



2

CONTEXT AREA	25
CITY HISTORY	26
PLANS AND STUDIES	28
NATURAL AND CULTURAL RESOURCES	30
POPULATION TRENDS	
PHYSICAL RESOURCES	



**RENEW
TEXARKANA**
comprehensive plan for tomorrow

COMMUNITY PROFILE



CONTEXT AREA

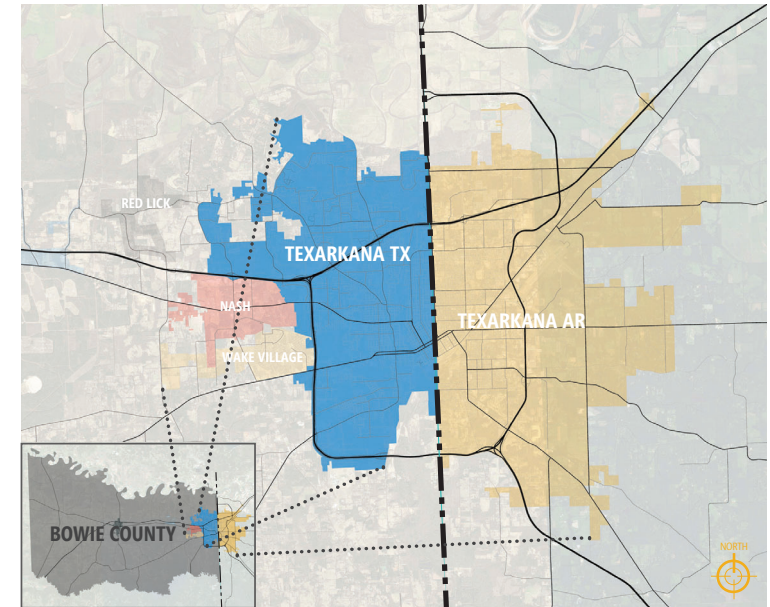


Figure 2.1 | Texarkana Context Map

Texarkana, TX is located in Bowie County and is approximately 29.5 square miles. Additionally, the Extraterritorial Jurisdiction (ETJ) of Texarkana extends two miles beyond the city limits and could be incorporated in the future. The planning area for Renew Texarkana is the incorporated city limits and ETJ of Texarkana, Texas. However, since the city is economically and socially linked to Texarkana, Arkansas, there will be sections throughout the plan document that discuss how the recommendations affect its sister city.

CITY HISTORY



Texarkana, Texas was first settled in 1874 at the junction of two railroads – the Texas & Pacific and the Cairo & Fulton rail lines. The community’s sister city, Texarkana, Arkansas, was incorporated a few years later in 1880. The two cities are integrated economically and culturally despite being in separate states with separate governing structures. Major industries in the early 1900s were associated with the railroad and agricultural processing. The Texarkana region as a whole grew substantially in the 1940s with the construction of the Red River Army Depot just west of Texarkana. The Army Depot is still active today and provides maintenance support for the army. As more infrastructure was built, Texarkana became a major commercial and industrial hub in the southwest.

Today, major industries in the region include agriculture, lumber products, and retail trade. Given its location, Texarkana serves as a hub for freight moving into and out of Texas. Interstate 30 runs through Texarkana and connects to Dallas-Fort Worth to the southwest and Little Rock to the northeast. The major rail lines in the city connect to Dallas-Fort Worth and point east. Union Station in downtown still serves as a stop along the Texas Eagle Amtrak route.

Texarkana also serves as an important educational center; within the city there is one university, Texas A&M University – Texarkana, and one college, Texarkana College. Some of the most well-known cultural sites in Texarkana are the Perot Theatre which first opened in 1924, the famous ragtime artist Scott Joplin mural, and the Rose Hill Cemetery that was founded in 1874 and features graves of both Union and Confederate soldiers.

The two cities are still intrinsically linked. Commonly referred to as ‘Texarkana USA,’ there are several organizations that serve both cities such as the Chamber of Commerce and Main Street Texarkana. State Line Avenue serves as the physical barrier between the two cities, counties, and states, and presents redevelopment opportunities to make the roadway a signature gateway through the two cities. The only bi-state justice building in the country is on State Line Avenue in downtown and serves as the office for both Texas and Arkansas officials.

¹ Texas State Historical Association. Texarkana, TX. <https://tshaonline.org/handbook/online/articles/hdt02>.



Figure 2.2| Timeline of Texarkana History

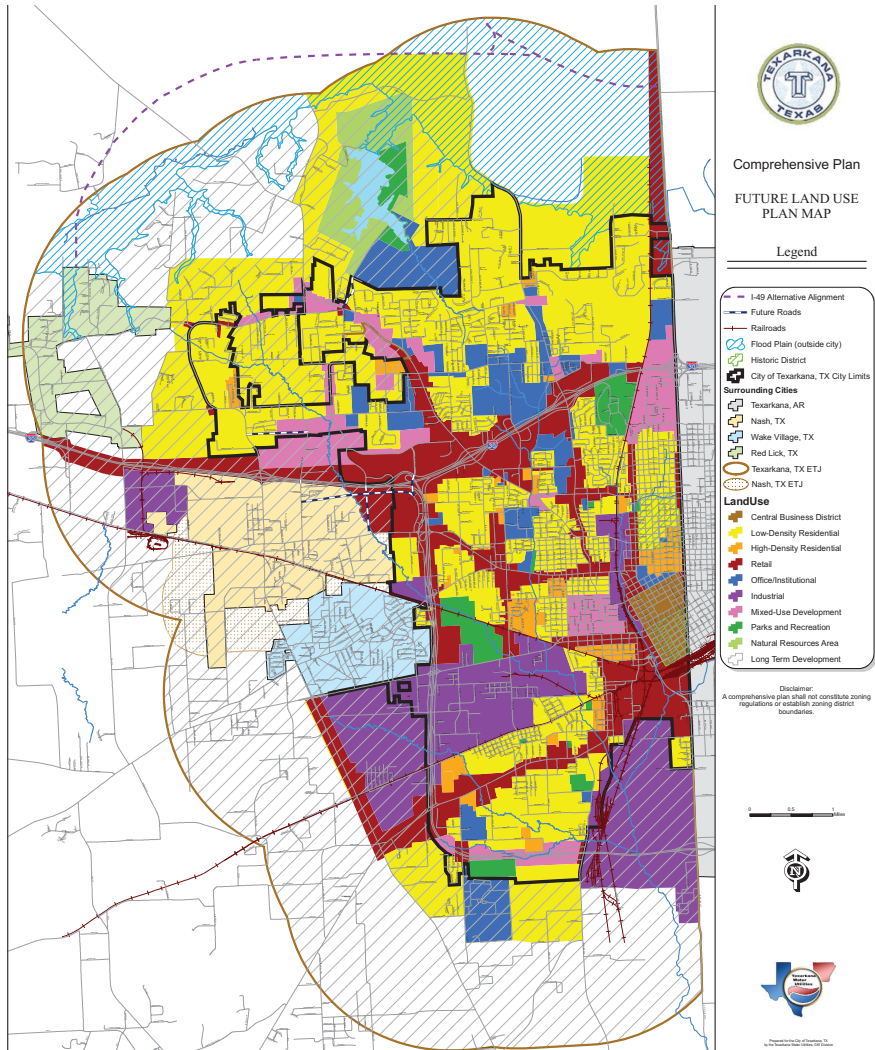


Figure 2.3 | Texarkana Existing Future Land Use Plan

Source: <http://tx-texarkana.civicplus.com/DocumentCenter/View/744>

The previous comprehensive plan for Texarkana was adopted in 2001. Since that time the city has added about 2,000 residents, so the need for an updated comprehensive plan is evident. There are several other plans that have been undertaken by the city or region that are also important to consider for this plan.

2001 Comprehensive Plan



The previous comprehensive plan for Texarkana was completed in 2001 and included strategies to achieve objectives such as redevelopment of vacant lots, make downtown more vibrant, foster more communication with the community, and attract industry. Many of these goals are still relevant in the Renew Texarkana plan. The previous future land use map included concentrated areas of industrial uses as well as mixed-use development throughout the city and a large area defined as the Central Business District.

2016 Brownfield Program Update



In the past few years the city has received approximately \$2.1 million dollars in grant money to revitalize brownfield sites. The city has done ten phase-1 assessments and six phase-2 assessments with hazardous grant funds and nine phase-1 assessments and four phase-2 assessments with petroleum grant funds. Primary sites the city has focused on with brownfield clean up is located in the downtown area and follow many of the goals for Texarkana. Buildings and areas such as Union Station, the Grim Hotel, and Main street have all been evaluated and many of the sites now have thriving businesses or redevelopment plans in the near future due to the Brownfields Program.

2015-2040 Metropolitan Transportation Plan



In 2014, the Texarkana Metropolitan Planning Organization (MPO) adopted a long-range transportation plan for the Texarkana region to guide transportation investments through the year 2040. Recommendations for multi-modal improvements are made for the entire Texarkana Region and emphasis is placed on regional development projects such as the State Line Corridor restoration, Texarkana Main Street Program, and redevelopment of the TexAmericas Center.

2009 Texarkana Bicycle and Pedestrian Master Plan



The MPO has also conducted a regional bicycle and pedestrian plan to assess opportunities and constraints to make the city more accessible to non-drivers. Some of the major recommendations as a result of this process include establishing an advisory panel, including bicycle/pedestrian infrastructure when rebuilding roads, building sidewalks in new subdivisions, collecting crash information data, and educating the public on how bicycles and cars can share the road.

NATURAL AND CULTURAL RESOURCES

POPULATION TRENDS

HISTORIC GROWTH

Texarkana experienced the greatest increase in population from 1940 to 1960, which coincides with population patterns across the country at that time. Since 1960, the population of Texarkana has remained fairly steady, adding only 6,193 people in the last 50 years, or an average of 1,200 people per decade. According to the 2010 decennial Census, the population of people in Texarkana, TX was 36,411 people. The most recent Census population estimates in 2015 was 37,088 people. The city's population makes up 39% of the entire population of Bowie County and 27% of the Texarkana metropolitan statistical area.

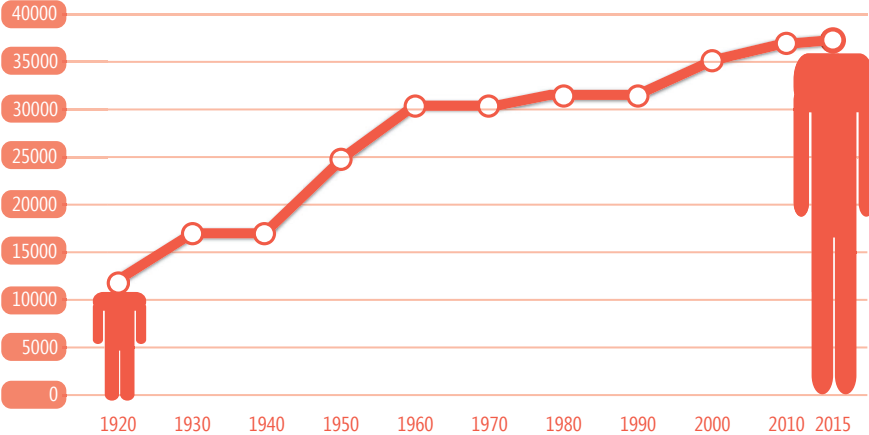


Figure 2.4 | Texarkana Population Growth

Source: www.nhgis.org

FUTURE GROWTH PROJECTIONS

In the next five years, the population in Texarkana, TX is projected to grow 0.45% and the overall Metropolitan Statistical Area (MSA) 0.24%.² Texarkana, AR is projected to decrease slightly in population in the next five years. In the longer-term future, the city is projected to grow a bit more rapidly. According to the Texarkana MPO, the population of Texarkana is expected to increase 11% from 36,411 people in 2010 to 40,592 people in 2040.³ Additionally, according to the Texas Water Development Board, Texarkana, TX is projected to grow 5% from 2015 to 2040.⁴ This growth is less than what is expected for the state of Texas as a whole, but the growth of Texas should have an impact on Texarkana growth. The population of Texas is projected to increase approximately 37% from 2015-2040.

² ESRI. Updated Demographics: 2016-2021. 2016.

³ Texarkana MPO. Texarkana Urban Transportation Study: 2015-2040 Metropolitan Transportation Plan. <http://www.texarkanampo.org/documents/Tuts/TUTS%202040%20Plan.pdf>.

⁴ Texas Water Development Board. Population & Water Demand Projections. January 2015.

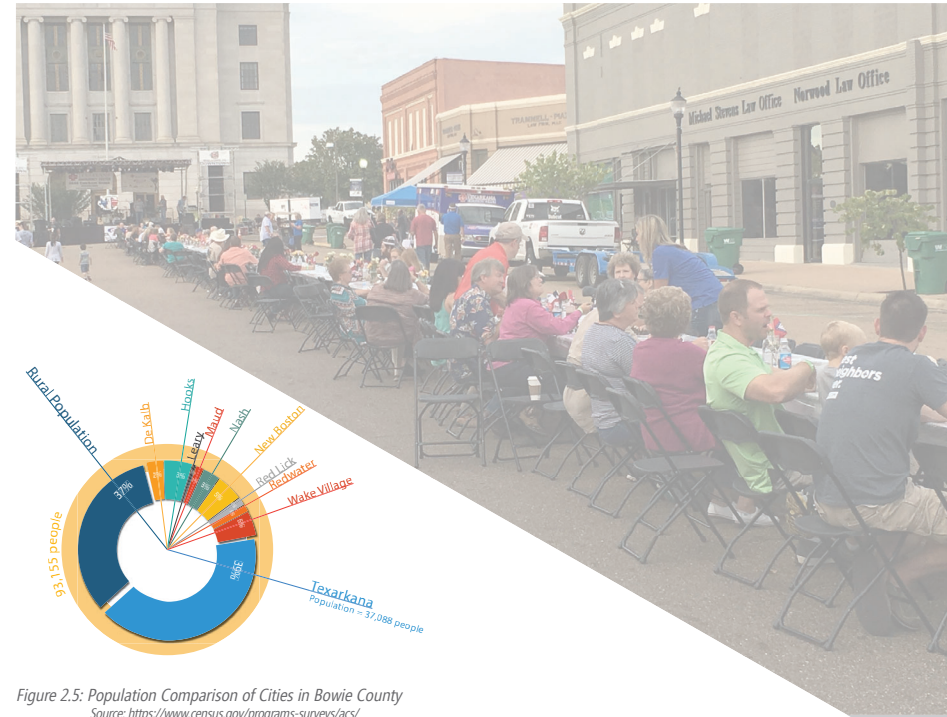


Figure 2.5: Population Comparison of Cities in Bowie County

Source: <https://www.census.gov/programs-surveys/acs/>

DEMOGRAPHIC INFORMATION

The demographic information in this section represent various characteristics of individuals and households for Texarkana, TX. The data in this section is from the U.S. Decennial Census and the American Community Survey Estimates. The decennial Census provides the most statistically valid information about the population every 10 years. For the years in between, the Census conducts surveys of a sample of the population and then develops estimates based on five years of samples. This section uses data from the 2000 and 2010 decennial Census, as well as the 2011-2015 American Community Survey 5-Year Estimates, which is the most current data available. Additional information was used from ESRI. Age, gender, race, ethnicity, and household characteristics were evaluated by analyzing trends over time within Texarkana as well as comparing current characteristics with other cities in East Texas.

Tapestry Segments

ESRI has developed a market segmentation system called Tapestry Segmentation to help identify consumer markets. Using Tapestry Segmentation, residential areas in the U.S. are divided into segments based on the socioeconomic and demographic composition. Analyzing the tapestry segments of Texarkana can give further insight about residential characteristics and potentially the needs and demands of residents. In Texarkana, there is no segment that is overwhelmingly higher than others, indicating that the city is fairly diverse. The top five tapestry segments in Texarkana are described below.

OLD AND NEWCOMERS | Approximately 12.5% of Texarkana fits into this segment, which is composed of residents who focus more on convenience than consumerism. Many in this segment are renters who are starting their careers and others are retiring. Unemployment is lower than average and households are predominantly composed of one person.

CITY COMMONS | Approximately 11.4% of Texarkana fits into this segment, which is composed of residents who are primarily single-parent and single-person households living in cities. Unemployment is higher than average and a large portion of the segment uses public transportation.

EXURBANITES | Approximately 10.6% of Texarkana fits into this segment, which is composed of residents who are approaching retirement but are active in their community. Exurbanites live in more suburban areas and many are empty nesters. They are also very social and hardworking.

MODEST INCOME HOMES | Approximately 8.5% of Texarkana fits into this segment, which is composed of residents who have strong religious faith and family values and modest lifestyles. Multigenerational families are present and most homes are single-family units. Poverty rates in this segments are also higher.

SET TO IMPRESS | Approximately 8.4% of Texarkana fits into this segment, which is composed of residents who are primarily 20 to 34 years old with low incomes. Set to impress individuals are conscious of their self-image and like to get a good deal. Renters make up nearly 75% of all households.

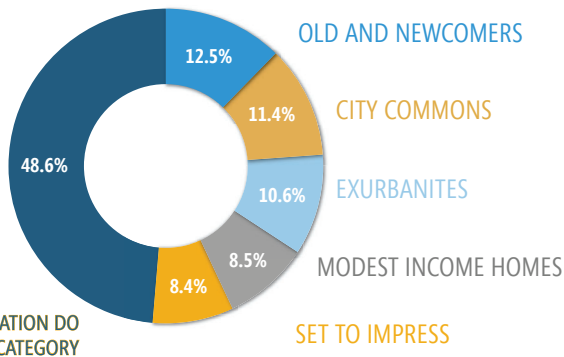


Figure 2.6 | Tapestry Segments in Texarkana

Source: ESRI Tapestry Segments

Age and Gender Characteristics

Evaluating population by age and gender is important to ensure that a community has an appropriate mix of housing and community services. The largest population cohort is made up of 0 to 9 year olds, followed by 20-29 year olds. There are more males than females in almost every age cohort except for those 60 and older.

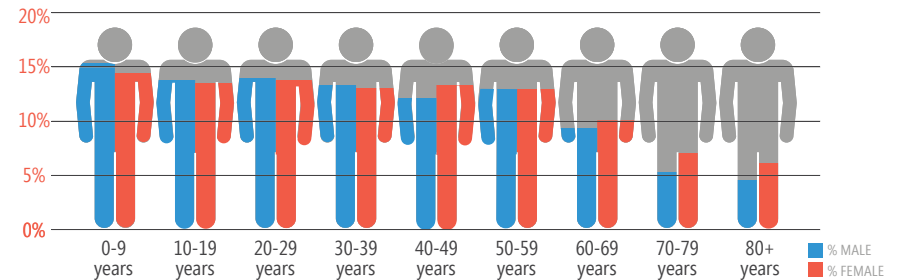


Figure 2.7 | Texarkana Gender Statistics

Source: 2011-2015 American Community Survey



When compared to other cities, Texarkana has the highest percentage of residents that are 80 years or older. The median age is also the oldest of all the cities compared.

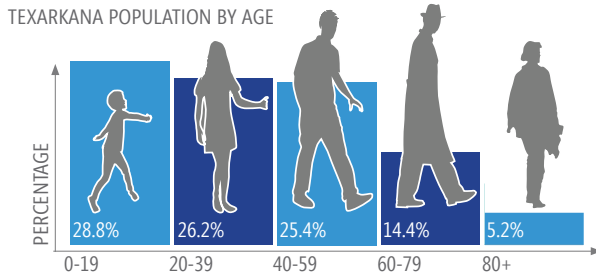


Figure 2.8 | Texarkana Age Statistics

Source: 2011-2015 American Community Survey

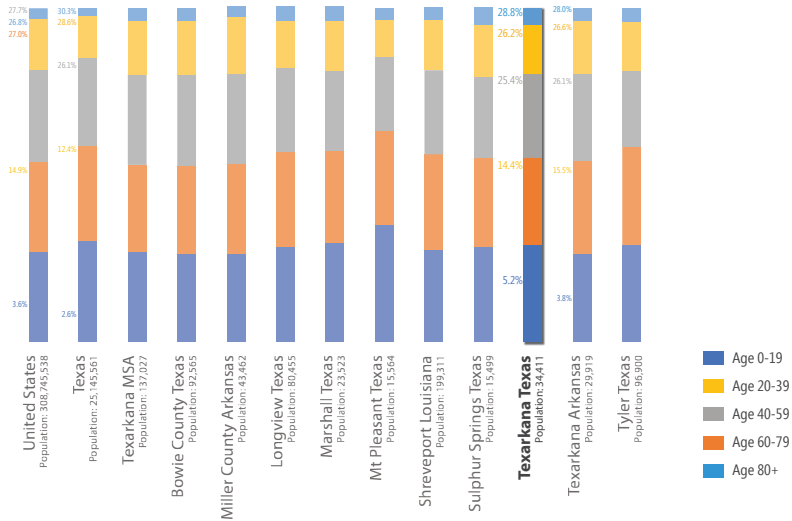


Figure 2.9 | Population Age Comparison

Source: 2010 Decennial Census

Racial and Ethnic Characteristics

Evaluating racial and ethnic characteristics is also important to establish an existing profile of a community. While slightly more than 50% of Texarkana is white, the city has become increasingly more diverse since 1990. Currently about 37% of residents are African American and over 7% identify as Hispanic or Latino ethnicity. The number of Hispanic and Latino residents increased over 500% from 1990 to 2010. Furthermore, the total percentage of minorities has increased from 38% in 1990 to 48% in 2015. The increase in the number of Hispanic or Latino individuals is consistent with the rest of the state and many parts of the country as well.

Year:	1990	2000	2010	2015
Total Population:	31,656	34,782	36,411	37,088
% White	63.0%	59.2%	55.4%	55.7%
% Black	35.9%	37.1%	37.2%	37.1%
% Asian	1.12%*	0.7%	1.4%	0.4%
% American Indian	0.4%	0.3%	0.5%	1.6%
% Pacific Islander	1.12%*	0.1%	0.03%	0%
% Other	0.32%	1.4%	3.4%	2.1%
% Multiple Races	N/A	1.2%	2.2%	3.2%
% Hispanic/Latino	1.1/%	2.9%	6.4%	7.3%
TOTAL MINORITY	37.7%	40.8%	46.9%	48%

*In 1990, Asian and Pacific Islander were combined for reporting purposes.

Table 2.1 | Texarkana Race Statistics

Source: 2015 ACS, U.S. Decennial Census, and NHGIS Data Finder.

Compared to Texarkana, AR and other cities in East Texas, Texarkana is very diverse. Among the cities reviewed, Texarkana had the greatest percentage of non-White residents in 2010.

Total Population		Racial Distribution				% Hispanic or Latino Ethnicity
		% White	% Black	% Asian	% Other Race*	
United States	308,745,538	72.40%	12.60%	4.80%	10.20%	16.30%
State of Texas	25,145,561	70.40%	11.90%	3.80%	13.90%	37.60%
Texarkana MSA	137,027	69.70%	24.30%	0.70%	5.30%	5.20%
Bowie County, TX	92,565	68.80%	24.20%	0.80%	6.30%	6.50%
Miller County, AR	43,462	71.60%	24.50%	0.50%	3.40%	2.40%
Longview, TX	80,455	63.30%	22.90%	1.35%	12.40%	18.00%
Marshall, TX	23,523	48.00%	38.30%	0.80%	12.90%	17.00%
Mt. Pleasant, TX	15,564	57.80%	14.70%	1.10%	26.40%	51.00%
Shreveport, LA	199,311	41.20%	54.70%	1.30%	2.80%	2.50%
Sulphur Springs, TX	15,449	75.10%	12.70%	0.50%	11.70%	15.90%
Texarkana, TX	36,411	55.40%	37.20%	1.40%	6.10%	6.40%
Texarkana, AR	29,919	62.40%	33.20%	0.60%	3.80%	2.80%
Tyler, TX	96,900	60.50%	24.80%	1.90%	12.80%	21.20%

*Other Race includes American Indian/Alaska Native, Hawaiian Pacific Islander, Some Other Race, and Two or More Races.

Table 2.2 | Race and Ethnicity Comparison

Source: U.S. Decennial Census, 2010

Household Characteristics

Characteristics of households are an important element of comprehensive plans since they can indicate what the future housing mix may look like. The percentage of renter-occupied housing units in Texarkana has increased as the percentage of owner-occupied housing units has decreased. The number of single-person households has also increased from 25% in 1990 to 32% in 2010.

Texarkana Household Characteristics Trends			
	2000	2010	2015
Total Housing Units	15,105	16,115	16,280
% Occupied	89.8%	89.5%	83.9%
% Owner Occupied	58.7%	51.2%	55.1%
% Renter Occupied	41.3%	48.8%	44.9%
% Vacant	10.2%	10.5%	16.1%
Average Household Size	2.42	2.41	2.63
Single-Person Home	29.9%	32.4%	30.3%
Median Home Value	\$65,800	\$95,600*	\$106,400
Median Rent	\$377	\$488*	\$567
Median Household Income	\$30,152	\$39,319*	\$39,113

Table 2.3 | Texarkana Household Characteristics
 Source: American Community Survey, U.S. Decennial Census and NHGIS Data Finder.
 *2006-2010 American Community Survey 5-Year Estimates

TEXARKANA HOUSEHOLD INCOME

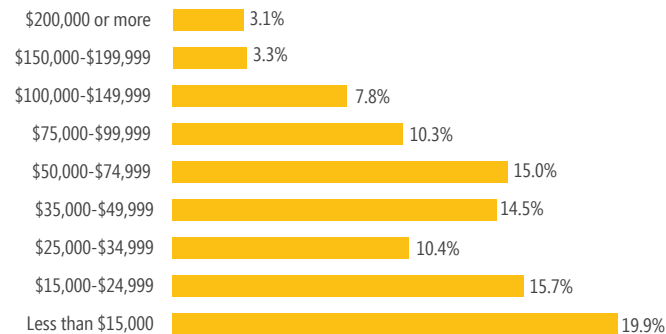


Figure 2.10 | Total Households by Income in Texarkana

Source: 2011-2015 American Community Survey 5-Year Estimates

Compared to surrounding cities, Texarkana has the highest percentage of renter-occupied homes. The city also had the second lowest median household size, following Texarkana, AR. The median home value and median rent fall in the middle of the other cities reviewed.

Household Characteristics Comparison, 2010							
	Total Housing Units	Median Household Size	% Vacant	% Owner Occupied	% Renter Occupied	Median Home Value	Median Rent
United States	131,704,730	2.58	11.4%	65.1%	34.9%	\$188,400	\$699
State of Texas	9,977,436	2.75	10.6%	63.7%	36.3%	\$123,500	\$625
Texarkana MSA	57,774	2.47	10.2%	64.9%	35.1%	\$87,800	\$462
Bowie County, TX	38,493	2.49	9.9%	65.6%	34.4%	\$88,600	\$465
Miller County, AR	19,281	2.44	10.7%	63.5%	36.5%	\$86,400	\$457
Longview, TX	32,751	2.51	6.4%	55.5%	44.5%	\$116,600	\$545
Marshall, TX	9,691	2.58	17.1%	60.7%	39.3%	\$81,100	\$473
Mt. Pleasant, TX	5,449	3.03	7.1%	58.5%	41.5%	\$85,000	\$424
Shreveport, LA	88,253	2.40	13.2%	55.5%	44.5%	\$113,800	\$522
Sulphur Springs, TX	6,654	2.53	8.5%	57.2%	42.8%	\$95,400	\$465
Texarkana, TX	16,115	2.41	10.5%	51.2%	48.6%	\$95,600	\$488
Texarkana, AR	13,375	2.36	13.4%	55.4%	44.6%	\$90,300	\$469
Tyler, TX	41,742	2.46	10.1%	53.0%	47.0%	\$123,600	\$595

Table 2.4 | Household Characteristics Comparison

Source: U.S. Decennial Census, 2010 and 2006-2010 American Community Survey 5-Year Estimates

Other Population Considerations

Beyond age, gender, race, ethnicity, and household characteristics, there are additional population characteristics that are important to consider when developing a comprehensive plan. As communities become more diverse, the number of impoverished individuals rises, as do households with no cars and Limited English Proficient (LEP) individuals. The following section describes these populations that are important to consider to ensure that recommendations in the comprehensive plan are equitable.

Poverty: The percentage of individuals living in poverty in Texarkana is high; in 2015 approximately 23% of residents lived below the poverty level as determined by the U.S. Department of Health and Human Services. This is roughly the same as the percentage of impoverished individuals in 2000.



Educational Attainment: The highest level of education that residents receive can help inform what type of outreach is appropriate for community planning efforts. In Texarkana, 87% of residents 25 and older have at least a high school diploma, which is equal to the United States and higher than the state of Texas. Since 2000, the percentage of people that do not have a high school degree or higher has gone down 8%, which is an indication that the workforce in Texarkana is becoming more educated. The percentage of the population with a bachelor's degree has increased from 2000-2015.

TEXARKANA EDUCATIONAL ATTAINMENT

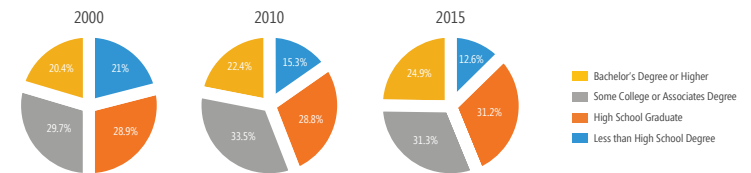


Figure 2.11 | Educational Attainment in Texarkana

Source: : 2000 Decennial Census, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Limited English Proficiency: Another important element to consider for planning and outreach purposes is the language people speak. Residents that have a limited ability to speak, read, write, or understand English are referred to as Limited English Proficient, or LEP. Many people for whom English is not their first language are considered LEP. The percentage of LEP individuals in Texarkana was 3.8% in both 2000 and 2015, which is very low. Spanish is the most prevalent language that LEP individuals in Texarkana speak.

Employment: According to the Bureau of Labor Statistics, the unemployment rate in Texarkana in June 2016 was 4.7%. This is similar to the unemployment rate of Texas as a whole. The total number of residents in the workforce – both employed and unemployed – is 15,575.

Zero-Car: Car ownership can also be a predictor of income and often indicates where there may be a stronger reliance on public transportation. The percentage of households that don't have access to a car in Texarkana decreased from 14% in 2000 to 12.7% in 2015. This is an encouraging trend, but 12.7% of households is still a large number and policies should focus on ensuring those households have access to employment, education, and city services.

PHYSICAL RESOURCES

NATURAL AND CULTURAL RESOURCES

Within Texarkana, there are 11 parks that cover approximately 500 acres. This includes one regional park, one natural area, three community parks, and five neighborhood parks. Bringle Lake is a large reservoir just outside the incorporated city limits near the Texas A&M University and offers a wilderness area where visitors can hike, camp, and fish. In terms of habitat, Texarkana is located in the Piney Woods ecoregion of Texas which is characterized by rich forests and scattered areas of cropland.⁵

Portions of the city, mostly following waterways, are located in the 100-year floodplain, which means that there's a 1% chance there will be a historic flood event each year. There are also some impaired streams in the city, including Swampoodle Creek just east of downtown and Cowhorn Creek between Summerhill Road and Robinson Road.

Texarkana is rich in history so it's not surprising that there are many historical landmarks within the city. As of Spring 2017, there are fourteen landmarks designated on the National Register of Historic Places, one landmark designated as a State Antiquities Landmark, eighteen sites designated as a Recorded Texas Historic Landmark, and one Historic Texas Cemetery.⁶ Some of these well-known landmarks include the Perot Theater, Hotel Grim, Texarkana U.S. Post Office and Courthouse, Texarkana Union Station, and the Rialto Building.

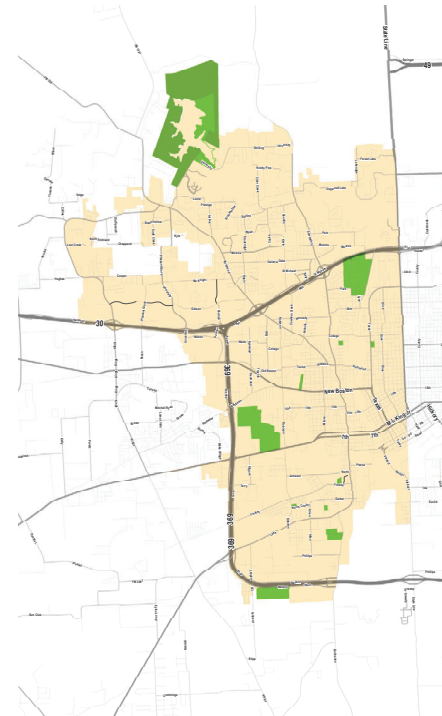


Figure 2.12 | Parks in Texarkana

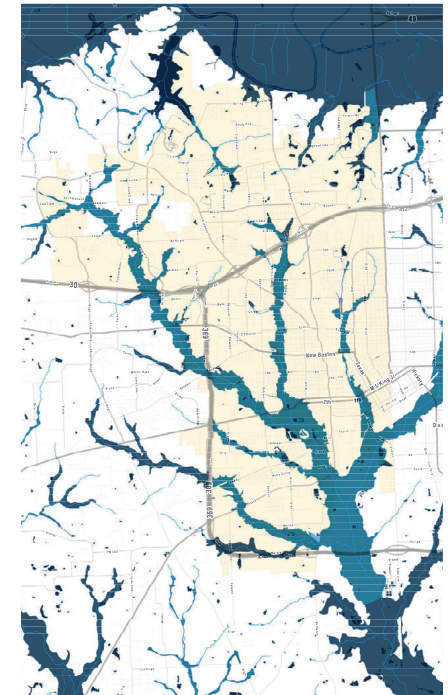


Figure 2.13 | Floodplain in Texarkana

⁵ Texas Parks and Wildlife Department. Texas Ecoregions. <https://tpwd.texas.gov/education/hunter-education/online-course/wildlife-conservation/texas-ecoregions>.

⁶ Texas Historical Commission. Texas Historic Sites Atlas. <https://atlas.thc.state.tx.us/>.



BUILT ENVIRONMENT

Approximately 88% of the current Texarkana city limits is developed; and 12% is designated as agriculture or open space. Since the city is approaching build-out, efforts should focus on revitalizing vacant properties and infill development as properties turn over. Many of the strategies discussed in Chapters 4 and 5 address revitalization and infill development. Expansion through annexation should occur only when needed by following the intent of the future land use plan.

As shown in Figure 2.14, residential uses make up 55% of the total land area, with the majority being low-density housing. A wider mix of housing types can make a community more stable in the long-term. Retail use is the next largest category, followed by education and institutional uses. Although the city has a mixed-use zoning category, there is currently no data about how much land is covered by mixed-use development.

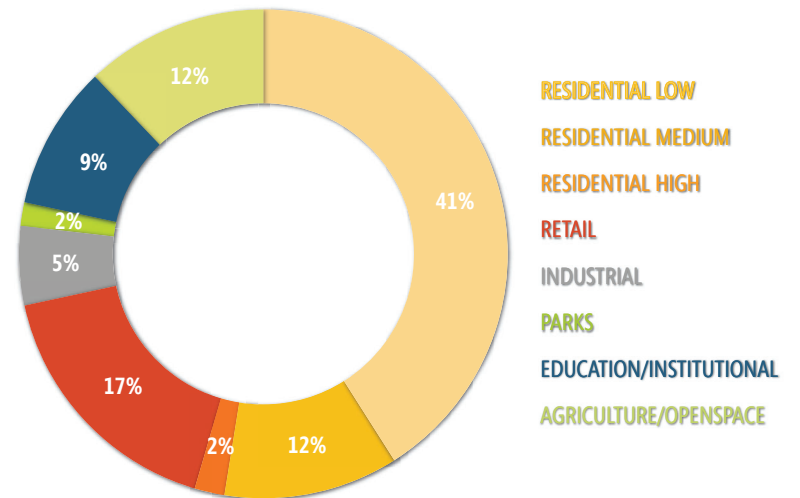


Figure 2.14 | Land Use Coverage in Texarkana

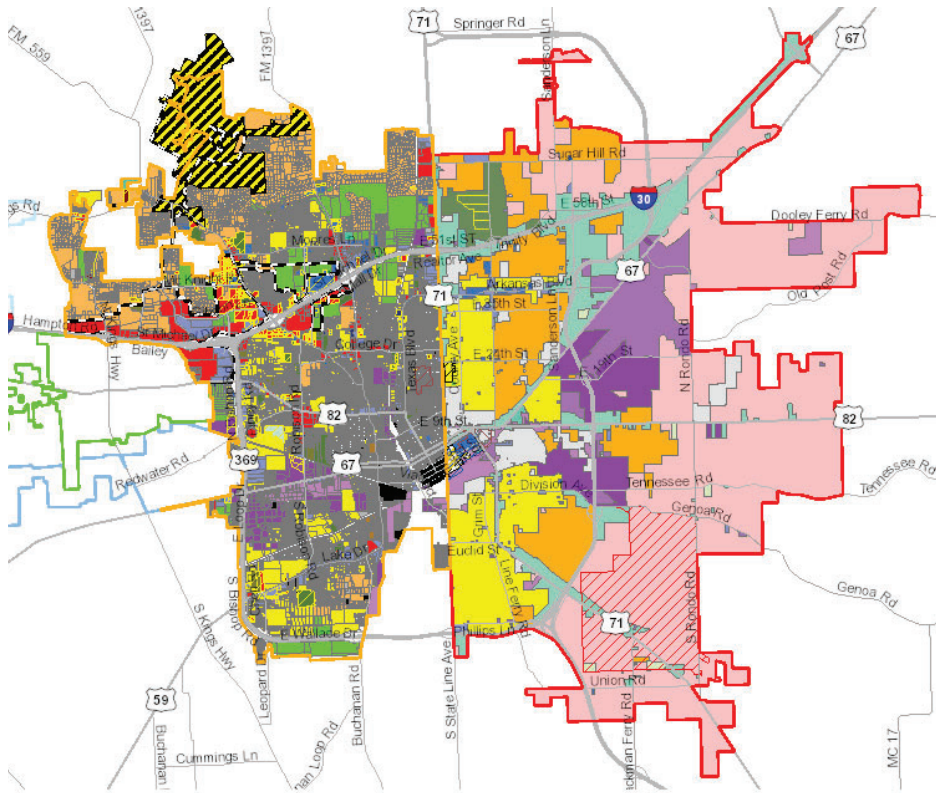


Figure 2.15 | Existing Zoning in Texarkana

EXISTING REGULATORY FRAMEWORK

Zoning in Texarkana is governed by Chapter 140 of the city’s code of ordinances. There are currently 22 zoning districts in the city, including eight residential districts and three planned development districts. The code goes into detail about what land uses are allowed in each district, as well as height, size, density, and other standards. The City Council makes decisions about development requests with advice from the Planning and Zoning Commission. The Zoning Board of Adjustment hear requests about variances.

Zoning Districts:

- A: Agricultural District
- SF-1: Single-Family Dwelling District-1
- SF-2: Single-Family Dwelling District-2
- SF-3: Single-Family Dwelling District -3
- PUR: Planned Unit Residential District
- 2F1: Two-Family Dwelling District-1
- 2F-2: Two-Family Dwelling District-2
- TH: Townhome Dwelling District
- MF1: Multiple-Family Dwelling District-1
- MF-2: Multiple-Family Dwelling District-2
- P: Parking District
- O: Office District
- NS: Neighborhood Service District
- GR: General Retail District
- LC: Limited Commercial District
- CB: Central Business District
- C: Commercial District
- I-1: Light Industrial District
- I-2: Heavy Industrial District
- HD: Historic District
- PD: Planned Development District
- UPDD: University Planned Development District

⁷ City of Texarkana. City Zoning Code. http://ci.texarkana.tx.us/ModuleFiles/Pages/CustomWidgetsData/108/Chapter_140___ZONING.pdf.