessible housing, manufactured housing where appropriate, and other suitable housing types. The Plan does not require every housing type in every neighborhood but encourages a balanced approach that supports new development, preserves and rehabilitates existing housing, expands homeownership and rental opportunities, and provides reasonable opportunities for varied lot sizes, housing forms, and price points without creating unnecessary or discriminatory barriers.

Fair housing considerations are reflected throughout the Plan's housing, land use, infrastructure, transportation, community facilities, economic development, and implementation recommendations. As the Plan is implemented, the City should periodically review its zoning standards, development procedures, housing programs, infrastructure investments, code enforcement activities, and capital improvement priorities to ensure they continue to support local housing needs and equitable access to housing, employment, transportation, parks, healthcare, public facilities, and other essential services. Decisions should be based on documented needs, infrastructure conditions, public safety, available funding, and other objective criteria while considering the needs of seniors, persons with disabilities, families, lower- and moderate-income households, and others who may experience limited housing choice. Through these efforts, the City can support quality growth, neighborhood stability, housing investment, and economic development while maintaining fair and equitable access to housing opportunities.



Planning implications

Housing patterns in Mount Enterprise present important considerations for long-term planning. The prevalence of older housing units, combined with a limited range of housing types, highlights the need to balance reinvestment in existing homes with the

development of new housing options. Strategic maintenance and rehabilitation of established neighborhoods can help preserve property values, enhance overall community appearance, and strengthen market confidence. At the same time, supporting the development of additional single-family homes and expanding the housing inventory to include a broader mix of options, such as duplexes, townhomes, and small-scale multifamily units, can help create a more diverse and resilient local housing market.

Economic conditions must also be carefully considered when planning for housing growth. Socioeconomic factors directly influence the community's ability to absorb new development. Expanding the housing supply with new construction during periods of rising housing costs and stagnant income levels may result in limited market demand and increased vacancy rates, which can negatively affect overall market stability. Aligning housing initiatives with local income levels and economic trends will be essential to ensuring that future development is both sustainable and responsive to community needs.

Goals and Objectives

Goal 1: Preserve and Improve the Existing Housing Stock

Preserve Mount Enterprise's existing neighborhoods and housing resources through proactive property maintenance, rehabilitation, and appropriate treatment of vacant or unsafe structures. These efforts can help extend the useful life of existing housing, maintain neighborhood stability, and support the overall appearance of the community.

- Strengthen Property Maintenance: Establish and maintain a consistent property-maintenance and code-enforcement program that emphasizes voluntary compliance while establishing clear procedures for addressing unsafe, deteriorated, dilapidated, or abandoned residential properties.
- Pursue Housing Rehabilitation Funding: Identify and pursue federal, state, regional, nonprofit, and other funding sources for housing rehabilitation, weatherization, accessibility improvements, emergency repairs, and related infrastructure improvements.
- Maintain Housing Condition Inventory: Establish and periodically update an inventory of vacant, deteriorated, and dilapidated residential properties to support rehabilitation priorities, code-enforcement activities, neighborhood planning, and grant applications.
- Address Unsafe Structures: Develop and implement a coordinated process for securing, rehabilitating, or removing residential structures that present a documented threat to public health and safety, consistent with applicable laws and due-process requirements.

Goal 2: Expand Housing Supply and Choice

Support a range of housing opportunities that can accommodate residents of different ages, household sizes, incomes, and abilities while remaining compatible with Mount Enterprise's small-town character and existing development patterns.

- Continue Review of Housing Regulations: Review zoning, subdivision, and development regulations to identify unnecessary barriers to compatible housing options, including small-lot homes, duplexes, townhomes, accessory dwelling units, cottage-style development, senior housing, and other appropriate residential types.
- Support Needed Housing Development: Support appropriate development of workforce, starter, senior, accessible, and other housing options that respond to documented community needs and market conditions while remaining compatible with Mount Enterprise's character.
- Monitor Housing Demand: Periodically evaluate population trends, household characteristics, housing demand, vacancy, residential permitting, and construction activity to ensure housing policies remain responsive to changing community needs.

Goal 3: Promote Context-Sensitive Infill and Neighborhood Reinvestment

Encourage appropriate infill and reinvestment within existing neighborhoods to make efficient use of available land and infrastructure while maintaining compatibility with surrounding development.

- Inventory Infill Opportunities: Prepare and periodically update an inventory of vacant and underutilized residential parcels, prioritizing sites already served by adequate streets, utilities, drainage, and public services.
- Coordinate Infill with Infrastructure: Coordinate infill and redevelopment decisions with capital improvement planning to ensure adequate water, wastewater, drainage, roadway, and emergency-service capacity is available before additional development occurs.

Goal 4: Support Housing Affordability and Fair Housing Choice

Promote access to safe, quality, and affordable housing while connecting residents with available assistance programs and maintaining fair and equitable housing practices.

- Connect Residents with Assistance: Maintain and distribute information connecting eligible residents with available homebuyer assistance, rental assistance, rehabilitation, weatherization, accessibility, emergency repair, and property-tax relief programs.
- Maintain Fair Housing Practices: Periodically review zoning regulations, development procedures, code-enforcement practices, and public investments to identify and remove unnecessary or discriminatory barriers to housing choice and maintain consistency with applicable fair-housing requirements.

Chapter 5

LAND USE

Introduction

Overall Devleopment Pattern

Existing Land Use Conditions

Existing Land Use Distribution

Community Growth Vision

Environmental Constraints and Floodplain Considerations

Future Land Use

Land Use Strategy & Growth Framework

Goals & Objectives

Introduction

Land use decisions shape the physical character, economic vitality, and long-term sustainability of Mount Enterprise. Where homes are built, where businesses locate, and how undeveloped land transitions over time all influence infrastructure costs, municipal service delivery, and the overall quality of life for residents.

As a small East Texas community positioned along U.S. Highway 259 and State Highway 84, Mount Enterprise's development pattern is closely tied to transportation access and rural land characteristics. The city contains approximately 950.178 acres within its limits, including developed residential neighborhoods, highway-oriented commercial areas, civic facilities, and substantial undeveloped land. Understanding how this land is currently used provides the foundation for guiding future growth in a manner that preserves small-town character while supporting economic opportunity. This chapter documents existing land use conditions based on a 2025 field survey and establishes a framework to guide future development within the city limits.

Overall Development Pattern

Mount Enterprise exhibits a compact, corridor-oriented development pattern centered around the intersection of U.S. Highway 259 and State Highway 84. This intersection functions as the community's primary activity node and serves as both a transportation crossroads and commercial focal point. Development intensity is greatest near this intersection and gradually decreases outward toward the edges of the city.

The city limits extend significantly south along U.S. Highway 259, creating a linear municipal boundary that follows the highway corridor. This elongated configuration reinforces the importance of highway frontage and access in shaping development patterns. Commercial and higher-intensity uses are generally located along major roadways, while residential neighborhoods are situated on local streets branching from the central core.

The historic downtown area near the highway intersection serves as a mixed-use center with commercial, civic, and institutional functions integrated within a relatively compact footprint. Beyond this core, development becomes increasingly low-density and residential in character.



Existing Land Use Conditions

In 2025, Public Management, Inc. (PMI) conducted a parcel-level windshield survey to document existing land uses throughout the Mount Enterprise city limits. Each parcel was evaluated in the field and classified according to its predominant observable use at the time of survey. Where multiple activities occurred on a single parcel, the classification reflected the majority or primary land use.

This field-based approach provides a practical and current snapshot of how land is functioning within the community. Unlike zoning maps or appraisal records, which reflect regulatory intent or ownership characteristics, the windshield survey captures real-world conditions and development patterns as they exist on the ground. The survey area included the full 950.178 acres within the city limits.

Each of the parcels surveyed were given a land use category, these are defined as follows:

Single-Family Residential – Parcels developed with detached single-family homes. This category includes established residential neighborhoods throughout the city as well as lower-density residential development located along major roadways and near the city's periphery.

Manufactured Housing – Parcels occupied by manufactured homes, either as individual residences or within small manufactured housing communities. This category is distinguished from single-family residential due to differences in housing type, site design, and development patterns, while recognizing its important role in providing affordable housing opportunities within Mount Enterprise.

Commercial – Properties occupied by retail, office, service, restaurant, lodging, and other commercial businesses that provide goods and services to residents, visitors, and the surrounding region.

Industrial – Parcels used for manufacturing, processing, warehousing, storage, distribution, and other employment-generating industrial activities.

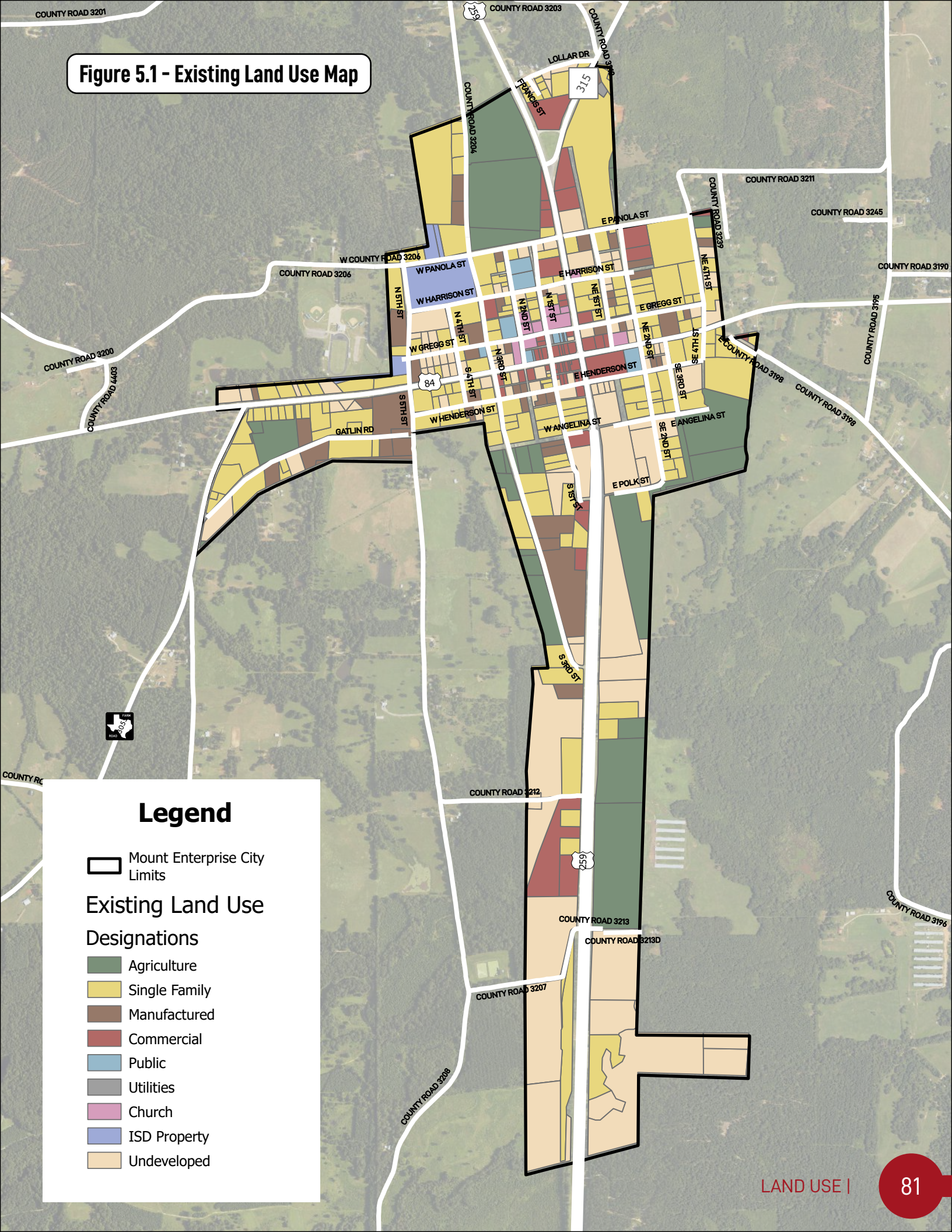
Agricultural – Land utilized for agricultural production, grazing, or pasture. These areas contribute to Mount Enterprise's rural character while also representing potential long-term development opportunities as community needs evolve.

Undeveloped – Parcels that are vacant or lack permanent structures and active development. This category includes both vacant lots within developed portions of the city and larger undeveloped tracts located along the community's edges. These properties represent opportunities for infill development, redevelopment, or future expansion where infrastructure capacity is available.

Parks and Recreation – Public or semi-public lands dedicated to recreation, open space, parks, athletic facilities, and community gathering areas. These spaces contribute to residents' quality of life and support recreational opportunities throughout the community.

Utilities – Properties containing utility infrastructure essential to the delivery of public services, including water towers, pump stations, lift stations, substations, and other utility facilities. These uses typically require appropriate buffering from adjacent residential development.

Figure 5.1 - Existing Land Use Map



Legend

- Mount Enterprise City Limits

Existing Land Use Designations

- Agriculture
- Single Family
- Manufactured
- Commercial
- Public
- Utilities
- Church
- ISD Property
- Undeveloped

Ennis Independent School District (ISD) – Properties owned or operated by Mount Enterprise Independent School District, including school campuses, athletic facilities, administrative buildings, parking areas, and other educational support facilities that serve students and the broader community.

Public/Institutional – Properties owned or operated by governmental entities that provide civic, administrative, and public services. This category includes City Hall, public safety facilities, community buildings, maintenance facilities, and other government-owned properties that support municipal operations and public services.

Churches – Properties primarily used for religious worship, faith-based activities, and associated community functions. This category includes sanctuaries, fellowship halls, educational spaces, parking areas, and related facilities that contribute to the social, cultural, and civic fabric of the community.

Existing Land Use Distribution

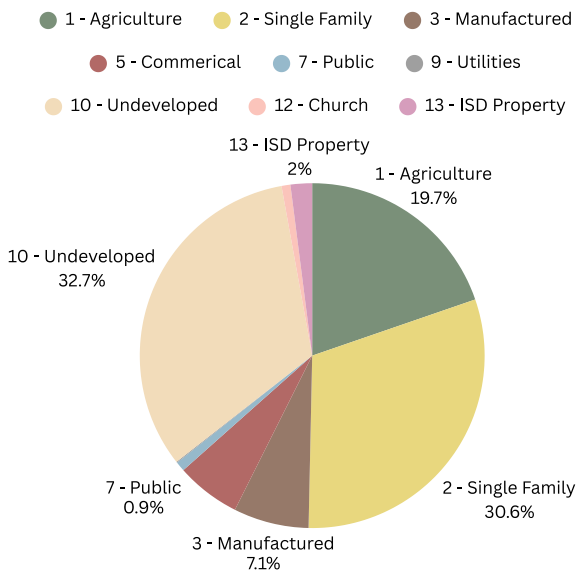
The results indicate that Mount Enterprise retains a strong rural character, with a substantial portion of land either undeveloped or agricultural in nature. Approximately 32.7 percent of land within the city limits is classified as undeveloped, while an additional 19.7 percent remains in agricultural use. Combined, more than half of the city's total acreage is not intensively developed. This provides significant long-term capacity for growth within the existing municipal boundary.

Residential uses represent the largest developed land use category. Single-family detached housing accounts for approximately 30.6 percent of total acreage. These neighborhoods are primarily located near the historic core and extend outward along local streets branching from U.S. Highway 259 and State Highway 84. Residential densities remain low and consistent with small-town development patterns.

Manufactured housing comprises approximately 7.1 percent of total acreage and is interspersed throughout the community. These units are generally located on individual lots rather than in large, concentrated parks, reflecting incremental development over time.

Commercial uses account for approximately 6.0 percent of total land area and are concentrated along U.S. Highway 259 and State Highway 84, particularly near their intersection. Businesses are largely highway-oriented and designed for visibility and direct access. The limited overall share

Figure 5.2- Existing Land Use Distribution



of commercial land reflects the city's modest population base and rural service role.

Institutional and public uses collectively represent a small but important component of the city's land use pattern. Independent School District property comprises approximately 2.0 percent of total acreage. Other public uses account for approximately 0.9 percent, churches represent approximately 0.8 percent, and utility-related properties account for under 0.1 percent. These uses are integrated within the broader development pattern rather than concentrated in a single civic district.

Overall, the land use distribution confirms that Mount Enterprise is characterized by low-density residential neighborhoods, corridor-oriented commercial activity, dispersed civic uses, and substantial undeveloped and agricultural land within city limits.



Community Growth Vision

The City of Mount Enterprise is positioned to benefit from continued growth and investment occurring throughout the surrounding region. New destinations and development activity, including attractions such as Wild Spring Dunes, may increase regional visibility and create new opportunities for residential and commercial investment. As these opportunities emerge, the City has the ability to guide development in a manner that supports economic vitality while maintaining the qualities that define Mount Enterprise.

The community's vision for future growth is centered on managed, small-town development. Mount Enterprise does not seek to fundamentally change its existing character through rapid or large-scale development. Instead, future growth should reinforce the City's established single-family residential character while providing opportunities for new housing that can accommodate gradual population growth and changing community needs. Appropriate expansion of residential uses into areas currently characterized by agricultural or undeveloped land could provide additional capacity for housing while allowing development to occur in a deliberate and compatible manner.

Commercial development should complement this residential growth by

expanding access to local goods, services, employment, and amenities. New commercial activity should be encouraged in appropriate locations and at a scale that is compatible with surrounding development. Particular consideration should be given to directing commercial growth toward existing transportation corridors and other areas where businesses can benefit from visibility and accessibility without creating unnecessary conflicts with established neighborhoods.

Ultimately, Mount Enterprise's growth strategy should focus on quality and compatibility rather than growth for its own sake. Future land use decisions should balance new development opportunities with infrastructure capacity, existing neighborhoods, community character, and the City's ability to provide services. Through thoughtful land use planning, Mount Enterprise can accommodate new residents and businesses while preserving the small-town environment and strong residential identity valued by the community.

Environmental Constraints and Floodplain Considerations

Floodplain conditions represent an important physical constraint to future development within Mount Enterprise. FEMA mapping indicates the presence of 1 percent annual chance flood hazard areas (commonly referred to as the 100-year floodplain) within portions of the city limits.

The mapped flood hazard areas generally follow natural drainage corridors and creek systems that traverse the community. Significant floodplain areas are visible along drainage channels to the east and south of the city, as well as along tributaries that intersect U.S. Highway 259 south of the central core. These areas correspond with low-lying land and natural drainage patterns.

While portions of the floodplain remain undeveloped or agricultural in character, some areas within or adjacent to developed sections of the city may be subject to flood risk. Future land use decisions should carefully consider the extent of the 1 percent annual chance flood hazard zone, particularly when evaluating subdivision proposals, infrastructure extensions, or rezoning requests.

Preserving floodplain areas in low-intensity uses such as agriculture, open space, or drainage corridors can reduce public safety risks and minimize long-term infrastructure costs. Coordination between land use planning and floodplain management will be important to ensure that development occurs in appropriate locations and that natural drainage systems remain functional.

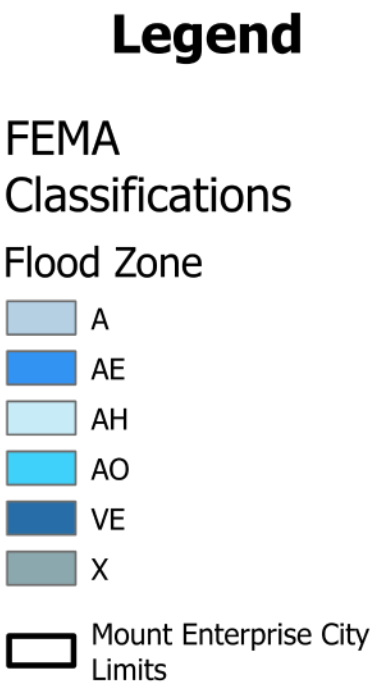
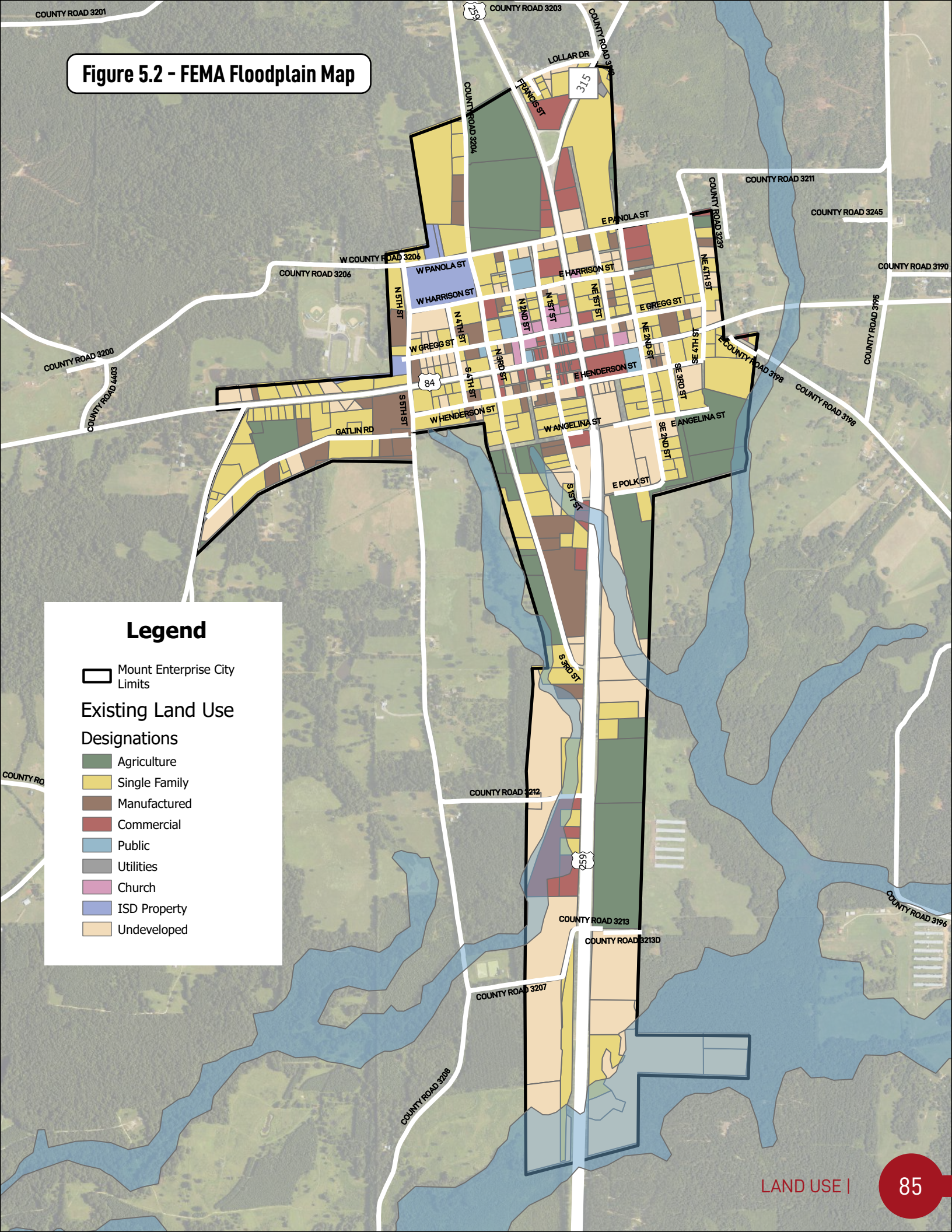


Figure 5.2 - FEMA Floodplain Map



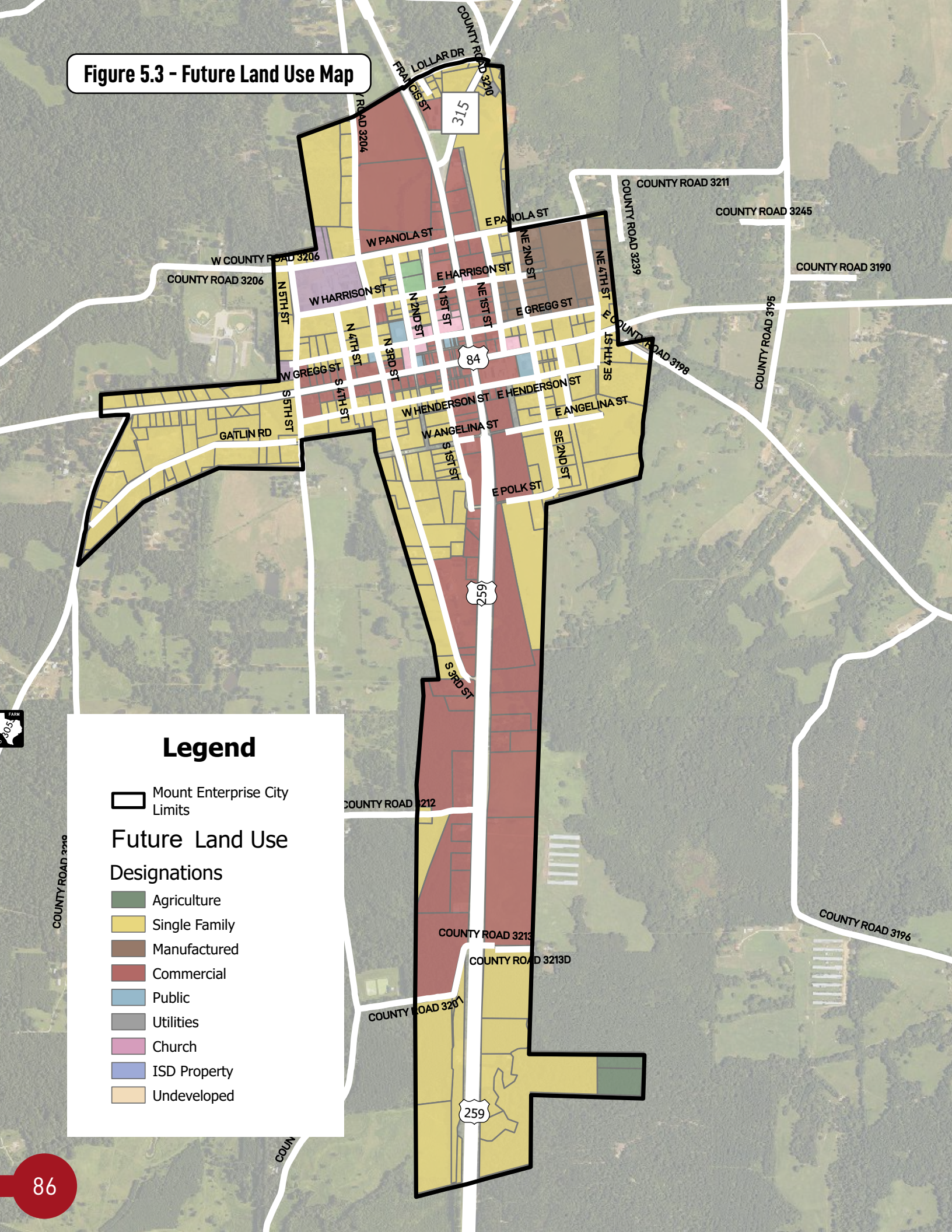
Legend

- Mount Enterprise City Limits

Existing Land Use Designations

- Agriculture
- Single Family
- Manufactured
- Commercial
- Public
- Utilities
- Church
- ISD Property
- Undeveloped

Figure 5.3 - Future Land Use Map



Legend

- Mount Enterprise City Limits

Future Land Use Designations

- Agriculture
- Single Family
- Manufactured
- Commercial
- Public
- Utilities
- Church
- ISD Property
- Undeveloped

Land Use Strategy & Growth Framework

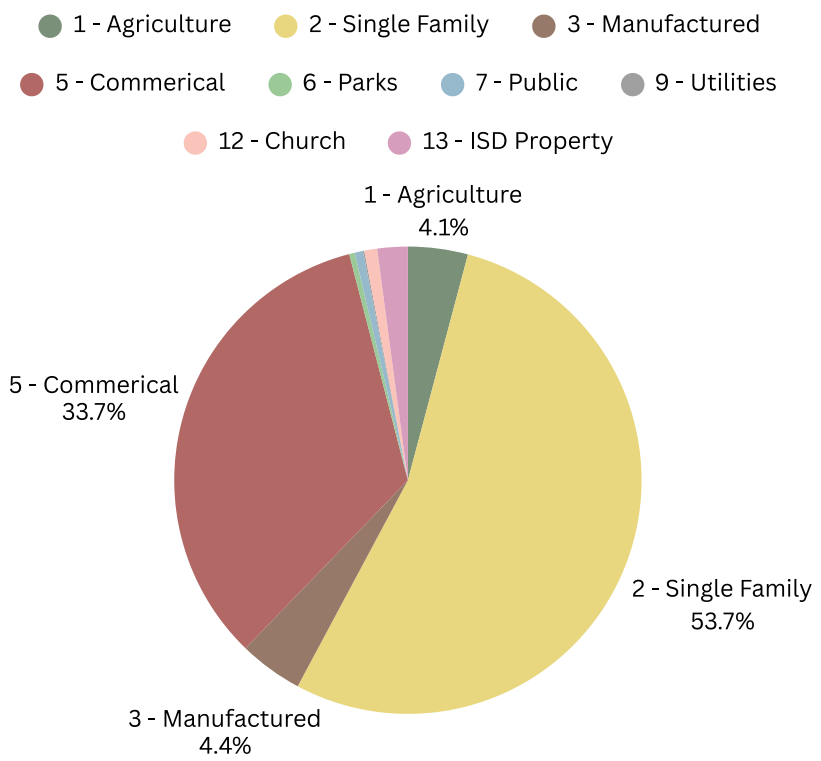
Mount Enterprise's land use strategy is intended to provide a balanced framework for future growth that supports local economic opportunities while preserving the small-town character that defines the community. Rather than encouraging widespread or intensive development, the Future Land Use Plan establishes a deliberate development pattern that directs growth toward locations where it can be appropriately supported by existing infrastructure, transportation access, and surrounding land uses. This approach allows the City to accommodate new investment while maintaining the predominantly single-family residential character of established neighborhoods.

Residential Growth and Neighborhood Preservation

Single-family residential development serves as the foundation of Mount Enterprise's future growth framework, accounting for approximately 53.7 percent of the Future Land Use Plan, or 454.5 acres. Future residential growth should primarily occur through compatible infill development, redevelopment, and the gradual transition of appropriate agricultural or lower-intensity properties where adequate infrastructure and roadway access are available. New residential development should complement existing neighborhoods in terms of scale, density, lot configuration, and overall development pattern.

While single-family housing remains the predominant residential use, manufactured housing accounts for approximately 4.4 percent of the planned land area, providing an additional housing option within designated locations. These areas should be developed and maintained in a manner that is compatible with surrounding properties and supported by adequate infrastructure. Although the Future Land Use Plan does not specifically designate land for multifamily residential development, future housing proposals may be evaluated individually based on their compatibility with the City's established character, infrastructure capacity, and long-term planning

Figure 5.4- Future Land Use Distribution



objectives.

Strategic Commercial Growth

Commercial development represents a significant component of Mount Enterprise's future growth strategy. With approximately 33.7 percent of the Future Land Use Plan, or 285.6 acres, designated for commercial uses, the City has identified opportunities to accommodate new businesses as development demand emerges. Commercial growth should be concentrated primarily along major transportation corridors and other accessible locations rather than dispersed throughout established residential neighborhoods.

This strategy can help Mount Enterprise capture economic activity generated by local residents, regional travelers, and future development in the surrounding area. Priority should be given to commercial uses that expand access to everyday goods and services, including retail, restaurants, and professional services, while contributing to local employment opportunities and the City's tax base. Given the community's size and development preferences, commercial growth should occur incrementally and in response to demonstrated demand rather than through the widespread expansion of intensive commercial development. Appropriate buffering, site design, and transitions between commercial areas and established neighborhoods should also be considered to minimize potential land use conflicts.

Managed and Infrastructure-Supported Growth

Future development should occur at a pace and scale consistent with Mount Enterprise's ability to provide infrastructure and municipal services. Land use decisions should therefore be coordinated with the capacity and condition of the community's water, wastewater, drainage, roadway, and public safety systems. Areas where adequate infrastructure and transportation access already exist should generally be prioritized before extending services to more distant or less developed locations.

This approach is particularly important given the City's limited municipal resources and reliance on regional utility providers for certain essential services. Coordination with existing utility providers and other relevant agencies will be necessary to evaluate available capacity, identify potential service limitations, and determine whether proposed development can be adequately supported. Future development should also consider the long-term costs



associated with infrastructure extensions, maintenance responsibilities, and potential impacts on surrounding properties.

By directing growth toward areas where infrastructure can be provided efficiently, Mount Enterprise can support appropriate development while minimizing unnecessary financial obligations and maintaining the quality of services provided to existing residents.

A Framework for Compatible Growth

The Future Land Use Plan is intended to serve as a long-term guide for development decisions rather than establish a rigid or immediate development pattern. Although all land within the planning area has been assigned a future land use classification, these designations do not imply that properties must be developed or converted to their planned use within a specific timeframe. Existing agricultural, residential, and other established uses may continue while future development opportunities are evaluated in accordance with the City's broader planning objectives.

Future land use decisions should remain responsive to changing market conditions, infrastructure availability, and community needs while maintaining consistency with Mount Enterprise's long-term vision. Development proposals that differ from the Future Land Use Map may be considered when they advance community goals, demonstrate compatibility with surrounding properties, and can be adequately supported by existing or planned infrastructure.

Through this framework, Mount Enterprise can pursue measured residential and commercial growth without sacrificing its established identity. By protecting existing neighborhoods, directing commercial investment toward appropriate locations, coordinating development with infrastructure capacity, and maintaining flexibility for future opportunities, the City can accommodate growth in a manner that strengthens its economic position while preserving the small-town character and quality of life valued by residents.

Goals & Objectives

Goal 1: Preserve Community Character While Accommodating Residential Growth

Support compatible residential growth while preserving Mount Enterprise's established small-town and predominantly single-family character. Future residential development should build upon existing neighborhoods and make efficient use of available infrastructure.

- Prioritize Compatible Infill: Encourage residential infill and redevelopment within existing neighborhoods where adequate roadway access, utilities, drainage, and other public services are already available.
- Guide Residential Expansion: Identify appropriate agricultural and low-intensity areas that may transition to residential uses over time as housing demand increases and adequate infrastructure and roadway capacity become available.
- Maintain Neighborhood Compatibility: Establish and apply development standards addressing density, lot size, building scale, setbacks, access, drainage, and other site characteristics to ensure new residential development remains compatible with surrounding neighborhoods.

Goal 2: Promote Strategic and Compatible Commercial Growth

Encourage commercial investment in appropriate locations that strengthens the local economy, expands access to goods and services, and remains compatible with Mount Enterprise's small-town and residential character.

- Target Commercial Corridors: Encourage appropriately scaled commercial development along U.S. Highway 259, U.S. Highway 84, and other appropriate high-visibility corridors where access, infrastructure, and surrounding land uses can support additional development. Commercial growth should be compatible with Mount Enterprise's small-town character and predominantly single-family residential development pattern, with an emphasis on serving local needs while minimizing impacts on established residential areas.
- Expand Local Goods and Services: Recruit and support retail, restaurant, professional service, and other commercial uses that address identified community needs and reduce the need for residents to travel outside Mount Enterprise for everyday goods and services.
- Capture Regional Economic Activity: Evaluate opportunities to attract businesses and services that benefit from regional traffic, visitors, nearby attractions, and emerging development within the surrounding area.
- Protect Residential Transitions: Establish appropriate buffering, setbacks, landscaping, access management, lighting, screening, and site-design standards where commercial development is located near established residential neighborhoods.

Goal 3: Coordinate Future Development with Infrastructure and Service Capacity

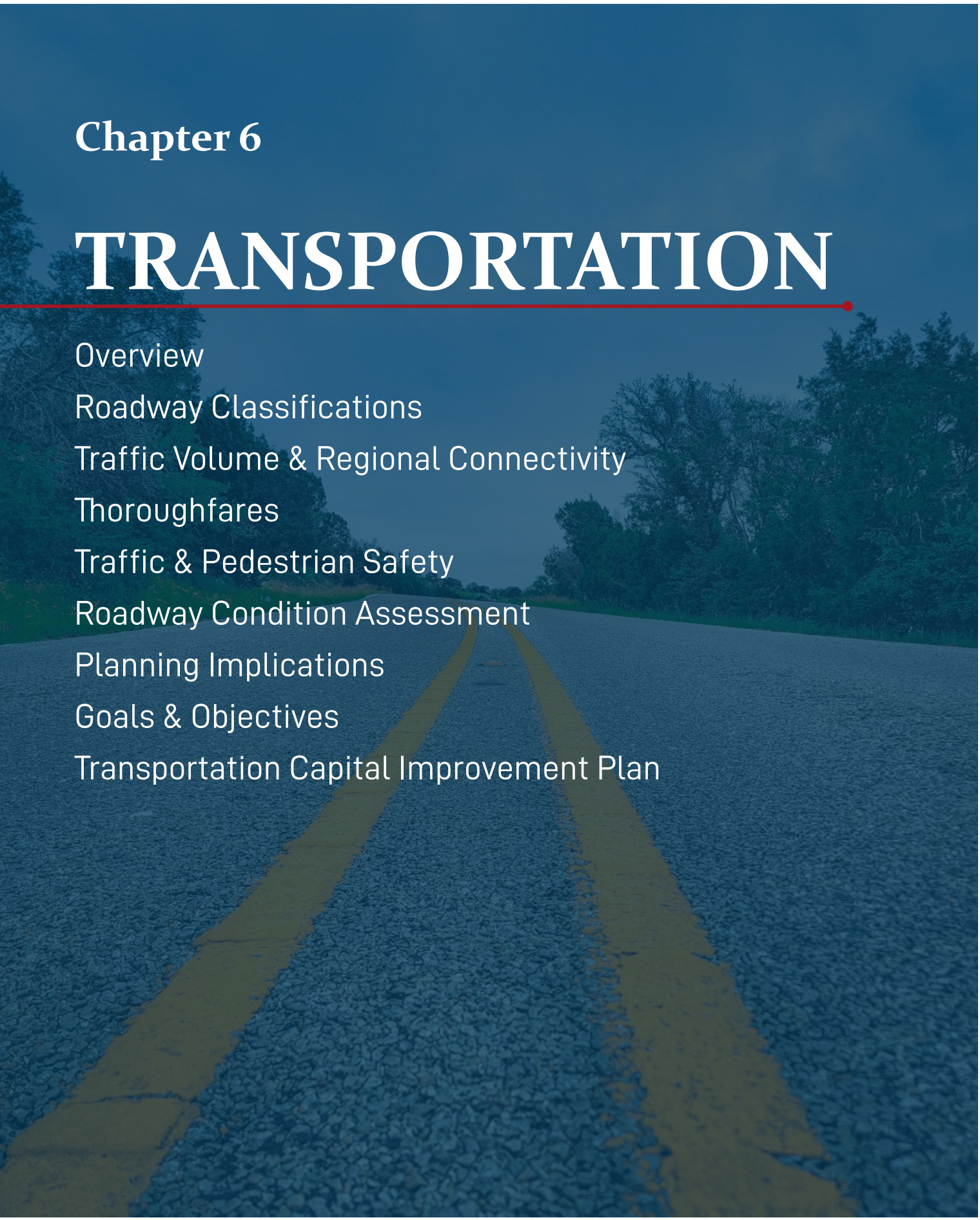
Direct future growth toward areas where existing infrastructure and municipal services can efficiently support development while coordinating long-term infrastructure investments with anticipated residential and commercial growth.

- Evaluate Development Capacity: Evaluate water, wastewater, drainage, roadway, emergency-response, and other public-service capacity when reviewing significant development and redevelopment proposals.
- Prioritize Infrastructure-Efficient Growth: Direct growth and infill toward areas already served by adequate public infrastructure before extending utilities and municipal services into areas that would require substantial new investment.
- Coordinate Infrastructure with Growth Areas: Coordinate future water, wastewater, drainage, roadway, and other capital improvements with residential and commercial growth areas identified on the Future Land Use Map.
- Consider Long-Term Service Costs: Incorporate long-term operating, maintenance, replacement, and service costs into decisions regarding infrastructure extensions and significant development proposals.

Goal 4: Maintain a Flexible and Responsible Land Use Framework

Use the Future Land Use Plan as a long-term guide for development and infrastructure decisions while maintaining sufficient flexibility to respond to changing community needs, development conditions, and opportunities.

- Apply the Future Land Use Map: Use the Future Land Use Map as a policy guide when reviewing development proposals, infrastructure investments, rezonings, and other land-use decisions.
- Periodically Update the Land Use Plan: Periodically review the Future Land Use Plan and update it when substantial changes in development patterns, infrastructure capacity, market conditions, or community priorities warrant revisions.
- Evaluate Land Use Changes: Evaluate proposed land-use changes based on compatibility with surrounding properties, infrastructure capacity, transportation access, environmental conditions, and consistency with the City's long-term development vision.
- Protect Drainage and Constraint Areas: Encourage flood-prone areas, natural drainage corridors, and other environmentally constrained lands to remain in appropriate low-intensity, open-space, agricultural, or drainage-related uses where development would create unnecessary risk or infrastructure burdens.
- Evaluate and Establish Development Standards: Evaluate and, as warranted, update development regulations addressing stormwater conveyance, drainage, detention, erosion control, and downstream impacts as development activity increases.



Chapter 6

TRANSPORTATION

Overview

Roadway Classifications

Traffic Volume & Regional Connectivity

Thoroughfares

Traffic & Pedestrian Safety

Roadway Condition Assessment

Planning Implications

Goals & Objectives

Transportation Capital Improvement Plan

Overview

A safe, reliable, and well-maintained transportation network is fundamental to Garrett's long-term mobility, economic vitality, and quality of life. Streets provide essential connections between neighborhoods, schools, businesses, healthcare facilities, parks, and regional transportation corridors, enabling the efficient movement of residents, visitors, emergency responders, and goods throughout the community. The City of Mount Enterprise maintains approximately 9.44 miles of roadway, not including roadways under the jurisdiction of the Texas Department of Transportation (TxDOT). This network is a combination of paved and unpaved streets/roads that serve both local and arterial functions. The majority of these roads are surfaced with asphalt, which offers greater flexibility for repairs and maintenance but generally results in reduced long-term durability compared to other materials.

Like any infrastructure streets deteriorate over time due to traffic loading, weather conditions, aging materials, drainage, and underlying soil movement. Because roadway maintenance often demands often exceed available funding, Mount Enterprise must prioritize investments that maximize the lifespan of transportation assets while addressing the most critical deficiencies first. This transportation assessment evaluates the existing street network and identifies maintenance priorities that can help guide future investments.

Roadway Classifications

Roadway functional classification establishes a hierarchy based on the role each roadway plays within the transportation network. Higher-order facilities prioritize mobility and longer-distance travel, while lower-order facilities increasingly emphasize access to individual properties and local destinations. Understanding this hierarchy can help the City of Mount Enterprise coordinate future land use, development access, roadway improvements, and regional transportation connections with Rusk County and TxDOT.

Freeway

Freeways represent the highest level of the roadway hierarchy and are designed primarily for high-speed, long-distance movement of people and freight. Access is controlled through designated interchanges rather than individual driveways or at-grade intersections. These facilities provide regional and statewide connectivity and generally carry the highest traffic volumes.

Principal Arterial

Principal arterials serve as major transportation corridors connecting communities, employment centers, commercial areas, and other significant destinations. They accommodate relatively high traffic volumes and longer-distance trips, with mobility taking priority over direct property access. In rural areas, principal arterials often provide connections between incorporated communities and the broader state and regional highway network.

Minor Arterial

Minor arterials provide important connections between principal arterials, communities, and significant local destinations. These roadways generally carry moderate to high traffic volumes and accommodate both regional and local trips. Compared with principal arterials, minor arterials typically provide greater access to adjacent development while continuing to emphasize efficient traffic movement.

Major Collector

Major collectors gather traffic from local roads and smaller collectors and distribute it to the arterial roadway system. They provide an important connection between neighborhoods, rural areas, commercial destinations, and higher-capacity roadways. Major collectors generally carry more traffic and serve longer trips than minor collectors while providing greater access to adjacent properties than arterial roadways.

Minor Collector

Minor collectors primarily connect local roads with major collectors and arterial roadways. They serve shorter-distance trips and typically carry lower traffic volumes than major collectors. In rural areas, these roads can be particularly important for connecting residential areas, agricultural properties, and smaller communities to the larger county transportation network.

Local Road

Local roads represent the lowest level of the functional roadway hierarchy and primarily provide direct access to homes, businesses, farms, and other individual properties. They generally accommodate lower traffic volumes and speeds, with access taking priority over through movement. Local roads typically feed traffic into collector roadways rather than serving significant regional or cross-community travel.

Traffic Volume & Regional Connectivity

Understanding traffic volumes on Mount Enterprise's major highways helps provide context for mobility, safety, and infrastructure investment needs. Annual Average Daily Traffic (AADT) is a key metric used by transportation planners to quantify how many vehicles use a roadway on an average day. TxDOT collects and publishes AADT counts for state and federal highways through its Statewide Traffic Monitoring Program and online traffic count tools. These counts include historical and current volumes that planners can query for specific routes.

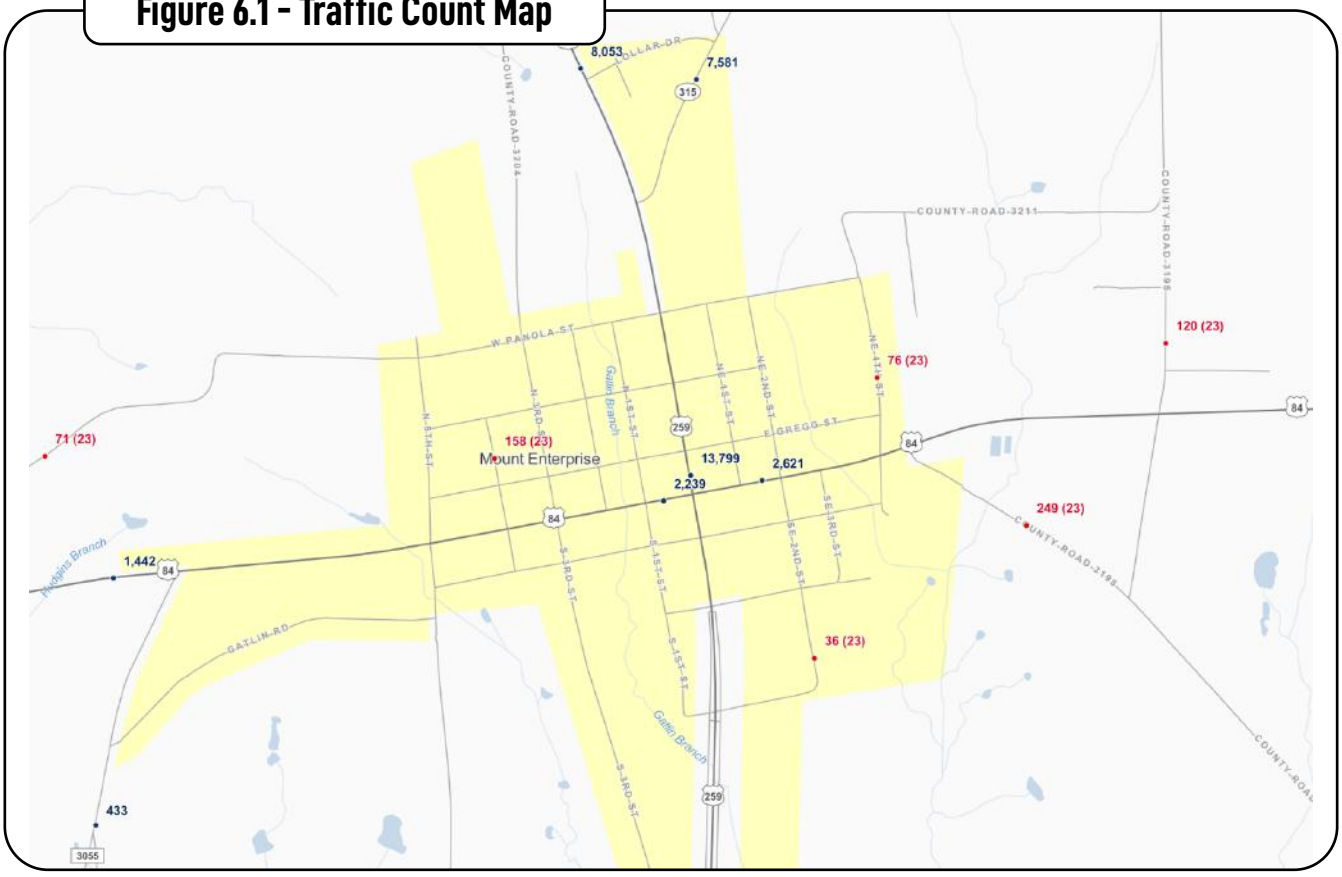
According to TxDOT data, State Highway 259 had an AADT value of 13,799 in 2024 within the City of Mount Enterprise. Based on traffic count locations north of the city, traffic volumes appear to be fairly evenly distributed between SH 259 (approximately 8,053 vehicles per day) and US 84 (approximately 7,581 vehicles per day). This suggests that northbound regional

traffic is divided between the two corridors before converging toward Mount Enterprise.

Traffic volumes south of the city along SH 259 remain relatively high, with an AADT of approximately 12,168 vehicles per day, only slightly lower than the 13,799 vehicles per day recorded within the city. This indicates that the majority of northbound and southbound traffic continues through Mount Enterprise rather than terminating within the community. The relatively small reduction in volume suggests that SH 259 functions primarily as a through-corridor, carrying consistent regional traffic between Henderson, Nacogdoches, and other East Texas destinations.

This pattern reinforces Mount Enterprise's role as a regional transportation crossroads where US 84 and SH 259 intersect, but also confirms that SH 259 serves as a continuous north–south arterial with sustained through-traffic. As a result, roadway design, access management, and intersection safety within the city must account for regional traffic demands in addition to local travel needs. Notably, the intersection of SH 259 and US 84 was identified as a major topic of discussion during Town Hall #1, where residents expressed concerns regarding traffic accidents, overall safety, and the volume of heavy truck traffic passing through the intersection. Community members emphasized that the presence of large commercial vehicles poses heightened risks to passenger vehicles, particularly during turning movements and peak traffic periods. In addition to safety concerns, trucks contribute disproportionately to pavement wear and roadway design requirements due to their weight. The presence of truck traffic along these corridors emphasises the importance of durable pavement design and maintenance planning.

Figure 6.1 - Traffic Count Map



Thoroughfares

The Rusk County Existing and Future Thoroughfare Map establishes a functional hierarchy for the County's roadway network based on the role each corridor plays in moving traffic, connecting communities, and providing access to surrounding development. Functional classification is important because not every roadway is intended to perform the same function. Higher-order roadways generally emphasize regional mobility and longer-distance travel, while collectors and local streets increasingly emphasize access to individual properties and local destinations. This relationship between mobility and access is a fundamental component of thoroughfare planning.

For Mount Enterprise, the thoroughfare network reflects the City's location at the intersection of several important regional routes while also recognizing the smaller local streets that distribute traffic into neighborhoods and developed areas. The classifications shown on the County map generally correspond with the roadway's connectivity, expected traffic function, relationship to surrounding development, and importance within the broader Rusk County transportation network.

US Highway 259

US 259 functions as Mount Enterprise's primary north-south regional transportation corridor. Its higher-level classification reflects its role in carrying traffic beyond the City rather than primarily serving local development. US 259 connects Mount Enterprise northward toward Henderson and the remainder of Rusk County while providing southbound connections toward Nacogdoches and the broader East Texas highway network.

US Highway 84

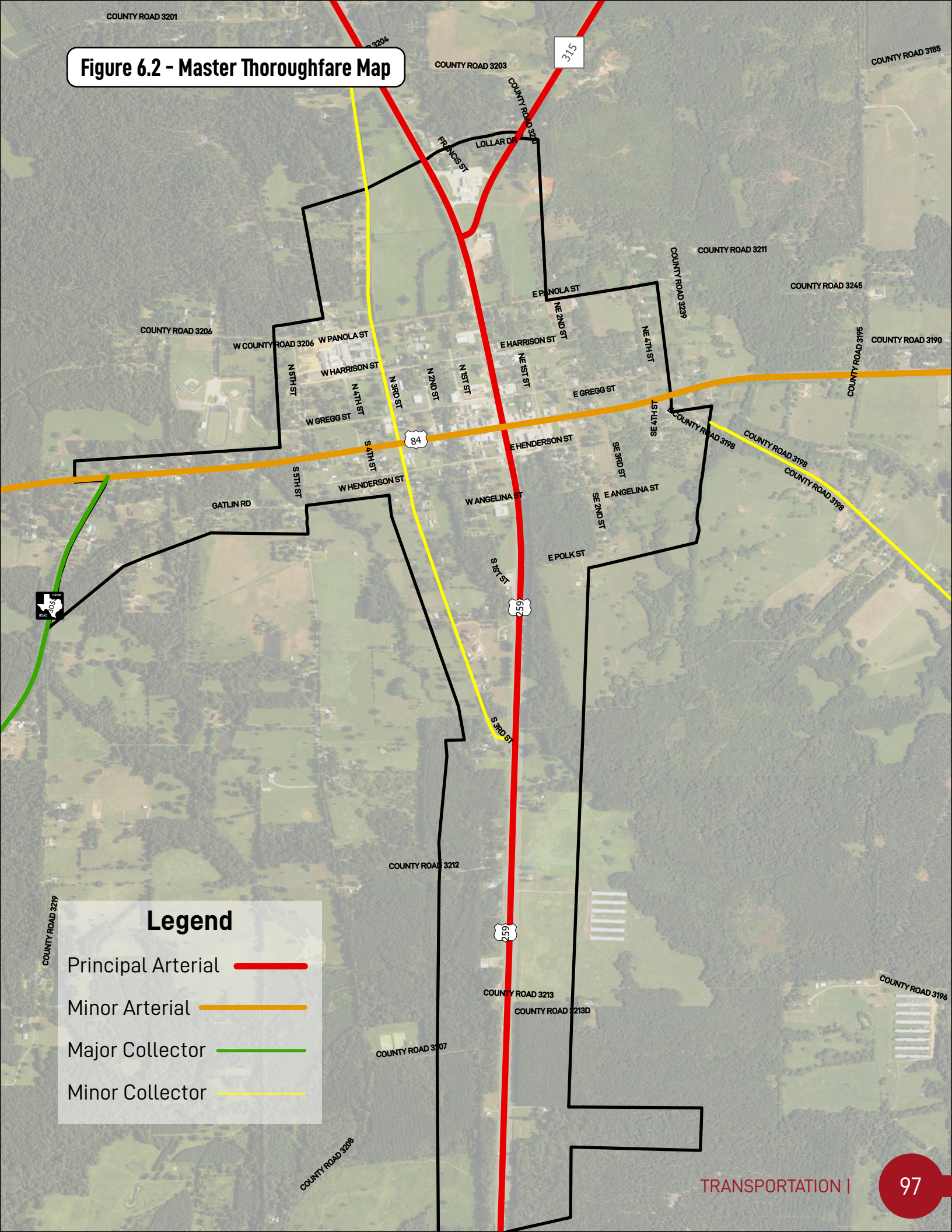
US 84 serves as Mount Enterprise's primary east-west regional connection and is classified accordingly because it carries traffic between Mount Enterprise and communities and destinations outside the City. Its function is broader than simply providing access to adjacent properties, making it an important component of both the local and countywide transportation network.

Within Mount Enterprise, US 84 also plays an important economic role by providing access to local businesses and connecting residents to US 259. The intersection of US 84 and US 259 consequently represents one of the most important transportation nodes in the community. Maintaining the capacity and safety of this corridor will be particularly important if additional commercial or residential development occurs near the highway.

State Highway 315

SH 315 serves as an important regional connection between Mount Enterprise and communities to the east. The highway provides access toward Carthage and Panola County while connecting Mount Enterprise to the broader East Texas roadway network. Within the City, SH 315 also provides access to adjacent residential and commercial properties,

Figure 6.2 - Master Thoroughfare Map



balancing regional mobility with local access. As future development occurs along the corridor, maintaining safe access and roadway function will be important to supporting both local travel and regional connectivity.

FM 95

FM 95 provides another important connection between Mount Enterprise and surrounding rural portions of East Texas. Its classification reflects a roadway that carries traffic from smaller roads and rural areas toward Mount Enterprise and the higher-capacity state highway network. While its regional function is less significant than US 259, it remains an important connection for residents, agricultural properties, and rural development outside the City.

From a planning perspective, FM 95 serves as a transition between the regional highway system and the more locally oriented roadway network. Future development along the corridor should recognize this dual function by maintaining adequate access while preserving the roadway's ability to efficiently move traffic into and through the community.

Local Collector Streets

Several of Mount Enterprise's smaller streets function as collectors, providing the intermediate connection between residential areas, local destinations, and the major highway corridors. Their classification reflects their role in gathering traffic from lower-volume residential streets and directing it toward US 259, US 84, FM 95, and other significant routes.

These streets are particularly important to Mount Enterprise because the community has a relatively small roadway network. Even roadways carrying comparatively modest traffic volumes may have an important collector function when they provide one of the few connections between neighborhoods, schools, community facilities, and the regional highway system. As development occurs, maintaining these connections can prevent local traffic from becoming unnecessarily concentrated at a limited number of highway access points.

Local Streets

The remaining residential and neighborhood streets are appropriately classified as local roadways because their primary purpose is to provide direct access to homes, properties, and individual destinations rather than accommodate significant through traffic. These streets typically experience lower traffic volumes and speeds and ultimately feed traffic into collectors or the state highway system.

For Mount Enterprise, preserving the local character of these streets is important. Future development should generally avoid directing substantial regional or commercial traffic through established residential streets when connections to higher-order roadways are available.

Within Mount Enterprise, US 259 also serves local commercial properties and provides an important gateway into the community. However, its regional transportation function distinguishes it from the City's local street system. The corridor must balance through-traffic movement with access to businesses and intersecting streets. For long-range planning purposes, development along US 259 should therefore consider driveway spacing, intersection locations, turning movements, and the potential impacts of additional development on highway operations.

Traffic & Pedestrian Safety

In addition to concerns about the SH 259 and US 84 intersection, cut-through traffic on neighborhood streets emerged as another major topic of discussion during Town Hall #1. Residents specifically identified 3rd Street on the west side of SH 259 and Polk Street/2nd Street on the east side as corridors frequently used by motorists seeking to bypass congestion or turning delays at the primary highway intersection.



Citizens expressed concern that drivers often divert onto these local streets to avoid stopping at SH 259 and US 84, particularly during higher traffic periods or when heavy trucks are present at the intersection. While these streets are classified as local roadways intended primarily for residential access, they are reportedly functioning at times as informal collector routes. This shift in use has resulted in increased traffic volumes and, more importantly, excessive vehicle speeds through established neighborhoods.

Residents noted that higher speeds and unfamiliar drivers traveling through residential areas create significant safety concerns, particularly for children, pedestrians, and homeowners accessing driveways. Unlike principal arterials, these local streets are not designed to accommodate higher-speed through-traffic. They typically lack enhanced traffic control measures, dedicated pedestrian infrastructure, or design features that

encourage slower travel speeds. As a result, cut-through traffic introduces risks that are inconsistent with the intended function of these roadways.

The concerns raised at the town hall highlight the need to evaluate traffic calming strategies, enforcement measures, and potential access management solutions that discourage non-local traffic from utilizing neighborhood streets as bypass routes. Addressing these issues will be important to preserving residential safety while maintaining the functionality of the broader transportation network.

Roadway Condition Assessment

As part of the comprehensive planning process, Public Management, Inc. (PMI) conducted a windshield survey to evaluate the pavement type and general condition of locally maintained roadways within Mount Enterprise. The assessment identified approximately 9.44 miles of local roadways, all of which are surfaced with asphalt pavement. Each roadway was visually evaluated for observable indicators of pavement deterioration, including cracking, potholes, surface degradation, edge failure, and other signs of distress.

For purposes of the assessment, roadway conditions were classified into three categories:

- Good: Roadways exhibiting minimal deterioration, with little to no significant cracking, potholes, or other visible pavement deficiencies.
- Fair: Roadways exhibiting moderate deterioration, including cracking, surface wear, or minor potholes. These streets remain serviceable but may require preventative maintenance or rehabilitation to prevent further decline.
- Poor: Roadways exhibiting substantial pavement deterioration, including extensive cracking, potholes, edge failure, or other significant deficiencies requiring more substantial rehabilitation or reconstruction.

Individual roadways may contain more than one condition classification where pavement quality varies along the length of the street. Segmenting roadways in this manner provides a more accurate representation of existing conditions and can assist the City in identifying and prioritizing future maintenance and capital improvements.

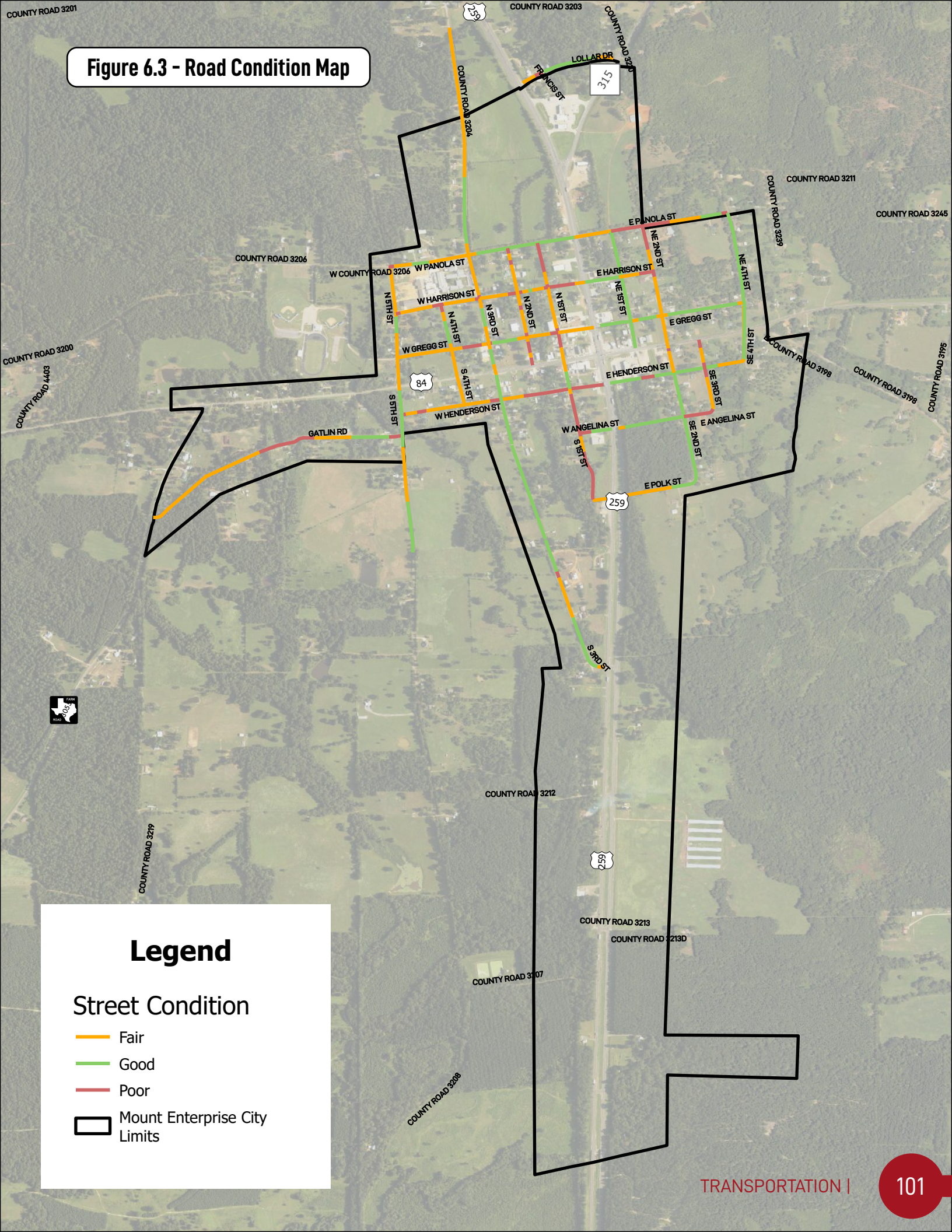
Existing Roadway Conditions

Of the approximately 9.44 miles of locally maintained roadways evaluated, 3.02 miles were classified as good, 4.23 miles as fair, and 2.19 miles as poor. This represents approximately 32.0 percent in good condition, 44.8 percent in fair condition, and 23.2 percent in poor condition.

The assessment indicates that approximately two-thirds of Mount Enterprise's local roadway network is currently in fair or poor condition. Of particular importance is the large proportion of streets classified as fair. These roadways represent an opportunity for the City to use preventative maintenance and targeted rehabilitation to extend pavement life before more costly reconstruction becomes necessary.

Roadway Condition Impacts

The condition of the local roadway network


Figure 6.3 - Road Condition Map
COUNTY ROAD 3201
COUNTY ROAD 3203
COUNTY ROAD 3204
COUNTY ROAD 3210
LOLLAR DR
FRANCIS ST
315
259
COUNTY ROAD 3211
COUNTY ROAD 3239
COUNTY ROAD 3245
E PANOLA ST
NE 2ND ST
NE 4TH ST
COUNTY ROAD 3206
W COUNTY ROAD 3206
W PANOLA ST
E HARRISON ST
W HARRISON ST
N 5TH ST
N 4TH ST
N 3RD ST
N 2ND ST
N 1ST ST
NE 1ST ST
E GREGG ST
SE 1ST ST
COUNTY ROAD 3200
COUNTY ROAD 4403
W GREGG ST
84
S 4TH ST
E HENDERSON ST
SE 3RD ST
COUNTY ROAD 3198
COUNTY ROAD 3195
S 5TH ST
W HENDERSON ST
GATLIN RD
W ANGELINA ST
E ANGELINA ST
S 1ST ST
SE 2ND ST
E POLK ST
259
S 3RD ST
COUNTY ROAD 3212
COUNTY ROAD 3219
259
COUNTY ROAD 3213
COUNTY ROAD 3213D
COUNTY ROAD 3207
COUNTY ROAD 3208
Legend
Street Condition
Fair
Good
Poor
Mount Enterprise City Limits

directly influences mobility, public safety, infrastructure costs, emergency response, and the overall appearance of the community. As pavement deteriorates, cracking and minor surface deficiencies can allow water to penetrate the roadway base, accelerating deterioration and eventually contributing to potholes, pavement failure, and more extensive structural deficiencies.

Poor roadway conditions can also affect vehicle safety and increase maintenance costs for residents. Potholes, uneven pavement, deteriorated roadway edges, and extensive cracking may require motorists to reduce speeds or maneuver around damaged areas. These conditions can become particularly problematic during periods of heavy rainfall or winter weather, when pavement deficiencies may be less visible and roadway traction is reduced.

Roadway condition also affects pedestrians and bicyclists, particularly where dedicated sidewalks or bicycle facilities are unavailable. Deteriorated pavement and roadway edges can reduce the amount of usable roadway space and create additional conflicts between vehicles and non-motorized users. These concerns are especially important near residential areas, schools, parks, and other locations where pedestrian activity may be more common.

Maintaining reliable roadway conditions is also important for emergency and municipal services. Police, fire, emergency medical services, solid waste collection, maintenance vehicles, and other service providers depend on a functional street network to efficiently reach properties throughout the community. Significant roadway deterioration can increase travel times, place additional wear on service vehicles, and reduce the reliability of critical access routes.

Planning Implications

Mount Enterprise's transportation network serves both regional and local mobility needs. US 259 and US 84 establish the City as an important crossroads within East Texas, accommodating regional travel and freight movement between surrounding communities. At the local level, approximately 9.44 miles of City-maintained streets provide access to neighborhoods, businesses, public facilities, and other community destinations. Future transportation planning should balance these functions by preserving regional connectivity while maintaining the safety, condition, and character of the local street network.

Existing traffic patterns demonstrate the influence of regional travel on Mount Enterprise. A substantial portion of traffic along US 259 and US 84 passes through the community rather than originating or terminating within the City. These movements are concentrated at the intersection of US 259 and US 84, where regional traffic, local trips, commercial access, and heavy trucks converge. Community concerns regarding vehicle accidents, truck movements, and intersection safety indicate that this location should remain a priority for future transportation coordination. Because both highways are under TxDOT jurisdiction, the City should maintain an active partnership with TxDOT to evaluate safety improvements, access management, intersection operations, and improvements that may become necessary as development occurs along these corridors.



Regional traffic also affects the function of Mount Enterprise's local street network. Residents identified 3rd Street, Polk Street, and 2nd Street as routes frequently used by motorists attempting to bypass congestion or delays at the US 259, US 315 and US 84 intersections. These streets primarily serve residential properties and were not intended to accommodate significant volumes of through traffic. Continued cut-through traffic may create conflicts with pedestrians, residential driveways, and neighborhood activity while contributing to higher vehicle speeds and additional pavement wear. The City should evaluate appropriate traffic-calming measures, signage, enforcement, and other strategies that discourage unnecessary through traffic while maintaining convenient access for residents.

The physical condition of the local roadway network presents an additional long-term challenge. Approximately 68 percent of City-maintained roadways are currently classified as fair or poor, including 4.23 miles in fair condition and 2.19 miles in poor condition. Streets classified as poor represent the City's most immediate rehabilitation needs; however, the large proportion of streets currently rated fair should also be a significant maintenance priority. Addressing these roadways through preventative maintenance can extend pavement life, slow further deterioration, and reduce the number of streets that eventually require more costly reconstruction.

With a relatively small roadway network and limited municipal resources, Mount Enterprise should establish a systematic approach to roadway investment that balances immediate rehabilitation with long-term preservation. Projects should be prioritized according to pavement condition, roadway function, traffic demand, emergency access, drainage conditions, and connections to important community destinations. Roadway improvements should also be coordinated with drainage and utility projects whenever feasible to address underlying infrastructure needs before substantial investments are made in pavement rehabilitation.

Overall, Mount Enterprise's transportation priorities should focus less on expanding roadway capacity and more on preserving existing infrastructure, improving safety, and managing the local impacts of regional traffic. Maintaining City streets, improving major intersections, reducing inappropriate cut-through traffic, coordinating improvements with TxDOT and Rusk County, and directing future development toward roadways capable of supporting additional demand will help establish a safer and more sustainable transportation network. This approach will allow Mount Enterprise to accommodate future growth and regional connectivity while protecting the accessibility and small-town character of its existing neighborhoods.

Goals & Objectives

Goal 1: Preserve and Improve the Existing Roadway Network

Maintain Mount Enterprise's local streets through a proactive approach that prioritizes preventative maintenance, rehabilitation, and efficient use of available funding.

Objectives

- Develop a multi-year roadway maintenance and capital improvement program that prioritizes projects based on pavement condition, roadway function, traffic demand, and available funding.
- Prioritize rehabilitation of the 2.19 miles of roadway currently classified as poor, focusing first on streets with the greatest safety, access, or structural concerns.
- Establish a preventative maintenance program for the 4.23 miles of roadway classified as fair to extend pavement life and reduce future reconstruction costs.
- Periodically update the City's roadway condition assessment to monitor deterioration, document completed improvements, and adjust future priorities.

Goal 2: Improve Safety Along Major Transportation Corridors

Work with regional transportation partners to improve safety and mobility along US 259, US 84, and other major corridors serving Mount Enterprise.

Objectives

- Coordinate with TxDOT and Rusk County to identify and pursue safety improvements along major regional corridors.
- Prioritize evaluation of the US 259 and US 84 intersection, including turning movements, truck traffic, access points, traffic control, and crash-related concerns identified by residents.
- Coordinate future development along US 259 and US 84 with appropriate access management practices, including driveway locations, intersection spacing, and internal property access.
- Monitor traffic volumes and development patterns along major corridors to identify emerging capacity, mobility, and safety needs.

Goal 3: Protect Neighborhood Streets and Improve Local Safety

Maintain the intended function and residential character of local streets by reducing inappropriate through traffic and improving safety for all roadway users.

Objectives

- Evaluate traffic-calming strategies along 3rd Street, Polk Street, and 2nd Street to address speeding and cut-through traffic identified by residents.
- Consider appropriate measures such as signage, pavement markings, speed management, enforcement, or roadway design modifications where documented safety concerns exist.
- Prioritize pedestrian safety improvements near neighborhoods, schools, parks, community facilities, and other locations where pedestrian activity is most likely.
- Direct future commercial and regional traffic toward appropriate collector and arterial roadways rather than established residential streets.

Goal 4: Coordinate Transportation Improvements with Future Growth

Ensure transportation investments support future development while protecting the long-term function of Mount Enterprise's existing roadway network.

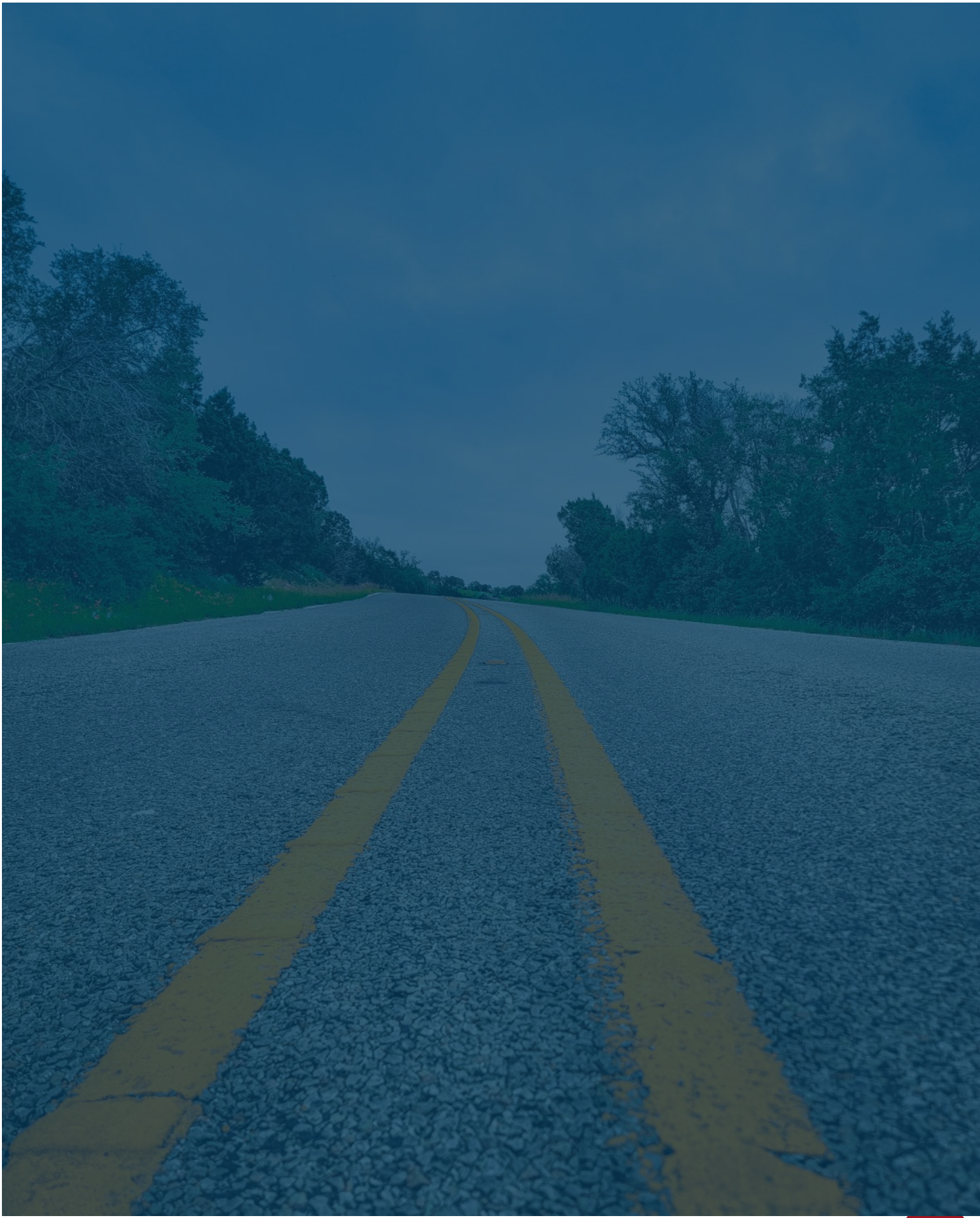
Objectives

- Use the Rusk County Existing and Future Thoroughfare Map and roadway functional classifications when reviewing future development and transportation improvements.
- Coordinate the Future Land Use Map with the transportation network so higher-intensity development is directed toward roadways capable of supporting additional traffic.
- Coordinate roadway projects with drainage, water, wastewater, and utility improvements whenever feasible to reduce repeated construction and maximize infrastructure investments.
- Maintain coordination with TxDOT, Rusk County, and other regional partners to identify transportation funding opportunities and advance projects that benefit Mount Enterprise.

Transportation Capital Improvement Plan

The Transportation Capital Improvement Plan (CIP) identifies and prioritizes transportation projects that support the long-term safety, condition, and functionality of Mount Enterprise's roadway network. The CIP provides a framework for coordinating future investments by establishing project priorities, anticipated implementation timelines, and conceptual costs. Projects may be implemented as local funding, outside grants, and partnership opportunities with TxDOT, Rusk County, and other agencies become available.

CIP Project	Recommended Action	Priority	Timeline	Conceptual Cost
Poor-Condition Roadway Rehabilitation Program	Rehabilitate or reconstruct the approximately 2.19 miles of City-maintained roadway currently classified as poor, prioritizing segments based on pavement condition, safety, roadway function, emergency access, drainage conditions, and connections to important destinations.	High	Short-Term	$$$–$$$$
Fair-Condition Roadway Preservation Program	Implement preventative maintenance and targeted rehabilitation for the approximately 4.23 miles of roadway currently classified as fair to extend pavement life and reduce the need for more costly reconstruction.	High	Short- to Mid-Term	$$–$$$
US 259 / US 84 Intersection Safety Improvements	Coordinate with TxDOT to evaluate and pursue appropriate safety improvements addressing turning movements, truck traffic, access points, traffic control, and documented community safety concerns at the intersection.	High	Short- to Mid-Term	$$$–$$$$
Neighborhood Traffic Calming Improvements	Evaluate and implement appropriate traffic-calming measures along 3rd Street, Polk Street, and 2nd Street to address speeding and cut-through traffic. Improvements may include signage, pavement markings, speed-management measures, or roadway design modifications where warranted.	High	Short- to Mid-Term	$–$$
Pedestrian Safety Improvements	Identify and implement targeted pedestrian improvements near neighborhoods, schools, parks, community facilities, and other locations with higher pedestrian activity or documented safety concerns.	Medium	Mid-Term	$$–$$$
Roadway & Drainage Coordination Improvements	Coordinate roadway rehabilitation and reconstruction with drainage, water, wastewater, and utility improvements so underlying infrastructure deficiencies can be addressed before major pavement investments are made.	High	Ongoing	Project Dependent
Transportation Project Development & Grant Readiness	Develop preliminary scopes, conceptual cost estimates, supporting documentation, and coordination needs for priority transportation projects to position the City for TxDOT, state, federal, and other outside funding opportunities.	Medium	Short-Term / Ongoing	$–$$



STOKES
& ASSOCIATES

Chapter 7

WASTE WATER

Wastewater System Inventory

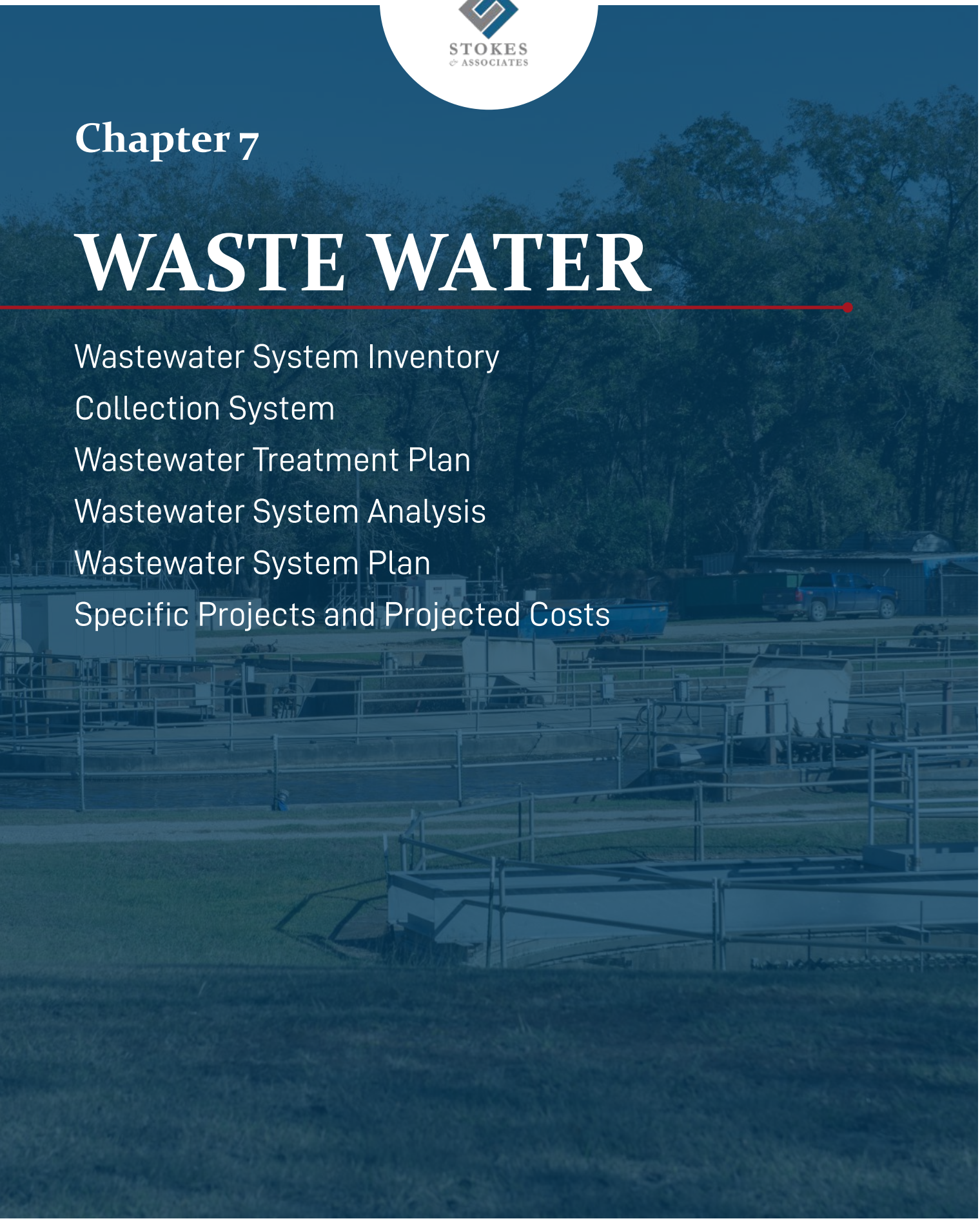
Collection System

Wastewater Treatment Plan

Wastewater System Analysis

Wastewater System Plan

Specific Projects and Projected Costs

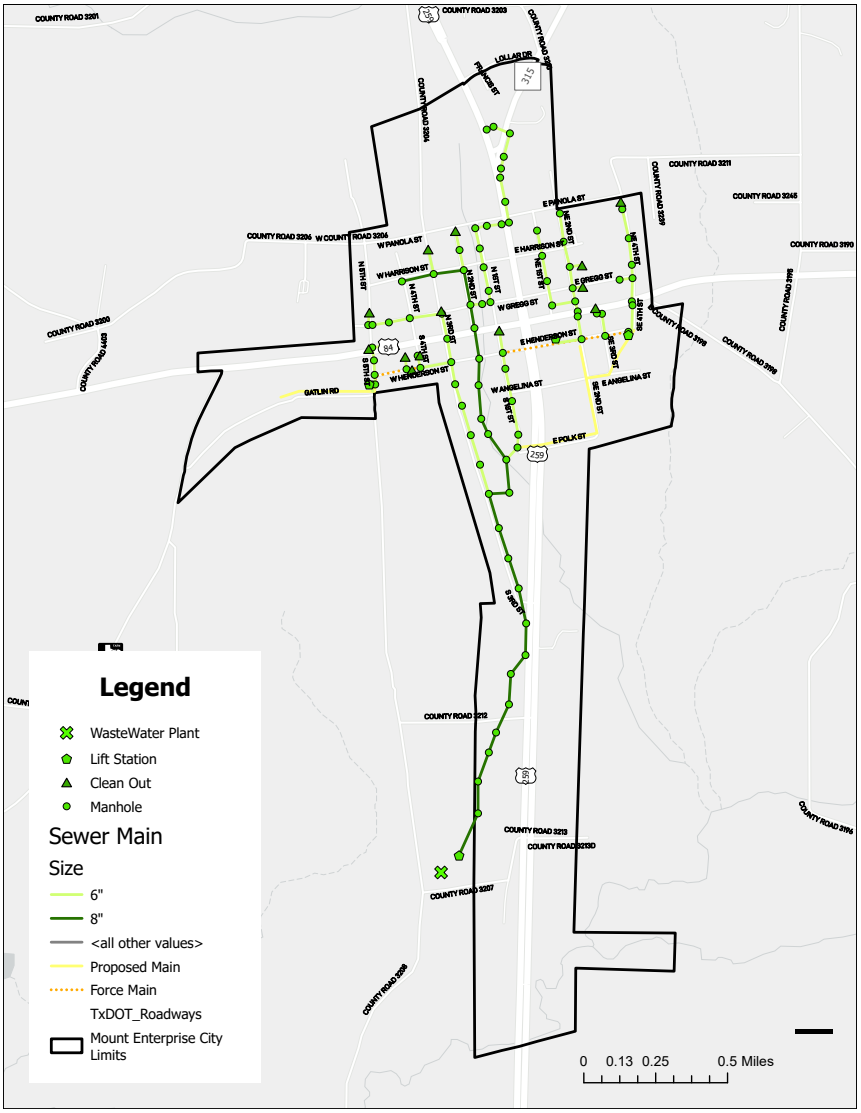


Wastewater System Inventory

The City of Mount Enterprise operates and maintains a sanitary sewer system that includes gravity sewer pipes, manholes, service laterals, lift stations and a wastewater treatment facility. This infrastructure provides sewer services to residential and commercial customers. Expansions to the wastewater system are made by the City as funding becomes available, but due to high capital costs, further extensions of the system will require alternate funding sources.

Collection System

The City's wastewater collection system consists of over six (6) miles of gravity sewer pipe ranging in size from 8" to 6" diameter PVC. Service laterals for residential and commercial customers are typically 4" diameter PVC pipe. The collection system was built starting in 2002 and finished in approximately 2010 and was constructed in four (4) separate phases. The current service area is shown as follows:



The City has three (3) wastewater lift stations located throughout town and are described as follows:

- The SW 5th St. Lift Station has a capacity of 40 gallons per minute with a 35 kW generator that operates on natural gas.
- The Henderson St. Lift Station has a capacity of 50 gallons per minute with a 40 kW generator that operates on natural gas.
- The Wastewater Treatment Plant Lift Station that pumps all the conveyed wastewater from the City to the wastewater treatment facility has a capacity of 120 gallons per minute. This lift station does not currently have an emergency generator. As of May 2025, the City was awarded a grant for a new 60 kW propane fueled generator by the Texas Division of Emergency Management. This generator should be operational in 2026.

Below are pictures of the three (3) lift stations for reference:



SW 5th Street Lift Station



Henderson Street Lift Station



Wastewater Treatment Plant Lift Station

Wastewater Treatment Plant

The City's wastewater treatment plant is located south of town on CR 3207, west of US Highway 259. The treatment facility was constructed in 2002 and is a pond system. The treatment units consist of an aerated lagoon, two (2) stabilization ponds and a post aeration cascade system. The plant has a treatment capacity of 60,000 gallons per day which receives wastewater from the City's sewer collection system network. The plant is operated and maintained by the City utilizing a contract operator.



Wastewater System Analysis

The City's overall wastewater system is in good condition since it is less than twenty-five (25) years old. The wastewater treatment plant is currently at forty percent (40%) capacity with room for incremental growth based on the Texas Commission on Environmental Quality (TCEQ) 75/90 rule found in 30 TAC 305.126. As with any wastewater system, there are some needs and issues that will need to be addressed in the foreseeable future. Several of these items include the following:

Maintenance and correction of collection system components that contribute to increased inflow during rainy weather conditions. These items include manholes, manhole rings and covers and cleanouts that have been damaged by mowing, construction, erosion / running water, uprooted trees, etc. If these items are damaged (manhole rings and covers that are missing or off-set, cleanout covers that are broken or missing, etc.) they will allow rainwater to enter the collection system. This rainwater increases the flow at the wastewater treatment plant and can significantly impact the biological treatment process. The existing sewer pipes are constructed of PVC with gasketed joints, so the piping itself should be in satisfactory condition. Infiltration of ground water into the existing collection system pipes should not be a problem at this time.

Unserved areas within the City. There are locations with existing households east of US Highway 259 and south of US Highway 84 that are currently not served by the sewer collection system. Also, businesses along the west side of US Highway 259, north of US Highway 84, are currently not provided municipal sewer service. Other areas located on the far west side of the City, north and south of US Highway 84, are currently not served by the collection system. Due to hilly terrain, some lift stations may be required to service these or other areas.

Ability of the sewer system to function during disaster situations is generally not an issue since the majority of the system is gravity sewer. Both lift stations within the City have emergency generators in place that operate with natural gas, so they should run for extended periods of time without issue. The wastewater treatment plant is currently vulnerable to electrical outages due to pumps and aerators being utilized in the treatment process. As noted previously, the City has been awarded a grant to install an emergency generator that will operate all this equipment at the treatment facility. This unit should be operable in 2026.

Wastewater System Plan

The City's main goal for their wastewater system shall be to actively plan for the expansion and extension of the existing collection system to provide first time sewer service to the unserved areas. This objective will require the City to continually pursue funding through various grant programs, since large capital expenditures will be required to accomplish this goal. Possible sources of funds include the Texas Water Development Board and the various programs through the Texas Department of Agriculture. Grant consultants can provide guidance and recommendations for the utilization of these agencies.

The City will also need to prioritize on a yearly basis the routine maintenance of the sewer system to keep the collection system operating efficiently. This maintenance should be funded through the fees that are paid by the residents for sewer service.

Specific Projects and Projected Costs

The following specific projects are ones that the City would like to accomplish within the next five (5) years. All three (3) of these will provide first time sewer to residents within the City. These proposed projects are shown here:

Project No. 1

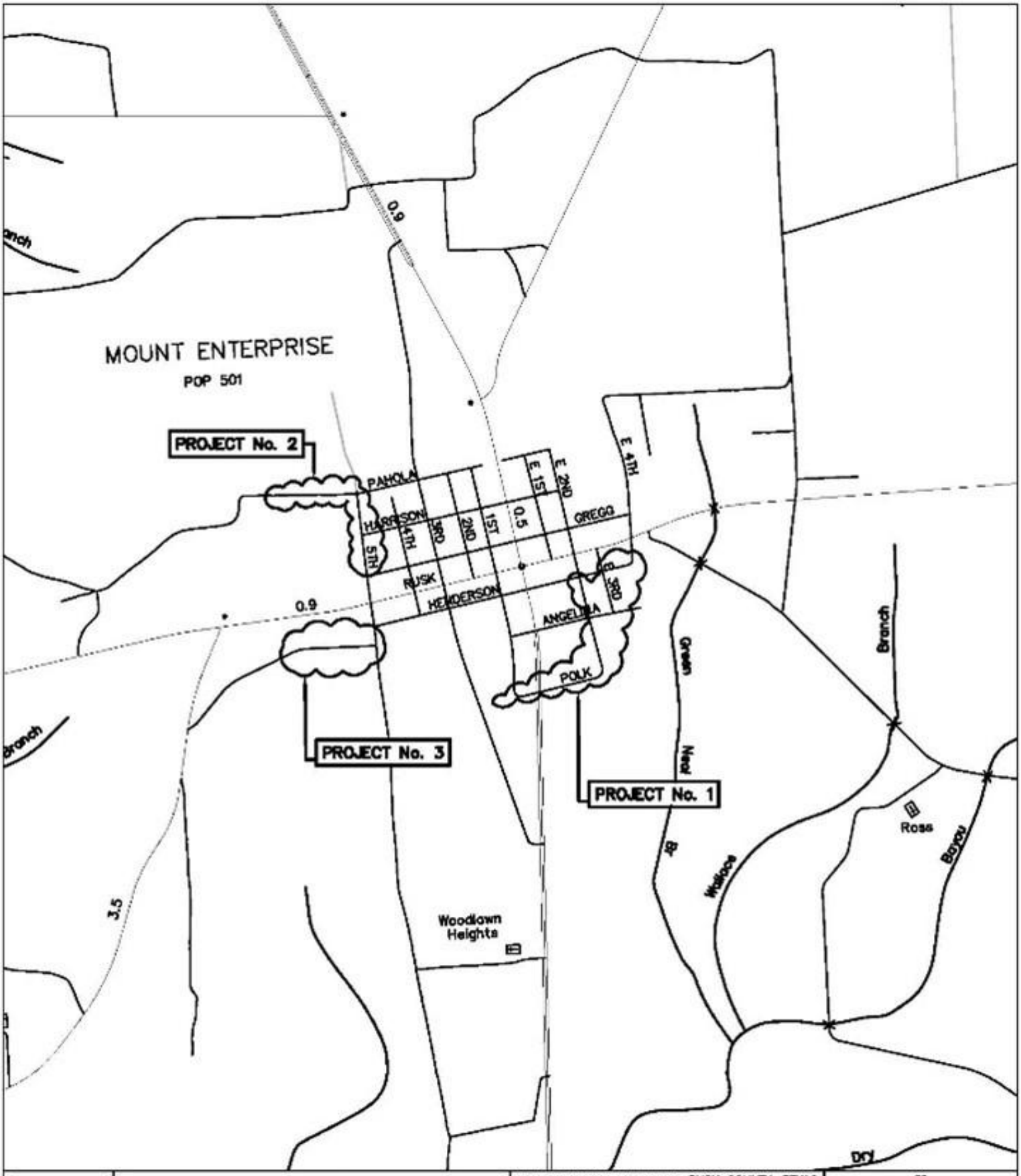
This project, located on the east side of US Highway 259 and south of US Highway 84, is the most extensive. First time sewer service would be provided to approximately thirteen (13) residents. Another major benefit to the City would be the elimination of the Henderson Street Lift Station. Future benefits would also be that undeveloped property could be served by this project due to the proposed route of the sewer main which would allow additional sewer service fees to be collected by the City. Preliminarily, the projected cost for this sewer project is estimated to be $450,000.

Project No. 2

This project, located in the northwest part of the City along NW 5th Street and W. Panola St., would provide first time sewer service to approximately five (5) existing residents. The projected cost for this sewer project is estimated to be $160,000.

Project No. 3

This project, located in the southwest part of the City along Gatlin Road, would provide first time sewer service to approximately ten (10) existing residents. The projected cost for this sewer project is estimated to be $175,000.



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CITY OF MOUNT ENTERPRISE RUSK COUNTY, TEXAS

CITY OF MOUNT ENTERPRISE
2023/2024 TCDBG PROJECT
FIRST TIME SEWER
LOCATION MAP

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W E
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0 1000 2000
Feet

DWN BY: EJH DATE: March 3, 2023

File Name & Layout Name:
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STOKES
& ASSOCIATES

Chapter 8

WATER

Summary

Water System

Water Sources and Facilites

Water System Capacity and Potential for Future Growth

Coordination for Growth

Summary

The City of Mount Enterprise's public water system is owned and operated by the Mt. Enterprise Water Supply Corporation. This system is managed under Texas Commission on Environmental Quality (TCEQ) Public Water System Identification Number TX2010023.

The water supply corporation (WSC) provides water to not only the City 's residential and commercial customers, but to the surrounding areas. Based on the latest available data, the system serves approximately 735 total customers.

Water System

Based on the WSC's map, the water mains within the City range in size from ¾" service lines to a 10" diameter transmission line located along US Highway 259. This 10" diameter main supplies the distribution system within the City from the WSC's production facilities located north of town along State Highway 315. The system does include fire hydrants located throughout the system, primarily north of US Highway 84. Fire flow capabilities on the system were not available from the WSC. An overall view of the City's water system is shown here:



Water Sources and Facilities

The production capacity of the Mt. Enterprise WSC's system is approximately 810 gallons per minute (GPM) from a total of four (4) water wells. Water from the wells is treated with chlorine prior to entering a 100,000 gallon ground storage tank. Water is then pumped from this tank by two (2) high service pumps with a capacity of 300 gallons per minute (GPM) each to the distribution system. Within the system are two (2) elevated tanks for pressure maintenance and water storage. Capacities of these various components are summarized in the table below (Table 1.0).

Component	Number	Capacity
Water Wells	4	810 GPM total
High Service Pumps	2	600 GPM total
Ground Storage Tank	1	100,000 gallons
Eleated Ground Storage Tank	1	200,000 gallons
Elevated Storage Tank	1	50,000 gallons

An emergency generator operates two (2) water wells and the high service pumps during power outages. With the elevated storage capacity and the emergency generator, the WSC has been able to provide potable water to the City during extreme weather events.

Water System Capacity and Potential for Future Growth

The current daily water usage throughout the WSC's service area ranges from approximately 160,000 to 230,000 gallons per day according to information provided by the operator. If three (3) of the four (4) water wells are in service, the WSC can produce approximately 750,000 gallons per day of potable water.

Based on the current water usage, the WSC has adequate capacity for future growth within the City of Mount Enterprise. If you compare the WSC's facilities and rated capacities with regulatory requirements as issued by the Texas Commission on Environmental Quality (TCEQ), the system has a theoretical capacity of approximately 1,200 connections.

The WSC currently does not have infrastructure projects planned; however, upgrades to the water distribution piping system may be needed to support concentrated growth, particularly along the City's southern and western boundaries.

Coordination for Growth

Since the WSC and City are separate entities, coordination and collaboration between the two will be required for future growth and development. Currently, the City refers all requests for water service directly to the WSC. If developers approach the City with plans for new commercial or residential housing projects, the City will most likely need to take a more active role in coordination with the WSC.



Chapter 9

DRAINAGE

Introduction

System Capacity and Connectivity

Topography and Watershed Influences

Priority Drainage Areas

Drainage Maintenance and Infrastructure Preservation

Development and Stormwater Management

Property Access and Construction Coordination

Funding and Implementation

Storm Drainage Planning Implications

Goals & Objectives

Introduction

Mount Enterprise's stormwater system consists primarily of open drainage ditches, culverts, natural creek corridors, and spring-fed drainage features. This system provides the basic framework for conveying stormwater through the community; however, existing conditions indicate that portions of the network lack the capacity, connectivity, or maintenance necessary to effectively manage runoff during significant rainfall events.

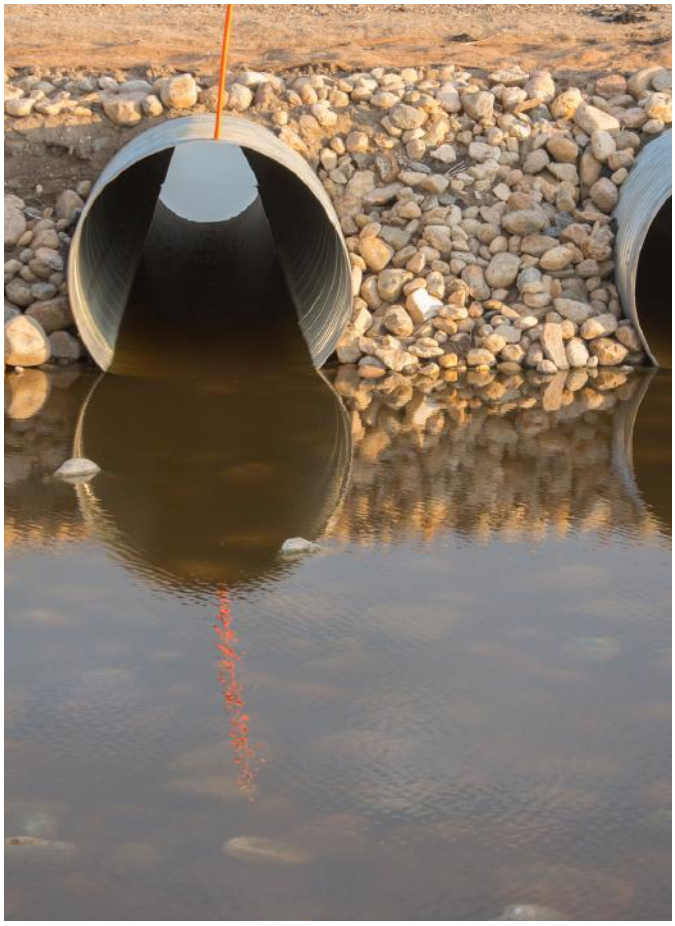
The City's drainage challenges are not attributable to a single infrastructure deficiency. Instead, flooding appears to result from a combination of topography, upstream runoff, limited conveyance capacity, ditch and culvert conditions, natural drainage constraints, maintenance limitations, and development impacts. These conditions indicate that individual drainage improvements should be considered within the context of the larger stormwater network rather than addressed solely as isolated infrastructure projects.

System Capacity and Connectivity

One of the primary challenges facing Mount Enterprise is maintaining adequate stormwater conveyance from upstream collection areas to downstream outlets. Open ditches and culverts can effectively manage runoff when properly sized, graded, connected, and maintained. However, deficiencies at any point within the system can restrict downstream movement and cause water to back up or leave established drainage paths.

This relationship is particularly important when considering culvert improvements. The City has made significant progress in recent years, with approximately 14 culverts reportedly replaced. While these improvements can address individual restrictions, residents continue to report flooding in portions of the community, including areas east of US 259 and north of US 84. This suggests that replacing individual culverts may not fully resolve drainage problems where downstream ditches, channels, or other structures remain constrained.

Future improvements should therefore evaluate drainage corridors as connected systems. Increasing the capacity of an upstream culvert without confirming adequate downstream capacity could transfer runoff more quickly to another location rather than eliminate the underlying flooding problem.



Topography and Watershed Influences

Mount Enterprise's topography plays a significant role in determining where stormwater travels and where flooding may occur. The community contains approximately 220 feet of elevation change, with higher elevations located both north and south of portions of the City. Runoff can therefore originate both within Mount Enterprise and from surrounding upland areas before concentrating in lower elevations, creek corridors, and natural drainageways.

These conditions demonstrate the importance of approaching stormwater management at a watershed level. Drainage infrastructure should be evaluated based not only on the runoff generated immediately adjacent to a structure but also on the total drainage area contributing water upstream.

Natural creeks and spring-fed areas should also be recognized as functional components of the City's drainage system. Preserving their ability to convey stormwater, limiting obstructions, maintaining appropriate development setbacks, and protecting downstream capacity can reduce the need for more extensive engineered drainage improvements in the future.

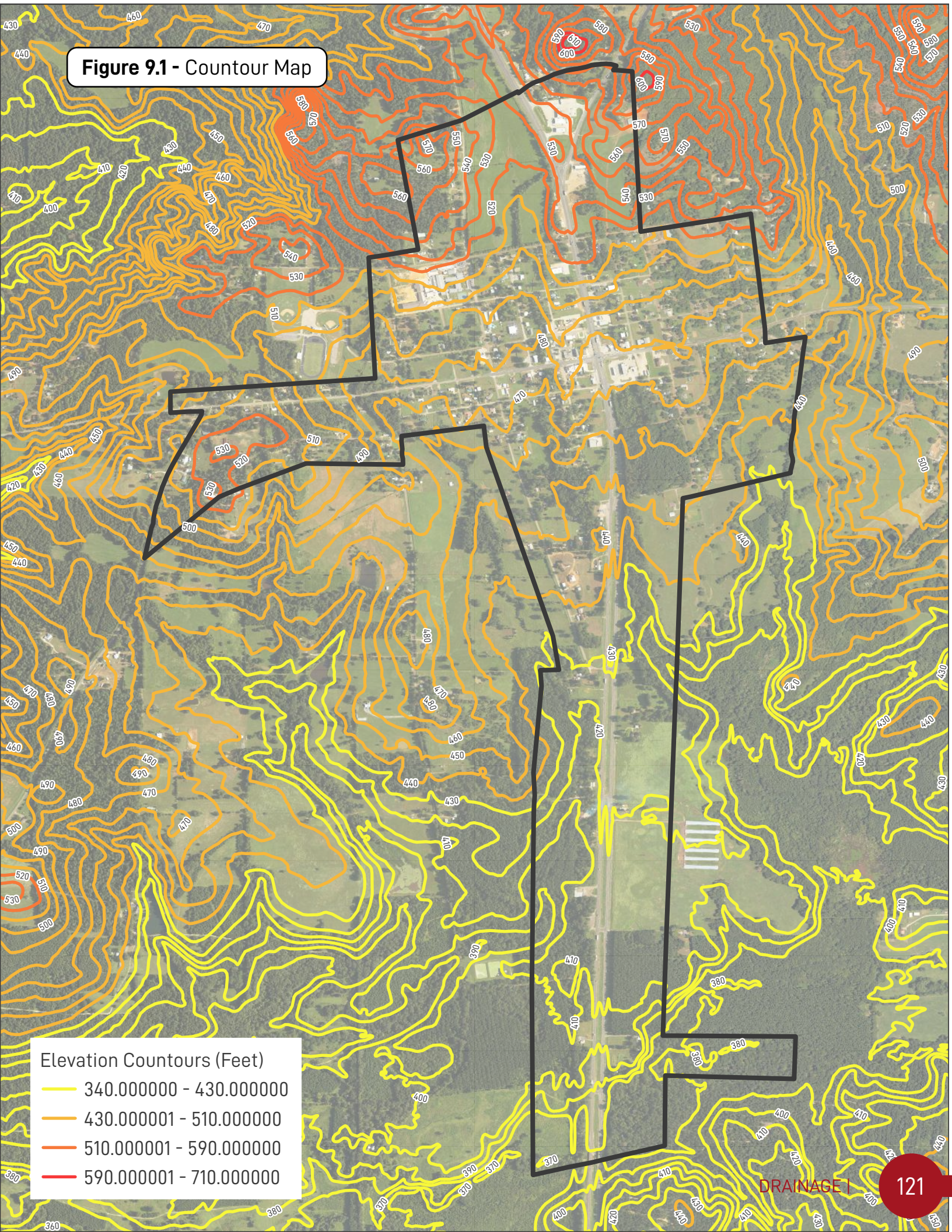
Priority Drainage Areas

Community input has identified several locations where recurring drainage problems warrant additional evaluation. These include the area surrounding the new school, the creek corridor between SW 1st Street and SW 3rd Street, the spring-fed drainage area along S. Railroad Avenue, and portions of the community east of US 259 and north of US 84.

The new school area presents concerns regarding how stormwater generated by development is conveyed beyond the project site. Reported flooding and concerns regarding ditch termination and downstream impacts demonstrate the importance of evaluating the complete drainage path associated with major development. Future projects should demonstrate that runoff can be safely conveyed beyond the development site without creating or worsening drainage problems on adjacent properties.

The SW 1st Street to SW 3rd Street creek corridor presents a different challenge. The natural channel serves an important stormwater function, but maintenance limitations and access through private property can reduce the City's ability to address debris, vegetation, sediment accumulation, and other obstructions. Drainage easements, maintenance agreements, or other cooperative arrangements with property owners may be necessary to provide reliable long-term access to critical drainage corridors.

The S. Railroad Avenue area is influenced by a natural spring and recurring wet conditions. Unlike drainage areas that primarily respond to rainfall, spring-fed systems may experience continuous or recurring base flow. Improvements in this area should therefore account for groundwater conditions, culvert capacity, channel maintenance, and the availability of an adequate downstream outlet. Collectively, these locations should be treated as priority areas for additional engineering evaluation rather than approached through isolated maintenance


Figure 9.1 - Countour Map
Elevation Countours (Feet)
340.000000 - 430.000000
430.000001 - 510.000000
510.000001 - 590.000000
590.000001 - 710.000000

activities alone.

Drainage Maintenance and Infrastructure Preservation

Routine maintenance represents one of the most practical and cost-effective tools available to Mount Enterprise. Even adequately sized drainage infrastructure can lose capacity when culverts become obstructed or when sediment, vegetation, and debris accumulate within drainage channels.

The City should establish a proactive drainage maintenance program that includes periodic inspection of culverts, roadside ditches, natural drainageways, and known problem locations. Maintenance should prioritize structures that serve larger drainage areas, frequently experience obstruction, provide critical roadway drainage, or are located near properties with documented flooding.

A formal inventory can also help the City transition from reactive maintenance following storms to preventative maintenance based on observed conditions. Drainage structures should be periodically reassessed so that deterioration, sediment accumulation, erosion, and obstructions can be addressed before they contribute to larger failures.

Development and Stormwater Management

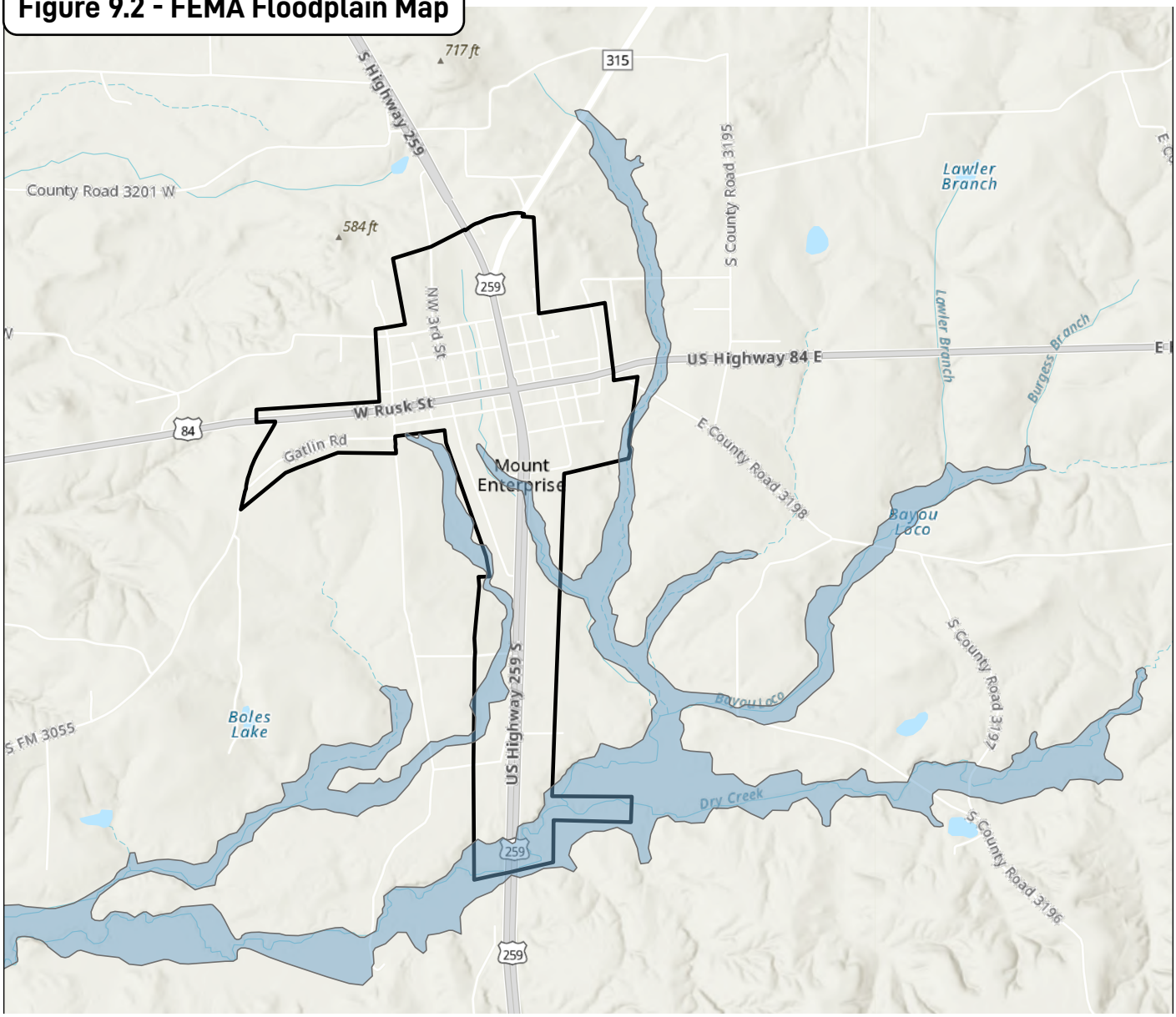
Future development has the potential to increase stormwater runoff as vegetation and undeveloped land are replaced by rooftops, pavement, driveways, and other impervious surfaces. Without adequate controls, additional runoff can increase the volume and velocity of water entering existing drainage infrastructure and potentially worsen downstream conditions.

Mount Enterprise should consider drainage capacity when reviewing future development and when establishing development standards within the City's zoning ordinance. Particular attention should be given to the amount of impervious surface created by new development, as additional rooftops, parking areas, driveways, and other paved surfaces can increase the volume and rate of stormwater runoff. Where appropriate, the zoning ordinance should incorporate standards that help manage impervious coverage and encourage site designs that maintain adequate drainage capacity.

Larger developments should demonstrate how stormwater runoff will be collected, conveyed, detained where necessary, and discharged without creating adverse impacts on neighboring or downstream properties. Natural drainageways should be preserved where practical, and development within low-lying or drainage-sensitive areas should account for existing drainage patterns. Incorporating these considerations into development review and zoning standards can help the City accommodate future growth while reducing the potential for development to worsen existing drainage concerns.

Drainage planning should also be coordinated with the Future Land Use Plan. Areas identified for additional residential, commercial, or other development should be evaluated for infrastructure capacity so that drainage improvements can be anticipated before significant development occurs rather than constructed in response to flooding afterward.

Figure 9.2 - FEMA Floodplain Map



Property Access and Construction Coordination

Drainage improvements frequently occur adjacent to private property and can temporarily affect driveways, yards, access points, and other improvements. Community feedback identified concerns regarding restoration of private driveways following previous drainage work, demonstrating the importance of considering these impacts during project implementation.

For future projects, the City should establish consistent procedures for documenting existing conditions before construction, maintaining reasonable property access during construction, and restoring areas disturbed by public drainage improvements. Clear communication with affected property owners can help reduce conflicts while allowing necessary infrastructure improvements to move forward.

Storm Drainage Planning Implications

Mount Enterprise's drainage challenges demonstrate that stormwater management should be approached as an interconnected infrastructure system rather than as a collection of individual culverts and ditches. The City's recent replacement of approximately 14 culverts represents meaningful progress, but continued flooding indicates that additional improvements should consider upstream runoff, downstream conveyance, natural drainageways, topography, and maintenance conditions together.

The immediate priority should be to preserve and improve the function of the existing drainage network. Routine inspection, ditch maintenance, debris removal, erosion control, and timely culvert repairs can help maximize existing capacity while reducing the likelihood that minor deficiencies develop into larger flooding problems. Priority should also be given to additional evaluation of locations where flooding has repeatedly affected roadways or private property.

Over the longer term, Mount Enterprise should transition toward a more systematic stormwater management approach. Future infrastructure projects should evaluate complete drainage corridors, and new development should be required to consider downstream impacts and existing watershed conditions. Drainage improvements should also be coordinated with roadway and utility projects whenever feasible to maximize limited municipal resources and avoid repeated construction.

Natural drainage features should remain an important component of this strategy. Creek corridors, springs, and other drainageways provide existing pathways for stormwater movement and should be preserved and maintained where practical. Where private ownership restricts maintenance of critical drainage corridors, the City should explore drainage easements, maintenance agreements, or other cooperative approaches that provide appropriate access.

Ultimately, the City's storm drainage strategy should combine routine maintenance, targeted capital improvements, responsible development practices, and long-term watershed planning. Establishing clear project priorities and maintaining grant-ready drainage projects will be particularly important given Mount Enterprise's limited financial resources. This approach will allow the City to build upon recent infrastructure investments while gradually reducing flood risk, protecting public and private property, and ensuring that the drainage system can support future development.

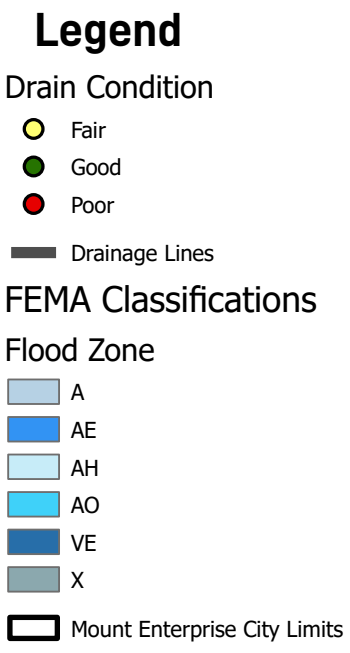
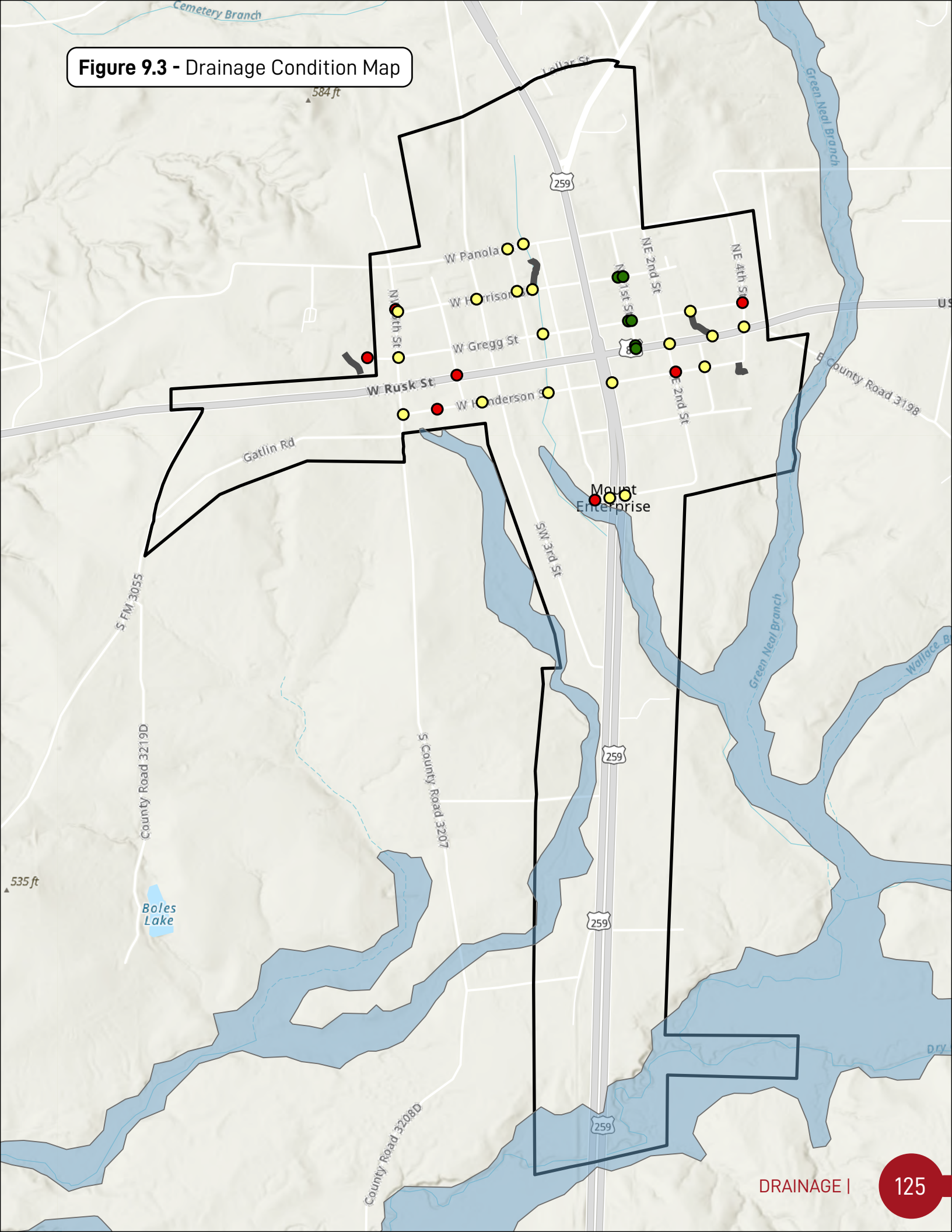


Figure 9.3 - Drainage Condition Map



Goals & Objectives

Goal 1: Maintain and Improve the Existing Drainage System

Preserve the capacity and functionality of Mount Enterprise's existing drainage system through routine maintenance, regular condition monitoring, and targeted capital improvements.

- Establish Routine Drainage Maintenance: Establish and maintain a routine program for inspecting and maintaining culverts, roadside ditches, creeks, and other drainageways, including debris removal, vegetation management, sediment removal, and minor repairs.
- Maintain Drainage Inventory: Maintain and periodically update an inventory of drainage infrastructure documenting location, condition, capacity concerns, maintenance needs, recurring problem areas, and completed improvements.
- Construct Priority Drainage Improvements: Implement prioritized capital improvements addressing recurring roadway and property flooding, including culvert upgrades, ditch improvements, erosion stabilization, channel improvements, and other measures supported by engineering analysis.

Goal 2: Reduce Flooding in Identified Priority Areas

Focus drainage planning and investment on locations experiencing recurring flooding or known drainage deficiencies, using engineering analysis to identify appropriate improvements and avoid transferring problems downstream.

- Evaluate Priority Drainage Areas: Conduct engineering evaluations of identified drainage problem areas, including the new school area, SW 1st Street–SW 3rd Street creek corridor, S. Railroad Avenue, and areas east of US 259 and north of US 84.
- Secure Drainage Access: Identify and pursue drainage easements, maintenance agreements, or other appropriate arrangements where access across private property is necessary to inspect, maintain, or improve critical drainageways.

Goal 3: Manage Stormwater Impacts from Future Development

Ensure future development and redevelopment do not increase flood risk, adversely affect neighboring properties, or exceed the capacity of existing drainage infrastructure and natural drainageways.

- Coordinate Drainage and Future Growth: Require major development proposals to evaluate stormwater runoff, downstream conveyance capacity, drainage infrastructure, and potential impacts to neighboring properties and established drainageways.
- Preserve Natural Drainage Corridors: Preserve natural creeks, drainage corridors, and spring-fed areas where practical and discourage development practices that obstruct, redirect, or negatively affect established stormwater flow paths.

Goal 4: Establish a Sustainable Drainage Improvement Program

Develop a long-term approach for preparing, prioritizing, funding, and implementing drainage improvements that addresses documented needs while remaining consistent with the City's available resources.

- Develop Grant-Ready Projects: Prepare preliminary scopes, engineering requirements, conceptual cost estimates, maps, supporting data, and other documentation for high-priority projects to maintain a pipeline of grant-ready drainage improvements.
- Pursue Drainage Funding: Continuously identify and pursue state, federal, regional, and other outside funding opportunities for drainage improvements, flood mitigation, hazard mitigation, and related infrastructure projects.

Storm Drainage Capital Improvement Plan

The following Capital Improvement Plan identifies priority drainage improvements intended to improve system capacity, reduce recurring flooding, protect public and private property, and strengthen Mount Enterprise's resilience to future storm events. Projects have been prioritized based on documented drainage concerns, infrastructure condition, public safety, property impacts, and anticipated implementation needs. Where applicable, these improvements should be coordinated with the City's hazard mitigation efforts and other infrastructure investments. Conceptual costs and implementation timeframes are intended for planning purposes and should be refined through future engineering, design, and funding activities.

CIP Project	Recommended Action	Priority	Timeline	Conceptual Cost
Citywide Drainage Assessment & CIP Development	Inventory and evaluate culverts, ditches, drainageways, and known flooding locations; identify system deficiencies and refine priority projects for future design and funding.	High	Short-Term	$$
Priority Culvert & Ditch Improvements	Repair, replace, or improve undersized, deteriorated, or frequently obstructed culverts and roadside ditches based on documented flooding and engineering findings.	High	Short- to Mid-Term	$$–$$$
SW 1st–SW 3rd Street Creek Corridor Improvements	Improve channel conveyance, address erosion and obstructions, and secure drainage easements or maintenance access where necessary.	High	Short- to Mid-Term	$$–$$$
S. Railroad Avenue Drainage Improvements	Address drainage associated with the spring-fed area, including culvert capacity, channel conditions, erosion, and downstream conveyance.	High	Mid-Term	$$–$$$
New School Area Drainage Improvements	Evaluate and improve the complete drainage path serving the school area to reduce flooding and prevent adverse downstream impacts.	High	Mid-Term	$$$
US 259 / US 84 Area Drainage Improvements	Implement coordinated culvert, ditch, channel, and conveyance improvements in recurring problem areas east of US 259 and north of US 84.	High	Mid- to Long-Term	$$$–$$$$
Drainage Project Engineering & Grant Readiness	Develop preliminary engineering, scopes, cost estimates, maps, and supporting documentation for priority projects to position the City for outside funding.	High	Short-Term / Ongoing	$–$$


CAUTION

Chapter 10

RESILIENCY MEASURES

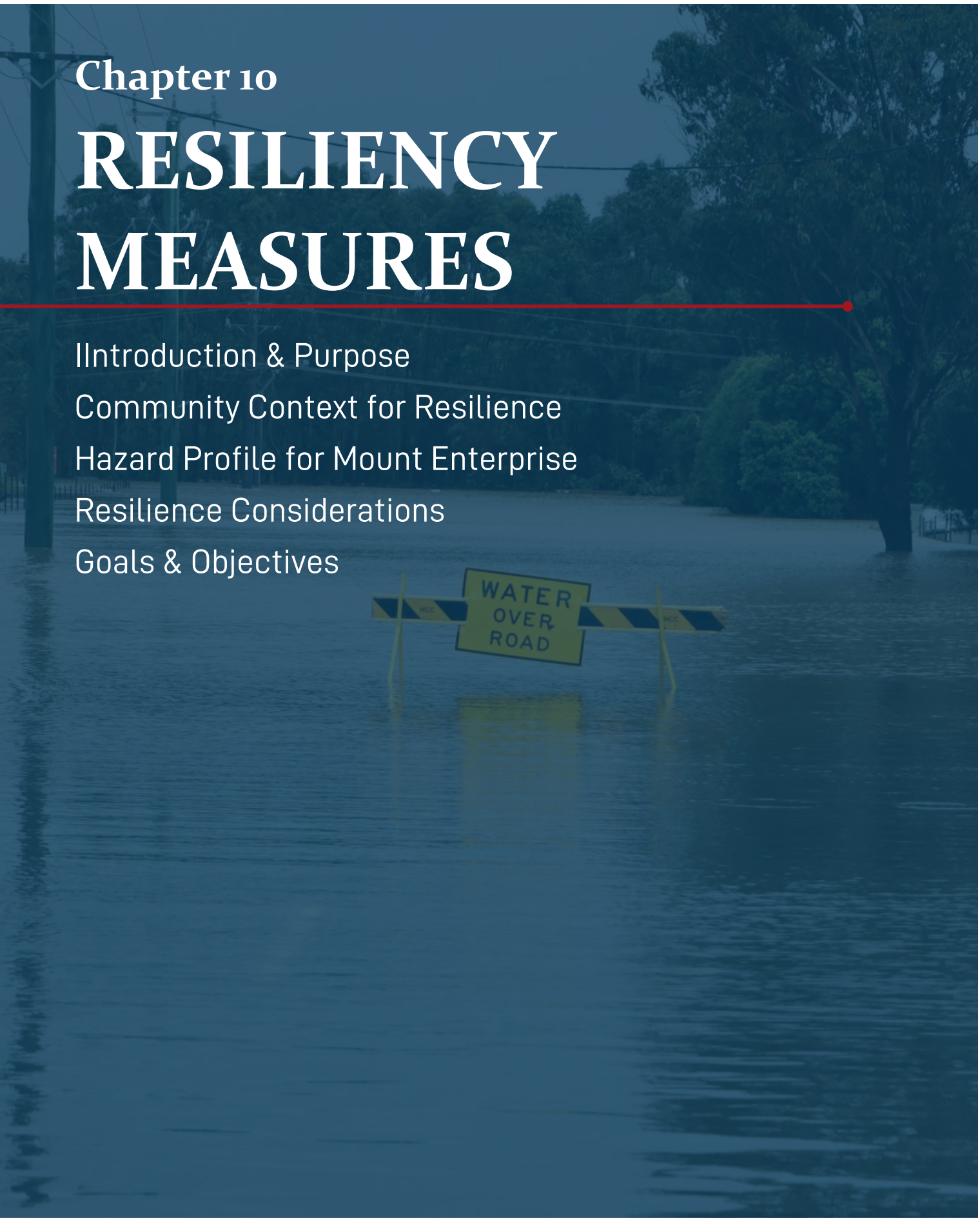
IIntroduction & Purpose

Community Context for Resilience

Hazard Profile for Mount Enterprise

Resilience Considerations

Goals & Objectives



Introduction & Purpose

Resilience planning plays an important role in ensuring the long-term safety, stability, and sustainability of the City of Mount Enterprise. While the community is small in size, it is not immune to natural hazards or emergency events that can disrupt daily life, damage infrastructure, and strain local capacity. Weather-related hazards, infrastructure vulnerabilities, and regional risks have the potential to disproportionately impact smaller communities where resources, staffing, and redundancy are limited.

This Resiliency Measures chapter builds upon the findings of the Rusk County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), adopted in 2021, in which the City of Mount Enterprise actively participated. The MJHMP provides a regional assessment of hazards, vulnerabilities, and mitigation priorities affecting jurisdictions across the county, including Mount Enterprise and Mount Enterprise Independent School District. Rather than duplicating that effort, this chapter translates those findings into a local planning context, identifying how hazard risks intersect with land use, infrastructure, housing, and public services.

The purpose of this chapter is to:

- Identify and describe the primary hazards affecting Mount Enterprise
- Examine how those hazards impact the community's people, assets, and systems
- Establish planning considerations that can guide future policy decisions and investments

By integrating hazard awareness into comprehensive planning, Mount Enterprise can reduce future risks, protect critical assets, and improve its ability to prepare for, respond to, and recover from disasters over time.

Community Context for Resilience

Mount Enterprise's approach to resilience is shaped by its small population, rural setting, and close-knit community structure. With approximately 500 residents, the city functions as a local service center for surrounding rural areas while remaining highly dependent on county, regional, and state partners for emergency response, infrastructure support, and disaster recovery. These characteristics influence both the community's vulnerabilities and its strengths.

The city's slow but steady population growth, as identified in the Community Profile, suggests that Mount Enterprise is not experiencing rapid development pressure but will continue to evolve incrementally over time. This growth pattern allows the city to be intentional about how and where development occurs, particularly in relation to hazard-prone areas. However, limited local staffing and financial resources mean that resilience strategies must be practical, phased, and coordinated with regional efforts.

Housing and infrastructure characteristics also play an important role in resilience. Portions of Mount Enterprise's housing stock include older structures and manufactured homes, which may be more vulnerable to high winds, extreme temperatures, and prolonged power outages. Overhead utilities, rural road

networks, and limited redundancy in services can further amplify the impacts of severe weather events. At the same time, the city's compact footprint and strong social ties support informal communication and neighbor-to-neighbor assistance during emergencies.

Demographic factors reinforce the importance of preparedness and planning. While Mount Enterprise has seen a decline in median age over the last decade, the community still includes older adults, individuals living alone, and households with limited incomes. These populations may be more vulnerable during disasters due to mobility challenges, health needs, or limited access to resources. The presence of Mount Enterprise Independent School District as a key community institution further underscores the need for coordinated planning to ensure the safety of students and continuity of operations during emergency events.

Taken together, these factors highlight the need for a resilience strategy that emphasizes:

- Coordination with county and regional partners
- Protection of essential services and lifelines
- Land use and infrastructure decisions that reduce exposure to hazards
- Planning approaches that reflect the city's scale and capacity

Hazard Profile for Mount Enterprise

Mount Enterprise is exposed to a range of natural hazards typical of East Texas, several of which are identified in the Rusk County Multi-Jurisdictional Hazard Mitigation Plan as having the potential to impact the community. While some hazards occur infrequently, their consequences can be significant, particularly for a small city with limited redundancy in infrastructure and emergency services.

Flooding and Flash Flooding

Flooding is not a frequent occurrence within Mount Enterprise, but it remains a relevant hazard due to the city's proximity to multiple creeks and drainage features associated with the Sabine River watershed. The city is bordered by waterways to the northwest and south, with Wooten Creek crossing into the southern portion of the city limits. These natural features create localized flood risk, particularly during periods of intense



or prolonged rainfall.

A flash flooding event in 2012 resulted in temporary road closures and highlighted concerns related to drainage capacity and emergency access. While large-scale flood events are rare, mapped FEMA floodplain areas and low-lying terrain indicate that certain portions of the community may be more susceptible to flooding impacts. Even minor flood events can disrupt transportation, limit access for emergency responders, and affect nearby properties.

As development or infrastructure improvements occur over time, careful consideration of stormwater management, roadway design, and land use near creeks will be essential to minimizing future flood risk. Avoiding additional development in flood-prone areas and maintaining adequate drainage capacity will help protect both public and private investments.

Severe Storms and Tornadoes

Severe thunderstorms, high winds, and tornadoes represent some of the most significant hazards facing Mount Enterprise. While the city has not experienced a recent direct tornado strike, Rusk County has a documented history of tornado activity, and the regional risk remains present. Severe storms can produce damaging winds, hail, and lightning, all of which pose threats to structures, utilities, and public safety.

The community's built environment includes housing types that may be particularly vulnerable to high winds, including older wood-frame homes and manufactured housing. In addition, fallen trees and debris can block roadways, damage power lines, and delay emergency response. These impacts can be especially disruptive in a small community where alternative routes and backup systems may be limited.

Strengthening community preparedness, maintaining clear emergency access routes, and supporting resilient building practices are important considerations for reducing vulnerability to severe storm events.

Winter Weather Events

Although infrequent, winter storms pose a meaningful risk to Mount Enterprise. The February 2021 winter storm demonstrated how extreme cold, ice accumulation, and prolonged power outages can strain infrastructure and disrupt essential services across Texas, particularly in rural communities. Ice-covered roads, downed power lines, and limited heating access can create dangerous conditions for residents.

For Mount Enterprise, winter weather events can limit mobility, affect vulnerable populations, and disrupt school and government operations. Coordination with utility providers, access to warming facilities, and clear communication with residents are critical components of resilience planning for future cold-weather events.

Wildfire Risk



Rusk County experiences seasonal wildfire risk, particularly during dry and windy conditions. While Mount Enterprise is not currently identified as a high-risk wildfire area, its rural surroundings and proximity to forested land increase the potential for wildfire spread under extreme conditions. Development near the wildland-urban interface can elevate risk if not managed carefully.

Ongoing coordination with fire protection services, vegetation management, and emergency access planning are key strategies for minimizing wildfire impacts. As the city considers future development patterns, wildfire risk should remain a secondary but important consideration.

Extreme Heat and Drought

Extreme heat and drought conditions are becoming more common across East Texas and pose long-term challenges related to public health, water supply, and energy demand. Prolonged heat events can disproportionately affect older adults, low-income households, and individuals with limited access to cooling.

While Mount Enterprise has not experienced major drought-related emergencies, regional trends suggest that water conservation and infrastructure resilience will become increasingly important. Land use and development practices that promote shade, tree cover, and efficient utility systems can help reduce the cumulative impacts of extreme heat over time.

Dam Failure and Secondary Flooding



Although Mount Enterprise is not immediately downstream of a major reservoir, dam failure is identified as a countywide concern due to the presence of multiple regulated and unregulated dams throughout Rusk County. In the event of a dam breach, downstream flooding or infrastructure disruption could affect areas within or near the city.

Clear communication, coordination with county emergency management, and awareness of evacuation procedures are essential components of preparedness for low-probability but high-impact events such as dam failure.

Resilience Analysis

This section synthesizes data from federal, state, and regional sources to evaluate how identified hazards intersect with Mount Enterprise's people, infrastructure, and community assets. Rather than focusing on individual mitigation projects, the analysis examines broader patterns of exposure, sensitivity, and capacity that influence how the city prepares for, responds to, and recovers from disruptive events. By combining information on critical facilities, social vulnerability, wildfire risk, and infrastructure conditions, this analysis provides a planning-level understanding of where vulnerabilities exist and where resilience considerations should be integrated into future land use, infrastructure, and policy decisions.

Critical Facilities and Community Assets

An assessment of critical facilities provides important insight into how hazards may affect Mount Enterprise's ability to respond to and recover from emergency events. According to the FEMA Resilience Analysis and Planning Map, the City of Mount Enterprise contains one law enforcement facility, one fire station, two public schools, and five places of worship. These facilities serve as essential community anchors during both routine operations and emergency situations.

Public safety facilities, particularly the city's fire station and law enforcement presence, are vital for emergency response and coordination. Any disruption to these facilities—whether due to flooding, severe storms, or power outages—could significantly affect response times and service delivery. Similarly, Mount Enterprise Independent School District facilities function not only as educational centers but also as potential emergency shelters, communication hubs, and recovery staging areas. Places of worship often serve informal support roles during disasters, providing shelter, resources, and community outreach.

The concentration of critical facilities within a small geographic area underscores the importance of protecting access routes, utility service, and surrounding infrastructure. Ensuring that these assets remain accessible and operational during hazard events is a key resilience consideration for future planning.

Social Vulnerability and Community Sensitivity

Social vulnerability plays a critical role in determining how communities experience and recover from disasters. The CDC/ATSDR Social Vulnerability Index (SVI) identifies areas that may face greater challenges in preparing for, responding to, and recovering from hazardous events based on socioeconomic status, household composition, race and ethnicity, and housing and transportation characteristics.

While SVI data is available at the county level, patterns identified across Rusk County provide useful context for Mount Enterprise. The county exhibits varying levels of vulnerability related to income, educational attainment, age, disability status, and housing characteristics, all of which are reflected to some degree within the city's own demographic profile. Mount Enterprise's mix of older adults, individuals living alone, and households with limited incomes suggests that certain populations may be more susceptible to prolonged disruptions caused by extreme weather, power outages, or evacuation



requirements.

Transportation access is another important factor, particularly during emergency events. Households without reliable vehicles or with limited mobility may face challenges evacuating or accessing emergency services. These considerations highlight the importance of clear communication, accessible emergency planning, and coordination with regional agencies to support vulnerable populations before, during, and after disaster events.

Wildfire Risk and the Wildland-Urban Interface

Although wildfire has not historically been a dominant hazard for Mount Enterprise, analysis from the Texas Wildfire Risk Assessment (TWRA) indicates that wildfire risk warrants consideration as part of long-term resilience planning. The assessment shows that much of the Mount Enterprise area falls within low to moderate wildfire exposure categories, with the majority of land exhibiting low burn probability and very low to low damage potential.

However, the analysis also identifies a significant portion of the city within the Primary Exposure zone of the Wildland-Urban Interface (WUI). This designation indicates areas where structures are located near burnable vegetation and could be exposed to heat or embers during a wildfire event. While wildfire intensity is generally low under typical conditions, extreme weather scenarios—characterized by high winds and low humidity—could increase fire spread and ember production.

Housing density patterns further reinforce this finding. Much of the community falls

within medium to medium-high housing density categories, meaning that while development is not dense, homes are close enough that wildfire impacts could affect multiple structures. The predominance of grass fuels and mixed vegetation in surrounding areas suggests that wildfire risk is closely tied to seasonal conditions and land management practices.

From a planning perspective, this analysis does not indicate an urgent wildfire threat but does support the inclusion of vegetation management, defensible space awareness, and coordination with regional fire services as part of broader resilience efforts—particularly as development occurs near the edges of the city.

Infrastructure Exposure and Emergency Access

Across multiple hazard types, one consistent theme is the importance of maintaining functional infrastructure and emergency access. Flooding, severe storms, winter weather, and wildfire events all have the potential to limit road access, disrupt utilities, and delay emergency response. In a small community like Mount Enterprise, where alternative routes and backup systems may be limited, even short-term disruptions can have outsized impacts.

The relatively flat topography of the area supports accessibility for emergency operations, and wildfire suppression difficulty is generally rated as low across most of the city. However, this advantage depends on roads remaining passable and utilities remaining functional during hazard events. Protecting transportation corridors, coordinating with utility providers, and planning for temporary service disruptions will remain key components of resilience planning.

Floodplain Exposure and Spatial Implications

Floodplain mapping for Mount Enterprise illustrates how flood risk is spatially distributed across and around the city, with particular concentration along the creeks and waterways that border and extend into the southern and eastern portions of the city limits. As shown in the FEMA floodplain map, portions of the community fall within Zone A flood hazard areas, which are subject to a one percent annual chance of flooding but lack detailed base flood elevation data. The absence of mapped BFEs introduces uncertainty into flood risk management and increases reliance on conservative assumptions when reviewing development proposals.

The configuration of the city's boundaries results in several developed and potentially developable areas being closely aligned with flood-prone corridors. In particular, the elongated southern extension of the city follows a creek system that connects to broader floodplain areas outside the city limits. Flooding in these areas has the potential to affect not only adjacent properties but also key north–south access routes, which serve as critical connections between residential areas, public facilities, and regional highways. During heavy rainfall events, even shallow flooding in these corridors can limit mobility, delay emergency response, and isolate portions of the community.

The floodplain map also highlights the relationship between natural drainage features and future growth considerations. While Mount Enterprise's compact core is generally situated outside the most expansive flood-prone areas, incremental

development at the city's edges—particularly to the south and east—may increasingly intersect with floodplain constraints. Without careful land use planning, new development in these areas could increase exposure to flood hazards, place additional demands on an already limited drainage system, and exacerbate downstream impacts.

From a resilience perspective, the mapped floodplain reinforces the importance of aligning land use decisions with natural hydrologic conditions. Maintaining open space, limiting intensification in flood-prone areas, and preserving natural drainage corridors can reduce flood impacts while supporting long-term infrastructure performance. These considerations are especially important given the city's reliance on surface drainage and the absence of extensive underground stormwater systems.

Resilience Considerations

The resilience analysis for Mount Enterprise underscores the importance of aligning future planning decisions with the community's physical, social, and institutional realities. While the city does not face frequent large-scale disasters, its exposure to weather-related hazards, localized flooding, and regional risks highlights the need for thoughtful, proactive planning that accounts for both immediate vulnerabilities and long-term trends.

Mount Enterprise's limited number of critical facilities—including public safety buildings, schools, and community institutions—means that maintaining access and functionality during hazard events is essential. Disruptions to even a single facility or access route can have community-wide impacts, affecting emergency response, communication, and recovery efforts. Ensuring that these facilities remain accessible during severe weather, flooding, or power outages should remain a central consideration in land use decisions, infrastructure investments, and maintenance priorities.

Social and demographic characteristics further shape the city's resilience profile. The presence of older adults, individuals living alone, and households with limited financial resources suggests that some residents may face greater challenges during prolonged disruptions or emergency events. These vulnerabilities reinforce the importance of clear communication, coordination with county and regional partners, and planning approaches that prioritize accessibility and inclusivity. Resilience planning in Mount Enterprise is not solely about physical infrastructure, but also about supporting people and maintaining community cohesion during times of stress.

Environmental and spatial factors also influence how hazards affect the city. Floodplain mapping illustrates that while much of Mount Enterprise's developed core is outside major flood-prone areas, development at the city's edges increasingly intersects with creeks, drainage corridors, and Zone A flood hazard areas. Given the reliance on surface drainage and the absence of detailed base flood elevation data, conservative planning approaches will be necessary to manage uncertainty and reduce future exposure. Preserving natural drainage features and limiting intensified development in flood-prone areas can help reduce long-term risk while protecting infrastructure and property.

Wildfire risk, though generally low, represents a secondary but growing consideration, particularly along the wildland-urban interface. Seasonal conditions, vegetation patterns, and development near burnable land suggest that wildfire awareness and coordination with regional fire services should be incorporated into broader resilience strategies. While large-scale mitigation efforts may not be necessary, integrating basic best practices into development and land management decisions can enhance overall preparedness.

Across all hazard types, infrastructure reliability and emergency access emerge as consistent themes. Flooded roadways, power outages, or utility disruptions—regardless of cause—can significantly hinder response and recovery in a small community. Planning efforts that protect key access routes, support coordination with external utility providers, and prioritize incremental infrastructure improvements will strengthen the city's ability to withstand and recover from future events.

Taken together, these considerations emphasize that resilience in Mount Enterprise is closely tied to planning choices made over time. By incorporating hazard awareness into land use policy, infrastructure planning, and community development decisions, the city can reduce risk, protect essential services, and enhance its capacity to respond to future challenges. These findings establish a clear foundation for the development of future policy directions and resilience strategies, which will be further refined in subsequent phases of the comprehensive planning process.

Goals and Objectives

Goal 1: Protect Critical Infrastructure and Maintain Emergency Access

Strengthen the reliability of critical infrastructure, transportation routes, and utility systems to maintain essential services and emergency access during and following hazard events.

- Integrate Resilience into Infrastructure Planning: Incorporate flooding, severe weather, emergency access, and other hazard vulnerabilities into the planning and design of future roadway, drainage, water, wastewater, and utility improvements.
- Improve Utility Preparedness: Coordinate with electric, telecommunications, water, and other utility providers to identify vulnerabilities and improve preparedness for power outages, severe weather, and other service disruptions.
- Establish Emergency Access Strategies: Develop contingency strategies for maintaining emergency access when flooding, fallen trees, debris, or other hazards make primary routes impassable, including identification of alternate routes and response responsibilities.

Goal 2: Reduce Future Exposure to Natural Hazards

Guide future development and infrastructure investment in a manner that reduces exposure to flooding, severe weather, wildfire, and other identified natural hazards.

- Limit Development in Hazard Areas: Use development regulations and the Future Land Use Plan to discourage intensified development within mapped flood hazard areas and locations experiencing recurring drainage or other documented hazard concerns.
- Integrate Hazard Information into Development Review: Incorporate available floodplain, drainage, wildfire, and other hazard information into development review, infrastructure planning, and future land use decisions, with particular consideration for the southern and eastern portions of the city.
- Encourage Resilient Development Practices: Encourage appropriate stormwater management, erosion control, vegetation management, defensible space, and other site-design practices that reduce exposure to flooding, wildfire, and severe-weather impacts.

Goal 3: Strengthen Community Preparedness and Regional Coordination

Improve Mount Enterprise's ability to prepare for, respond to, and recover from emergencies through continued regional coordination, effective communication, and community-level preparedness.

- Maintain Regional Emergency Coordination: Maintain coordination with Rusk County, emergency-service providers, MEISD, utility providers, and other regional partners regarding emergency preparedness, response procedures, resource availability, and recovery efforts.
- Strengthen Emergency Communications: Establish and periodically review methods for communicating emergency alerts, evacuation information, shelter or warming and cooling resources, road closures, and recovery assistance to residents.
- Address Vulnerable Population Needs: Incorporate the needs of older adults, individuals with limited mobility, households without reliable transportation, and other populations requiring additional assistance into local and regional emergency planning.
- Maintain Hazard Mitigation and Funding Coordination: Regularly review the Rusk County Multi-Jurisdictional Hazard Mitigation Plan, maintain consistency with applicable regional mitigation priorities, and pursue grants, partnerships, and programs that advance Mount Enterprise's resilience projects.


WATER
OVER
ROAD

Appendix A

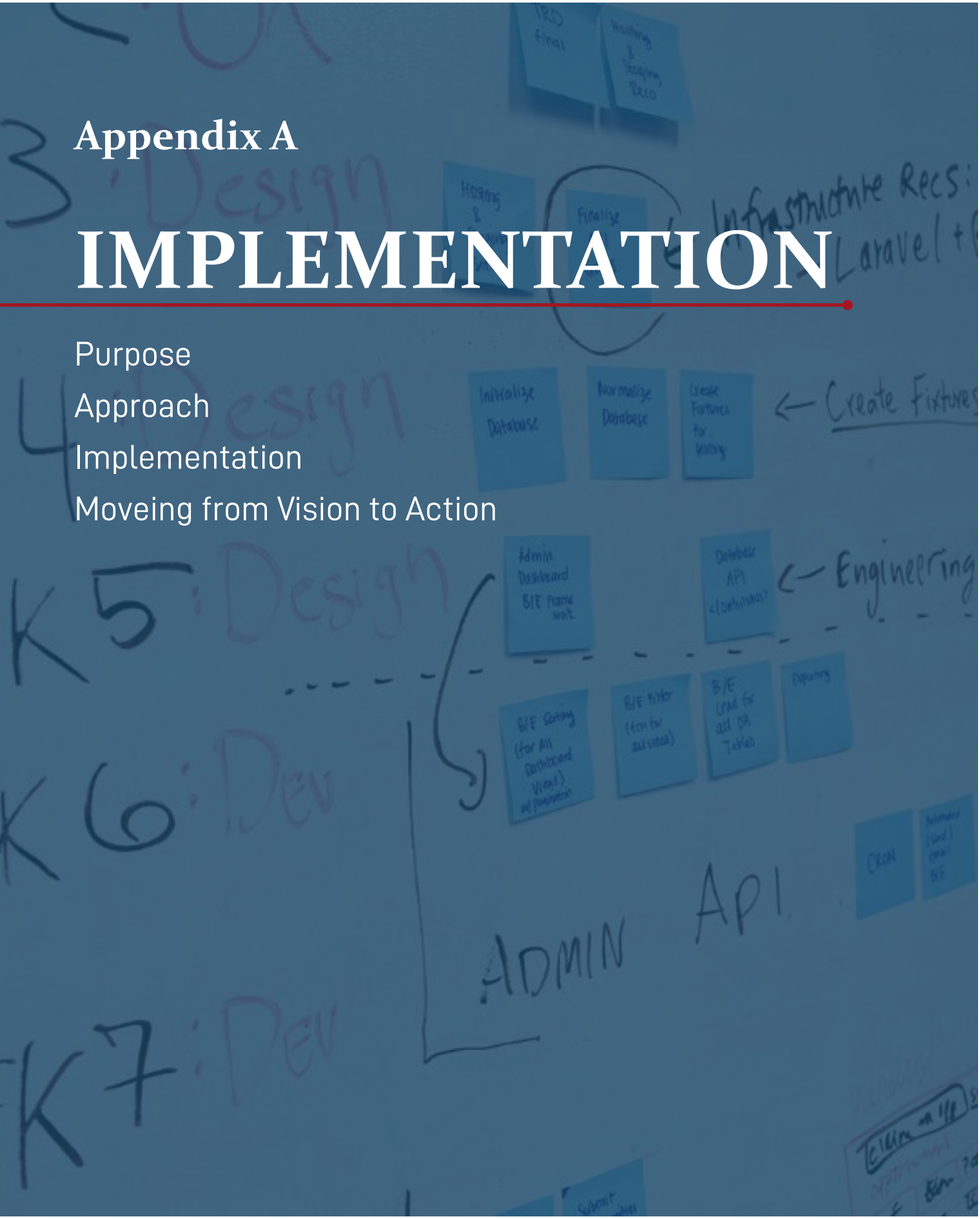
IMPLEMENTATION

Purpose

Approach

Implementation

Moveing from Vision to Action



Purpose

The Implementation Framework is the part of the Comprehensive Plan that translates the community's goals into practical, achievable next steps. While earlier chapters describe Mount Enterprises's existing conditions, challenges, and priorities, this section organizes the plan's recommended actions into a roadmap that can guide decision-making after plan adoption.

For a community like Mount Enterprise, implementation must be realistic, phased, and aligned with the City's current organizational capacity. The pace and scope of implementation should consider the departments, staff, and resources that are currently available to carry out projects and initiatives. While the City provides essential municipal services, staffing levels across departments require that many initiatives be implemented incrementally and, when possible, in coordination with county agencies, regional partners, and external funding sources. Because of this, the plan emphasizes strategies that are practical, partnership-driven, and focused on high-impact improvements that strengthen infrastructure, support economic development, and enhance quality of life while remaining achievable within the City's existing capabilities.

Approach

The Implementation Framework is designed to help City leaders, partners, and residents understand how the recommendations in this Comprehensive Plan can move forward over time. The strategies included in this plan are intended to guide everyday decisions, strengthen grant readiness, and support coordinated improvements across infrastructure, housing, land use, economic development, and community services.

Because of the City's current staffing levels and available resources, implementation will require a practical approach that focuses on prioritization, partnerships, and phased progress. The framework considers the City's current organizational capacity, including the departments and staff available to carry out projects and initiatives. While some recommendations will require coordination and collaboration with external partners such as county agencies, regional organizations, and state programs, other actions can be implemented internally through existing City departments and staff as resources allow.

Implementation

The Implementation Plan provides a clear path for how the City of Mount Enterprise will advance the recommendations contained in this Comprehensive Plan following adoption. While the previous chapters document existing conditions and identify planning implications, this section organizes recommended actions into a practical roadmap that can guide City decisions, funding pursuits, and coordination with regional partners over time.

Because Mount Enterprise is a small community with limited staffing capacity, implementation must be realistic, phased, and focused on achievable improvements. Many of the plan's recommended strategies will require coordination with Rusk County, regional agencies, and other partner organizations to move forward.

Implementation Timelines

To help the City prioritize actions and investments, recommended implementation items are organized into three general timeframes:

Short-Term Actions (0–5 Years)

Projects and policy steps that can be started soon after plan adoption, particularly those that require minimal upfront cost, strengthen grant readiness, or improve day-to-day operations.

Mid-Term Actions (5–10 Years)

Projects that may require coordination, design work, or funding commitments, including infrastructure planning and phased system upgrades.

Long-Term Actions (10+ Years)

Projects that represent larger investments or depend on external funding, partnership agreements, or changes in development activity over time.

This phased approach allows the City to make steady progress while staying aligned with local capacity and available resources.

Conceptual Costs

Conceptual costs are planning-level estimates intended to indicate the relative scale of potential projects. Actual costs may vary based on project scope, design, engineering, property acquisition, construction conditions, inflation, and available funding sources.

$ - Up to $25,000

$$ - $25,000 - $100,000

$$$ - $100,000 - $500,000

$$$$ - More than $500,000

Roles and Responsibilities

Implementation will require coordination across City leadership, community partners, and agencies that provide services in and around Mount Enterprise. The following groups will play key roles:

- City Council and City Staff: Provide leadership, set priorities, adopt ordinances as needed, and guide budgeting and grant efforts.

- Rusk County: Coordinate on roadway improvements, emergency services, infrastructure planning, and long-term community services.

- TxDOT: Coordinate on improvements along state highways and transportation facilities that affect mobility, safety, and economic activity.

- Mt Enterprise Independent School District (MEISD): Coordinate on shared facilities, safe routes to school, and long-term service needs tied to community growth.

- Regional Economic Development, Housing, and Service Providers: Support

access to services, housing initiatives, and economic opportunities within and around the city.

Applying the Plan to Local Decisions

While the Comprehensive Plan does not function as a regulatory document on its own, it is intended to guide local actions and decisions over time. The City will use this plan to:

- evaluate future development proposals for compatibility with community character and infrastructure capacity
- prioritize infrastructure investments and maintenance needs
- pursue grants and outside funding aligned with documented community needs
- support coordinated planning within the city limits and ETJ
- establish policies and tools (such as zoning and development standards) that carry out the plan's long-term goals

Tracking Progress and Updating the Plan

To remain effective, the Comprehensive Plan should be treated as a living document. The City should revisit implementation actions on an annual basis to evaluate progress, identify new opportunities and adjust priorities based on funding availability, staff capacity, and changing conditions.

An annual review process may include:

Identifying completed or ongoing projects,

Updating priorities for the next budget cycle,

Reviewing grant opportunities and aligning applications with plan goals and

Confirming which projects should advance to the next phase of implementation.

Moving from Vision to Action

The recommendations in this Comprehensive Plan are designed to be realistic, phased, and achievable for the City of Mount Enterprise. Implementation will require coordination, ongoing prioritization, and strong partnerships to align local goals with available resources.

Goal	Objective	No.	Strategy / Action Item
Community Facilities			
Goal 1: Maintain and Strengthen Community Facilities	Evaluate Facility Conditions	1.1	Conduct periodic condition assessments of City Hall, the Community Center, Library, and other City-owned facilities to identify structural, accessibility, technology, safety, and capital improvement needs.
	Prioritize Preventive Maintenance	1.2	Develop and maintain a preventive maintenance schedule for City-owned facilities that identifies routine maintenance needs, anticipated repairs, responsible parties, and estimated replacement timelines for major building components.
	Expand Community Programming	1.3	Coordinate with local organizations, schools, service providers, and community groups to expand educational, recreational, civic, and community programming offered through the Community Center and Library.
	Plan for Future Facility Needs	1.4	Periodically evaluate population, demographic, service demand, and facility utilization trends to determine when renovations, expansions, accessibility improvements, technology upgrades, or additional community services may be warranted.
Goal 2: Strengthen Public Safety and Emergency Response	Support Volunteer Recruitment and Retention	2.1	Coordinate with MEVFD and Rusk County ESD #1 to support volunteer recruitment, training, certification, continuing education, and retention efforts for firefighters and medical first responders.
	Maintain Emergency Equipment	2.2	Develop and maintain a long-term equipment replacement schedule identifying the condition, maintenance needs, anticipated service life, and replacement priorities for fire, rescue, communications, and emergency-response equipment.
	Strengthen Mutual Aid	2.3	Periodically review mutual-aid agreements, emergency-response procedures, and communication protocols with Rusk County, neighboring departments, law enforcement agencies, and regional EMS providers.
	Monitor Emergency Response	2.4	Periodically evaluate emergency response times, staffing levels, roadway accessibility, water supply, communications, and service coverage to identify emerging public safety needs and opportunities for improvement.
Goal 4: Strengthen Workforce Connections	Coordinate with MEISD	4.1	Establish regular coordination with MEISD regarding enrollment trends, development activity, infrastructure, transportation, school accessibility, and potential future facility needs.
	Promote Youth Retention	4.4	Coordinate education, workforce development, and economic development initiatives to expand local and regional career opportunities and encourage graduates to remain in or return to Mount Enterprise.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
Short-Term (0-5 Years)	City Council; City Staff	$	Engineers; Architects; Facility Professionals	General Fund; USDA Rural Development
Short-Term (0-5 Years)	City Council; City Staff	$$	Contractors; Facility Professionals	General Fund; Capital Improvement Funds
Short-Term (0-5 Years)	City Staff; Library; Community Center	$	MEISD; Community Organizations; Local Nonprofits	General Fund; Grants; Sponsorships; Donations
Mid-Term (5-10 Years)	City Council; City Staff	$	Planning Consultants; Engineers; Community Organizations	General Fund; USDA Rural Development; State/Federal Grants
Short-Term (0–5 Years)	City Council; City Staff; MEVFD	$	Rusk County ESD #1; Regional Emergency-Service Providers	General Fund; ESD Funds; FEMA Assistance to Firefighters Grants; State/ Federal Grants
Short-Term (0–5 Years)	City Council; MEVFD; Rusk County ESD #1	$$$$	Equipment Vendors; Regional Emergency-Service Providers	General Fund; ESD Funds; FEMA Assistance to Firefighters Grants; USDA Rural Development; State/Federal Grants
Short-Term (0–5 Years)	City Staff; MEVFD; Rusk County ESD #1	$	Rusk County; Neighboring Fire Departments; Law Enforcement; Regional EMS Providers	General Fund; ESD Funds; State/Federal Emergency Management Grants
Mid-Term (5–10 Years)	City Council; City Staff; MEVFD	$	Rusk County ESD #1; Law Enforcement; Regional EMS Providers; Utility Providers	General Fund; ESD Funds; State/Federal Grants
Short-Term (0–5 Years)	City Council; City Staff	$	MEISD	General Fund; MEISD; State/Federal Education Grants
Mid-Term (5–10 Years)	City Council; City Staff; MEISD	$$	Regional Employers; Economic Development Partners; Higher Education Institutions; Workforce Organizations	General Fund; Economic Development Funds; Workforce Grants; State/Federal Grants

Goal	Objective	No.	Strategy / Action Item
			Parks & Re
Goal 1: Implement the City Park Master Plan	Prioritize Park Improvements	1.1	Use the City Park Master Plan and Comprehensive Plan priorities to guide future improvements. Periodically review priorities based on community needs, completed projects, available funding, and maintenance capacity.
	Phase Park Improvements	1.2	Implement City Park improvements in manageable phases based on project readiness, available funding, grant opportunities, and the City's ability to maintain completed facilities.
	Coordinate Park Investment	1.3	Incorporate priority park projects into annual budgeting and future capital planning to establish realistic funding schedules and coordinate improvements with other City investments.
	Monitor Park Needs	1.4	Periodically review park conditions, recreational needs, community feedback, and implementation progress to determine whether project priorities should be adjusted.
Goal 2: Provide Recreation Opportunities for All Ages	Improve Walking & Passive Recreation	2.1	Develop the planned walking path and incorporate benches, shade, and resting areas to provide opportunities for walking, exercise, and passive recreation for residents of different ages and abilities.
	Improve Playground Facilities	2.2	Upgrade and expand playground facilities with safe, durable, and age-appropriate equipment as funding becomes available. Coordinate improvements with the overall City Park Master Plan.
	Expand Active Recreation	2.3	Pursue additional active recreational amenities identified in the City Park Master Plan, including the basketball half court and splash pad, as funding and maintenance capacity allow.
	Maintain Gathering & Flexible Spaces	2.4	Maintain and improve the pavilion, open lawn, seating, and other flexible areas to support community events, family gatherings, informal recreation, and everyday park use.
Goal 3: Improve Accessibility and Protect the Park's Natural Character	Improve Park Accessibility	3.1	Improve accessible connections among parking areas, the pavilion, playground, restrooms, walking areas, and other major amenities as individual park improvements are completed.
	Strengthen Pedestrian Connections	3.2	Evaluate opportunities to improve pedestrian connections between City Park, nearby neighborhoods, and MEISD facilities as surrounding transportation and pedestrian improvements occur.
	Protect Gatlin Branch Creek & Natural Features	3.3	Protect Gatlin Branch Creek, mature trees, open space, and other natural features during park improvements. Evaluate drainage, erosion, and creek-bank conditions as projects are designed.
	Expand Shade & Landscaping	3.4	Preserve existing trees and incorporate shade trees, native landscaping, and other low-maintenance vegetation where appropriate to improve comfort, reduce heat exposure, and complement the park's natural setting.
Goal 4: Pursue Funding and Partnerships for Park Improvements	Maintain Grant Readiness	4.1	Maintain current conceptual plans, cost estimates, project priorities, public-engagement documentation, and other supporting materials needed to pursue future park grants.
	Pursue Grant Funding	4.2	Continue pursuing TPWD Local Park Grants and other appropriate state, federal, regional, and philanthropic funding opportunities for priority park improvements.
	Strengthen Community Partnerships	4.3	Coordinate with MEISD, community organizations, local businesses, volunteers, and other partners when opportunities exist to support park improvements, programming, beautification, or fundraising.
	Maintain Public Involvement	4.4	Continue seeking community feedback as major park projects are considered and use that input to confirm priorities and support future funding applications.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
ecreation				
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	Community Organizations; Planning Professionals	General Fund; TPWD Planning Assistance; State/Federal Grants
Short- to Long-Term	City Council; City Staff	$$$–$$$$	Engineers; Contractors; Equipment Vendors	General Fund; TPWD Local Park Grants; State/Federal Grants; Private Foundations
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	Planning Professionals; Engineers	General Fund; Capital Improvement Funds; TPWD Grants
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	Community Organizations; Residents	General Fund
Short- to Mid-Term (0–10 Years)	City Council; City Staff	$$–$$$	Community Organizations; Contractors; Local Businesses	General Fund; TPWD Local Park Grants; Private Foundations; Donations
Short- to Mid-Term (0–10 Years)	City Council; City Staff	$$$	Equipment Vendors; Community Organizations	TPWD Local Park Grants; General Fund; Private Foundations; Donations
Mid- to Long-Term (5+ Years)	City Council; City Staff	$$$–$$$$	Contractors; Equipment Vendors; Community Organizations	TPWD Local Park Grants; General Fund; State/Federal Grants; Private Foundations; Donations
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$–$$	Community Organizations; Local Businesses; Volunteers	General Fund; Sponsorships; Donations; Community Fundraising
Short- to Mid-Term (0–10 Years)	City Council; City Staff	$$–$$$	Engineers; Contractors; Accessibility Professionals	General Fund; TPWD Local Park Grants; State/Federal Accessibility Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$–$$$	MEISD; TxDOT; Engineers	General Fund; TxDOT Programs; Safe Routes to School; Transportation Grants
Short- to Long-Term / Ongoing	City Council; City Staff	$$–$$$	Engineers; Rusk County; Environmental Professionals	General Fund; FEMA; TWDB; State/ Federal Resilience Grants
Short- to Mid-Term (0–10 Years)	City Council; City Staff	$–$$	Community Organizations; Local Businesses; Volunteers; Landscape Professionals	General Fund; Urban Forestry Grants; Sponsorships; Donations
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	Planning Professionals; Engineers; Grant Professionals	General Fund; TPWD Planning Assistance
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	TPWD; Grant Professionals; Regional Partners	TPWD Local Park Grants; State/Federal Grants; Private Foundations
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	MEISD; Community Organizations; Local Businesses; Volunteers	Sponsorships; Donations; Private Foundations; Community Fundraising
Short-Term (0–5 Years) / Ongoing	City Council; City Staff	$	Residents; Community Organizations	General Fund

Goal	Objective	No.	Strategy / Action Item
			Hous
Goal 1: Preserve and Improve the Existing Housing Stock	Strengthen Property Maintenance	1.1	Establish and maintain a consistent property-maintenance and code-enforcement program that emphasizes voluntary compliance while establishing clear procedures.
	Pursue Housing Rehabilitation Funding Options	1.2	Identify and pursue federal, state, regional, nonprofit, and other funding sources for housing rehabilitation, weatherization, accessibility improvements, emergency repairs, and related infrastructure improvements.
	Maintain Housing Condition Inventory	1.3	Establish and periodically update an inventory of vacant, deteriorated, and dilapidated residential properties to support rehabilitation priorities, code-enforcement activities, neighborhood planning, and grant applications.
	Address Unsafe Structures	1.4	Develop and implement a coordinated process for securing, rehabilitating, or removing residential structures that present a documented threat to public health and safety, consistent with applicable laws and due-process requirements.
Goal 2: Expand Housing Supply and Choice	Contiune Review Housing Regulations	2.1	Review zoning, subdivision, and development regulations to identify unnecessary barriers to compatible housing options, including small-lot homes, duplexes, townhomes, accessory dwelling units, cottage-style development, senior housing, and other appropriate residential types.
	Support Needed Housing Development	2.2	Support appropriate development of workforce, starter, senior, accessible, and other housing options that respond to documented community needs and market conditions while remaining compatible with Mount Enterprise’s character.
	Monitor Housing Demand	2.3	Periodically evaluate population trends, household characteristics, housing demand, vacancy, residential permitting, and construction activity to ensure housing policies remain responsive to changing community needs.
Goal 3: Promote Context-Sensitive Infill and Neighborhood Reinvestment	Inventory Infill Opportunities	3.1	Prepare and periodically update an inventory of vacant and underutilized residential parcels, prioritizing sites already served by adequate streets, utilities, drainage, and public services.
	Coordinate Infill with Infrastructure	3.2	Coordinate infill and redevelopment decisions with capital improvement planning to ensure adequate water, wastewater, drainage, roadway, and emergency-service capacity is available before additional development occurs.
Goal 4: Support Housing Affordability and Fair Housing Choice	Connect Residents with Assistance	4.1	Maintain and distribute information connecting eligible residents with available homebuyer assistance, rental assistance, rehabilitation, weatherization, accessibility, emergency repair, and property-tax relief programs.
	Maintain Fair Housing Practices	4.2	Periodically review zoning regulations, development procedures, code-enforcement practices, and public investments to identify and remove unnecessary or discriminatory barriers to housing choice and maintain consistency with applicable fair-housing requirements.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
sing				
Short-Term (0–5 Years)	City Council; City Staff	$	Property Owners; Legal Counsel; Code-Enforcement Professionals	General Fund; Local Revenue
Short-Term (0–5 Years)	City Council; City Staff	$	Regional Housing Providers; Nonprofit Organizations; Grant Professionals	HOME Program; USDA Rural Development; TDHCA Programs; State/Federal Grants
Short-Term (0–5 Years)	City Staff	$	Property Owners; Rusk County; Planning Professionals	General Fund; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	Property Owners; Legal Counsel; Contractors; Rusk County	General Fund; USDA Rural Development; State/Federal Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Regional Housing Providers; Development Community	General Fund; Planning Funds; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	Regional Housing Providers; Private Developers; Nonprofit Organizations; Economic Development Partners	HOME Program; USDA Rural Development; TDHCA Programs; Private Investment
Long Term (10+ Years)	City Staff	$	Regional Housing Providers; Planning Professionals; Rusk County	General Fund; Planning Funds
Short-Term (0–5 Years)	City Staff	$	Property Owners; Rusk County; Planning Professionals	General Fund; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	Rusk County; Engineers; Utility Providers; Emergency-Service Providers	General Fund; Capital Improvement Funds; USDA Rural Development; TWDB; State/ Federal Infrastructure Grants
Short-Term (0–5 Years)	City Staff	$	Regional Housing Providers; Nonprofit Organizations; Rusk County; Service Providers	HOME Program; USDA Rural Development; TDHCA Programs; Utility Assistance Programs
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Legal Counsel; Regional Housing Providers	General Fund; State/Federal Fair Housing Programs

Goal	Objective	No.	Strategy / Action Item
			Land
Goal 1: Preserve Community Character While Accommodating Residential Growth	Prioritize Compatible Infill	1.1	Encourage residential infill and redevelopment within existing neighborhoods where adequate roadway access, utilities, drainage, and other public services are already available.
	Guide Residential Expansion	1.2	Identify appropriate agricultural and low-intensity areas that may transition to residential uses over time as housing demand increases and adequate infrastructure and roadway capacity become available.
	Maintain Neighborhood Compatibility	1.3	Establish and apply development standards addressing density, lot size, building scale, setbacks, access, drainage, and other site characteristics to ensure new residential development remains compatible with surrounding neighborhoods.
Goal 2: Promote Strategic and Compatible Commercial Growth	Target Commercial Corridors	2.1	Encourage appropriately scaled commercial development along U.S. Highway 259, U.S. Highway 84, and other appropriate high-visibility corridors where access, infrastructure, and surrounding land uses can support additional development. Commercial growth should be compatible with Mount Enterprise's small-town character and predominantly single-family residential development pattern, with an emphasis on serving local needs while minimizing impacts on established residential areas.
	Expand Local Goods and Services	2.2	Recruit and support retail, restaurant, professional service, and other commercial uses that address identified community needs and reduce the need for residents to travel outside Mount Enterprise for everyday goods and services.
	Capture Regional Economic Activity	2.3	Evaluate opportunities to attract businesses and services that benefit from regional traffic, visitors, nearby attractions, and emerging development within the surrounding area.
	Protect Residential Transitions	2.4	Establish appropriate buffering, setbacks, landscaping, access management, lighting, screening, and site-design standards where commercial development is located near established residential neighborhoods.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
Use				
Short-Term (0–5 Years)	City Council; City Staff	$	Property Owners; Developers; Regional Housing Providers	General Fund; HOME Program; USDA Rural Development; Private Investment
Mid-Term (5–10 Years)	City Council; City Staff	$	Property Owners; Developers; Rusk County; Utility Providers	General Fund; Planning Funds; Private Investment
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Developers; Property Owners	General Fund; Planning Funds; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	TxDOT; Rusk County; Property Owners; Developers; Economic Development Partners	General Fund; Economic Development Funds; USDA Rural Development; Private Investment
Short-Term (0–5 Years)	City Council; City Staff	$	Regional Economic Development Partners; Local Businesses; Property Owners; Developers	General Fund; Economic Development Funds; USDA Rural Development; Private Investment
Mid-Term (5–10 Years)	City Council; City Staff	$$	Economic Development Partners; TxDOT; Rusk County; Local Businesses; Regional Tourism Partners	General Fund; Economic Development Funds; USDA Rural Development; State/ Federal Grants; Private Investment
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Developers; Property Owners	General Fund; Planning Funds; Developer Investment

Goal	Objective	No.	Strategy / Action Item
			Land
Goal 3: Coordinate Future Development with Infrastructure and Service Capacity	Evaluate Development Capacity	3.1	Evaluate water, wastewater, drainage, roadway, emergency-response, and other public-service capacity when reviewing significant development and redevelopment proposals.
	Prioritize Infrastructure -Efficient Growth	3.2	Direct growth and infill toward areas already served by adequate public infrastructure before extending utilities and municipal services into areas that would require substantial new investment.
	Coordinate Infrastructure with Growth Areas	3.3	Coordinate future water, wastewater, drainage, roadway, and other capital improvements with residential and commercial growth areas identified on the Future Land Use Map.
	Consider Long-Term Service Costs	3.4	Incorporate long-term operating, maintenance, replacement, and service costs into decisions regarding infrastructure extensions and significant development proposals.
Goal 4: Maintain a Flexible and Responsible Land Use Framework	Apply the Future Land Use Map	4.1	Use the Future Land Use Map as a policy guide when reviewing development proposals, infrastructure investments, rezonings, and other land-use decisions.
	Periodically Update the Land Use Plan	4.2	Periodically review the Future Land Use Plan and update it when substantial changes in development patterns, infrastructure capacity, market conditions, or community priorities warrant revisions.
	Evaluate Land Use Changes	4.3	Evaluate proposed land-use changes based on compatibility with surrounding properties, infrastructure capacity, transportation access, environmental conditions, and consistency with the City's long-term development vision.
	Protect Drainage and Constraint Areas	4.4	Encourage flood-prone areas, natural drainage corridors, and other environmentally constrained lands to remain in appropriate low-intensity, open-space, agricultural, or drainage-related uses where development would create unnecessary risk or infrastructure burdens.
	Evaluate & Establish Development Standards	4.5	Evaluate and, as warranted, update development regulations addressing stormwater conveyance, drainage, detention, erosion control, and downstream impacts as development activity increases.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
l Use				
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Utility Providers; Emergency-Service Providers	General Fund; USDA Rural Development; TWDB Planning Programs
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Utility Providers; Developers; Engineers	General Fund; USDA Rural Development; TWDB Programs; Private Development
Mid-Term (5–10 Years)	City Council; City Staff	$$	Rusk County; TxDOT; Engineers; Utility Providers; Developers	General Fund; Capital Improvement Funds; USDA Rural Development; TWDB; TxDOT; State/Federal Infrastructure Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Engineers; Financial Advisors; Utility Providers; Developers	General Fund; Developer Contributions; Planning Funds
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Property Owners; Developers	General Fund; Planning Funds
Mid-Term (5–10 Years)	City Council; City Staff	$	Planning Consultants; Rusk County; Community Stakeholders	General Fund; Planning Funds; State/Federal Planning Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Planning Consultants; Engineers; Property Owners; Developers	General Fund; Development/Application Fees
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Property Owners; Environmental Professionals	General Fund; FEMA; TWDB; State/Federal Resilience Grants
Mid-Term (5–10 Years)	City Council; City Staff	$	Engineers; Planning Consultants; Developers	General Fund; CDBG Planning Funds; Development/Application Fees

Goal	Objective	No.	Strategy / Action Item
			Transpo
Goal 1: Preserve and Improve the Existing Roadway Network	Rehabilitate Poor-Condition Streets	1.1	Prioritize rehabilitation of the approximately 2.19 miles of roadway classified as poor, focusing first on streets with the greatest structural deficiencies, safety concerns, access needs, or importance to the overall roadway network.
	Establish Preventative Maintenance	1.2	Implement a preventative maintenance program for the approximately 4.23 miles of roadway classified as fair using appropriate treatments to slow deterioration, extend pavement life, and reduce future reconstruction costs.
	Update Roadway Conditions	1.3	Periodically update the City's roadway condition assessment to monitor pavement deterioration, document completed projects, evaluate maintenance effectiveness, and adjust future investment priorities.
Goal 2: Coordinate with TxDOT to Improve Safety	Coordinate Regional Corridor Improvements	2.1	Maintain coordination with TxDOT and Rusk County to identify safety, mobility, intersection, access, and roadway improvements along US 259, US 84, and other major transportation corridors serving Mount Enterprise.
	Evaluate US 259 / US 84 Intersection	2.2	Coordinate with TxDOT to evaluate the US 259 and US 84 intersection, including turning movements, truck traffic, access points, traffic controls, crash history, pedestrian conditions, and safety concerns identified by residents.
	Improve Access Management	2.3	Coordinate future development along US 259 and US 84 with appropriate access-management practices addressing driveway placement, intersection spacing, shared access, internal circulation, and connections between adjacent properties.
	Monitor Corridor Conditions	2.4	Periodically monitor traffic volumes, development activity, truck movements, access conditions, and safety trends along major corridors to identify emerging transportation needs.
Goal 3: Protect Neighborhood Streets and Improve Local Safety	Evaluate Traffic Calming	3.1	Evaluate traffic conditions along 3rd Street, Polk Street, 2nd Street, and other residential streets where speeding or cut-through traffic has been identified to determine whether traffic-calming measures are warranted.
	Improve Pedestrian Safety	3.2	Prioritize pedestrian safety improvements near neighborhoods, Mt Enterprise Elementary and High School, The City Parks, City Hall, and other areas with anticipated pedestrian activity, including sidewalks, crossings, signage, accessibility improvements, and other appropriate treatments.
Goal 4: Coordinate Transportation Improvements with Future Growth	Apply Thoroughfare Planning	4.1	Use the Rusk County Existing and Future Thoroughfare Map and established roadway functional classifications when evaluating development proposals, roadway improvements, and future transportation needs.
	Coordinate Land Use and Transportation	4.2	Coordinate the Future Land Use Map with the roadway network so higher-intensity residential, commercial, and other traffic-generating uses are directed toward roadways with appropriate capacity and access.
	Coordinate Infrastructure Projects	4.3	Coordinate roadway rehabilitation and reconstruction projects with drainage, water, wastewater, and utility improvements whenever feasible to reduce repeated construction, minimize disruption, and maximize public investment.
	Pursue Regional Transportation Funding	4.4	Maintain coordination with TxDOT, Rusk County, and other regional partners to identify funding opportunities, prepare competitive projects, and advance transportation improvements that benefit Mount Enterprise.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
ortation				
Mid-Term (5–10 Years)	City Council; City Staff	$$$$	Engineers; Contractors; Rusk County	General Fund; Capital Improvement Funds; State/ Federal Transportation Grants; Local Matching Funds
Short-Term (0–5 Years)	City Council; City Staff	$$$	Engineers; Contractors	General Fund; Capital Improvement Funds; State/ Federal Transportation Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Engineers; Pavement Management Professionals	General Fund; Planning Funds; State/Federal Planning Grants
Short-Term (0–5 Years)	City Council; City Staff	$	TxDOT; Rusk County	General Fund; TxDOT Programs; Federal Transportation Funds
Short-Term (0–5 Years)	City Council; City Staff	$$	TxDOT; Rusk County; Engineers	TxDOT Programs; Highway Safety Improvement Program; Federal Transportation Grants; General Fund
Short-Term (0–5 Years)	City Council; City Staff	$	TxDOT; Developers; Property Owners; Planning Professionals	General Fund; Developer Contributions; TxDOT Programs
Mid-Term (5–10 Years)	City Staff	$	TxDOT; Rusk County; Planning Professionals	General Fund; TxDOT Planning Programs; State/ Federal Planning Funds
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Law Enforcement	General Fund; State/Federal Safety Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$$	MEISD; TxDOT; Rusk County; Engineers	General Fund; TxDOT Transportation Alternatives; Safe Routes to School; Federal Transportation Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; TxDOT; Planning Professionals	General Fund; Planning Funds
Short-Term (0–5 Years)	City Council; City Staff	$	TxDOT; Rusk County; Developers; Planning Professionals	General Fund; Planning Funds; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	Rusk County; TxDOT; Engineers; Utility Providers	General Fund; Capital Improvement Funds; TWDB Programs; USDA Rural Development; State/ Federal Infrastructure Grants
Short-Term (0–5 Years)	City Council; City Staff	$	TxDOT; Rusk County; Regional Transportation Partners	General Fund; TxDOT Programs; Federal Transportation Grants;

Goal	Objective	No.	Strategy / Action Item
			Drain
Goal 1: Maintain and Improve the Existing Drainage System	Establish Routine Drainage Maintenance	1.1	Establish and maintain a routine program for inspecting and maintaining culverts, roadside ditches, creeks, and other drainageways, including debris removal, vegetation management, sediment removal, and minor repairs.
	Maintain Drainage Inventory	1.2	Maintain and periodically update an inventory of drainage infrastructure documenting location, condition, capacity concerns, maintenance needs, recurring problem areas, and completed improvements.
	Construct Priority Drainage Improvements	2.4	Implement prioritized capital improvements addressing recurring roadway and property flooding, including culvert upgrades, ditch improvements, erosion stabilization, channel improvements, and other measures supported by engineering analysis.
Goal 2: Reduce Flooding in Identified Priority Areas	Evaluate Priority Drainage Areas	2.1	Conduct engineering evaluations of identified drainage problem areas, including the new school area, SW 1st Street–SW 3rd Street creek corridor, S. Railroad Avenue, and areas east of US 259 and north of US 84.
	Secure Drainage Access	2.2	Identify and pursue drainage easements, maintenance agreements, or other appropriate arrangements where access across private property is necessary to inspect, maintain, or improve critical drainageways.
Goal 3: Manage Stormwater Impacts from Future Development	Coordinate Drainage and Future Growth	3.1	Require major development proposals to evaluate stormwater runoff, downstream conveyance capacity, drainage infrastructure, and potential impacts to neighboring properties and established drainageways.
	Preserve Natural Drainage Corridors	3.2	Preserve natural creeks, drainage corridors, and spring-fed areas where practical and discourage development practices that obstruct, redirect, or negatively affect established stormwater flow paths.
Goal 4: Establish a Sustainable Drainage Improvement Program	Develop Grant-Ready Projects	4.1	Prepare preliminary scopes, engineering requirements, conceptual cost estimates, maps, supporting data, and other documentation for high-priority projects to maintain a pipeline of grant-ready drainage improvements.
	Pursue Drainage Funding	4.2	Continuously identify and pursue state, federal, regional, and other outside funding opportunities for drainage improvements, flood mitigation, hazard mitigation, and related infrastructure projects.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
nage				
Short-Term (0–5 Years)	City Council; City Staff	$$	Rusk County; Contractors; Property Owners	General Fund; Local Infrastructure Funds
Short-Term (0–5 Years)	City Staff	$	Engineers; Rusk County	General Fund; Planning Funds; State/Federal Planning Grants
Long-Term (10+ Years)	City Council; City Staff	$$$$	Rusk County; TxDOT; Engineers; Contractors; Property Owners	FEMA Hazard Mitigation Assistance; TWDB Flood Infrastructure Fund; USDA Rural Development; State/Federal Infrastructure Grants
Short-Term (0–5 Years)	City Council; City Staff	$$	Engineers; Rusk County; MEISD; TxDOT	General Fund; FEMA; TWDB; Hazard Mitigation Assistance
Mid-Term (5–10 Years)	City Council; City Staff	$$	Property Owners; Legal Counsel; Engineers	General Fund; Local Infrastructure Funds
Short-Term (0–5 Years)	City Council; City Staff	$	Developers; Engineers; Property Owners	General Fund; Development/Application Fees; Developer Funding
Short-Term (0–5 Years)	City Council; City Staff	$	Property Owners; Developers; Engineers; Rusk County	General Fund; FEMA; TWDB; State/Federal Resilience Grants
Short-Term (0–5 Years)	City Council; City Staff	$$	Engineers; Grant Professionals; Rusk County	General Fund; FEMA; TWDB Flood Infrastructure Fund; State/Federal Planning Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Grant Professionals; Regional Partners	FEMA Hazard Mitigation Assistance; TWDB Flood Infrastructure Fund; USDA Rural Development; State/Federal Grants

Goal	Objective	No.	Strategy / Action Item
			Wa
Goal 1: Coordinate with ME WSC for Future Development	Coordination with WSC	1.1	Establish and maintain a working relationship with the WSC Board for future growth of the City. The City does not own the water system, so coordination and collaboration with the WSC will be required.
	Water System Capacity	1.2	Coordinate with the WSC on future developments that City may be contacted about or projects that may be pursued and that would require adequate water system infrastructure and capacity. WSC may need to expand infrastructure to provide the required water needs.
	Prioritize Water Improvements	1.3	Coordinate with the WSC to prioritize capital improvements and assist with funding procurement. The City will also need to work with the WSC to encourage the development of system resiliency within the water supply.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
ter				
Short-Term (0–5 Years)	City Council; City Staff	$	Property Owners; Developers; Engineers	General Fund
Short-Term (0–5 Years)	City Staff	$	Developers; Engineers	General Fund; Planning Funds
Mid-Term (5-10 Years)	City Council; City Staff	$$$	Rusk County; Engineers; Developers; Property Owners	TxCDBG Grants; USDA Rural Development; Developer Funding; TWDB; FEMA Hazard Mitigation Assistance

Goal	Objective	No.	Strategy / Action Item
			Sew
Goal 1: Maintain and Improve the Existing Sewer System	Establish Routine Sewer Maintenance	1.1	Establish and maintain a routine program for inspecting and maintaining sewer mains, manholes, cleanouts and lift stations. A dedicated staff member that can inventory the collection system and provide basic maintenance and minor repairs is a recommended addition. This staff person could also have a local contractor on call to provide emergency repairs as well as have them provide general maintenance that has been identified. The City does have a contract operator that provides operation and maintenance of the wastewater treatment plant.
	Construct Priority Sewer Improvements	1.2	Identify areas unserved by sewer and prioritize capital improvements as well as continue upgrades to the existing wastewater treatment plant.
	Maintain Sewer Collection System Data	1.3	Retain and maintain records of any additions made to the sewer collection system and incorporate data into City's sewer system maps.
Goal 2: Manage Sewer Impacts from Future Development	Coordinate Future Growth	2.1	Require future development proposals to provide quantifiable sewer flows that would be used by City's engineer to evaluate capacity within the existing sewer collection system as well as the impact to the existing wastewater treatment plant.
Goal 3: Establish a Sustainable Sewer Improvement Program	Develop Grant-Ready Projects	3.1	Prepare preliminary scopes, engineering requirements, conceptual cost estimates, maps, supporting data, and other documentation for high-priority projects to maintain a pipeline of grant-ready sewer improvements.
	Pursue Sewer Improvement and Expansion Funding	3.2	Continuously identify and pursue state, federal, regional, and other outside funding opportunities for sewer improvements, hazard mitigation, and related infrastructure projects.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
wer				
Short-Term (0–5 Years)	City Council; City Staff	$$	Engineers; Rusk County; Contractors	General Fund; Local Infrastructure Funds
Mid-Term (5-10 Years)	City Council; City Staff	$$$	Engineers; Property Owners	General Fund; TxCDBG Grants; Developer Funding; TWDB
Short-Term (0 -5 Years)	City Council; City Staff	$	Engineer; Sewer System Operator	General Fund
Short-Term (0–5 Years)	City Council; City Staff	$	Developers; Engineers; Property Owners	General Fund; Development/Application Fees
Short-Term (0–5 Years)	City Council; City Staff	$	Engineers; Grant Professionals	General Fund; State/Federal Planning Grants
Short-Term (0–5 Years)	City Council; City Staff	$$	Rusk County; Engineers; Grant Professionals	TxCDBG Grants; FEMA Hazard Mitigation Assistance; TWDB; USDA Rural Development; other State/Federal Grants

Goal	Objective	No.	Strategy / Action Item
			Resili
Goal 1: Protect Critical Infrastructure and Maintain Emergency Access	Integrate Resilience into Infrastructure Planning	1.1	Incorporate flooding, severe weather, emergency access, and other hazard vulnerabilities into the planning and design of future roadway, drainage, water, wastewater, and utility improvements.
	Improve Utility Preparedness	1.2	Coordinate with electric, telecommunications, water, and other utility providers to identify vulnerabilities and improve preparedness for power outages, severe weather, and other service disruptions.
	Establish Emergency Access Strategies	1.3	Develop contingency strategies for maintaining emergency access when flooding, fallen trees, debris, or other hazards make primary routes impassable, including identification of alternate routes and response responsibilities.
Goal 2: Reduce Future Exposure to Natural Hazards	Limit Development in Hazard Areas	2.1	Use development regulations and the Future Land Use Plan to discourage intensified development within mapped flood hazard areas and locations experiencing recurring drainage or other documented hazard concerns.
	Integrate Hazard Information into Development Review	2.3	Incorporate available floodplain, drainage, wildfire, and other hazard information into development review, infrastructure planning, and future land use decisions, with particular consideration for the southern and eastern portions of the city.
	Encourage Resilient Development Practices	2.4	Encourage appropriate stormwater management, erosion control, vegetation management, defensible space, and other site-design practices that reduce exposure to flooding, wildfire, and severe-weather impacts.
Goal 3: Strengthen Community Preparedness and Regional Coordination	Maintain Regional Emergency Coordination	3.1	Maintain coordination with Rusk County, emergency-service providers, MEISD, utility providers, and other regional partners regarding emergency preparedness, response procedures, resource availability, and recovery efforts.
	Strengthen Emergency Communications	3.2	Establish and periodically review methods for communicating emergency alerts, evacuation information, shelter or warming and cooling resources, road closures, and recovery assistance to residents.
	Address Vulnerable Population Needs	3.3	Incorporate the needs of older adults, individuals with limited mobility, households without reliable transportation, and other populations requiring additional assistance into local and regional emergency planning.
	Maintain Hazard Mitigation and Funding Coordination	3.4	Regularly review the Rusk County Multi-Jurisdictional Hazard Mitigation Plan, maintain consistency with applicable regional mitigation priorities, and pursue grants, partnerships, and programs that advance Mount Enterprise’s resilience projects.

Timeline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
ency				
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; TxDOT; Engineers; Utility Providers	General Fund; FEMA; TWDB; USDA Rural Development; State/Federal Infrastructure Grants
Mid-Term (5–10 Years)	City Council; City Staff	$$	Utility Providers; Rusk County; Emergency-Service Providers	General Fund; FEMA Hazard Mitigation Assistance; Utility Programs; State/Federal Resilience Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; TxDOT; MEISD; Emergency-Service Providers	General Fund; FEMA; State/Federal Emergency Management Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Property Owners; Developers	General Fund; FEMA; Planning Funds
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Engineers; Developers; Property Owners	General Fund; FEMA; Planning Funds; State/Federal Planning Grants
Mid-Term (5–10 Years)	City Council; City Staff	$	Rusk County; Property Owners; Developers; Emergency-Service Providers	General Fund; FEMA; State/Federal Hazard Mitigation Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; MEISD; Emergency-Service Providers; Utility Providers	General Fund; FEMA; State/Federal Emergency Management Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; MEISD; Emergency-Service Providers; Utility Providers	General Fund; FEMA; Homeland Security Grants; State/Federal Emergency Management Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; Emergency-Service Providers; Regional Service Providers; Community Organizations	General Fund; FEMA; State/Federal Emergency Preparedness Grants
Short-Term (0–5 Years)	City Council; City Staff	$	Rusk County; FEMA; Emergency-Service Providers; Regional Partners	FEMA Hazard Mitigation Assistance; Building Resilient Infrastructure and Communities; Hazard Mitigation Grant Program; State/Federal Grants

Appendix B

COMMUNITY ENGAGEMENT



Survey

Summary

Survey Methodology & Data Framework

Respondent Profile & Representation

Service Satisfaction & Preformance Signals

Infrastrucutre & Capital Priority Alignment

Development, Houisng & Economic Growth Signals

Narrative Sentiment & Resident Voice Synthesis

Integrated Planning Insight Summary

Town Hall #1 - 7/22/2025

Mt Enterprise Community Town Hall #1 Event Agenda

Sign-In Sheets

Town Hall Summary

Event Photos

Interactive Board Results

Town Hall #2 - 2/17/2026

Mt Enterprise Community Town Hall #2 Event Agenda

Sign-In Sheets

Town Hall Summary

Town Hall #3 - 9/29/2026

Mt Enterprise Community Town Hall #3 Event Agenda

Sign-In Sheets

Town Hall Summary

Boards

SURVEY

Executive Summary

The Mount Enterprise Community Survey software report identifies 83 submissions, comprising 59 classified as complete and 24 as partial (71.1% completion). These are software-reported figures, not independently cleaned respondent records. The compiled workbook provides question-level tabulations and transcribed narrative responses but does not include submission timestamps or the respondent-level raw dataset. Accordingly, this report interprets the available evidence without claiming a validated survey window, duplicate review, or response-level exclusion count.

Survey distribution is described as occurring through social media, the City website, and City Hall. Among respondents answering the location question (n=78), 32 (41.0%) lived within city limits, 44 (56.4%) lived outside, and two (2.6%) selected other. The results therefore capture a broader community/service-area perspective and should not be interpreted as a representative measure of city-resident opinion. Respondents also skew toward longer-term residents: 43 of 78 (55.1%) reported more than five years of residence; 56 of 78 (71.8%) were age 45 or older.

Three clear operational signals emerge. First, streets are the leading service improvement need: 40 of 62 respondents (64.5%) selected streets. Second, street maintenance leads the infrastructure investment question: 36 of 63 (57.1%), followed by parks and recreation facilities (17 of 63; 27.0%). Third, 49 of 74 (66.2%) rated City communication as "Not well," suggesting that improvements in project updates, public notices, and accessible information could accompany physical investments.

Development perceptions are more nuanced than a simple growth-versus-no-growth divide. Of 66 respondents, 47 (71.2%) reported no development concerns, while 19 (28.8%) reported concerns; 49 of 66 (74.2%) were neutral about recent development. Narrative comments support both additional local business opportunities and careful review of traffic, water, land-use compatibility, downtown appearance, and small-town identity. Housing availability was rated poor by 29 of 64 (45.3%), while affordability was most commonly rated average (44 of 63; 69.8%). These distinct measures should not be conflated.

The software-ranked long-term goals are resilient infrastructure, quality housing and neighborhoods, public safety improvements, sustainable economic development, and downtown revitalization. These are source-provided overall rankings; mean rank cannot be computed without individual rankings. Narrative strengths include the public library, volunteer fire service, safe and friendly atmosphere, and the new City Hall. Repeated requests emphasize improved roads, school-area drainage and circulation, an updated park, local shops, and clearer communication.

Five guiding planning themes follow: (1) preserve and improve core infrastructure; (2) invest in accessible, family-oriented community amenities; (3) communicate municipal decisions

and projects more consistently; (4) encourage compatible, locally beneficial development; and (5) protect small-town identity while addressing housing and downtown needs. The central planning insight is that respondents are asking the City to improve everyday functionality and community amenities while managing growth transparently and deliberately.

1. Survey Methodology & Data Framework

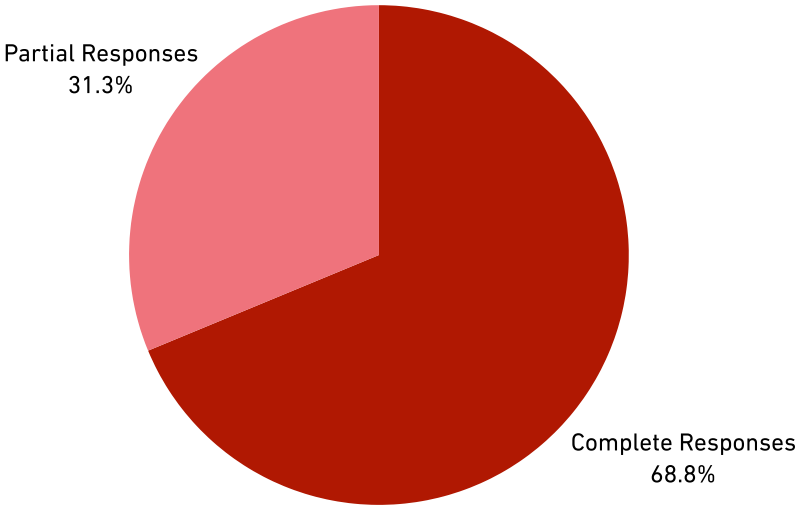
1.1 Purpose of the Community Survey

The survey collected community perspectives to inform comprehensive plan priorities, including service conditions, capital needs, housing, development, communication, and long-term goals. Findings serve as decision-support evidence rather than a statistically representative election or census of residents.

1.2 Survey Administration, Distribution & Participation

The survey was distributed through social media, the City website, and City Hall, as described in the supplied project instructions. Neither the survey PDF nor the compiled analysis workbook provides individual submission timestamps; the first and last recorded response dates and approximate number of days open cannot be verified. These fields should be completed from the original raw export before public release.

1.3 Participation & Dataset Structure



1.4 Question-Level Analysis Method

Percentages are presented using the source-reported valid respondent denominator for each question. A partial submission may contribute to one question and not another. Multiple-select communication-channel counts should not be added to estimate unique respondents; their percentages can exceed 100% in total. Skip logic cannot be independently reconstructed from aggregate tables.

1.5 Mixed-Methods Data Structure

The evidence consists of categorical response counts and percentages (Q1–Q11), a software-generated ranking table (Q12), and narrative comments (Q13–Q15 and write-in fields). No respondent-level map coordinates or mapped issues are present in the supplied compiled workbook.

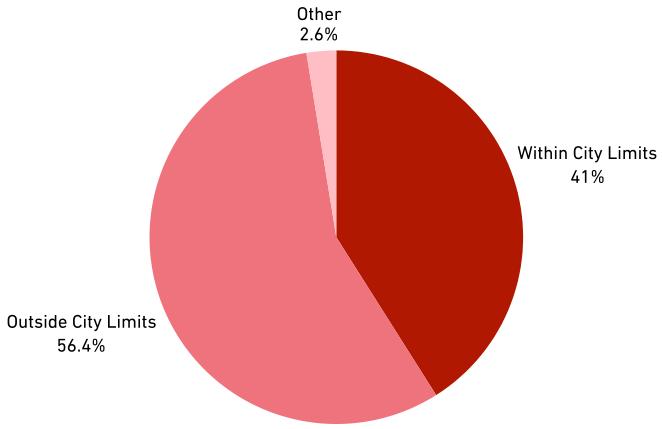
1.6 Community Reach Context

Only 32 of the 78 respondents who answered the residence question identified themselves as living inside city limits. Responses from surrounding areas are valuable for understanding shared travel corridors, businesses, and facilities, but should be separated from city-resident input in any later respondent-level analysis if policy choices require that distinction.

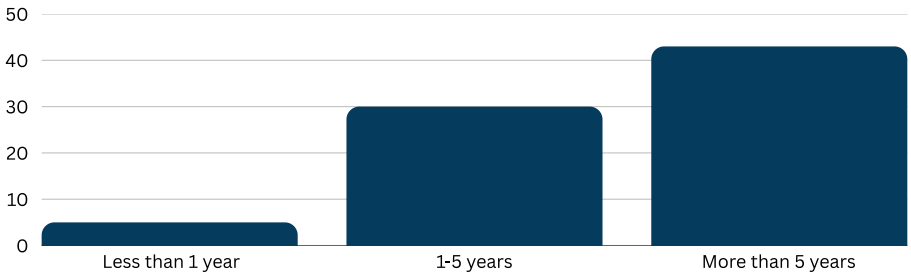
1.7 Methodological Implications for Interpretation

The voluntary sample is self-selected and is not statistically randomized. The analysis reports exact denominators, avoids claiming citywide consensus, and treats written comments as qualitative evidence rather than coded prevalence measures. Raw-data cleaning and survey-window verification remain outstanding.

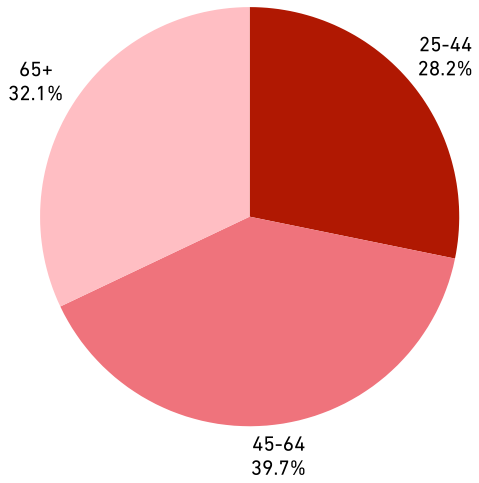
Where Do you Live?



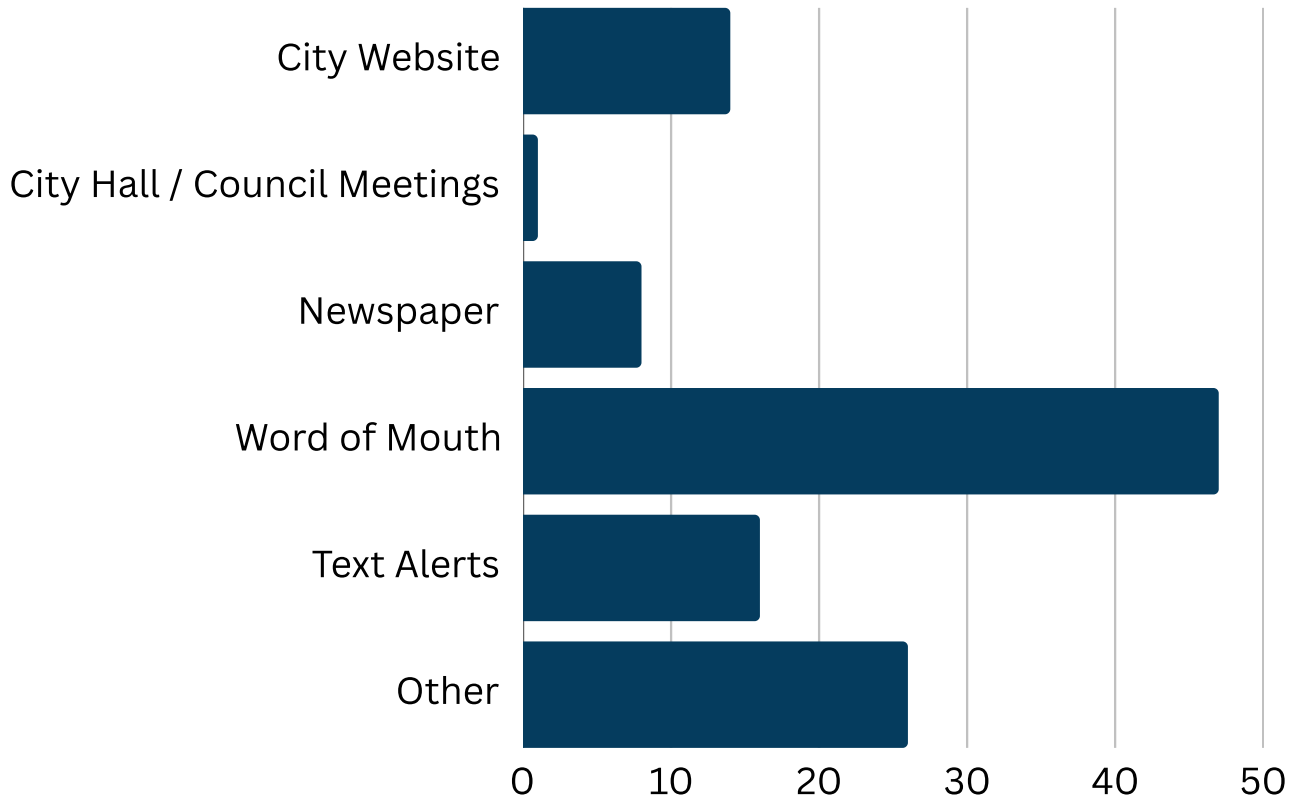
How Long have you lived here?



Responses by Age Group



How do you usually find out about City News, Events or Services?

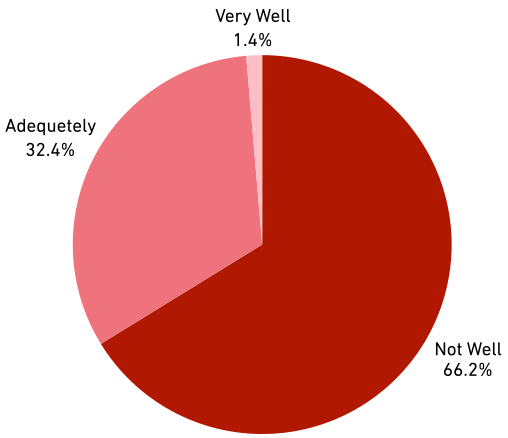


A majority of residence-question respondents lived outside city limits; longer-term respondents and older adults were well represented. The age question lists only 25–44, 45–64, and 65+ categories, so it cannot establish whether younger people were excluded by design or simply did not respond. Word of mouth (47 of 75; 62.7%) was the most common listed information channel. Write-ins frequently mentioned Facebook and other digital/community sources, underscoring the need for more than one outreach method.

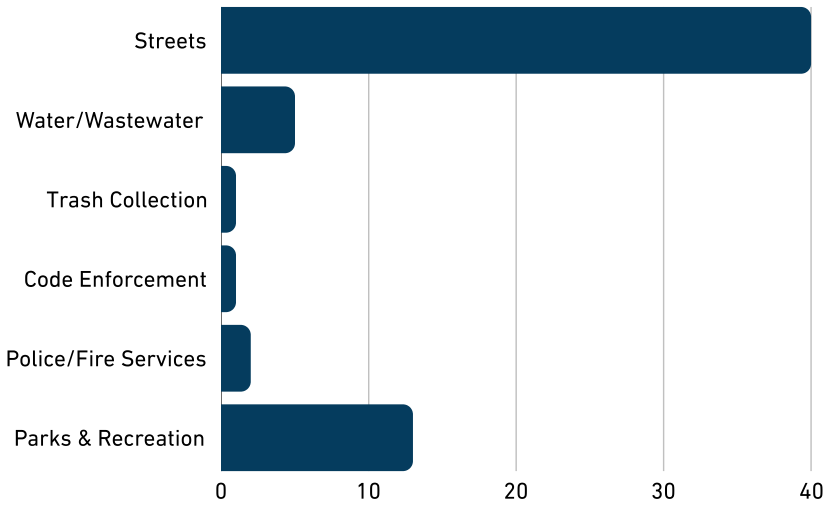
3. Service Satisfaction & Performance Signals

The questionnaire does not contain a numeric multi-service satisfaction battery, so a composite public service satisfaction index or mean satisfaction score cannot responsibly be produced. Instead, service performance is evaluated through the single-choice improvement question, the communication effectiveness item, and development satisfaction.

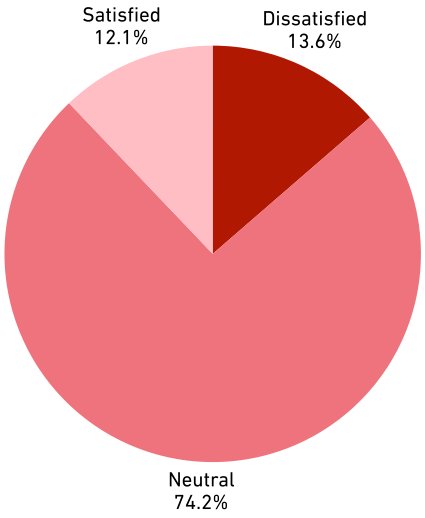
How Effectively does the City Communite Important Information?



What City Service needs the most Improvement?



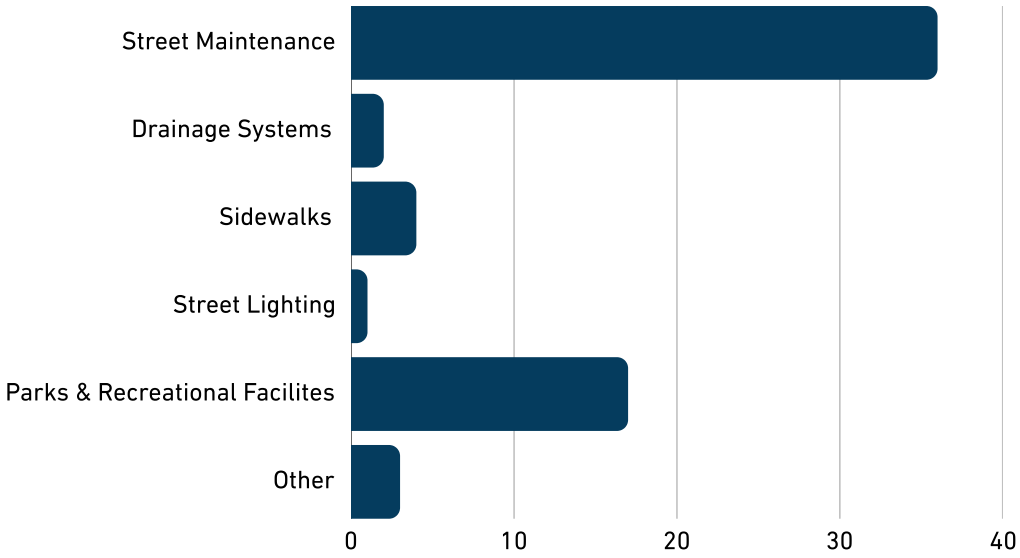
Satisfaction with City Development over the past few years?



Streets are the dominant perceived service pressure point, followed by parks and recreation. Communication is a distinct organizational concern: two-thirds of respondents answering that item rated it poorly. Neutral ratings on development should not be read as satisfaction or approval; they may reflect mixed experiences, limited visible change, or insufficient information. Open-ended strengths point to the library, volunteer fire department, safe community atmosphere, and City Hall, although these comments do not constitute standardized satisfaction scores.

Planning implication: pair an evidence-based street maintenance program with a public-facing project status and communications process; use subsequent engagement to clarify which street segments and recreation amenities should be prioritized.

4. Infrastructure & Capital Priority Alignment



The infrastructure question asked respondents to select a single top priority; it was not a rank-all exercise. Street maintenance received 36 of 63 responses (57.1%), while parks/ recreation received 17 (27.0%). The combined signal across service improvement and infrastructure priority questions gives roadway maintenance a particularly strong basis for further capital evaluation. Drainage and sidewalks were less frequently selected as the single top item, but narrative responses identify localized drainage, narrow school-area roads, and pedestrian access as concerns.

The supplied materials contain no standardized road-condition or sidewalk-condition rating question, and no mapped pothole or drainage point dataset. Written comments identify school-area streets, the US 259/US 84 intersection, and downtown corridors as places warranting field verification, not confirmed engineering deficiencies. The City should use pavement-condition data, traffic safety review, drainage assessment, ownership/ jurisdiction, lifecycle costs, and available funding to sequence projects.

Section finding: street maintenance is the clearest capital planning signal; park upgrades are the most visible secondary community amenity request. Neither response alone authorizes a particular project, budget, or construction schedule.

5. Development, Housing & Economic Growth Signals

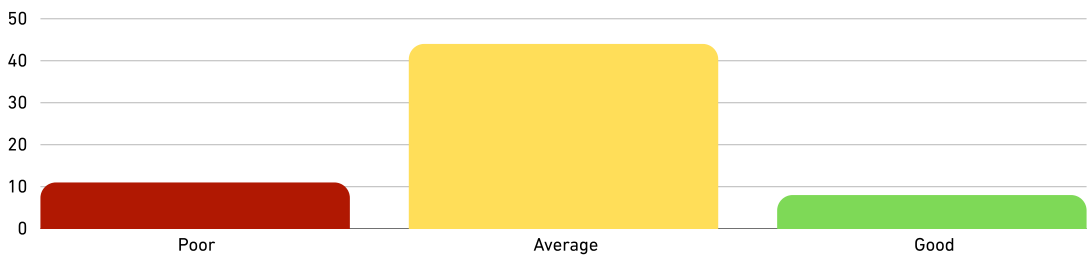
Concerns About Development?



Availability of Housing?



Affordability of Housing?



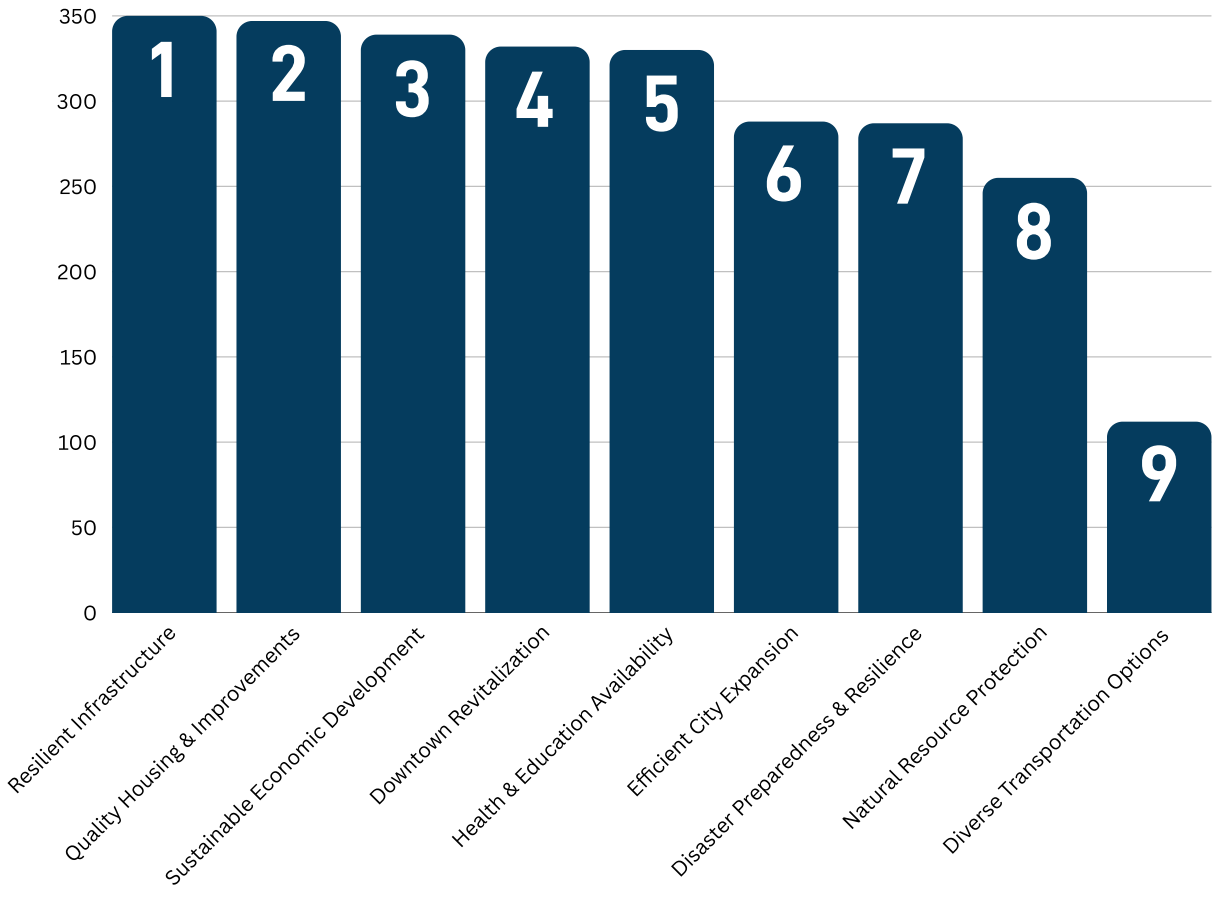
The majority reporting no development concerns (47 of 66) should not be interpreted as unconditional endorsement of any specific project. Concerned respondents raised land-use compatibility, industrial expansion, commercial types, potential traffic and water impacts, and the need for public consultation. Other comments call for more stores, jobs, entertainment, and tax-generating activity. Together, these point toward conditional or managed growth rather than a single pro-growth or anti-growth position.

Housing availability and affordability are distinct challenges: no respondent in the published availability table selected "good" (the table shows only poor and average), whereas eight of 63 rated affordability good. This suggests perceived supply limitations may be more pronounced than perceived cost pressure, though the survey does not provide market data, vacancy rates, tenure, or household income. The City should compare these perceptions with housing inventories and affordability indicators before recommending zoning or housing programs.

Economic development implications include encouraging appropriately scaled local retail and services, improving downtown appearance, and reviewing infrastructure capacity and compatibility before major land-use changes. Written concerns about the golf course, traffic, and natural resources should be treated as requests for transparent impact review, not verified findings about project effects.

Section finding: respondents describe an opportunity to capture local spending and improve amenities while protecting neighborhood quality and the City's established character.

6. Narrative Sentiment & Resident Voice Synthesis



The question asked for ranks from 1 (most important) to 10 (least important). The table above reproduces the software-reported overall order and scores; higher software scores correspond to the displayed higher priorities, but those scores are not mean ranks. Raw per-respondent rank positions are unavailable, so lower-is-better mean ranks cannot be independently calculated.

6.2 Strategic Themes and Community Voice

Streets, drainage, and circulation

Respondents repeatedly described worn streets, narrow school-area approaches, runoff, and difficulties navigating the major highway intersection. These are site-specific perceptions that should inform field review and coordination with roadway owners.

Parks and family amenities

Multiple comments seek a modern playground, family recreation, and additional park activities. Suggested amenities include a splash pad and disc golf; these are ideas for feasibility and public-priority review, not adopted projects.

Small-town identity and safety

Positive comments emphasize the library, volunteer fire service, neighbors, quiet streets, and a safe community atmosphere. Concerns about growth often center on retaining these qualities.

Downtown and local business vitality

Respondents seek grocery and restaurant choices, improved storefront appearance, beautification, and more local jobs. Some also caution against development types perceived as incompatible with community character.

Transparency and participation

Communication concerns appear in both the closed-ended question and comments requesting earlier information about pending development, tax expenditures, and City actions.

6.3 Tone, Tensions, and Interpretation

Narrative tone ranges from appreciative to frustrated, with many comments expressing affection for Mount Enterprise while requesting improvements. A recurring tension is the desire for more amenities and economic opportunity without losing the quiet, small-town environment. Comments were reviewed thematically rather than formally coded into mutually exclusive categories; no precise theme frequencies are claimed.

Section finding: effective plan communication should explain how proposed investments improve everyday quality of life, which decisions remain open to public input, and how the

City will manage change over time.

7. Integrated Planning Insight Summary

Theme	Quantitative signal	Narrative context	Planning interpretation
Street infrastructure	64.5% service improvement; 57.1% infrastructure priority	Poor pavement and school-area circulation	Prioritize technical assessment and maintenance programming
Parks	21.0% service improvement; 27.0% infrastructure priority	Playground and family recreation requests	Develop phased park improvements
Communication	66.2% “Not well”	Requests for transparency and advance notice	Strengthen multi-channel updates
Housing	45.3% availability poor	Requests for suitable housing, concern over compatibility	Assess supply and neighborhood fit
Development	71.2% no stated concern; 74.2% neutral satisfaction	Support for shops alongside growth caution	Guide compatible, infrastructure-aware growth

7.2 Strategic Guiding Themes Emerging from Community Input

Reliable basic infrastructure

Interpretation: Maintain streets and address verified drainage and safety needs before deterioration becomes more costly. Resident expectation: “Show how improvements will benefit the community and keep us informed."

Family-oriented amenities

Interpretation: Provide usable, well-maintained public spaces for children, families, and older residents. Resident expectation: “Show how improvements will benefit the community and keep us informed."

Transparent local government

Interpretation: Share clear, timely information about projects, development, and spending. Resident expectation: "Show how improvements will benefit the community and keep us informed."

Compatible local economic development

Interpretation: Support useful businesses and jobs without compromising established neighborhood character. Resident expectation: "Show how improvements will benefit the community and keep us informed."

Stewardship of community identity

Interpretation: Preserve safety, neighborliness, public assets, and a manageable pace of change. Resident expectation: "Show how improvements will benefit the community and keep us informed."

7.3 Implications for Comprehensive Plan Framing

Frame the comprehensive plan as a practical roadmap for maintaining what works, correcting documented deficiencies, and enabling selective improvements. Explain tradeoffs, jurisdictional responsibilities, funding constraints, and public review opportunities in plain language. Do not treat survey responses as binding land-use or budget decisions.

7.4 Implementation Priorities Suggested by the Survey

Sequence	Illustrative action	Decision gate
Near term	Publish project updates; inventory and prioritize street needs	Staff capacity, jurisdiction, condition data
Near to mid term	Scope park/playground improvements and school-area safety/drainage reviews	Feasibility, costs, partnerships
Mid term	Coordinate downtown beautification and local business retention	Property-owner interest and funding
Ongoing	Review land-use compatibility and infrastructure readiness	Plan policy, public input, legal review
Longer term	Phase major capital improvements	Engineering, grants, budget adoption

This sequence is a survey-aligned planning framework only. It does not establish appropriations, binding project priority, or final schedules.

7.5 Strategic Planning Principles

Maintain core assets before expanding obligations. Coordinate transportation, drainage, land use, and capital programming. Design amenities for multiple ages and abilities. Communicate early and consistently. Evaluate new development against infrastructure capacity and community compatibility. Revisit priorities as costs, conditions, and public needs change.

7.6 Closing Insight

Mount Enterprise's survey responses point toward a consistent direction: repair and maintain essential infrastructure, improve places where families gather, and welcome useful change without sacrificing the small-town qualities respondents value.

Town Hall #1 - 7/22/2025

Event Agenda

5:30 PM – Event Begins

- Doors open, attendees are welcomed
- Community members encouraged to explore interactive stations

5:30 PM – 7:15 PM – Open House & Engagement

- Attendees visit themed planning stations at their own pace
- Planning team available for discussions
- Interactive activities and feedback opportunities at each station

7:15 PM – Event Wind-Down

- Final opportunity for attendees to engage and ask questions
- Last call for comments and feedback

7:30 PM – Event Concludes

- Thank you message and next steps shared via signage and closing remarks

SIGN-IN BELOW

Mount Enterprise 2035 Comprehensive Plan Town Hall #1
July 22, 2025 5:30 - 7:30 PM

X	NAME	EMAIL	PHONE
1	Briana Vargas	PMI	
2			
3	Dalton Aiken	PMI	
4	~~Kathryn Hagan~~	PMI	
5	Levi Hancock	PMI	
6	STEVE WICK	STOKES & ASSOC.	
7	Robert & Danielle Cotton		
8	Connie May	connie@maymaycpa	
9	Delinda Sanders		
10	~~Matthew Locket~~		
11	Philip + Megan Whitley		
12	Tracy Rosales	Tracyrosalesc@gmail	
13	Michelle Cornell	cornellm1912@yahoo.com	
14	Angela Powers	blessedmama4@gmail.com	
15	Gail Cross		
16	Robert J. Williams		
17	ERIC MATLOCK	matlocket@gmail.com	
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City of Mount Enterprise

Community Town Hall #1 Findings

Provided By: Public Management Inc. | July 22, 2025

Introduction

As part of the Mount Enterprise 2035 Comprehensive Plan, the City hosted its first Community Town Hall on June 22, 2025, from 5:30 to 7:30 PM. Residents, stakeholders, and city representatives gathered to discuss the community's future and provide input on local challenges, priorities, and aspirations.

This interactive event invited participants to engage with planning staff through thematic stations focused on infrastructure, transportation, drainage, housing, and future growth. The Town Hall served as a critical tool in collecting local knowledge and aligning planning goals with real-world experiences.

The following summary presents major takeaways from the event, organized by key planning topics. These insights reflect the shared values of Mount Enterprise residents and will guide the development of policies and projects responsive to community needs.

Themes

Participants were asked to vote on a set of nine planning themes by placing tokens next to the topics they viewed as most important. Each person was given three tokens to distribute freely. The results provide a snapshot of the priorities shaping Mount Enterprise's vision for the future:

1. **Resilient Infrastructure – 15 votes**
2. **Smart Growth & Land Use – 7 votes**
3. **Local Economic Growth – 6 votes**
4. **Quality Housing & Neighborhoods – 4 votes**
5. **Preserve Natural Resources – 3 votes**
6. **Health & Education Availability – 1 vote**
7. **Enhance Resilience & Preparedness – 1 vote**
8. **Community Safety & Emergency Services – 0 votes**
9. **Transportation Access & Connectivity – 0 votes**

The dominant theme, resilient infrastructure, reflects broad concern with service reliability, drainage, and the long-term durability of public facilities. Strong interest in smart growth and economic development indicates a desire for balanced, intentional development that supports new opportunity without compromising Mount Enterprise's small-town character.

Although community safety and transportation access received no votes, this does not necessarily suggest disinterest. Residents may perceive these areas as stable or already being addressed. Every vote cast contributes to a more holistic understanding of how to prioritize investment and action in the coming years.

Housing

At the housing and development station, residents participated in an exercise focused on expanding housing options and addressing existing gaps in the housing inventory. Participants used green dots to vote for housing strategies they believed should be prioritized.

Key Themes and Community Priorities

1. Addressing Vacant or Abandoned Homes

The most frequent concern was the number of vacant or deteriorating homes in the city. Residents strongly supported efforts to reclaim or rehabilitate these properties, either through code enforcement, incentives, or programs aimed at reinvestment. This strategy garnered the highest number of votes and signals a desire to improve neighborhood appearance, safety, and housing supply without new sprawl.

2. Renovations and Infill Over Expansion

Participants showed significant support for renovating existing housing and adding new homes within established neighborhoods. Infill development was viewed as a way to respect the city's rural layout while gently expanding housing availability.

3. Limited Interest in New Subdivisions or Rental Conversions

Development of new subdivisions and the conversion of homes to rentals received minimal support. This suggests a cautious approach to new growth and a focus on retaining the city's existing character while addressing its most immediate housing issues.

Observed Voting Results

Based on the board at the close of the event, the most supported housing types were:

- Address Vacant or Abandoned Homes – 13 votes
- Renovations to Current Housing – 0 votes
- Infill in Established Neighborhoods – 7 votes
- Attainable Housing Options – 3 votes
- Development of New Subdivisions – 2 votes
- Conversion of Homes to Rentals – 0 votes

Conclusion

Overall, participants favored strategic reinvestment in the current housing stock and neighborhoods over large-scale new development. These preferences underscore the importance of maintaining community character while meeting the needs of current and future residents.

Thoroughfares

Residents were invited to identify streets with high traffic, dangerous intersections, or other mobility concerns. These comments were mapped and annotated on aerial images of the city to help guide future transportation improvements.

Key insights included:

- Frequent Cut-Through Traffic: Multiple areas were flagged for cut-through use, particularly around the school and near downtown. Participants noted that drivers often divert onto neighborhood streets to avoid congestion, raising safety concerns for local residents.
- School Traffic Congestion: The area near Mount Enterprise ISD was identified as a traffic bottleneck during peak hours, especially morning drop-offs and afternoon pickups.
- Emergency Detours & Truck Route Needs: Residents highlighted the need for a designated truck route and better emergency detour planning. The current street network does not adequately accommodate large vehicles or provide alternative access when roads are blocked or under repair.
- Flood-Prone Thoroughfares: Some road segments were flagged for repeated flooding, which not only disrupts traffic but accelerates roadway deterioration and raises safety concerns.

The collected input supports the need for targeted traffic calming, better signage, and potential rerouting strategies to improve traffic flow and protect neighborhood streets.

Sewer System

As part of the infrastructure engagement station, participants had the opportunity to review a map of the Mount Enterprise wastewater system and discuss any concerns or recommendations related to sewer service.

While few issues were reported with the functionality of the existing system, residents emphasized the need for expanded coverage. The city's centralized sewer system is relatively modern, with most infrastructure installed within the past 25 to 30 years. It includes lift stations, manholes, force mains, and various line types, primarily 6-inch and 8-inch gravity mains.

However, participants noted that many properties, particularly in the northern, eastern, and far southern parts of the city, are still not connected to the municipal system. Several residents expressed interest in future sewer extensions to reduce reliance on aging septic systems and to support future development. The most frequently mentioned concern was that the current system does not reach enough homes and businesses, limiting growth and placing burdens on private property owners to manage wastewater independently.

Some attendees also highlighted specific areas where sewer extensions would be beneficial, especially along roads where infill housing or redevelopment is likely. A portion of the map was marked to suggest a potential future sewer extension heading northeast.

This feedback underscores the need for long-range utility planning that prioritizes targeted sewer expansion. As Mount Enterprise grows and reinvests in its existing neighborhoods, extending wastewater infrastructure will be critical to supporting safe, sanitary living conditions and encouraging reinvestment in underserved areas.

Drainage & Flooding

Participants were asked to mark areas with known drainage problems or flooding issues. The responses, paired with photographic documentation, reveal significant concerns throughout the community.

Key findings:

- Widespread Inadequate Drainage: Many neighborhoods lack effective roadside ditches or culverts. In some locations, existing infrastructure is clogged or damaged, leading to standing water even after moderate rain.
- Recurring Flood Locations: Several areas were identified as chronic flood zones, including residential properties and roadways. Residents noted damage to buildings and roadbeds due to inadequate runoff management.
- Access & Maintenance Barriers: Comments highlighted that some creeks and drainage areas run through private property where the City has limited maintenance access. This limits the effectiveness of broader drainage improvements.
- Safety & Property Damage: In addition to road degradation, many residents expressed concern about the safety risks posed by flooded ditches and impassable roads, particularly during emergency situations.

The feedback reinforces the need to prioritize drainage upgrades in capital improvement planning, including ditch grading, culvert replacement, and stormwater management planning. Drainage concerns are deeply linked to other infrastructure challenges, and addressing them will require a comprehensive and coordinated approach.

Conclusion

The feedback gathered at the first Mount Enterprise Town Hall paints a clear picture of a community that values its small-town roots but is ready to plan for a stronger future. Residents want to see practical improvements to infrastructure, careful management of land use, and thoughtful reinvestment in the existing housing stock.

Infrastructure, especially drainage and roads, stands out as the most urgent priority. At the same time, the City's approach to housing, traffic, and growth should reflect the community's desire to protect local identity while improving quality of life.

This input will directly inform the goals and strategies of the Mount Enterprise Comprehensive Plan. Ongoing public participation will continue to shape the plan and ensure that it reflects the real voices and values of those who call Mount Enterprise home.


MT. ENTERPRISE
Oldest Town
Rusk County
PRIDE & HONESTY


The future of
Mount Enterprise

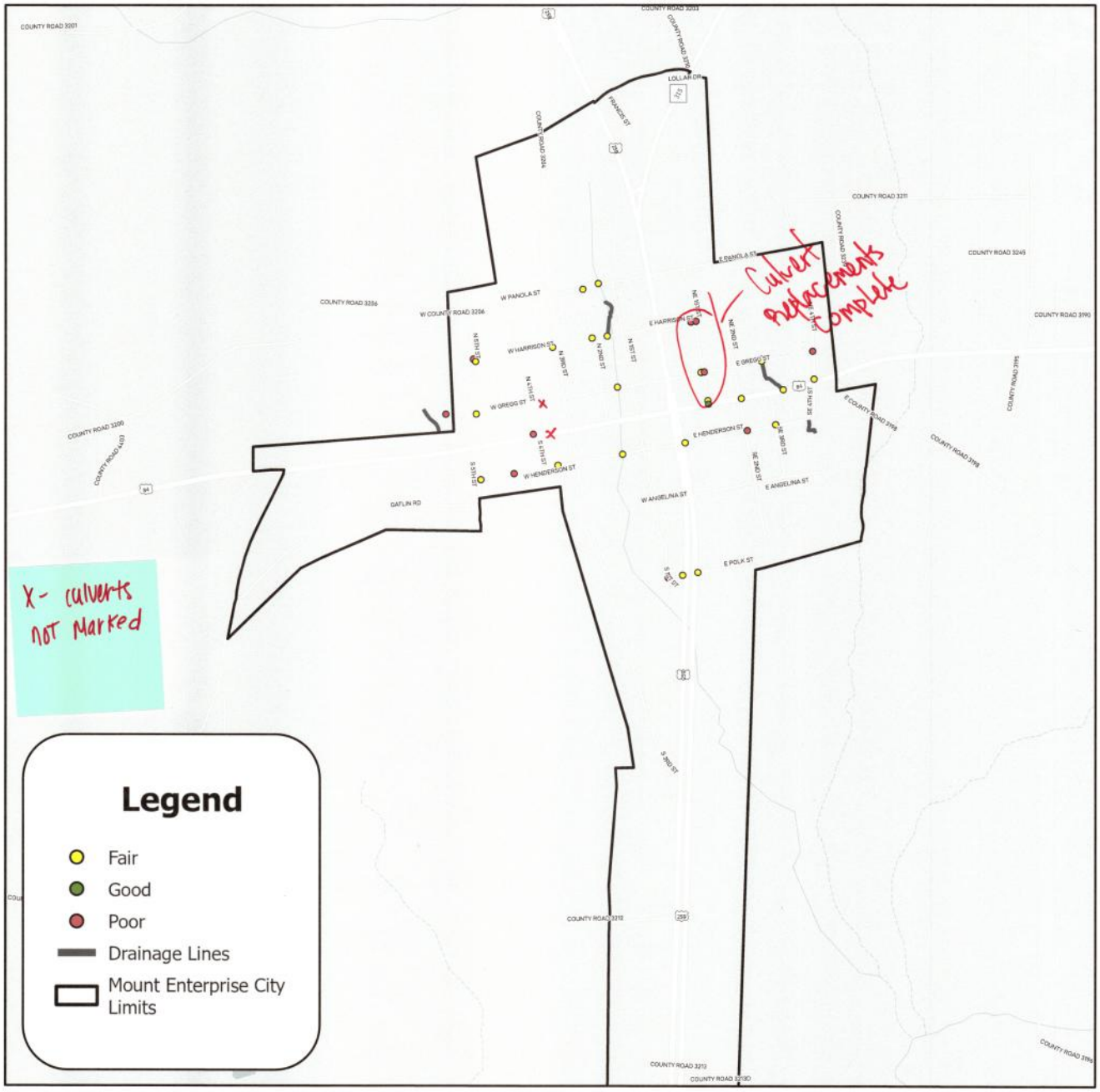


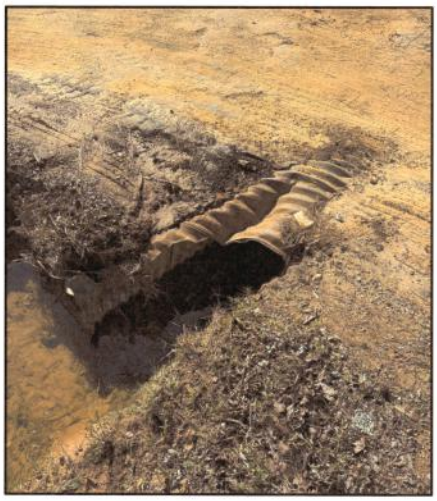

MT ENTERPRISE WATER SYSTEM

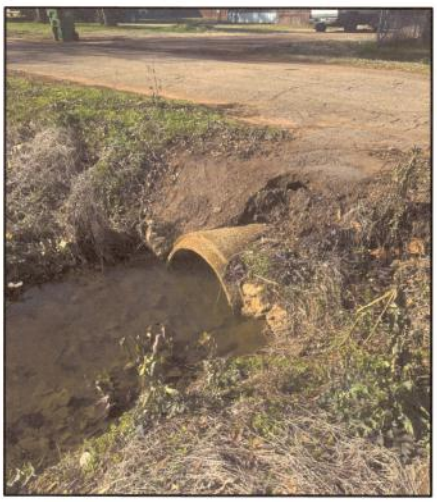

IDENTIFY FLOOD-PRONE AREAS
DRAINAGE INFRASTRUCTURE AS


MT ENTERPRISE WASTEWATER SYSTEM

DRAINAGE INFRASTRUCTURE ASSESSMENT









IDENTIFY FLOOD-PRONE AREAS



INCREASE HOUSING OPPORTUNITIES

EXISTING HOUSING INVENTORY

Address Vacant or Abandoned Homes



Renovations to Current Housing

Conversion of Homes to Rentals

ADDITIONS TO HOUSING STOCK

Attainable Housing Options



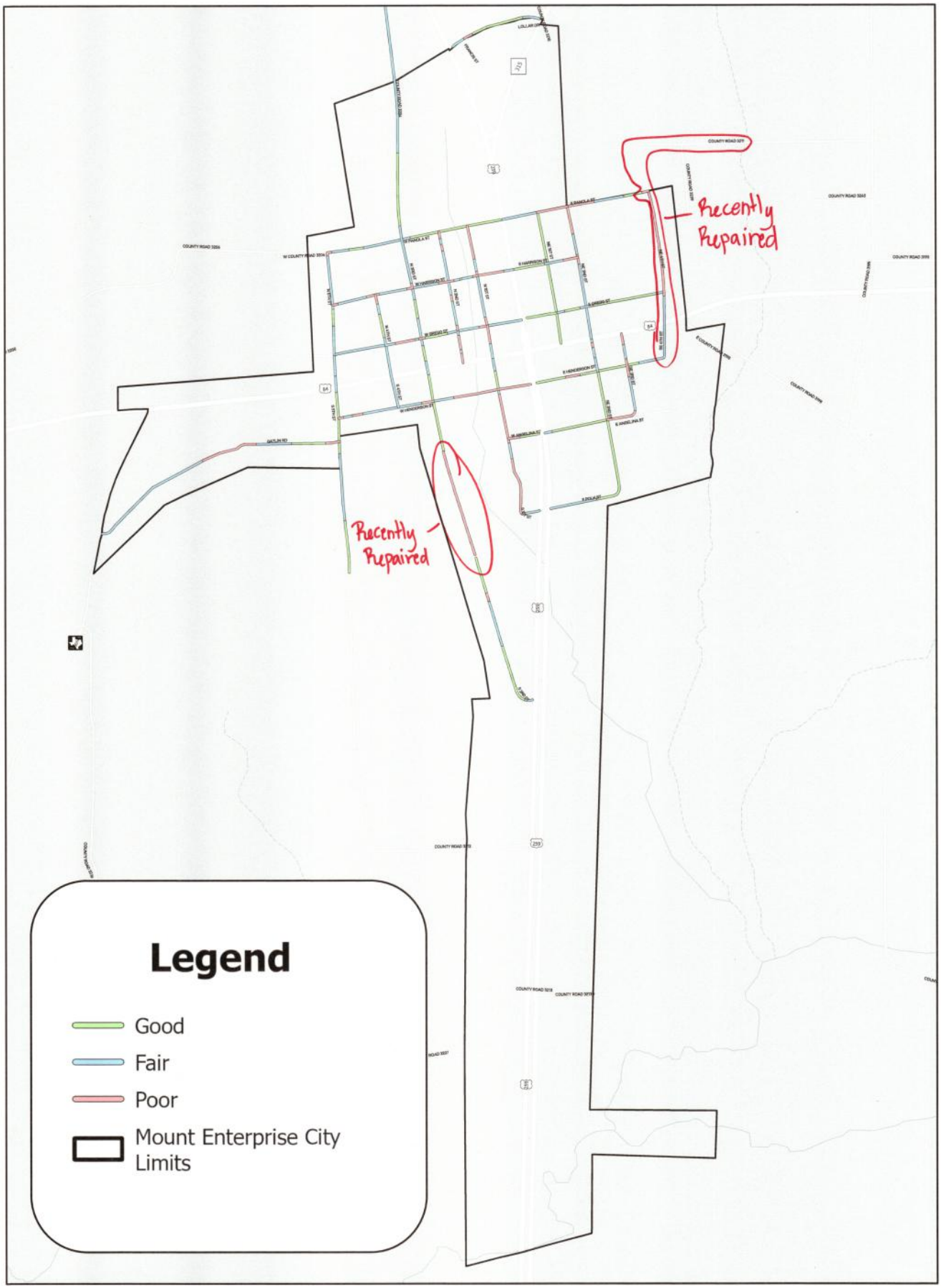
Infill in Established Neighborhoods



Development of New Subdivisions



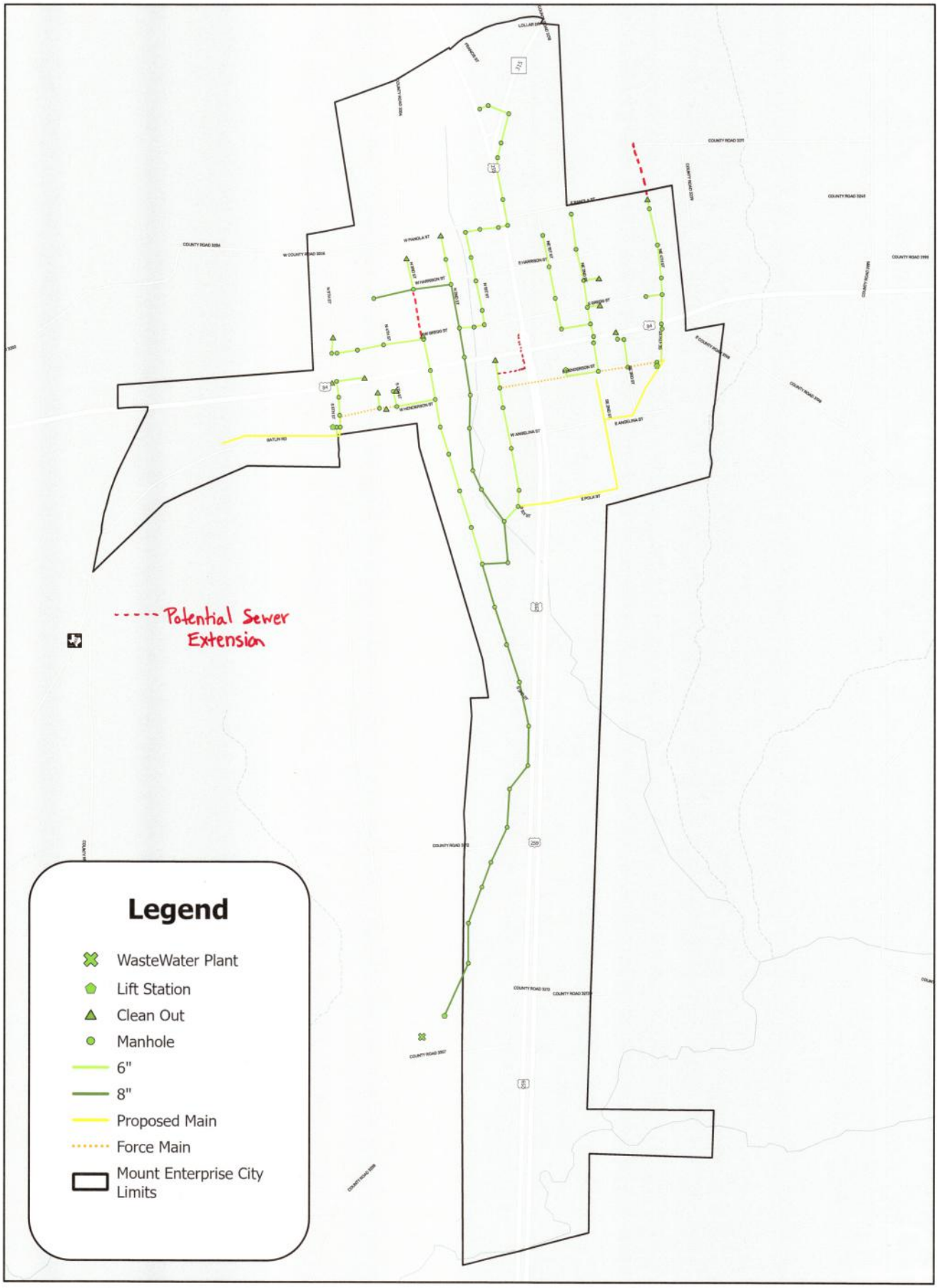
ASSESSED PAVEMENT CONDITIONS



IDENTIFY MOST UTILIZED ROADS



MT ENTERPRISE WASTEWATER SYSTEM



Town Hall #2 - 2/17/2026

Agenda

5:30 PM - Event Begins

- Doors open, attendees are welcomed
- Community members are encouraged to find a seat for the presentation

6:00 PM - 6:45 PM - Presentation: 50% Draft Overview

- Full-group presentation summarizing public input to date, explaining the plan's purpose and structure, and highlighting major proposals.
- Preview of how tonight's input will shape the final recommendations

6:45 PM - 7:15 PM - Question and Discussion

- Project team available to field questions and take comments

7:15 PM - 7:30 PM - Event Wrap Up

- Final opportunity for attendees to engage and ask questions
- Last call for comments and feedback

7:30 PM - Event Concludes

- Thank you message and next step shared via signage and closing remarks

SIGN-IN BELOW

Mt Enterprise 2035 Comprehensive Plan Community Town Hall 2

Feb 17, 2026 | 5:30 - 7:30 PM

X	NAME	EMAIL	PHONE
1	Levi Hancock	PMI	
2	STEVE WICK	STOKES & ASSOC.	
3			
4	Robert & Danielle Cotton		
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The City of Mt. Enterprise

Community Town Hall #2 Findings

Provided by: Public Management Inc. | Feb 17th, 2026

Overview

Community Town Hall #1 was scheduled as the midpoint check-in for the Mt Enterprise 2045 Comprehensive Plan. The purpose of the event was to present the 50-75% draft plan, share progress to date, and offer residents an opportunity to review and comment on preliminary recommendations before the final draft is formed.

The event was made available to the public via the city's website, physical flyers and email, this meeting was held at Mt. Enterprise City Hall located at 401 W Gregg St, Mt Enterprise, TX 75681 from 5:30 to 7:30 pm.

Prepared Materials

Public Management Inc. prepared a full presentation summarizing:

- The planning process and milestones completed to date
- The structure and purpose of the comprehensive plan
- Key themes emerging from earlier engagement efforts
- Draft concepts and recommendations included within the 50-75% plan

This presentation was designed to walk residents through the draft in a clear, accessible format and explain how the feedback from Town Hall #1 and Town Hall #2 would shape the final recommendations, the following are some of topics and information covered:

Plan Goals

The three goals outlined via talks with the city, stakeholders and residents are: Practical improvements to infrastructure, Careful Management of Landuse, Thoughtful Reinvestment into the Existing Housing Stock.

Community Profile

Outlined some of the population trends such as the decline in population during 2000-2010 and the slow population growth back to its pre 2000 population in 2020. Demographic Trends on Race, Ethnicity and Age; showing that the city like many other communities in rusk county is majority white (77%), Hispanic or Latino (13%) and Black or African American (9.9%).

Housing

The housing stock is primarily single family homes, with small portions of manufactured housing. The existing housing stock within the city will need further diversification.

Community Facilities

The city of Mount Enterpise is serviced the Mount Enterpise ISD (MEISD), There are limited local health care and emergency options for residents within the city, while having one small clinic, a volunteer fire department and a City Police Department, residents have to regularly rely on regional facilities to meet needs.

Parks & Rec

The City owns and maintains one public park, school campuses provide additional athletic facilities but both the city and ISD have limited park and recreation access.

Land Use

Undeveloped (32.8%) and Single family (30.5%) land make up more than half of the city's area. Single family is the vast majority of the housing stock with 30.5% of land being single family land and just 7.1% of land being used for Manufactured Homes. Agriculture land (19.8%), Commercial (6.0%) and ISD properties (1.9%) comprise most of the rest of the city.

Mobility & Transportation

The city contains approximately 14.28 miles of roadways, with both city owned roadways and TxDOT managed roads. The main roads being US Highway 84, and State Highway 259. Most local streets are narrow and aging, with maintenance needs in several older neighborhoods.
Sidewalk coverage is limited

- Pedestrian safety is hindered by missing or uneven sidewalks.
- Drainage issues contribute to localized pavement deterioration. Improvements should focus on resurfacing, sidewalk infill, and better crosswalk visibility.

With assistance from Stoke & Associates Infrastructure systems were also summarized and presented

Water

- The City's water system is owned and operated by the Mt. Enterprise Water Supply Corporation.
- This system is managed under the TCEQ.
- The water supply corporation (WSC) provides water to the city and some surrounding areas
- The water mains within the city range from 3/4" service lines to a 10" diameter transission line.
- The capacity of the WSC is not known at this time.

Wastewater system

- Over 6 miles of 6" - 8" PVC gravity sewer lines
- 3 Lift stations with capacities from 40 - 120 GPM

- 2 lift stations with natural gas generators; treatment plant generator funder and coming 2026
- The overall system is considered to be in good condition and less than 25 years old.
- Water Treatment Plant is a lagoon system with 60,000 Gallons Per Day Capacity.

Drainage

- City relies primarily on open ditches, culverts, and natural creeks with little to no underground storm sewer infrastructure.
- 32 drainage points and 4 drainage lines identified; several are undersized, poorly graded, or require maintenance.
- Sandy loam soils and rolling topography increase runoff velocity, erosion, and localized flooding risk.
- FEMA Zone A designation and upstream watershed contributions heighten vulnerability during heavy rainfall events.

Public Attendance & Participation

Aside from the City staff in attendance, there were a handful of residents that were able to show up and be present for the presentation. They also stayed afterwards to discuss some of the topics and themes covered. Residents did raise concerns about the water systems within the city and how they are affecting the housing and daily life of residents.

The city demonstrated its commitment to public involvement by hoting the event, providing advance notice, preparing comphreneisve materials, and making staff available or the full scheduled duration.

Next Steps

The project team will continue forward with refining the comprehensive plan using:

- Feedback from Both townhalls
- Technical assessment
- Direction from city leadership

A final Public Draft will be presented at Town Hall#3, offering another opportunity for community input before the plan proceeds to the city council or consideration.

Town Hall #3 - 9/29/2026

Agenda

4:50 PM – Doors Open

- Attendees are welcomed
- Community members are encouraged to find a seat for the presentation

5:00 PM - 5:30 PM – Presentation: 100% Draft Overview

- Full presentation summarizing public input and feedback received during the first two community town hall events.
- Overview of the finalized plan structure and set of implementation recommendations
- Open Discussion & Q&A

5:30 - 6:00 PM – Event Concludes

- Council Resumed Regular City Council Meeting
- Event Concluded

SIGN-IN BELOW

Mt Enterprise comprehensive plan 2040 — Moving Forwards

Mt Enterprise 2035 Comprehensive Plan Community Town Hall 3

Sept 29th, 2026 | 5:00 - 5:30 PM

X	NAME	EMAIL	PHONE
1	Kaitlyn Higgins	Public Management	
2	Levi Hancock	Public Management	
3	Holly Bridges	TML Risk Pool	
4	STEVE WICK	STOKES + ASSOC	
5	Nell Untiedt	nellann1ang@gmail.com	
6	Spellen Perry	myperrylaw@gmail	
7	Faith Langston		9036490554
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The City of Mt. Enterprise

Community Town Hall #3 Summary

Provided by : Public Management Inc. | Sept 29th, 2026

Introduction

On September 29, 2026, the City of Mount Enterprise hosted Town Hall #3 as part of the Mount Enterprise Comprehensive Plan process. Held from 5:00 to 5:30 p.m., the event provided residents, stakeholders, and community leaders with an opportunity to review the final draft of the Comprehensive Plan, provide feedback, and ask questions before the document advances to the formal adoption process.

As the final public engagement event in the planning process, Town Hall #3 provided an important opportunity to present the near-complete plan to the community and confirm that it reflects local priorities and goals. The meeting highlighted key trends, major planning recommendations, and implementation strategies developed throughout the planning process. Attendees were invited to review the materials and discuss questions, comments, or concerns directly with members of the planning team.

The event also reinforced transparency in the planning process by providing residents with a final opportunity to see how previous community input was incorporated into the Comprehensive Plan. Any additional input received during the Town Hall will be considered as part of the final refinement of the plan.

Structure

Town Hall #3 was structured around a presentation that provided an overview of the comprehensive planning grant, an update on the current stage of the planning process, highlights from the draft Comprehensive Plan, and a review of key tables and strategies from the Implementation Chapter. This format provided attendees with sufficient background on the purpose of the planning process while also presenting a concise overview of the plan's major findings, recommendations, and implementation priorities.

The presentation placed particular emphasis on the Implementation Chapter, which translates the plan's goals and recommendations into actionable strategies. Attendees were introduced to strategies and action items intended to guide future City decision-making, infrastructure and community improvements, ongoing maintenance, and responsible growth.

Feedback

Limited formal feedback was received during Town Hall #3. Few new comments or concerns were raised by attendees; however, the meeting provided an important opportunity for residents to review the final draft, ask questions, and provide additional input before the plan moves forward for adoption.

Conclusion

Town Hall #3 represented the final public engagement milestone in the Mount Enterprise Comprehensive Plan process. Following the event, Public Management, Inc. will incorporate any final feedback and complete necessary refinements to the document. The finalized Comprehensive Plan will then move forward for consideration and formal adoption by the City of Mount Enterprise.

SCAN HERE AND READ THE PLAN, WE WOULD LOVE YOUR FEEDBACK

Plan Highlights

Measured, Manageable Growth

Mount Enterprise is expected to experience gradual rather than rapid change, allowing the City to strategically prepare infrastructure, housing, and services as growth occurs.

Preserve Small-Town Character

Future development should reinforce the community's existing identity while allowing compatible residential and commercial growth in appropriate locations.

Reinvest in Existing Housing

Housing strategies emphasize rehabilitation and maintenance of the existing housing stock, addressing deteriorated and vacant properties, and encouraging compatible infill rather than relying solely on new outward development.

Plan for Residents of All Ages

Mount Enterprise includes both families with children and a substantial older population, creating a need for accessible housing, recreation, healthcare, transportation, and community services that serve residents throughout all stages of life.

Build on Existing Community Assets

MEISD, City Park, municipal facilities, emergency services, and strong community ties provide a foundation that the City can maintain and strengthen rather than replace.

Direct Growth Where It Can Be Supported

Future land-use decisions should consider existing infrastructure capacity and encourage development in locations where streets, utilities, emergency services, and other public systems can reasonably support it.

Improve Drainage & Resilience

Preserving natural drainageways, maintaining ditches and culverts, addressing priority drainage areas, and considering stormwater impacts during new development can reduce long-term flood and infrastructure risks.

Prioritize Infrastructure Reinvestment

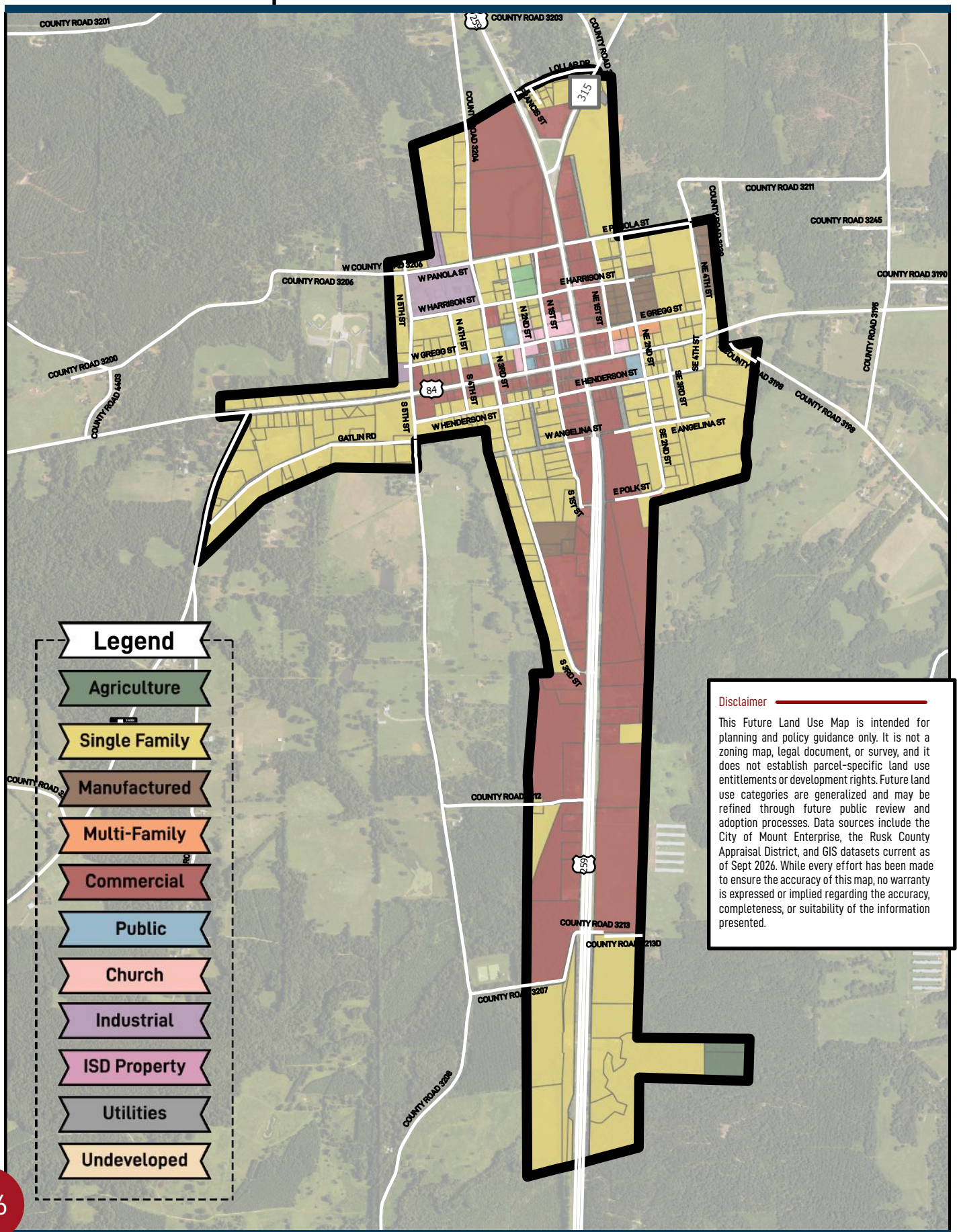
Roadways, drainage, water, wastewater, and other infrastructure systems should remain a central focus of future City investment and funding efforts.

Leverage Partnerships & Outside Funding

For a community of Mount Enterprise's size, implementation will depend heavily on grants, regional partnerships, intergovernmental coordination, and phased capital investment. This could be achieved though State, COG and County founding sources.

Mt Enterprise comprehensive plan 2040 Moving Forwards

Draft Future Land Use Map



Disclaimer

This Future Land Use Map is intended for planning and policy guidance only. It is not a zoning map, legal document, or survey, and it does not establish parcel-specific land use entitlements or development rights. Future land use categories are generalized and may be refined through future public review and adoption processes. Data sources include the City of Mount Enterprise, the Rusk County Appraisal District, and GIS datasets current as of Sept 2026. While every effort has been made to ensure the accuracy of this map, no warranty is expressed or implied regarding the accuracy, completeness, or suitability of the information presented.