

# *CITY OF RHOME*

COMPREHENSIVE PLAN



COLLEGE OF  
ARCHITECTURE, PLANNING  
AND PUBLIC AFFAIRS



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# RHOME COMPREHENSIVE PLAN GOALS

## LAND USE:

Goal LU1: Encourage an efficient and compatible overall land use pattern that balances the needs for residential housing with ensuring locations for provision of required retail, commercial, and municipal services.

Goal LU2: Focus on redevelopment of its city core through establishment of a mixed use retail, commercial, public, and residential district.

Goal LU3: Provide adequate space to existing housing and limit new light industrial activities in area appropriately buffered from residential uses.

Goal LU4: Preserve Quality open spaces, natural areas, and views.

## HOUSING:

Goal H1: Promote housing development that maintains or enhances economic opportunity and community well-being while minimizing the need for extensive new infrastructure, protecting the natural environment, and maintaining Rhome's peaceful, attractive atmosphere.

Goal H2: Provide a variety of housing types, densities, and designs, including affordable housing options, to allow all people housing choice.

Goal H3: Promote a high quality living environment through the preservation of stable residential neighborhoods and the responsible development of new neighborhoods, including adequate maintenance of existing housing stock.

## ECONOMIC DEVELOPMENT:

Goal ED1: Foster a positive "down to business" environment in Rhome to encourage development of small local businesses.

Goal ED2: Provide options for Co-working spaces, pop-up businesses, and other less conventional means of developing local businesses.

Goal ED3: Promote a variety of types of retail and commercial businesses along major highway frontages in Rhome.

Goal ED4: Provide opportunities for preserving and promoting Rhome's unique history and civic pride by developing a mixed use, central Community Core.

Goal ED5: Encourage development of appropriate medical and health services in Rhome to serve local and regional populations.

## TRANSPORTATION:

Goal T1: Develop and improve sidewalks, especially within downtown Rhome, to provide walking and biking opportunities for residents and visitors.

Goal T2: Ensure location of appropriate crosswalks and/or stoplights along Main Street.

Goal T3: Create an off-grade railroad crossing downtown.

Goal T4: Work with TXDOT to improve current dangerous highway exits and access roads off highways.

Goal T5: Develop an efficient, safe roadway system that provides adequate access to all parts of Rhome and adjacent cities.

## PARKS AND OPEN SPACES:

Goal PS: Develop opportunities for indoor and outdoor recreation and sports.

Goal PS: Encourage the use of green infrastructure and low impact development in parks and around floodplains and other environmentally sensitive areas.

Goal PS: Enhance opportunities for walking and biking through development of an off street trails network.

Goal PS: Utilize parks and open spaces as opportunities for learning through development of an education center/wildlife preserve.

## INTER GOVERNANCE:

Goal IG1: Ensure regular and ongoing citizen communication and notification and encourage governmental transparency.

Goal IG2: Promote architecture, planning, and implementation of enhanced communication systems through regional cooperation.

Goal IG3: Encourage civic pride, city branding, and promotion through community and neighborhood programs.

# KEY PROJECTS

The following projects are identified as having the highest impact and should therefore be prioritized.



## PARKS AND TRAILS

Purpose: To provide a network of trails throughout the community, connecting neighborhoods to retail and recreation options, while enhancing Rhome's appeal, appearance, and sense of place.

A trail and green-way network can be used for both recreation and transportation.



## DOWNTOWN DEVELOPMENT

Purpose: To develop a downtown core as a unique civic, commercial, and retail hub.

Development of the downtown core can be a catalyst for new growth and development within the historic heart of the city while emphasizing the character and pride of the community.



## NEIGHBORHOOD ENGAGEMENT PROGRAM

Purpose: To create a city-wide program neighborhood program in Rhome.

Great neighborhoods and involved citizens contribute to a higher quality of life as well as a greater investment in the economy.

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CHAPTER

# 1

INTRODUCTION

1.1 What Is A Comprehensive Plan?

1.2 Why Plan?

1.3 The Basis For Planning

1.4 The Planning Process

# INTRODUCTION

*"A city's environment is shaped not only by people who have influence, but by everyone who lives or works there."*

*-Robert Cowan*

# 1.1 WHAT IS A COMPREHENSIVE PLAN?

Comprehensive plans typically encompass large geographical areas, a broad range of topics, and cover a 20-30 year time horizon. A Comprehensive Plan provides a guide to public policy in areas such as future land use, neighborhoods and housing, parks and recreation, and economic development by directing

Attention to existing needs of a community, creating goals to address such needs.

These goals are key and outline the recommendations made by the plan, arrived at through a planning process that is designed to suit the local contexts and broader circumstances within which planning is conducted.

Comprehensive plans are never an isolated process because the plans belong to the community and have the responsibility to deliver the goals as desired by the community. Thus, comprehensive plan-making entails meeting with stakeholders from within the community through steering committees, public meetings and surveys with local citizens. This type of collaboration relies on active participation of those involved to elicit a wide range of voices, opinions and understandings in order to provide the most appropriate recommendations for the city's future. The recommendations thus provided are also based on the rigorous research and analyses of data gathered by the planning team with assistance from the City officials of Rhome.

# 1.2 WHY IS THE PLAN NEEDED?

As the “Crossroads to the Metroplex,” Rhome’s location has largely been responsible for a relatively large increase in population over the last two decades. The rate at which Rhome continues to grow will continue to bring challenges but also provide the opportunities that are inherent to community and economic growth.

A comprehensive plan offers the opportunity for Rhome to define its character, provide for the needs of its residents, and deliver on its promise to offer the convenience afforded by the proximity to a large metropolitan area while maintaining the small town appeal that continues to attract residents. The direction the city decides to take is rooted in decisions made in the present. As such, the plan must achieve the following:



## BRAND THE CITY...

To distinguish itself to potential residents and private enterprises and communicate its spatial, economic, and historic uniqueness within the broader region.



## CAPTURE AND ATTRACT...

To draw on the growth potential of the Metroplex and to maximize the benefits from this imminent growth.



## PREPARE AND POSITION...

To identify needs across housing, commercial, and other infrastructure sectors and equip them for potential growth with a concerted vision that is reflective of our core values.

# 1.3 THE BASIS FOR PLANNING



## CREATING A VISION.....

This planning process helps a community establish a vision, into goals and strategies for achievement.

In March 2019, the city of Rhome commissioned the Institute of Urban Studies (IUS) at the University of Texas at Arlington to prepare a new comprehensive plan.

Public participation is vital to the comprehensive planning process and provides authentic ideas for the future. The plan is not exclusive to any single neighborhood, subject, concern, or group. Instead, it embraces all of Rhome. All parts— the natural, the urban, the beautiful, the charming, the aged, and the youth— collectively make Rhome who we are. Despite not always agreeing on the details, this plan embodies Rhome: the spirit of our city, our people, and our highest aspirations for the future.

While municipalities in Texas aren't mandated to prepare and maintain a local comprehensive plan, Chapter 213 of the Texas Local Government Code does grant communities the power to develop such plans

*“For the purpose of promoting sound development of Municipalities and promoting public health, safety, and welfare.”*

Chapter 213 gives communities such as Rhome flexibility in the design of their plan, which may:



Include provisions on land use, transportation and public facilities



Consist of single or multiple plans, and



Be used to coordinate and guide the establishment of development regulations

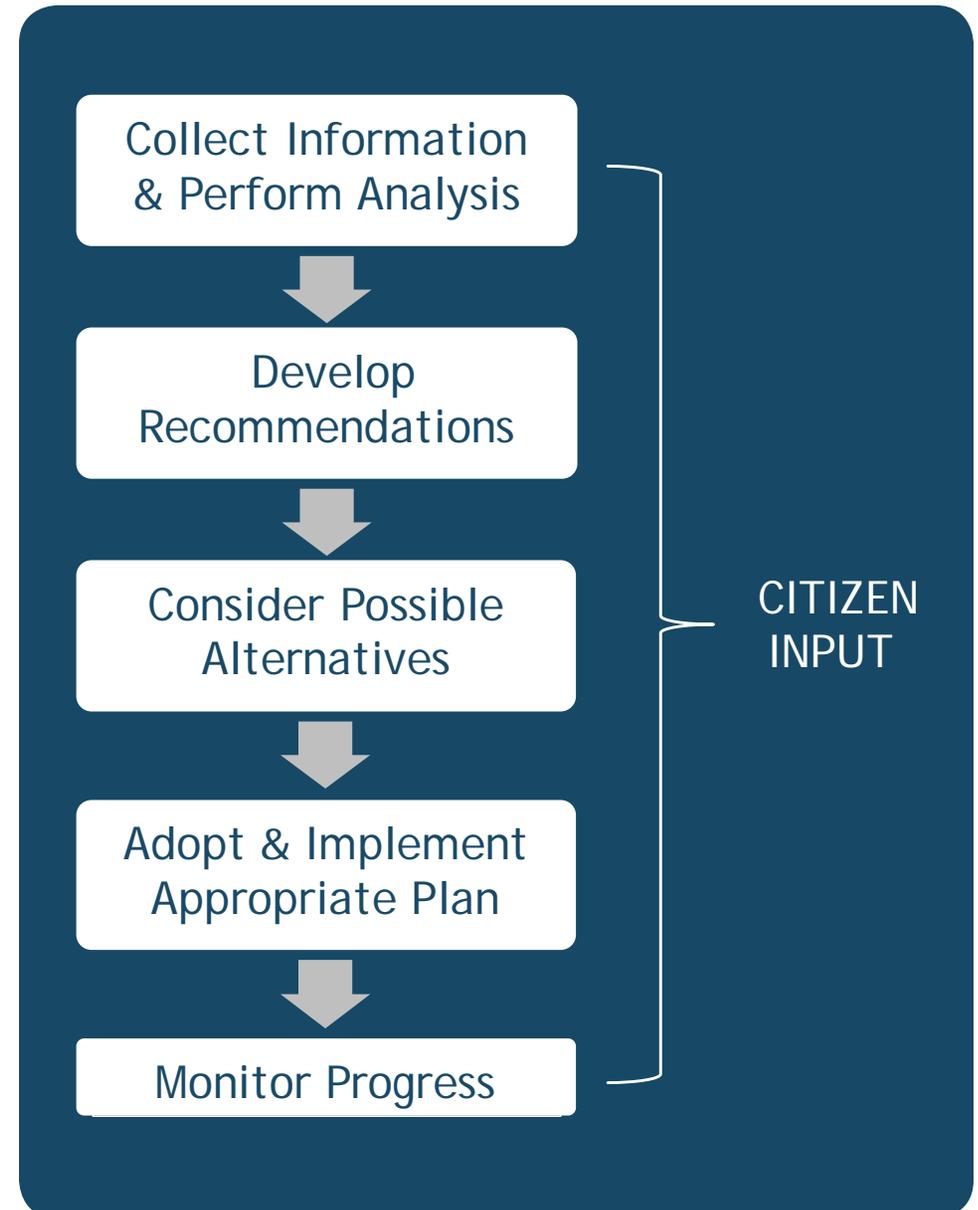
In addition, a municipality may adopt or amend the plan into its charter or by ordinance following “a hearing at which the public is given the opportunity to give testimony and commission or department, if one exists.” This gives Rhome numerous options for continued implementation, additions, or deletions to their plan.

# 1.4 THE PLANNING PROCESS

Like most communities, Rhome has seen change over time. In response to these changes, and in fulfillment of the statutory requirements to enact zoning in the State of Texas, the City of Rhome seeks to create a comprehensive plan to present a short term and long term vision for Palestine's future development.

The planning process began with an analysis of Rhome's current conditions. This included data and trends about population, employment, housing, transportation, education, and businesses. A key part of this initial analysis was meeting with the public to identify community issues, assets, and challenges. Additional public input, fully described in (NA) identified citizens' goals and the aspirations for the future. This information was used to create the draft plan, which was presented at a public meeting of the City Council adopted on (NA Date).

This plan is intended to be a guide for shaping policies and initiatives over the next 20-25 years so that they may be directed in accordance with identified community goals and aspirations. It's a realistic appraisal of what the Rhome community is now, an outline for what the Rhome community wants to be, and a specific set of policies for achieving the communities vision and goals.



***RHOME***



## COMMUNITY ANALYSIS

- 2.1 The History Of Rhome
- 2.2 Demographics & Population
- 2.3 Economics
- 2.4 Transportation & Land Use

CHAPTER

# 2

# COMMUNITY ANALYSIS

*"There is no power for change greater than a community discovering what it cares about."*

*-Margaret J. Wheatley*

# 2.1 THE HISTORY OF RHOME

The City of Rhome was incorporated in 1942. However, the history of settlers in the area dates back to the 1850s when a community known as Prairie Point was established by a group of settlers from Missouri. Prairie Point, near present-day Rhome, was established at the crossroads of two stagecoach lines. By 1858, a new settler and land owner, Samuel Sheets, began laying out and selling town lots. In the same year a post office opened, and by the early 1860s Prairie Point, with a hotel, a school, and several businesses, was the second largest settlement in Wise County.

During the Civil War, however, the area, defended only by a brigade of old men and boys, was left vulnerable to attacks by Native Americans and bandits. During this time, several prominent citizens and former citizens of Prairie Point, among them the community's former physician, Dr. Alfred McCarty, were involved in the Peace Party Conspiracy of 1862. After several midnight arrests and a trial in Decatur, five residents were hanged with thirty-six other suspected Unionists at the Great Hanging at Gainesville, Texas, in October 1862. By the following year, Prairie Point was virtually deserted.

By 1882 the Fort Worth and Denver City Railway had laid tracks nearby, and by 1883 the new settlement was named Rhome, in honor of Col. Byron Crandall Rhome, a prominent local rancher who was credited with bringing the first Hereford cattle to Wise County. The Rhome post office was established in 1883, and by the early 1890s the town had 175 residents, a school, a church, and two flour mills. One of these mills was the first roller mill built in the county, and possibly the first in Texas. In operation by 1898, this more technologically sophisticated mill used rollers instead of stone burrs to grind wheat into flour. During the 1930s the mill, then owned by L. W. Renshaw, was paid \$5,000 by General Mills for the rights to a flour brand name that Renshaw had been using for years-Gold Medal.



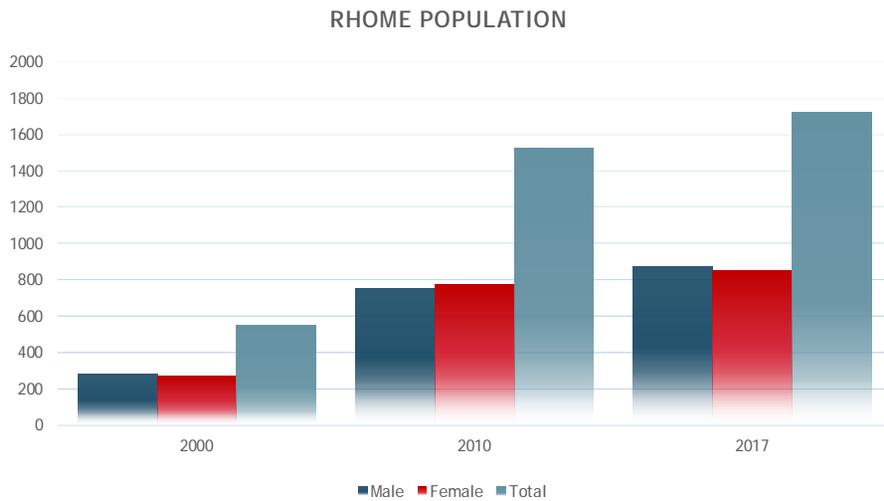
In 1939 Highway 81 was built through Rhome, and the town was incorporated three years later. Rhome's population level fluctuated from 400 to 600 residents between 1925 and 1980. By 1988 Rhome, by then a residential community for commuters to Fort Worth, had 634 residents served by fifteen businesses. Since then, Rhome has seen its population fluctuate, from 605 in 1990 to 551 in 2000.

Currently the City of Rhome is inhabited by 1,747 people and is home to more than 25 businesses. Rhome is presently the third largest city in Wise County and is within the Northwest Independent School District. The city is composed of several communities, each with its own character. Ellis Homestead is located on the southwest edge of Rhome, just off of Highway 287, and is made up of large lots and spacious brick homes. Crown Point, located in the center of Rhome just east of Main Street, is a community of comfortable sized brick homes on regular sized city lots. ByWell Estates, located East of Rhome off of State Highway 114, is a well-maintained manufactured home community. The oldest and most historic homes and buildings are located in the heart of the city which is known as Old Rhome.

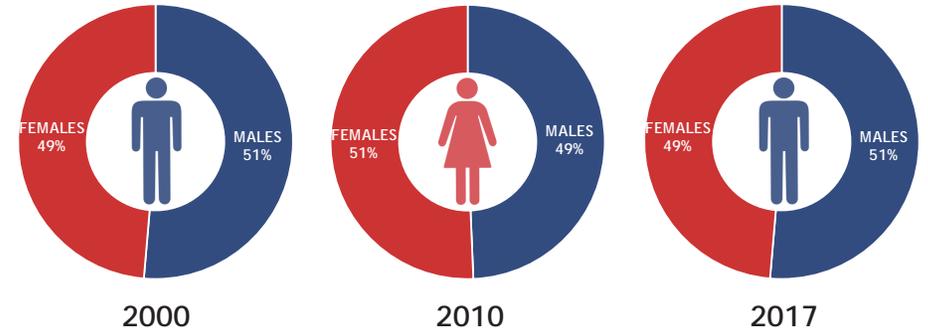
# 2.2 DEMOGRAPHICS & POPULATIONS

## Population

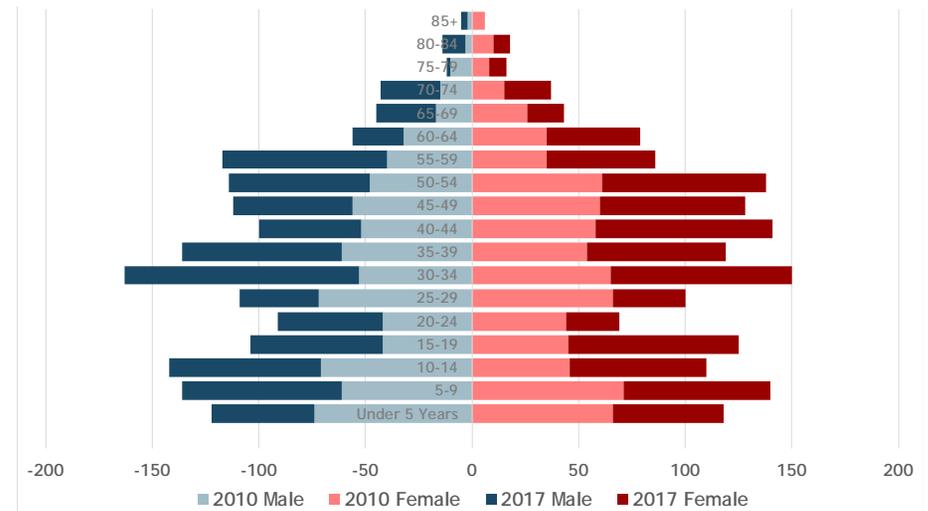
From 2000-2010, Rhome's population grew from 551 to 1,522. The estimated 2017 population is 1,722 (according to the 2017 ACS). Despite the smaller rate of growth, the City of Rhome has continued to grow in population size for the last two decades. Rhome has also maintained a balance in terms of male to female ratio.



## Gender Statistics

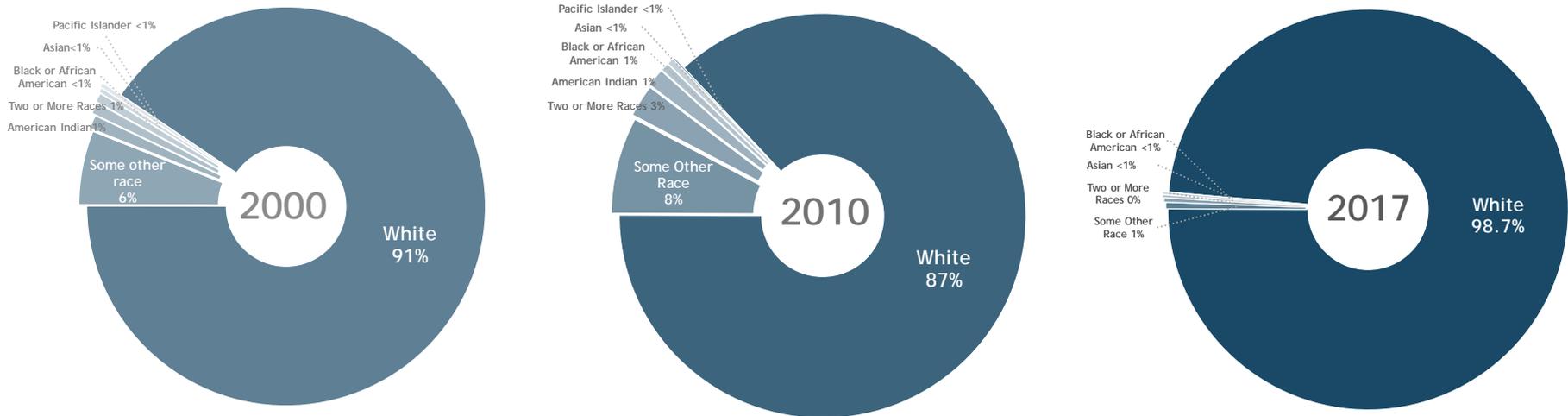


## Age Cohort by Sex



Rhome's population is characteristic of a typical suburban community. This is exhibited by the "bulge" illustrated in the population tree that bulges around the childhood and mid-life age groups, indicating a high rate of families with young children.

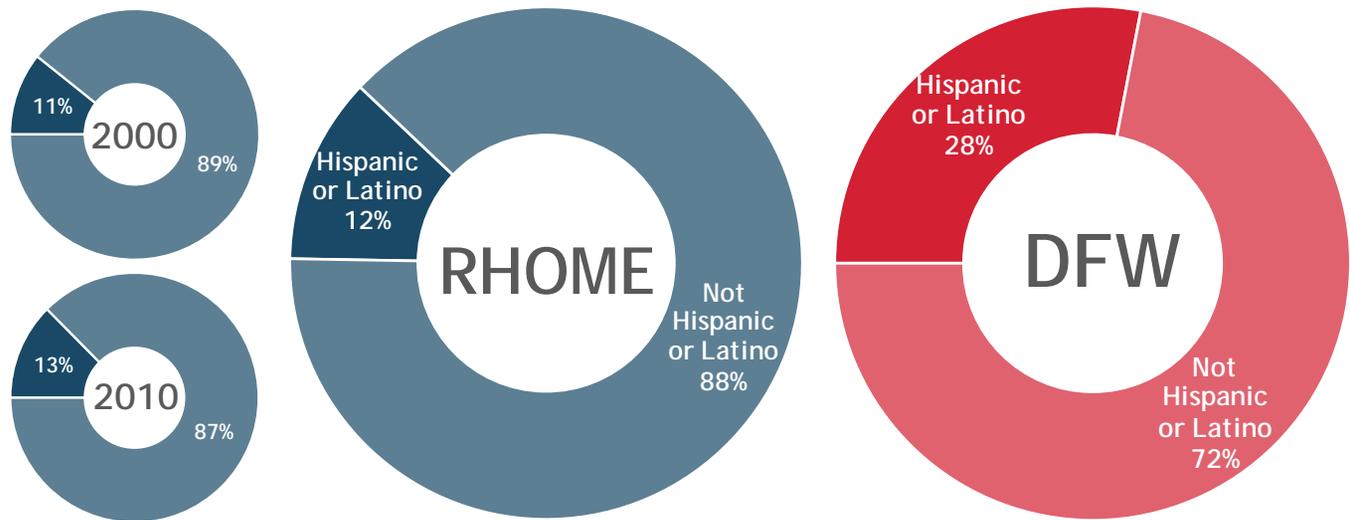
# Race Statistics



Rhyme’s population is characteristic of a typical suburban community. This is exhibited by the “bulge” illustrated in the population tree that bulges around the childhood and mid-life age groups, indicating a high rate of families with young children.

# Hispanic or Latino Population

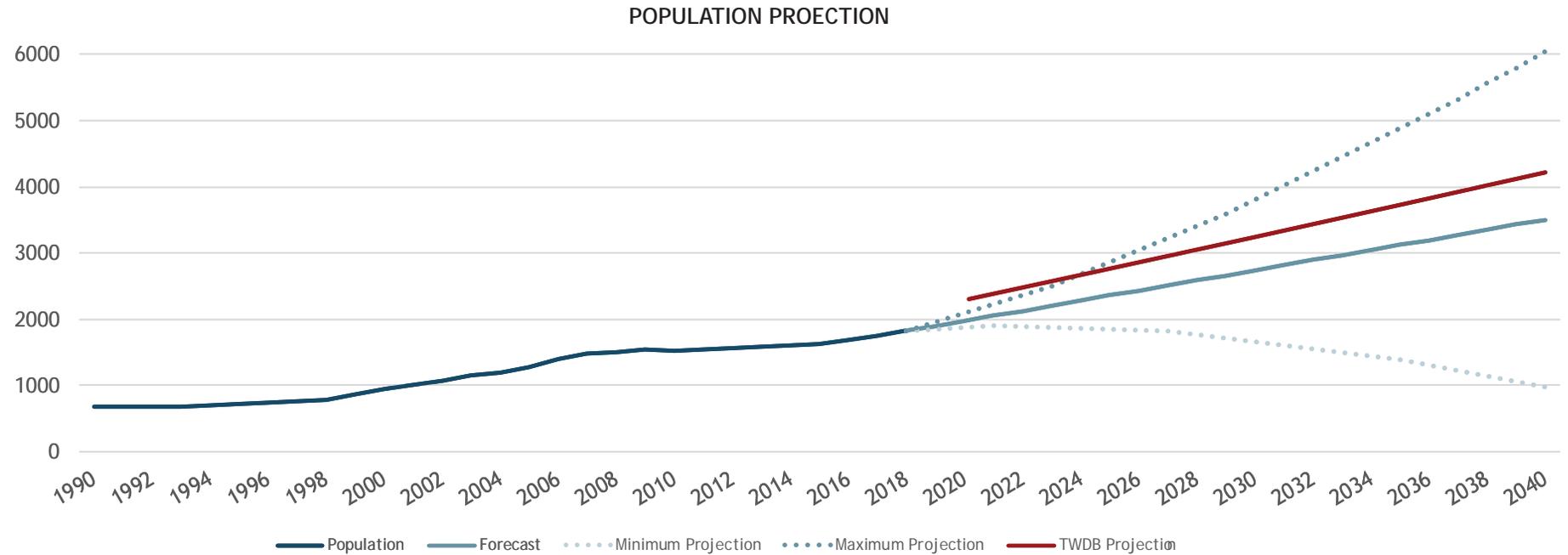
Rhyme’s current Hispanic or Latino population has stabilized at 12%. There has been no significant change since the last two federal censuses. When compared to the Dallas/Fort Worth Metro area, Rhyme’s Hispanic/Latino population is less than half. It should be noted, that Rhyme is not immune to the changes experienced across the Metroplex and will likely see an increase in the Latino population.



# Projections

To account for future growth possibilities, historical data was used to create a forecast model that predicts the most likely future projection within minimum and maximum bounds and 95% accuracy. These growth scenarios are based on the impact of future job growth from current trends and involved a geometric analysis as well as an arithmetic to obtain the highest and lowest population projections.

Additionally, the Texas Water Development Board predictions were taken into account. It is important to note that, while TWDB projections fall within the upper and lower bounds, they are significantly higher than the forecast. Thus, when calculating future needs, both values are used to create two scenarios.



Source: U.S. Census Bureau, Texas Water Development Board

POPULATION PROJECTIONS			
YEAR	FORECAST	TWDB PROJECTION	MAXIMUM PROJECTION
2020	1975	2304	2070
2030	2741	3255	3790
2040	3506	4230	6040

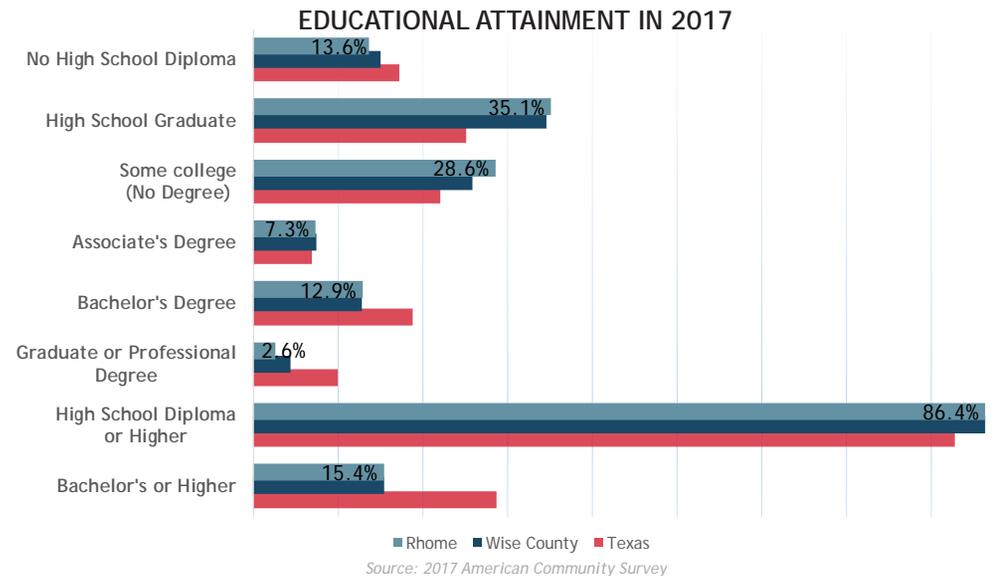
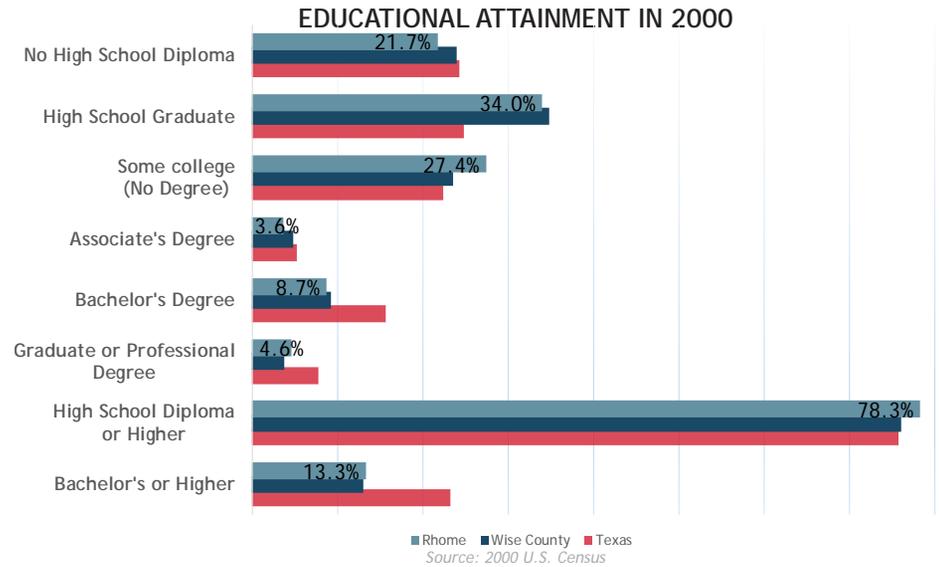
# Education

Educational attainment can be a determining factor to the income an individual may receive. It also plays a large role in determining the type of businesses a city attracts.

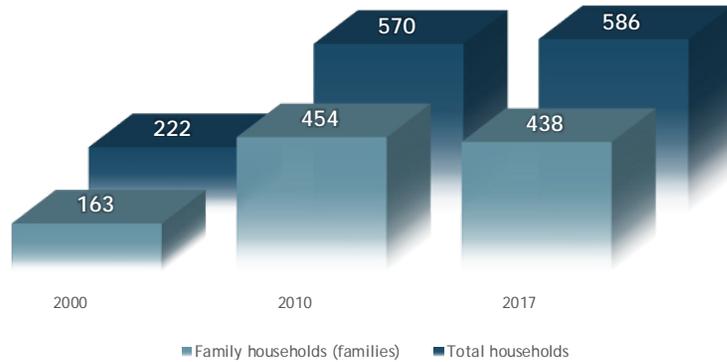
Rhame, in comparison to Texas, has a significantly higher number of students that end their educational attainment after getting their associates degree or finishing some college but not obtaining a degree. The level of those who completed a Bachelor's degree or higher in Rhame is 15% while the state as a whole is at a level of 26%.

There are a few possibilities as to the reason for a higher percentage of high-school only educated workers and workers who completed some college or associates degree, such as: high-school graduates leave the city for higher education attainment and do not return; high school graduates have employment available that doesn't require higher education attainment, and the education level of incoming residents.

Note: The population of adults over the age of 25 is used, as opposed to ages 18-24, in order to capture the trend of a comparably less transient population (e.g. currently enrolled students).



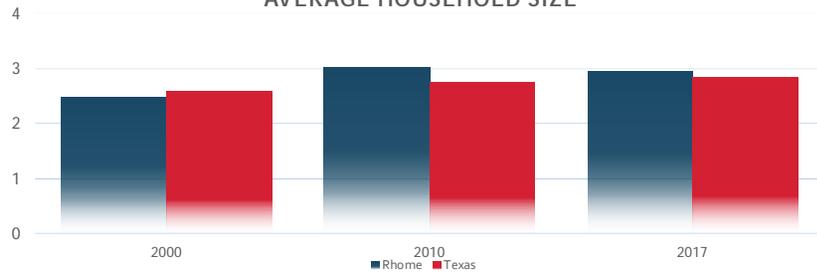
## Household Type



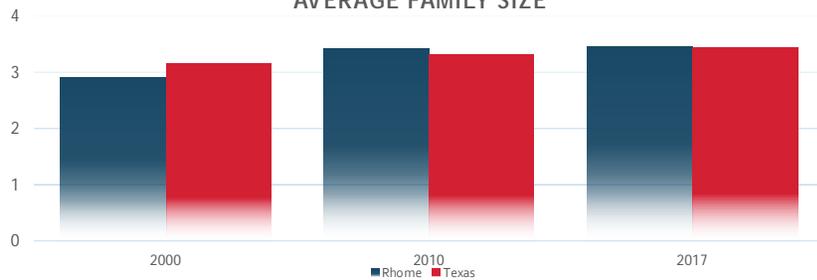
A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Rhome had 586 households in 2017. The average household size in Rhome (2.94) differs only slightly from the Texas state average household size (2.84). Additionally, the percentage of families with children in Rhome (at 35%) reflects the slightly higher Texas state average (33%). Notably, the growth rate of number of households in Rhome has slowed significantly. From 2000 to 2010, Rhome saw an increase of 348 new households, 291 of which were families. From 2010 to 2017, the number of households in Rhome increased by 16 and saw a decrease in the number of families.

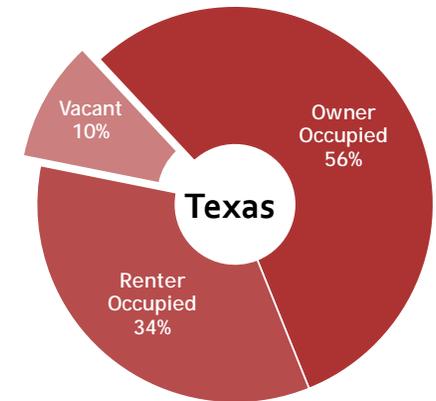
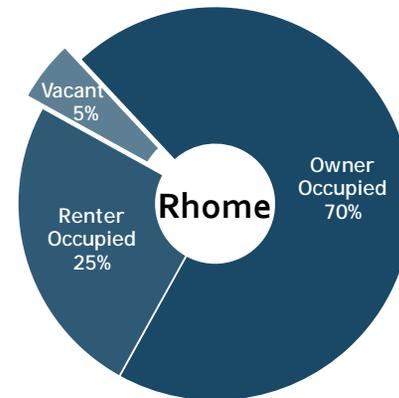
AVERAGE HOUSEHOLD SIZE



AVERAGE FAMILY SIZE



## Household Occupancy



# 2.3 ECONOMICS

Rhyme's sales tax rate is 8.250% or 8.25 cents. For every \$0.0825 or 8.25¢ collected, the state of Texas receives 6.25¢, Wise County receives 0.5¢ and Rhyme is entitled to 1.5¢.

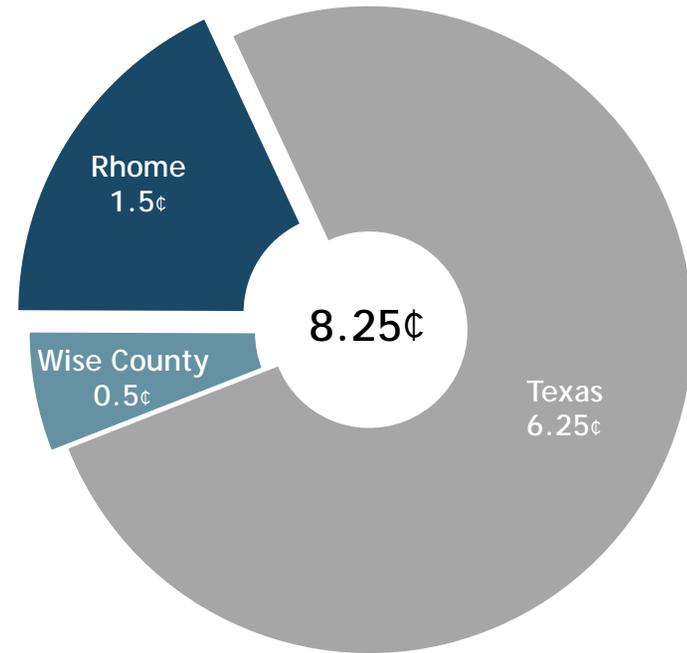
Rhyme Sales Tax Revenue has increased from \$480,000 in 2017/18 to \$560,000 in 2018/19 and is currently budgeted to increase to \$765,000 for 2019/20.

This budget will raise more revenue from property taxes than last year's budget by an amount of \$47,494.70, which is a 6.84 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$7,100.23.

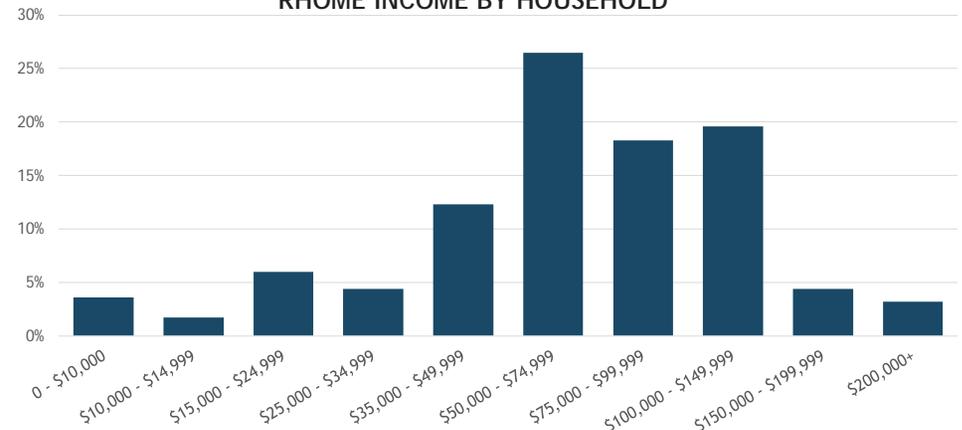
Rhyme's increase in Sales Tax Revenue may be attributed to the opening of new businesses along U.S. 287 and State Highway 114. Additionally, Rhyme's proximity to Alliance Airport and a growing Fort Worth indicate an increasing number of commuters traveling through Rhyme.

Rhyme's lack of comprehensive commercial centers and stores mean that the City does not offer a higher mix of goods and services. Residents must therefore travel outside of the city in order to secure goods and services, thus reducing Rhyme's portion of potential sales tax revenue.

RHyme SALES TAX JURISDICTION BREAKDOWN



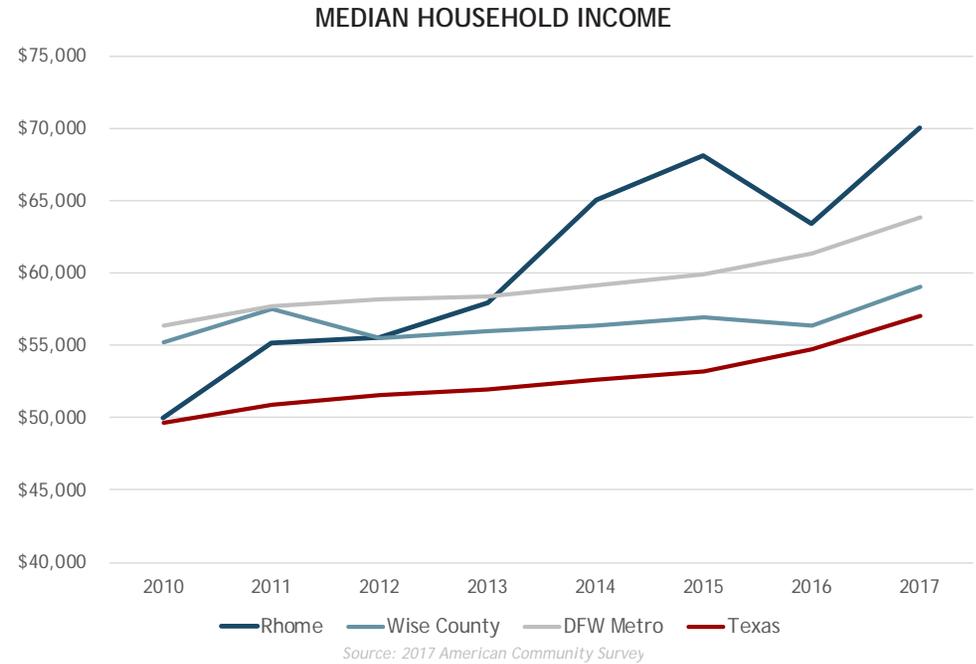
RHyme INCOME BY HOUSEHOLD



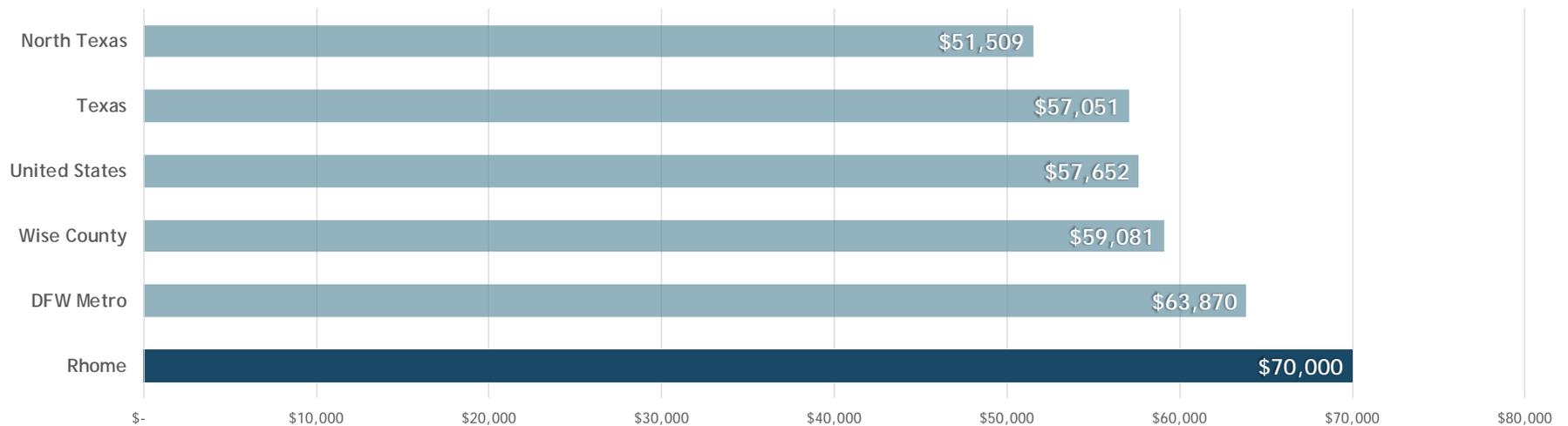
## Household Income

In 1999 the City of Rhome's median household income was \$40,667. This was lower than the median income for Wise county (\$41,993). In the last 20 years, Rhome's median household income has increased by nearly \$30,000, an increase of 72%. Rhome also had the largest median household income compared to the Dallas-Fort Worth Metro area, Wise County, and the state of Texas.

The rate at which Rhome's median income level has risen has greatly surpassed that of the aforementioned communities. It would also indicate that Rhome may continue to see an increase in median income levels. However, further investigation should be carried out to determine the fluctuations that took place in the last 4 years (specifically during 2015-2016).



### MEDIAN HOUSEHOLD INCOME COMPARISON



Source: 2017 American Community Survey

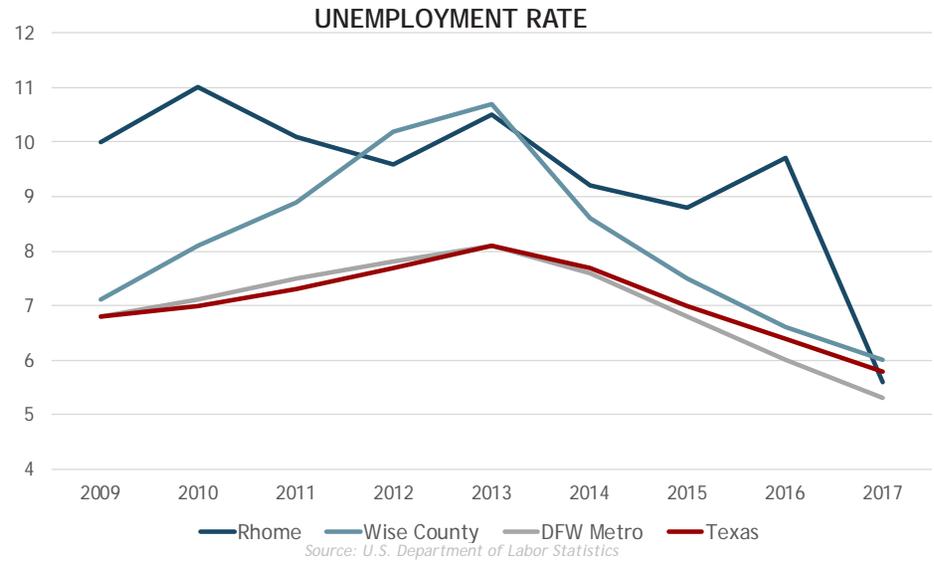
## Employment

Because economic activity, including employment, income, business mix and customer base, extends well beyond the borders of Rhome (e.g. Decatur, Fort Worth), economic data must also be examined at the level of Wise County in order to present a depiction of the overall economic vitality of the vicinity. Over the past several years, the labor force of Wise County has steadily risen to just under 50,000. The City of Rhome is reliant on highway retail but has the opportunity for developing mom and pop stores in downtown area.

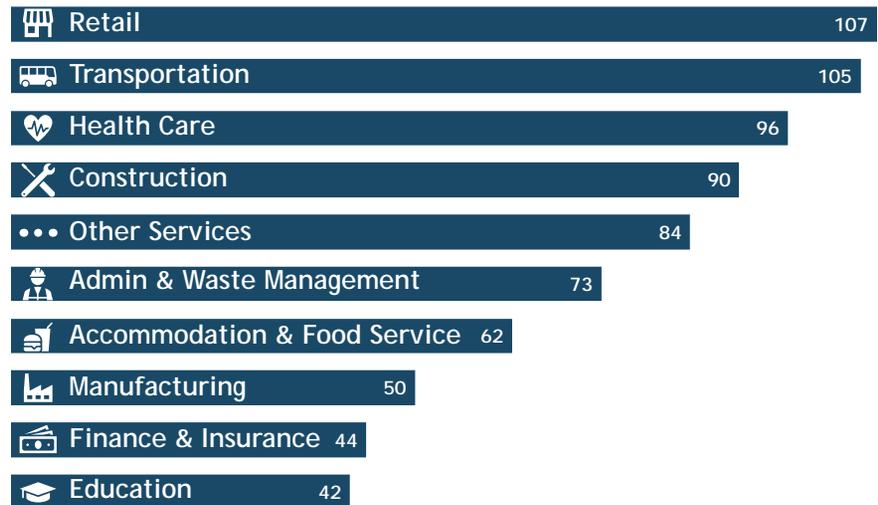
The City of Rhome experienced a fluctuating unemployment rate over the past 8 years, with the highest rates occurring during the latter part of the economic recession, which impacted the nation as a whole. As of the 2017 American Community Survey, Rhome's unemployment rate is 5.6%, lower than both Wise County and Texas as a whole.

There are a total of 139 business establishments in Rhome. The top shares of establishments by sector are as follows:

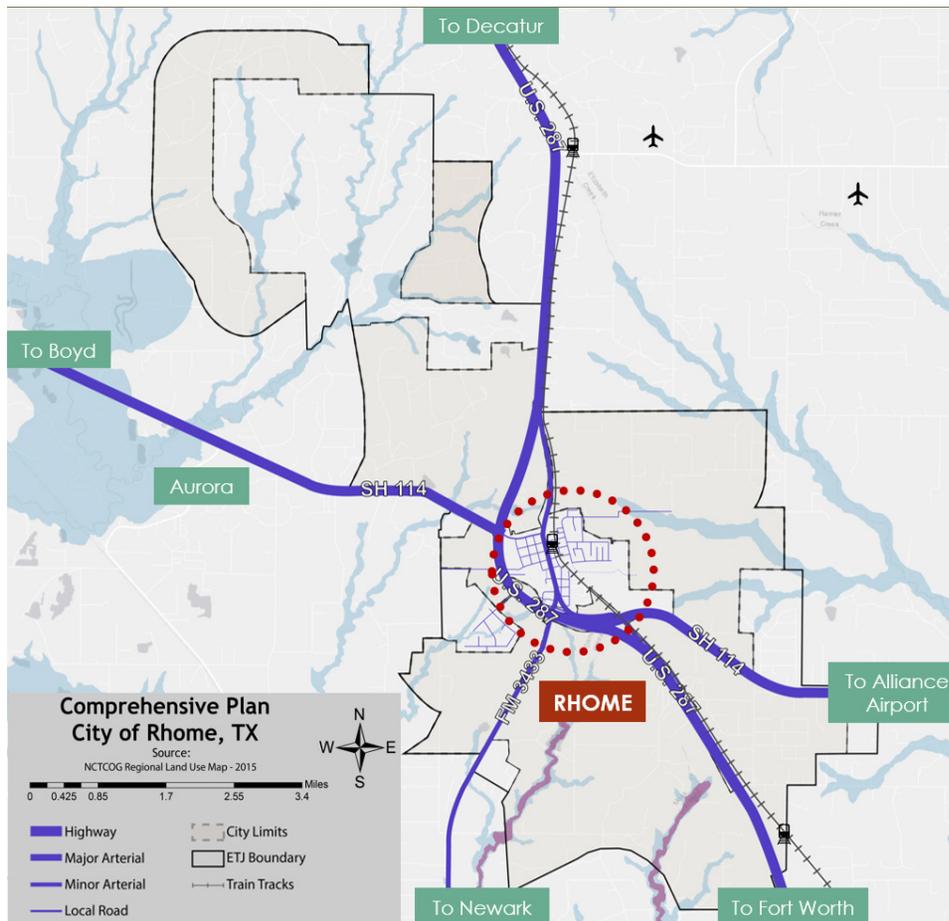
- Educational, Health care, and social services - 15.4%
- Retail Trade - 11.9%
- Transportation and Warehousing - 11.7%
- Professional, administrative and waste management services - 11.2%
- Construction - 10.0%
- Other Services - 9.4%
- Arts, Entertainment, Accommodation, and Food Services - 8.0%
- Manufacturing - 5.6%
- Finance, Insurance, and Real Estate - 4.9%
- Wholesale Trade - 4.7%
- Public Administration - 3.8%
- Agriculture, Fishing, hunting, and mining - 2.8%
- Information - 0.6%



## Top Ten Industries



# 2.4 TRANSPORTATION



Rhome lies at the crossroads of several major roads: US-287/81, TX-114, and FM-3433. The Burlington Northern Santa Fe Railroad also runs through and forms the eastern border of Rhome's downtown district: Old Rhome.

U.S. Route 287/81 runs through Rhome and is one of the strongest potential commercial corridors for the city. It serves as the major truck route between Fort Worth and Amarillo and bounds Old Rhome on the west. US-287/81 is used by over 25,000 vehicles (Tx-DOT 2018 District Traffic Web Viewer) traveling to and from Fort Worth and Decatur.

Texas State Highway 114 was originally designated as a connector between Dallas and Rhome on April 14, 1926. It transports 12,000 to 18,000 vehicles annually and connects Rhome to Alliance Airport and the cities of Aurora and Boyd. TX-114 briefly runs concurrent with US-287/81 before entering Fort Worth and passing the Texas Motor Speedway as well as crossing I-35W.

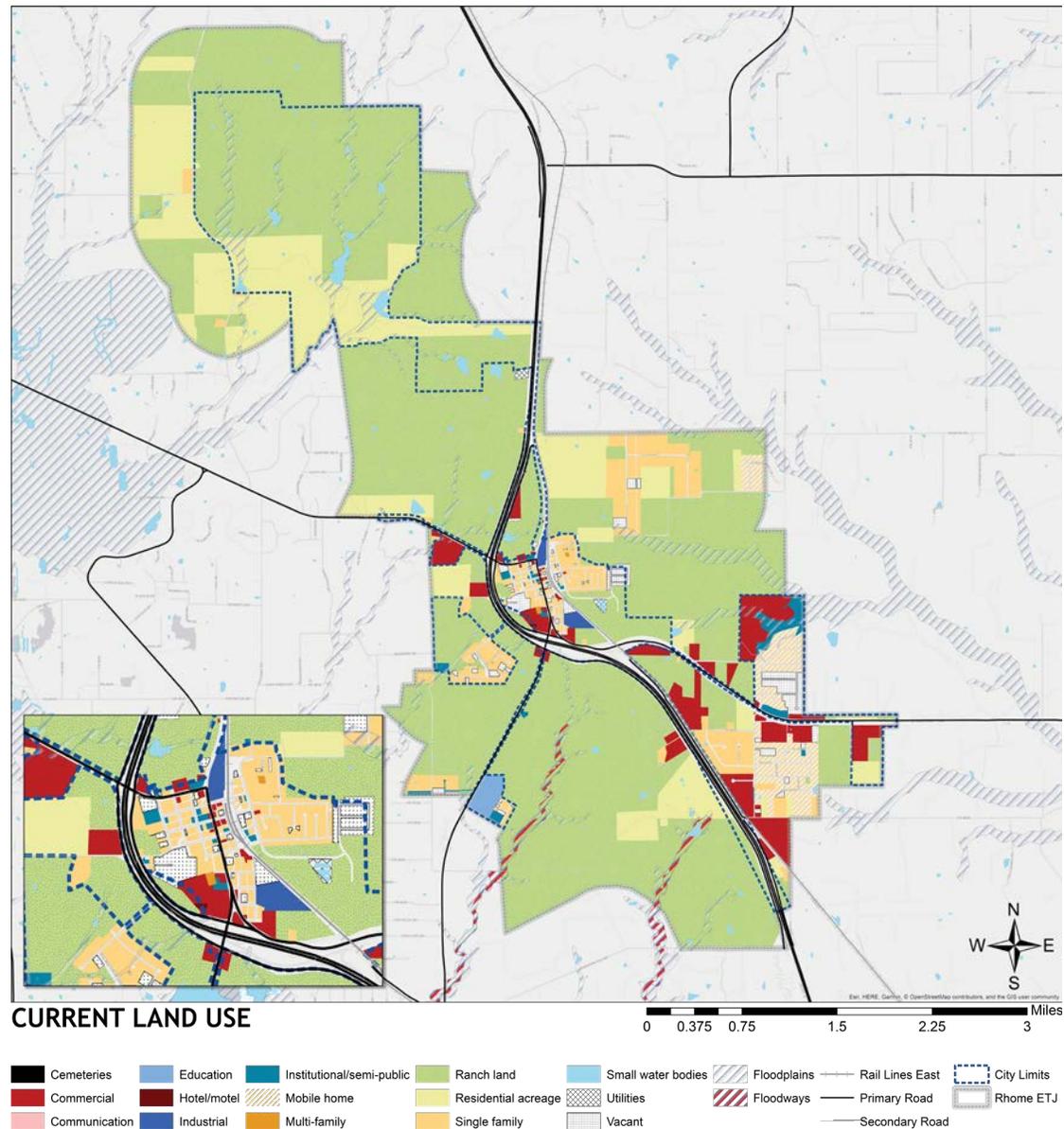
FM-3433 connects Rhome to Newark. It joins briefly with US-287/81 and TX-114. Notably, US-287/81 is a special (business) route that diverts traffic from the highways into and through Rhome, US-287/81 is also Rhome's Main Street.

The closest public airport is Alliance Airport in Fort Worth, which is 20 minutes away. Additional airport services including international and commercial flights are located 30 miles away at DFW International Airport. Transportation access and location are the key economic strengths for Rhome.

# 2.5 LAND USE

A land use map identifies parts of a city and the major activities (land uses) that happen there. The map on the right shows the land uses that occur within Rhome's extra-territorial jurisdiction, or ETJ. It should be noted, that this information is provided for context. Land use calculations in future sections of this plan only take into account parcels which lie within the city limits of Rhome.

The City of Rhome covers an area of approximately 3,583 acres or 5.6 miles<sup>2</sup>. Rhome's ETJ covers about 12,745 acres or 19.9 miles<sup>2</sup>. Ranch land, an agricultural type of land use, makes up most of Rhome's land at 7,484 acres or 11.7 miles. This is about 46% of all land (including the ETJ). The next use is residential acreage, a large lot residential use that makes up about 15% of all land. Most of Rhome's density and commercial areas are focused in the center and south of the city.



## COMMUNITY VISION

- 3.1 The Planning Process
- 3.2 Public Survey
- 3.3 SWOT Analysis
- 3.4 Identified Issues
- 3.5 Vision Statement

CHAPTER

# 3

# COMMUNITY VISION

*“Where there is no vision, there is no hope.”  
-George Washington Carver*

# 3.1 THE PLANNING PROCESS

Engaging the public is an integral part of the comprehensive planning process. The process of developing a planning vision began on March 28, 2019. The IUS team met with members of the community to discuss their views on Rhome as well as their hopes for the future. An analysis of Rhome's current conditions (population, demographics, employment, housing, and transportation) was followed by a series of meetings in which individuals and experts from different areas of the community, as well as the city council of Rhome, were invited to participate in stakeholder discussions as the steering committee. The steering committee informed the researchers of community issues, assets and challenges.

A community survey was also developed to gather further input from the public meeting was also held on June 27th, 2019 to discuss the results and input gathered from the community survey in order to address the concerns of all cohorts (refer to the appendix for survey questions).

Participants conducted a visioning exercise to create goals for areas highlighted by community input: land use, parks and open space, transportation, economic development, housing, and inter governance. The visioning process allowed participants to express their current and past experiences and their most aspirational vision or the future of Rhome. The goal of these exercises was to generate impressions of the future of Rhome, its neighborhoods, and its place within the larger context of the county and the metroplex.

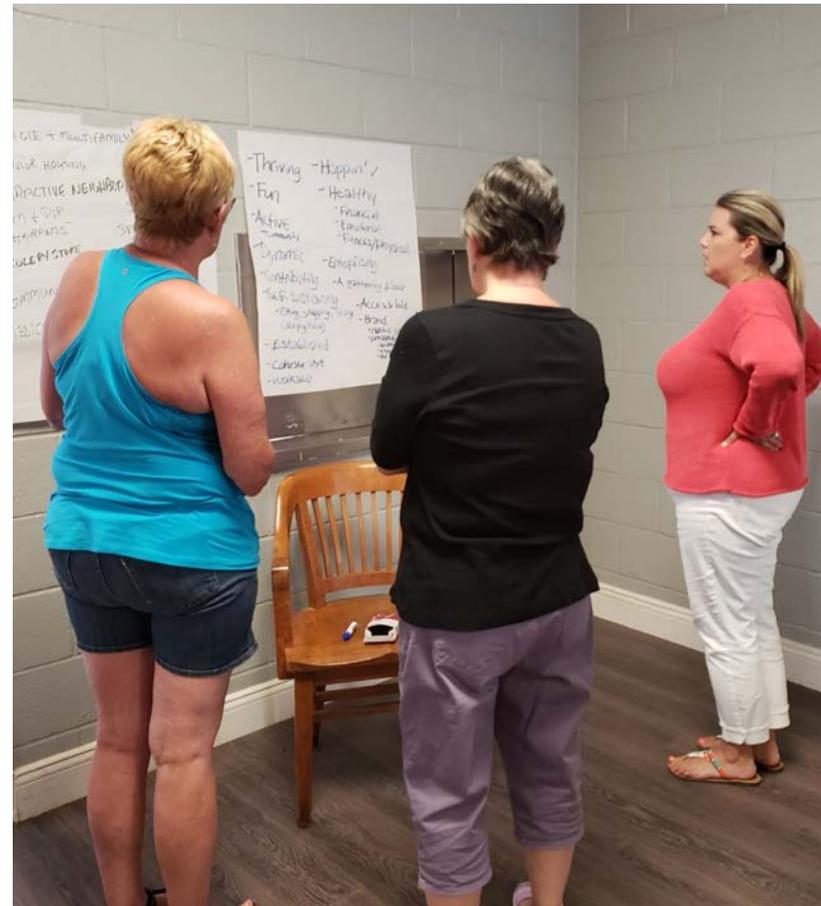


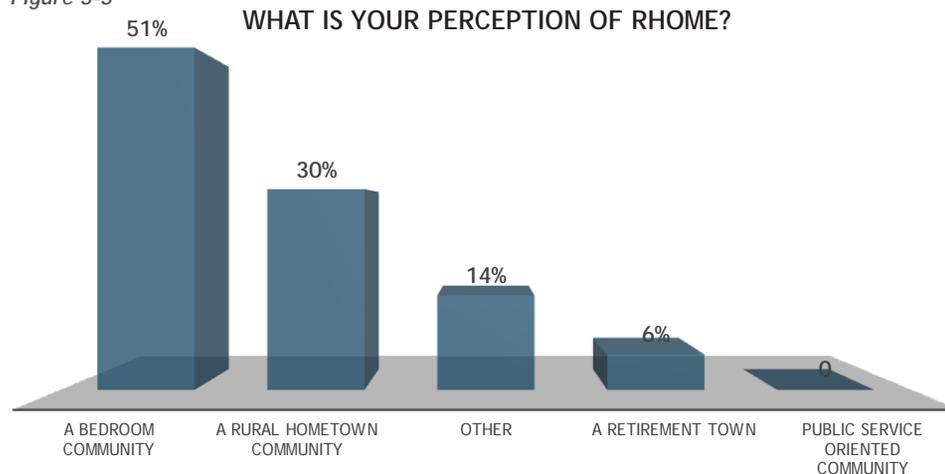
Figure 3-1. Community members participate in a visioning exercise during the Steering Committee Meeting on June 27, 2019



## Residents' Perception of Rhome

When asked about their general perception of the City of Rhome, over half of respondents (approximately 51%) indicated that they believe Rhome to be a bedroom community. In other words, Rhome is a primarily residential city in which residents commute to work outside of Rhome. Still, a large percentage indicated that they see Rhome as a rural hometown community in which residents spend a large part of their lives and display little transience. Combined with the written responses indicated by the "other" category, Rhome displays characteristics of a rural suburb with a stable population that is poised for growth given its proximity to a growing metropolis.

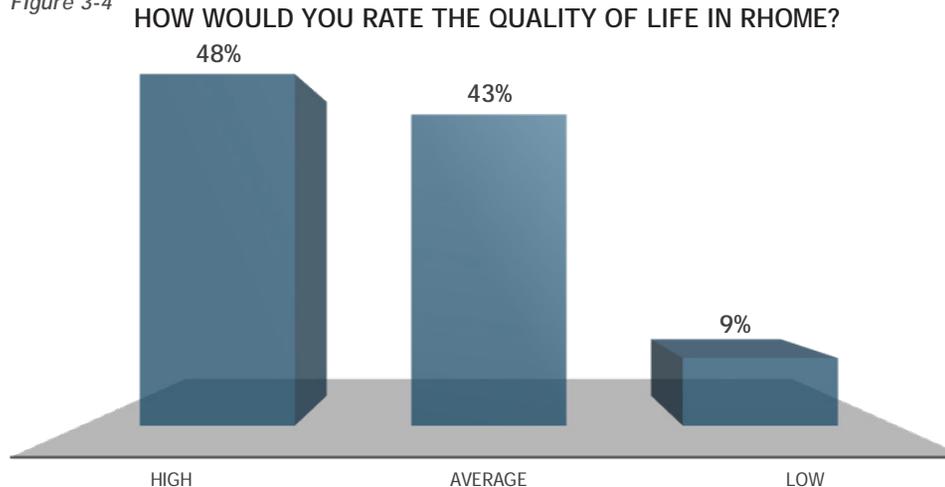
Figure 3-3



## Quality of Life in Rhome

When asked how they would rate the quality of life that they experience living in Rhome, 91% of respondents indicated that they would rate it at least average or higher. A majority of respondents (48%) indicated that the quality of life experienced in Rhome is high.

Figure 3-4



## Factors for Choosing Rhome

Citizens were asked which quality of life factors were most important when they made their decision to live in Rhome. The most important factors relate to location and afford-ability.

The affordability and quality of housing options as well as the overall cost of living compose 3 out of the 4 most popular factors cited in deciding to live in Rhome. When taken as a bloc, these responses comprise about 65% of responses and indicate that housing, both the options and the cost, are what makes Rhome an attractive place to live.

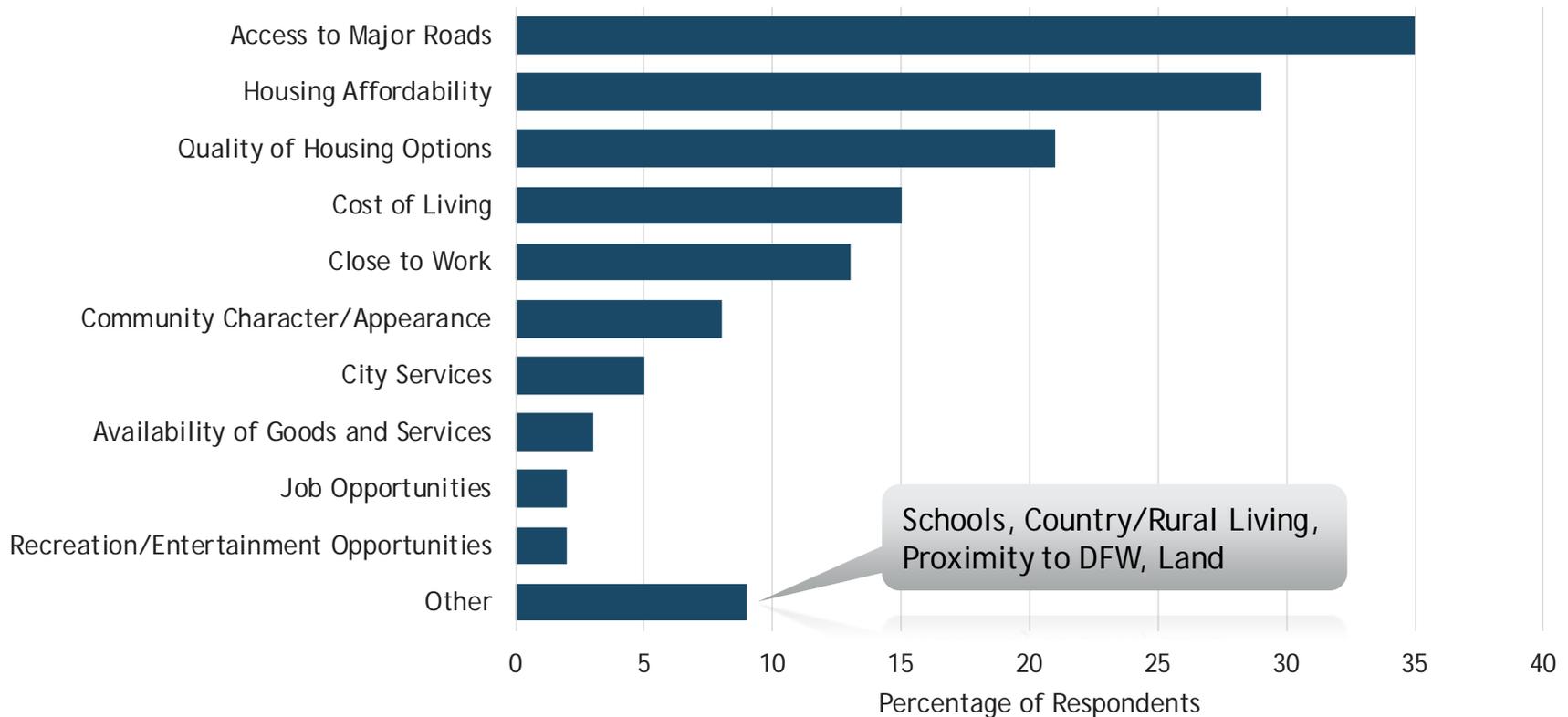
30% of respondents indicated that access to major roads was most important

when deciding to live in Rhome, and indeed, Rhome's location on US-287/81 and TX-114 facilitates ease of access to the goods and services that line the highway. Additionally, the proximity to major roads makes travel to work easier, a factor cited by 13% of respondents.

Still, other respondents cited the high quality of the school system, a charming rural atmosphere, and the proximity to the Dallas-Fort Worth Metroplex as the most important factors for living in Rhome.

Figure 3-4

"WHAT WAS THE MOST IMPORTANT FACTOR IN CHOOSING RHOME AS A PLACE TO LIVE?"



## Desired New Development

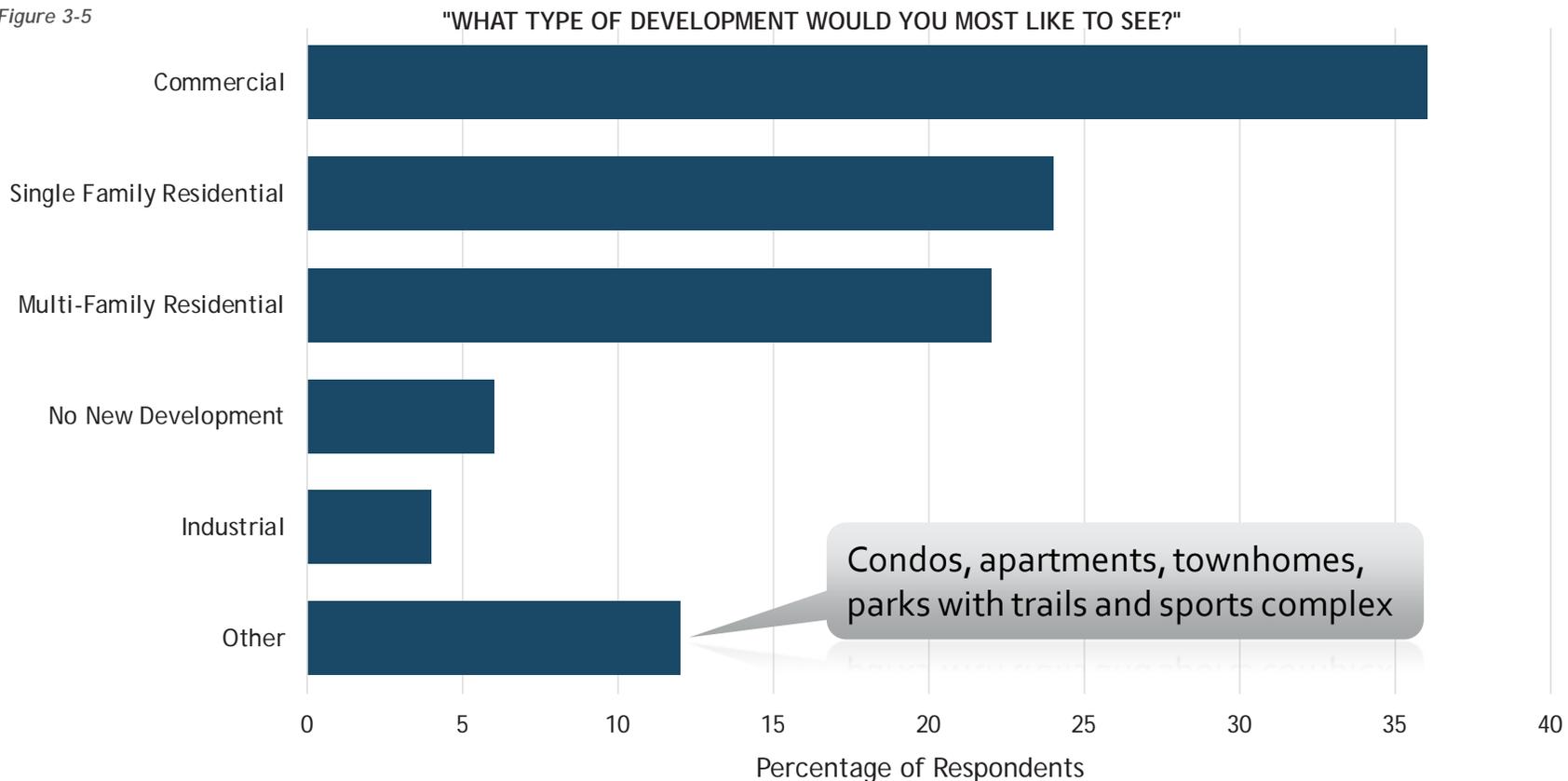
In terms of what type of new development citizens would like to see, the responses below reflect the optimism for growth expressed in the responses to prior questions. Over 35% of respondents indicated a preference for an increase in commercial development. This is appropriate given that many residents of Rhome must travel outside the city limits for goods and services.

A desire for more single family residential development was the top priority for 24% of respondents. However, number of respondents indicated a desire for condominiums, apartments, and townhouses in the "other" category. When these responses are appropriately factored into "multi-family," this

category represents 25% of the responses and is the next most desired type of development.

Other responses indicated a desire for increased parks and green space as well as a preference for no new development and an investment in basic services such as water quality. Overall, citizens are happy with the high quality of life Rhome but would like to see their city provide more options, both commercial and housing.

Figure 3-5



## 3.4 SWOT ANALYSIS

During the visioning process, the steering committee participated in a SWOT exercise. SWOT stands for Strengths, Weaknesses, Opportunities, and Threats. Committee members were asked to identify past, present, and future factors that will affect the City of Rhome.

### Strengths.....

The steering committee identified the location of Rhome, nestled between juxtaposing highways, as a strength, citing that the favorable location provides ease of access into the city, provides ease of transportation, and will likely lead to rapid growth and development. Other strengths included the strong-performing school district (NWISD), the fire and police departments, and the small town feel of Rhome.

### Weaknesses.....

The committee stated that Rhome's neighborhoods seem disconnected and that the lack of community gathering spaces and things to do in town is a weakness. Additionally, the interests with other entities (such as Tx-DOT or other municipalities) are not always aligned and are a weakness in terms of the ability to accomplish goals quickly.



### Opportunities.....

Identified opportunities included the fact that Rhome is in a fast growing area with the room to grow and that the city possesses the right staff, skill-set, as well as a community that cares about their city, wants it to grow and flourish, and is willing to work to make it better. Additionally, Rhome has a historical fabric that can and should be celebrated in order to strengthen community character and identity.

### Threats.....

Lastly, the committee identified likely threats to Rhome, citing that apathy from the community, the division between residents, and a general fear of change has the potential to stall growth. The competition from other municipalities and businesses, state and federal legislation, and the safety issues caused by the highways and high speeds of cars merging onto main street were also cited as potential threats.



Figure 3-6. A chart showing the answers committee members came up with on March 28, 2019 when discussing the strengths, weaknesses, opportunities, and threats the City of Rhome is facing.

## 3.5 IDENTIFIED ISSUES

Input from the community and the Steering Committee informed the identification of the following issues:

- ▲ Rhome lacks "branding" that emphasizes its character and community pride.
- ▲ There is a strong desire to preserve the "rural, small-town feel."
- ▲ Downtown is not accessible or pedestrian-friendly
- ▲ Rhome lacks more diverse housing options, which makes it less inviting to potential new residents.
- ▲ Lack of local job opportunities and support for small businesses.
- ▲ Transportation along the highways is unsafe
- ▲ Infrastructure needs to be repaired and improved.
- ▲ Rhome lacks public open spaces for recreation and for citizens to gather and socialize.
- ▲ Residents desire increased communication to encourage government transparency.
- ▲ There are disagreements within the community about the desired scope and speed of change as well as the source of funding for such changes.

The input gathered from the community was quintessential in identifying the following key issues areas: Land Use, Housing, Parks and Open Spaces, Transportation, Economic Development, and Inter governance. These areas were instrumental in crafting the goals and strategies that are presented in this plan.

The Steering Committee also participated in a series of exercises to create goals that the plan would seek to address.

First, participants were tasked with listing keywords to describe how the City of Rhome would look and feel. Words included: active, affordable, community, dynamic, friendly, historic, inclusive, open, safe, thriving, unique, walkable, and many more.

Next, participants drafted an aspirational vision statement with the common understanding that, while a vision statement may never be fully realized, it is the benchmark by which Rhome will measure its success and it will be used as a tool to guide decision -making. Next, participants worked in groups to identify goals that address the issues identified and move the city closer to accomplishing its vision statement.

## 3.6 VISION STATEMENT

Rhome's vision statement is a story about the kind of place the city will be in the future and what kind of change the citizens are working toward. The vision will be achieved by following a set of clear goals and enacting specific strategies and actions.

To be a safe, friendly community, proud of its attractive rural and small-town character that endeavors to serve people of all ages, backgrounds, and economic means with responsive, transparent governance. The City of Rhome will offer a wide array of quality commercial and retail services, as well as a variety of inviting parks, trails, and community gathering spaces, together making Rhome a wonderful place to live, work, and play.



## LAND USE

- 4.1 Existing Land Use & Zoning
- 4.2 Goals & Strategies
- 4.3 Future Land Use Plan
- 4.4 Land Use Area Descriptions

CHAPTER

# 4

# LAND USE

*“When we see land as a community to which we belong, we may begin to use it with love and respect.”*

*-Aldo Leopold*



Land Use Category	Area (Acres)	No. of Parcels	Percent of Total
<b>Open Space Land Uses</b>			
Ranch Land	7484.39	42	65.46%
<b>Developed Land Uses</b>			
Single Family	535.45	123	4.68%
Multi-Family	2.04	2	0.02%
Mobile Home	246.38	21	2.15%
Residential Acreage	1695.45	34	14.83%
Commercial	417.59	50	3.65%
Education	38.267	1	0.33%
Industrial	22.9	2	0.20%
Institutional/semi-public	75.4	23	0.66%
Parks/Recreation	0.91	3	0.01%
<b>Other Uses</b>			
Communication	0.06	1	0.00%
Hotel/Motel	0.73	1	0.01%
Utilities	11.2	3	0.10%
<b>Vacant Land</b>			
Vacant	128.88	58	1.13%
<b>TOTAL</b>	<b>11,434</b>	<b>364</b>	<b>93%</b>

use breakdown (including ETJ).

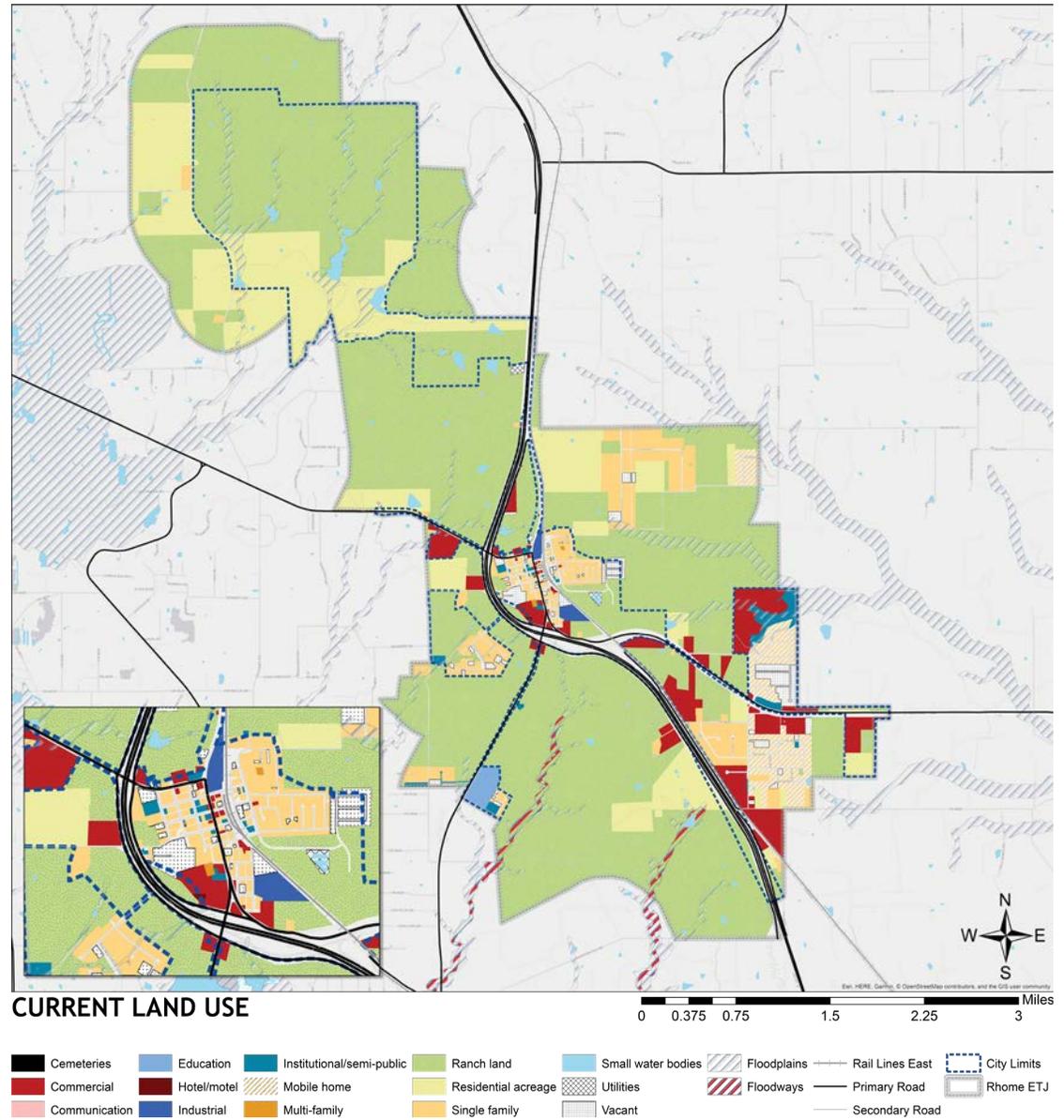


Figure 4-2. Map showing Rhome's land uses within its extraterritorial jurisdiction (ETJ).

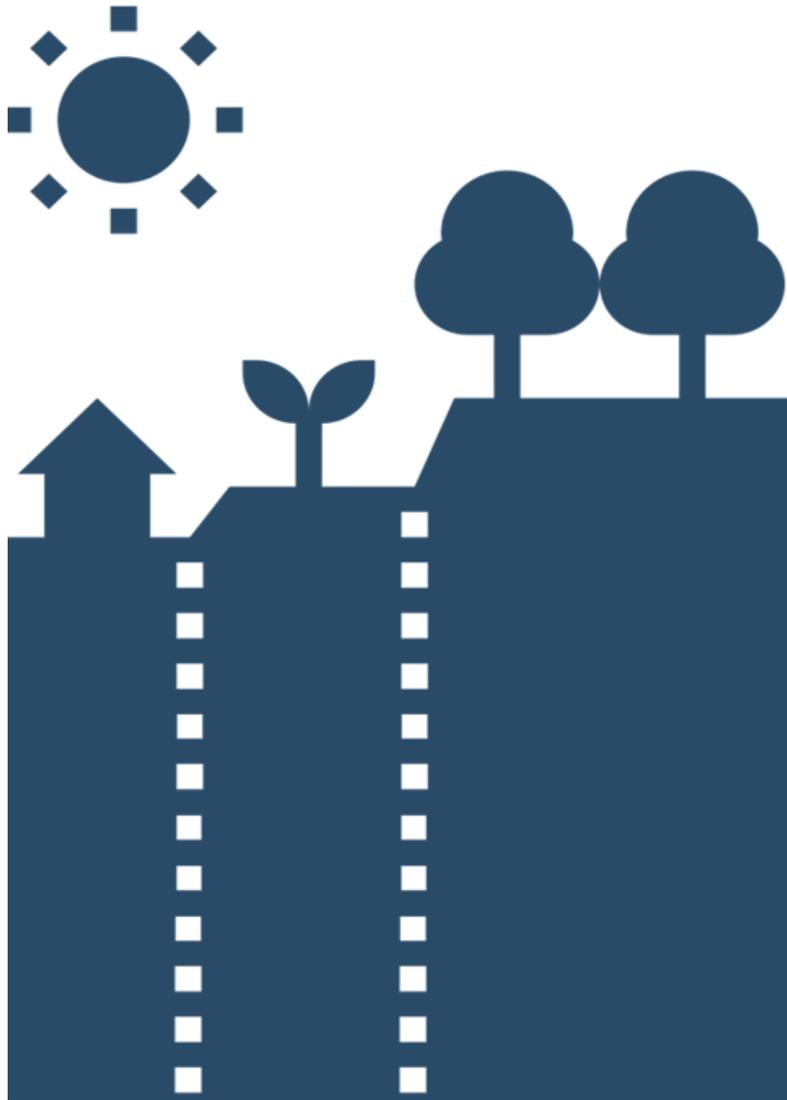
Assessing the current land-use situation is an important first step in planning for the future. Table 4-1 provides a summary of the current land uses for the City of Rhome. The analysis reveals that ‘Ranch Land’ is the dominant land-use type representing an estimated 87 percent of the total acreage of the land area. The second greatest land use type is ‘Residential Acreage’ with an estimated 1,404 acres. The assessment also shows a number of vacant parcels, constituting approximately 92 acres, which potentially offers some latitude in directing future land-uses.

Similarly, the agricultural land-use type is the dominant land-use for the Cleburne, Benbrook, and Alvaro (See Table 7-2). However, the City of Keene counts almost twice more vacant land than some of its counterparts, which provides greater flexibility for future land-use decisions. These future land-use decisions should be made in light of housing needs, economic development strategies, and projected population growth. Most importantly, because competitive uses can arise for a given area, a suitability analysis needs to be performed to determine the best use.

Additionally, comparing Rhome to other surrounding cities offers a complementary perspective on the current land-use situation.

LAND USE	KENNEDALE		JOSHUA		BENBROOK	
	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
Agriculture	147.16	2.79%	2,962.98	44.71%	6,960.64	37.83%
Commercial	307.23	5.82%	340.08	5.13%	364.65	1.98%
Industrial	200.58	10.87%	14.54	0.22%	61.94	0.34%
Institutional/Semi-public	494.16	0.97%	79.93	1.21%	103.19	0.56%
Education	661.29	1.52%	152.25	2.30%	89.37	0.49%
Parks/recreation	775.23	5.01%	21.41	0.32%	3,184.29	17.31%
Residential	1889.49	35.78%	1,993.95	30.08%	2,615.06	14.21%
Others	868.75	16.45%	38.91	0.59%	4,205.06	22.85%
Vacant	1098.35	20.80%	1,023.68	15.45%	816.76	4.44%
<b>TOTAL</b>	<b>5,281.57</b>	<b>100%</b>	<b>6,627.73</b>	<b>100%</b>	<b>18,400.96</b>	<b>100%</b>

Table 4-2. Comparison table of land use in other cities (including ETJs). (source: NCTCOG)



## 4.2 GOALS & STRATEGIES

The Land Use Goals for this comprehensive plan are derived from citizen input and baseline information presented in prior sections of the plan. The goals seek to work in conjunction with other goal areas in order to achieve the vision laid out in Rhome's Vision Statement.

### Goal LU-1 .....

*Encourage an efficient and compatible overall land use pattern that balances the need for residential housing while ensuring locations for the provision of required retail, commercial, and municipal services.*

#### STRATEGIES

- LU-1.1: Revise Rhome's zoning and subdivision ordinances to conform with Comprehensive Plan.
- LU-1.2: Commercial primarily located adjacent to highways to promote accessibility.
- LU-1.3: Denser housing options located near city center and existing infrastructure.
- LU-1.4: Downtown appropriate retail options located in historic Old Rhome.

Goal LU-2 .....

*Prioritize the redevelopment of Rhome's city core through establishment of a mixed-use retail, commercial, public, and residential district.*

STRATEGIES

- LU-2.1: Accessibility improvement through sidewalks and crosswalks.
- LU-2.2: Implementing safety measures through traffic calming techniques.
- LU-2.3: Focusing on meeting design standards to add aesthetics to the city.

Goal LU-3 .....

*Provide adequate space for housing existing and limited new light industrial activities in areas appropriately buffered from residential uses.*

STRATEGIES

- LU-3.1: Industrial areas buffered by green spaces to maintain a high aesthetic quality.
- LU-3.2: Making sure industries are located near highways and major thoroughfares in order to encourage accessibility by business.

Goal LU-4 .....

*Preserve quality open space, natural areas, and views.*

STRATEGIES

- LU4.1: Establish a storm water management plan to preserve natural spaces and minimize health risks for residents.
- LU4.2: Convert flood plains to parks and trails to optimize naturally sensitive areas.
- LU4.3: Sports complex located near school and on floodplain/floodway.

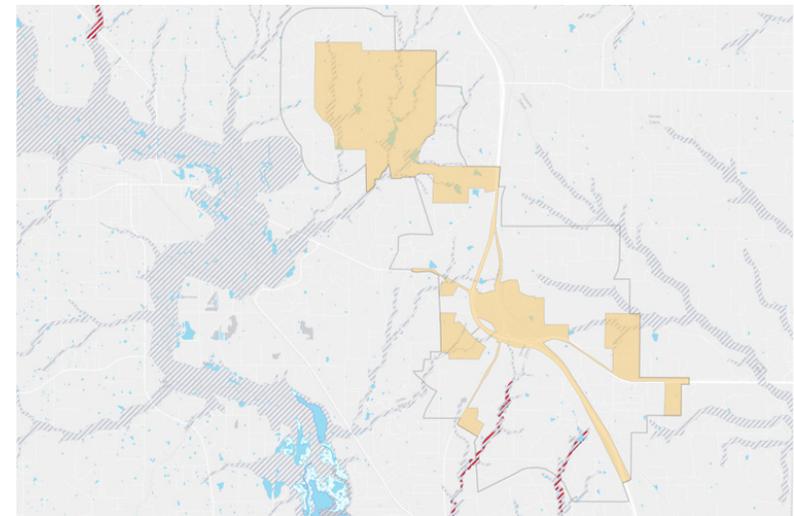
# 4.3 FUTURE LAND USE PLAN

In order to create a Future Land Use Plan (FLUP) that sets out to meet the Land Use Goals and move Rhome closer to its vision, several factors were taken into consideration. These include areas such as Rhome's projected needs (based on population projections) and current site conditions (such as topography, floodplains and waterways, and current jurisdictions).

## Floodplain and Topography.....

In terms of hydrology, only a small percentage of the area within Rhome's extra territorial jurisdiction is considered floodplain. However, a most of this land is concentrated in the northern Chisholm Trail area with some floodways located in the southern area of the cities ETJ.

Rhome sits at a gradual precipice which allows for magnificent views of a rolling prairie landscape to the west. This is an asset and should be considered especially in relation to building heights which have the potential to obscure such views.



**HYDROLOGY**  
 City Limits  
 Rhome ETJ  
 Surface Water  
 Floodplains  
 Floodways  
 Comprehensive Plan City of Rhome, TX  
 Source: NCTCOG Regional Land Use Map - 2015  
 0 0.425 0.85 1.7 2.55 3.4 Miles



**TOPOGRAPHY**  
 650 R - 710 R 720 R - 770 R 780 R - 820 R 830 R - 870 R 880 R - 940 R  
 City Limits  
 Rhome ETJ  
 Comprehensive Plan City of Rhome, TX  
 Source: NCTCOG Regional Land Use Map - 2015  
 0 0.425 0.85 1.7 2.55 3.4 Miles

Figures 4-3 and 4-4. Maps showing Rhome's Hydrology and Topography

## Unusual City Limits.....

Unusual current city limits need to expand within the ETJ to accommodate future growth and meet community needs. Because the ETJ is set, annexation should be prioritized to incorporate higher value areas and areas likely to generate an increase in tax dollars for the city first.

Another priority is to bring disjointed city areas and neighborhoods together.

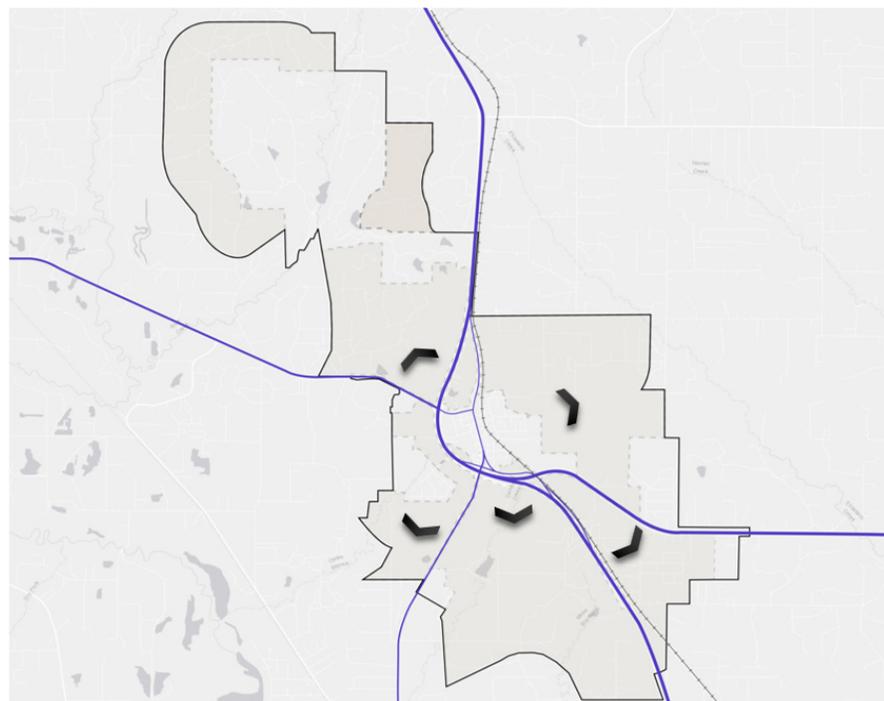


Figure 4-5. Map of Rhome's City Limits and ETJ limits

## Projected Population Needs.....

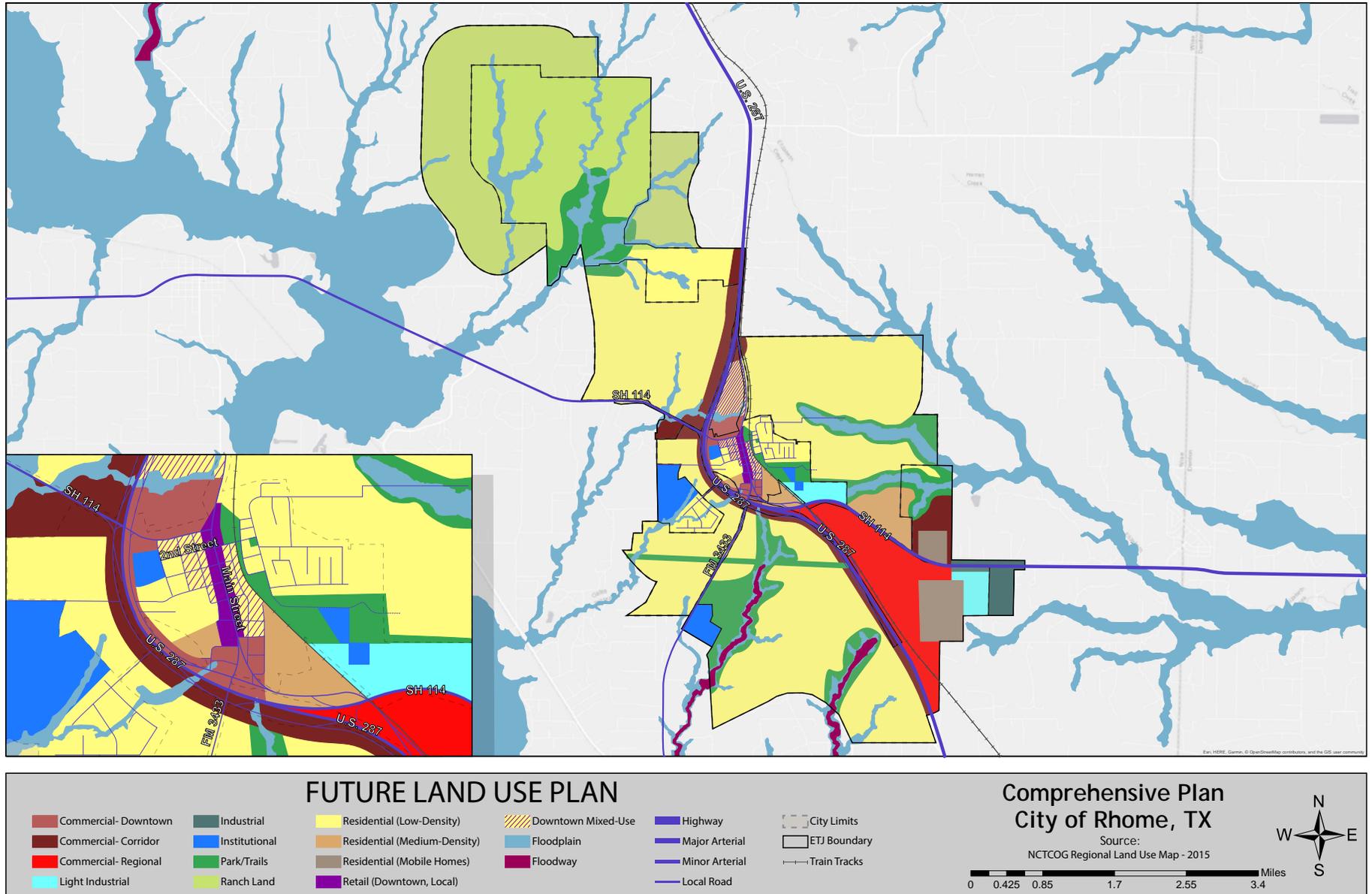
Based on the projected population growth, Rhome will need to plan for specific categories of land use. Categories include residential, commercial, and parks/recreation spaces.

The needed land is determined by calculating the area per capita of each category and multiplying it by the population projections. Only land included within the city limits of Rhome are included, as the official population only includes those persons living within city limits). Best practices are utilized in the case of Parks/Recreation (i.e. Park, Recreation, Open Space, and Greenway Guidelines recommend 36 acres of park/recreation space per 1000 persons.)

Rhyme will need between 1,256 and 1,754 additional acres to provide for its future population. The city will need to look to the approximately 12,744 acres included in its Extraterritorial Jurisdiction (ETJ).

LAND USE	ACREAGE NEEDED (Forecast)	DIFFERENCE (Future -Actual)	ACREAGE NEEDED (TWDB Projection)	DIFFERENCE (Future -Actual)
Residential	1,683	841	2,030	1,188
Commercial	351	171	423	243
Industrial	35	13	42	20
Institutional/ Semi-public	140	74	169	103
Education	70	32	87	49
Parks/Recreation	126	125	152	151
<b>TOTAL</b>	<b>2,405</b>	<b>1,256</b>	<b>2,903</b>	<b>1,754</b>

Table 4-3. Table of Projected Future Land Needs.



**Figure 4.1.** This map represents the future vision of the City of Rhome. It is not a regulatory document. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# 4.4 LAND USE AREA DESCRIPTIONS

The plan establishes a typology for land use areas, including descriptions and broad policies for each area. These land use policy areas are the results of an analysis of development suitability constraints, the existing built environment and provision of development infrastructure, determination of minimum land area required to accommodate projected growth, and input from civic and community leadership. These descriptions are meant to provide an overall character of the area, with the specific applicable development regulations left to the discretion of future decision makers.

## Parks/Trails

Floodplains predominantly define the green spaces in this plan. As minimal utilities and/or structures would have to be installed, the creation of a park would be a low-cost investment. The area is not suitable for much else and it maintains the rural and natural “feel” that residents like about living in Rhome. These areas could eventually be connected into a system of trails and parks. This land use is further explored in Chapter 8.

## Ranch Land

The area, while predominantly agricultural, allows for the development of larger residential lots in environmentally sensitive areas such as floodplain fringe, forested areas, places with steep slopes, and more. Lot arrangement shall be geared toward reserving large areas for open space/communal uses.

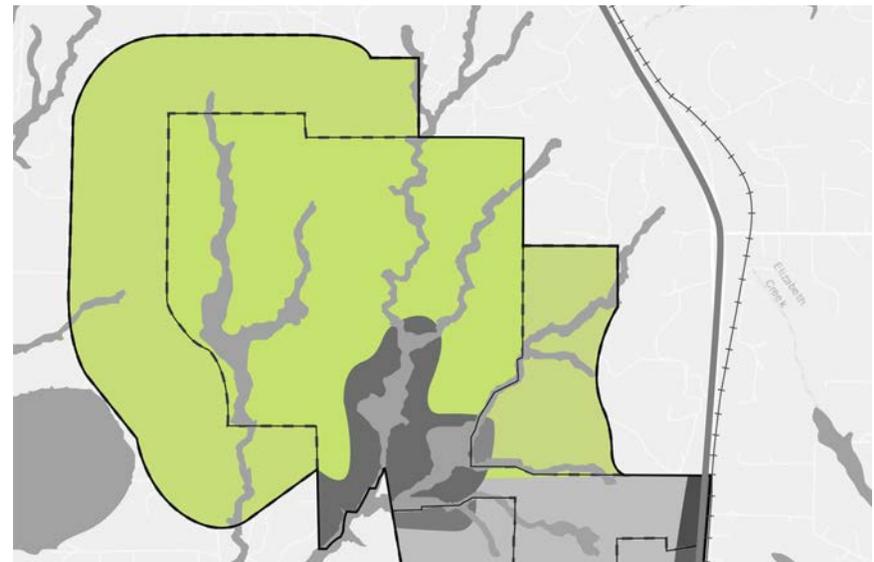


Figure 4-2. Map showing Ranch Land Future Land Use suggestion.



Figures 4-3 and 4-4. Existing Ranch Land examples in Rhome.

## Residential (Low-Density)

This area represents low-density residential composed of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential account for the largest percentage of land use. Although all single-family areas, have been labeled low-density, the City should strive for a range of lot sizes to develop and can reinforce this by continuing to provide a choice of several single-family zoning districts with various lot sizes according to the Rhome Zoning Ordinance.



Figures 4-5 and 4-6. Existing low-density Residential examples in Rhome.

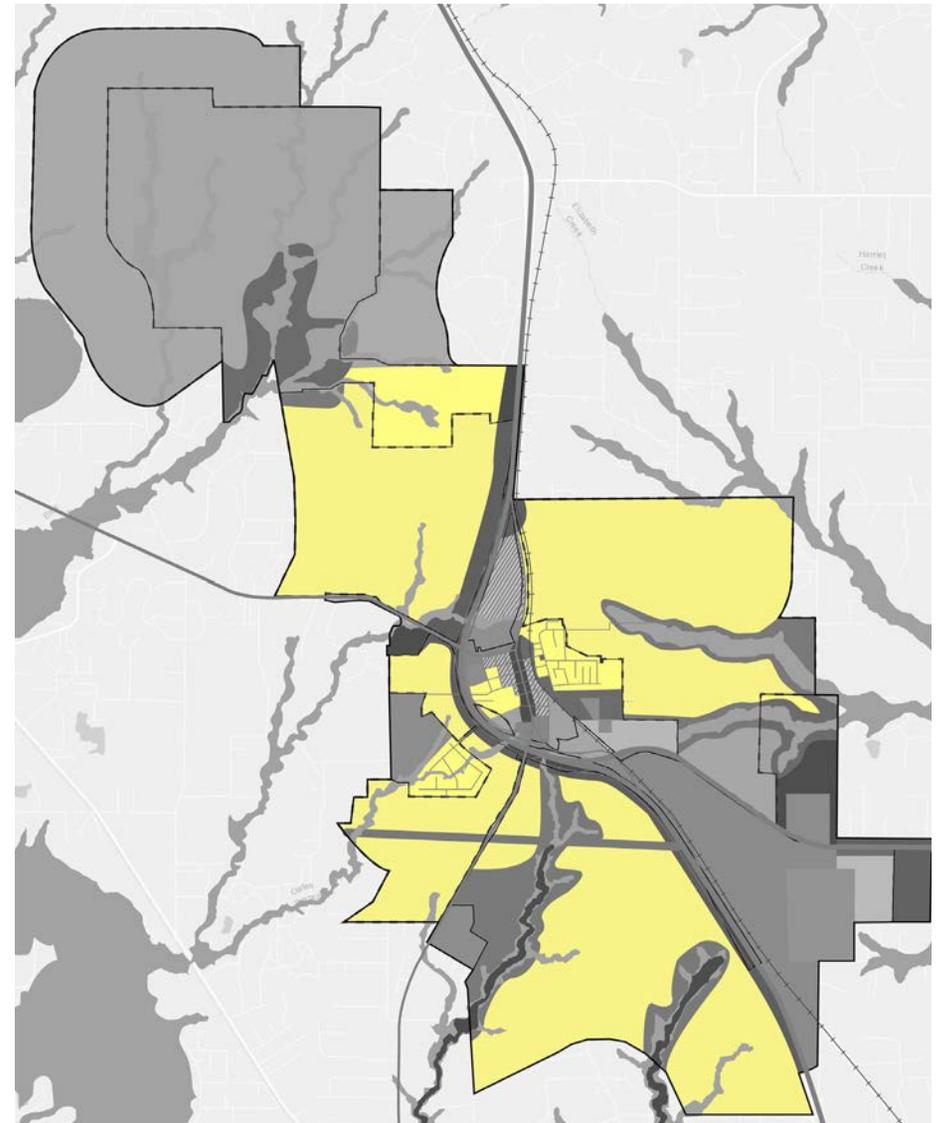


Figure 4-7. Map showing Residential (low-density) Future Land Use suggestion.

## Residential (Medium-Density)

Medium density residential is a range of multi-unit or clustered housing types compatible in scale with single-family homes. They provide more housing choices in low-rise, walkable neighborhoods and are more affordable without the cost and maintenance burden of a detached single-family home. The benefit of this housing type lies in the reduced dependence and need for city services and impermeable surfaces, such as roadways. Additionally, the higher density will sustain local businesses and promote a thriving downtown.



Figures 4-8 to 4-10. Examples of possible medium-density Residential neighborhoods.

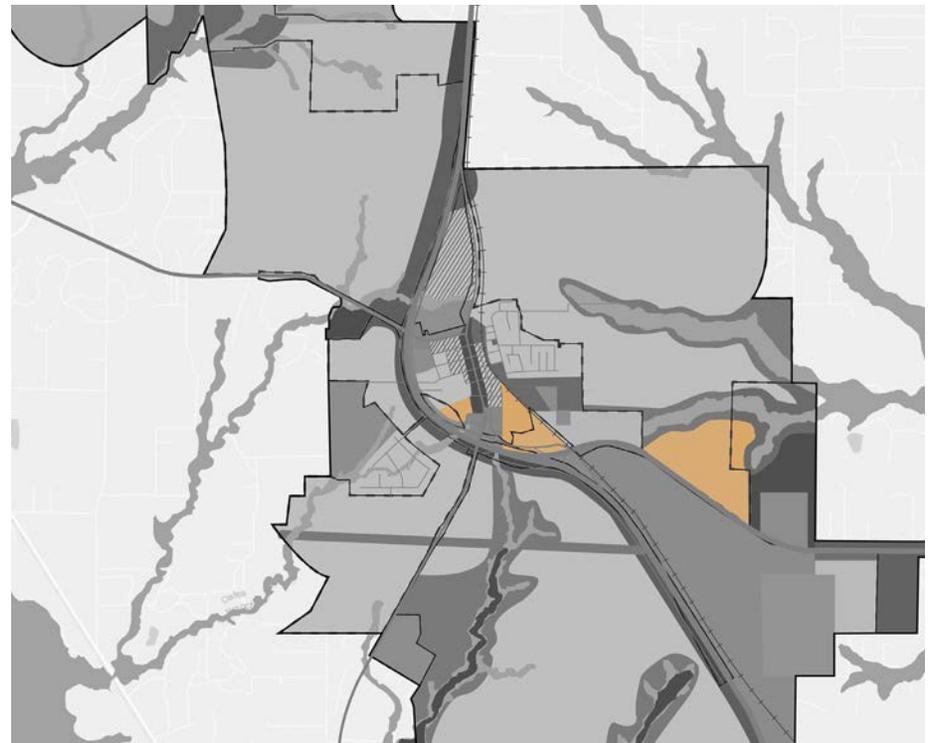


Figure 4-11. Map showing Residential (low-density) Future Land Use suggestion.

## Retail and Downtown Mixed-Use

These categories are intended to provide maximum flexibility to ensure a quality mix of moderate density residential, community-serving open-space, retail, restaurant, and commercial around the core of Rhome. The retail corridor (purple) is centered on Main Street, and the adjacent mixed-use areas (hatched) create vibrant pedestrian-oriented urban environments by bringing in complementary activities and public amenities together in one location at various scales. The variety of uses enables people to live, work, play, and shop in one place while providing an economic base for businesses.

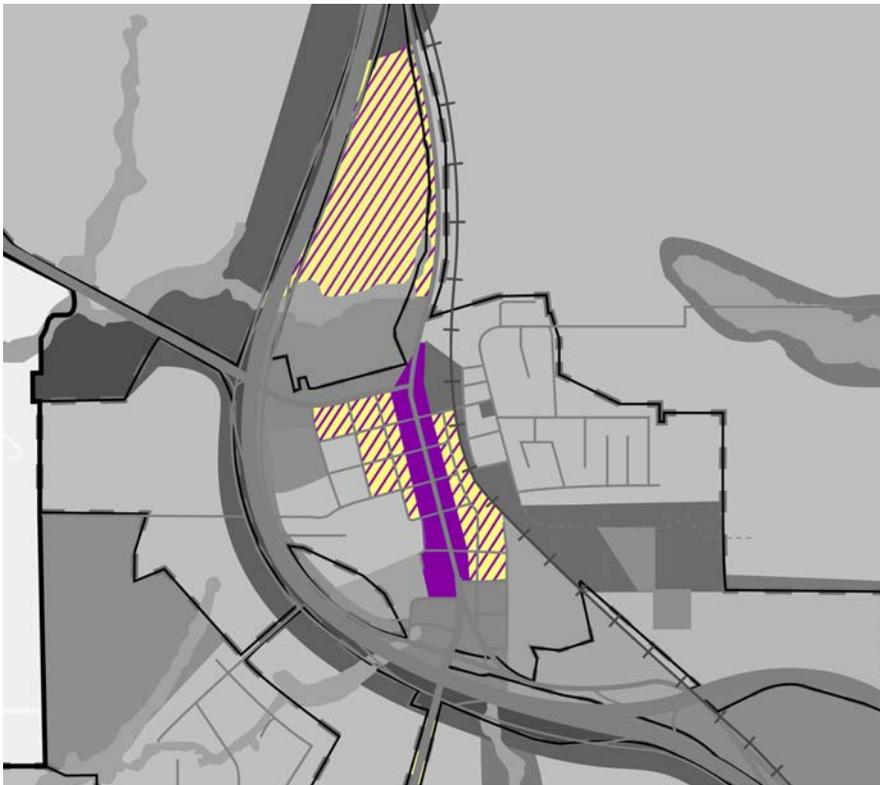


Figure 4-12. Map of Downtown Mixed-Use (hatched) and Retail (purple) future land uses.



Figure 4-13. A streetscape view of mixed-use buildings within a civic core.



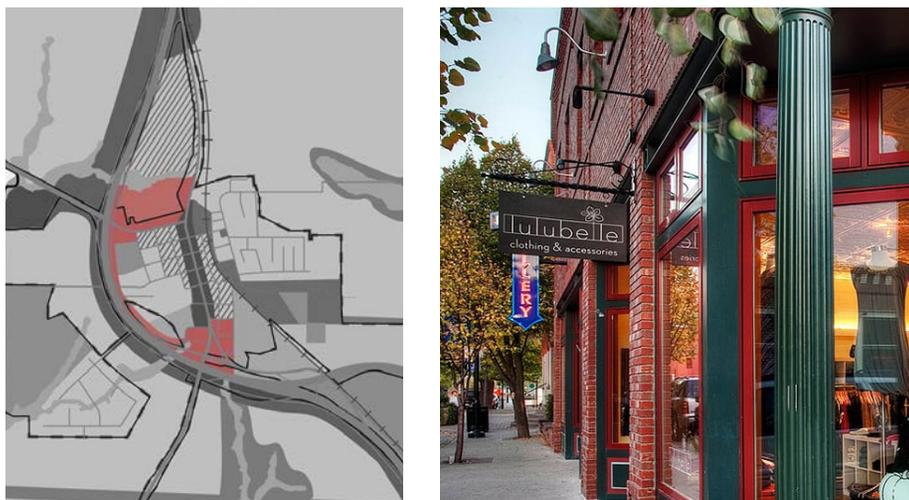
Figure 4-14. Downtown Plano.



Figure 4-15. Downtown with historic, frontier-style architecture.

## Commercial: Downtown .....

The land use classification defines areas that provide service-oriented commercial, professional offices, and other businesses that fit the character of Old Rhome and that benefit from pedestrian-friendly environments. Local business like “mom and pop” shops, restaurants, cafe, and microbreweries would be appropriate businesses for these areas.



Figures 4-16 & 17. Map of proposed Downtown Commercial (left) and example (right).



Figures 4-18. Image of local, downtown commercial building styles.

## Commercial: Regional & Corridor .....

This land use classification defines areas that provide service-oriented commercial, professional offices, and other businesses that serve more than one residential neighborhood. The regional commercial occupies the land between U.S. 287/81 and TX 114 and serves a customer base beyond simply local residents. Appropriate types of businesses include medium-density and big-box stores, and other, more intense commercial activities. The corridor commercial areas are located along highways and/or major arterials and tend to focus on more auto-oriented commercial uses that require convenient roadway access.



Figures 4-19 & 20. Proposed Regional and Corridor Commercial and existing example (right).



Figures 4-21. A possible regional Commercial example (note the ample parking).

## HOUSING

5.1 Introduction

5.2 Current Conditions

5.3 Projected Housing Needs

5.4 Goals & Strategies

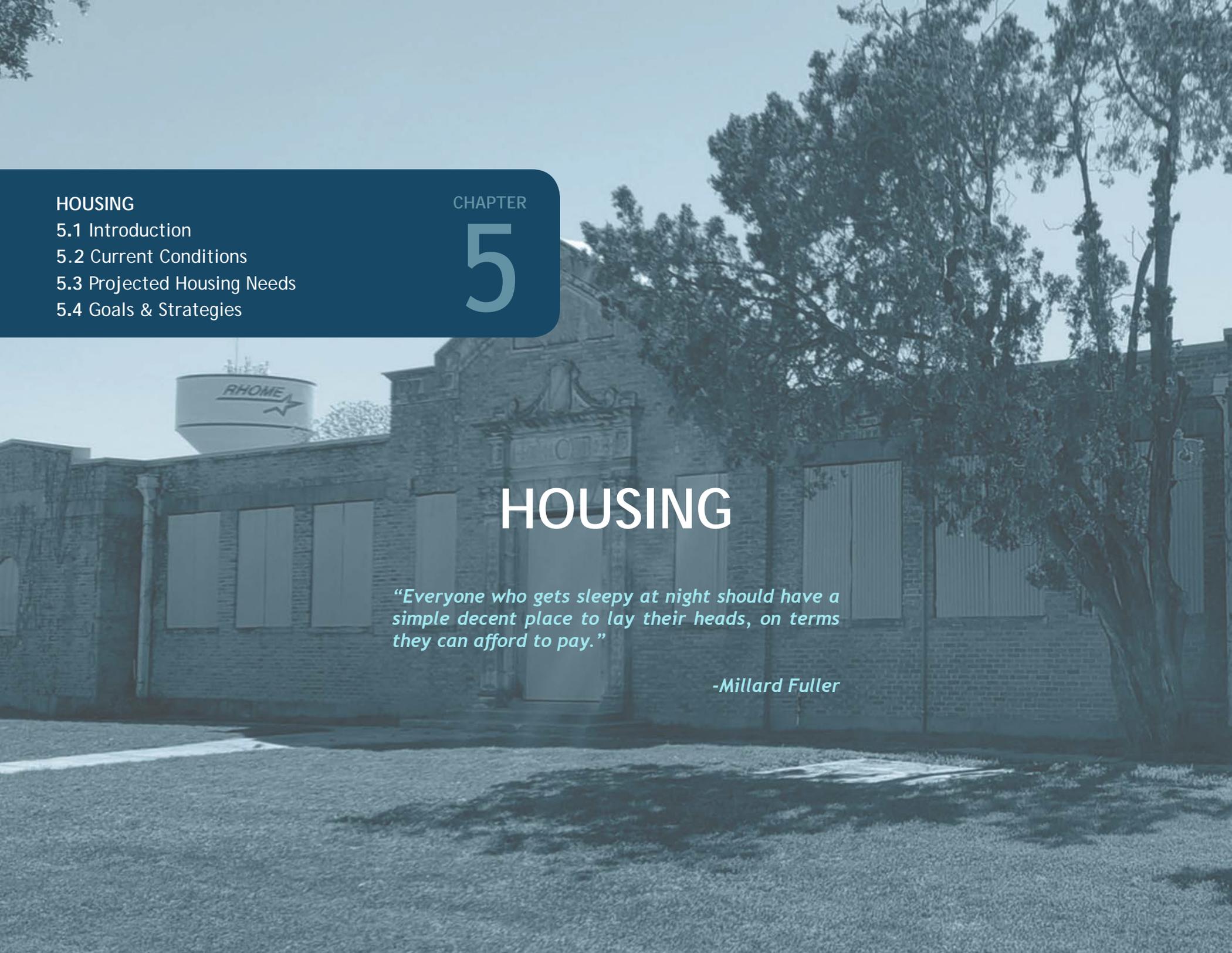
CHAPTER

# 5

# HOUSING

*“Everyone who gets sleepy at night should have a simple decent place to lay their heads, on terms they can afford to pay.”*

*-Millard Fuller*



## 5.1 INTRODUCTION

Housing is fundamental to the neighborhoods in which people chose to live, work, and play. The provision of adequate housing is not only important to the quality of life of our residents but also to the economic vitality of our city. Therefore, the City of Rhome is dedicated to further unlocking the potential of its communities by expanding and improving living environment options. To that effect, we undertook a thorough analysis to identify housing gaps and opportunities to build more desirable, livable, and resilient communities.

Housing needs and challenges are often complex to grasp. This section identifies key facts and trends to inform the development of policies to address current and future housing needs. This comprehensive plan assesses the current state of Rhome's housing stock with regards to tenure, vacancy, affordability, aging housing, and housing diversity. As a result, and in accordance with Keene's vision, we formulate housing policies to direct and inform future investments to meet resiliency, livability, and sustainability challenges.

## 5.2 CURRENT CONDITIONS

Rhome's neighborhoods range from newer subdivisions to historical homes that are located downtown in Old Rhome. Current housing area options include Crown Point, Bywell Estates, Chisholm, Ellis Homestead, and Old Town Rhome.

Housing characteristics consist of the total number of housing units (occupied and vacant), owner or rental occupied status, median rent, and the value and age of housing units.

The 2013-2017 Census figures for the City of Rhome cite the total number of housing units as 618. Of these, 586 (94.8%) are occupied while 32 (5.2%) are vacant. Within occupied housing units, 433 (73.9%) are owner-occupied and 153 (26.1%) are renter-occupied, with a median rent of \$994.

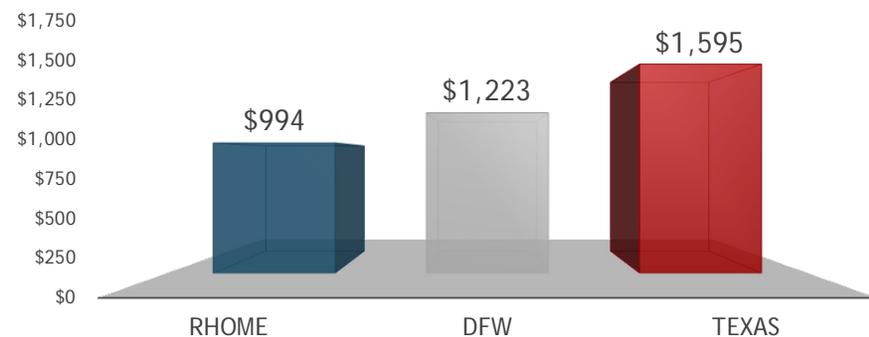


Figure 5-1. Average Rent Cost.

## Neighborhoods

Rhyme's neighborhoods range from newer subdivisions to historical homes that are located downtown in Old Rhyme. Current housing area options include:

- ByWell Estates - located East of Rhyme on TX 114, ByWell Estates is a well-maintained manufactured home community.
- Chisholm Trail Ranch- a shared neighborhood between the City of Rhyme and the City of Newark. Chisholm offers spacious half acre lots with brick homes.
- Crown Point- located in the center of Rhyme just east of Main Street, Crown Point offers regular size city lots and comfortably-sized brick homes
- Ellis Homestead- located on the southwest edge of Rhyme just off of Hwy 287, Ellis Homestead offers large lots and spacious brick homes.
- Rolling V Ranch- located south of downtown Rhyme, Rolling V Ranch is an upcoming 3,500-acre development, of which 2,000 will be in Rhyme's ETJ.
- Prairie Point- located west of Crown Point, Prairie Point is a 350-acre mixed use development along TX 114.
- Old Rhyme, also known as "Old Town Rhyme"- offers historical homes and some of the oldest building stock in Rhyme. Take a tour around Rhyme proper.

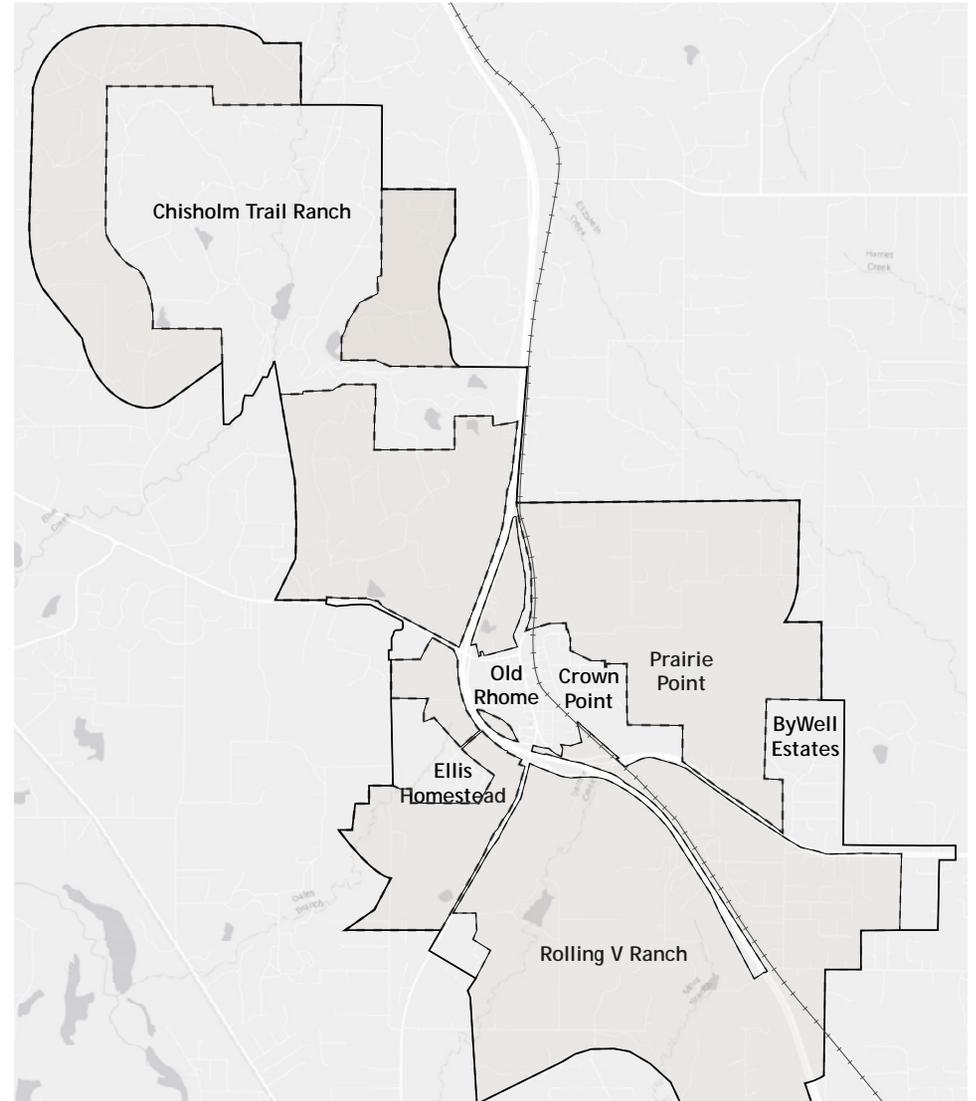


Figure 5-2. Map showing the different neighborhoods/subdivisions of Rhyme.

## Housing Stock

Housing characteristics consist of the total number of housing units (occupied and vacant), owner or rental occupied status, median rent, and the value and age of housing units.

In 2019, the median home cost in Rhome is \$223,100. Home appreciation the last 10 years has been 41.8%. Home Appreciation in Rhome is up 10.9%. The median age of real estate in Rhome is 13 years old. Renters make up 23.8% of the Rhome population

The 2013-2017 Census figures for the City of Rhome cite that there are 618 total housing units. Of these, 586 (94.8%) are occupied while 32 (5.2%) are vacant. Within occupied housing units, 433 (73.9%) are owner-occupied and 153 (26.1%) are renter-occupied, with a median rent of \$994.



Figure 5-4. A typical brick housing unit located on Old Mill Road in Old Rhome.

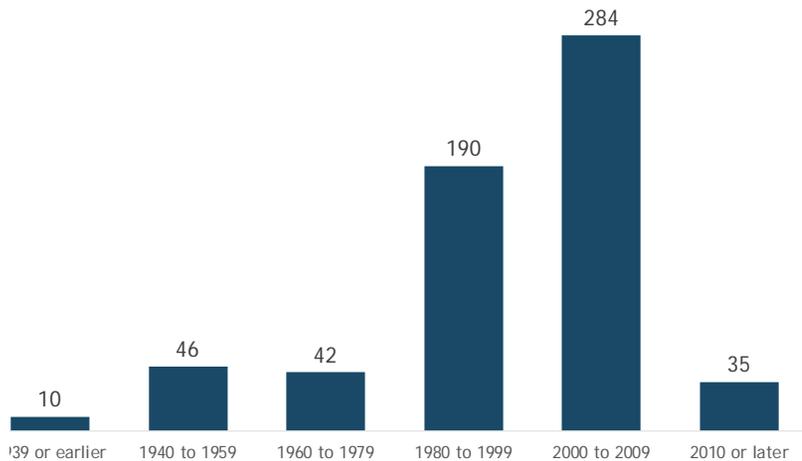


Figure 5-3. Year housing was built in Rhome.

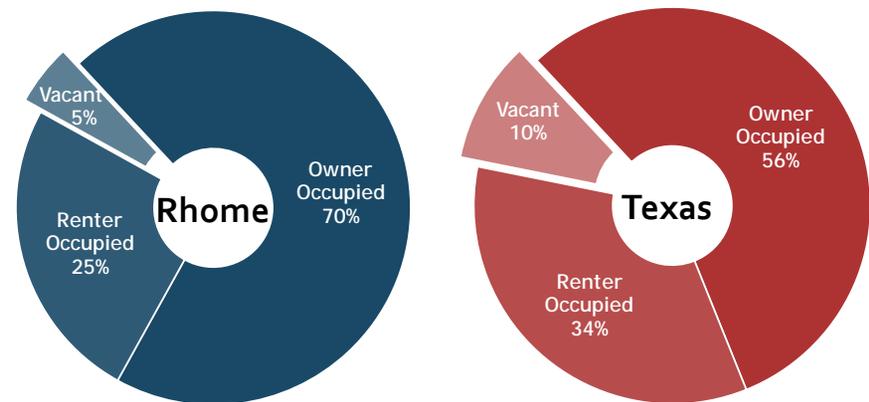


Figure 5-5. Housing Occupancy in Rhome compared to Texas.

## 5.3 PROJECTED HOUSING NEEDS

Using Rhome's future population projections, we establish that the city will need to provide an additional **1,161** housing units by 2040 based on the forecasting projection (**2,023** housing units in a maximum projection scenario) in order to accommodate a growing population. In terms of land, it is estimated that Rhome will need an additional 841 to 1,188 acres of land dedicated to residential uses.

Additionally, further housing issues were identified through this analysis as well as through public input. They include:

- ▲ Desire to continue building single family housing.
- ▲ Concern for preserving housing characteristics currently in city.
- ▲ Desire for housing program that will encourage and help residents with upkeep of housing.
- ▲ Lacking strong code enforcement on housing.
- ▲ Need for diversifying housing.

*"...Rhome will need to provide an additional 1,161 housing units by 2040..."*

Not accounting for increased housing needs will result in a stagnant tax base and a missed opportunity for increased revenue by the City. Because Rhome is essentially land-locked in terms of its city limits and ETJ, increased housing will inherently imply increased density. However, residents strongly prefer single family residential housing. Thus, the city must consider the effects of the additional infrastructure and increased impermeable surfaces required to sustain current housing trends and their potential detrimental effects on the natural ecosystems that residents so admire about Rhome.



*Figure 5-6.* A housing unit typical of the larger estates found in Rhome's peripheral "residential acreage" areas.

# 5.4 GOALS & STRATEGIES

Neighborhood and Housing goals and strategies for this comprehensive plan are derived from citizen input and baseline information presented in prior sections of the plan.

## Goal H-1 .....

*Promote housing development that maintains or enhances economic opportunity and community well-being, minimizing the need for extensive new infrastructure, protecting the natural environment, and maintaining Rhome’s peaceful, attractive atmosphere.*

STRATEGIES

- H-1.1: Prioritize single family housing in current city peripheries through agreements with developers that will subsidize the cost of establishing utilities/utility connections, services, and maintenances, and create more sustainable neighborhoods.
- H-1.2: Locate denser housing options near roads/transit-ways and city center in order to preserve the rural character and create synergy between residents and businesses.
- H-1.3: Promote tree coverage where appropriate with landscaping.

## Goal H-2 .....

*Provide a variety of housing types, densities, and designs, including affordable housing options to allow all people housing choice.*

STRATEGIES

- H-2.1: Locate denser uses near city center where access to businesses will be easier and less reliant on automobile transportation.
- H-2.2: Adapt ordinances that enforce characteristics of housing wanted by city.
- H-2.3: Utilize state and federal housing programs that help new home buyers and others to afford homes.

## Goal H-3 .....

*Promote a high quality living environment through the preservation of stable residential neighborhoods and the responsible development of new neighborhoods, including adequate maintenance of existing housing stock.*

STRATEGIES

- H3.1: Annex and “fill in” areas of the ETJ to encourage growth from the inside-out.
- H3.2: Create a grading system for properties that allow for the rating of neighborhoods so that city can prioritize the maintenance of housing subdivisions.



CHAPTER

# 6

ECONOMIC DEVELOPMENT

6.1 Introduction

6.2 Current Conditions

6.3 Economic Analysis

6.4 Goals & Strategies

# ECONOMIC DEVELOPMENT

*“Economic growth without investment in human development is unsustainable - and unethical.”*

*-Amartya Sen*

# 6.1 INTRODUCTION

A major goal of urban and economic development planning is producing policies and programs to promote economic growth. Because a booming economy has a positive effect on the tax base and therefore the resources afforded by a community, economic development plays a critical role in supporting the other sections of this comprehensive plan. Building on the existing economic base preserves workforce integrity, capitalizes on existing infrastructure, and leverages current educational resources. Recognizing synergies that exist between existing economic assets and potential opportunities that could diversify the local economy can build a future Rhome that embraces its strengths and welcomes new prospects.

This section is dedicated to the investigation of factors that affect economic growth at the regional level as well as at the local level with the goal of developing smarter policies to increase more opportunities for economic growth.



Figure 6-1. Motel 6 Rhome, the city's only lodging for tourists and guests.



Figure 6-2. Modern Welding company located on the peripheries of downtown/Old Rhome.

## 6.2 CURRENT CONDITIONS

Rhome is located midway between Fort Worth and Decatur with highways U.S. 287/81, TX 114, and FM 3433 connecting these areas. Rhome's location offers access to larger markets in the DFW metropolitan area. Rhome also has rail service, with the current service provided by BNSF Railroad company.

Rhome has businesses currently along the side of the highway for stopping travelers driving through the area. There are some commercial businesses as well in the downtown/Old Rhome area. Economic Development issues identified through this analysis and through public input include:

- ▲ Not many local businesses.
- ▲ Need for job growth, locally
- ▲ A desire for expanding retail and commercial
- ▲ Need for more places to go to in downtown

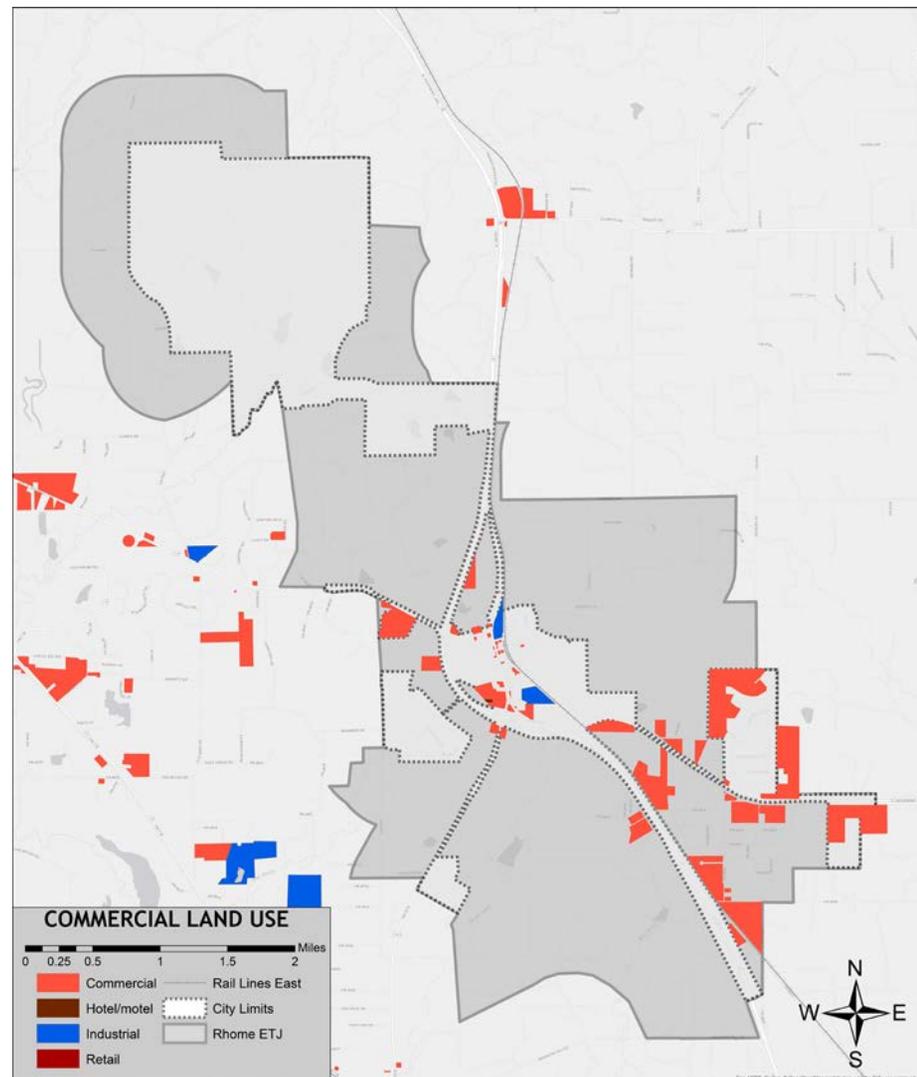


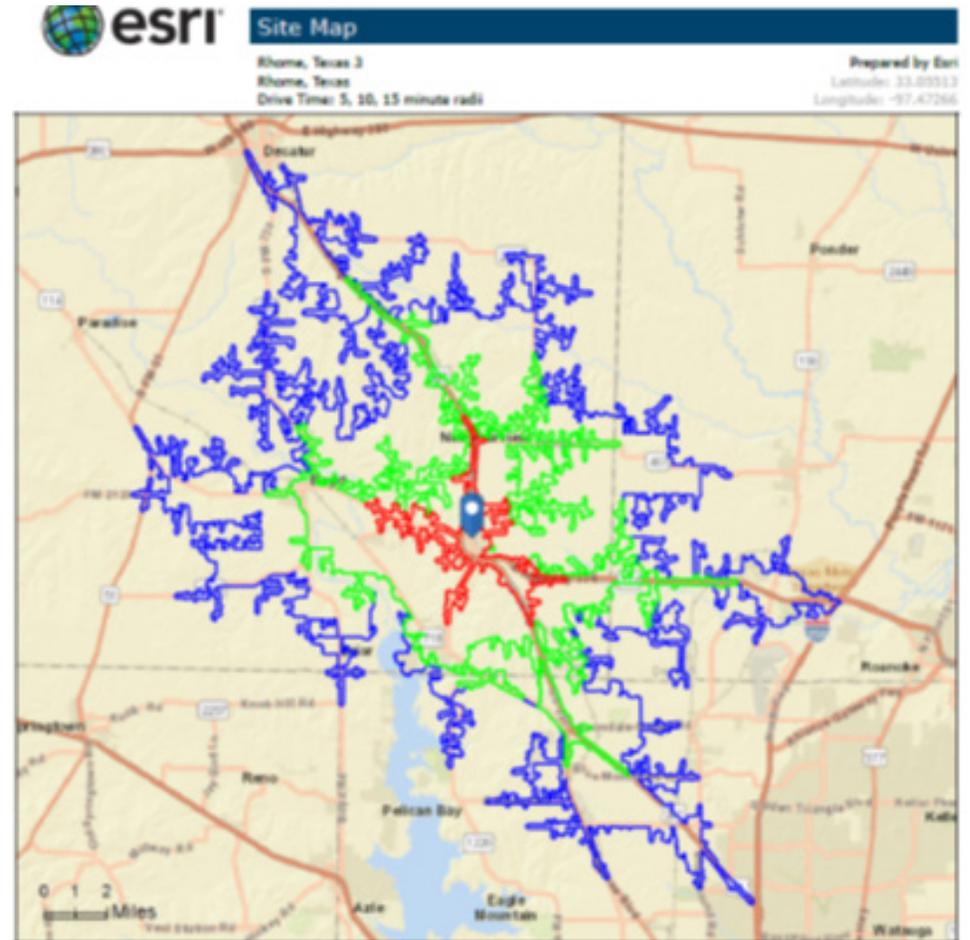
Figure 6-3. Map showing commercial land uses in the vicinity of Rhome.

## 6.3 ECONOMIC ANALYSIS

In order to evaluate the potential for improved economic conditions in Rhome, the IUS team conducted an analysis using ESRI's Business Analyst. Specific analyses included retail market potentials, defined as the propensity for residents to spend on specific goods and services in proportion to the national average expenditure, as well as retail sales leakage, defined as the sales surplus or deficit within the study area based on potential expenditures vs. actual local sales of goods and services.

Ideally, a community should provide at least sufficient goods and service to meet consumer spending potentials, plus sell additional goods and services to persons travelling through the area. Business attraction and development services should focus efforts on industry groups with high local sales potentials, in that there will be ample local demand to support those kinds of businesses, especially if coupled with an apparent retail sale leakage for that industry group.

The analysis area consists of 5, 10, and 15 minute drive time rings around the center of Rhome.



**Figure 6-4.** A map showing the economic analysis areas. Shown are 5-minute drive times (red), 10-minute drive times (green), and 15-minute drive times (blue).

## Retail Leakage

Enormous retail sales leakages appear at the 15-minute drive time ring. Total value of lost trade for retail sales and food and drink is \$375 million. The only industry sector that shows a significant surplus is gasoline sales. The total food and drink leakage is \$42 million.

- ▲ Food and Beverage Stores Leakage: \$93,282,070
- ▲ Restaurants/Other Eating Places Leakage: \$39,171,495
- ▲ Drinking Places – Alcoholic Beverages Leakage: \$2,435,588
- ▲ Clothing and Accessories Stores Leakage: \$26,561,320

Key retail industry groups with the highest lost sales along with highest consumer spending potential therefore include:

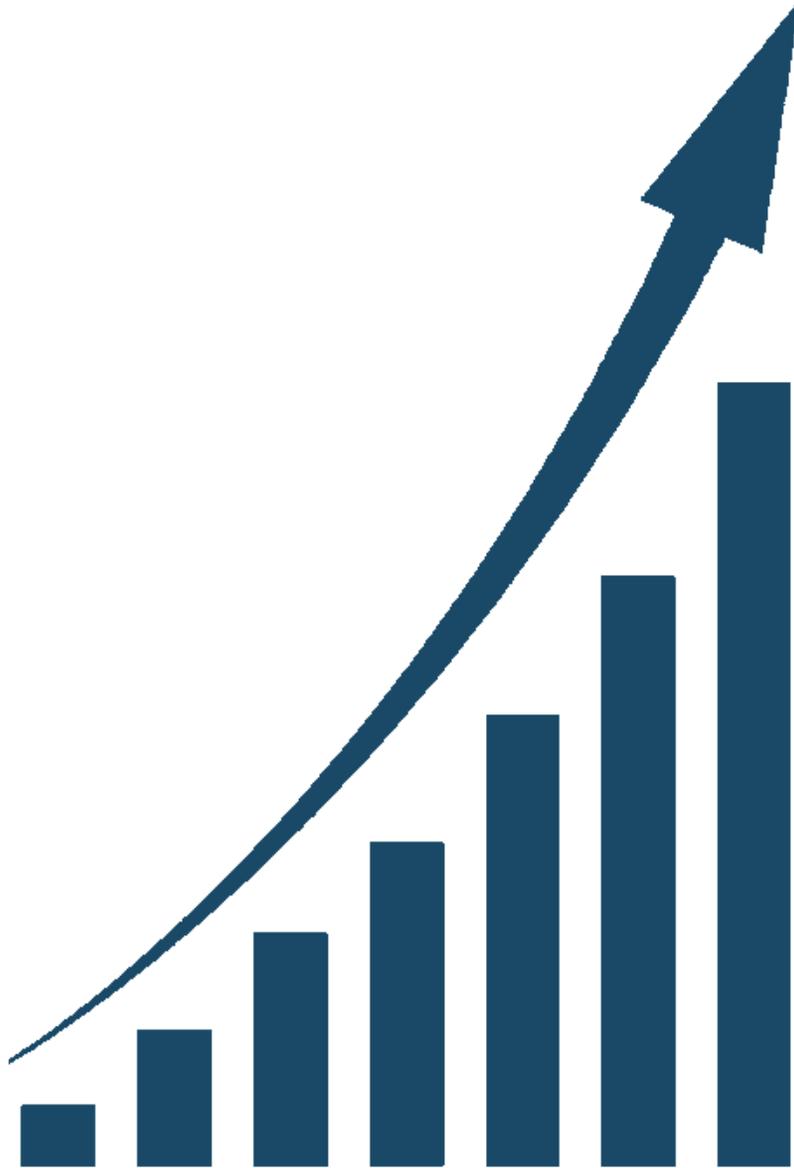
- ▲ Clothing Grocery and Convenience Stores
  - Convenience Stores
  - Coffee Shops
  - Butchers
  - Bakeries
  - Fresh Fruit and Vegetables
- ▲ Restaurants and Bars
  - Take-out and Drive-through Restaurants
  - Family Restaurants and Steak Houses
- ▲ Clothing, Jewelry, and Apparel Stores
  - Men's, women's and children's clothing
  - Costume jewelry

***"Total value of lost trade for retail sales and food and drink is \$375 million."***

Depending on the size of the business, many of these retail industries would be able to locate in downtown Rhome. The downtown area should focus on specialty retail, rather than general: i.e. bakeries or coffee shops rather than full-service groceries, or funky costume jewelry and accessory stores rather than chain retail.

In short, Rhome has the potential to support more local businesses. Recruitment and retention efforts should be placed on development of smaller, specialty "mom and pop" stores in downtown, and chain or more general retail along the highway. Unique dining and shopping opportunities offer the potential to serve local residents while attracting outside dollars as well.

Building on the existing economic base preserves workforce integrity, capitalizes on existing infrastructure, and leverages current educational resources. Recognizing synergies that exist between existing economic assets and potential opportunities that could diversify the local economy can build a future Rhome that embraces its strengths and welcomes new prospects.



## 6.4 GOALS & STRATEGIES

Economic Development goals and strategies for this comprehensive plan are derived from the citizen input and baseline information presented in prior sections of the plan. The goals seek to work in conjunction with other goal areas in order to achieve the vision laid out in Rhome's Vision Statement.

### Goal ED-1 .....

***Foster a positive “down to business” environment in Rhome to encourage development of small local businesses.***

#### STRATEGIES

- ED-1.1: Make improvements to the overall look of downtown in order to promote an environment that allows businesses to flourish.
- ED-1.2: Develop an economic plan centered around the goal of enhancing, retaining, and expanding the number of small businesses and start-ups.
- ED-1.3: Provide options for co-working spaces, pop-up businesses, and other less conventional means of developing local businesses.

Goal ED-2 .....

*Promote a variety of types of retail and commercial businesses along major highway frontages in Rhome.*

STRATEGIES

- ED-2.1: Utilize advertising along highway as sources for revenue and encouraging business.
- ED-2.2: Develop appropriate infrastructure and development regulations to designate areas along highway for expansion of existing commercial uses and attraction for new establishments.

Goal LU-3 .....

*Provide opportunities for preserving and promoting Rhome’s unique history and civic pride by developing a mixed use, central community core.*

STRATEGIES

- ED-3.1: Implement main street improvement programs that will focus on business in the main downtown area of Rhome.
- ED-3.2: Ensure the preservation and enhancement of Rhome's historic and natural character that makes Rhome attractive to residential community and economic investment.

Goal LU-4 .....

*Encourage development of appropriate medical and health services in Rhome to serve local and regional populations.*

STRATEGIES

- ED-4.1: Utilize mobile clinics in region that can be used for medical services.
- ED-4.2: Identify area in Rhome that can be designated as a health district.

**CITY HALL**  
**RHOME**



CHAPTER

# 7

TRANSPORTATION

7.1 Current Conditions

7.2 Identified Issues & Needs

7.3 Goals & Strategies

# TRANSPORTATION

*“The reality about transportation is that it’s future-oriented. If we’re planning for what we have, we’re behind the curve.”*

*-Anthony Foxx*

# 7.1 CURRENT CONDITIONS

The City of Rhome is exceptionally located. Highway 287/81 runs through Rhome and it is one of the strongest potential commercial corridors for the city. It provides a connection to I-35 as well as State Highway 114, which also runs through Rhome. The intersection of the roads creates an important node in an area on which Downtown/Old Rhome currently sits. F.M. 3433 runs southeast from Rhome, then south as it enters Newark. F.M. 3433 combines with U.S. 81 Service Road and turns into Main Street which is the major entry and exit segment into the city from the highway. The speed on Main Street is currently 40mph.

The majority of roads within the city are local streets, typically two lanes undivided with speeds ranging from 30mph to 35mph. The city has no signalized intersections due to low traffic volumes on local streets. Intersections in the city are stop sign controlled.

In addition to roadways, the Burlington Northern Santa Fe (BNSF) Railway railroad track runs between the downtown area and the Rhome family Park.

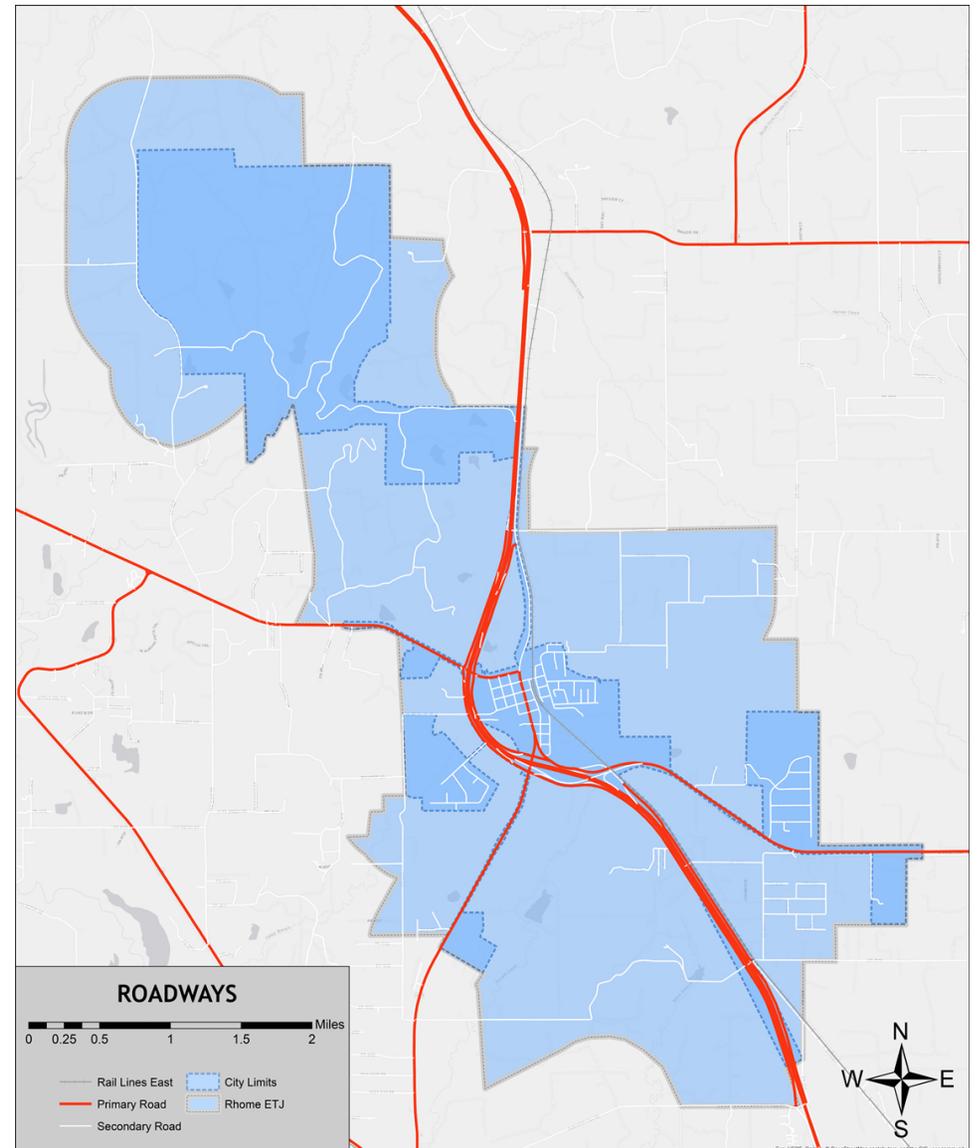


Figure 7-1. A map of the major roadways within the City of Rhome.

## 7.2 IDENTIFIED ISSUES & NEEDS

Through analysis and several site visits as well as interviews and public input, the planning team was able to identify several transportation issues that the city should address:

- A lack of additional railroad crossings for connecting the Crown Point subdivision to the rest of Rhome and Emergency First Responders
- Traffic issues along major entrances of Rhome
- A lack of crosswalks and reduced speeds that promote pedestrian safety
- Aging roadway infrastructure that requires maintenance, especially as the community continues to grow and additionally housing is being developed

Residents have indicated the feeling of division between neighborhoods given their spatial location and limited number of access routes. Additionally, the lack of signage, comprehensive sidewalks and crosswalks, high traffic speeds, and lack of shade, makes Old Rhome uninviting and potentially dangerous for pedestrians. By remediating the aforementioned issues, the city will be able to increase pedestrian accessibility, connect neighborhoods with retail and recreation, and increase its appeal to visitors and new businesses to enhance the quality of life in Rhome.

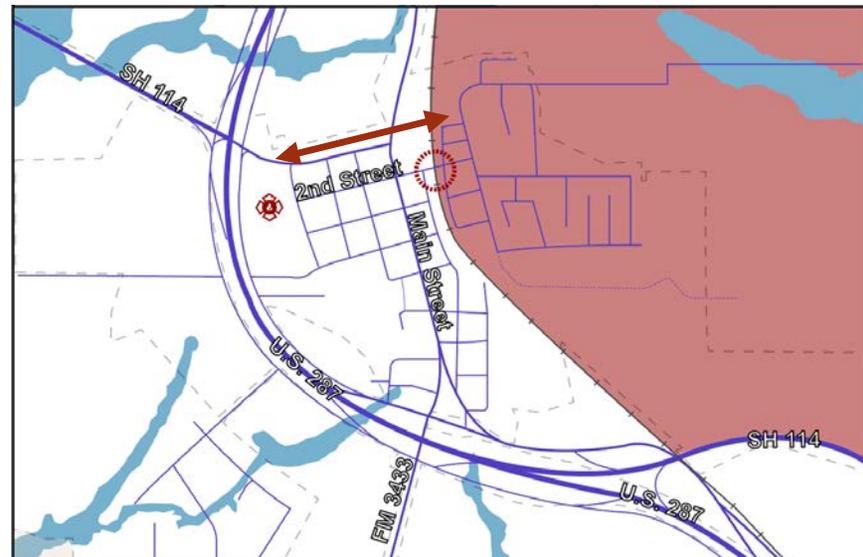


Figure 7-2. A map of the areas affected due to a lack of off-grade railroad crossings. Longer response times are expected in the even of an emergency during a train crossing.



Figure 7-3. An image showing the only crossing via 2nd Street into Crown Point.

Another serious concern is the number of ramps to and from highways that cross on-coming traffic. These mergers are particularly dangerous given the high speeds of vehicles exiting the highway. In most of these situations, a "yield" sign is the only precaution for drivers on frontage roads. In more difficult conditions, such as when rain is present or at night, these signs are difficult to spot and may result in high-speed, head-on collisions.

Further, the nature of these ramps and the lack of signage promotes traffic build-up during high traffic times (8 to 10 AM and 4 to 6 PM) given that the only signage is a stop sign at the nearest intersection from on- and off-ramps.

A thoroughfare study is necessary in order to determine a course for remediating this issue.

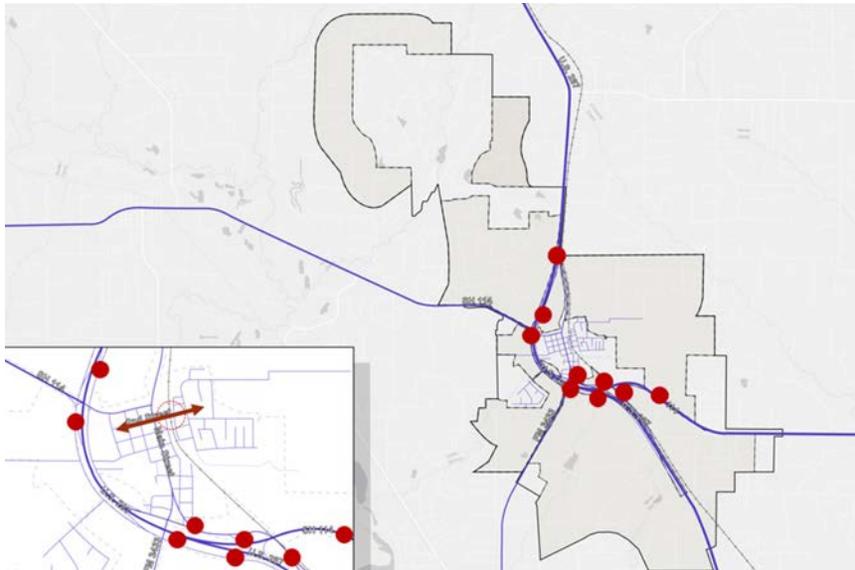


Figure 7-4. A map showing dangerous crossings (oncoming traffic) and the only route into Crown Point (obstructed during train crossings).

## 7.3 GOALS & STRATEGIES

Transportation goals and strategies for this comprehensive plan are derived from the citizen input and baseline information presented in prior sections of the plan. The goals seek to work in conjunction with other goal areas in order to achieve the vision laid out in Rhome's Vision Statement.

### Goal T-1

***Develop and improve sidewalks, especially in downtown Rhome to provide safe walking and biking opportunities for residents and visitors.***

#### STRATEGIES

- T-1.1: Utilize grant and bond funding resources to develop sidewalks.
- T-1.2 : Work with existing infrastructure to form sidewalk system to encourage pedestrian spaces.
- T-1.3: Concentrate initial effort on improving sidewalks in downtown Rhome local businesses.

## Goal T-2

*Ensure location of appropriate crosswalks and/or stoplights along Main Street.*

### STRATEGIES

- T-2.1: Work with Tx-DOT to locate traffic stops and areas that can help improve pedestrian crossings .
- T-2.2: Utilize traffic calming methods to promote safer areas in downtown location on Main Street.
- T-2.3: Create a comprehensive thoroughfare plan.

## Goal T-3

*Locate a non-grade railroad crossing in downtown Rhome.*

### STRATEGIES

- T-3.1: Communicate with Burlington Northern Santa Fe Railroad Company and Tx-DOT to identify site for future non-grade railroad crossing.
- T-3.2: Work with existing infrastructure and current industries in area to find best location for crossing.
- T-3.3: Analyze potential effects of new crossing on other roadways

## Goal T-4

*Develop an efficient, safe roadway system that provides adequate access to all parts of Rhome and adjacent cities.*

### STRATEGIES

- T-4.1: Communicate with Tx-DOT over safety issues and possible projects for the future.
- T-4.2: Conduct traffic study to find hot spots that will need future improvements for safer driving and pedestrian areas.
- T-4.3: Work to re-direct access road traffic on highway 287/81 to improve safety and reduce delays at exits.

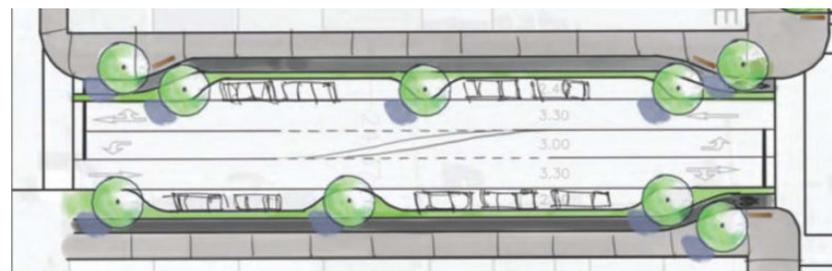


Figure 7-5. Signage and streetscape that promotes pedestrian walkability and safety.



CHAPTER

# 8

PARKS & OPEN SPACES

8.1 Introduction

8.2 Current Conditions

8.3 Identified Issues & Needs

8.4 Goals & Strategies

# PARKS & OPEN SPACES

*“In every walk with nature one receives more than he seeks.”*

*-John Muir*

## 8.1 INTRODUCTION

Parks and open spaces are defined as any land that is free of residential, institutional, commercial, or industrial use. The quality of life in a community relies on the careful balance between equity, environment, and economy. More than any other single item, the overarching aesthetic value and recreational options of a City's parks, recreation and open spaces (PROS) contribute to the City's enduring brand and promotes its image to visitors and residents alike.



Figure 8-1. The playground at Rhome Family park, one of two parks in Rhome.

## 8.2 CURRENT CONDITIONS

Rhomer currently has two parks located east of the railroad. This includes a small park dedicated as Veterans Memorial Park and Rhome Family Park that includes playgrounds, a basketball court, and a small nature trail for visitors.

Rhomer includes many beautiful open spaces with rolling hills and prairie lands that represent the heart of Texas territory. These views are very attractive for residents and travelers alike and should be preserved as much as possible.



Figure 8-2. Veterans Memorial Park, a 0.25 acre park near Old Rhome.

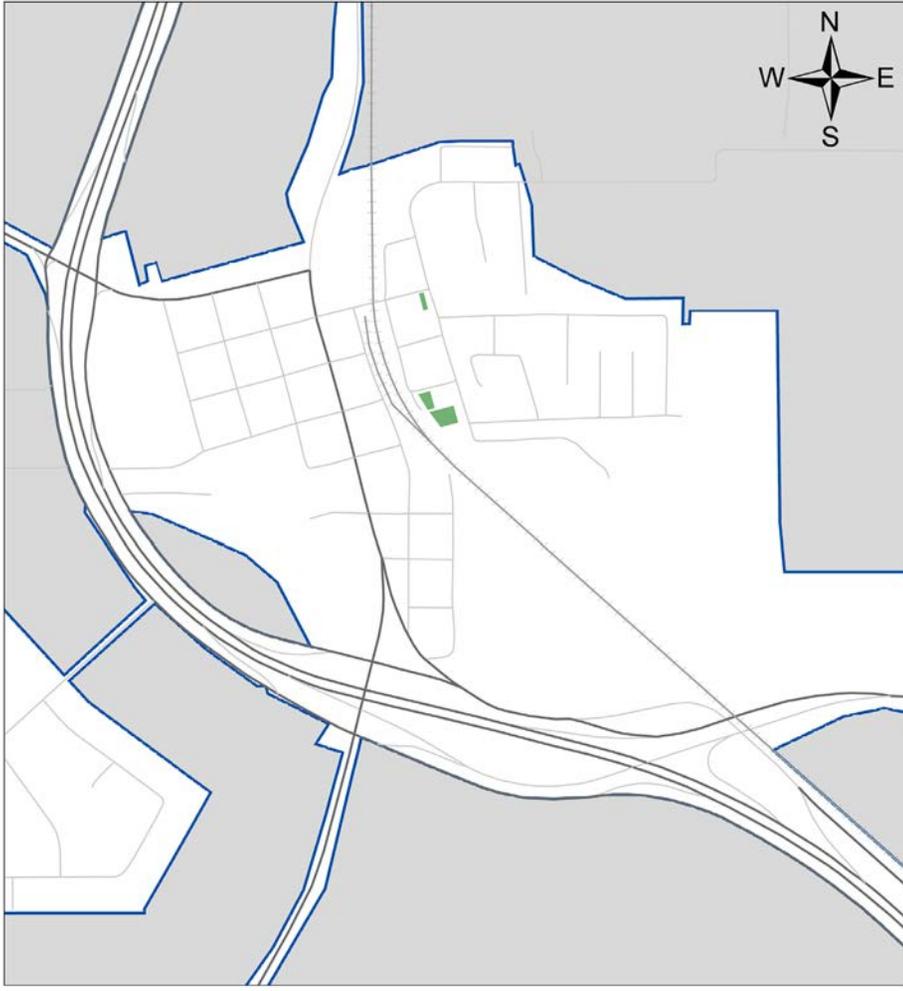
# 8.3 IDENTIFIED ISSUES & NEEDS

Rhome currently has two parks which comprise 1.03 acres of land combined. According to the National Parks and Recreation Association (NRPA), which has established standards for community park facilities, a city needs 36 acres of parks and open spaces per 1,000 persons meaning that Rhome should ideally already offer 63 acres of park and recreation space.

In order to meet NRPA guidelines, and based on population projections, Rhome will need to expand acreage for parks and open spaces to between 126 and 152 acres. This will be a great option for areas such as floodplains within the city limits and Rhome’s ETJ.

Table 8-1. Park acreage and future needs based on projected population growth.

CURRENT	NRPA RECOMMENDED (Based on current population)	NEEDED (Based on Forecast)	NEEDED (Based on TWDB Proj)
1.03 acres	63 acres	126 acres	152 acres



Existing Parks Primary Road City Limits  
 Rail Lines East Secondary Road Rhome ETJ  
 0 0.05 0.1 0.2 0.3 0.4 Miles

Figure 8-3. Map of the heart of Rhome showing the location of Rhome's two public parks.

Residents living in the peripheries (i.e. Chisholm Trail, Rolling V) must drive at least of 10 minutes or walk 1-2 hours to access Rhome's parks.



Figure 8-4. River Legacy Living Science Center may be a reference for future parks.



Figure 8-5. A "green" bridge connects pedestrian/nature trails and provides scenic connection points over highways.

## 8.4 GOALS & STRATEGIES

Parks and Open Space goals and strategies for this comprehensive plan are derived from the citizen input and baseline information presented in prior sections of the plan. The goals seek to work in conjunction with other goal areas in order to achieve the vision laid out in Rhome's Vision Statement.

### Goal P-1

***Develop opportunities for indoor and outdoor recreation and sports.***

#### STRATEGIES

- P-1.1: Engage local non-profit and neighborhood resources to provide for the neighborhood level beautification activities and programs.
- P-1.2: Initiate joint planning and operating programs with other public and private agencies.

Goal P-2.....

*Encourage the use of green infrastructure and low impact development in parks and around floodplains and other environmentally sensitive areas.*

STRATEGIES

- P-2.1: Plan a comprehensive system of trails and greenway corridors.
- P-2.2: Utilize funding through federal, state, and local agencies for land and water conservation.

Goal P-3.....

*Enhance opportunities for walking and biking through the development of a street trail network.*

STRATEGIES

- P-3.1: Apply for grants and other funding opportunities that help cities to develop trails while also promoting conservation.
- P-3.2: Revise and implement development ordinances that require dedication of space for trails and sidewalks.

Goal P-4.....

*Utilize parks and open space as opportunities for learning through development of an Education Center/Wildlife Preserve.*

STRATEGIES

- P-4.1: Utilize flood plains and environmental sensitive areas for wildlife preserve and education areas.
- P-4.2: Work with other entities to partner with schools and other organizations for education programs about local wildlife.



CHAPTER

# 9

INTER GOVERNANCE

9.1 Rhome's System of Government

9.2 City Government Overview

9.3 Identified Issues

9.4 Goals & Strategies

# INTER GOVERNANCE

*“Democracy is the government of the people, by the people, for the people.”*

*-Abraham Lincoln*

# 9.1 RHOME'S SYSTEM OF GOVERNMENT

Rhome implements a Council-Manager form of government in which an elected governing body, the City Council, is responsible for legislative functions such as establishing a policy, passing local ordinances, voting appropriations, and developing an overall vision. The legislative body appoints a professional manager to oversee the administrative operations, implement its policies, and advise it. The mayor presides over City Council meetings and is elected as an at-large city council member. Rhome has 6 Council positions (5 Council members and 1 Mayor).

The City Council oversees the Planning and Zoning Commission as well as the Parks and Recreation Board.

Rhome is a "general law" city. Cities are classified as either "general law" or "home rule". A city may elect home rule status (i.e., draft an independent city charter) once it exceeds 5,000 population and the voters agree to home rule. Otherwise, it is classified as general law and has very limited powers.

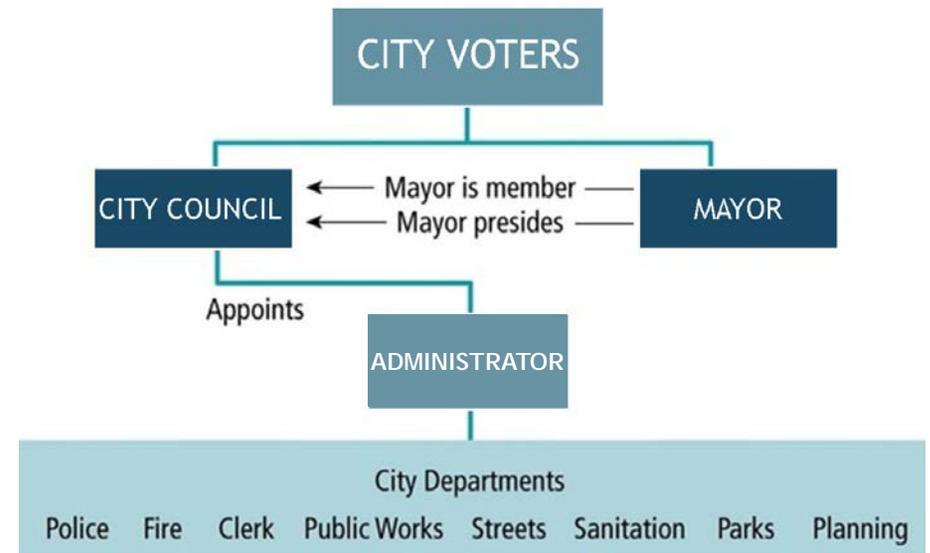


Figure 9-1. Chart showing the organizational structure of Rhome's government.

## CITY OFFICIALS

**MAYOR**- *Michelle Pittman Di Credico*

### **CITY COUNCIL:**

PLACE 1- *Josh McCabe*

PLACE 2 - *Kenny Crenshaw*

PLACE 3 - *Elaine Priest* (Mayor Pro Tem)

PLACE 4 - *Sam Eason*

PLACE 5 - *Leeanne Mackowski*

**CITY ADMINISTRATOR** - *Joe Ashton*

**CITY SECRETARY** - *Shannon Montgomery, TRMC*

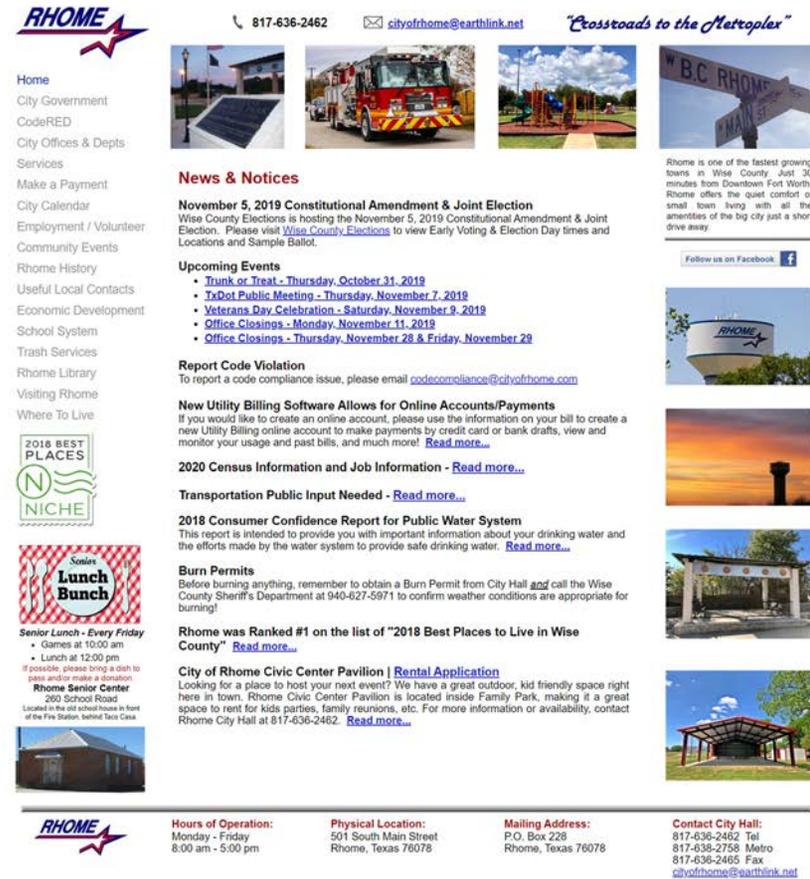
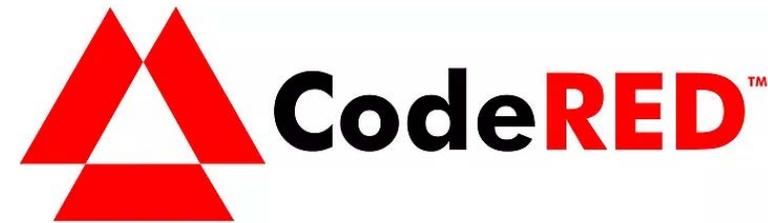
# 9.2 CITY GOVERNMENT OVERVIEW

Rhome employs 8 workers in departments that include: Animal Control Services, Building Inspections & Permits, Code Enforcement, the Fire Department, Municipal Court, Parks & Recreation, Planning & Zoning, the Police Department, and Public Works.

Currently, Rhome uses different outreach medias and hosts several public meetings for residents to be involved in city updates. Rhome has a website to be able to give residents and visitors information about the city, allow residents to pay utility bills online, receive access to permits and applications, and announce current events happening around town.

The City of Rhome also incorporates an emergency notification system called "Code Red." "Code Red" is a mobile app alert system available to residents that is free of cost. The system sends critical emergency information and keeps residents informed about potential emergency situations occurring in the area.

The City of Rhome currently works with other cities and government agencies, and has legislation with bigger cities like Fort Worth that allows Rhome to be able to be connected with local and state governments in Texas.



Figures 9-2 & 9-3. CodeRed alert system logo and a screenshot of the City of Rhome's current website homepage.

## 9.3 IDENTIFIED ISSUES

Inter governance issues identified through this analysis and through public input include:

- ▲ Not enough connection between divided parts of town.
- ▲ Website and Social Media are not updated enough
- ▲ Lack of branding of the City
- ▲ Lack of communication between residents and the government of Rhome

While residents indicate that they are generally satisfied with the governance of the City, there is still a general distrust toward city officials. Additionally, residents state that there is a lack of branding or unifying character throughout the city. Indeed, the various subdivisions, both spatially and characteristically distinct, feel like very different parts of the city. However, both residents and steering committee members indicate a high level of willingness to be involved. The city should expand efforts and opportunities for community involvement and prioritize creating spaces, whether through events, through permanent physical spaces, or through increased communication, to allow community members to interact.

There is an opportunity to gather input from community members and engage in a collective branding campaign. Further, Old Rhome represents a natural opportunity for the creation of a unifying, communal space.



Figure 9-4. Screenshot of the City of Rhome's Facebook Homepage.

## 9.4 GOALS & STRATEGIES

Inter governance goals and strategies for this comprehensive plan are derived from citizen input and baseline information presented in prior sections of the plan.

### Goal IG-1

*Ensure a regular and ongoing citizen communications and notification and encourage governmental transparency.*

#### STRATEGIES

- IG-1.1 Update communication technology through hiring a consultant.
- IG-1.2 Promote emergency “CodeRed” to residents.
- IG-1.3 Incorporate personal government interaction through programs that initiate communication between government officials and residents.

### Goal IG-2

*Promote the planning, architecture, and implementation of enhanced communication systems through regional cooperation.*

#### STRATEGIES

- IG-2.1 Promote resident participation in boards, commissions, and committees.
- IG-2.2 Create volunteer groups throughout the community to enhance volunteer-ism and communication.

### Goal IG-3

*Encourage civic pride, city branding, and promotion through community and neighborhood programs.*

#### STRATEGIES

- IG-3.1: Form volunteer and community groups that work on different projects in the city.
- IG-3.2: Utilize historical aspects of town to form city identity with town events centered around town history.
- IG-3.3: Develop a comprehensive branding and tourism campaign in cooperation with relevant groups.

## Mayor's Community Table

In an effort to bring together community members of different backgrounds and increase citizen involvement, the City of Grand Prairie implemented the "Mayor's Community Table." The City of Rhome may look to events such as this in order to address its own identified issues relating to community connectedness and trust amongst citizens and city officials.

From: <https://www.gptx.org/residents/citizen-involvement/mayor-s-community-table>:

### Mayor's Community Table

Grand Prairie Mayor Ron Jensen invites residents to the semi-annual Mayor's Community Table. This series of dining events hosted by Mayor Ron Jensen are designed to bring people who are dissimilar together to get to know each other over a meal.

The National League of Cities (NLC) has recognized the City of Grand Prairie as one of the nation's best in implementing programs that promote cultural diversity within their community. The City of Grand Prairie's "Mayor's Community Table" program earned the first place award in the 100,001-400,00 population category by the 2016 NLC City Cultural Diversity Awards Program. [Read more.](#)

More information will be posted on this web page regarding any future Mayor's Community Table events.

*"I wanted to start something that everyone in the community, regardless of differences or similarities, would feel welcome to attend. If we get to know someone's background, we're more likely to see and appreciate their point of view." - Mayor Ron Jensen*

### Mayor's Community Table Photos

Updated on 05/23/2016 3:28 PM



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 Play | Pause

**Mayor's Community Table  
 May 17, 2016**  
 Grand Prairie residents meet  
 people and enjoy fellowship  
 over a meal.

*"I wanted to start something that everyone in the community, regardless of differences or similarities, would feel welcome to attend. If we get to know someone's background, we're more likely to see and appreciate their point of view."*

- Ron Jensen, Mayor of Grand Prairie Texas



## IMPLEMENTATION

10.1 Introduction

10.2 Implementation Guide Matrix

10.3 Resources & Funding Strategies

CHAPTER

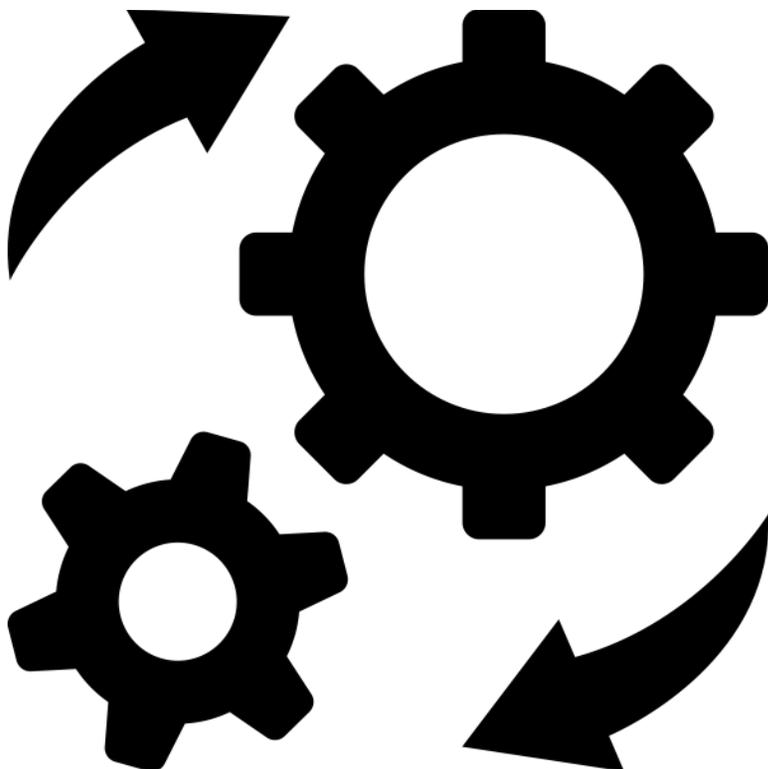
# 10

# IMPLEMENTATION

*"Every accomplishment starts with the decision to try."*

*-John F. Kennedy*

# 10.1 INTRODUCTION



The sustainable development and revitalization of Rhome can only happen if there is funding to support it. The following philosophy helps to guide this position:

- ▲ Quality over Quantity
- ▲ Investment
- ▲ Leveraging existing resources
- ▲ Responsible fiscal, social, and environmental stewardship.

Finding new and creative ways to fund and finance development and growth can add a layer of certainty through a variety of funding options, involve more stakeholders, and enhance the City's ability to provide a higher quality environment, greater diversity of opportunity and variety of activities.

# 10.2 IMPLEMENTATION GUIDE MATRIX

LAND USE GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal LU-1: Encourage an efficient and compatible overall land use pattern that balances the needs for residential housing with ensuring locations for provision of required retail, commercial, and municipal services.</b>				
LU1.1: Revise Rhome's zoning and subdivision ordinances to conform with Comprehensive Plan.	✓			City Staff
LU-1.2: Commercial primarily located adjacent to highways to promote accessibility.		✓		City Staff, Outside Consultant
LU-1.3: Denser housing options located near city center and existing infrastructure.		✓		City Staff, Developers
LU-1.4: Downtown appropriate retail options located in historic Old Rhome.	✓			City Staff, Outside Consultant
<b>Goal LU-2: Focus on redevelopment of its city core through establishment of a mixed use retail, commercial, public, and residential district.</b>				
LU-2.1: Accessibility improvement through sidewalks and crosswalks.		✓		City Staff, Outside Consultant
LU-2.2: Implementing safety measures through traffic calming techniques.	✓			City Staff, TX-DOT
LU-2.3: Focusing on meeting design standards to add aesthetics to the city	✓			City Staff, Community Groups
<b>Goal LU-3: Provide adequate space to existing housing and limit new light industrial activities in area appropriately buffered from residential uses.</b>				
LU-3.1: Industrial areas buffered by green spaces to maintain a high aesthetic quality.	✓	✓	✓	City Staff
LU-3.2: Commercial primarily located adjacent to highways to promote accessibility.	✓	✓	✓	City Staff
<b>Goal LU4: Preserve Quality open spaces, natural areas, and views.</b>				
LU-4.1: Establish a storm water management plan to preserve natural spaces and minimize health risks for residents		✓		City Staff, Outside Consultant
LU-4.2: Convert flood plains to parks and trails to optimize naturally sensitive areas.	✓			City Staff, TX-DOT
LU-4.3: Sports complex located near school and on floodplain/floodway.	✓			City Staff, Community Groups

HOUSING GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal H-1: Promote housing development that maintains or enhances economic opportunity and community well-being, minimizing the need for extensive new infrastructure, protecting the natural environment, and maintaining Rhome's peaceful, attractive atmosphere.</b>				
H-1.1: Prioritize single family housing in current city peripheries through agreements with developers that will subsidize the cost of establishing utilities/utility connections, services, and maintenances, and create more sustainable neighborhoods.		✓		City Staff, Developers
H-1.2: Locate denser housing options near roads/transit-ways and city center in order to preserve the rural character and create synergy between residents and businesses.	✓			City Staff, Outside Consultant
H-1.3: Promote tree coverage where appropriate with landscaping.	✓			City Staff
<b>Goal H-2: Provide a variety of housing types, densities, and designs, including affordable housing options to allow all people housing choice.</b>				
H-2.1: Locate denser uses near city center where access to businesses will be easier and less reliant on automobile transportation.	✓			City Staff, Outside Consultant
H-2.2: Adapt ordinances that enforce characteristics of housing wanted by city.	✓			City Staff, TX-DOT
H-2.3: Utilize state and federal housing programs that help new home buyers and others to afford homes.	✓			City Staff, Community Groups
<b>Goal H-3: Promote a high quality living environment through the preservation of stable residential neighborhoods and the responsible development of new neighborhoods, including adequate maintenance of existing housing stock.</b>				
H3.1: Annex and "fill in" areas of the ETJ to encourage growth from the inside-out.			✓	City Staff, Local & Regional Agencies
H3.2: Create a grading system for properties that allow for the rating of neighborhoods so that city can prioritize the maintenance of housing subdivisions.	✓			City Staff

ECONOMIC DEVELOPMENT GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal ED-1: Foster a positive "down to business" environment in Rhome to encourage development of small local businesses.</b>				
ED-1.1: Make improvements to the overall look of downtown in order to promote an environment that allows businesses to flourish.	✓			City Staff, Community Groups
ED-1.2: Develop an economic plan centered around the goal of enhancing, retaining, and expanding the number of small businesses and start-ups.	✓			City Staff, Outside Consultant
ED-1.3: Provide options for co-working spaces, pop-up businesses, and other less conventional means of developing local businesses.		✓		City Staff
<b>Goal ED-2: Promote a variety of types of retail and commercial businesses along major highway frontages in Rhome.</b>				
ED-2.1: Utilize advertising along highway as sources for revenue and encouraging business.		✓		City Staff, Outside Consultant
ED-2.2: Develop appropriate infrastructure and development regulations to designate areas along highway for expansion of existing commercial uses and attraction for new establishments.	✓			City Staff, TX-DOT
<b>Goal ED-3: Provide opportunities for preserving and promoting Rhome's unique history and civic pride by developing a mixed use, central community core.</b>				
ED-3.1: Implement main street improvement programs that will focus on business in the main downtown area of Rhome.			✓	City Staff, Local & Regional Agencies
ED-3.2: Ensure the preservation and enhancement of Rhome's historic and natural character that makes Rhome attractive to residential community and economic investment.	✓			City Staff, Community Groups, Residents
<b>Goal ED-4: Encourage development of appropriate medical and health services in Rhome to serve local and regional populations.</b>				
ED-4.1: Utilize mobile clinics in region that can be used for medical services.	✓			City Staff, Local Agencies
ED-4.2: Identify area in Rhome that can be designated as a health district.		✓		City Staff, Outside Consultant

TRANSPORTATION GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal T-1: Develop and improve sidewalks, especially in downtown Rhome to provide safe walking and biking opportunities for residents and visitors.</b>				
T-1.1: Utilize grant and bond funding resources to develop sidewalks.		✓		City Staff, Local, State, & Federal Agencies
T-1.2 : Work with existing infrastructure to form sidewalk system to encourage pedestrian spaces.		✓		City Staff, Outside Consultant
T-1.3: Concentrate initial effort on improving sidewalks in downtown Rhome local businesses.	✓			City Staff, Outside Consultant
<b>Goal T-2: Ensure location of appropriate crosswalks and/or stoplights along Main Street.</b>				
T-2.1: Work with TX-DOT to locate traffic stops and areas that can help improve pedestrian crossings .		✓		City Staff, TX-DOT
T-2.2: Utilize traffic calming methods to promote safer areas in downtown location on Main Street.	✓			City Staff, Outside Consultant
T-2.3: Create a comprehensive thoroughfare plan.	✓			City Staff, Outside Consultant
<b>Goal T-3: Locate a non-grade railroad crossing in downtown Rhome.</b>				
T-3.1: Communicate with Burlington Northern Santa Fe Railroad Company and TX-DOT to identify site for future non-grade railroad crossing.		✓		City Staff, BNSFRC, TX-DOT
T-3.2: Work with existing infrastructure and current industries in area to find best location for crossing.		✓		City Staff, Outside Consultant
T-3.3: Analyze potential effects of new crossing on other roadways.	✓			City Staff, Outside Consultant
<b>Goal T-4: Develop an efficient, safe roadway system that provides adequate access to all parts of Rhome and adjacent cities.</b>				
T-4.1: Communicate with TX-DOT over safety issues and possible projects for the future.		✓		City Staff, TX-DOT
T-4.2: Conduct traffic study to find hot spots that will need future improvements for safer driving and pedestrian areas.	✓			City Staff, Outside Consultant
T-4.3: Work to re-direct access road traffic on highway 287 to improve safety and reduce delays at exits.			✓	City Staff, Outside Consultant, Local & State Agencies

PARKS & OPEN SPACES GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal P-1: Develop opportunities for indoor and outdoor recreation and sports.</b>				
P-1.1: Engage local non-profit and neighborhood resources to provide for the neighborhood level beautification activities and programs.			✓	City Staff, Community Groups, Local Non-Profit Organizations
P-1.2: Initiate joint planning and operating programs with other public and private agencies.			✓	City Staff, Local Public/Private Agencies
<b>Goal P-2: Encourage the use of green infrastructure and low impact development in parks and around floodplains and other environmentally sensitive areas.</b>				
P-2.1: Plan a comprehensive system of trails and greenway corridors.		✓		City Staff, Outside Consultant
P-2.2: Utilize funding through federal, state, and local agencies for land and water conservation.			✓	City Staff, Local, State, & Federal Agencies
<b>Goal P-3: Enhance opportunities for walking and biking through the development of a street trail network.</b>				
P-3.1: Apply for grants and other funding opportunities that help cities to develop trails while also promoting conservation.		✓		City Staff, Local, State, & Federal Agencies
P-3.2: Revise and implement development ordinances that require dedication of space for trails and sidewalks.	✓			City Staff
<b>Goal P-4: Utilize parks and open space as opportunities for learning through development of an Education Center/Wildlife Preserve.</b>				
P-4.1: Utilize flood plains and environmental sensitive areas for wildlife preserve and education areas.	✓			City Staff, Local Businesses, School District
P-4.2: Work with other entities to partner with schools and other organizations for education programs about local wildlife.			✓	City Staff, Local Businesses, School District

PARKS & OPEN SPACES GOALS/STRATEGIES	Short Term: 1-2 Years	Medium Term: 2-5 Years	Long Term: 5+ Years	Involved Parties
<b>Goal IG-1: Ensure a regular and ongoing citizen communications and notification and encourage governmental transparency.</b>				
IG-1.1 Update communication technology through hiring a consultant.	✓			City Staff, Outside Consultant
IG-1.2 Promote emergency "CodeRed" to residents.	✓			City Staff, Residents, Neighborhood Groups
IG-1.3 Incorporate personal government interaction through programs that initiate communication between government officials and residents.			✓	City Staff, Residents
<b>Goal IG-2: Promote the planning, architecture, and implementation of enhanced communication systems through regional cooperation.</b>				
IG-2.1 Promote resident participation in boards, commissions, and committees.			✓	City Staff, Residents
IG-2.2 Create volunteer groups throughout the community to enhance volunteer-ism and communication.			✓	City Staff, Residents, Neighborhood Groups
<b>Goal IG-3: Encourage civic pride, city branding, and promotion through community and neighborhood programs.</b>				
IG-3.1: Form volunteer and community groups that work on different projects in the city.			✓	City Staff, Residents, Neighborhood Groups
IG-3.2: Utilize historical aspects of town to form city identity with town events centered around town history.			✓	City Staff, Residents
IG-3.3: Develop a comprehensive branding and tourism campaign in cooperation with relevant groups.		✓		City Staff, Residents, Churches, Local Businesses

# 10.3 RESOURCES & FUNDING STRATEGIES

The following is a list of potential funding sources. Some sources apply to more than one category of city improvement.

## Land Use

### TEXAS SMALL TOWNS ENVIRONMENT PROGRAM (STEP)

Sponsored by the Texas Department of Agriculture, this program provides different grant opportunities for funding water and sewer infrastructure systems for small towns.

<https://www.ruralhealthinfo.org/funding/1138>

### TEXAS MUNICIPAL LEAGUE

Provides a variety of funding opportunities for grants in different categories for land use.

<https://www.tml.org/201/Grants>

### NORTH TEXAS COUNCIL GOVERNMENT

Grants from NTCOG are available in several different categories including solid waste management, education, and other projects for sustainable development.

<https://www.nctcog.org/envir/materials-management/grants>

### US DEPARTMENT OF INTERIOR

Provides opportunities for grants for cities looking to improve general existing infrastructure and looking for ways to improve water conservation.

<https://www.usbr.gov/watersmart/index.html>

### TEXAS.GOV

Electronic website tool that can be utilized for finding grants in Texas. There are always opportunities that aren't always highly publicized for cities to use for projects.

<https://txapps.texas.gov/tolapp/egrants/search.htm>

## Parks & Open Spaces

### **TCEQ STORM WATER MANAGEMENT PROGRAM**

Program for assisting with funding and creating storm water management programs in cities in Texas. This will help with controlling flooding and possible health hazards from storm water flooding.

<https://www.tceq.texas.gov/assistance/water/stormwater/sw-ms4.htm>

### **MALARIA MOSQUITO CONTROL PROGRAM**

Helping cities to create mosquito studies to protect against possible malaria outbreak and other water-borne illnesses in areas with storm water flooding.

<https://www.mosquito.org/>

### **LOCAL PARKS FUNDS**

Texas Parks and Wildlife Department has a variety of grants for parks and recreation opportunities in cities.

<https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants>

### **LAND AND WATER CONSERVATION FUNDS**

Opportunities for grants from the Environmental Protection Agency that can be used towards conserving land and water resources in cities.

[https://www.epa.gov/sites/production/files/2017-05/documents/federal-and-california-sw-funding-programs\\_0.pdf](https://www.epa.gov/sites/production/files/2017-05/documents/federal-and-california-sw-funding-programs_0.pdf)

### **RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM**

Funding opportunities from the National Parks Service that cities can use to conserve local rivers and receive funding for creating natural trails throughout the city.

<https://www.nps.gov/orgs/rtca/index.htm>

### **RURAL DEVELOPMENT AND ENVIRONMENTAL PROGRAMS (WEP)**

Grants available for rural cities looking to develop a variety of environmental programs and water infrastructure.

<https://www.rd.usda.gov/recovery/water.html>

### **LAND TRUSTS**

Give Rhome the opportunity to develop trusts to help secure and fund the cost of acquiring land that needs to be preserved and protected for greenway purposes. This will allow Rhome to have an available source for obtaining future land spaces.

### **NATIONAL RECREATION AND PARK ASSOCIATION**

A variety of grant opportunities for Rhome to receive funding for recreation facilities and parks spaces.

<https://www.nrpa.org/our-work/Grant-Fundraising-Resources/>

## Transportation

### TXDOT CONTEXT SENSITIVE SOLUTIONS

Options for working with the Texas Department of Transportation for funding and finding solutions for better and safer transportation quality in Rhome.

<https://ftp.dot.state.tx.us/pub/txdot-info/abl/projects/us83-us84/css-fact-sheet.pdf>

### ZERO VISION NETWORK

Program focused on finding solutions for cities to implement methods that are not only cost efficient but increase safety for pedestrians and drivers.

<https://visionzeronetwork.org/>

### HIGHWAY SAFETY IMPROVEMENT PROGRAM

Federal Highway Department of Transportation program that provides funding opportunities for improving areas of traffic on highways that have been designated as unsafe territories.

<https://safety.fhwa.dot.gov/hsip/>

### BICYCLE AND PEDESTRIAN FUNDING

Grant opportunities provided by the TX-DOT for funding bicycle lanes and forming safe designated pedestrian areas in cities.

<https://www.txdot.gov/inside-txdot/division/public-transportation/bicycle-pedestrian.html>

### LOCAL AND RURAL ROAD SAFETY PROGRAM

Grants provided by the FHWDT to improve traffic safety in rural areas that want to improve safety on their roads.

[https://safety.fhwa.dot.gov/local\\_rural/training/fhwasa14087/local\\_funding.pdf](https://safety.fhwa.dot.gov/local_rural/training/fhwasa14087/local_funding.pdf)

### TRAFFIC SAFETY FUNDING

Grants provided by TX-DOT to improve traffic safety areas that have been designated as high traffic areas.

<https://www.txdot.gov/government/funding/grants.html>

### TIGER GRANT PROGRAM

Provided through FHWDT, this grant helps rural areas and local cities that are critical to national or metropolitan projects.

[https://www.transportation.gov/sites/dot.gov/files/docs/TIGER\\_DISCRETIONARY\\_GRANT\\_PROGRAM.pdf](https://www.transportation.gov/sites/dot.gov/files/docs/TIGER_DISCRETIONARY_GRANT_PROGRAM.pdf)

## Housing

### PROPERTY GRADING SYSTEM

Neighborhood program for deciding which neighborhoods need to be conserved versus which properties may need assistance to be restored to a stable state. Conservation Vs. Stabilization

### HOUSING DEMOLITION PROGRAM

Program provided through the EPA for demoing houses in cities that aren't up to code to help cities redevelop housing subdivisions.

<https://www.epa.gov/large-scale-residential-demolition/examples-state-and-local-demolition-programs>

### VOLUNTEERISM

Creating groups of volunteers that use their time towards assisting the city with community projects.

### FRIENDS ASSOCIATION

Groups formed in Rhome that work to raise money for specific purposes that could be towards a variety of community projects for the City of Rhome.

### HOME PROGRAMS

Funding through grants to help make housing affordable for renters and buyers. Also, provides options for rehabilitating areas as well that may be having issues with upkeep.

<https://www.hudexchange.info/programs/home/home-overview/>

### TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

Options for Rhome for funding housing that's desired by the community that also allows for rehabilitation, how buyer assistance, and other options for community residents.

<https://www.tdhca.state.tx.us/overview.htm>

### NEIGHBORHOOD ASSOCIATIONS

A group of residents, business representatives, and/or other interested citizens that use their time towards improving and enhancing the well defined, geographic area that they live in.

### COMMUNITY CODE ENFORCEMENT PARTNERSHIPS

Neighborhood residents and organizations that are passionate about making their communities the best they can be and work to promote safer and cleaner streets.

<https://www.communityprogress.net/tool-3--community-code-enforcement-partnerships-pages-269.php>

## Economic Development

### MAIN STREET PROGRAM

Texas Historical Commission provides funding opportunities for developing local main streets that Rhome could utilize when developing downtown Rhome.

<https://www.thc.texas.gov/public/upload/Funding-a-Local-Main-Street-Program-2013-version.pdf>

### ARTS IN THE CITY

Funding for different art initiatives in cities provided by the Texas Commission on the Arts.

<http://www.arts.texas.gov/initiatives/rural-initiatives/>

### REVENUE BONDS

Bonds can be used for capital projects that can generate revenue for debt services where fees can be set aside for repayment of the bond.

### RECREATION ECONOMY FOR RURAL COMMUNITIES PROGRAM

Program through the EPA that provides funding to revitalize main streets in downtown through promoting outdoor recreation opportunities.

<https://www.epa.gov/smartgrowth/recreation-economy-rural-communities>

### LOCAL FOODS, LOCAL PLACES PROGRAM

Program through the EPA that helps support local health while also promoting local businesses and giving back to local communities by utilizing smart growth strategies.

<https://www.epa.gov/smartgrowth/local-foods-local-places>

### US ECONOMIC DEVELOPMENT ADMINISTRATION

A variety of programs and grants available for cities looking for developing economic expenditures in their communities.

<https://www.eda.gov/programs/eda-programs/>

### ADVERTISING SALES

A revenue source that can be used to fund parks and other community projects. Rhome resides in a high traffic area with intersecting highways that allow for spots for advertising.

### NAMING RIGHTS

The city of Rhome can gain revenue by giving naming rights to new building or funding for renovation of existing infrastructure in the city to businesses or investors.

## Inter Governance

### **MAYOR'S COMMUNITY TABLE**

Community event where random citizens are chosen from the city to sit with the mayor of Rhome for a community dinner. This allows for members of the community to have a chance to not only voice local opinions but also bring the community to closer together.

<https://www.gptx.org/residents/citizen-involvement/mayor-s-community-table#ad-image-0>

### **LOVE YOUR BLOCK PROGRAM**

Helps connect city leaders with local citizens to solve local issues throughout the city.

<https://citiesofservice.org/resource/love-your-block/>

### **TASTE OF RHOME**

Provides an opportunity for local businesses in Rhome to show off available food in the area and provide connection between businesses and the city.

### **BLOCK PARTY TRAILER NEIGHBORHOOD PROGRAM**

The city can utilize a block party trailer full of party games for kids and adults the can be rented out for parties and city event. Can be used as revenue source for other community projects in Rhome.

<http://www.coppelltx.gov/blockparty>

### **MENTOR PROGRAM**

City officials can have interns or people from local middle school and high school levels be mentored by city employees to learn about government and how they can work towards improving the community.



Figure 10-1. One of the fire trucks of the Rhome Volunteer Fire Department.

## KEY PROJECTS

11.1 Introduction

11.2 Downtown Development

11.3 Parks & Trails

11.4 Neighborhood Engagement

CHAPTER

# 11

# KEY PROJECTS



# 11.1 INTRODUCTION

Key projects are distinct and limited approaches to advancing the Comprehensive Plan's short term priorities. Although these projects can be implemented over the near term, they are anticipated to have a substantial impact on Rhome over a longer period of time by enhancing the city's distinctiveness and reinforcing its existing strengths. These Key Projects are intended to build on Rhome's positive aspects, creating a more accessible, functional, engaged, attractive, and enjoyable community.

The City of Rhome can begin implementing the comprehensive plan's priorities by undertaking any one of the Key Projects: they aren't prioritized. The Key Projects coordinate with four Comprehensive Plan components: Land Use, Economic Development, Parks and Open Spaces, and Inter governance.

Identified projects are:

- Downtown Development Plan
- Parks and Trails System
- Neighborhood Program



Figure 11-1. The water tower in Old Rhome, visible from miles away, serves as a landmark.

# 11.2 DOWNTOWN DEVELOPMENT PLAN

The purpose of this project is to develop the downtown core as a unique civic, commercial, and retail hub, while maintaining a strong connection to Rhome's heritage.

Development of the Downtown core can be a catalyst to encourage new growth and additional development within the historic heart of the city.

### Benefits

- Increased revenue for the city
- Increased number of businesses and attractions available to people in the downtown area
- Draw people and consumers to Downtown.
- Provide a central public gathering space for civic events and celebration
- Increased entertainment and cultural opportunities for all ages.
- A sense of place identifying a true Downtown.
- Opportunities for local businesses and local jobs

Goal D1: Enhance the Vibrancy and economic vitality of Downtown.

Goal D2: Enhance historic aspects of Rhome.

Goal D3: Develop downtown as a community of gathering spaces and events for Rhome.



Figure 11-2. Downtown Rhome, looking west at intersection of 2nd and Main Streets.

### Challenges

- Existing infrastructure requiring remediation
- Cooperation between public and private entities
- Limited area space for new development
- Current appearance
- No current sidewalk system for pedestrians

### Steps to Accomplishment

- Establish community based steering committee
- Contract with outside consultant for assistance with analysis and planning
- Establish potential for building reuse
- Coordinate with are businesses and organizations
- Establish and implement engagement strategy
- Coordinate funding structures and mechanisms, including incentives
- Construct new street scape and public space amenities
- Revise development ordinances per plan
- Demolish non-restorable structures
- Contract with outside consultant for assistance with analysis and planning



Figure 11-3. A Complete Street design with designated spaces for bikea, cars, pedestrians, and transit (Source: Crandall Arambula)



Figure 11-4. Simply adding shade and lighting can promote an inviting atmosphere.

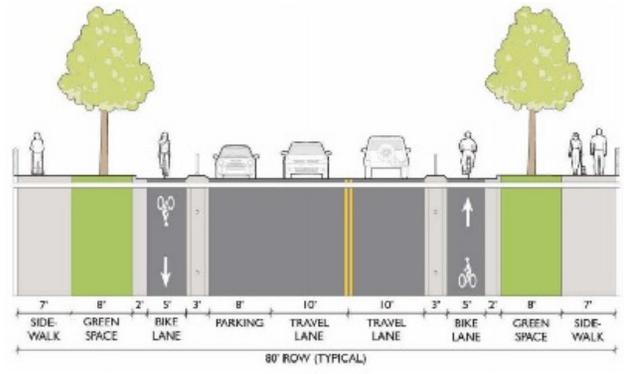


Figure 11-5. Typical cross-section of a connector street.



Figure 11-6. A reimagined Downtown Rhome where pedestrians feel safe, there is a sense of place, and increased business and retail provides options for residents and visitors.

# 11.3 PARKS & TRAILS

The purpose of this project is to provide a network of trails and open space throughout the community, increasing pedestrian accessibility, connecting neighborhoods through recreation, and enhancing Rhome’s appearance, appeal, and sense of place.

The trails and greenway network with a bridge can be used for both recreation and transportation, and is a key factor in city wide accessibility. The network can improve connection, accessibility, and public health for residents by offering an improved quality of life.

### Benefits

- Provide an amenity to residents
- Attract new residents
- Improve Public Health
- Provide an alternative mode of transportation

Goal PT1: Provide a connection of trails through community.

Goal PT2: Utilize open spaces to promote recreation.

Goal PT3: Promote trails as alternative transportation option.

### Challenges

- Working with existing infrastructure
- Lack of current trail system
- Funding for pedestrian sidewalks



Figure 11-7. The playground at the existing Rhome Family Park.

### Steps to Accomplishment

- Look for funding opportunities for trail systems that will support parks and recreation.
- Utilize areas designated as flood plains for greenway networks and parks.
- Create volunteer groups and work with current businesses to promote programs/projects using current and future green spaces.
- Contract with outside consultant to develop a Master Parks, Recreation, and Open Space Plan
- Ensure that appropriate land dedication requirements are included in revised subdivision ordinances
- Contract with outside consultant to develop a Master Parks, Recreation, and Open Space Plan” and “Ensure that appropriate land dedication requirements are included in revised subdivision ordinances



Figure 11-8. Visualization of a park with complete nature trails and recreation facilities.



Figure 11-9. A park located within a floodplain requires minimal upfront investment and can highlight the native flora and fauna.

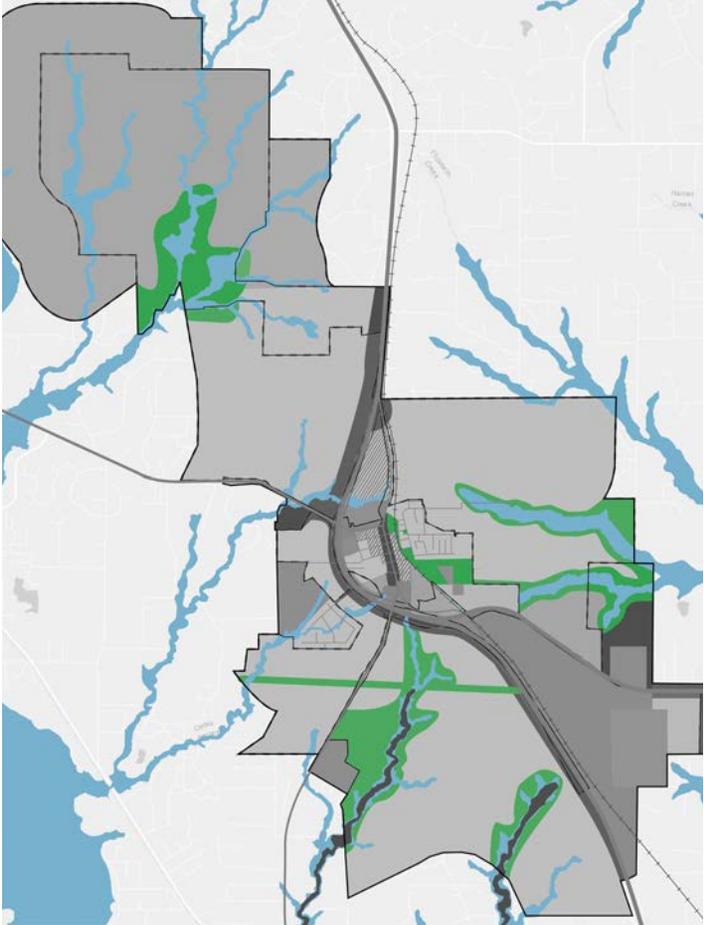


Figure 11-10. A map of the proposed parks and nature trails that connect to form a comprehensive network for the residents and visitors of Rhome.

# 11.4 NEIGHBORHOOD ENGAGEMENT

The purpose of this project is to create a city-wide neighborhood program in Rhome that connects people and resources, connects neighborhoods to the city, and provides support for neighborhood organizations and improvements for the broader community.

Neighborhoods are the base of a community. Great neighborhoods and involved citizens contribute to a higher quality of life as well as greater investment in the economy. Neighborhood resources can best address many issues close to home. Neighborhoods that are visually appealing, secure, and engaged contribute to the success of Rhome and help make it a place where people want to live, work, and play.

### Benefits

- Fosters a greater sense of community by empowering residents to address specific concerns
- Improves communication between residents, neighborhood organizations, and the city
- Engages community people and resources to help make neighborhoods better places to live
- Results in more visually appealing neighborhoods

Goal NE1: Engage citizens in neighborhood programs that focus on upkeep of subdivisions.

Goal NE2: Work on creating opportunities for citizens to become involved and focus on projects that further enhance quality of the community.



Figure 11-11. A local band plays at the pavilion in Rhome Family Park.

### Challenges

- Bringing residents with different interests and backgrounds together to pursue common goals.
- Engaging residents who are sometimes overlooked in community outreach efforts.

### Steps to Accomplishment

- Develop a working group of city departments to work with outside consultants to develop an approach to establishing and building strong and enduring neighborhood-City relationships
- Contract with outside consultant to assist with developing neighborhood engagement plan
- Develop social media campaigns targeted to Rhome's neighborhoods and youth to promote civic education and exchange ideas
- Develop annual "Neighborhood Summit" for city and neighborhood representatives to exchange information and access training in organization and effective interaction.



Figure 11-12. Residents of Grand Prairie participate in the Mayor's Community table in order to connect and get to know one another better.



Figure 11-14. Successful engagement requires a broad network of support.



Figure 11-13. A successful community engagement model takes into account all stakeholders and is always innovating.



Figure 11-15. Community gardening provides the added benefit of beautifying a community while encouraging community members to socialize and get to know one another.

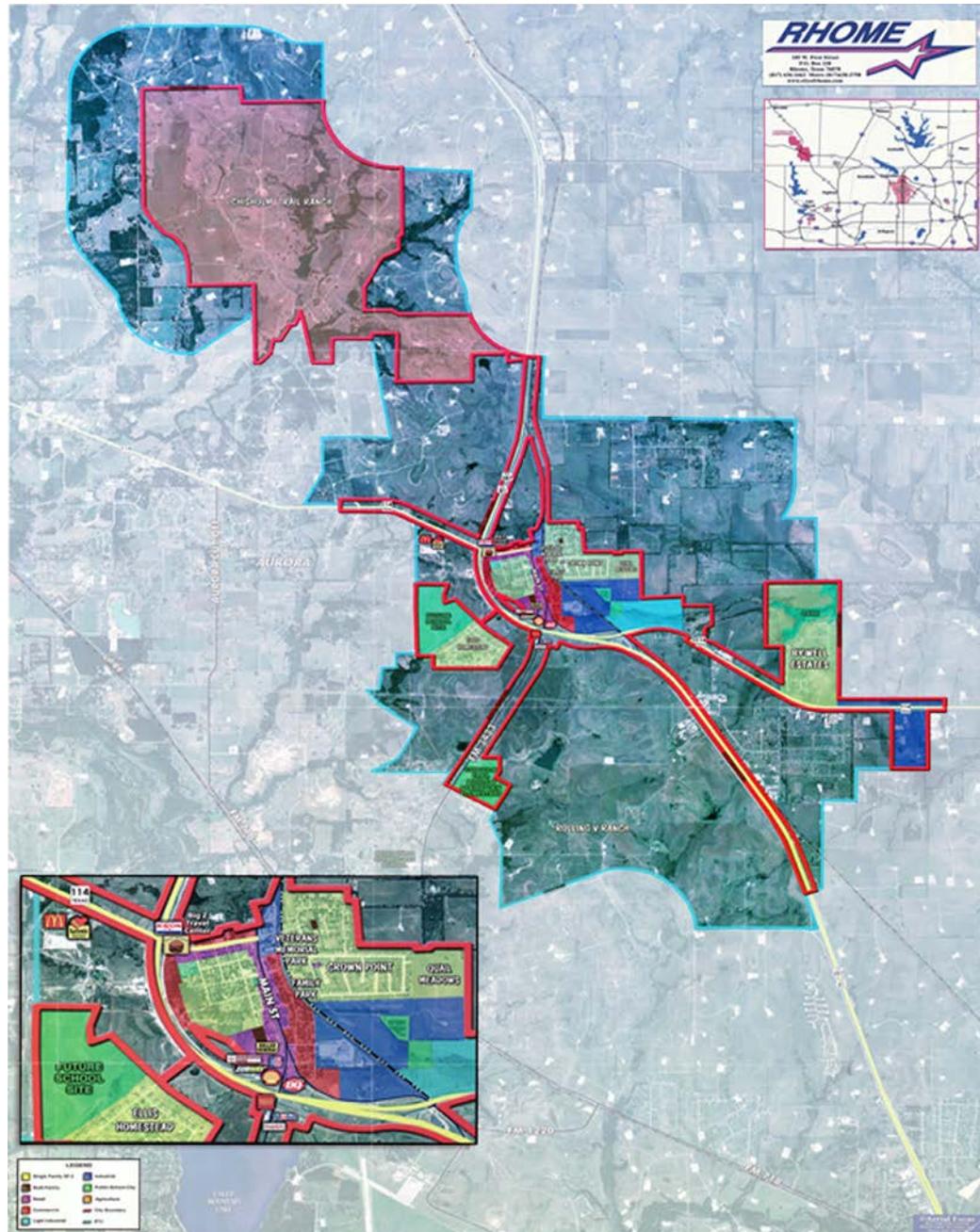


# APPENDICES

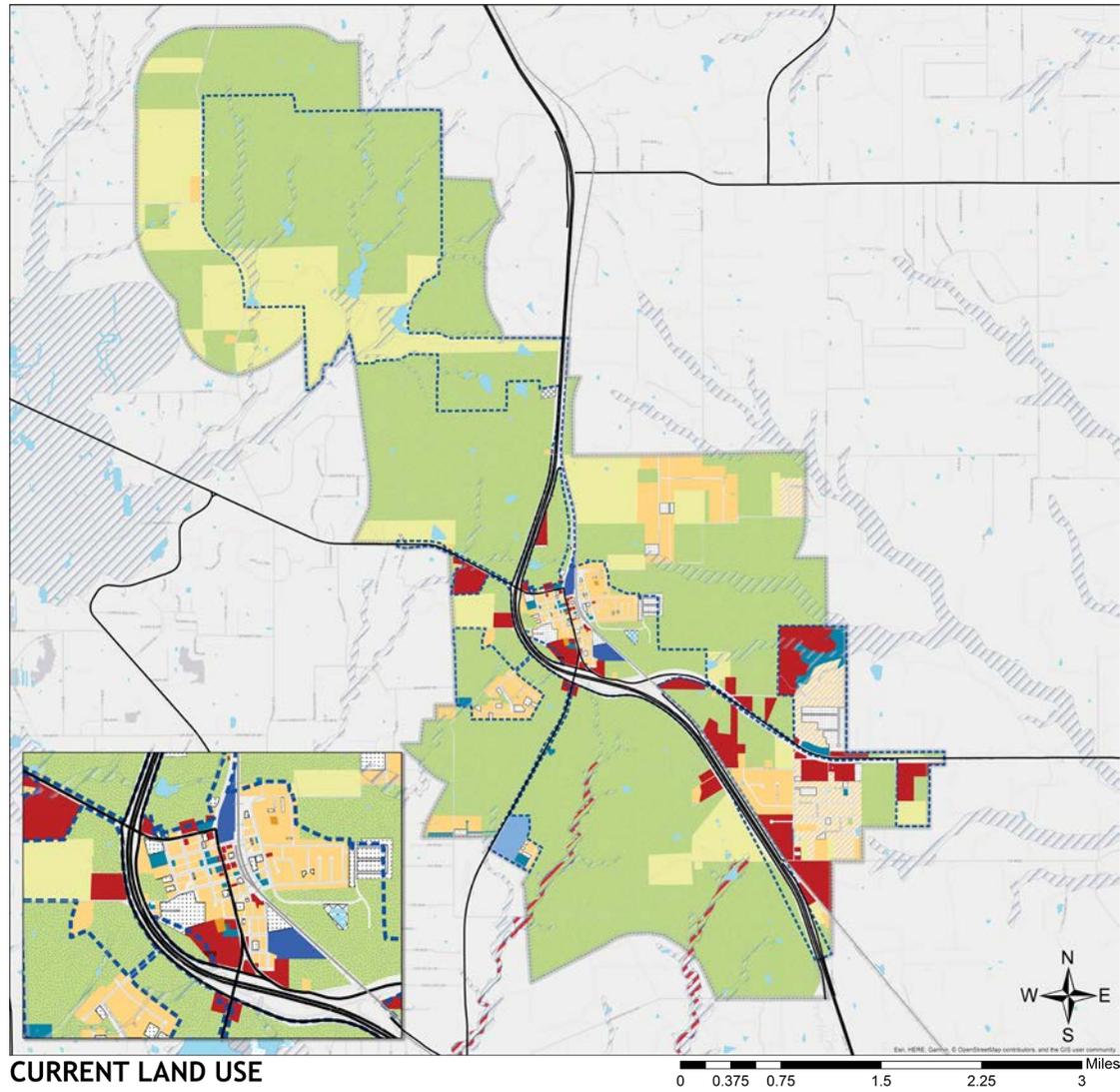
## APPENDICES

- iii Appendix-A: Maps
- iii Appendix-B: Demographic and Economic Information
- iii Appendix-C: Sources Cited

# Current Zoning Map

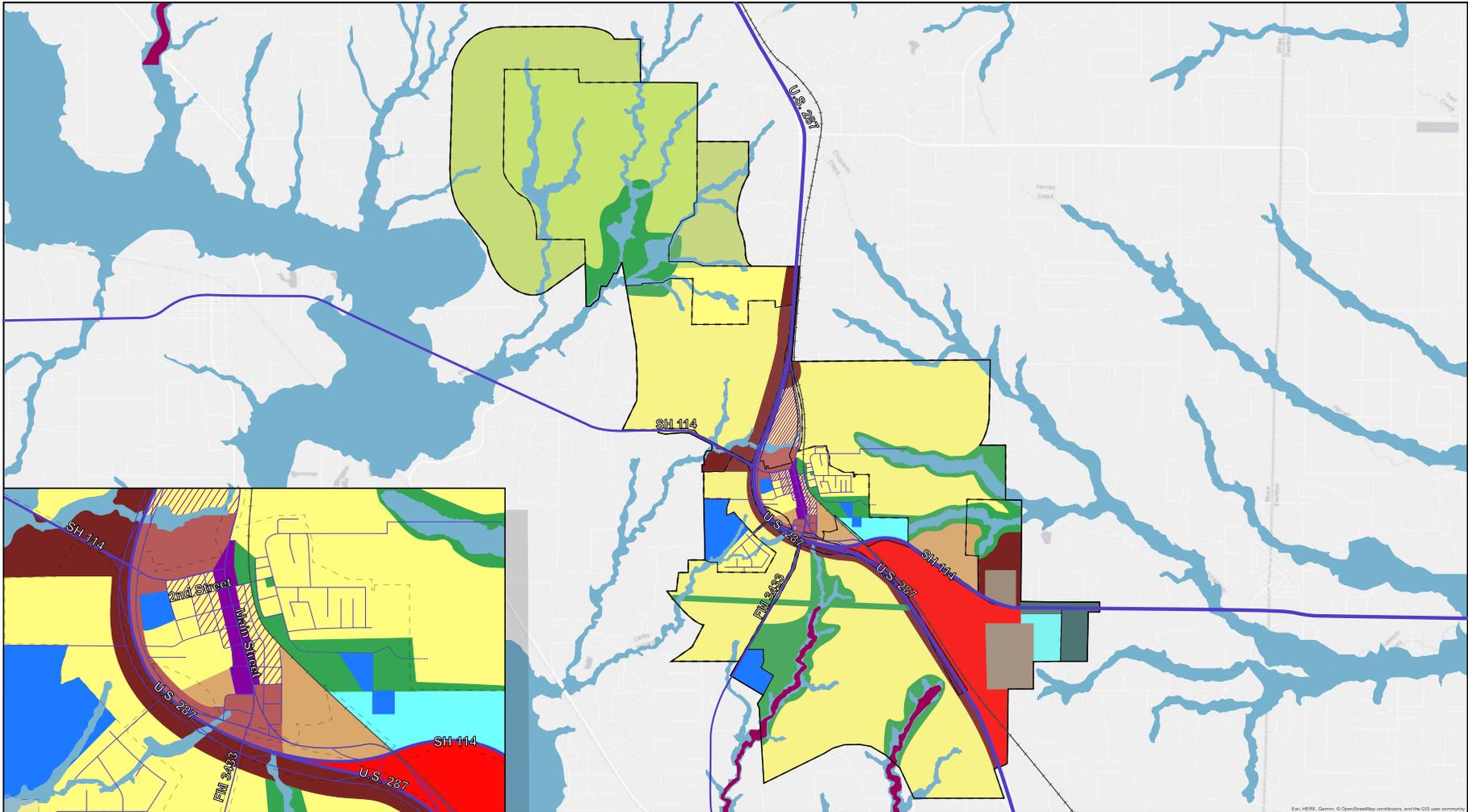


# Current Land Use Map



Cemeteries	Education	Institutional/semi-public	Ranch land	Small water bodies	Floodplains	Rail Lines East	City Limits
Commercial	Hotel/motel	Mobile home	Residential acreage	Utilities	Floodways	Primary Road	Rhome ETJ
Communication	Industrial	Multi-family	Single family	Vacant	Secondary Road		

# Future Land Use Map



## FUTURE LAND USE PLAN

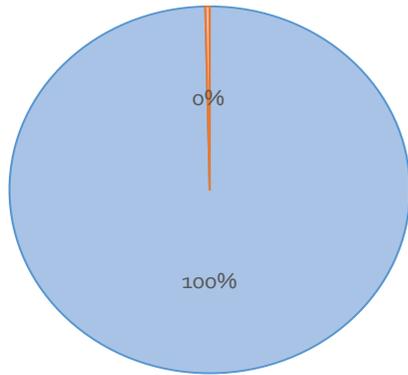
## Comprehensive Plan City of Rhome, TX

Source:  
NCTCOG Regional Land Use Map - 2015

- |                      |               |                              |                    |                |              |
|----------------------|---------------|------------------------------|--------------------|----------------|--------------|
| Commercial- Downtown | Industrial    | Residential (Low-Density)    | Downtown Mixed-Use | Highway        | City Limits  |
| Commercial- Corridor | Institutional | Residential (Medium-Density) | Floodplain         | Major Arterial | ETJ Boundary |
| Commercial- Regional | Park/Trails   | Residential (Mobile Homes)   | Floodway           | Minor Arterial | Train Tracks |
| Light Industrial     | Ranch Land    | Retail (Downtown, Local)     |                    | Local Road     |              |



Appendix B-2: Age and Gender (Resource: 2000, 2010, 2013-2017 Census)

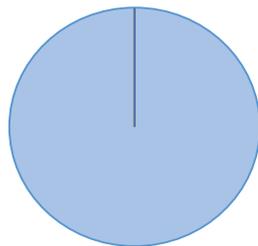


■ One race ■ Two or more races

2017 Rhome by Race

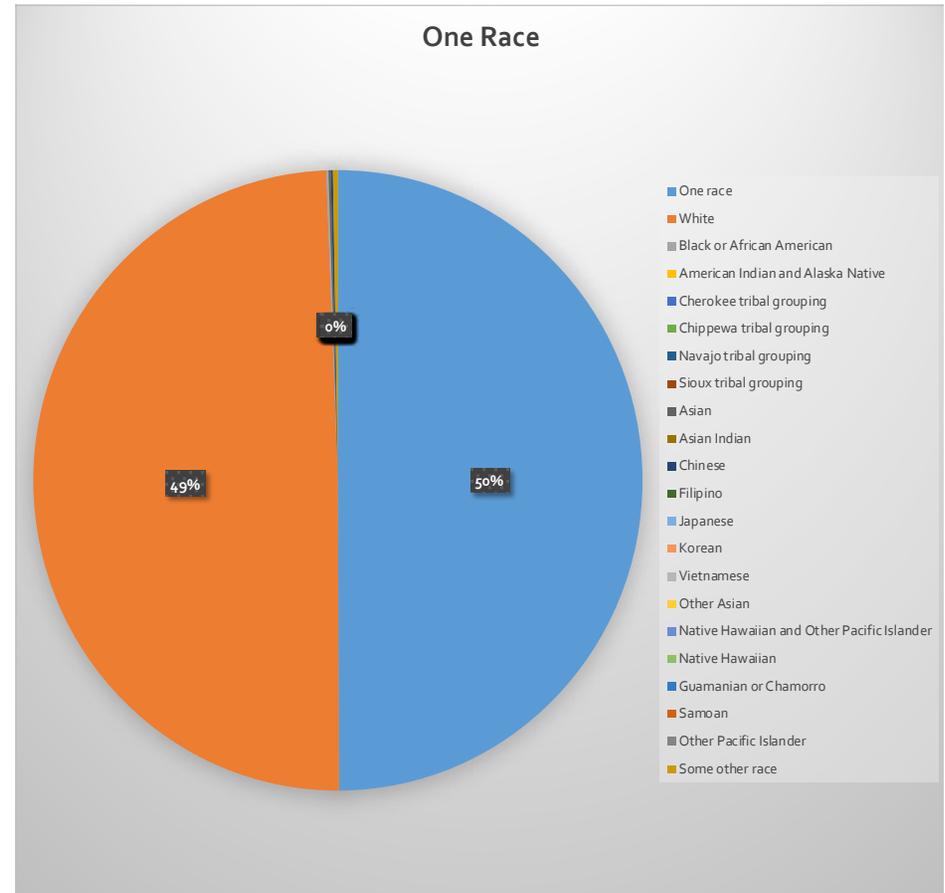
(source: 2013-2017 Census)

Two or More Races



- Two or more races
- White and Black or African American
- White and American Indian and Alaska Native
- White and Asian
- Black or African American and American Indian and Alaska Native

2017 Rhome by Race (Resource: 2013-2017 Census)

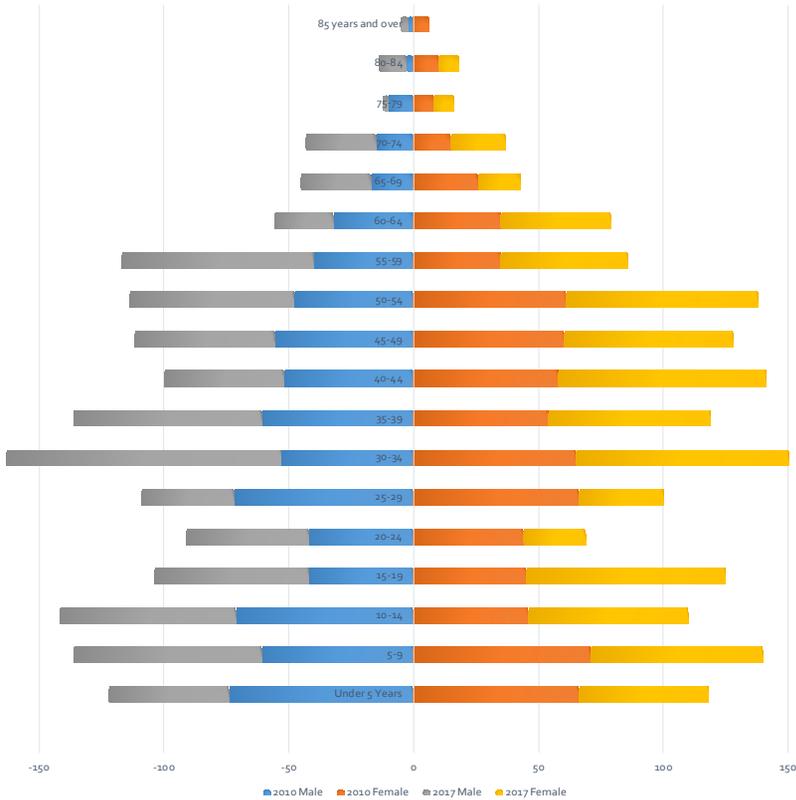


2017 Rhome by Race

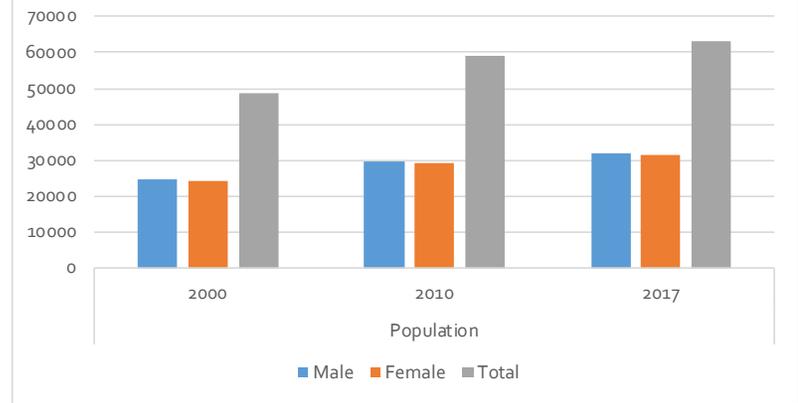
(Resource: 2013-2017 Census)

# Appendix B-1: Racial Demographics

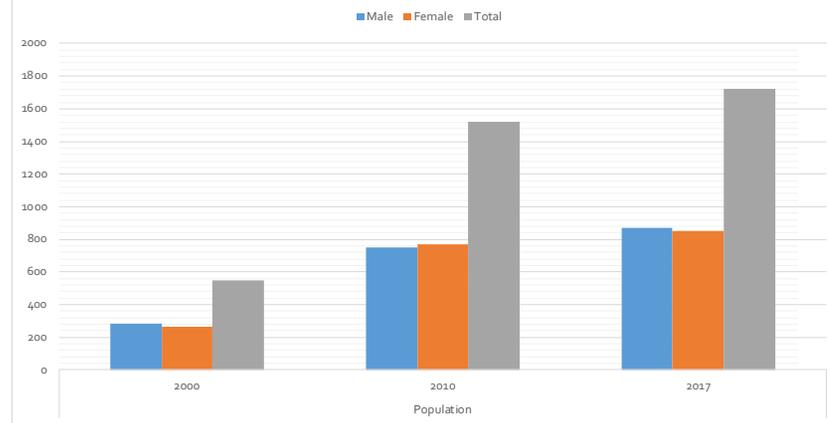
Population Pyramid Rhome 2010 and 2017



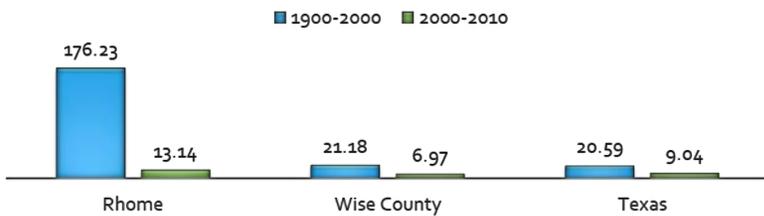
Wise County Population Trend



Rhame Texas

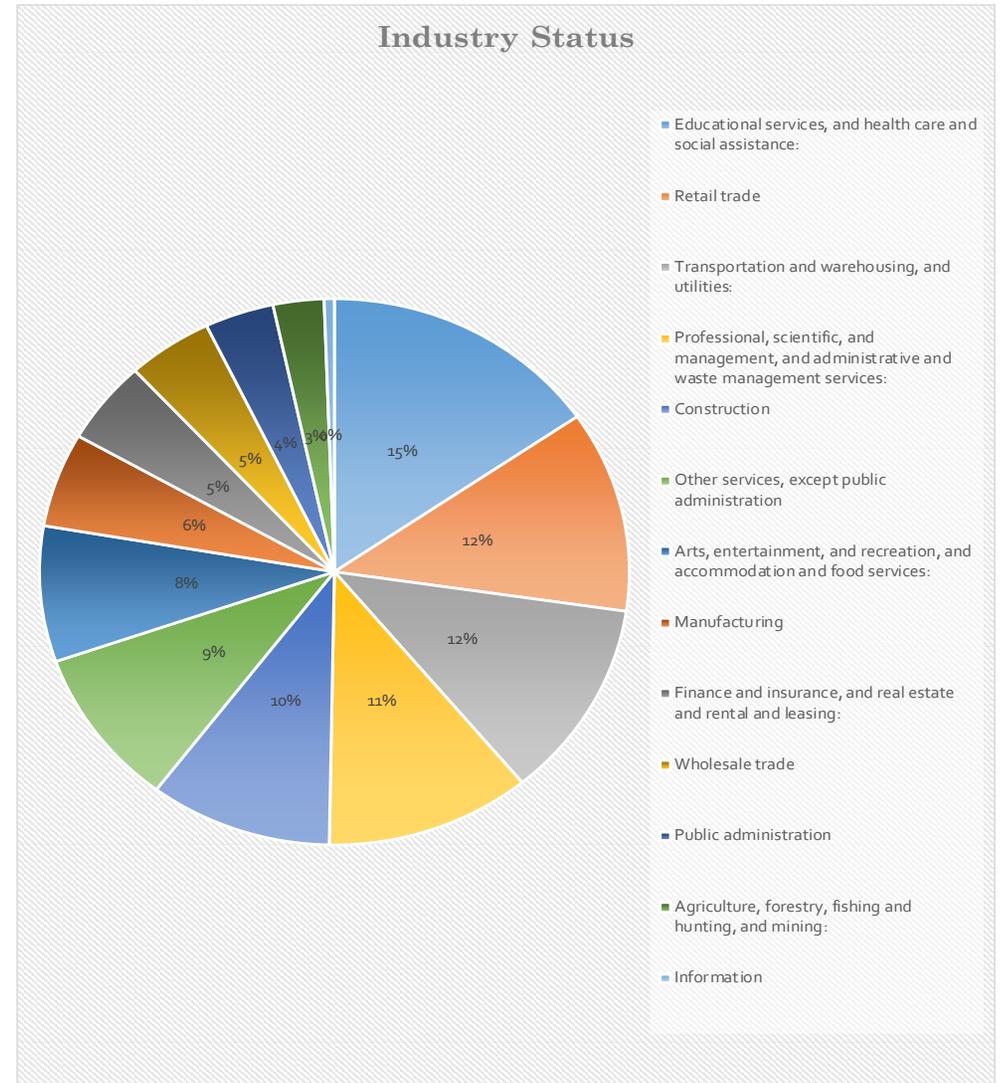
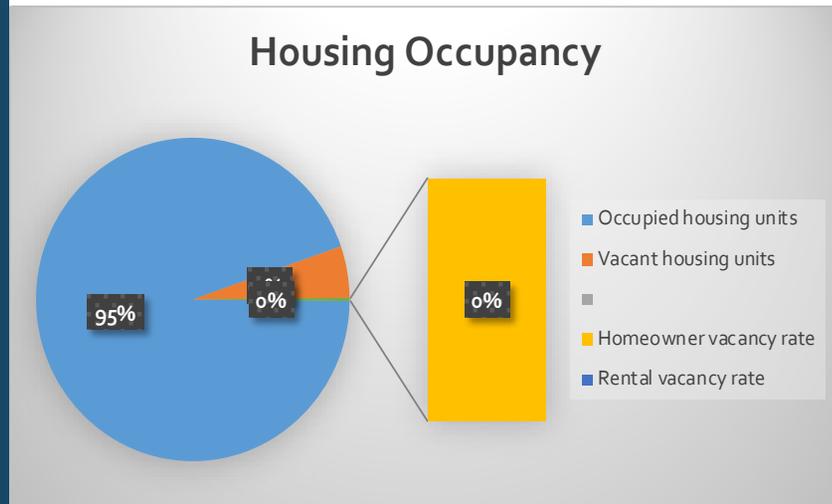
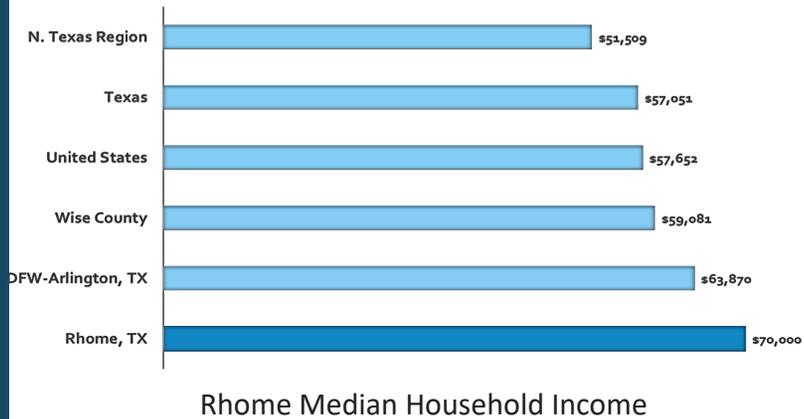


Rate of Growth (%)



## Appendix B-3: Economic and Employment Information

(source: 2013-2017 ACS Estimate Census)



## Sources

### City of Rhome Website

[http://www.cityofrhome.com/CITY\\_LIMITS\\_-\\_ETJ\\_MAP\\_-.pdf](http://www.cityofrhome.com/CITY_LIMITS_-_ETJ_MAP_-.pdf)

### Weather Underground

<https://www.wunderground.com/history/monthly/us/tx/fort-worth-alliance/KAFW/date/2018-3>

### World Population Review

<http://worldpopulationreview.com/us-cities/rhyme-tx-population/>

### Texas State Historical Association

<https://tshaonline.org/handbook/online/articles/RR/hlr12.html>

### US Census Bureau

<https://www.census.gov/>

### Texas Education Agency

<https://rptsrv1.tea.texas.gov/perfreport/account/2017/srch.html?srch=C>

### Bureau of Labor Statistics

<https://data.bls.gov/cgi-bin/dsrv>

### Texas Water Development Board

[http://www2.twdb.texas.gov/ReportServerExt/Pages/ReportViewer.aspx?%2fProjections%2fpop\\_county&rs:Command=Render](http://www2.twdb.texas.gov/ReportServerExt/Pages/ReportViewer.aspx?%2fProjections%2fpop_county&rs:Command=Render)

### North Central Texas of Council of Governments

<https://www.nctcog.org/>

### Smart Assests

<https://smartasset.com/mortgage/what-is-the-true-cost-of-living-in-texas>