

Comprehensive Plan 2001

BASELINE ANALYSIS

INTRODUCTION

The Baseline Analysis section of the Comprehensive Plan provides a foundation of facts and documentation of the physical and socioeconomic (demographic and housing) characteristics of the City of Lufkin. The following baseline sections were designed to facilitate the formulation of goals and objectives and the resulting recommendations contained within this final Comprehensive Plan document.

The identification of major issues within the community began early in the comprehensive planning process, and served as a basis for creating the following components of the Baseline Analysis report:

- ◆ Historical Background
- ◆ Relationship to the Region
- ◆ Physical Factors Influencing Development
- ◆ Demographic Profile
- ◆ Existing Land Use
- ◆ Existing Housing

Each section contains information pertaining to the subject matter, as well as graphic support when appropriate. Also included within the Baseline Analysis report is the identification of other issues that were also be addressed in the formulation of the Comprehensive Plan. The Baseline Analysis provides documentation of basic information about the community, which formed the foundation of the comprehensive planning process in Lufkin. It presents

an overview of the City's physical, social and economic characteristics as well as general insight into the community's urban pattern. The primary objective of the Baseline Analysis is to document the current conditions in Lufkin (as they were at the initiation of the comprehensive planning process), and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of the Baseline Analysis is to ensure that the information used in the planning process accurately portrayed the City and its needs.

HISTORICAL BACKGROUND¹⁻¹

Before the rail line was constructed, the settlement that would become Lufkin was little more than a clearing in the Piney Woods of East Texas known as Denman Springs. The City's birth occurred in 1882 when the Houston, East and West Texas Railway built a rail line through the settlement. One of the stops along the way from Houston to Shreveport, Louisiana, became Lufkin, named for Captain Abraham P. Lufkin, a Galveston cotton merchant. Soon after the railroad arrived in 1882, the public sale of lots in town was advertised. At the same time, many of the businesses and professionals from nearby Homer

¹⁻¹ The information for this section was obtained through excerpts from The Handbook of Texas website at www.tsha.utexas.edu/handbook/online/index.html.

began to move to Lufkin to be closer to the railroad. Among the first stores in town were S. Abram's general store, Joseph Kerr's grocery and saddle shop, and W. H. Bonner's general store. These were all centered around the Cotton Square (in the square, just behind the depot, cotton was stored before shipment on the railroad), which soon became the core of activity for Lufkin. A post office was established in the City in 1882, and in 1883, a telegraph line was strung from Nacogdoches to Lufkin. October 15, 1890 was the day the town was incorporated, and on November 15, J. M. Smith, owner of the Smith Hotel, was elected the first mayor of Lufkin.

In 1890, a timber boom resulted in hundreds of sawmills in the area. In November 1891, a fire destroyed the county courthouse located in Homer, and the next day county commissioners received a petition from Lufkin citizens asking for an election to determine if the courthouse should be moved to Lufkin. When the election was held on January 2, 1892, Lufkin won, and became the county seat, which it remains today.

Much of the early economic prosperity of Lufkin was tied to three lumbering families: the Kurths, Hendersons, and Wieners. In 1890, the three families established the Angelina County Lumber Company, which became known as a leader of many innovations in lumber manufacturing and forest management in East Texas. The influence of the three families and their company on the growth of the City during the 1900's was enormous.

Industrial expansion in Lufkin brought thousands of new jobs and economic growth to the City. Lufkin Foundry and Machine Company (now known as Lufkin Industries), was founded in 1902, and has achieved worldwide fame for its oilfield pumping units. In addition, Southland Paper Mills (now Abitibi Consolidated) and Texas Foundries, two of the City's principal industries, were begun in the late 1930s in Lufkin, and also contributed much to the City's industrial growth.

Similar to many Texas cities, Lufkin's early social and cultural life revolved around its churches, schools, and sports activities. Between 1965 and 1983, the City acquired a new library, two new museums, a civic center, a new federal building, a junior college, widespread improvements in the Lufkin Independent School District, a new country club, extensive municipal and park improvements, and two major shopping malls. In the 1970's, the City began to assert itself as a regional trade center, and developed a significant tourism and convention economy. In 1982, Lufkin celebrated its centennial, a celebration that resulted in widespread community improvements, including an extensive beautification effort and the construction of the largest exposition center between Dallas and Houston. By 1990, the City had been able to develop a diversified economic base, although its economy was still significantly linked to the timber and lumber, paper, plywood, and other forest products. Other industries in the City included the manufacture of oilfield pumping units,

machinery and gears, truck trailers and flooring, foundry products, candy, dairy products, and recreational goods.

RELATIONSHIP OF THE CITY TO THE REGION

Lufkin is located in the heart of East Texas, in the northwestern area of Angelina County. **Plate 2-1** shows the relationship of Lufkin to the surrounding region. The City is in the region of Texas known as the “Piney Woods”, which encompasses the eastern area of the state, and is generally characterized by an abundance of rivers, creeks and trees.

Lufkin is situated along, and bisected by, several major highways. U.S. Highway 59 traverses through Texas beginning from the south in Laredo, and continuing in a northeastern direction through the city of Houston, then through Lufkin and Nacogdoches northward into Arkansas. U.S. Highway 69 begins in the city of Beaumont in southeast Texas, travels through Lufkin and several other east Texas cities, and continues northward into Oklahoma. Other major thoroughfares include State Highway 94, and State Highway 103.

As **Plate 2-1** also shows, the City is surrounded, in a clock-wise direction, by the cities of Huntington to the southeast, Burke and Diboll to the south, Hudson directly to the west, and Wells (which is outside Angelina County) to the

northwest. Smaller cities within Angelina County (not visible on the map shown) include Keltys, Pollock, and Zavalla. Several significant bodies of water are located in Angelina County, as well. The county’s northern border is the Angelina River, and its southern border is the Neches River. The Sam Rayburn Reservoir is also located within Angelina County, in the Angelina National Forest.

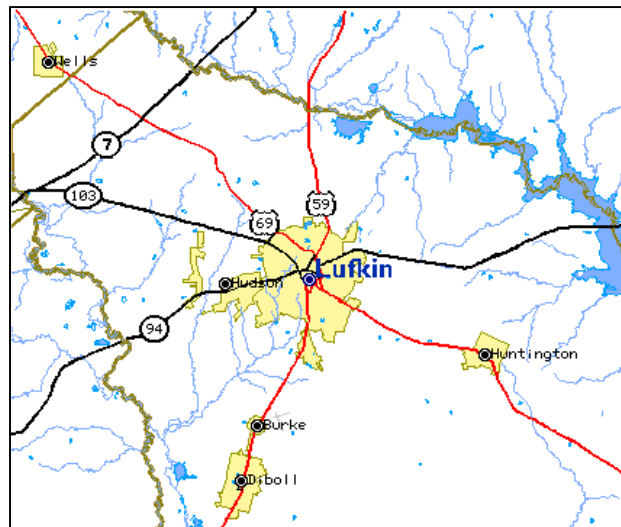


PLATE 2.1
Relationship of Lufkin
to the Surrounding Region

Lufkin’s proximity to major highways (e.g., U.S. Highways 59 and 69, and several state highways), to the railroad, and to multiple recreational areas (which are discussed in more detail later within the Baseline Analysis) are major regional factors contributing to the City’s future development.

PHYSICAL FACTORS INFLUENCING DEVELOPMENT

In addition to the influence of the surrounding region, existing physical factors and features, both natural and man-made, within Lufkin itself will influence the potential and pattern of urban expansion in the future. It is important to document these existing factors, as they will likely have a significant effect upon the types of land uses that can be planned in various sectors of the City. **Plate 2-2**, Physical Factors Influencing Development, shows both man-made and natural factors that may influence decisions about Lufkin's future expansion.

JURISDICTIONAL FEATURES

Surrounding Municipalities and Extraterritorial Jurisdiction

Unlike many cities throughout Texas, Lufkin is somewhat constrained by adjacent municipalities and their respective corporate city limits; Hudson to the west and Burke to the south may affect Lufkin's expansion in the future. The Texas Local Government Code has mandated that a city of

Lufkin's current size is allowed an extraterritorial jurisdiction (ETJ) of two miles around the entirety of the City. Hudson is the only community that encroaches upon the City's ETJ; therefore, Lufkin may annex any area within a two-mile radius except land that lies within Hudson.

Lufkin is somewhat constrained by adjacent water supply corporations. Cities have restrictions on the amount of land within these districts that can be annexed. Several districts exist in numerous areas around the City (refer to the Infrastructure Systems element), making annexation more difficult.

NATURAL FEATURES

Surface Geology¹⁻²

Names exist for the various geologic chapters of the earth's history. Lufkin is situated in an area of Texas where several of these geographic formations share common boundaries. Three major systems exist in the City and the surrounding region, and they are all described as being developed during the Eocene era. The most prevalent formation in the Lufkin area is the Yegua Formation. It is comprised of mostly clay, quartz sand, and lignite, varying in color from light brownish

¹⁻² All information in this section was obtained from the Geologic Atlas of Texas, Texarkana Sheet, The University of Texas, Bureau of Economic Geology.

**Insert Plate 2-2 – Existing
Physical Factors**

gray to brownish black. The area north of Lufkin is characterized mainly by the Stone City Formation, and is comprised of clay, marl, and sand at various depths. The Caddell Formation is prevalent in the area south of the City, and is made up of clay and very finely grained sand. The Wellborn Formation is another system found sporadically throughout the area. Alluvium is present as well, but only in finger-like strips surrounding the City.

Soils¹⁻³

The region in and around Lufkin is comprised of four major soil types. These soils can generally be described as sandy in nature, and are further discussed as follows:

FULLER-KELTYS

This soil type is the predominant type in Lufkin, and is described as being nearly level or gently sloping and slowly permeable. The Keltys soils are generally at slightly higher elevations than are the Fuller soils. Wetness is the main limitation of these soils, which makes them only moderately suited for urban uses. In addition, these soils are characterized by native pines and mixed hardwoods, and are suited to pine production.

KELTYS-KURTH

This soil type can be found in approximately a third of the City of Lufkin, and is described as being nearly level or gently sloping and moderately well drained. These soils are also well suited to pine production, but lack of moisture during summer months is a limiting factor. Similar to the Fuller-Keltys soil type, the Keltys-Kurth soil type is moderately suited to urban uses.

SACUL-CUTHBERT-KIRVIN

This soil type can be found north of Lufkin in drainageways, and in the side slopes of drainageways. They are moderately well drained and slowly permeable, and are characterized by a gravelly surface. These soils are poorly suited to urban uses, but well suited to most recreational uses.

KOURY

This soil type can be found in thin strips of land south of Lufkin in the creek areas. These soils are moderately permeable and slopes are generally less than one percent. These soils are mainly characterized by woodland, and are one of the best pine producing soils in the United States, producing a mixed growth of pines and hardwoods. The main limitations of these soils are wetness and hazard of flooding, which make them poorly suited to urban uses.

¹⁻³ Information obtained from the U.S. Department of Agriculture, *Natural Resources Conservation Service. Soil Survey of Angelina County, Texas.*

Vegetation¹⁻⁴

There are approximately 10 different vegetation areas that are recognized in the state of Texas. There is one main area of vegetation, known as the Piney Woods, that is characteristic of the area in and around Lufkin. This area extends throughout east Texas, across 16 million acres. East Texas is the source for nearly all of the state's commercial lumber. Three native species of pine exist in this area, specifically longleaf, shortleaf, and loblolly. Other principal trees found here include oaks, elm, hickory, magnolia, sweet and black gum, and tupelo. Original vegetation generally includes bluestem, rosettegrass, panicums, paspalums, blackseed needlegrass, Canada and Virginia wildryes, purpletop, broadleaf and spike woodoats, switchcane, lovegrasses, and Indiangrass.

Topography¹⁻⁴

The topography of Lufkin, and that of the county as well, consists of generally flat lands and rolling hills. Terrain within the City limits of Lufkin varies slightly by about 100 feet. The lowest areas in the City are located in the southern and western portions of town, at approximately 250 feet. The northern and eastern portions of Lufkin are comparatively higher at around 300 feet. The highest point in the City, however, is approximately 354 feet, and

can be found in the eastern part of Lufkin.

Aquifers in the Region¹⁻⁴

Major aquifers underlie about 80 percent of Texas. Approximately 56 percent of the water currently being used in the state is derived from underground sources that occupy nine major and 20 minor aquifers. There are two aquifers that could potentially affect the Lufkin area, although there are no aquifers that lie directly underneath the City. The first aquifer is known as the Carrizo-Wilcox aquifer, and it lies to the north of Angelina County. The second is located to the south of the County, and is known as the Gulf Coast aquifer.

The Carrizo-Wilcox aquifer extends across Texas, from the northeastern Arkansas border to the far southwestern part of the state. It mainly yields fresh to slightly saline water. This water is used primarily for irrigation in South Texas, and primarily for public supply and industrial use in Central and Northeast Texas.

The Gulf Coast aquifer, as its name implies, parallels the Texas coastline from the Rio Grande in the southern part of the state to the Louisiana border in the eastern part of the state. This aquifer has been divided into three major water-producing components, specifically the Chicot, Evangeline, and

¹⁻⁴iGage, "All Topo Maps: Texas" Software.

Jasper aquifers. Municipalities use approximately 51 percent of the total water yield, and irrigation accounts for approximately 36 percent. Heavy usage over the past few decades has caused a decline in the aquifer level, and has resulted in varying degrees of land-surface subsidence, particularly in the Houston-Galveston area of Texas.

Climate¹⁻⁴

The following is a summary of the climate in the Lufkin area as stated in the Texas Almanac:

- ◆ Mean maximum temperature in July - 93°,
- ◆ Mean minimum temperature in January - 37°,
- ◆ Highest recorded record temperature - 108°,
- ◆ Lowest recorded temperature - (-) 2°,
- ◆ Average last freeze date - March 14th,
- ◆ Average first freeze date - November 13th,
- ◆ Growing season length - 244 days,
- ◆ Annual rainfall - 38.9 inches.

Wildlife and Plant Life

The following are endangered or threatened species for Angelina County according to the Texas Parks and Wildlife, as of April 2000:

ENDANGERED OR THREATENED BIRDS, FISH, MAMMALS, & REPTILES:

- ◆ American Penegrine Falcon,
- ◆ Bachman's Sparrow,
- ◆ Bald Eagle,
- ◆ Henslow's Sparrow,
- ◆ Red-cocked Woodpecker,
- ◆ Swallow-tailed Kite,
- ◆ Wood Stork,
- ◆ Creek Chubsucker,
- ◆ Paddlefish,
- ◆ Black Bear,
- ◆ Louisiana Black Bear,
- ◆ Plains Spotted Skunk,
- ◆ Rafinesque's Big-Eared Bat,
- ◆ Southeastern Myotis,
- ◆ Alligator Snapping Turtle,
- ◆ Louisianan Pine Snake,
- ◆ Texas Horned Lizard,
- ◆ Timber/Canebrake Rattlesnake

Recreational Features¹⁻⁵

Several recreational opportunities in Lufkin and the surrounding areas give the City a distinct advantage as a tourist destination. The following is a brief discussion of some of the attractions in the Lufkin area.

1-5 Information for this section obtained from: www.lnstar.com/mall/txtrails/Lufkin.htm

ANGELINA NATIONAL FOREST

This national forest is located approximately 14 miles southeast of Lufkin on U.S. Highway 69. Parts of this forest are located in four different area counties including Angelina, Jasper, Nacogdoches, and San Augustine. There are six distinct recreational areas within Angelina National Forest: Bouton Lake, Boykin Springs, Upland Island Wilderness Area, Caney Creek, Harvey Creek, and Townsend. It is the smallest national forest in the state of Texas, with approximately 154,307 acres.

DAVEY CROCKETT NATIONAL FOREST

This national forest is approximately 11 miles west of Lufkin in both Houston County and Trinity County. Access from the City is off of State Highway 94. Davey Crockett National Forest covers approximately 161,500 acres of land, and has five recreational areas, including: Big Slough Wilderness Area, 4-C's Hiking Trail, Kickapoo, Neches Bluff, and Ratliff Lake.

SAM RAYBURN LAKE

This lake is the largest lake that is completely within the state of Texas, covering approximately 114,500 acres, with 560 miles of shoreline. The lake has a reputation as a good fishing area. Other activities in and around the lake include camping, boating, and other water sports. It should be noted that the Sam

Rayburn Lake (along with the Angelina River) forms the northern boundary between Angelina, Nacogdoches and San Augustine Counties.

OTHER RECREATIONAL OPPORTUNITIES

Other recreational opportunities available in and around Lufkin include the following:

- ◆ The Ellen Trout Zoo and Park,
- ◆ The Medford Collection of Western Art,
- ◆ The Museum of East Texas, and
- ◆ The Texas Forestry Museum.

EXISTING MAN-MADE FEATURES**Railway Lines**

As aforementioned in the Historical section of the Baseline Analysis, the construction of the railway lines in Lufkin lead to its establishment, and therefore was a major factor in the growth of the community.

The first rail line to Lufkin, constructed and owned by the Houston, East and West Railway, was built in 1882. The new rail line connected various cities across East Texas, from Houston to Shreveport, Louisiana. The railroad operated under its original name until March of 1927, when it was leased to the

Texas and New Orleans Railroad Company; it was merged into this company in June of 1934.

The Texas Southeastern Railroad and the Angelina & Neches Railroad short-line rail lines both had a positive impact on Lufkin and the region. These railways cross several short-line railroads that remain in existence today from the East Texas lumber boom days. Currently, freight service is available to all of the various industries both in Lufkin, as well as in the city of Diboll.

Major Transportation Routes

The importance of having adequate access into and out of a city cannot be understated. The City of Lufkin is no exception. It is a significant asset that the City has several major highways providing easy access for travelers.

As mentioned previously in the "Relationship to the Region" section of the Baseline Analysis, Lufkin is situated along, and bisected by, several major highways. U.S. Highway 59 traverses through Texas beginning from the south in Laredo, and continuing in a northeastern direction through Lufkin and Nacogdoches northward into Arkansas. U.S. Highway 69 begins in the city of Beaumont in southeast Texas, travels through Lufkin and several other east Texas cities, and continues northward into Oklahoma. Other major transportation routes in and around

Lufkin include State Highway 94, and State Highway 103.

Universities in the Area

Opportunities exist in and around Lufkin for higher education. The following is a brief discussion of what is offered in the area.

ANGELINA COLLEGE¹⁻⁶

Angelina College is located in the City of Lufkin. Credits earned at Angelina College may be transferred to senior colleges throughout the state and the nation. Angelina College offers senior college and university preparatory courses, standard collegiate academic courses equivalent to the freshmen and sophomore levels of work at senior colleges and universities. Courses are offered in either day or evening programs. The college has articulation agreements with other institutions to insure the transferability of university transfer courses. Angelina College offers an associate of arts degree, an associate of science degree, and an associate of applied science degree. Total number of students currently is approximately 4,720.

1-6 Information for this section was obtained from: www.angelina.cc.tx.us.

STEPHEN F. AUSTIN UNIVERSITY¹⁻⁷

Stephen F. Austin State University (SFA) is located in nearby Nacogdoches, "the oldest town in Texas" and is named for the American colonizer and leader in the Republic of Texas, Stephen Fuller Austin. Since its establishment in 1923, SFA has grown from a small teachers' college into a regional university with a reputation for academic excellence.

The campus covers about 400 acres, and has maintained its character as a student-oriented institution that offers a level of excellence in academic and student-life programs in a residential setting unique among the state's institutions of higher learning.

SFA's enrollment averages over 12,000 in each regular semester and 4,500 in each summer term. It now grants 15 different baccalaureate degrees and emphasizes graduate study in arts, business, education, forestry, humanities, and sciences.

1-7 Information for this section was obtained from: <http://www.sfasu.edu>.

DEMOGRAPHIC AND SOCIOECONOMIC PROFILE

Population

Lufkin is the county seat of Angelina County; therefore, it serves as an economic indicator of what is occurring in the region as a whole. The City has experienced both growth and decline since its establishment, but has maintained a steady growth since the 1920s. The economy of Lufkin is primarily based on manufacturing, retail trade, and educational services. Although the regional and economic advantages of Lufkin are important, its people will continue to be the most important resource in the community.

As **Table 2-1** shows, the City has had steady growth, although during some decades growth has been stronger than in others. The strongest percentages of population growth occurred between 1920 and 1950, with the largest numerical increase in population occurring between 1940 and 1950. Lufkin experienced the smallest increase in growth, both in percentage and actual numbers, between 1980 and 1990. However, the 2000 U.S. Census reflected a stronger rate of growth for the 1990's at approximately 8.3 percent.

Table 2-1
POPULATION CHANGE
City of Lufkin, Texas

Year	Population	Population Change	Percent Change
1920	4,878		
1930	7,311	2,433	49.9%
1940	9,567	2,256	30.9%
1950	15,135	5,568	58.2%
1960	17,641	2,506	16.6%
1970	23,049	5,408	30.7%
1980	28,562	5,513	23.9%
1990	30,206	1,644	5.8%
2000	32,709	2,503	8.3%

Source: U.S. Census

Table 2-2

POPULATION CHANGE

Angelina County, Texas

Year	Population	Population Change	Percent Change
1920	22,287	—	—
1930	27,803	5,516	24.7%
1940	32,201	4,398	15.8%
1950	36,032	3,831	11.9%
1960	39,814	3,782	10.5%
1970	49,349	9,535	23.9%
1980	64,172	14,823	30.0%
1990	69,884	5,712	8.9%
2000	80,130	10,246	14.7%

Source: U.S. Census

Angelina County has steadily grown in population as well, although it experienced its slowest rate of growth between 1980 and 1990, at approximately 9 percent. The highest rate of growth in terms of percentage of population occurred between 1970 and 1980, at approximately 30 percent. In terms of the actual number of people in Angelina County, the greatest increase occurred between 1970 and 1980. As **Table 2-2** shows, the population in the county is estimated by the 2000 U.S. Census to be over 80,000 people.

information is significant to the future of the City in a regional context – events that occur in any one of these cities may affect Lufkin, and vice versa. There are no other cities of comparable size within the Angelina County lines; therefore, the selection of cities outside the county was essential.

Table 2-3 shows the historical population growth of several communities in East Texas. This

Table 2-3
POPULATION CHANGE OF SELECTED EAST TEXAS COMMUNITIES
1960-2000

City	1950	1960	1970	1980	1990	2000
Tyler	38,968	51,230	57,770	70,508	75,450	83,650
Longview	24,502	40,050	46,744	62,762	70,316	73,344
Marshall	22,327	23,846	22,937	24,921	23,682	23,935
Nacogdoches	12,327	12,674	22,544	27,149	30,872	29,914
Beaumont	94,014	119,175	115,919	118,102	114,323	113,866
Lufkin	15,135	17,641	23,049	28,562	30,206	32,709

Source: U.S. Census

All of the larger cities within the East Texas area have maintained steady population numbers since 1950. The city of Beaumont has experienced some minor fluctuations in population, with population decreases between 1960 and 1970, and again between 1980 and 1990. In addition, the 2000 U.S. Census showed that Beaumont has continued to slightly decrease in population, as **Table 2-3** shows. The City of Lufkin's growth has been similar to that of many other East Texas cities; Tyler, Longview, and Marshall have all steadily increased in population since 1950. Nacogdoches has experienced positive growth as well, with part of its population consisting of college students attending Stephen F. Austin University.

Table 2-4 describes the influence of Lufkin within a defined region, Angelina County. One recognized method of evaluating a community's percentage of growth within a region is to compare it to a larger regional area. Therefore, if Angelina County was defined as the region that is most influenced by Lufkin, and it is compared to Lufkin's population change since 1920, it would be evident that the City of Lufkin has been, and still is, capturing a greater percentage of growth within that region than any other community.

Table 2-4
REGIONAL CONTRIBUTION
City of Lufkin, Texas

Year	Population of Lufkin	Population of Angelina County	Percentage of Lufkin in Angelina County
1920	4,878	22,287	21.9%
1930	7,311	27,803	32.8%
1940	9,567	32,201	34.4%
1950	15,135	36,032	47.0%
1960	17,641	39,814	49.0%
1970	23,049	49,349	57.9%
1980	28,562	64,172	57.9%
1990	30,206	69,884	47.1%
2000	32,709	80,130	40.8%

Source: U.S. Census

The City of Lufkin contributed almost 50 percent of the entire county's population between 1950 and 1970. Lufkin experienced a high growth rate between 1960 and 1970, as **Table 2-4** shows, in terms of the percentage it contributed to Angelina County. During that time period, the City grew in terms of population within the county by almost 10 percent.

Between 1970 and 1990, Lufkin contributed almost 60 percent of Angelina County's population. According to the 2000 Census, the City has continued to account for a large portion of the County population at just over 40 percent. No other city within the region defined as Angelina County has the significance of Lufkin in terms of population.

Household Size

The average household size in Lufkin in 1990 was 2.61 persons per household, and in 2000 was 2.58. These averages represent a decrease in the density of people in the City. This correlates with a general trend occurring both state- and nation-wide, that is that households are becoming smaller in recent years, with less people in each household. The state of Texas average in 2000 was 2.74 persons per household, which is slightly higher than that of Lufkin.

analysis of age composition, among other population characteristics, can ensure that the Comprehensive Plan is tailored to meet Lufkin's needs in the future. The percentages of the age groups in 1980, 1990 and 2000 have fluctuated slightly in the City, as **Table 2-5** shows. The Young age group has remained relatively stable, with a slight decrease in percentage over the last twenty years. The High School, College, New Family category decreased between 1980 and 1990, but increased again between 1990 and 2000. In contrast, the Prime Labor Force group increased between 1980 and 1990, but was shown to have experienced a decrease in the 2000 Census. The Older Labor Force group has remained stable, with only a two percent fluctuation. In addition, the Elderly category has experienced a slight overall increase during the past two decades.

Age and Race Composition

The age composition of a city's population can help determine what future facilities may be needed within that city, and Lufkin is no exception. An

Table 2-5
AGE COMPOSITION AND DISTRIBUTION
City of Lufkin, Texas

Age Group	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14 years)	7,011	24.5%	6,985	23.1%	7,380	22.6%
High School, College, New Family (15-24 years)	5,278	18.5%	4,417	14.6%	4,907	15.0%
Prime Labor Force (25-44 years)	7,274	25.5%	8,753	29.0%	8,915	27.3%
Older Labor Force (45-64 years)	5,378	18.8%	5,458	18.1%	6,562	20.1%
Elderly (65 and over)	3,621	12.7%	4,593	15.2%	4,945	15.1%
Total	28,562	100.0%	30,206	100.0%	32,709	100.0%
Median Age	29.2 years		32.6 Years		34.0 Years	

Source: U.S. Census

The median age in Lufkin has been steadily increasing, from 29.2 years in 1980 to 34.0 years in 2000, as **Table 2-5** shows. It is important to note that the City of Lufkin has a solid work force; almost 50 percent of the population in 2000 was able to contribute to the employment population. (This will be discussed further in the Employment section of the Baseline Analysis.)

The City should remain aware of any significant changes in the oldest and the youngest age groups. These are usually the segments of the population that require special facilities. It may become appropriate for Lufkin to consider additional services for specialized housing types, especially as it applies to accommodations for the elderly.

Race and Ethnic Distribution

As **Table 2-6** represents, the population of Lufkin is becoming increasingly diverse. There were increases between 1980 and 2000 in every category except the White/Caucasian category, which experienced a decrease over the past two decades of approximately 8 percent. Both the “Other” category and the Hispanic population have increased by over 11 percent. The Black/African-American population fluctuated between 1980 and 2000, and was estimated at approximately 26.6 percent of the total population in Lufkin in 2000.

Table 2-6
RACE AND ETHNIC DISTRIBUTION
City of Lufkin, Texas

Race/Ethnicity	1980		1990		2000	
	Number	Percent ⁽¹⁾	Number	Percent ⁽¹⁾	Number	Percent ⁽¹⁾
Other	157	0.5%	2,233	7.4%	3,914	12.0%
Hispanic ⁽²⁾	1,802	6.3%	2,475	8.2%	5,754	17.6%
Black/African-American	7,312	25.6%	8,226	27.2%	8,693	26.6%
White/Caucasian	19,291	67.5%	19,747	65.4%	19,599	59.9%

⁽¹⁾ Percent based upon total population; due to the inclusion of Hispanic origin in any race percent, total will not equal 100%.
⁽²⁾ Hispanic origin can be of any race.
Source: U.S. Census

Educational Attainment

The educational level of a population can generally indicate the skill and abilities of the residents of a community. As **Table 2-7** shows, in 1990 5,710 citizens of Lufkin had at least graduated from high school. This number is representative of approximately 69.2 percent of the total population in Lufkin. The state of Texas average for high school graduates in 1990 was 72.1 percent. Lufkin, therefore, is slightly below the state average for persons having at least a high school education. **Table 2-7**, also shows that of the persons 24 years of age and older in Lufkin in 1990, over 21 percent had some college education, and almost 22 percent had a college degree, whether it was an Associate, a Bachelor's, or higher. The percentage of people in Texas with some college education in 1990 was

approximately 24 percent; Lufkin is slightly below that percentage.

In general, across the state, people are becoming increasingly aware of the importance of educational attainment, and therefore, the number of people with some level of higher education is growing. The U.S. Census 2000 is likely to show that Lufkin is following this trend.

Income Levels

Another important factor of the Baseline Analysis, particularly for retail trade and personal services, is family income. The figures showing household income for the city of Lufkin can be seen in **Table 2-8**. In 1989, the median household income in Lufkin was \$22,357. By 1999, the median income was estimated to have grown to \$28,394.

While the increase can mainly be attributed to general inflationary trends (if the average annual inflation rate over ten years was four percent), the gain of income could mean that the citizenry has increased its general purchasing power. The state of Texas average household median income in 1989 was \$27,016.

Table 2-7
EDUCATIONAL ATTAINMENT- 1990
City of Lufkin, Texas

Level Attained	1990	
	Number	Percentage of the Population Over 24 Years of Age
Less Than High School	6,724	30.8%
High School Graduate	5,710	26.3%
Some College, No Degree	4,584	21.1%
Associate Degree	1,074	4.9%
Bachelor's Degree	2,453	11.3%
Graduate or Professional Degree	1,224	5.6%
<i>Total Population in 1990 Over 24 Years of Age</i>	21,769	100.0%

Source: U.S. Census

Note: 2000 U.S. Census Information is not yet available for educational attainment.

It is important to note the number of households with relatively high incomes. In 1990, as **Table 2-8** shows, there were approximately 1,740 households with an income above \$50,000. This number was expected to be approximately 3,470 in 1999; consequently, the number of households with high incomes is expected to have increased by 100 percent between 1990 and 1999. It can be derived from this information that the population of Lufkin is expected to become increasingly affluent.

Table 2-8
HOUSEHOLD INCOME
City of Lufkin, Texas

Income Level	1989	1999*
\$0-14,999	3,816	3,104
\$15,000-24,999	2,206	2,935
\$25,000-34,999	1,678	2,092
\$35,000-49,999	1,676	1,895
\$50,000-74,999	1,169	1,711
\$75,000-99,999	232	897
\$100,000-149,999	188	494
\$150,000 or more	151	370
Total Number of Households	11,116	13,498
Median Income	1989 \$22,357	1999* \$28,394

Source: U.S. Census & *Easy Analytic Software, Inc., as of 1/1/99.

Note: 2000 U.S. Census Information is not yet available for household income.

Employment¹⁻⁸

Both the public and private sectors contribute to the employment opportunities within the City of Lufkin. The timber industry in Lufkin and the surrounding area is significant, both economically and in terms of employment. The largest employers in and around the City, specifically those that employ 1,000 or more people, include: Brookshire Bros., Inc., Lufkin Industries, Temple Inland, Pilgrim's Pride, Lufkin State School, and Lufkin ISD. Other significant employers in Lufkin (between 200 and 999 employees) include:

- ♦ Abitibi Consolidated Industries, Inc.;
- ♦ Texas Foundries;

- ♦ Memorial Health System of East Texas;
- ♦ Angelina College;
- ♦ Burke Center;
- ♦ Texas Signature Foods;
- ♦ Angelina County;
- ♦ Woodland Heights Medical Center;
- ♦ City of Lufkin;
- ♦ Cybershield;
- ♦ Wal-Mart;
- ♦ Fleetwood Transportation;
- ♦ Angelina Nursing Home; and
- ♦ TXU Communications.

Employment opportunities both within the City itself and within the region have contributed to the growth of Lufkin. As **Table 2-9** shows, the total work force in 1990 was determined by

1-8 Specific information on employers in Lufkin was obtained from www.usachamber.com/lufkin/majoremploy.htm.

the Census to be 12,633 people. In 1999, projections show that the work force in the City is likely to grow to over 15,000. This is an indication that the general population in the City is expected to continue to provide more persons to the labor pool. **Table 2-9** is significant because it helps to describe the employment characteristics of the people in Lufkin by showing the distribution of employment by sector. In 1990, approximately 30 percent of the

working population were employed in the *Technical, Sales, Administrative Support* category, and over 28 percent were employed in fields encompassed by the *Other* category, mainly in the *Machine operators, assemblers, and inspectors* category. These categories together represent almost 60 percent of the employed population in Lufkin. The *Managerial and Professional Specialty* sector also represented a large portion of the working population in Lufkin in

Table 2-9
EMPLOYMENT BY OCCUPATIONAL CATEGORY
City of Lufkin, Texas

Occupation	1990		1999*	
	Number	Percent	Number	Percent
MANAGERIAL AND PROFESSIONAL SPECIALTY	3,165	25.0%	3,862	25.6%
<i>Executive, administrative, managerial</i>	1,330	10.5%	1,732	11.5%
<i>Professional specialty occupations</i>	1,835	14.5%	2,130	14.1%
TECHNICAL, SALES, ADMINISTRATIVE SUPPORT	3,829	30.3%	4,249	28.1%
<i>Technicians and related support</i>	420	3.3%	393	2.6%
<i>Sales</i>	1,615	12.8%	2,040	13.5%
<i>Administrative support (includes clerical)</i>	1,794	14.2%	1,816	12.0%
SERVICE				
<i>Private Household</i>	108	0.9%	227	1.5%
<i>Protective Services</i>	192	1.5%	252	1.7%
<i>Other Services</i>	1,785	14.1%	2,310	15.3%
OTHER OCCUPATIONS				
<i>Farming, forestry, and fishing</i>	287	2.3%	266	1.8%
<i>Precision production, craft, and repair</i>	945	7.5%	1,022	6.8%
<i>Machine operators, assemblers, and inspectors</i>	2,322	18.4%	2,902	19.2%
TOTAL	12,633	100.0%	15,090	100.0%

Source: U.S. Census & *Easy Analytic Software, Inc., as of 1/1/99.

Note: 2000 U.S. Census Information is not yet available for employment by occupation.

1990, comprising approximately 25 percent of the total, mainly in the *Professional specialty occupations* category. The employment projections for 1999, also shown in **Table 2-9**, show that the percentages of employees of each field have remained relatively constant, with only minor fluctuations. **Table 2-10**, which separates the employment data by industry, reinforces the previous discussion. The largest industry employer in 1990 was *Professional and Related Services* at almost 29 percent. The second largest was the *Manufacturing* industry at approximately 21 percent. The *Retail Trade* industry was also a strong employer, at almost 19 percent. 1999 projection data for employment by industry was unavailable.

Industry	1990	
	Number	Percent
Agriculture, Forestry, & Fisheries	244	1.9%
Mining	75	0.6%
Construction	447	3.5%
Manufacturing		
<i>Non-Durable Goods</i>	1,192	9.4%
<i>Durable Goods</i>	1,458	11.5%
Transportation	382	3.0%
Communications and Other Public Utilities	337	2.7%
Wholesale Trade	568	4.5%
Retail Trade	2,383	18.9%
Finance, Insurance and Real Estate	651	5.2%
Business and Repair Services	378	3.0%
Personal Services	447	3.5%
Entertainment and Recreational Services	48	0.4%
Professional and Related Services		
<i>Health Services</i>	1,212	9.6%
<i>Educational Services</i>	1,509	11.9%
<i>Other Professional and Related Services</i>	891	7.1%
Public Administration	411	3.3%
Total	12,633	100.0%

Source: U.S. Census

Note: 2000 U.S. Census Information is not yet available for employment by occupation.

EXISTING LAND USE

The pattern of land use that exists today within the City of Lufkin has evolved to satisfy the requirements of a growing community. It is the result of the public/private decision-making process integrated with the area's natural and physical attributes and constraints. The activities of the residents of a city create a need for various types of land use areas, as well as an efficient thoroughfare system. Growth and development occurring within Lufkin in the future will require the conversion of vacant and agricultural land to more intensified urban uses, as well as the infilling of certain areas. The conversion process and how it occurs will be very important to the City in that it is one of the factors that will determine the community's future urban form. It will not only have an impact upon how Lufkin develops economically, but the relationships of existing and future land uses will shape the character and livability of the community for many years to come.

Likewise, these relationships will be reflected in the provision of services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses. Providing for the orderly and efficient use of land should be a major planning consideration in Lufkin. In order to more accurately assess the City's future land use needs, an analysis of past land use

trends and present land use patterns is very important.

In order to analyze the land use trends within Lufkin, a land use survey was conducted during the preparation of this Plan. **Table 2-11** shows the existing land use pattern for Lufkin in 2000. As in most communities, "infill" development, as well as some redevelopment, has occurred within areas having available land. Today, some portions of the City are more completely urbanized and little additional development can be expected to occur in those areas. **Plate 2-3** shows a general representation of the existing land use pattern in Lufkin as of Spring, 2000.

Land Use Survey Methodology

In 2000, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits. **Table 2-11** shows the results of the 2000 existing land use survey. Each parcel was color-coded and documented according to the following categories:

RESIDENTIAL LAND USES

Single-Family Residences

One-family dwellings and related accessory buildings,

Two-Family Residences

Duplex dwellings and related accessory buildings,

Multiple-Family Residences

Apartments, rooming houses and related accessory buildings,

Manufactured Homes

A manufactured home located on a lot or parcel and used as a dwelling;

PUBLIC, SEMI-PUBLIC AND RELATED USES

Schools, Churches, Cemeteries and Public Buildings;

PARKS AND OPEN SPACES

Parks, Playgrounds and Public Open Space;

OFFICE USES

Professional/Administrative Offices, doctors, dentists, real estate, architects, accountants, secretarial service, etc.;

RETAIL USES

Retail stores, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities;

COMMERCIAL USES

Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broadcasting towers and facilities, wholesale establishments, sale of used merchandise and welding shops;

INDUSTRIAL USES

Light Industry - Light processing, storage, light fabrication, assembly and repairing (operation and storage mainly contained within a structure);

Heavy Industry - Processing, manufacturing, or other enterprises with significant external effects (operation and storage may or may not be contained within a structure);

STREETS AND ALLEYS (RIGHTS-OF-WAY)

Land dedicated to public use for street and alley rights-of-way whether open or closed to use;

VACANT AND AGRICULTURAL USES

Vacant Land having no apparent use or land used for agricultural purposes (ranching or farming);

Another method of analyzing land use is by relating the number of acres used for each type of land use category to the population. **Table 2-11** also shows this comparison for the year 2000.

Calculating the amount of acreage consumed for various land uses and comparing it to the population can provide a basis for possible future land use demand. Assumptions can be made regarding the future consumption of

Existing Land Use Analysis

It is clear from **Table 2-11** and from the graphic presentation of existing land use on **Plate 2-3** that of the developed areas, single-family uses and street rights-of-way comprise the greatest percentages of land use. The vacant land category contains approximately 6,759 acres, or about 40 percent of the total acreage of the city. This is a considerable amount of land that is available for development in the future. It is expected that the composition of residential land uses in Lufkin will remain generally the same in the future. Depending upon residential expansion policies, this percentage may increase as Lufkin continues to urbanize. Other land use categories that account for a significant amount of the developed land within the City include Public/Semi-Public and Commercial, which are both at slightly over six percent, and Parks & Open Space at approximately four percent.

land use based upon these relationships, balanced with the community's own desired goals and objectives. As previously mentioned, **Table 2-11** shows land use related to population by acres per 100 persons based on the population of Lufkin according to the 2000 Census of approximately 32,709 people.

Table 2-11
EXISTING LAND USE
City of Lufkin, Texas

Land Use Category	Acres	Percent ⁽¹⁾	Number of Acres Per 100 People ⁽²⁾
Residential Use	5,027	29.25	15.37
<i>Single-Family</i>	4,699	27.34	14.37
<i>Duplex</i>	25	0.15	0.08
<i>Town Home</i>	14	0.08	0.04
<i>Multi-family</i>	179	1.04	0.55
<i>Manufactured Home</i>	110	0.64	0.34
Parks/Open Space	679	3.95	2.08
<i>Golf Course</i>	162	0.94	0.50
Public/Semi-Public	1,140	6.63	3.49
Office	212	1.23	0.65
Retail	405	2.36	1.24
Commercial	1,053	6.13	3.22
Light Industrial	47	0.27	0.14
Heavy Industrial	124	0.72	0.38
Total Developed	8,687	50.55	26.57
Rights-of-Way ⁽³⁾	1,740	10.12	5.32
Vacant	6,759	39.33	20.67
WITHIN CITY LIMITS	17,186	100.00	—

⁽¹⁾ Based upon the total number of acres currently within the Lufkin City limits.
⁽²⁾ Based upon a population of 32,709 people (2000 U.S. Census).
⁽³⁾ Estimated percentage based on 20 percent of the total developed acreage.

Source: Dunkin, Sefko & Associates, Inc.

Especially noteworthy is the relationship of retail uses to the overall land use pattern. Retail demand usually ranges from 0.3 to 0.4 acres per 100 persons on the low end to 0.6 to 0.7 acres per 100 persons on the high end; 0.5 acres per 100 persons is generally accepted as around average. Lufkin is above average at 1.24 retail acres per 100 persons. A low number may indicate that retail sales are being captured by other markets (usually adjacent cities and employment areas); a high number represents either a strong

retail market with a large population with disposable incomes (high-income families), or that retail sales are being captured or imported from other areas. The amount of acres per 100 persons in Lufkin for retail land is an indication that the City is capturing outside retail consumers. The fact that there are several major highways into the City is likely a prime contributor to the demand for retail land use in the community.

Table 2-12
LAND USE COMPARISON
Selected Communities

Land Use Category	Tyler ⁽¹⁾		Palestine ⁽²⁾		Athens ⁽³⁾	
	Percent	Number of Acres Per 100 People	Percent	Number of Acres Per 100 People	Percent	Number of Acres Per 100 People
Residential Use	25.70	10.2	19.1	11.9	12.76	11.57
<i>Single-Family</i>	23.70	9.3	17.8	11.1	11.4	10.33
<i>Duplex/Town Home</i>	0.60	0.2	0.1	0.1	0.11	0.10
<i>Multi-family</i>	1.40	0.6	0.8	0.5	0.46	0.42
<i>Manufactured Home</i>	0.30	0.1	0.4	0.2	0.79	0.72
Parks/Open Space	1.57	1.0	5.9	3.6	19.46 ⁽⁴⁾	17.72
Public/Semi-Public	7.03	2.5	4.9	3.0	7.73	7.04
Office	1.21	0.5	0.7	0.4	0.23	0.21
Retail	3.00	1.2	1.0	0.6	1.08	0.99
Commercial	4.28	1.7	2.0	1.2	3.78	3.45
Light Industrial	0.61	0.2	0.9	0.6	—	—
Heavy Industrial	0.63	0.3	—	—	1.52	1.38
TOTAL DEVELOPED	43.30	28.1	36.5	20.7	46.51	49.81
Rights-of-Way	26.30	10.4	12.8	8.1	8.19	7.45
VACANT	30.40	—	50.7	—	45.30	—

⁽¹⁾ Based upon a land use survey conducted in 1998, contained in the 1999 Tyler Comprehensive Plan, and on an estimated population of 80,204 people in 1996 (Texas State Data Center).

⁽²⁾ Based upon a land use survey conducted in 1995, contained in the 1997 Palestine Comprehensive Plan, and on a population of 18,700 people (1997 Comprehensive Plan).

⁽³⁾ Based upon a land use survey conducted in 1998, contained in 1999 Athens Comprehensive Plan, and on an estimated population of 11,530 people in 1996 (Texas State Data Center).

⁽⁴⁾ Includes Lake Athens (water areas).

Source: Dunkin, Sefko & Associates, Inc.

The amount of Parks and Open Space a City provides is generally accepted as an important “quality of life” indicator. Again, based on the City’s estimated population of 32,709 people, the number of acres used for the purpose of Parks and Open Space per 100 persons in Lufkin is approximately 2 acres. This number is slightly above the accepted average ratio of one acre of parkland per 100 persons²⁻⁹ (it should be noted that the Parks and Open Space calculation includes local golf courses). Excluding golf courses from the calculation, the amount of land that can be classified as Parks and Open Space within the City is 517 acres, which is approximately 1.6 acres. This amount is still above the generally accepted guidelines set forth by the National Recreation and Park Association (NRPA).

Table 2-12 shows a comparison of *land use percentages* and *acres per 100 persons* for three other Texas communities, Tyler, Palestine and Athens. This table illustrates that land use characteristics vary; each community is unique in terms of the way in which development occurs. It is interesting to note that the amount of developed land is 43.30 percent and 46.51 percent in Tyler and Athens, respectively, while the amount of right-of-way used to support these similar percentages of developed land differs greatly, at 26.3 percent and 8.2 percent, respectively. Approximately 10 percent

of the land within Lufkin’s City limits is allocated to rights-of-way, with approximately 50.5 percent developed.

The following summarizes features of Lufkin's existing land use pattern:

1. Inasmuch as Lufkin's residential land use is predominately single-family, the population distribution and density is fairly uniform throughout the developed areas.
2. Types of residential land uses other than single-family land uses comprise less than two percent of the total developed land acreage in the City.
3. Lots for residential land use are relatively small and compact in the older sections of Lufkin, and increase in size as they approach the City limits. .
4. Lufkin residents have access to several major State recreation and open space areas.
5. Parks and Open Space land uses comprise a significant amount of acreage within the City. As calculated in the land use survey, approximately 680 acres are used for public parks, recreation areas, or golf courses.

2-9 Based on National Recreation and Park Association (NRPA) established guidelines.

**Insert Plate 2-3 – Existing Land
Use**

6. There is a large amount of land being used for public/semi-public purposes in the City. In the land use survey, this amount was calculated at approximately 1,140 acres of land, or over six percent of Lufkin's total land acreage.

existing subdivisions and terrain will require careful review and consideration of new subdivision plats to prevent isolation of residential neighborhoods from each other and from the school and park facilities they will utilize.
7. Nearly all of Lufkin's retail and commercial uses are located along, or in close proximity to, the three major transportation corridors, U.S. Highway 59, U.S. Highway 69, and State Highway 94.
8. Many new retail uses are presently locating in the old downtown area of the City.
9. Local residents as well as those in surrounding communities in the area appear to shop in Lufkin due to the high availability of retail uses inside the City's corporate limits.
10. A moderate amount of industrial land uses exist within the City, which are important to Lufkin economically.

An important consideration in the future will be the need to protect and enhance existing residential neighborhoods while providing continuity to new development. The configuration of

EXISTING HOUSING

The quality of housing and the appreciation of housing values in a city are extremely important planning considerations. Among the factors influencing the desirability of Lufkin as a place to live, and affecting the potential for future development of various portions of the City and surrounding area, is the condition of existing housing and the quality of the residential neighborhoods they form. The City has a strong interest in the ability to attract new industry/businesses and new residents, as well as to provide adequate habitation for its residents.

The quality of housing in Lufkin is an important consideration in the evaluation of the adequacy of the existing housing stock, and in estimating future housing requirements. Condition and age are two of the physical characteristics of the housing supply that reflect the present quality of housing. Tenure, length of residence, persons per household, and affordability are other features that indicate the general status of the local housing supply, and are also factors to be considered in the evaluation and analysis of the City's housing requirements. The condition of housing within an area also influences the attractiveness of investment in new or

remodeled dwelling units. Normally, residents of a neighborhood area consisting of sound housing units with school facilities within a reasonable distance, convenient parks and open space, adequate streets, good sanitation and drainage, and other features that make up a sound neighborhood will reflect minimum health, economic and social problems. In contrast, a blighted or partially blighted area, where many of the above listed elements are either nonexistent or poorly provided, in general will likely present a greater number of problems to the community.

Analysis of residential neighborhood areas assists in defining any existing problems or deficiencies that are related to the physical features found within the surrounding environment. It further provides a basis for determining proper corrective measures required for bringing specific areas up to acceptable community standards. For sound neighborhood areas it is appropriate to establish the goals or standards that will emphasize continuation of existing characteristics contributing to the present desirable physical condition. The following sections outline the various characteristics of Lufkin's housing supply.

Trends in Housing Supply

From 1980 to 1990, the number of total dwelling units within the City grew at a modest rate, as **Table 2-13** shows, with an increase of approximately 1,500 units. The number of units counted during the 2000 U.S. Census was approximately 13,402 units, which is an increase of approximately 1,000 units during that decade. The number of persons per household decreased slightly between 1980 to 1990 and again between 1990 and 2000, suggesting a trend of

decreasing overall density within the City. As mentioned previously in the Baseline Analysis, this decrease in density is a general trend throughout the state and the nation as families are becoming smaller. During the previously mentioned Land Use Survey, a housing inventory was conducted for Lufkin, as well. **Table 2-14** shows the number of dwelling units within the existing City limits by dwelling unit type.

Table 2-13
TOTAL NUMBER OF DWELLING UNITS
City of Lufkin, Texas

Year	Number of Dwelling Units	Persons Per Household
1980	10,934	2.75
1990	12,488	2.61
2000	13,402	2.58

Sources: U.S. Census

Table 2-14
HOUSING TYPE - 2000
City of Lufkin, Texas

Housing Type	Number	Percent
Single-Family	9,757	74.40%
Duplex	196	1.49%
Town Home	113	0.86%
Multi-Family	2,632	20.07%
Manufactured Home	416	3.17%
Total	13,114	100.00%

Source: Dunkin, Sefko & Assoc., Inc., Land Use Survey, conducted in 06/00.

Lufkin is predominantly a single-family community with over 74 percent of the total dwelling units being single-family detached residences. Approximately 20 percent of the total housing structures in Lufkin are multi-family units, and approximately three percent are manufactured homes.

The percentage of renter- versus owner-occupied dwellings in Lufkin and selected East Texas communities for 1990 and 2000 are shown in **Table 2-15** and **Table 2-16**, respectively. According to the U.S. Census data from 1990, the City of Lufkin’s renter-occupancy rate was comparable to surrounding communities. The fact that the renter-occupied rate in the City was only 39.5 percent in 1990 and 40 percent in 2000 can be considered an asset to the City; neighboring cities are all within a small range of percentage points of Lufkin’s renter-occupancy rate. It is also important to note that Lufkin’s renter-occupancy rate is the lowest of the selected communities with the exception of Marshall. The Statewide average in 1990 for renter-occupied units was 39 percent.

Tenure (Residency)

The length of time people tend to reside within a community, to a certain degree, influences the city's physical condition. It can be reasonably assumed that the occupancy of a structure by a particular family unit over a long period of time would be a deterring factor in any decline of the structure's condition, as compared to several families occupying a structure during the same period of time. Also, a renter- or owner-type of occupancy will likely be reflected by the level and quality of maintenance that is given to a residential structure.

Table 2-15
RENTER- VERSUS OWNER-OCCUPIED UNITS: 1990
City of Lufkin & Selected East Texas Communities

City	Renter-Occupied	Percent*	Owner-Occupied	Percent*
Tyler	13,869	47.2%	15,512	52.8%
Longview	11,385	41.9%	15,816	58.1%
Marshall	2,985	34.6%	5,637	65.4%
Nacogdoches	6,584	58.2%	4,722	41.8%
Beaumont	17,337	40.0%	26,020	60.0%
Lufkin	4,437	39.5%	6,785	60.5%

Source: U.S. Census

*Percentages based on the number of occupied housing units within each city.

Table 2-16
RENTER- VERSUS OWNER-OCCUPIED UNITS: 2000
City of Lufkin & Selected East Texas Communities

City	Renter-Occupied	Percent*	Owner-Occupied	Percent*
Tyler	14,242	43.8%	18,283	56.2%
Longview	11,833	41.7%	16,530	58.3%
Marshall	3,003	34.4%	5,727	65.6%
Nacogdoches	6,336	56.5%	4,884	43.5%
Beaumont	17,804	40.1%	26,557	59.9%
Lufkin	4,897	40.0%	7,350	60.0%

Source: U.S. Census

*Percentages based on the number of occupied housing units within each city.

The housing units in Lufkin in 1990 were approximately 60 percent owner-occupied, which is comparable to the other selected communities and to the state average of 61 percent owner-occupied.

Table 2-16 shows the renter- and owner-occupied percentages for Lufkin and the selected communities according to the 2000 Census. Lufkin's percentages were almost equivalent to what they were in 1990, with a change of just one-half of one percent. This is consistent with the other selected communities.

Age of Housing Units

Structural age often influences the physical condition as well as the desirability of a structure that is used for dwelling purposes. The year of construction for housing in Lufkin is shown in **Table 2-17**. Approximately 21 percent were built before 1950. Of the total housing units in Lufkin, over 45 percent were built since 1970, and over 21 percent were built after 1980.

Table 2-17
YEAR OF CONSTRUCTION FOR HOUSING STRUCTURES - 1990
City of Lufkin, Texas

Year of Construction	Number	Percent
Before 1939	1,139	9.1%
1940 to 1949	1,477	11.8%
1950 to 1959	1,862	14.9%
1960 to 1969	2,311	18.5%
1970 to 1979	2,983	23.9%
1980 to 1988	2,441	19.5%
1989 to March 1990	275	2.2%
Total	12,488	100.0%
Median Year of Construction	1968	

Source: U.S. Census
Note: 2000 U.S. Census Information is not yet available for year of construction for housing structures.

Housing Value and Rental Rates

Housing values and rental rates often determine the ability of a family to obtain adequate shelter, due to the fact that the expendable amount for this income is generally closely related to total family income. The generally

accepted guide for the amount of money to be spent on shelter is thought to be approximately 30 percent or less of a family unit's gross total income. **Table 2-18** shows the housing value for occupied dwelling units in Lufkin for 1990. As can be seen from the table, most of Lufkin's occupied dwelling units are in the \$30,000 to \$99,999 range.

Table 2-18
HOUSING VALUE OF OWNER-OCCUPIED HOUSING UNITS - 1990
City of Lufkin, Texas

Housing Value	Number	Percent
Less than \$19,999	684	11.3%
\$20,000 to \$29,999	848	14.0%
\$30,000 to \$49,999	1,770	29.2%
\$50,000 to \$99,999	2,185	36.0%
\$100,000 to \$149,999	358	5.9%
\$150,000 to \$199,999	141	2.3%
\$200,000 or more	86	1.4%
Total	6,072	100.0%
Median Housing Value	\$46,700	

Source: U.S. Census

Note: 2000 U.S. Census Information is not yet available for housing values.

Table 2-19
Contract Rent - 1990
City of Lufkin, Texas

Contract Rent Per Month	Number	Percent
Less than \$199	985	22.6%
\$200 to \$349	2,184	50.0%
\$350 to \$549	876	20.1%
\$550 to \$699	90	2.1%
\$700 to \$999	30	0.7%
\$1,000 or more	8	0.2%
No Cash Rent	193	4.4%
Total	4,366	100.0%
Median Contract Rent	\$274 per month	

Source: U.S. Census
Note: 2000 U.S. Census Information is not yet available for contract rent.

Table 2-19 shows the monthly contract rent for renter-occupied dwelling units in Lufkin in 1990. If the median rental rate value is accepted as the amount which is required to obtain adequate shelter, and if it is assumed, as previously mentioned, that 30 percent of the family income is expended for this purpose, then an annual income of \$22,357 (the median income for Lufkin shown in **Table 2-8**) would enable a family to occupy a rental unit having a monthly rental fee of \$558 per month. The majority of the rental units in Lufkin rent for less than \$550 per month, therefore indicating that most families in the City can afford the rental rates.

The assumptions made for the comparison between rental value and income is affected by several variables for each family unit. However, the lack of sufficient income in the lower income ranges often forces families to occupy housing units below an acceptable community standard. The difficulty of new or young families finding affordable housing is an example of this trend. The "filtering-down" process of housing units to lower income levels of older but sound units that are made available by families moving into new and larger units or vacating for other reasons is a usual result of aging housing. The age of many older structures will influence their desirability as a dwelling unit as well as the number of units

available for the "filtering-down" process. The lack of newer units, which contribute to the filtering process, is an issue in evaluating Lufkin's housing policies.

Any programs designed to improve the physical condition of housing in a community must recognize the various characteristics of the housing inventory itself. Family income is a factor in acquiring shelter; however, federal programs have somewhat minimized this restraint. Age of structures will be a continuing factor in the City's housing inventory, and there exists a need for replacing these units in the future, both for present residents and those migrating into Lufkin.

2000 Housing Inventory

A housing inventory was conducted in Lufkin in May of 2000 for the purpose of determining the physical condition of housing and identifying any blighted areas. Each structure was classified according to visible exterior physical conditions. Four categories of condition were used, as described below:

Type 1: *Good and sound condition* -- Structures placed in this category were either new or older housing units being maintained and in sound physical condition.

Type 2: *Housing in need of minor repair* -- These structures included those needing minor maintenance which could be performed by the occupant, and generally included painting of trim or exterior surfaces, replacement of small trim areas, or other similar minor repairs.

Type 3: *Housing in need of major repair* -- Structures placed in this category were those needing repairs which would not normally be performed as annual maintenance by the occupant. Generally, the structures placed in this category were in various stages of deterioration and showed signs of sagging roofs, missing shingles and similar major repairs.

Type 4: *Dilapidated* -- This category included structures considered to be inadequate as dwelling units. Major structural deficiencies were apparent, and the structures in this category are questionable for rehabilitation.

Insert Plate 2-4 – Existing Housing Condition

Table 2-20
EXISTING HOUSING CONDITION - 2000
City of Lufkin, Texas

Structure Type	Number ⁽¹⁾	Percent
Type 1	6,792	67.5%
Type 2	2,708	26.8%
Type 3	509	5.1%
Type 4	57	0.6%
Total	10,066	100.0%

Source: Dunkin, Sefko & Assoc., Inc., Land Use Survey, conducted in 06/00.
⁽¹⁾ Housing condition was assessed on single-family and duplex units only.

Data obtained from the field survey provides a basis for evaluating existing housing conditions and any factors influencing blight. Analysis of existing conditions serves to guide the measures needed to either preserve or physically upgrade the overall housing inventory, if necessary. **Plate 2-4** shows the various conditions of housing by the above types

As can be seen from **Table 2-20**, more than half of the housing in Lufkin is in good condition. Very little of the housing stock is of the Type 3 or Type 4 category; combined these categories account for only 5.7 percent of the total housing stock. There were no concentrated blighted areas in the City, and those structures that were considered to be in either the Type 3 or 4 category were interspersed with Types 1 and 2.

The majority of the housing stock in Lufkin can be considered Type 1, with almost 68 percent of the total housing stock of this type, as **Table 2-20** shows. It is important to recognize that the Type 2 housing units will need specific attention in the coming years. This category contains approximately 26.8 percent of the single-family and duplex dwelling units. If these structures are neglected, they could regress into the third condition category (Type 3) and potentially cause the beginning of blighted areas. It is evident that some maintenance programs will be necessary to make sure that Type 2 housing does not deteriorate further. Overall, Lufkin's housing stock can generally be characterized as being in relatively good and sound condition.