



Texarkana, Arkansas 2040 Comprehensive Plan

Existing Conditions Report – August 2022

PLAN NARRATIVE REPORT

Table of Contents

HISTORY.....3

LOCAL & REGIONAL PLANS AND
REPORTS.....5

TRENDS.....7

APPENDIX.....20

HISTORY AND CONTEXT

Historical perspective provides an understanding of a community and helps to shape the foundation of a planning process. The physical and demographic characteristics of Texarkana, Arkansas inform how people live and work. Understanding the community's characteristics, history, and values helps to frame the goals and objectives of the plan. This report provides an overview of a brief historic and existing context.

History

Before the European Settlement establishment, several native Indian groups, known as the Caddo Indians on the Great Southwest Trail, held permanent households, and farmed in the Texarkana area for over 1,000 years. The last of the Caddo settlement was abandoned in 1778, and by the early nineteenth century, the Caddo was no longer present. By 1840, new settlers identified as white men came into the area and arrived at the location to form a permanent settlement, complete with a post office they called Rondo, about fifteen miles from present-day Texarkana.



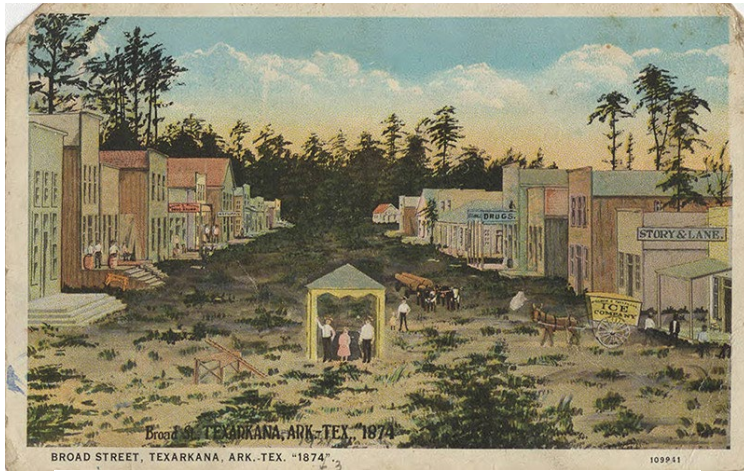
*U.S. Courthouse and Post Office in Texarkana (Photo by John Gill)
Modern Era (1968 - the Present)*

As white settlers began to move in from the east and settle the area as early as 1820, slaves were brought in, and Native Americans were pushed out. The area was rural and agrarian, home to farms of all sizes incorporating slavery in varying degrees. In Lafayette County, Arkansas (portions of which became modern-day Miller County in 1874), 39% of the total population were slaves in 1850, which decreased to 33% in 1860. Texarkana was formally founded in the interim when the Texas and Pacific railroad sold the first town lots on December 8, 1873.

In the late 1850s, the builders of the Cairo and Fulton Railroad laid tracks in Arkansas, completing the railway to the Texas border in 1873. At the place where they would meet the Texas and Pacific Railroad (running east/west), a town site was established on December 8, 1873, selling town lots. The first lot was sold to J. W. Davis and today is the site of the Hotel McCartney across from Union Station.

There are many stories regarding the origination of the name "Texarkana." In 1860, there was a steamboat bearing the name Texarkana, which traveled the Red River. Some attribute the City's name to this boat. The most prevalent version for the etymology of "Texarkana" credits a railroad surveyor, Colonel Gus Knobel, who surveyed the right of way from Little Rock (Pulaski County) to southwest Arkansas for the St. Louis, Iron Mountain, and Southern Railroads in the late 1860s.

Knobel later became chief engineer for the Texarkana and Northern Railroad and labeled Texarkana on some of his work.



Broad Street (Photo Courtesy of the Butler Center for Arkansas Studies, Central Arkansas Library System) Civil War through Reconstruction (1861-1874)

Texarkana, Texas was granted a charter on June 12, 1874. In 1880, twenty-one citizens met and petitioned to incorporate Texarkana, Arkansas. The city was granted a charter on August 10, 1880, by County Judge H. W. Edwards. On November 12, 1880, the city government was established, and H. W. Beidler was elected mayor. Throughout the 1880s, schools and churches were established in Texarkana, including a school for African Americans on the Texas side that was established in 1885, the same year ragtime legend Scott Joplin left Texarkana to pursue a career in music.

Life in Texarkana centered on the railroads from 1875 to the late 1950s. The population of the city grew immensely and rapidly because of the railroad. Downtown Texarkana and the surrounding areas quickly grew into a prosperous city that relied heavily on the railroad systems that came through the Texarkana Union Station. In 1893, the first Miller County courthouse was built, and it was demolished in 1939 to make way for the current courthouse that is there presently. In 1894, the land was purchased for the first public school on the Arkansas side.

Regarding employment and economy, Texarkana, Arkansas, and Texas are generally viewed as one economic area. There is one chamber of Commerce organization that serves both cities. The State of Texas does not assess a state income tax. While there is state income tax in Arkansas, special legislation allows the residents of Texarkana, Arkansas, exemption from income tax. State Line Avenue, the main street, was intentionally designed to lie on the dividing line between the two states. Texarkana, Texas and Texarkana, Arkansas have separate local governments serving each City. While there are joint operations of water and sewer facilities and the justice center, each City maintains its police and fire departments, parks, and sanitation departments.

Map of Texarkana, Arkansas, and Texas (Photo Courtesy of Library of Congress Prints and Photographs Division) Post Reconstruction through the Glided Age (1875-1900)



Local and Regional Plans and Reports

The importance of a comprehensive plan serves as the blueprint for the community's broad vision for its future. Texarkana, Arkansas's original, and only, comprehensive plan was last adopted in 1989 and touched on various topics on land use, transportation, housing, and parks, which are still important topics that are relevant today. Over the last forty years, the city has experienced growth and changes that have impacted development within the city and region. Local and region-wide plans have also informed development and growth within Texarkana, Arkansas, and the surrounding region. The Local and Regional Plans summary provides a general overview of the latest plans and reports which have impacted, or will impact, the city and region.

1989 Texarkana, Arkansas Comprehensive Plan (Local)

The previous Texarkana, Arkansas comprehensive plan began with an endorsement from the Board of Directors in August of 1988 and was adopted in 1989. The plan included strategies for housing, industry expansion, urban growth, and expansion of the open space and the transportation system. The Comprehensive plan included a two-page document with a land-use map with public facilities, transportation roadways, and other areas.

The City of Texarkana, Arkansas Housing Plan (Local)

The City of Texarkana produced a five-year plan addressed to the U.S. Department of Housing and Urban Development (HUD) related to standard public housing updates and assessments that included how many units are managed and owned by the city.

City of Texarkana, Arkansas Parks and Recreation Plan (Local)

The five-year Parks and Recreation Plan completed by the City of Texarkana, Arkansas, is a document that details the available facilities and programs for citizens of the city and surrounding area. The Parks and Recreation plan is utilized as an assessment tool that is helpful for planning future parks and recreation development and opportunities.

Stateline Avenue Corridor Study (Local)

The US 71/Stateline Avenue Corridor Study evaluates the need for, and feasibility of, improvements to enhance safety and efficiency of the 3.25-mile Stateline Avenue corridor for all modes of transportation. Stateline Avenue is the key north/south highway in Bowie and Miller Counties. The Corridor Study provides a vision for the future of the corridor, evaluates the economic development potential, transit facility feasibility, general aesthetics, traffic operations, and other aspects of Stateline Avenue.

2018 Texarkana MPO Active Transportation Master Plan (Regional)

The Texarkana Metropolitan Planning Organization (TMPO) produced the 2018 Active Transportation Plan provides a unified vision for bicycle and pedestrian investments and analysis that shows the need for accessibility, connectivity, and mobility through the Texarkana Metropolitan area. This plan focuses on providing connected and accessible regional facilities.

2018 Texarkana, Texas Comprehensive Plan—Renew Texarkana (Regional, not directly related to Texarkana, Arkansas)

Renew Texarkana is the updated comprehensive plan for Texarkana, Texas that was completed in 2018. The comprehensive plan for Texarkana, Texas is like this process for provides existing conditions, analyzes constrains and opportunities, and develops a roadmap for the next 20 years for the neighboring city. Texarkana, Texas, and Arkansas both are separate by State lines that divides Arkansas and Texas but together they are called “Texarkana, USA”.

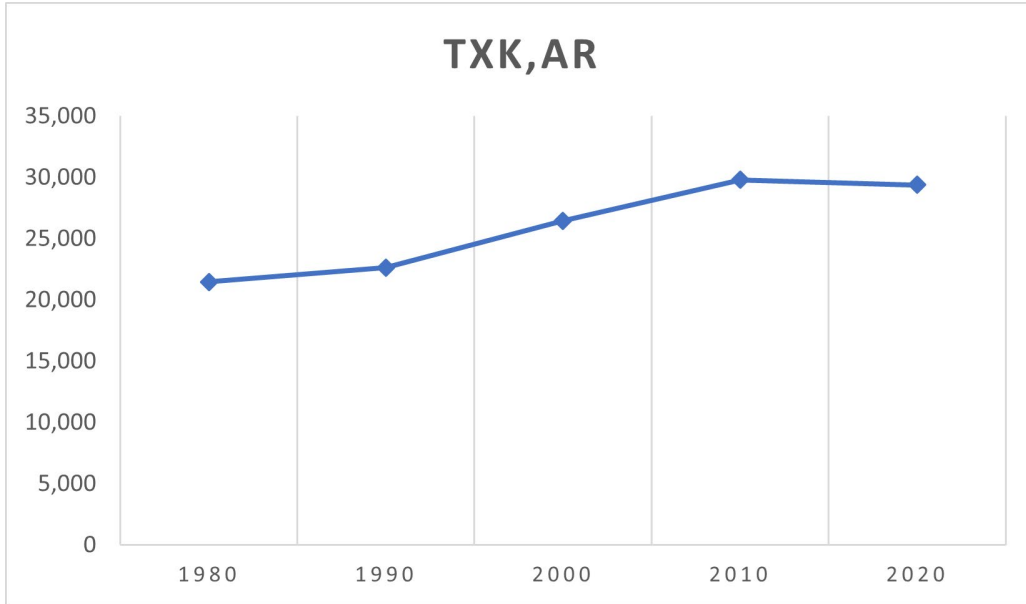


*Scott Joplin of Texarkana, AR Mural
(photo by Eric Ethridge)*

TRENDS

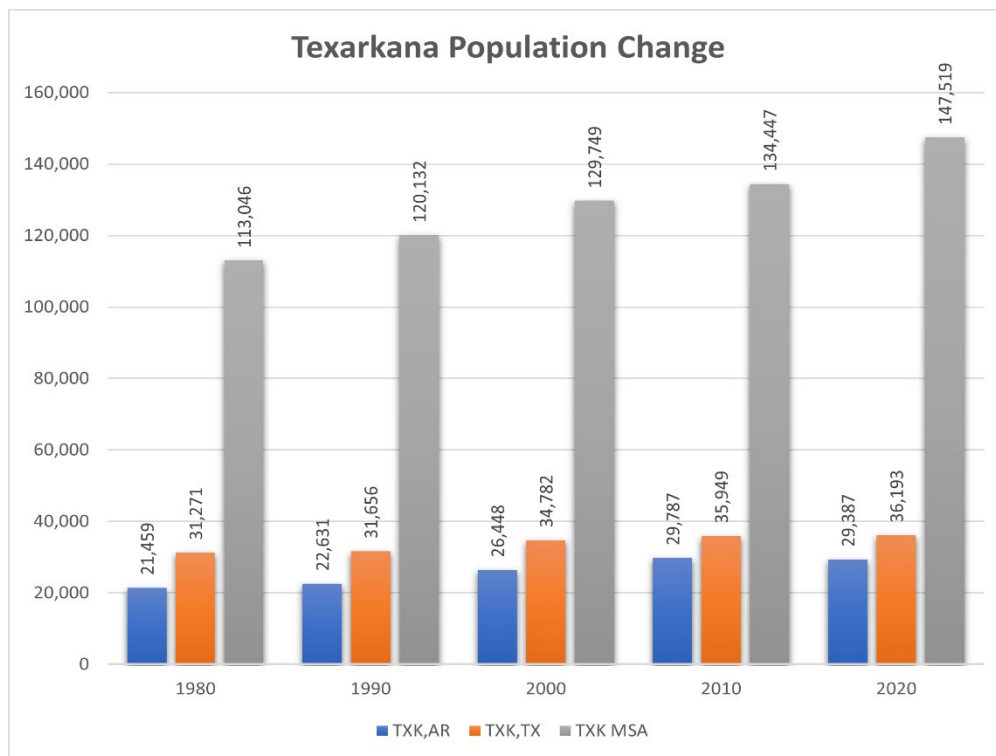
Population

Figure 1: Population Growth – Texarkana, AR



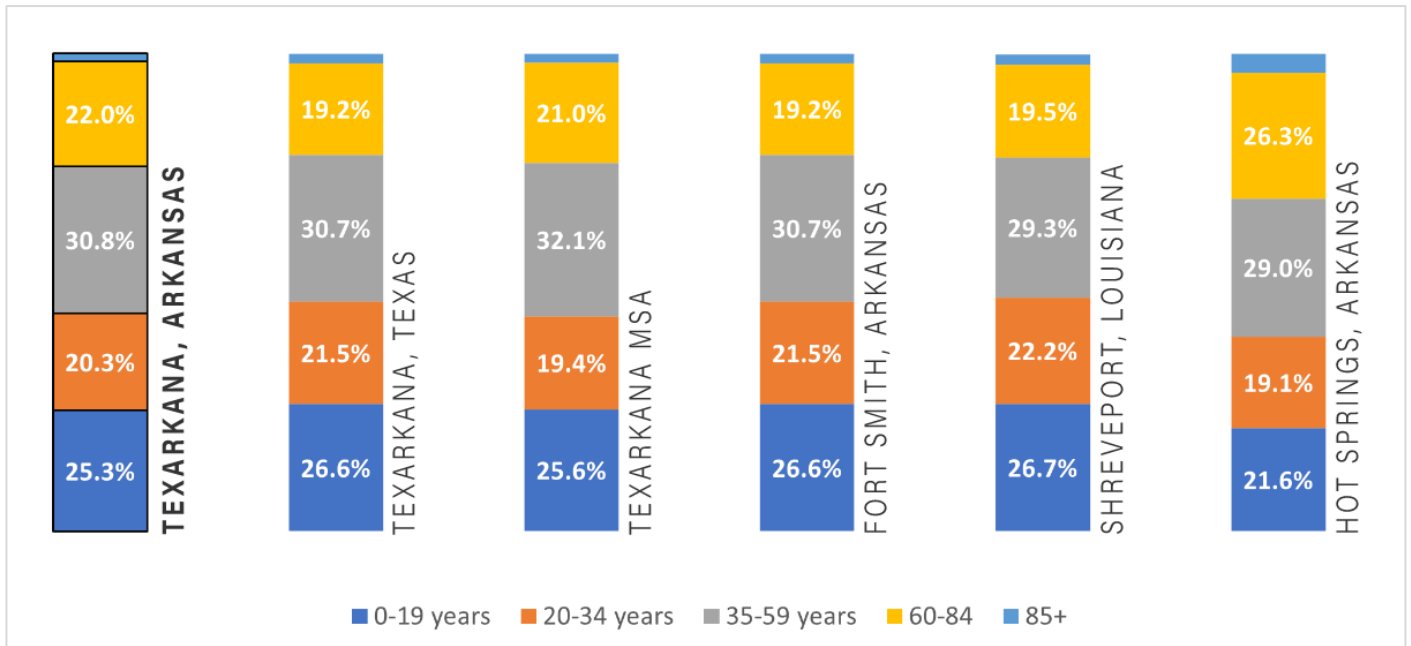
Source: 2020 Decennial Census, U.S. Census Bureau

Figure 2: Population Change – Texarkana, AR, Texarkana, TX, and the Texarkana Metropolitan Statistical Area (MSA)



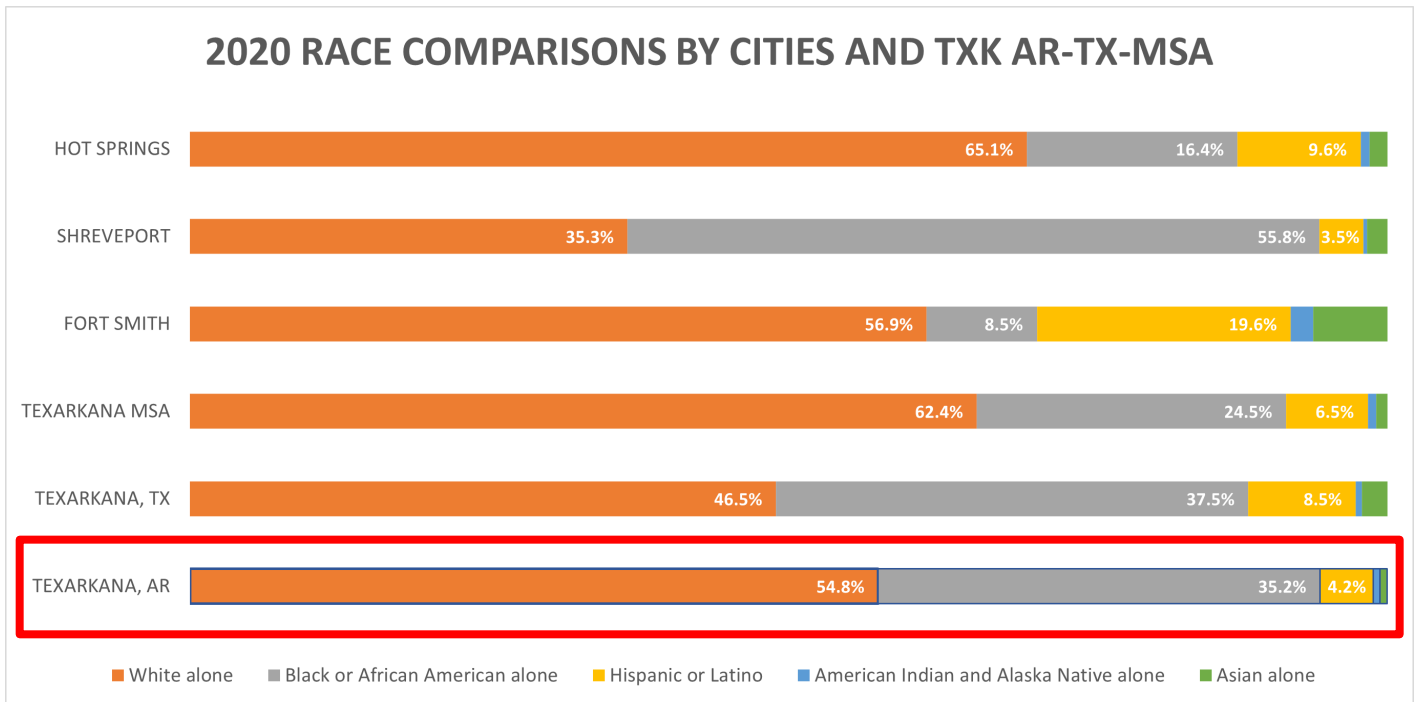
Source: 2020 Decennial Census, U.S. Census Bureau

Figure 3: Age Breakdown – Texarkana, AR, and Selected Entities



Source: 2020 Decennial Census, U.S. Census Bureau

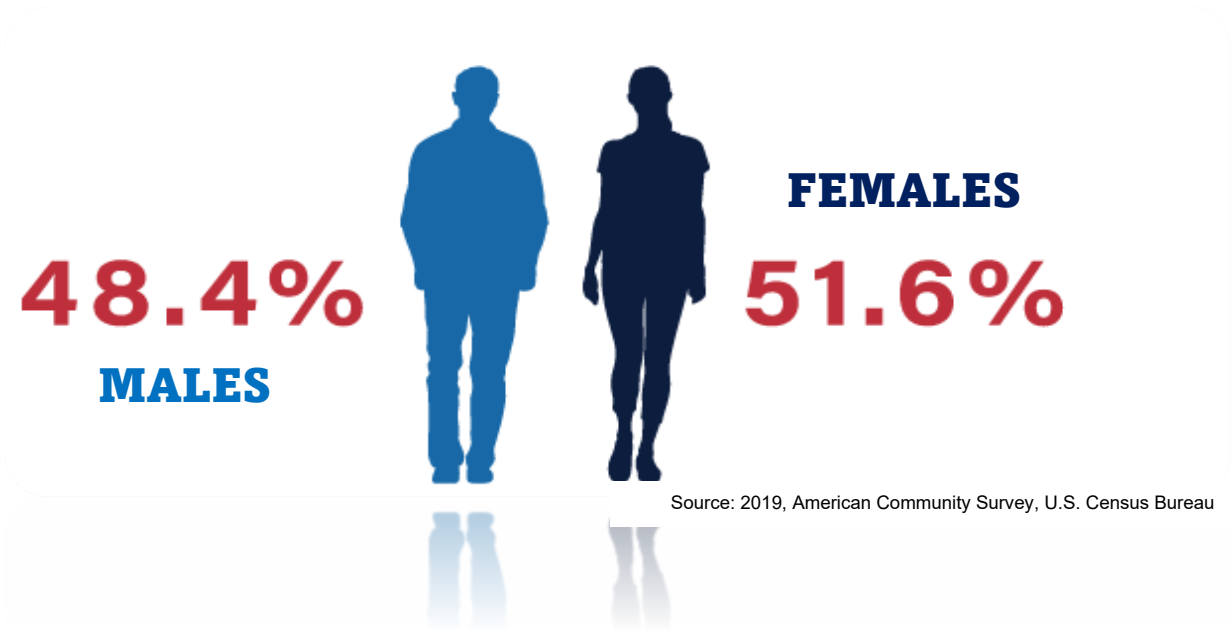
Figure 4: Race Population Comparison – Texarkana, AR and Selected Entities



Source: 2020 Decennial Census, U.S. Census

Population

Figure 5: Population by Gender – Texarkana, AR



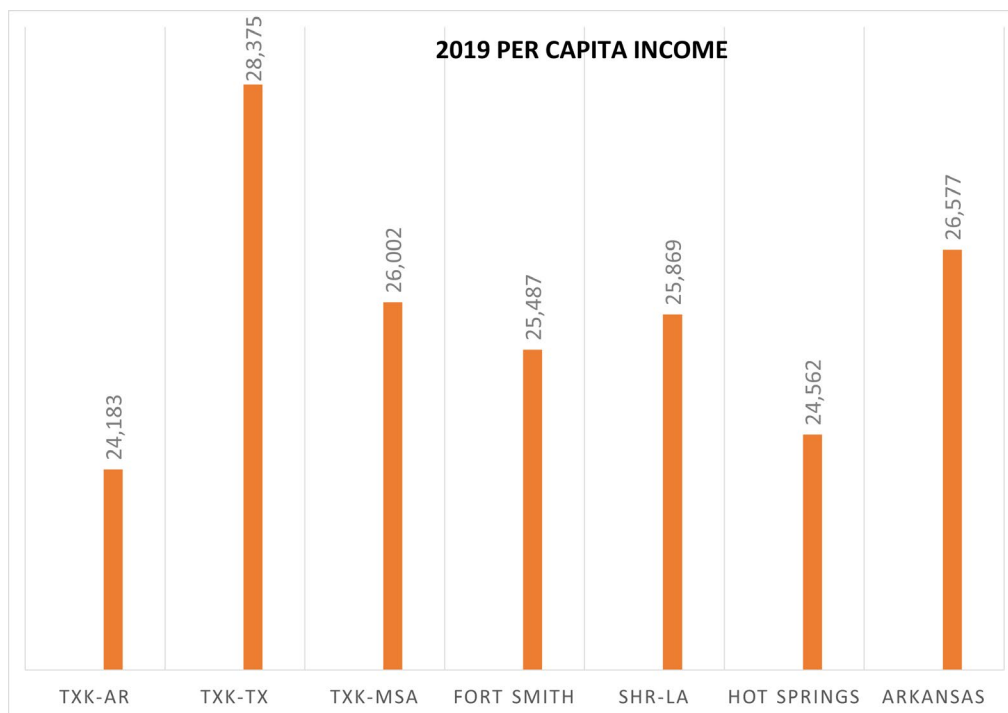
POPULATION HIGHLIGHTS

- The City of Texarkana's residential population experienced a slight decrease from 2010 to 2020.
- The city has experienced varied rates of growth over its history. From the 1980s-2010, the City of Texarkana experienced a steady increase in the population, as shown in **Figure 1**. From 2010 to 2020, the City's population declined by approximately -1.0%, losing almost 400 residents.
- As of the 2020 United States Census, Texarkana, Arkansas, has a population of 29,387, as shown in **Figure 2**.
- The largest age cohort for the city is the age range of 30-58 years old at 38%, followed by the age range from 0-19 years old at 25.3%.
- The median age in Texarkana, Arkansas, is 39.5 years, with 37.5 years for the male population and 40.9 years for the female population, as shown in **Figure 3**.
- The racial makeup for Texarkana, Arkansas, is 54.8% White (Non-Hispanic), 35.2% Black or African American (Non-Hispanic), 1.64% White (Hispanic), 1.3% Two+ (Non-Hispanic), and 1% Other (Hispanic) are displayed in **Figure 4**.
- **Figures 3 and 4** display Texarkana, Arkansas, with selected entities/cities for reference as they are either similar in geographical location or population size.

- The selected entities/cities included in the age and race comparison tables are Texarkana, AR, Texarkana, TX, Fort Smith, AR, Hot Springs, AR, Shreveport, LA, and the entire Texarkana Metropolitan Region (MSA).
- White residents make up a majority of the population in Texarkana, Arkansas, at 54.8%, which is similar to each of the selected entities except Shreveport, Louisiana. Shreveport has a majority of black residents at 55.8%, as shown in **Figure 4**.
- The second majority population in Texarkana, Arkansas, consists of Black or African American (Non-Hispanic) at 33.5%. The remaining population includes both Hispanic or Latino residents and a population of two or more races at 4.2%. The U.S. Census considers Hispanic an ethnicity, so those individuals who categorize themselves as Hispanic may also identify with another racial group.

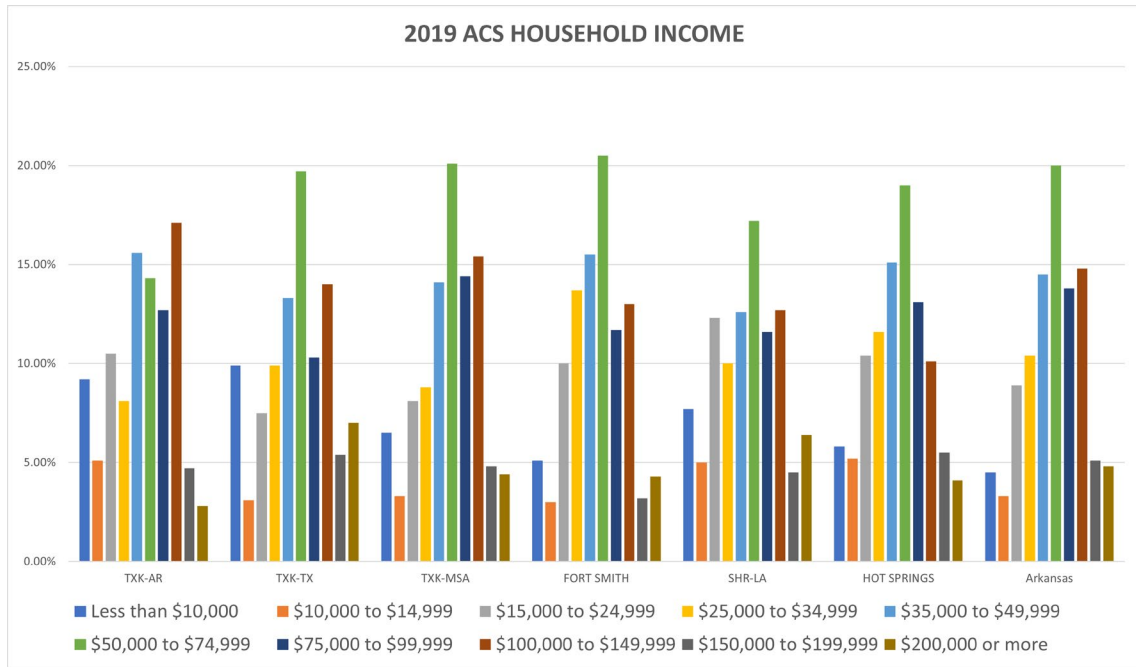
Income

Figure 5: Per Capita Income – Texarkana, AR and Selected Entities



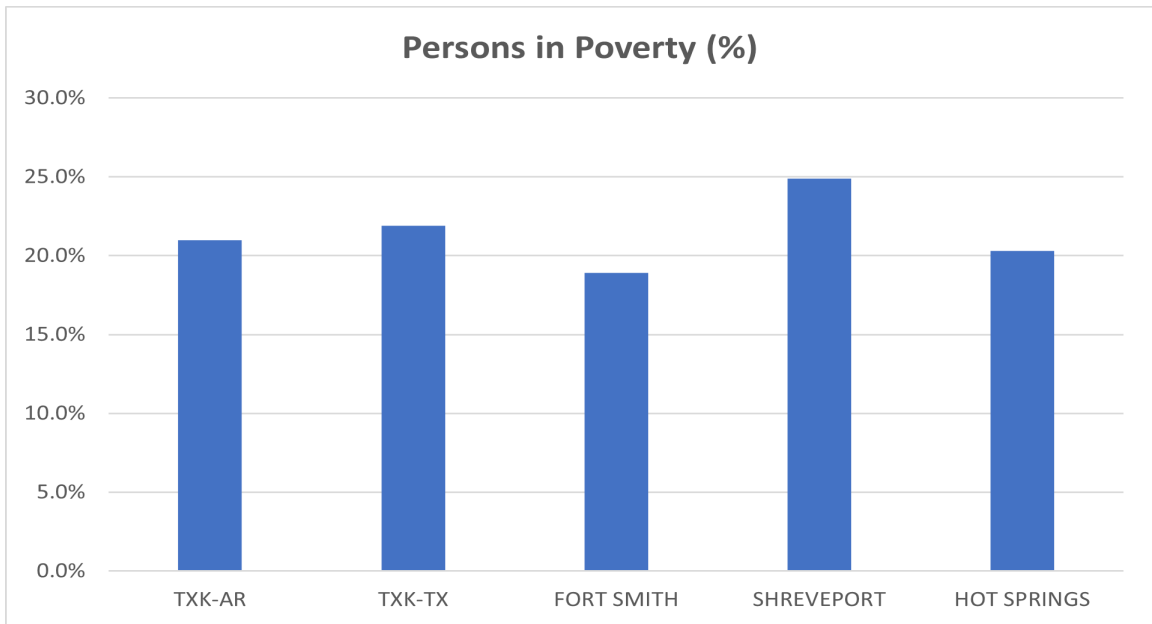
Source: 2019, American Community Survey, U.S. Census Bureau

Figure 6: Household Income – Texarkana, AR and Selected Entities¹



Source: 2019, American Community Survey, U.S. Census Bureau

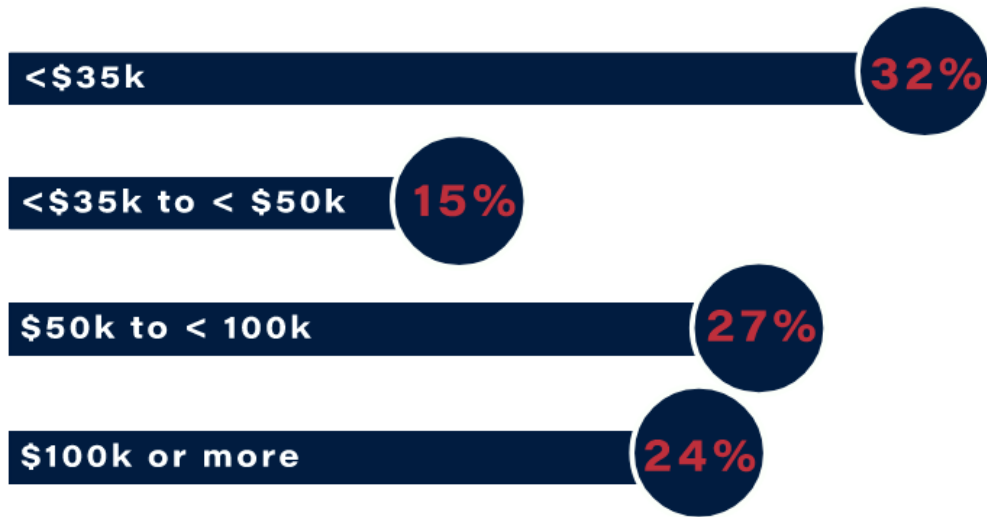
Figure 7: Persons in Poverty in Texarkana, AR and Selected Entities (2019)



Source: 2019, American Community Survey, U.S. Census Bureau

¹ According to the U.S. Census, a household consists of all the people who occupy a housing unit. There are two major categories of households, "family" and "nonfamily".

Figure 8: Family Income –Texarkana, AR²



Source: 2019. American Community Survey. U.S.

INCOME HIGHLIGHTS

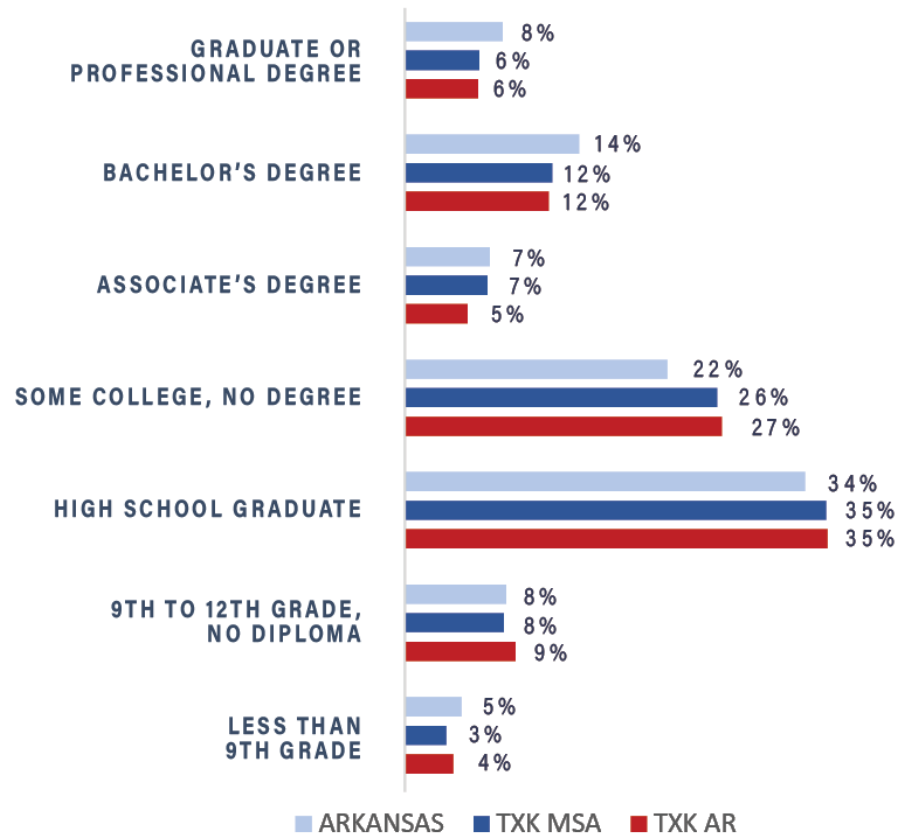
- The income highlights demonstrate several measures related to income per capita, household, and family income.
- The City's median household income for 2019 was \$41,873 as shown in **Figure 6**.
- According to the 2000 census, the per capita income in Texarkana, Arkansas, was \$17,130. In 2019, the per capita income of Texarkana, Arkansas, increased by \$7,053, making it \$24,917. ³
- The per capita income of Texarkana, Arkansas remains lower than the state average of \$26,577 and lower than the 2020 national average of \$63,416.
- **Figure 6** shows the distribution of income for Texarkana, AR, Texarkana, TX, Fort Smith, AR, Hot Springs, AR, Shreveport, LA, and the entire Texarkana Metropolitan Region (MSA) households in 2019.
- Local incomes should be considered when planning for housing and economic development. Incomes partially determine the cost of living (along with housing prices and other costs).
- Approximately 33 percent of Texarkana, Arkansas households earn less than \$25,000; 26 percent of households earn \$25,000 to \$49,999; 12.5 percent of households earn \$50,000 to \$74,999; and 27 percent of households earn \$75,000 or more shown in **Figure 6**.

² According to the U.S. Census, A family household is defined as a household maintained by a householder who is in a family and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.

³ The income per capita is a measurement of the income earned per person in an area.

Education

Figure 9: Educational Attainment – Texarkana, AR, Texarkana MSA, and Arkansas



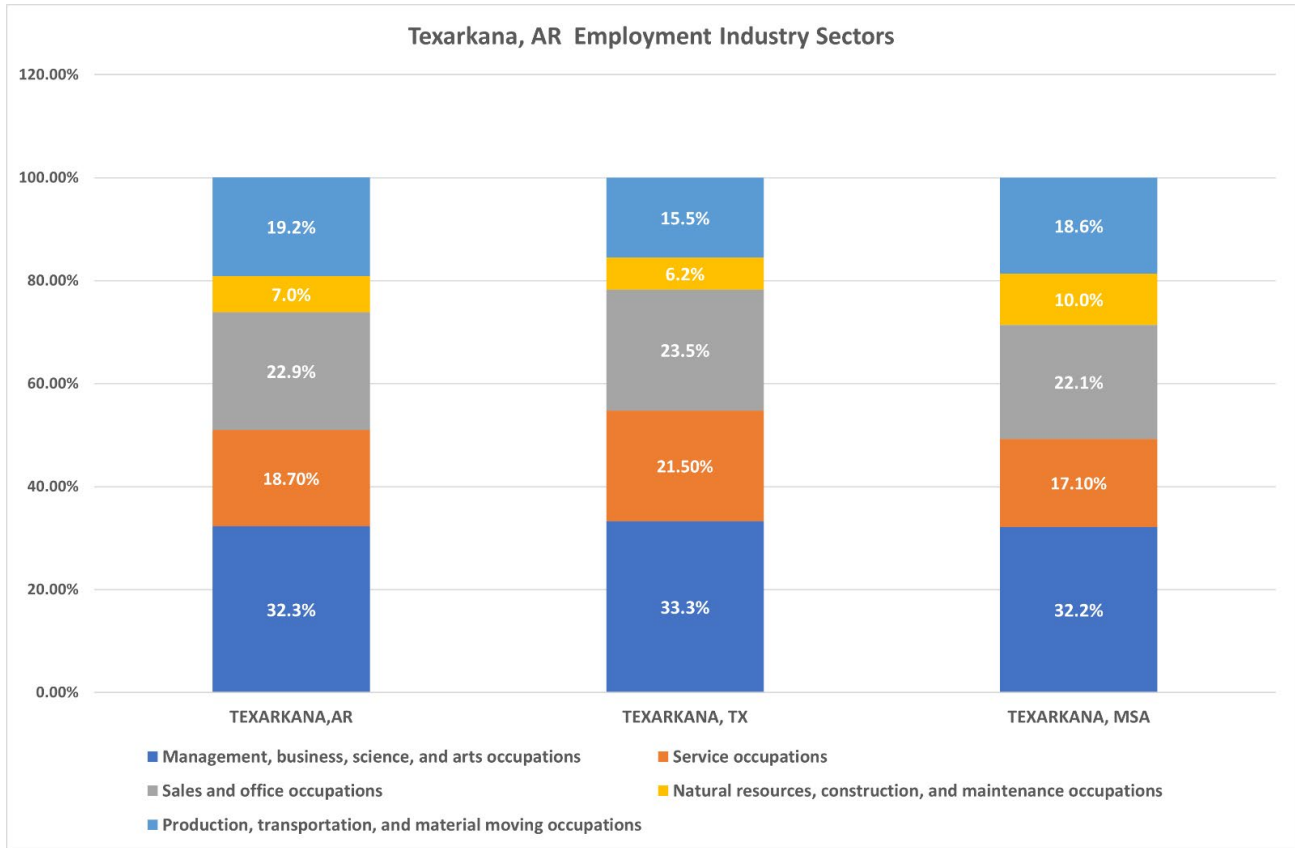
Source: 2019, American Community Survey. U.S. Census Bureau

EDUCATION SUMMARY

- Educational attainment identifies the level of education completed by individuals in the Texarkana, Arkansas workforce.
- The educational attainment of the Texarkana, Arkansas workforce is compared to the workforce for the Texarkana Metropolitan Region and the State of Arkansas, as shown in **Figure 9**.
- A majority of the City of Texarkana's workforce completed high school or some college; the same applies to the metropolitan area.
- In the 2019 Census, approximately 18.4% of residents aged 25 and older obtained a bachelor's degree or higher in Texarkana, compared to the state average of 23%. For the same period and age group, 86.4% of residents were high school graduates or had some higher education compared to the state average of 86.5% (Source: U.S. Census Bureau).

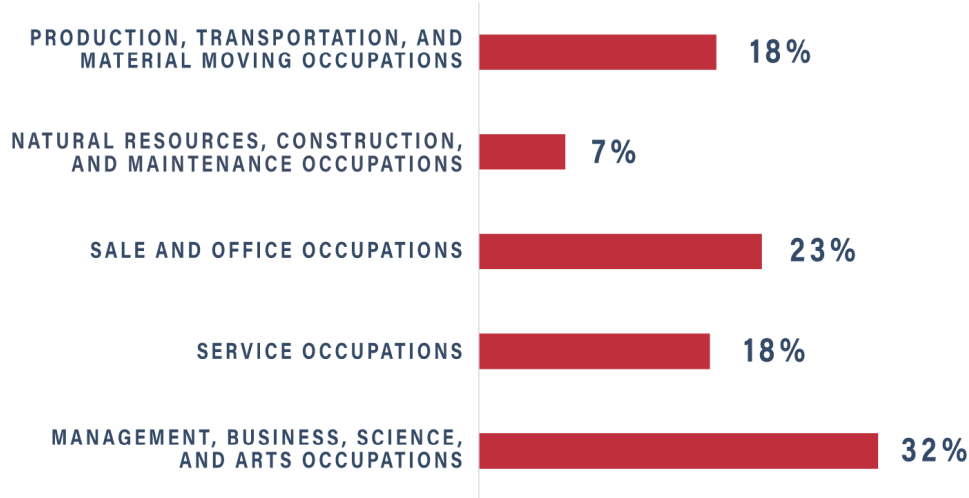
Employment

Figure 10: Industry by Occupation in Texarkana, AR, Texarkana, TX, and the Texarkana Metropolitan Statistical Area (MSA)



Source: 2019, American Community Survey, U.S.

Figure 11: Industry by Occupation in Texarkana, AR



Source: 2019, American Community Survey, U.S. Census Bureau

EMPLOYMENT SUMMARY⁴

- In Texarkana, Arkansas, from 2018 to 2019, employment grew at a rate of 1.15%, from 12,100 employees to 12,300 employees.
- Nearly 32.3% across the Texarkana Arkansas and the region have job sectors related to the Management, Business, Science, or Arts occupation sectors.
- Based on employee numbers, the most common jobs held by residents of Texarkana, Arkansas are Office & Administrative Support Occupations (1,451 people), Sales & Related Occupations (1,360 people), and Management Occupations (1,278 people).
- The 2019 lowest-paid jobs held by Texarkana, Arkansas residents by median earnings are Service Occupations (\$17,368), Life, Physical and Social Science Occupations (\$14,538), Building and Grounds Cleaning and Maintenance Occupations (\$14,375), and Personal Care and Service Occupation (barbers, stylists, etc.) at \$6,316.

Source: 2019, American Community Survey, U.S. Census Bureau

⁴ Employment by industry includes the number of full-time and part-time employees in each industry, full-time equivalent employees, self-employed persons, and persons engaged in production (full-time equivalents plus the self-employed).

Housing

Figure 12: Housing Occupancy

HOUSING OCCUPANCY	TXK AR		TXK TX		Arkansas	
Total housing units	13,407		16,668		1,370,281	
Occupied housing units	11,404	85.10%	14,025	84.10%	1,158,071	84.50%
Vacant housing units	2,003	14.90%	2,643	15.90%	212,210	15.50%

Source: 2019 American Community Survey, U.S. Census Bureau

Figure 13: Year Structure Built

YEAR STRUCTURE BUILT	TXK AR		TXK TX		Arkansas	
Total Housing Units	13,407		16,668		1,370,281	
Built 2014 or later	216	1.6%	50	0.3%	41,134	3.0%
Built 2010 to 2013	378	2.8%	925	5.5%	54,727	4.0%
Built 2000 to 2009	1,891	14.1%	2,162	13.0%	225,325	16.4%
Built 1990 to 1999	2,108	15.7%	2,172	13.0%	244,113	17.8%
Built 1980 to 1989	1,710	12.8%	2,174	13.0%	204,959	15.0%
Built 1970 to 1979	2,454	18.3%	3,300	19.8%	247,863	18.1%
Built 1960 to 1969	1,424	10.6%	2,480	14.9%	141,666	10.3%
Built 1950 to 1959	1,567	11.7%	1,546	9.3%	95,087	6.9%
Built 1940 to 1949	809	6.0%	908	5.4%	50,049	3.7%
Built 1939 or earlier	850	6.3%	951	5.7%	65,358	4.8%

Source: 2019, American Community Survey, U.S. Census Bureau

Figure 14: Units in Structure

UNITS IN STRUCTURE	TXK AR	TXK TX		Arkansas	
Total housing units	13,407	16,668		1,370,281	
1-unit, detached	67.80%	11,046	66.30%	955,714	69.7%
1-unit, attached	1.00%	260	1.60%	21,735	1.6%
5 to 9 units	8.30%	1,046	6.30%	49,000	3.6%
10 to 19 units	5.70%	835	5.00%	51,599	3.8%
20 or more units	4.70%	1,218	7.3%	37,689	2.8%
Mobile home	3.90%	315	1.9%	165,147	12.1%
Boat, RV, van, etc.	0.00%	0	0.0%	1,951	0.1%

Source: 2019, American Community Survey, U.S. Census Bureau

Figure 15: Housing Value

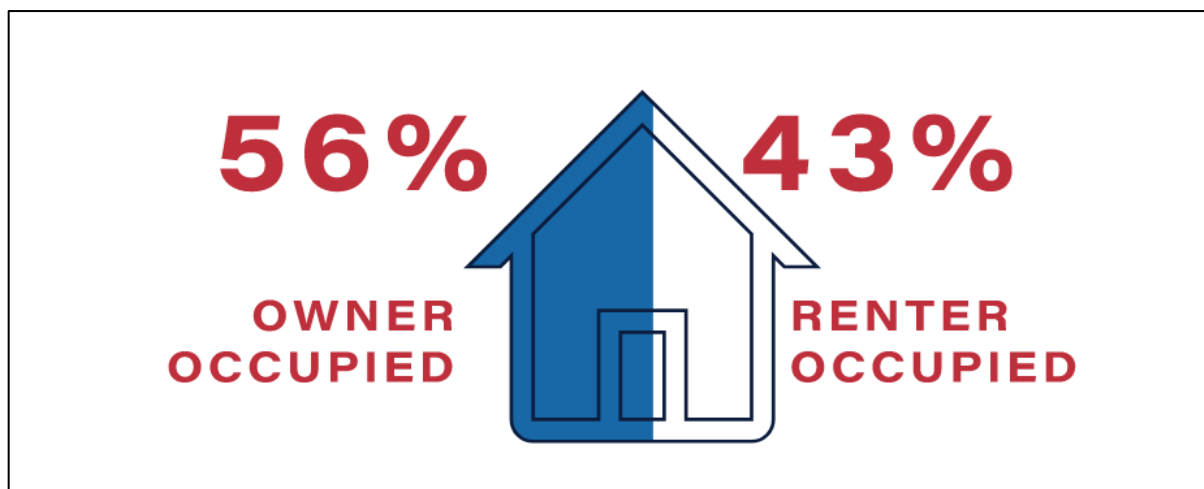
HOUSING VALUE	TXK AR		TXK TX		Arkansas	
Owner-occupied units	6,396		7,114		759,455	
Less than \$50,000	931	14.6%	925	13.0%	105,371	13.9%
\$50,000 to \$99,999	1,721	26.9%	1,601	22.5%	182,592	24.0%
\$100,000 to \$149,999	1,243	19.4%	1,487	20.9%	156,381	20.6%
\$150,000 to \$199,999	1,169	18.3%	1,266	17.8%	121,851	16.0%
\$200,000 to \$299,999	626	9.8%	1,091	15.3%	109,571	14.4%
\$300,000 to \$499,999	542	8.5%	478	6.7%	59,195	7.8%
\$500,000 to \$999,999	164	2.6%	238	3.3%	19,330	2.5%
\$1,000,000 or more	0	0.0%	28	0.4%	5,164	0.7%
Median (dollars)	119,700		130,600		127,800	

Source: 2019, Community Survey, U.S. Census Bureau

Figure 16: Housing Tenure

HOUSING TENURE	TXK AR		TXK TX		Arkansas	
Occupied housing units	11,404		14,025		1,158,071	
Owner-occupied	6,396	56.1%	7,114	50.7%	759,455	65.6%
Renter-occupied	5,008	43.9%	6,911	49.3%	398,616	34.4%
Average household size of owner-occupied unit	2.57	(X)	2.65	(X)	2.57	(X)
Average household size of renter-occupied unit	2.41	(X)	2.37	(X)	2.42	(X)

Figure 17: Renter vs. Owner Occupied Units



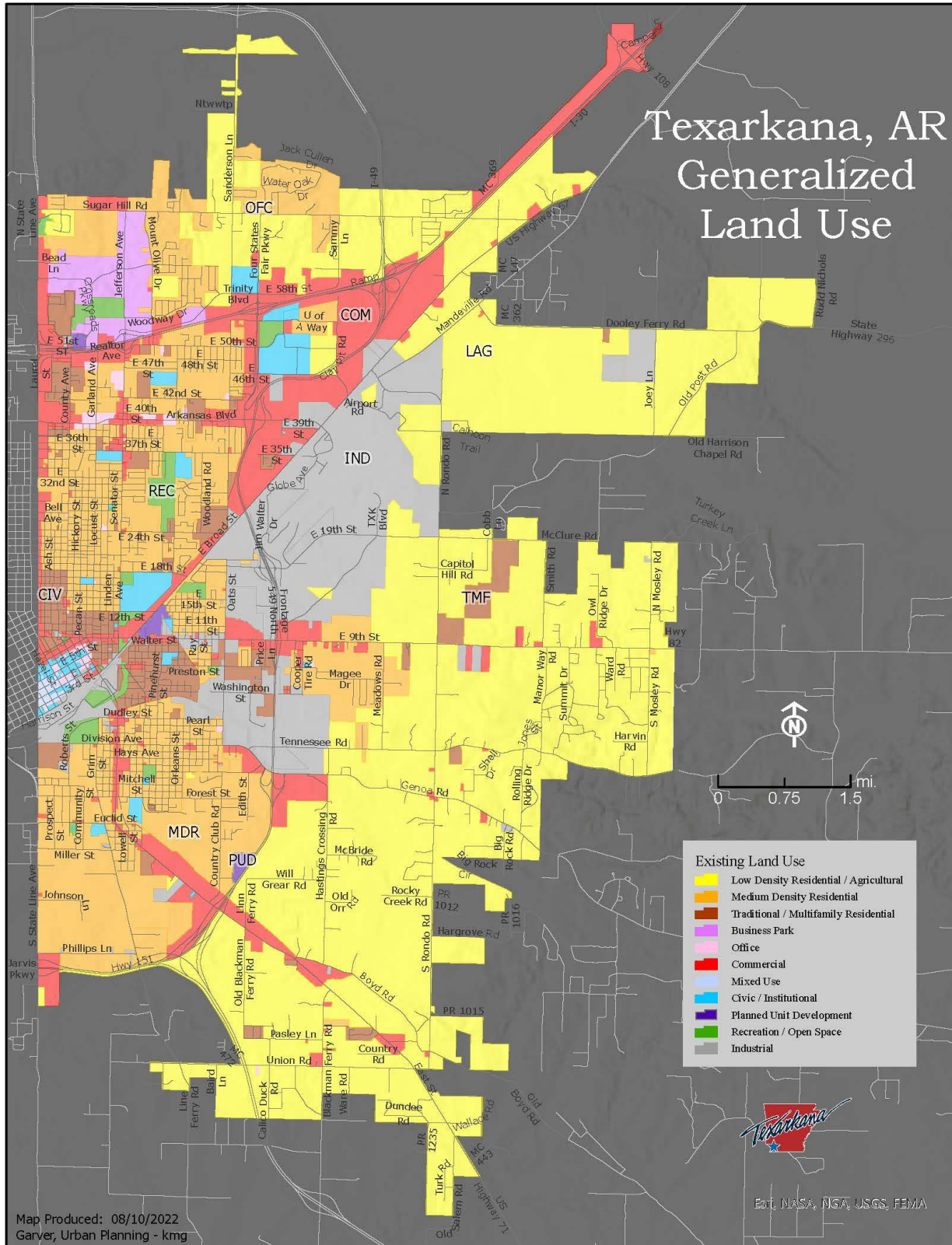
Source: 2019, American Community Survey, U.S. Census

HOUSING SUMMARY

- In Texarkana, the median rental costs in recent years are \$739 per month, and the median house value is \$127,500, less than the state and national average.
- In 2019, the median property value in Texarkana, Arkansas declined from the previous year's value of \$120,100 to \$119,700.
- The housing unit structures in Texarkana, Arkansas, display that a majority of the units in the city, 67.8% are 1-unit, detached structures. **Figure 14**
- There are 65.6% more owner-occupied units in the State of Arkansas compared to the 56.1% in the City of Texarkana, as shown in **Figure 16**.
- There are more renter-occupied units in Texarkana, Texas, at 49.3%, as Texarkana, Arkansas, has 43.9%. As shown in **Figure 16**, the State of Arkansas has 34.4% of rental occupied units in the entire state.

APPENDIX

EXISTING LAND USE MAP - TEXARKANA, ARKANSAS



WATER AND SEWER MAP – TEXARKANA, ARKANSAS

