DRAFT

SULPHUR SPRINGS

COMPREHENSIVE PLAN

APRIL 2026

Prepared for:

Sulphur Springs TEXAS

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TABLE OF CONTENTS

Introduction 2
Plan Background and Purpose 4
Planning Process 7
Plan Elements 8
Community Snapshot 9

CHAPTER 2: COMMUNITY VISION AND STRATEGIC DIRECTION 13
Engagement Snapshot 14
Strategic Direction 20

CHAPTER 3: FUTURE LAND USE 23
Introduction 24
Future Land Use Plan 28
Understanding Sulphur Springs' Population Growth and Capacity 51

CHAPTER 4: MOBILITY 57
Introduction 58
Existing Conditions 58
Existing Pedestrian Infrastructure 59
Mobility Policies 61
Safety 61
Connectivity 62
Thoroughfare Plan 63
Streetscape Enhancements 64
Future Priorities Area 65
Priority actions 66
Advancement of the Vision Statement 66
Mobility Action Items 66

CHAPTER 5: ECONOMIC DEVELOPMENT 67
Introduction 68
Market Analysis 70
Market Strategy 71
Market Demand 80
Economic Tools 93

Priority actions 94
Economic Development Actions Items 94
Advancement of the Vision Statement 95

CHAPTER 6: HOUSING 97
Introduction 98
Existing Conditions 98
Land Use 104
Priority actions 107
Advancement of the Vision Statement 108
Housing Actions Items 108

CHAPTER 7: PARKS, TRAILS, & NATURAL ENVIRONMENT 109
Introduction 110
Existing Conditions 110
Goals and objectives 125
Connectivity and Accessibility 126
Natural Hazards 127
Implementation Strategies 130
Priority Actions 131
Advancement of the Vision Statement 132
Parks, Trails & Natural Environment Action Items 132

CHAPTER 8: PUBLIC INFRASTRUCTURE 133
Existing Conditions 135
City Facilities Assessment 142
Infrastructure Demand 142
Fiscal Strategy for Infrastructure 143
Public Infrastructure Action Items 144

CHAPTER 9: IMPLEMENTATION 145
Introduction 146
Implementation 149
Implementation Matrix 150

LIST OF EXHIBITS

Exhibit 1.1. 2017 DRAFT Future Land Use Plan 6
Exhibit 3.1. Sulphur Springs Existing Land Use....25
Exhibit 3.2. 2006 Future Land Use....26
Exhibit 3.3. 2019 Proposed Future Land Use 27
Exhibit 3.4. Sulphur Springs Gateways and Key Redevelopment Areas 47
Exhibit 3.5. Future Land Use Map for the City of Sulphur Springs....49
Exhibit 4.1. Street Assessment Map 58
Exhibit 4.2. Priority Areas....59
Exhibit 4.3. Roadway Classifications 60
Exhibit 4.4. Future Priorities Area....65
Exhibit 7.1. Sulphur Springs 2019 Parks, Open Space and Recreational Master Plan 111
Exhibit 7.2. Trails Map including 2019 Recommendations....123
Exhibit 7.3. Environmentally Sensitve Areas....124
Exhibit 8.1. Existing Water Infrastructure 135
Exhibit 8.2. Existing Water Lines....136
Exhibit 8.3. Age of Existing Water Lines....137
Exhibit 8.4. Existing Sewer Infrastructure Map 138
Exhibit 8.5. Existing Sewer Lines 139
Exhibit 8.6. Age of Existing Sewer Lines 140
Exhibit 8.7. Existing Drainage System 141
Exhibit 8.8. Future Facilities....142

LIST OF TABLES

Table 3.1. Existing Land Use Acreage 25
Table 3.2. Future Land Use Acreage 50
Table 4.1. Top Contributing Crash Factors....62
Table 5.1. Comparison of Type A and Type B EDCs in Texas....69
Table 5.2. Historic Population Comparison 73
Table 5.3. Spending Comparison 82
Table 5.4. Sulphur Springs Retail Demand (2024-2050) 83
Table 5.5. Housing Prices Comparison 84
Table 5.6. Housing Units by Type 85
Table 5.7. Most Desired Neighborhood Factors 86
Table 5.8. EDC Properties for Sale 89
Table 5.9. Hopkins County Office Demand (2024-2050) 92
Table 6.1. Occupancy Status in Sulphur Springs and Hopkins County....98
Table 6.2. Housing Units by Type....99
Table 6.3. Housing Comparison....100
Table 6.4. Housing Units by Year Structure Built....103
Table 6.5. Housing Types Characteristics....105
Table 7.1. Parks Classification Table....112
Table 8.1. Existing Water Lines....136
Table 8.2. Age of Existing Water Lines....137
Table 8.3. Sewer Line Material Lengths....139
Table 8.4. Age of Existing Sewer Lines....140

LIST OF FIGURES

Figure 1.1. Regional Context Map 3
Figure 1.2. Sulphur Springs Comprehensive Planning Process 7
Figure 1.3. Sulphur Springs Community Snapshot 9
Figure 1.4. City of Sulphur Springs Population Trend 10
Figure 1.5. Sulphur Springs Psychographic Breakdown 11
Figure 2.1. Timeline of Engagement 14
Figure 2.2. “What’s One Word You Use to Describe Sulphur Springs Today?” Results 15
Figure 2.3. “How Do You Envision Sulphur Springs 20 Years Into The Future?” Results 15
Figure 4.1. Fatality Rate by City (per 100,000 Population - 2020 - Census) 61
Figure 5.1. Household Income Comparison 75
Figure 5.2. Historic Population Comparison 76
Figure 5.3. Education Attainment Comparison 77
Figure 5.4. Sulphur Springs Retail Inventory 81
Figure 5.5. Workforce Industry Comparison 88
Figure 5.6. Sulphur Springs Industrial 89
Figure 5.7. Employment Commute Times 90
Figure 5.8. Sulphur’s Springs Office 91
Figure 6.1. Housing Units With and Without Mortgages 101
Figure 6.2. Median Rent & Percent of Rent Burdened Households 102
Figure 6.3. Housing Size by Percent of Occupied Homes 104
Figure 6.4. Home Ownership by Housing Unit Size 104
Figure 6.6. Sulphur Springs Gateways and Key Redevelopment Areas 106

LIST OF IMAGES

Image 2.1. Joint Workshop #2 16
Image 2.2. Community Open House #1 17
Image 2.3. Community Open House #2 18
Image 4.1. Neighborhood Cross Section from Sulphur Springs Draft Comp Plan 2019 63
Image 4.2. Examples of Street Enhancements 64

CHAPTER 1

INTRODUCTION

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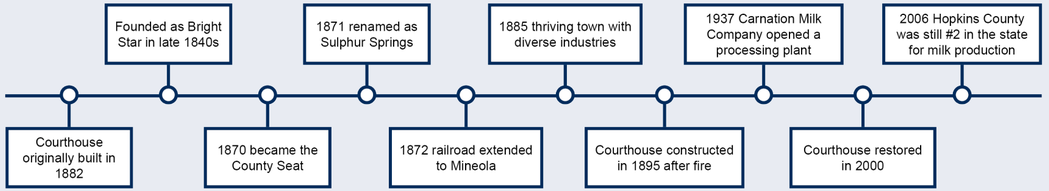
INTRODUCTION

Sulphur Springs is in Northeast Texas and serves as the county seat of Hopkins County. Situated along Interstate 30, the City is connected to major metropolitan areas including Dallas (approximately 80 miles southwest of the City) and Texarkana (approximately 100 miles east of the City). Highway access provided by State Highways 11, 19, and 154 further enhances the city's accessibility enhancing its economic reach throughout the region.

Initially founded in the mid-19th century and incorporated in 1871, Sulphur Springs owes its name and early identity to the naturally occurring mineral springs that once attracted visitors seeking wellness and a retreat. The City, bolstered by the railroad's arrival and location along regional cattle and cotton routes, quickly grew into a thriving agricultural and trade center. Today Sulphur Springs is known for its downtown which has gained statewide recognition for its award-winning revitalization projects, and its commitment to blending small-town character with innovation.

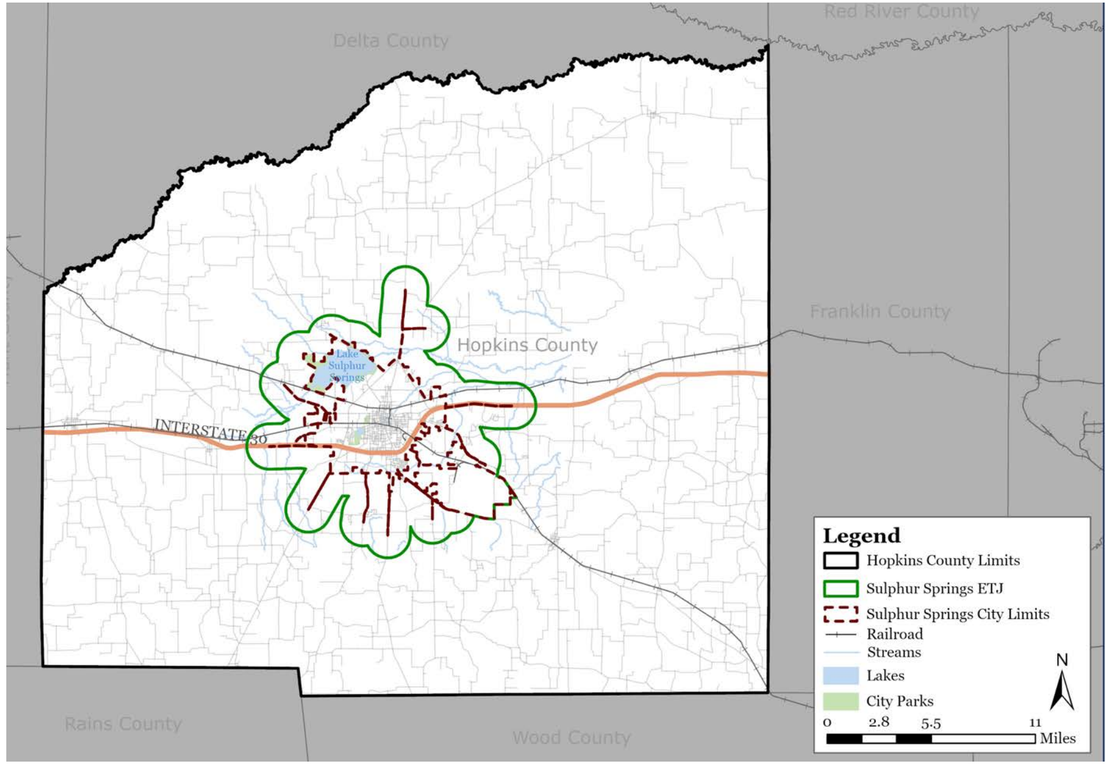
Sulphur Springs, like much of East Texas, has experienced steady population growth in recent years. The City's population has increased from 15,449 in 2010 to an estimated 15,941 in 2020 and has continued to grow post-Census with updated projections placing the population at approximately 16,300 in 2024. As Sulphur Springs looks ahead, this Comprehensive Plan will serve as a roadmap to guide future growth, preserve community character, and position the City for sustained growth.

HISTORICAL FACTS



The downtown square and courthouse has always been the focal point of the city. Railroad development provided exposure and rapid development of the city during the late 1800's. The minerals in the water gave it a competitive advantage in agriculture and known as a health resort community. The attraction of the Carnation Milk processing plant made this a hub for milk production and gave it an advantage for Dairy Farming in the region. Industry helped shape the development and growth of the city with older more compact development patterns being situated near the square and railroad lines due to the need for walkability to the employment center of the city.

FIGURE 1.1. REGIONAL CONTEXT MAP



PLAN BACKGROUND AND PURPOSE

The Sulphur Springs Comprehensive Plan is a long-range planning document intended to guide the City's growth and development over the next 20 to 30 years. Its purpose is to provide a clear, coordinated framework for managing change, ensuring that future growth supports a well-organized, vibrant, and resilient community. This plan reflects the community's shared vision for the future, sets overarching goals and objectives, and outlines specific strategies for implementation.

While the Comprehensive Plan itself does not establish zoning regulations or define zoning district boundaries, it plays a critical role in shaping those decisions. According to the Texas Local Government Code, zoning regulations must be consistent with a City's adopted comprehensive plan to promote the health, safety, and welfare of its residents. As such, this plan sets the stage for future zoning updates and land use decisions by providing guidance grounded in community input, data analysis, and best practices.

Ultimately, this Comprehensive Plan serves as a decision-making tool for City Council, boards and commissions, City Staff, and the community. It is designed to help Sulphur Springs grow intentionally, preserve what makes it special, and respond to opportunities and challenges in a way that aligns with long-term community values.

RELATIONSHIP TO RELATED PLANNING STUDIES

The Sulphur Springs Comprehensive Plan is a foundational framework that coordinates with and builds upon the City's existing planning efforts. While it does not replace zoning regulations, development ordinances, or other regulatory tools, it acts as a strategic guide for evaluating and updating these documents to ensure alignment with the community's long-term vision.

This plan is designed to be adaptable and forward-thinking, incorporating insights from prior studies and master plans to inform its recommendations. A review of relevant planning documents and how they relate to the goals and strategies of the Comprehensive Plan is provided below. These relationships are critical to ensuring consistent and cohesive implementation across all areas of planning and development.

HAZARD MITIGATION ACTION PLAN FOR HOPKINS COUNTY TEXAS AND THE JURISDICTIONS OF COMO, CUMBY, AND SULPHUR SPRINGS

The Hazard Mitigation Plan (HMP) identifies natural and man-made hazards affecting Hopkins County, including Sulphur Springs. It includes hazard profiling, vulnerability assessments, and risk mitigation strategies for events such as floods, tornadoes, drought, and wildfires. The plan offers essential data on environmental risks, helping Sulphur Springs identify areas where future development should be avoided or mitigated. It supports environmentally responsible land use, emergency preparedness, and infrastructure planning, directly influencing resilience policies in this Comprehensive Plan. In addition to incorporating these aspects of the Hazard Mitigation Plan, the following figures from the HMP were considered for inclusion in the City's Comprehensive Plan Document:

- Priority Risk Index (PRI) Summary
- Hopkins County Flood Hazard Map (FEMA DFIRM)
- Vulnerable Critical Facilities
- NWS Records of Past Events
- Wildfire Risk Map
- Drought Vulnerability Assessment

SULPHUR SPRINGS COMMUNITY DEVELOPMENT PLAN (2002)

The 2002 Community Development Plan provides a citywide framework for land use, transportation, utilities, community facilities, and economic development. It includes a major street plan, utility improvement recommendations, and specific development principles. While dated, this plan offers foundational goals and priorities that remain relevant—such as organized growth, land use compatibility, and infrastructure expansion. Integrating its principles ensures continuity in planning and respects long-term community values. Below are additional components of the Community Development Plan:

MAJOR STREET PLAN

The Major Street Plan section of the Plan seeks to provide and accommodate for current and projected growth, with an emphasis in the following areas:

- South and southwest of current development
- Above Houston Street/Jefferson Street line
- West Loop (Highway 19)
- Near Highway 154 and Broadway Street

LAND USE PLAN

The Land Use Plan included in the Community Development Plan establishes a framework for physical development and provides guidance on how land within the community can be used. This includes residential, commercial, industrial, recreational, and public spaces. The land use plan also informs zoning codes and regulations, which are essential for implementing its vision. These regulations help establish growth and development in a manner that aligns with the community's goals and objectives.

UTILITIES PLAN

The Utilities Plan consists of recommendations that were developed by the City Community Development Department's Engineering Division and resulted from an engineering analysis of each system. This included a water systems plan and a sewer systems plan.

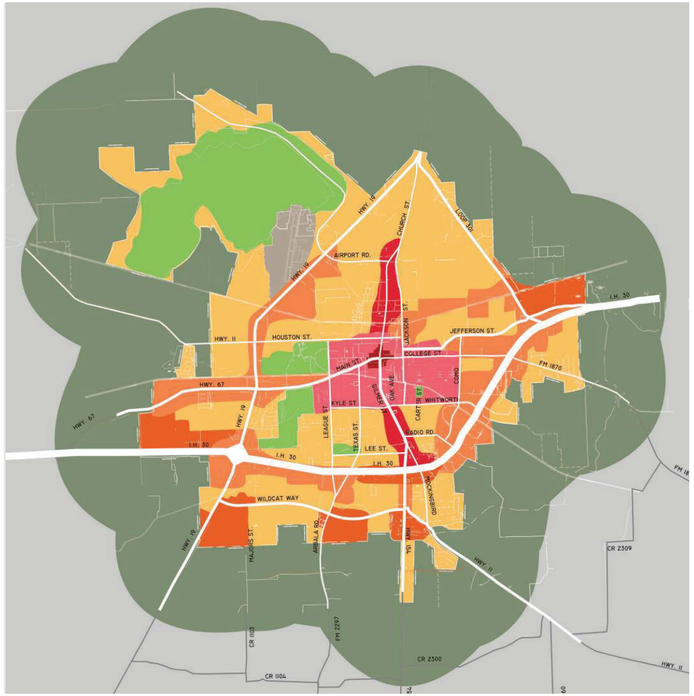
PARKS, RECREATION & OPEN SPACE MASTER PLAN (2019)

This plan outlines the City's vision for park development, recreation amenities, trail connections, and natural area conservation. It includes a complete inventory, service levels, and resident priorities gathered through surveys and public meetings. It establishes recreation and quality-of-life benchmarks that help guide land use, health equity, and connectivity goals. Its level of service metrics and public priorities directly inform Comprehensive Plan chapters on open space, community health, and neighborhood vitality.

2017 SULPHUR SPRINGS COMPREHENSIVE PLAN PLANNING PROCESS

While the 2017 Comprehensive Plan was not adopted, a future land use plan was drafted. This plan displays the potentential future land use in the city. **Exhibit 1.1** displays the drafted land use plan map, that has influenced the growth of Sulphur Springs in recent years.

EXHIBIT 1.1. 2017 DRAFT FUTURE LAND USE PLAN



Urban District
Urban Corridor
Urban Neighborhood
Suburban Neighborhood
Suburban Corridor
Suburban District
Rural Area/EJT
Existing Parks

PLANNING PROCESS

The Comprehensive Planning process for Sulphur Springs was organized into multiple phases, with community engagement activities integrated into each stage to ensure the final plan reflects the priorities of residents, stakeholders, and City leaders. Input gathered through these engagement activities directly shaped the plan's goals, policies, and implementation strategies.

An overview of the community engagement timeline and key takeaways can be found in **Chapter 3**: **Community Vision and Strategic Direction**. The following phases were conducted over the course of one year to guide the development of this plan.

FIGURE 1.2. SULPHUR SPRINGS COMPREHENSIVE PLANNING PROCESS

PHASE 1: PROJECT INITIATION

The planning process began with a formal project kickoff meeting between the consulting team and City leadership. This initial step helped establish a shared understanding of the project scope, schedule, and expectations. As part of this phase, the consulting team conducted a guided tour of Sulphur Springs to observe firsthand the City's physical character, major infrastructure, community assets, and areas with potential for improvement. This foundational phase allowed the team to build familiarity with local context and align with the City's goals and priorities.

PHASE 2: COMMUNITY DISCOVERY

In the discovery phase, the consultant team conducted a comprehensive community assessment. This included the collection and analysis of demographic, economic, and housing data to understand current trends and conditions shaping Sulphur Springs. In addition, the team reviewed existing planning documents and studies to ensure alignment with past efforts. A tailored community engagement strategy was also developed in this phase to identify the most effective outreach methods, ensuring that the planning process would be inclusive, accessible, and reflective of the community's voice.

PHASE 3: STRATEGIC DIRECTION

This phase focused on gathering detailed insights from key stakeholders and decision-makers. A series of interviews and small group meetings were held to gather local perspectives on strengths, challenges, and opportunities. A "State of the City" workshop was also conducted with City Staff to deepen the consultant team's understanding of operational needs and aspirations. The first and second joint workshops of the City Council and Planning & Zoning Commission were held during this phase to collaboratively shape the vision statement, guiding principles, and a preliminary future land use direction—all key components of the City's long-range strategy.

PHASE 4: CITYWIDE VISION

With a solid foundation of input and analysis, the planning team began developing the core elements of the Comprehensive Plan. These draft elements—ranging from land use and mobility to parks and infrastructure—were presented to the public during a citywide open house, where residents had the opportunity to weigh in on the proposed vision, goals, and recommendations. A third joint workshop was also held with City leadership to refine the strategic direction. Feedback from these sessions was used to finalize the plan's direction and ensure alignment with community priorities before the final drafting phase.

PHASE 5: IMPLEMENTATION STRATEGY & ADOPTION

The final phase of the planning process focused on turning ideas into action. A detailed implementation strategy was created by organizing action items from each chapter of the Comprehensive Plan and aligning them with the City's Capital Improvement Program (CIP). This phase also involved drafting an updated zoning ordinance in parallel with the plan to ensure consistency between policy and regulation. The Comprehensive Plan was finalized through internal reviews, public presentation, and formal adoption by City Council—establishing a clear, actionable roadmap for Sulphur Springs' future growth and development.

PLAN ELEMENTS

The Sulphur Springs Comprehensive Plan is organized around six core elements that together provide a holistic framework for guiding the City's growth, investment, and long-term decision-making. These components were shaped through community input, data analysis, and coordination with ongoing planning efforts. Several of these elements also align with the goals and requirements of the **Texas General Land Office (GLO) grant,** ensuring that the plan not only reflects local priorities but also supports broader resiliency and infrastructure objectives. **Chapters 3 through 8 of this Comprehensive Plan focus on these six elements,** each addressing a critical component of Sulphur Springs' future:

FUTURE LAND USE	HOUSING
This element establishes a vision for how land in Sulphur Springs should evolve over time, identifying areas for growth, preservation, redevelopment, and reinvestment. It guides future zoning updates and development decisions, promoting an organized, context-sensitive pattern of development that aligns with community goals.	This element focuses on the availability, diversity, and quality of housing in Sulphur Springs. It supports neighborhood preservation, encourages a range of housing options, and promotes equitable development that reflects the needs of current and future residents.
MOBILITY	**PARKS, TRAILS, & NATURAL ENVIRONMENT**
This element outlines a transportation framework that supports safe, efficient, and equitable travel across all modes—driving, walking, biking, and transit. It addresses connectivity, traffic safety, and strategic investments in street infrastructure. This element contributes to regional access and enhances everyday movement for all residents.	This element builds on the City's Parks and Recreation Master Plan and outlines strategies for maintaining and expanding parks, trails, and open spaces. It also promotes conservation of natural features and environmentally sensitive areas. The GLO's emphasis on environmental resilience and public benefit aligns with the goals of this element.
ECONOMIC DEVELOPMENT	**PUBLIC INFRASTRUCTURE**
This element evaluates the City's current economic landscape and identifies opportunities for business development, job creation, and tax base expansion. It also considers the long-term fiscal impacts of growth and land use decisions to ensure sustainable city services and infrastructure investments.	This element addresses water, sewer, drainage, and other key public utilities. It includes strategies for upgrading aging infrastructure, preparing for future capacity needs, and integrating green infrastructure solutions to manage stormwater. This element is closely aligned with GLO funding priorities focused on stormwater mitigation, flood control, and infrastructure resilience.

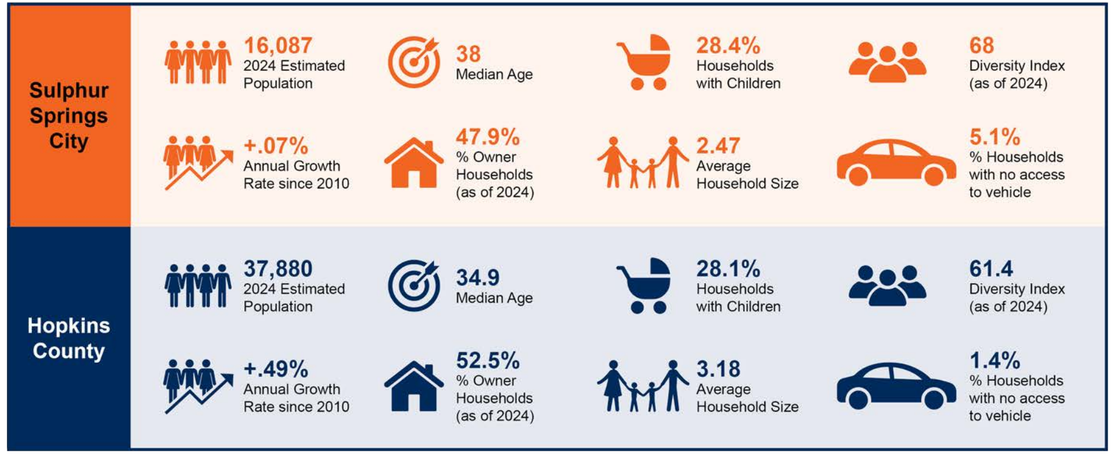
COMMUNITY SNAPSHOT

The section provides an overview of the existing conditions and demographic trends shaping Sulphur Springs today. This includes a snapshot of the City's population characteristics, such as age distribution, household composition, income levels, and racial and ethnic diversity, and key indicators related to housing, employment, and education. Understanding these baseline conditions is essential to crafting a plan that reflects the unique needs and opportunities within the community. Together, these insights provide the foundation for evaluating challenges and identifying strategic priorities to support future growth and development.

DEMOGRAPHICS

The following is a high-level synopsis of the demographics in Sulphur Springs.

FIGURE 1.3. SULPHUR SPRINGS COMMUNITY SNAPSHOT



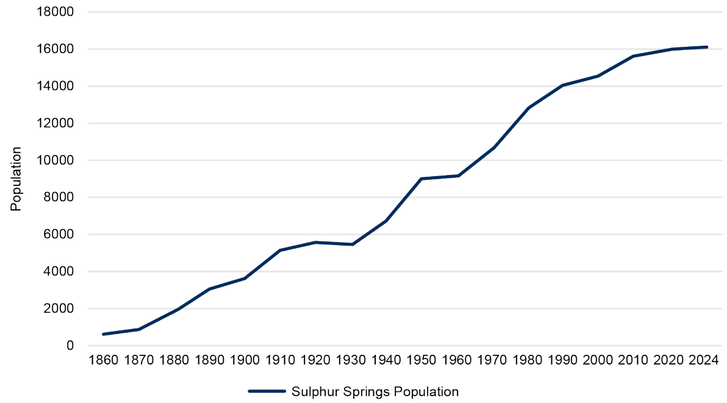
The County's annual growth rate exceeds the City. This means the County is growing at a rate seven times faster than the City. The median age is also higher within the City compared to the County. The diversity rate in the City, 68, is also larger than the county's diversity index of 61.4, meaning that the City of Sulphur Springs is more diverse than the County. Vehicle access in the City is significantly less than in the County. 5.1% of households in Sulphur Springs do not have access to a vehicle, compared to 1.4% of households in Hopkins County that are without.

POPULATION

Figure 1.4 displays the historic population growth of Sulphur Springs. Sulphur Springs has experienced consistent population growth since the mid-19th century, beginning with just 621 residents in 1860. Significant population growth occurred between 1870 and 1910, when the population expanded more than fivefold (from 921 to 5,151) as the City developed into a regional hub. Growth continued steadily through the mid-20th century, reaching nearly 9,000 by 1950. Post-war expansion and economic development pushed the population to over 14,000 by 1990, reflecting the City's continued importance in the region.

In recent decades, growth has slowed but remained positive. From 2000 to 2010, the population increased modestly from 14,551 to 15,964. The City experienced a period of stabilization between 2010 and 2020, with no recorded growth, followed by a slight increase to 16,089 by 2024. This long-term historical growth underscores Sulphur Springs' resilience and provides a critical foundation for projecting future trends, housing, infrastructure, and economic development planning.

FIGURE 1.4. CITY OF SULPHUR SPRINGS POPULATION TREND



Source: 1860 – 2000 | U.S. Decennial Census [Wiki]; 2010 – 2024 | Census

DEMOGRAPHIC (PSYCHOGRAPHIC) PROFILE

Psychographics are essential because they explain not only who consumers are, but also why they make certain choices, by capturing values, attitudes, interests, and lifestyle patterns that demographics alone cannot reveal. When integrated with demographic data, psychographic analysis offers a more comprehensive understanding of consumer behavior across key spending categories, including housing, food, apparel, and entertainment. For Sulphur Springs, insights are drawn from Esri's Tapestry Lifestyle Segmentation system, which classifies neighborhoods based on shared socioeconomic and psychographic traits to identify dominant consumer groups and potential market gaps. The City Limits and the Extraterritorial Jurisdiction (ETJ) exhibit different leading segments, these distinctions are essential for targeted planning and marketing strategies and will be examined in greater detail in **Chapter 5**. **Figure 1.5** presents a pie chart of the top three segments for the City Limits and the ETJ.

CITY LIMITS PSYCHOGRAPHIC OVERVIEW

Traditional Living: Concentrated in low-density, established neighborhoods with strong multigenerational ties, where employment is commonly rooted in manufacturing, retail, and healthcare. The population skews younger, consisting largely of beginning households that value affordability while still seeking lifestyle-driven products and services that support social engagement and long-term stability. The lifestyle is down-to-earth and semirural.

Midlife Constants: Consisting largely of seniors, at or approaching retirement. Their lifestyle tend to be more country than urban. Tend to prefer buying American-made and natural products. Opts for traditional and convients verusus choosing what's trendy or cutting edge. Financially generous but not spendthrifts.

Small Town Sincerity: Consists of young families and older residents in semi-rural areas who value tradition, community connection, and practicality. Their conservative financial habits and preference for convenience make them responsive to reliable, affordable products and services that fit everyday needs.

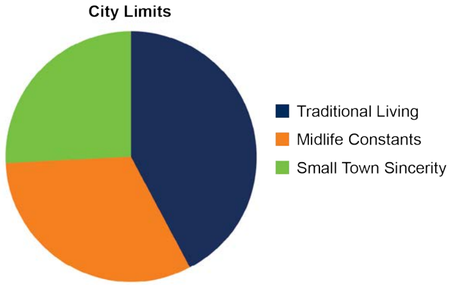
ETJ PSYCHOGRAPHIC OVERVIEW

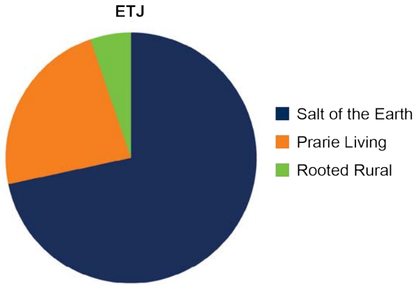
Salt of the Earth: Predominantly older, rural empty nesters who value family, tradition, and outdoor recreation, with strong practical skills shaped by manufacturing-related work. Limited technology use and a preference for face-to-face interaction.

Prarie Living: Consisting largely of married-couple households engaged in agriculture and self-employment who own single-family homes and multiple vehicles. Strong religious values and a preference for outdoor recreation shape consumer behavior

Rooted Rual: Traditional, value-oriented lifestyles centered on outdoor activities and simple home-based entertainment. Strong religious faith and family heritage shape purchasing decisions, driving loyalty to affordable, reliable, and American-made products and local businesses.

FIGURE 1.5. SULPHUR SPRINGS PSYCHOGRAPHIC BREAKDOWN





PLAN FOCUS & INTENT

The Sulphur Springs Comprehensive Plan is structured to advance the community's vision of being a thriving, inclusive city that balances thoughtful growth with its small-town charm. Each plan element translates this vision into actionable strategies: land use and development policies guide growth in a way that preserves community character while accommodating new opportunities; infrastructure investments prioritize safety, connectivity, and long-term resilience; parks and recreation initiatives expand access to open space and active lifestyles; and economic development strategies foster a diverse business environment that supports local entrepreneurship and attracts new industries. Together, these elements honor Sulphur Springs' heritage while embracing innovation, ensuring a high quality of life and a sustainable future for all residents.

This Comprehensive Plan intends to guide the City by an approach to growth that is intentional, coordinated, and grounded in the community's character. Development is phased to align with the timing and capacity of infrastructure investments, ensuring that new growth is supported by adequate roads, utilities, and public services. Emphasis is placed on infill and redevelopment within existing areas to maximize prior investments, strengthen neighborhoods, and support a more connected and efficient development pattern. At the same time, the plan maintains a strong rural feel along the outskirts by encouraging lower intensity development that preserves open space, agricultural heritage, and the visual character of the landscape. A range of housing options is supported to meet the needs of residents at different life stages and income levels, while economic development efforts focus on diversifying the local economy, supporting small businesses, and attracting quality employers. Together with expanded recreational opportunities, enhanced connectivity, and thoughtful design standards, this approach ensures that Sulphur Springs can grow in a way that is balanced, resilient, and reflective of its unique identity.

CHAPTER 2

COMMUNITY VISION AND STRATEGIC DIRECTION

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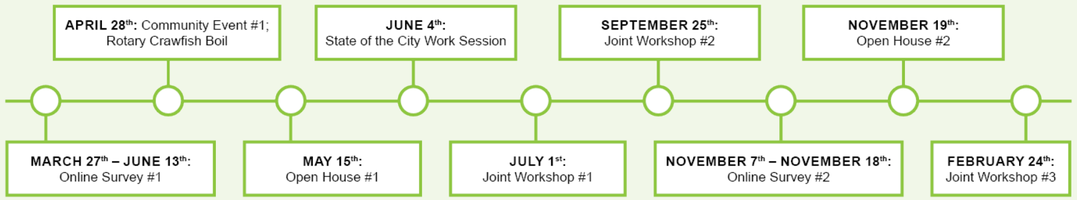
This chapter outlines the community engagement process that shaped the Sulphur Springs Comprehensive Plan. It summarizes how community input informed the Plan's guiding themes and vision for the future. Engagement activities, ranging from online feedback and representational involvement to in-person events, were instrumental in identifying the priorities and aspirations of Sulphur Springs. Drawing from this input, the strategic direction was crafted to ensure that the plan reflects the community's voice and lays a clear path forward for growth and investment aligned with community needs and the community's tagline, Vision Statement, and Guiding Principles, which are outlined later in the chapter.

ENGAGEMENT SNAPSHOT

Community engagement is essential to a comprehensive plan's successful adoption and long-term effectiveness. This section details the community engagement methods that shaped the plan from early visioning through final adoption. Throughout the process, residents of Sulphur Springs, City Staff, and key stakeholders were invited to share their insights and help shape the City's future. A mix of engagement opportunities allowed participants to provide input, including weekend community events, evening open houses, and online surveys. **Figure 2.1** outlines the timeline of engagement for the Sulphur Spring Comprehensive Plan. An overview of the engagement tools utilized in Sulphur Springs is provided on the following pages. In-depth details on engagement events and all feedback received can be found in the appendix.

FIGURE 2.1. TIMELINE OF ENGAGEMENT



ONLINE ENGAGEMENT

As part of the community engagement strategy, the City of Sulphur Springs launched a dedicated project website and hosted online surveys to gather input throughout the planning process. The online platform served as a central hub for plan updates, key documents, and opportunities to provide feedback. Maintaining an online presence was critical to reaching a broad audience, ensuring that community members who could not attend in-person events still had meaningful opportunities to engage and shape the future of Sulphur Springs.

WEBSITE

The website was launched at the beginning of the project and served as the main landing page for the project: engagekh.mysocialpinpoint.com/sulphurspringscompplan. This interactive site served as the digital home for the planning process, offering stakeholders easy access to project updates, draft materials, and engagement tools. Participants could explore an interactive map, respond to surveys, and leave comments on specific areas of interest within the City. The website was designed to make participation convenient and accessible.

ONLINE SURVEYS

Two online surveys were developed to collect community input at key stages of the planning process. The first survey focused on understanding the respondents' current perceptions of Sulphur Springs and invited participants to share open-ended thoughts on what makes the City special today and what opportunities they envision for its future. The second survey was launched following Joint Work Session #1, allowing respondents to provide feedback on the ideas and themes, including the Vision Statement and Guiding Principles, presented during the work session. Both surveys were designed to be brief, accessible, and open-ended to encourage authentic responses.

Below are the highlights of each online survey:

- Online Survey #1

As part of the engagement efforts for the Sulphur Springs Comprehensive Plan, an online survey was conducted to gather community input about the City of Sulphur Springs today and where it is envisioned to be in the year 2050. The survey was open from March 27th to June 13th, 2025.

With 275 responses, the survey sought feedback on the strengths, weaknesses, areas of opportunity and threats/ challenges within Sulphur Springs. Additionally, an interactive map was used to gather respondents' location-specific input about their experiences in Sulphur Springs.

Survey participants offered a comprehensive array of priorities for the City's future, emphasizing areas critical to both immediate improvement and long-term development.

- Online Survey #2

COMMUNITY PRIORITIES

After hosting a variety of public engagement opportunities, the community's priorities became clear and were used to develop Sulphur Springs' tagline, Vision Statement, and Guiding Principles. The top priorities have been summarized in the word cloud below:

FIGURE 2.2. "WHAT'S ONE WORD YOU USE TO DESCRIBE SULPHUR SPRINGS TODAY?" RESULTS

FIGURE 2.3. "HOW DO YOU ENVISION SULPHUR SPRINGS 20 YEARS INTO THE FUTURE?" RESULTS

REPRESENTATIONAL INVOLVEMENT

Multiple community engagement opportunities were held throughout the planning process to gather input from individuals and groups with unique insights into the community. These activities focused on engaging key stakeholders such as City Staff, the Sulphur Springs City Council, the Planning and Zoning Commission, and local community leaders. Their input was vital in shaping a plan that reflects the diverse needs and priorities of the community.

STATE OF THE CITY WORK SESSION

On June 4, 2025, the City of Sulphur Springs hosted a State of the City Workshop to engage stakeholders. This hands-on workshop included City Staff and was organized into two facilitated group discussions. Each session was designed to generate insights through guided conversation and mapping exercises.

Session One centered on the City's core infrastructure and public facilities. Participants reviewed sanitary sewer and water service areas, system capacities, drainage challenges, and the timing of planned capital improvements. They also discussed roadway infrastructure needs and ongoing public facility projects. Session Two shifted focus to growth, housing, economic development, and perceived barriers to investment. This session highlighted the complexities of meeting housing demand while maintaining Sulphur Springs' character. The workshop emphasized the importance of planning intentionally for both infrastructure and people, aligning future growth with community values and service capacity. The insights gained during this workshop directly informed the strategic direction, policy priorities, and catalyst projects identified throughout the comprehensive plan.

JOINT WORKSHOPS

Joint workshops with the Sulphur Springs City Council and Planning and Zoning Commission were a critical component of the comprehensive planning process. These sessions provided an opportunity for the consulting team to share key findings and gather valuable input from the City's elected and appointed officials. Engaging these leadership bodies ensured alignment between community priorities and policy direction and allowed the planning team to receive early feedback on recommendations, refine strategic actions, and build consensus before moving forward.

- Joint Workshop #1

On Tuesday, July 1st, 2025, from 5:30 pm to 7:00 pm, the Kimley-Horn consultant team conducted a special meeting for Sulphur Springs' City Council and Planning & Zoning commissioners. This was the inaugural presentation of the developing Comprehensive Plan, where the team introduced the basics of the plan and the overall planning process. The consultant team provided detailed statistics on the current conditions of the City and summarized public feedback from Community Event #1 and Open House #1. There were also work sessions for Council members and commissioners to provide preliminary ideas for the Vision Statement, Guiding Principles, and PlaceTypes.

IMAGE 2.1. JOINT WORKSHOP #2

- Joint Workshop #2

On Tuesday, September 25th, 2025, from 5:30 – 7:00pm, Kimley-Horn facilitated a special meeting for Sulphur Springs' City Council and Planning & Zoning commissioners. The goal of this meeting was to confirm PlaceTypes, future land uses, and key areas for major reinvestment in the City. In addition to reviewing the comprehensive planning process to date, guiding principles and vision statements were reviewed. During the Joint Workshop Session, the two groups provided preliminary ideas that were later confirmed through public engagement. Public input was gathered via Online Survey #2 and Open House #2.

IN-PERSON ENGAGEMENT

In-person engagement provided meaningful opportunities for residents and stakeholders to engage face-to-face with the planning team and provide feedback for the Comprehensive Plan. This included attending community events, participating in open houses, and participating in facilitated discussions, allowing individuals to share their ideas, concerns, and aspirations for the future of Sulphur Springs. Engaging people directly in their neighborhoods or familiar settings made the planning process more responsive to the unique needs and values of the community.

COMMUNITY EVENT

The consultant team participated in one community event during the planning process to actively promote the comprehensive plan and encourage community involvement. Different from the Community Open Houses, the Kimley-Horn consultant team held a booth at an existing City event. This event served as a valuable touchpoint to raise awareness, generate excitement, and invite residents to share their ideas and feedback. The event was the Rotary Crawfish Boil Festival on April 26th, 2025.

COMMUNITY OPEN HOUSE

The Community Open Houses were designed as come-and-go events over a 2—to 3-hour window. The format offered attendees the flexibility to participate at their convenience and provide input in a way that fit their schedules. Each open house marked a key milestone in initiating and inviting feedback on the planning process's key parts. All feedback gathered during the events was documented and can be found in the appendix.

- Community Open House #1

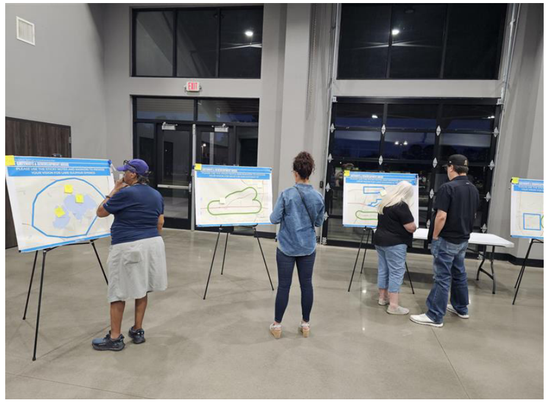
The Sulphur Springs Comprehensive Plan Open House was held on Thursday, May 15th, 2025, from 5:00 to 7:30 p.m. at the Sulphur Springs Senior Citizen Center. The event was promoted through the City's social media platforms and local newsletter, and drew fifteen attendees who participated in sharing feedback and ideas for the future of Sulphur Springs. Participants were asked to leave feedback on their future vision of Sulphur Springs, economic priorities, transportation concerns, neighborhood improvements, housing, parks, trails, open space, and infrastructure.

IMAGE 2.2. COMMUNITY OPEN HOUSE #1

- Community Open House #2

On Tuesday, November 19th, 2025, from 5:30pm to 7:30pm, the second Open House was held at the HW Grays Building. Materials presented at this open house reflected those utilized in Online Survey #2. This was an additional in-person opportunity to give feedback on the focus areas for reinvestment in the City. Boards at the Open House, provided a debrief of the Comprehensive Plan and its progress, and asked about what participants envisioned for the focus areas. Results from the open house activity are further explored on pages 44 and 45 of **Chapter 3**,

IMAGE 2.3. COMMUNITY OPEN HOUSE #2



ENGAGEMENT TAKEAWAYS

Through the engagement activities outlined above, a clear understanding of the community's top priorities to be addressed in the comprehensive plan was established. These priorities reflect the most frequently expressed themes and concerns shared by residents, stakeholders, and community leaders throughout the engagement process. They serve as a foundation for shaping a plan that responds directly to the needs, values, and aspirations of Sulphur Spring. The following are takeaways from the engagement activities:

RESPONSIBLE GROWTH.
The community would like to see redevelopment of the dilapidated structures and blighted areas in Sulphur Springs, including additional retail and entertainment spaces. However, residents prefer that new development fits the existing character of Sulphur Springs and is implemented in a phased manner, while promoting infill development to improve these properties.

PEDESTRIAN-FRIENDLY.
The community expressed wanting more continuous sidewalks that are compliant with the Americans with Disability Act (ADA) standards and consider the older population who use them.

VARIOUS TRANSPORTATION METHODS.
The community expressed a desire for enhanced transportation options to improve connectivity throughout the city and to downtown.

AESTHETICALLY PLEASING.
In addition to wanting a beautified gateway, the community wants consistent branding. A suggested City branding idea is to expand on the quirky, historical feel of the existing downtown. Landscaping, including flowers and greenery, will also add to the feeling. Clearing overhead electrical and phone lines will also help the beauty stand out.

REDUCE CONGESTION.
The community is dealing with traffic congestion, particularly around Gilmer, HW19, and Main Street and the I-30 entry. Suggestions to address these issues include adjusting traffic signal timing, reevaluating the train track routing, and designating certain areas as "No Truck Zones."

MORE PARKS AND TRIALS.
There is an expressed need for more trails that connect to various parts of the City, especially Lake Sulphur Springs. There are a few spots that have parks and open spaces that work well, and the community wants to see more throughout the City.

FLOODING.
Drainage, particularly downtown, remains a key concern. More detail is provided in the Downtown West Plan.

DIVERSIFYING TAX-BASE.
Economic development priorities included increasing median incomes, attracting higher-wage industries like manufacturing, and addressing workforce gaps.

STRATEGIC DIRECTION

The Sulphur Springs Strategic Direction establishes a long-term vision for the City's future. It provides a clear framework to guide decision-making by City staff, elected officials, and community partners. Rooted in community feedback and priorities gathered through public engagement, this strategic direction defines how Sulphur Springs can proactively shape growth, preserve its identity, and enhance the quality of life.

ROLE OF THE STRATEGIC DIRECTION

The strategic direction serves as the foundation for the comprehensive plan, offering an actionable structure to align policies, projects, and investments with the city's long-term goals. It includes four core components that collectively inform the overall planning process:

- Vision Statement
- Guiding Principles
- Future Land Use Plan

These elements are interconnected and designed to support each chapter of the plan while providing flexibility for implementation over time.

VISION STATEMENT

What Is a Vision Statement?
The vision statement articulates the long-term aspirations of Sulphur Springs, describing what residents and stakeholders want the community to become. It acknowledges the City's current context while serving as a forward-looking guide that inspires progress and unity.

How Was It Created?
The vision was shaped through a collaborative process that included input from community events, stakeholder interviews, online surveys, and workshops. The vision statement was refined during Joint Workshops with key stakeholders by reviewing the findings from the engagement opportunities. **Figure 2.3** on page 14 was a key resource to help gather key words that reflect community values to be translated into the Vision Statement.

What Is Its Role?
The vision statement is the heart of the plan. It informs the tone and intent of each chapter, helps set priorities for City leaders, and serves as a benchmark for future policymaking, investments, and development decisions. It ensures that Sulphur Springs grows in a way that aligns with the community's values.

A Bold Future Rooted in Tradition

"Sulphur Springs is a thriving, inclusive community that balances thoughtful growth with small-town charm. By enhancing infrastructure, expanding recreation, and welcoming diverse businesses, the cityhonors its heritage while embracing innovation, ensuring a high quality of life and a sustainable future for all."

GUIDING PRINCIPLES

What Are Guiding Principles?
Guiding principles are the core values that support and expand upon the vision statement. They provide direction on key themes such as growth, development, infrastructure, quality of life, and economic vitality. These principles help bridge the gap between vision and action, serving as criteria for evaluating future decisions.

How Were They Created?
These principles were crafted through public input and refined during key engagement events, including the State of the City Workshop and joint Planning & Zoning Commission and City Council workshops. Feedback was incorporated to ensure that the principles reflect both community sentiment and the City's strategic priorities. The takeaways outlined on page 18 helped organize key themes to develop the guiding principles.

What Is Their Role?
The guiding principles function as a roadmap for implementing the vision. Each chapter of the comprehensive plan draws from these principles to shape policies, programs, and strategies that reflect Sulphur Springs' goals and character.

GUIDING PRINCIPLES:

COMMERCE.
Support thoughtful commercial growth that complements our community character, encourages economic opportunity, and strengthens key corridors through strategic land use decisions.

TOURISM.
Promote Sulphur Springs as a vibrant destination by enhancing parks and public spaces, celebrating local culture, and investing in tourism-friendly infrastructure that supports year-round attractions.

CHARACTER.
Guide future development in a way that protects the unique identity of Sulphur Springs while encouraging affordable and diverse housing options that meet the needs of residents at every stage of life.

INFRASTRUCTURE.
Expand and modernize utilities and infrastructure with a focus on long-term resilience, sustainability, and the capacity to support both future development and current community needs.

RESILIENCE.
Plan for long-term infrastructure resilience by investing in upgrades, expanding utility capacity, and incorporating flood mitigation strategies that protect neighborhoods, support future growth, and ensure reliable services for generations to come.

PARKS.
Reimagine parks and recreational opportunities through innovation, inclusivity, and design that encourages connection, creativity, and a healthy lifestyle for residents and visitors alike.

YOUTH.
Champion youth by fostering partnerships with local schools, diverse recreational opportunities, and community organizations that create opportunities for education, leadership, and personal growth.

INDUSTRY.
Attract new industries and strengthen the local economy by aligning land use, infrastructure, and workforce development to support business success and long-term economic stability.

NEIGHBORHOODS.
Enhance quality of life by investing in infill development to create walkable neighborhoods, active public spaces, and access to community services that reflect the values and aspirations of Sulphur Springs.

CHAPTER 3

FUTURE LAND USE

Sulphur Springs TEXAS

Just play. Have fun. Celebrate!

INTRODUCTION

The Future Land Use Element provides guidance for how land and physical space should be used within Sulphur Springs and its ETJ. It establishes a framework that connects land use with all other plan elements, recognizing that development patterns impact transportation, housing, infrastructure, and economic growth. This element is grounded in the vision and priorities identified in **Chapter 2: Community Vision and Strategic Direction**. Its central component is the Future Land Use Plan, which includes an analysis of the City's character and PlaceTypes as illustrated on the Future Land Use Map. Together, these tools provide a flexible but thoughtful structure for guiding growth and development.

To fully understand the future land use approach, it is essential to consider the historical growth trends and existing land use that have shaped Sulphur Springs. It is important to note that the Future Land Use Plan is intended as a policy guide, not a regulatory document. It does not grant entitlements, define zoning districts, or determine exact land uses. Chapter 213 of the Texas Local Government Code states, "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Instead, the Future Land Use Plan offers guidance to help inform decisions about land use and development. The policies outlined in this chapter should be used by the City Council, Planning and Zoning Commission, City staff, and other decision-makers when evaluating rezoning requests, development proposals, and long-term planning initiatives. These policies help determine appropriate land uses, development intensity, and general character for different city areas. The vision for Sulphur Springs will not be realized through a single decision, but through the accumulated impact of many smaller, strategic decisions made over time. The Land Use Plan provides the structure and direction to ensure those decisions work together to achieve the community's goals.

FUTURE LAND USE POLICIES

- Promote development that aligns with infrastructure availability and fiscal capacity to ensure responsible and sustainable expansion, particularly within the ETJ.
- Guide new development to complement the existing scale, form, and rural or small-town character of the community, especially in transitional or edge areas.
- Prioritize growth in targeted areas that can support new development due to proximity to major corridors, utilities, and employment centers, reducing sprawl and preserving rural land.
- Support a variety of housing options that accommodate different income levels, household sizes, and life stages while maintaining compatibility with surrounding land uses.
- Utilize the Future Land Use Map and supporting policies as a flexible, guiding framework to shape the city's long-term growth, while adapting to emerging trends and community needs.

EXISTING CONDITIONS

Exhibit 3.1 displays the existing land use in Sulphur Springs, and **Table 3.1** displays the existing land use by acreage. Agricultural land comprises the largest share of land use, covering about 27,035 acres and primarily located along the outer edges of the city. Single-family residential areas account for 12,231 acres, concentrated in the central and surrounding neighborhoods. Multifamily residential development covers 110 acres, providing higher-density housing options. Commercial uses, totaling 1,216 acres, are primarily situated along major corridors such as Main Street and Broadway Street, serving as key economic and retail hubs. Office uses comprise a growing portion of the land at 3,259 acres, supporting employment and professional services. Industrial and warehouse uses are clustered mainly in the southeastern portion of the city and cover 861 acres, reflecting the City's role in regional goods movement and manufacturing. Other uses include cemeteries (55 acres), educational facilities (234 acres), civic uses (132 acres), and transportation/utilities (100 acres), which support the City's infrastructure and public services. This detailed land use breakdown, shown in **Table 3.1**, provides a foundational understanding of current development patterns and informs future planning aligned with projected population growth.

EXHIBIT 3.1. SULPHUR SPRINGS EXISTING LAND USE

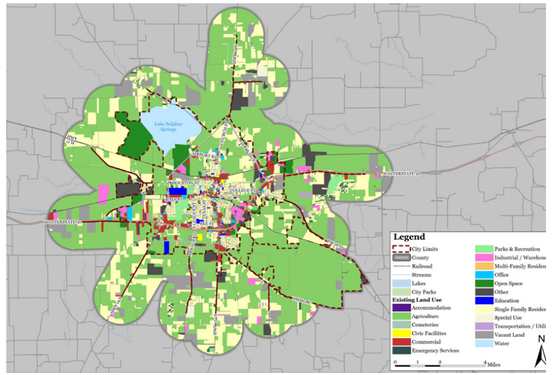


TABLE 3.1. EXISTING LAND USE ACREAGE

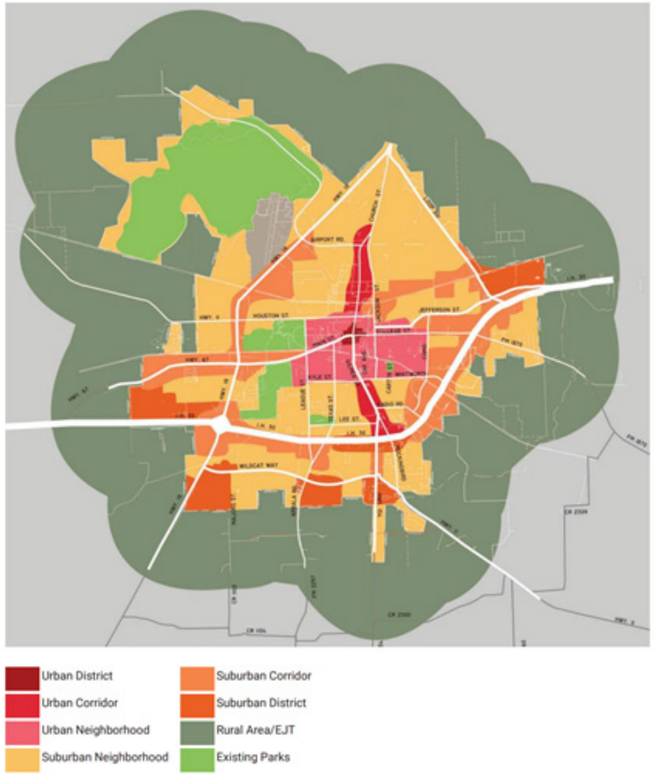
LAND USE	ACREAGE	% OF LAND USE IN SULPHUR SPRINGS
Accommodation	31.59	0.06%
Agriculture	27,034.88	47.11%
Cemeteries	55.35	0.10%
Civic Facilities	132.08	0.23%
Commercial Centers	1,081.43	1.88%
Commercial Other	4.44	0.01%
Commercial Recreation	129.77	0.23%
Emergency Services	6.79	0.01%
Golf Courses	148.00	0.26%
Heavy Industrial	619.49	1.08%
Higher Education	7.98	0.01%
Light Industrial	174.15	0.30%
Multifamily	110.80	0.19%
Office	3,258.96	5.68%
Open Space	1,918.90	3.34%
Other	3,931.23	6.85%
Parks Recreation	258.40	0.45%
Primary Secondary Education	226.24	0.39%
Single Family Attached	4.13	0.01%
Single Family Detached	12,227.43	21.30%
Special Use	376.01	0.66%
Transportation	22.78	0.04%
Utilities Communications	77.28	0.13%
Vacant	3,777.02	6.58%
Water	1,709.88	2.98%
Wholesale Warehousing	67.74	0.12%
Total Acres	**57,392.74**	

The City of Sulphur Springs adopted a Future Land Use Plan in 2002 to guide long-term growth and development. There was a minor amendment made in 2006. The plan primarily designated land for residential use (depicted in yellow), creating a general framework for expanding housing opportunities, particularly in areas surrounding the existing urban core. Commercial areas (shown in red) were strategically placed along major corridors and highway intersections, including Interstate 30, to support economic activity and regional accessibility. Industrial uses (in blue) were concentrated in the southern and northeastern parts of the city to leverage transportation access and support employment growth. Areas designated for public and semi-public uses (in green), such as parks, schools, and civic facilities, were distributed throughout the community to enhance quality of life and public services. Although the 2002 plan provided a basic land use framework, it is overly simplistic by planning standards and has not kept pace with the City's evolving needs. As a result, it has not been actively used to guide development decisions in recent years.

EXHIBIT 3.2. 2006 FUTURE LAND USE

Although never formally adopted, the City of Sulphur Springs engaged the TDG team in 2017 to begin developing a new Comprehensive Plan, which included a draft Future Land Use Plan (FLUP). This created the 2019 Comprehensive Plan Draft. This draft expanded upon the basic and limited land use categories presented in the 2002 plan by introducing a more structured and urban-focused framework. The draft FLUP proposed an Urban District centered around the downtown core, surrounded by an Urban Neighborhood, with an Urban Corridor extending along both North and South Highway 154. These designations aimed to guide more compact development patterns and reinforce downtown as the civic and economic heart of the City. The plan also retained the idea of growth along major corridors and introduced Suburban Corridor and Suburban District categories. These areas were intended to accommodate retail, commercial, office, medical, and hospitality uses, providing flexibility for economic development. While the 2019 draft included more detailed urban categories than the 2006 plan, it remained vague in application, allowing various uses within each land use designation. This lack of specificity limited its effectiveness as a regulatory or planning tool. Despite this, Sulphur Springs has generally grown in alignment with the intent of the draft, with continued development in the urban core and along key corridors. Although dated and never formally adopted, the 2019 draft FLUP is a useful reference when building out the Future Land Use Plan in 2025.

EXHIBIT 3.3. 2019 PROPOSED FUTURE LAND USE



FUTURE LAND USE PLAN

PLACETYPES

PlaceTypes are the foundational elements of the Future Land Use Map and provide a framework for directing future development throughout Sulphur Springs. Each PlaceType reflects a vision for the desired character of a specific area, whether it is currently developed or planned for future growth. They offer a comprehensive picture of the City's long-term development pattern. Unlike traditional zoning or standard land use classifications, PlaceTypes are not limited to single uses. They support a mix of primary and secondary uses that work together to shape the character of an area. This approach allows for greater flexibility and ensures that new development responds to the context of each neighborhood or district.

It is important to note that the Future Land Use Map is not a regulatory document. The map uses colors and boundaries to represent a place's intended form, function, and overall experience. Land use decisions aligned with these PlaceTypes will support a well-organized City structure and encourage development compatible with existing conditions and the long-term vision for Sulphur Springs.

PLACETYPES

PlaceTypes reflect the "palette" of development contexts that illustrate future development patterns. They represent the variety of places that currently exist or could exist in Sulphur Springs. It is important to note that PlaceTypes do not indicate a single land use, but instead describe the desired character of the place. Intended character considers elements such as a mix of land uses and the scale of a site, the pedestrian experience, and other placemaking elements.

RESIDENTIAL | Rural Living, Estate Residential, Neighborhood Residential, Compact Residential, Manufactured Homes

COMMERCIAL | Neighborhood Commercial, Regional Activity Center

VILLAGE DEVELOPMENT | Mixed-Use Center, Downtown, Civic Uses

EMPLOYMENT | Office/Employment, Heavy Industrial/Warehousing

GREENSPACE | Ranching & Ag, Parks & Open Space, Environmentally Sensitive Areas

RESIDENTIAL PLACETYPES

RURAL LIVING (RL)

- Character & Intent

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. These lots typically utilize private well water and septic systems.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Single-family detached homes on large lots	Agricultural land, civic and institutional uses, parks, open space	Single-family large lots, 5+ acres Country atmosphere Platting and utility exceptions possible Agricultural uses

SULPHUR SPRINGS COMPREHENSIVE PLAN

RESIDENTIAL PLACETYPES

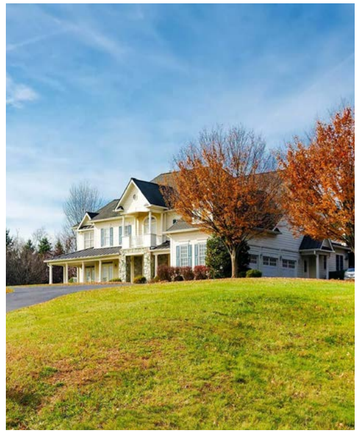
ESTATE RESIDENTIAL (ER)

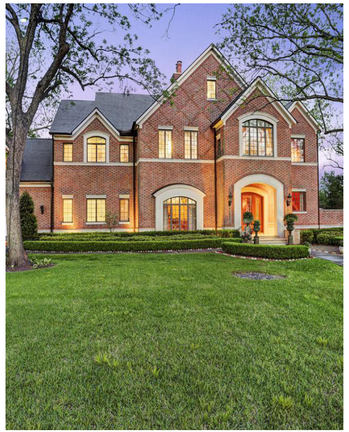
- Character & Intent

Predominantly single-family housing on large lots located on the outskirts of the community or enclaves within the city. Home sites are generally located in platted subdivisions. Residential uses are oriented to the interior of the site and may or may not include farm and livestock restrictions.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Single-family detached homes	Civic and institutional uses, parks, open space	Lot size (range) between 1-5 acres





RESIDENTIAL PLACETYPES

NEIGHBORHOOD RESIDENTIAL (NR)

- Character & Intent

Predominantly single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. May include historic properties, particularly in the Sulphur Springs particularly around downtown. May contain a small number of convenience commercial businesses to support the neighborhood.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Single-family detached homes	Civic and institutional uses, parks, open space, small amounts of neighborhood-serving retail and office in specific locations,and professional services	Lot size (range) between 1/4-1 acre

RESIDENTIAL PLACETYPES

COMPACT RESIDENTIAL (CR)

- Character & Intent

Compact Residential can support a variety of housing types, including small-lot single family detached, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. May contain a small number of commercial businesses to support the neighborhood.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Small-lot single-family detached, patio homes, townhomes, and duplexes	Civic and institutional uses, parks, open space, small amounts of neighborhood-serving retail and office in specific locations	Lot size (range) up to 1/4 acre

RESIDENTIAL PLACETYPES

MANUFACTURED HOUSING (MH)

- Character & Intent

Predominantly single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and Manufactured Housing developments are single-family residences characterized by pre-manufactured homes, typically compact in size, but can vary in parcel acreage. These developments are often surrounded by community amenities and shared recreational spaces such as clubhouses, playgrounds, swimming pools, and nearby neighborhood commercial retail.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Manufactured Homes, Mobile Homes; Recreational Vehicle (RV) Park, Mobile Homes, Motorhomes, Travel Trailers	Multifamily residences	Primarily situated in areas with existing manufactured homes

COMMERCIAL PLACETYPES

NEIGHBORHOOD COMMERCIAL (NC)

- Character & Intent

Neighborhood Commercial development is characterized by small, free-standing buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Neighborhood Commercial primarily provides services for the surrounding neighborhoods and city. Business types maybe include restaurants, local retail, small offices, banks, and other retail and service uses.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Retail, commercial, and professional services	Civic and institutional uses, parks, and open space	No limiting indicators

COMMERCIAL PLACETYPES

REGIONAL ACTIVITY CENTER (RAC)

- Character & Intent

Regional Activity Center is characterized by big box stores or multi-tenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel - the automobile. Buildings are typically set back from the road behind large surface parking lot, with little or no connectivity between adjacent businesses. A small amount of multifamily residential development may occur in these areas.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Retail, commercial, small offices	Civic and institutional uses, hotels, parks, and open space	No limiting indicators

VILLAGE DEVELOPMENT PLACETYPES

MIXED-USE CENTER (MUC)

- Character & Intent

Mixed-Use Centers offer the ability to live, work, and play in one geographically compact area, with a high intensity of uses organized around nodes of activity. This PlaceType includes a mixture of different housing options within close proximity to the goods and services that residents use on a daily basis, and may serve as an employment center and shopping destination for adjacent neighborhoods as well. Buildings typically stand two or more stories, with residencies or offices located above street level storefronts. The design and scale of development in a Mixed-Use Center encourages active living through a comprehensive network or walkable, complete streets.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Live-work units, retail, commercial, condominiums, apartments, offices, live-work units, hotel, entertainment centers, professional services and office uses	Civic and institutional uses, hotel, parks, and open space	No limiting indicators

VILLAGE DEVELOPMENT PLACETYPES

DOWNTOWN (DT)

- Character & Intent

Downtown is the traditional core of economic, entertainment, and community activity for Sulphur Springs. Downtown would also be an employment center and shopping destination for residents of surrounding neighborhoods. The design and scale of the development encourages active living, with a comprehensive and interconnected network of walkable streets.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Retail, commercial, offices, hotels, entertainment centers, service and office uses, live-work units, townhomes, condominiums, and apartments	Civic and institutional uses, parks and open space	No limiting indicators

VILLAGE DEVELOPMENT PLACETYPES

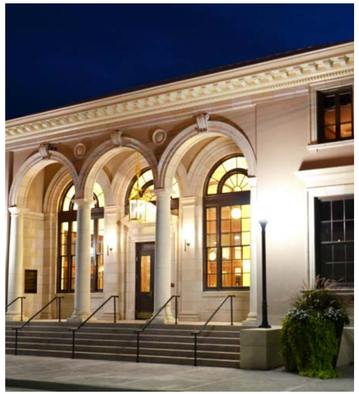
CIVIC USES (C)

- Character & Intent

The Civic Uses PlaceType encompasses areas designated for public and community-oriented facilities that serve the needs of residents and contribute to the communal well-being. These spaces provide essential services and support civic activities.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Schools, City Hall, Courthouses, Police Stations, Fire Stations, Utility, Public & Institutional Facilities, Libraries, Other City Facilities, County/ Municipal Facilities	Parks & Open Space, Substations, Powerplants, city owned utility facilities	No limiting indicators



EMPLOYMENT PLACETYPES

OFFICE/EMPLOYMENT (OE)

- Character & Intent

The Office/Industry PlaceType describes business and office-related land uses, as well as light industrial uses that require limited raw material, space, and power. Office and business uses should be supported by nearby retail and restaurants so employees can stay in town for errands.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Office, transportation, Utility, Technology/data centers, flex offices, office buildings, public and institutional facilities, medical offices, industrial-related office uses, and small-scale construction shops	Commercial, retail and office uses, civic and institutional uses, professional services, and hotels	No limiting indicators

EMPLOYMENT PLACETYPES

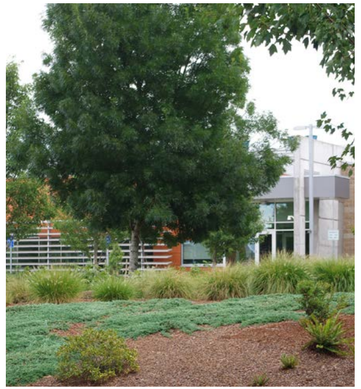
HEAVY INDUSTRIAL/WAREHOUSING (HI)

- Character & Intent

Heavy Industrial/Warehousing areas provide jobs and keep people in the city. The employee per square foot of building space is usually low due to the large buildings that are typically needed for storage and logistics. This PlaceType is generally found near major transportation corridors (i.e., highways and railways) and may include manufacturing centers, large processing plants, warehousing, or logistics hubs.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Office, transportation, Utility, Technology/data centers, flex offices, office buildings, public and institutional facilities, medical offices, industrial-related office uses, small scale construction shops	Commercial, retail and office uses, civic and institutional uses, parks and open space	No limiting indicators



GREENSPACE PLACETYPES

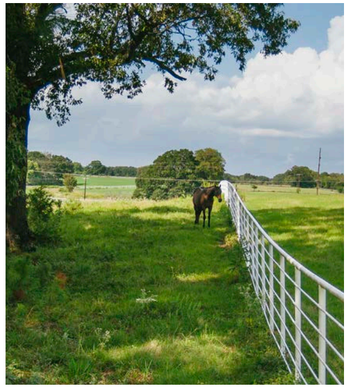
RANCHING & AGRICULTURAL (RA)

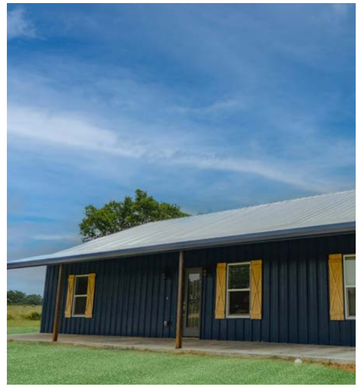
- Character & Intent

Ranching & agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Farming, ranching, and wildlife management	Single-family detached homes and supporting structures, agriculture related tourism, local food production, and civic and institutional uses	No limiting indicators





GREENSPACE PLACETYPES

PARKS & OPEN SPACE (OSP)

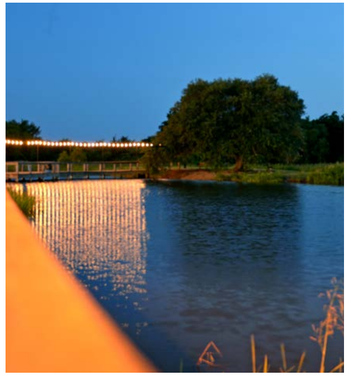
- Character & Intent

This PlaceType can be used for recreation and leisure and includes existing dedicated community parks, neighborhood parks, and trails. It is used to improve environmental and ecological function and can be used as an escape from the urban environment.

Parks and Open Space uses will be allowed in all PlaceTypes.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Private/ public open space	Utility, Public & Institutional Facilities	No limiting indicators



GREENSPACE PLACETYPES

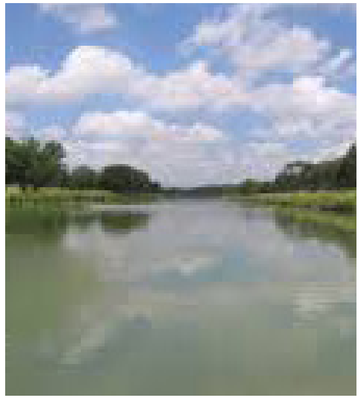
ENVIRONMENTALLY SENSITIVE AREAS (ESA)

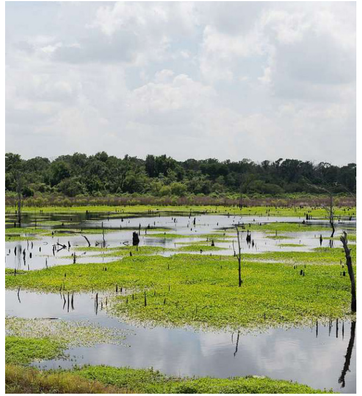
- Character & Intent

This PlaceType can be used for both recreation and leisure and includes community parks, neighborhood parks, lakes, streams, and trails. It is used to improve environmental and ecological function and can be used as an escape from the urban environment.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Private/ public open space	Utility, public & institutional facilities	PlaceType intent is for existing Park & Space uses; Parks and Opens Space land use can be a part of any PlaceType category but areas identified as ESA are to show areas to stray away from for development





SPECIALITY PLACETYPES

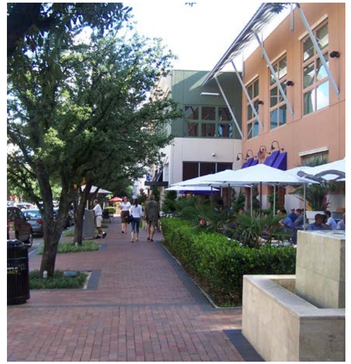
SPECIAL PLANNING AREAS (SPA)

- Character & Intent

Special Planning Areas are designated zones that blend various functions within a unique framework. Primarily supported by dedicated land and infrastructure, these areas integrate diverse uses such as industrial activities, commercial services including restaurants and cafes, limited residential housing options for the workforce, comprehensive support infrastructure, green spaces for leisure and recreation and suffient transportation infrastructure to ensure easy connectivity. The goal is to create dynamic and adaptive environments that cater to specific community needs, providing balanced development without fitting too closely to other placetype definitions.

- Land Use Considerations

PRIMARY LAND USE	SECONDARY LAND USE	INDICATORS & ASSUMPTIONS
Mixture of uses to support a Master Planned Community	Public & institurional facilities, office/employment, and mixed-use	PlaceType intent is for large areas of future development allowing for diverse devlopment



GATEWAYS AND KEY REDEVELOPMENT AREAS

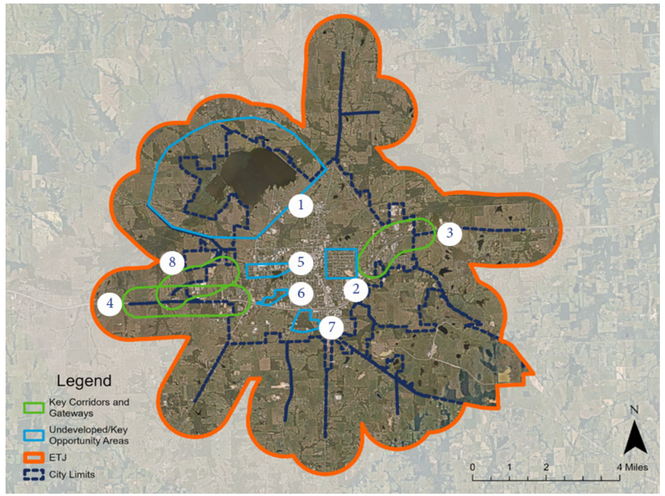
Through the engagement process, several gateways and key redevelopment areas were identified as the highest priority due to community feedback, projected growth, and currently planned capital projects. These areas, shown in **Exhibit 3.4**, include:

1. Lake Sulphur Springs
2. Eastside Neighborhoods
3. I-30 East
4. I-30 West
5. North Coleman Lake
6. South Coleman Lake
7. I-30 Field
8. Highway 67

The selection of these areas was driven by extensive public input and stakeholder engagement, highlighting the community's vision for future development. Additionally, demographic and economic growth projections indicated these locations as critical for accommodating the city's expanding needs.

The city has made significant capital investments for these areas, ensuring that planned improvements align with residents' aspirations. This strategic focus aims to enhance connectivity, stimulate economic activity, and provide vital public amenities, creating vibrant and sustainable urban spaces. These redevelopment areas will also align with specific recommendations for these areas are detailed below. Reinvestment areas should be supported by small area plans that include targeted visioning, an assessment of mobility constraints, and a comprehensive market study to maximize desired outcomes.

EXHIBIT 3.4. SULPHUR SPRINGS GATEWAYS AND KEY REDEVELOPMENT AREAS



1. Lake Sulphur Springs

The lake area improvements should focus on adding walking and horse trails, creating rest areas, and enhancing the boat ramp and parking facilities. Developing tent campsites, improving fishing piers, and increasing tree planting and playground equipment are also recommended to make the lake a competitive and appealing alternative to nearby state parks.

Additionally, it is recommended to develop park areas, townhouses, and convenience stores, while also increasing bus services. Balancing the preservation of the natural environment with recreational activities like ATV paths is important. Enhancing the lake area with camping options and basic amenities like water and shower facilities could further encourage local spending and provide convenience for city residents.

2. Eastside Neighborhoods

It is recommended to add a water fountain to accommodate the high usage of the park. Additionally, providing further recreational opportunities through the development of an African American Museum and a study center would be beneficial and appealing, especially to the youth of Sulphur Springs.

3. I-30 East

It is recommended to add a grocery and more sit-down restaurants in the area. It is also recommended to add additional apartments and multifamily in the area. This creation of multifamily will place residents in close proximity to the restaurants allowing them to be more supported economically.

4. I-30 West

The recommendation for I-30 West focuses on creating mixed-use developments that combine stores and housing to enhance urban living. Additionally, it emphasizes the importance of preserving the existing older trees along the corridor. It is suggested to redevelop these areas into parks to maintain green spaces within the community and provide additional recreational opportunities for the community.

5. North Coleman Lake

It is recommended to add housing or apartments along Main Street, develop a shopping area with restaurants, and expand westward to include a boat ramp area. Enhancing the area with additional lighting is also suggested to improve residential, commercial, and recreational facilities.

6. South Coleman Lake

Based on feedback from the engagement process, no specific recommendations were identified. Given that the area is located at the south side of Coleman Lake, it is recommended to maintain its primary use as recreational and focus on improving the conditions of the existing infrastructure.

7. I-30 Field

It is recommended to develop a commercial corridor along I-30, focusing on creating opportunities for commercial centers, large-scale retailers, and big-box stores.

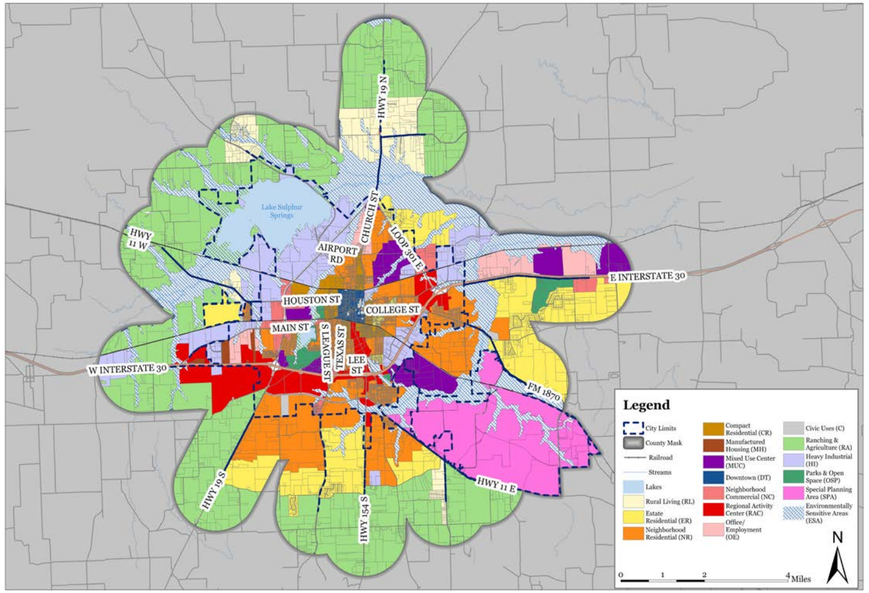
8. Highway 67

It is recommended to continue this area into the heavy industrial and warehousing PlaceType. The creation of environmentally sustainable factories will better support the surrounding natural environment and open spaces. This will also place more job opportunities in the city, supporting the goal for improved economic opportunities.

Note that reinvestment areas should perform small area plans with specific visioning of mobility constraints and a full market study to maximize the desired out cmme for each area.

FUTURE LAND USE MAP

EXHIBIT 3.5. FUTURE LAND USE MAP FOR THE CITY OF SULPHUR SPRINGS



The Future Land Use Map in **Exhibit 3.5** shows the long-term development plan within the city limits and the ETJ. Land use designations are organized to support a connected community structure while allowing for a range of residential, commercial, employment, and open space uses. Downtown (DT) and Mixed Use Center (MUC) designations are concentrated in the central area known as "Downtown Sulphur Springs", which plays the role of the primary center for civic, commercial, and mixed-use activities. Surrounding the downtown area are Compact Residential (CR) and Neighborhood Residential (NR) areas, which support the commercial development. High-density residential areas near the city center provide a transition to lower-density residential areas Estate Residential (ER) and Rural Living (RL), located closer to the outer parts of the city limits.

Employment and commercial uses, including Neighborhood Commercial (NC), Office/Employment (OE), and Heavy Industrial (HI), are strategically located along major transportation corridors such as I-30, Loop 301E, FM 1870, and state highways to enhance accessibility and minimize interaction with residential areas. Ranching & Agriculture (RA), Open Space & Parks (OSP), water bodies, and Environmentally Sensitive Areas (ESA) are primarily along waterways and at the edges of the planning area to protect the existing natural resources, manage growth, and maintain the community's rural character. ESAs are strategically placed to align with the floodplain, as these areas are not fit for future development. Overall, the land use designations promote orderly development, economic vitality, and long-term sustainability—all goals of the city expressed during the comprehensive planning process. **Table 3.2** to the right shows a breakdown of the acreage of each future land use type in Sulphur Springs.

Sulphur Springs encompasses 57,383.91 acres of land. The largest land use is Ranching & Agriculture, occupying 17,212.31 acres (30.00%). Environmentally Sensitive Areas follow, covering 10,364.32 acres (18.06%), accounting for the undevelopable areas located on floodplains. Neighborhood Residential occupies 6,538.25 acres (11.39%), and Heavy Industrial covers 6,817.74 acres (11.88%). Estate Residential uses 5,886.43 acres (10.26%), and Rural Living constitutes 2,233.35 acres (3.89%). Additionally, Mixed Use Center has 2,505.40 acres (4.37%), Regional Activity Center covers 2,117.21 acres (3.69%), and Neighborhood Commercial occupies 798.02 acres (1.39%). Parks & Open Space comprise 590.93 acres (1.03%), Downtown accounts for 221.56 acres (0.39%), Civic Uses total 240.07 acres (0.42%), Office/ Employment spans 1,095.20 acres (1.91%), Compact Residential covers 642.09 acres (1.12%), Special Planning Areas covers 4,581.97 acres (0.54%), and Manufactured Housing consists of 121.01 acres (0.21%).

By implementing the Future Land Use Plan, Sulpur Springs nearly half of the land (48.87%; 28,045.19 acres) is designated as Greenspace, which includes ranching, agriculture, environmentally sensitive areas, and parks, reflecting the community's commitment to preserving its rural character. Residential uses account for about 26.4% (15,136.94 acres), accommodating various housing types from rural estates to compact multifamily. Employment areas make up 8.4% (4,792.01 acres) for industrial and office uses, while Special Planning Areas comprise 7.71% (4,426.57 acres) reserved for future master planned areas. Commercial development is allocated 5.02% (2,879.63 acres), and Village Development (downtown, mixed-use centers, and civic spaces) rounds out the plan at 3.68% (2,1090.32 acres).

TABLE 3.2. FUTURE LAND USE ACREAGE

LAND USE	ACREAGE	% OF LAND USE IN SULPHUR SPRINGS + ETJ
Rural Living	2,237.89	3.90%
Estate Residential	5,886.45	10.26%
Neighborhood Residential	6,248.50	10.89%
Compact Residential	642.09	1.12%
Manufactured Housing	121.01	0.21%
Mixed Use	1,744.85	3.04%
Downtown	221.56	0.39%
Neighborhood Commercial	795.80	1.39%
Regional Activity Center	2,083.84	3.63%
Office/Employment	1,095.20	1.91%
Civic Uses	142.92	0.25%
Ranching & Agriculture	17,141.62	29.87%
Heavy Industrial	3696.80	6.44%
Parks & Open Space	463.39	0.81%
Environmentally Sensitive Areas	10,440.19	18.19%
Special Planning Areas	4,426.57	7.71%
Total Acres	**57,388.66**	

LAND USE	ACREAGE	% OF LAND USE IN SULPHUR SPRINGS +ETJ
Residential	15,135.94	26.37%
Commercial	2,879.63	5.02%
Village Development	2,109.32	3.68%
Employment	4,792.01	8.35%
Greenspace	28,045.19	48.87%
Special Planning Areas	4,426.57	7.71%
Total Acres	**57,388.66**	

The tables above represent land use acreage for Sulphur Springs' city limits and the ETJ (as of April 2026).

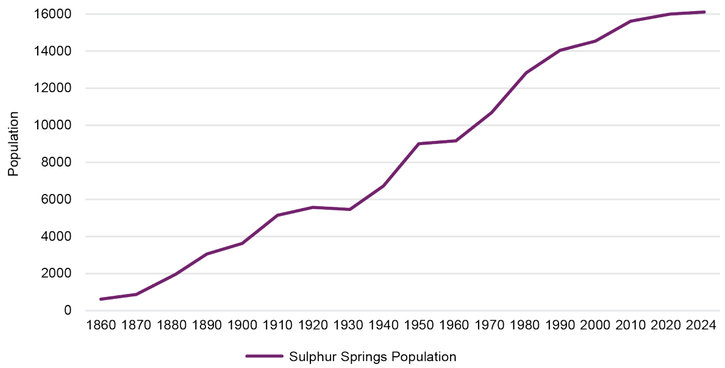
UNDERSTANDING SULPHUR SPRINGS' POPULATION GROWTH AND CAPACITY

POPULATION TRENDS AND PROJECTIONS

Figure 3.1 displays the historic population growth of Sulphur Springs. Sulphur Springs has experienced consistent population growth since the mid-19th century, beginning with just 621 residents in 1860. Significant population growth occurred between 1870 and 1910, when the population expanded more than fivefold from 921 to 5,151as the City developed into a regional hub. Growth continued steadily through the mid-20th century, reaching nearly 9,000 by 1950. Post-war expansion and economic development pushed the population to over 14,000 by 1990, reflecting the City's continued importance in the region.

In recent decades, growth has slowed but remained positive. From 2000 to 2010, the population increased modestly from 14,551 to 15,642. The City experienced a period of stabilization between 2010 and 2020, with a small growth to 15,964, followed by a slight increase to 16,089 by 2024. This long-term historical growth underscores Sulphur Springs' resilience and provides a critical foundation for projecting future trends, housing, infrastructure, and economic development planning.

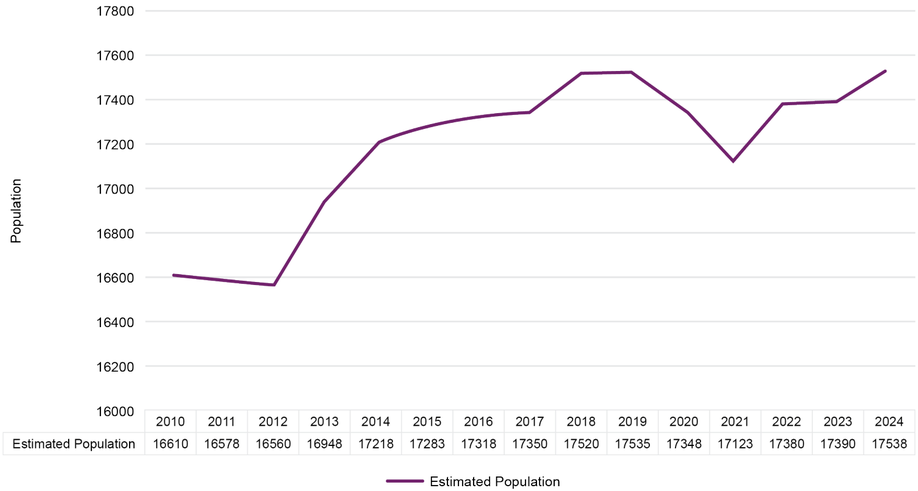
FIGURE 3.1. HISTORIC POPULATION IN SULPHUR SPRINGS



Source: 1960 – 2000 | U.S. Decennial Census [Wiki]; 2010 – 2020 | Census; 2024 | ESRI Community Profile

Although the Census counts suggest that there has been little growth in Sulphur Springs since 2010, other methods of population estimation can provide an alternative understanding of the City's recent population change, as Water Meter population estimation can show population changes along smaller units of time. **Figure 3.2** presents this closer look, as estimated by multiplying the number of water meters open by the average household population. The average household size between 2010 and 2020 was 2.5 persons per household. The estimates brought from this method are higher in magnitude than the counts from the Census (the estimated population in 2010 is nearly 1,000 residents greater than the Census count). However, when evaluating trends across individual data points, the results suggest that Sulphur Springs experienced greater population fluctuations than decennial counts alone can reflect. Based on this methodology, there was an estimated population increase of almost 1,000 residents between 2010 and 2020. These estimations also show a decline in population from 2019 to 2021 of about 400 people, likely as a result of the COVID-19 pandemic.

FIGURE 3.2. SULPHUR SPRINGS WATER METER POPULATION ESTIMATION



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Estimated Population	16610	16578	16560	16948	17218	17283	17318	17350	17520	17535	17348	17123	17380	17390	17538

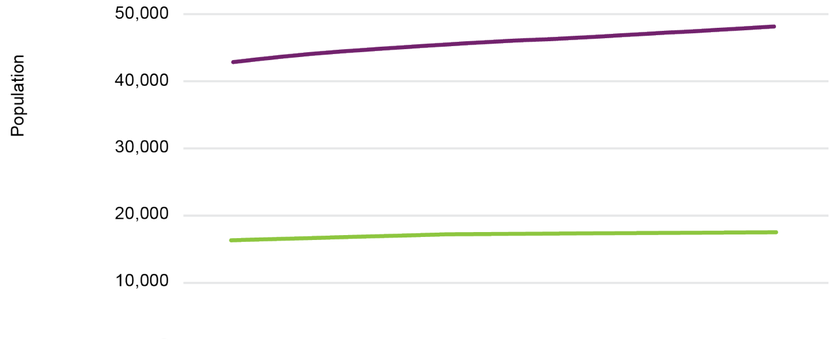
Source: City of Sulphur Springs

POPULATION PROJECTIONS

The population projections provide a forward-looking estimate of the City's growth and are essential for guiding infrastructure investments, hazard mitigation, and community development strategies. This analysis incorporates official projections from the Texas Water Development Board (TWDB) and locally calculated estimates using both linear and exponential growth models based on historical population trends. These scenarios offer a comprehensive understanding of Sulphur Springs' potential future growth and help ensure that planning efforts remain adaptable and data driven.

Based on population projections from the TWDB, Sulphur Springs, located east of Dallas, is expected to experience modest, steady growth over the next five decades. The City's population is projected to increase from 16,070 in 2030 to 17,611 by 2080, an overall gain of just over 1,500 residents. In contrast, Hopkins County is projected to grow at a faster pace, rising from 42,832 in 2030 to 48,242 by 2080. These trends suggest that while Sulphur Springs continues to grow, a larger share of the County's future population increase may occur in unincorporated areas or other communities. **Figure 3.3** displays the projected population growth for both Sulphur Springs and Hopkins County. This growth is supported by the broader trend of historical growth occurring east of Dallas along I-30, where some cities have experienced significant population increases, averaging 8.30% growth across five years.

FIGURE 3.3. POPULATION PROJECTIONS FOR SULPHUR SPRINGS VS. HOPKINS COUNTY



	2030	2040	2050	2060	2070	2080
Sulphur Springs	16,070	16,393	16,829	17,091	17,350	17,611
Hopkins County	42,832	44,267	45,327	46,304	47,242	48,242

Source: 2022 Texas Water Development Board Population Projections

SULPHUR SPRINGS COMPREHENSIVE PLAN

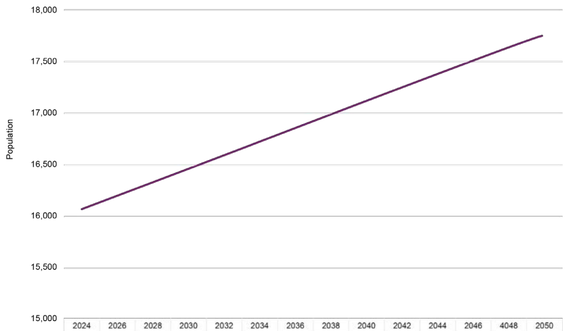
In addition to the TWDB projections, two alternative growth scenarios were developed for Sulphur Springs using linear and exponential projection models. The linear model assumes a consistent rate of growth based on historical population increases, resulting in steady, incremental change over time. In contrast, the exponential model reflects compounding annual growth, assuming the rate of increase accelerates as the population base grows. Together, these scenarios provide a range of potential outcomes to help inform long-term planning and infrastructure investment decisions.

Based on the linear growth projection model, Sulphur Springs' population is expected to increase from 16,089 in 2024 to 17,755 by 2050, gradually. **Figure 3.4** displays this rate below.

To explore future growth possibilities, exponential population projections were calculated for Sulphur Springs using 2%, 4%, and 6% annual growth rates. These scenarios illustrate how the City's population could accelerate over time if growth increases faster than historical trends. While a 2% growth rate results in moderate increases consistent with regional patterns, the 4% and 6% projections demonstrate more aggressive growth, potentially doubling or tripling the population by 2050. **Figure 3.5** displays the 2%, 4%, and 6% annual growth rates for Sulphur Springs.

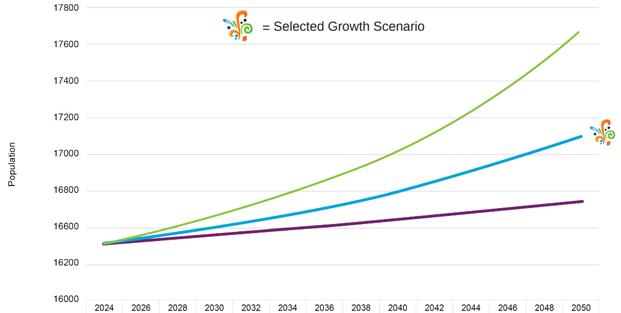
The population projections developed for this project anticipate a population range of 17,499 – 51,600 population in Sulphur Springs by 2046. The low end of the range is based on conservative, linear growth projections observed over the past few decades in Sulphur Springs, while the high end of the projections accommodate an exponential, high-growth model for the next twenty years. However, the projected population in Sulphur Springs for the year 2046 is much likely to fall in-between the range of 17,499 – 51,600 depending on the specific densities allowed through the future rezoning of undeveloped parcels in the City. This means that much of the land being utilized for ranching, agricultural or rural use today will experience similar uses in 2046. Throughout the planning process, a 4% growth scenario was selected as the most realistic projection because it represents a balanced projection that aligns with observed population expansion in the region along the I-30 corridor, while remaining conservative given Sulphur Springs' current population and pace of development.

FIGURE 3.4. SULPHUR SPRINGS LINEAR GROWTH POPULATION PROJECTION



	2024	2026	2028	2030	2032	2034	2036	2038	2040	2042	2044	2046	4048	2050
Sulphur Springs	16,089	16,217	16,345	16,474	16,602	16,730	16,858	16,986	17,114	17,242	17,371	17,499	17,627	17,755

FIGURE 3.5. EXPONENTIAL POPULATION PROJECTIONS FOR SULPHUR SPRINGS



	2024	2026	2028	2030	2032	2034	2036	2038	2040	2042	2044	2046	2048	2050
2% Growth	16,089	16,739	17,415	18,119	18,851	19,612	20,405	21,229	22,087	22,979	23,907	24,873	25,878	29,924
4% Growth	16,089	17,402	18,822	20,358	22,019	23,816	25,759	27,861	30,134	32,593	35,253	38,130	41,241	44,606
6% Growth	16,089	18,078	20,312	22,823	25,643	28,818	32,374	36,376	40,872	45,923	51,600	57,977	65,143	73,195

Source: 2022 Texas Water Development Board Population Projections

PRIORITY ACTIONS

The Future Land Use Plan outlines several actions to achieve its goals, with two top priorities identified through a robust public engagement process and input from Sulphur Springs' City Council, Planning & Zoning Committee, and Economic Development Corporation (EDC) Board. The first priority is to "Designate Priority Growth Areas" aligned with the Future Land Use Map and focus public infrastructure investments in these areas over the next 10 years. This ensures strategic infrastructure planning through alignment with the Capital Improvement Program, with **Figure 3.1** serving as a guide. The second priority is to "Amend the Zoning Ordinance" within 24 months of plan adoption to achieve full consistency with the Future Land Use Map. Proper zoning is critical to realizing the land use vision and successfully building out the plan's objectives.

FUTURE LAND USE ACTION ITEMS

- ★ Designate Priority Growth Areas in alignment with those areas identified on the Future Land Use Map where public infrastructure investments will be focused over the next 10 years and align the Capital Improvement Program accordingly.
- ★ Amend the Zoning Ordinance to achieve full consistency with the adopted Future Land Use Map within 24 months of plan adoption.
- Establish a program that prioritizes reinvestment within existing city limits and utility service areas, with a target of directing most of the new residential growth to infill or underutilized properties over the next 10 years.
- Consider developing a Fiscal Impact model that provides an understanding of the fiscal impacts of future developments to ensure projected tax revenue exceeds sustained infrastructure costs.
- Prepare amendments to development related ordinances requiring buffering, transitional building heights, and compatible land use transitions adjacent to established residential areas.
- Update development regulations requiring resilient site design practices, including stormwater management, flood mitigation, and low-impact development techniques in flood-prone areas.
- Implement a development transparency initiative by publishing yearly reports tracking rezonings, permits, infrastructure investments, and Comprehensive Plan implementation progress.

ADVANCEMENT OF THE VISION STATEMENT

These analysis and recommendations in this chapter advance the vision for Sulphur Springs by ensuring that growth is thoughtful, well-coordinated, and supportive of long-term community quality. By focusing development in priority areas and aligning infrastructure and capital investments, the City can accommodate growth while maintaining efficiency and preserving its small-town character. Strengthening zoning, reinvestment, and compatibility standards helps protect existing neighborhoods, support inclusive housing opportunities, and encourage a balanced mix of land uses. At the same time, fiscal analysis, resilient design practices, and transparent implementation reinforce sustainability, accountability, and community trust, ensuring that Sulphur Springs can grow in a way that honors its heritage while embracing innovation.

CHAPTER 4

MOBILITY

Sulphur Springs TEXAS
Just play. Have fun. Celebrate!

INTRODUCTION

Mobility is essential to supporting both current and future growth in Sulphur Springs. As the City continues to develop, it is essential to build a transportation network that meets the needs of all users, including drivers, cyclists, pedestrians, and transit riders. A well-balanced and connected system helps ensure safe, efficient, and accessible travel throughout the community.

This chapter reviews the existing transportation conditions in Sulphur Springs, highlighting the strengths and challenges of the current roadway, bicycle, and pedestrian networks. Through a combination of community input and data analysis, the chapter presents a future vision for mobility. This includes the development of a thoroughfare plan designed to guide future infrastructure improvements that support both the existing population and anticipated growth.

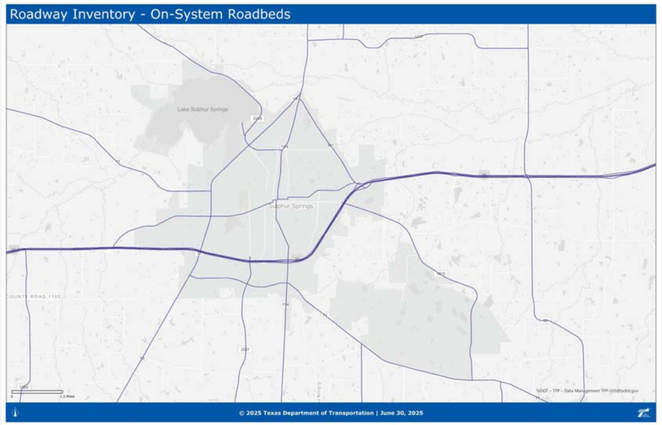
EXISTING CONDITIONS

STREET ASSESSMENT

Exhibit 4.1, the street assessment map of Sulphur Springs, displays the city's roadway network categorized by pavement classification and ownership. The 2019-2023 CIP overview indicated that there are nearly 93-miles of streets in the city with a remaining average service life of 9.74 years. In 2021, it was identified that 16-miles of streets needed to be rebuilt, with an additional 30-miles at risk of needing to be rebuilt if not overlaid within two years. With a goal of rebuilding roughly 1.55-miles per year of roadway, Sulphur Springs identified the likelihood that they will fall behind by an estimated 10-miles a year, constituting 20-miles of backlog after 20-years. However, the 2025 Street Improvement Fund Study indicated that since 2020, pavement Remaining Service Life (RSL) has increased over the last 5 years and is continuing to improve

Key corridors maintained by the Texas Department of Transportation (TxDOT) are clearly marked, including Interstate 30 and several State highways that serve as critical regional connectors and freight routes. Additionally, the map highlights private roads and areas where ownership or maintenance responsibility lies outside the City's purview. The delineation between City-maintained and TxDOT or privately managed roadways is essential for prioritizing capital improvements, maintenance responsibilities, and funding strategies.

EXHIBIT 4.1. STREET ASSESSMENT MAP



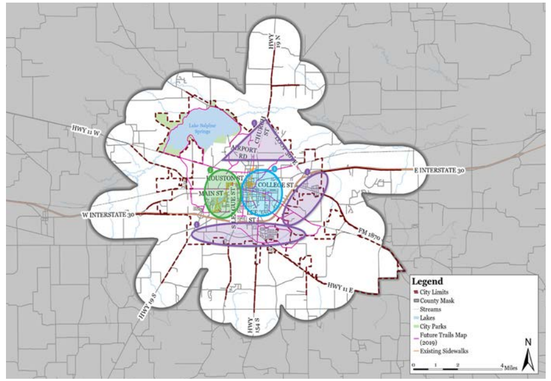
EXISTING PEDESTRIAN INFRASTRUCTURE

PRIORITY AREA 1:

Pedestrian infrastructure within Priority Area 1 (shown in purple) highlights parts of Sulphur Springs that require enhanced connectivity and mobility. These areas should be supported by a complete multimodal network, including ADA-compliant sidewalks, bike lanes, and shared-use paths within and between neighborhoods. In addition, targeted streetscape enhancements, such as improved lighting, benches, landscaping, and marked crosswalks, should accompany pedestrian investments to enhance safety, comfort, and overall usability.

These improvements are especially critical along key corridors connecting to downtown, including Church Street, areas directly south of I-30, and the east–southeast I-30 corridor. These initiatives will create a more accessible, attractive, and vibrant environment that strengthens connections to local businesses, services, and amenities, particularly within the downtown core.

EXHIBIT 4.2. PRIORITY AREAS



PRIORITY AREA 2:

Priority Area 2 (shown in green) highlights schools and civic spaces that require improved connectivity, with an emphasis on completing sidewalk networks and implementing accompanying streetscape enhancements to increase safety along key corridors. Given that Priority Area 2 includes schools and designated school routes for school-age children, it is recommended that the City explore the provision of bicycle facilities to support multimodal transportation options. These improvements would reinforce safe, convenient travel to and from schools and align with the principles of the Safe Routes to School program, which the city may want to implement in the future.

These improvements will require significant capital investment from the community to achieve greater connectivity. A prioritization exercise must be conducted with city leadership and community members to assess the appropriate phasing of these investments throughout the plan horizon.

PRIORITY AREA 3:

Priority Area 3 (shown in blue) encompasses Sulphur Springs' well-utilized downtown core. While downtown already functions as a central hub for activity, targeted enhancements to pedestrian facilities are needed to support its continued success. Improvements should focus on strengthening connections within surrounding neighborhoods and adjacent commercial areas, particularly those anticipated to develop or intensify with implementation of the Future Land Use Plan (**Exhibit 3.5**).

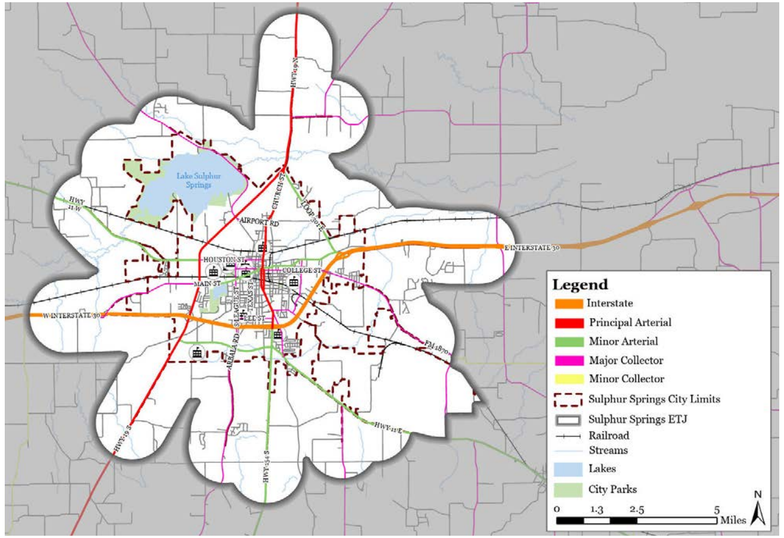
Upgrading sidewalks, crossings, and other pedestrian amenities in these areas will help ensure that downtown remains accessible, walkable, and well-integrated with future growth, reinforcing its role as the city's primary activity center.

ROADWAY CLASSIFICATIONS

Sulphur Springs' existing roadway network, displayed in **Exhibit 4.3**, comprises a well-connected system of major thoroughfares that support the transportation needs of residents and visitors. Sulphur Springs is located along Interstate 30 (I-30), a major collector corridor running east/west providing direct regional access to the Dallas-Fort Worth Metroplex to the west and Texarkana to the east. This connection supports both commuter travel and freight movement through the region. State Highway (SH) 154 runs northeast/southwest through Sulphur Springs, linking the City with communities such as Cooper and Gilmer. SH 19 is a north/south route, connecting Sulphur Springs to the Cities of Emory and Paris. SH 11 runs northwest/southeast connecting to the major cities of Commerce, Paris, and Winnsboro, as well as other communities further along the highway.

These various highways come together near Downtown, forming a hub of transportation activity. SH 11 serves as a main thoroughfare for travel, connecting to nearby communities but also offering access to businesses along the corridor. Loop 301 serves as a route around the City, helping to divert heavy traffic from the Downtown core. Additionally, a network of Farm-to-Market roads, FM 2297, FM 2285, and FM 71, extends the reach of the transportation system into surrounding rural areas and supports local mobility throughout Hopkins County.

EXHIBIT 4.3. ROADWAY CLASSIFICATIONS



MOBILITY POLICIES

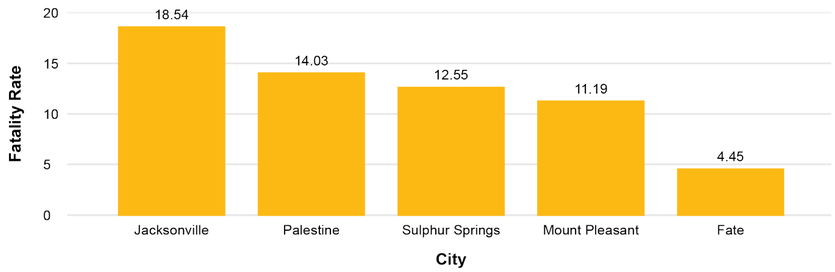
The policies included in this section are intended to guide future mobility decisions in Sulphur Springs. The focus is on creating a connected, efficient, and safe transportation network that promotes multimodality. The mobility policies include the following:

- Design and retrofit roadways as multimodal corridors that safely accommodate vehicles, bicyclists, and pedestrians.
- Invest in a connected, citywide network of infrastructure—such as sidewalks, trails, and bikeways—that encourages walking and cycling.
- Adopt policies and design standards that prioritize safety, including traffic calming treatments, improved signage, and enhanced lighting.
- Evaluate roadway capacity and future traffic volumes to identify corridors suitable for retrofits, including lane reductions and reallocation of space to non-vehicular users.
- Enhance roadway corridors through beautification efforts, incorporating landscaping, lighting, branding elements, public art, and other placemaking features.

SAFETY

Roadway safety with consideration for all road users is a key priority for Sulphur Springs' transportation network. To evaluate the state of safety for the community, a comparison of crashes by population was conducted. Additionally, the top crash contributing factors in the community were assessed. **Figure 4.1** below illustrates a comparison of fatalities per 100,000 population between Sulphur Springs and communities of similar population across the state. This analysis aims to set a benchmark to identify the level of safety for Sulphur Springs. The analysis included Sulphur Springs, Mount Pleasant, Jacksonville, Palestine, and Fate. The City of Sulphur Springs exhibits a metric of 12.55 fatalities per 100,000 population, which is average when compared to these peer cities. However, this figure is also almost three times greater than the lowest figure of the group. Sulphur Springs will need to collaborate with the TxDOT Paris District to address this issue, as a significant number of fatalities in the community occur on TxDOT Roadways. Additionally, a review of the Sulphur Springs roadway design standards will be needed to identify vulnerabilities and ways to improve safety. Finally, a holistic application of the Safe System Approach is recommended.

FIGURE 4.1. FATALITY RATE BY CITY (PER 100,000 POPULATION - 2020 - CENSUS)



Crashes can occur for many reasons, but a historical review of contributing factors can unveil common trends and themes. As displayed in **Table 4.1**, for the five years between 2020 – 2024, the most contributing factor to crashes was "Speed Related," which constituted approximately 28.6% of the 1800 total crashes in this period. The next few major categories included "Failed to Yield Right of Way," and "Other," which accounted for 27.4% and 17.2% respectively. These crashes can be attributed in part to the high-speed limits along the major thoroughfares, as well as potential design characteristics that yield an adherence to the posted speeds. Additionally, the high prevalence of conflict points throughout the community could lead to right-of-way issues. It is recommended that Sulphur Springs explore Proven Safety Countermeasures that target these top contributing factors to improve roadway safety across the board. The City should levarage various existing funding programs like the Highway Safety Improvement Program (HSIP), the Transportation Alternatives (TA) Program, and the Texas Traffic Safety Program. A Comprehensive Safety Action Plan that assesses all of Sulphur Springs' traffic safety issues is also recommended. Finally, the city should implement policies to install roadway or street name signage at all major intersections and install pavement markings and roadway signage at intersection to improve traffic safety.

TABLE 4.1. TOP CONTRIBUTING CRASH FACTORS

TOP 5 CONTRIBUTING FACTORS	
Primary Contributing Factor	**Count of Crashes**
Speed-related	514
Failure to yield right of way	493
Other	310
Changed lane when unsafe	124
Distracted driving	84

CONNECTIVITY

STREET NETWORK FEASIBILITY ANALYSIS

Roadway network connectivity provides opportunities to enhance multimodal offerings and a safer network overall that can serve the community's land use and economic development goals. In its current state, Sulphur Springs' network features a traditional downtown square with major highways serving as urban arterials. The local street grid is overwhelmingly car-centric, but there are opportunities to improve non-motorized travel. Currently, the City's major arterials create conflicts for pedestrians and cyclists through their higher speeds and volumes. While many arterial and collector streets are currently overbuilt for their land use contexts, this can serve as an advantage as the City grows and implements the Future Land Use Plan developed in this document. The following are a variety of feasible improvements for the roadway network that will enhance connectivity:

- Reduce excess roadway widths and lane configurations on several arterials to present road diet opportunities for increased multimodality.
- Provide additional pedestrian crossings, access management, and intersection enhancements along key corridors to enhance pedestrian and cyclist safety.
- Target sidewalk infill and ADA updates surrounding schools and neighborhoods with less vehicular access to improve mobility.
- Build upon the vision of the Parks, Recreation & Open Space Masterplan to implement greenways, shared lane treatments, and downtown cycling facilities to improve connectivity.
- Refresh striping and provide additional lighting in high-traffic areas to improve multimodality.

These improvements will require significant capital investment from the community to achieve greater connectivity. A prioritization exercise must be conducted with city leadership and community members to assess the appropriate phasing of these investments throughout the plan horizon.

THOROUGHFARE PLAN

The Thoroughfare Plan is a tool for guiding the appropriate design, size, and features of roadways throughout Sulphur Springs. Current and anticipated development patterns, transportation demands, and physical constraints within the built environment inform these decisions. The Thoroughfare Plan should be periodically reviewed and updated as the City continues to grow and evolve to ensure it remains aligned with long-term mobility goals. All roadways within the City should be designed to accommodate multiple modes of transportation, providing safe and efficient options for pedestrians, cyclists, and vehicles alike. Depending on projected user volumes and the surrounding context, roadway designs may include variations such as physically separated or shared bike lanes, sidewalks of varying widths, and different types of on-street parking.

Special design considerations apply to the Downtown area, where an emphasis is placed on pedestrian activity, traffic calming, and preserving the district's character. Downtown roadways will continue to feature enhanced pedestrian amenities, reduced vehicle speeds, and a variety of parking configurations to support the continuation of walkability and vibrancy.

SULPHUR SPRINGS' MOBILITY PLAN

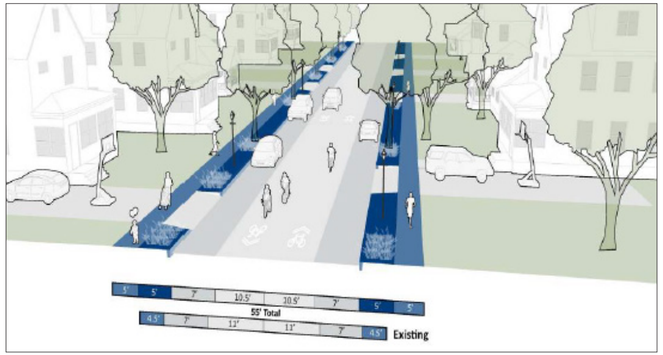
CROSS SECTIONS

Roadways in Sulphur Springs are organized into functional classes based on the anticipated volume of users and the level of access needed to adjacent areas. This classification system generally follows a continuum ranging from high mobility with limited access to low mobility with greater access. The four primary roadway categories include highways, major arterials, minor arterials, and collectors. Certain areas, such as the preexisting Downtown district, require more detailed classifications to reflect their unique transportation needs and urban context. These areas prioritize accessibility, pedestrian activity, and slower traffic speeds over vehicle mobility.

The Thoroughfare Plan guides roadway design and construction, promoting a context-sensitive approach that balances mobility, safety, and access. As development patterns and transportation demands evolve, updates to the Thoroughfare Plan may be necessary to ensure that roadway infrastructure meets the community's needs and supports the city's long-term vision.

Utilizing the existing Mobility Plan, Sulphur Springs will continue to apply the street cross sections outlined in the draft 2019 Comprehensive Plan, with targeted adjustments to better reflect the desired character and function of future land use place types shown on in **Chapter 3**.In particular, this approach emphasizes maintaining narrower roadway widths in rural and neighborhood areas to reinforce low-speed environments, preserve rural character, and discourage unnecessary through traffic. These refinements are intended to enhance overall street character by improving safety, comfort, and visual quality for all users, while remaining consistent with adopted mobility standards. An example of a neighborhood street cross section is illustrated in **Image 4.1.**

IMAGE 4.1. NEIGHBORHOOD CROSS SECTION FROM SULPHUR SPRINGS DRAFT COMP PLAN 2019



- Highway

Highways are high-speed, controlled-access roadways designed to facilitate long-distance travel across the region. In many areas, these highways are accompanied by frontage roads that provide access to adjacent local destinations while maintaining efficient movement along the main corridor. The City of Sulphur Springs is served by five primary highways that intersect within its boundaries:

- **Interstate 30 (I-30):** The largest and most significant highway in the area, I-30 runs east–west along the southern portion of the City, providing regional connectivity to Dallas and other destinations.
- **US Highway 67 (US 67):** Running primarily east–west, US 67 passes through Downtown Sulphur Springs, serving as a key local and regional corridor.
- **State Highway 11 (SH 11):** Entering from the southern part of the city, SH 11 curves northward and eventually heads northwest.
- **State Highway 154 (SH 154):** This highway passes directly through Downtown and runs north and south, intersecting with US 67 and linking Downtown to surrounding communities.
- **State Highway 19 (SH 19):** Entering from the southwest, SH 19 runs north–south, connecting with all highways and making it a vital connector for multiple regional routes.

These highways collectively form a critical transportation network, enabling both through-traffic and local accessibility. The intersections within the city limits create opportunities for regional connectivity.

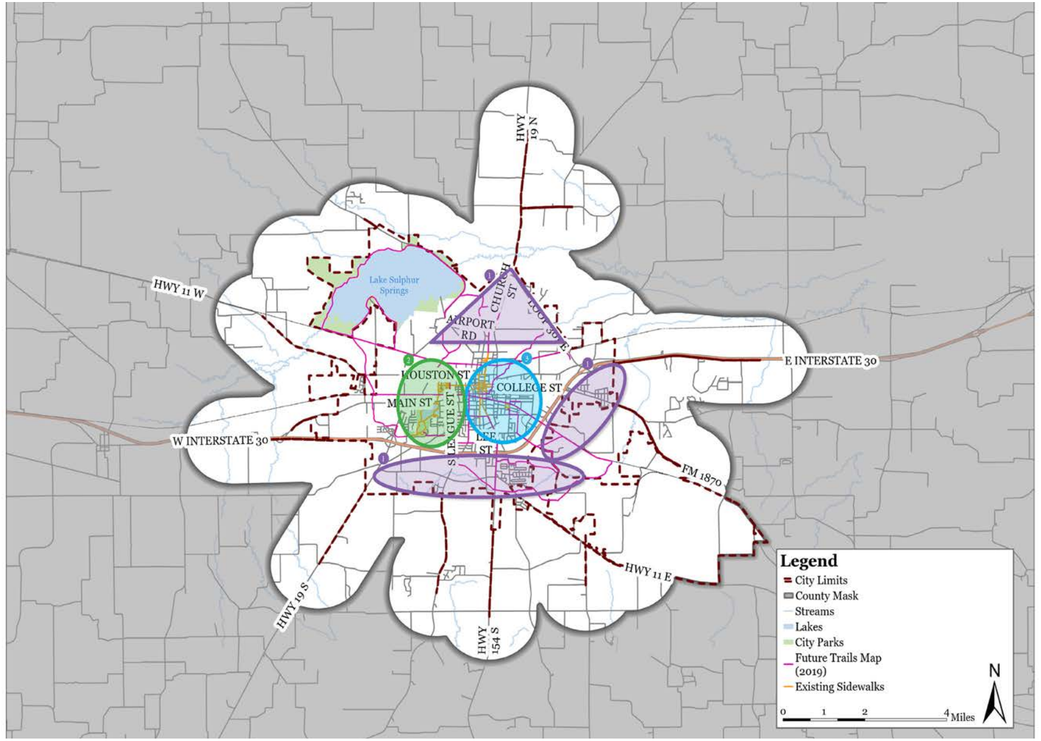
STREETSCAPE ENHANCEMENTS

Streetscaping can support the Mobility Policies identified earlier in this chapter including improved safety, walkability, connectivity, and economic vitality. Based on the identified Land Use Scenario, and public engagement that has been conducted, Sulphur Springs can implement a variety of contextualized streetscape enhancements. Examples can be seen in ImageCurb extensions will shorten crossings at intersections, as well as slow turning speeds and increase pedestrian visibility. High-visibility crosswalks in Downtown and around schools and parks will highlight pedestrians at key locations. Street trees and landscape buffers will provide shade and enhance the community character; these can be implemented in Downtown and along key corridors and medians. Pedestrian-scale lighting is already prevalent in Downtown, but finding other mixed-use locations that would benefit from this is also important. Gateway treatments at key entryways into the City will reinforce community identity and can also serve as a cue for drivers to slow down as they are entering the community. Finally, stormwater enhancements will serve to improve drainage as well as streetscape aesthetics.

IMAGE 4.2. EXAMPLES OF STREET ENHANCEMENTS

FUTURE PRIORITIES AREA

EXHIBIT 4.4. FUTURE PRIORITIES AREA



PRIORITY ACTIONS

The Mobility Chapter outlines steps to improve transportation infrastructure and foster safe, multimodal travel options in Sulphur Springs. The top two priorities were identified through collaboration with city officials and public input. The first priority is to "Procure state and federal grants" to fund the recommended improvements detailed in this chapter. Securing these grants is crucial for advancing infrastructure projects without placing financial strain on the City, allowing resources to be allocated to other needs. The second priority is to "Review and update Sulphur Springs roadway design standards," including evaluating arterials for potential road diets. This initiative focuses on creating safer, multimodal streets designed to support vehicles, pedestrians, bicycles, and appropriate streetscape enhances for future development. **Figure 4.2** and **Image 4.2** serves as a resource to guide the design of cross-sections, ensuring alignment with the chapter's goals infrastructure.

MOBILITY ACTION ITEMS

- ★ Procure state and federal grants to construct the recommended improvements in this chapter.
- ★ Review and update the Sulphur Springs roadway design standards, evaluating arterials for potential road diets, to ensure safe, multimodal streets for future development.
- Prioritize sidewalk infill and ADA updates around schools and neighborhoods and audit pedestrian connectivity in Downtown and key employment areas to address gaps and safety concerns.
- Develop a Comprehensive Safety Action Plan, Mobility Plan, and/or Safe Routes to Schools Plan to determine key locations for various safety and mobility improvements.
- Implement greenways, shared lane treatments, and downtown cycling facilities from the Parks & Recreation Masterplan, ensuring alignment with the Mobility Plan for improved connectivity.
- Develop an access management plan to achieve a reduction of conflict points along major corridors.
- Evaluate FHWA Proven Safety Countermeasures to incorporate into street retrofits and redesigns for improved safety.
- Provide additional pedestrian crossings, access management, intersection enhancements, refreshed striping, and improved lighting along key corridors to enhance safety for pedestrians, cyclists, and all modes of transportation.
- Require pedestrian connections and vehicle cross-access between new developments and adjacent properties.
- Request TxDOT to perform a Speed Study throughout the community.
- Implement streetscape enhancement recommendations based on context-sensitive means.

ADVANCEMENT OF THE VISION STATEMENT

The analysis, recommendations, and actions in this chapter support the vision for Sulphur Springs by enhancing safety, connectivity, and overall quality of life through a more multimodal and resilient transportation system. By securing funding, updating design standards, and prioritizing sidewalks, trails, and bicycle facilities, the City expands access to recreation and everyday mobility while creating safer, more inclusive streets for all users. Targeted safety planning, access management, and corridor improvements help reduce conflicts and improve travel reliability, while coordination with partners and data driven studies ensures thoughtful and effective implementation. Together, these efforts strengthen infrastructure, support continued growth, and reinforce the community's small town character while embracing modern, people focused design.

CHAPTER 5

ECONOMIC DEVELOPMENT

Sulphur Springs TEXAS
Just play. Have fun. Celebrate!

INTRODUCTION

Economic development is the process of enhancing a community's economic well-being and overall quality of life through the creation and retention of jobs, the attraction of private investment, and the support of business growth and entrepreneurship. A strong economic base generates employment opportunities and contributes to fiscal sustainability, expanded services, and a higher standard of living for residents. Effective economic development relies on strategic planning and targeted actions that align with the community's values and long-term goals. In Sulphur Springs, this involves strengthening the business and visitor climate, supporting local entrepreneurs, and building the infrastructure needed to sustain and attract diverse economic activity.

This chapter will examine the current and future direction of economic development efforts, including a review of existing plans led by the Sulphur Springs Economic Development Corporation (SSEDC). It will also assess opportunities for non-residential land uses, such as retail, office, industrial, hotel and lodging, and entertainment, which are vital in generating revenue and diversifying the local economy. To support sound decision-making, this chapter includes fiscal analysis to evaluate the potential return on investment from capital improvement projects. Understanding the relationship between land use, economic activity, and fiscal outcomes will help the City prioritize strategies that promote long-term economic vitality while maximizing public benefit.

Key Components of Economic Development May Include:

- **Job Creation and Retention:** Implement strategies that attract and retain businesses capable of providing stable and quality employment opportunities.
- **Business Attraction and Expansion:** Support the recruitment of new businesses while facilitating the growth and competitiveness of existing enterprises.
- **Infrastructure Enhancement:** Enhance transportation systems, utilities, and critical infrastructure to support economic activity and long-term development.
- **Workforce Development and Education:** Align education and training programs with employer needs to build a skilled and adaptable local workforce.
- **Quality of Life Improvements:** Invest in housing, healthcare, education, and recreational amenities to strengthen community livability and economic appeal.
- **Collaboration and Partnerships:** Foster coordinated efforts among government entities, businesses, educational institutions, and community organizations.
- **Disaster Recovery and Economic Resilience:** Strengthen the community's capacity to recover from disruptions and adapt to economic and environmental challenges.

EXISTING CONTEXT

ECONOMIC DEVELOPMENT CORPORTATIONS (EDCs)

In Texas, Economic Development Corporations (EDCs) are authorized under State law as either Type A or Type B, each with distinct purposes, powers, and funding limitations. Type A EDCs primarily focus on projects that create and retain primary jobs, typically in manufacturing, industrial production, and large-scale distribution. Their primary goal is to attract and support businesses that provide full-time employment opportunities and strengthen the local economic base. Type B EDCs, while also able to fund primary job creation projects, have a broader range of investments, enabling them to support initiatives that enhance the community's overall quality of life. These may include projects that promote retail development, commercial growth, parks, and other community-oriented amenities. This flexibility allows Type B corporations to address both economic competitiveness and livability. The table below outlines the key project types and activities each corporation is authorized to pursue under Texas law.

TABLE 5.1. COMPARISON OF TYPE A AND TYPE B EDCS IN TEXAS

TYPE A EDC	TYPE B EDC
Key Activities	Key Activities
• Developing and constructing industrial facilities. • Acquiring land and constructing improvements for business uses. • Providing job training programs tailored to specific industries. • Funding infrastructure projects necessary to support new or expanding businesses.	• All activities allowed under Type A. • Developing parks, museums, sports facilities, and related amenities. • Funding projects that improve downtown areas and public spaces. • Supporting affordable housing initiatives and activities that enhance the community's attractiveness to both residents and businesses.

Both Type A and Type B EDCs are funded through a dedicated portion of local sales tax revenue, with the specific rate and eligible uses of funds established under Texas state law and approved by local voters. In Sulphur Springs, the Sulphur Springs Economic Development Corporation (SSHC) operates as a Type A corporation, receiving a sales tax allocation to support its operations, programs, and qualifying economic development projects.

THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

The Comprehensive Economic Development Strategy prepared by the Northeast Texas Economic Development District (NTEDD) identifies Sulphur Springs as a focal point for regional economic development due to its strategic location and growth potential. The Plan evaluates economic conditions across the nine counties within the NTEDD region and outlines initiatives that closely align with the City's long-term development goals.

Key elements relevant to Sulphur Springs include:

Workforce Development and Education: Expanding access to higher education and technical training through collaboration with regional educational institutions and employers to improve workforce readiness and job prospects.

Infrastructure Enhancement: Prioritizing investments in critical infrastructure, including broadband expansion, water and sewer systems, transportation networks, and internet connectivity to support business growth and remote work opportunities.

Economic Resilience and Recovery: Incorporating strategies informed by lessons learned during the COVID-19 pandemic to strengthen the City's ability to adapt to economic disruptions and maintain long-term stability.

Business Growth and Investment: Support leveraging affordable financing tools to encourage business expansion and engaging local stakeholders to maximize the economic benefits associated with the Opportunity Zone designation.

Disaster Preparedness and Community Resilience: Promoting public awareness and preparedness initiatives to reduce risk and ensure the community remains resilient in the face of natural disasters and future challenges.

MARKET ANALYSIS

Sulphur Springs is well-positioned to experience significant growth over the next twenty to thirty years due to its strategic location between the Dallas metropolitan area and Texarkana. The community has demonstrated steady population and economic growth over several decades. With a population of approximately 16,000, it has reached a pivotal stage in its development, where it can further establish itself as a regional hub. Growth along the Interstate 30 corridor has continued to expand eastward from Rockwall through Greenville, positioning Sulphur Springs favorably to capture this outward development. The City's designation as an Opportunity Zone in the Comprehensive Economic Development Strategy further reinforces its potential for business investment and expansion. Its accessibility is strengthened by major transportation routes, including Interstate 30 and State Highways 11, 19, and 154, which provide efficient connections in all directions. These factors collectively position Sulphur Springs to capitalize on regional patterns, attract new investment, and ensure sustained economic growth. Within this broader regional context, several key trends have emerged throughout the years:

RESIDENTIAL GROWTH

- **Steady and Sustainable Population Growth:** The region continues to experience gradual population growth driven by housing affordability, available land, and quality of life advantages compared to larger metropolitan areas.
- **Growing Appeal to Families and Remote Workers:** Migration trends increasingly favor smaller communities within commuting distance of metropolitan centers. This positions the Sulphur Springs area to attract families and remote workers seeking lower living costs and community-oriented environments.

COMMERCIAL AND INDUSTRIAL

- **Strategic Location and Transportation Access:** Strong highway connectivity and proximity to major freight corridors enhance the region's competitiveness in logistics, light manufacturing, and distribution-related industries.
- **Regional Support for Business Growth:** Economic development districts and regional organizations offer technical assistance, infrastructure funding, and business support, fostering a stable and pro-business environment that encourages investment.

ECONOMIC DIVERSIFICATION

- **Balanced Industry Mix:** The regional economy benefits from a diverse mix of industries, including manufacturing, agriculture, energy, healthcare, education, and public services, supporting long-term economic stability.
- **Workforce Development and Skills Advancement:** Ongoing investments in workforce training and education partnerships support the development of higher-educated and higher-wage employment opportunities, thereby strengthening regional competitiveness.

RETAIL AND ENTERTAINMENT

- **Regional Trade and Retail Activity:** Larger communities in the region serve as retail and service hubs for surrounding rural areas, generating consistent consumer demand and opportunities for reinvestment and expansion.
- **Cultural and Recreational Assets:** Festivals, outdoor recreation, and arts and entertainment amenities enhance quality of life, support tourism, and contribute to local economic activity.

SUSTAINABILITY AND THE ENVIRONMENT

- **Sustainable Development:** The region prioritizes sustainable development through infrastructure planning and water resource management that balances growth with environmental protection.

MARKET STRATEGY

RETAIL STRATEGY

Sulphur Springs should strategically prioritize the attraction and development of high-quality retail to strengthen sales tax generation and support long-term fiscal stability. Retail activity plays a crucial role in municipal revenue structures, and existing consumer spending patterns among residents and visitors suggest a market capacity to support additional retail offerings. As population growth along the Interstate 30 corridor continues to advance eastward, the City is well-positioned to capture a greater share of retail demand within the region. Future retail development should align with existing commercial centers and community assets to maximize efficiency and avoid redundant infrastructure investments. When growth occurs outside of current service areas, the use of impact fees can ensure that necessary infrastructure improvements, such as roadway expansions and sewer extensions, are appropriately funded by new development rather than existing residents. This approach promotes fiscal responsibility while guiding growth toward areas that support long-term sustainability.

Additionally, investing in locally owned businesses and the downtown district remains essential. Downtown Sulphur Springs serves as a key economic asset, reinforcing community identity while attracting both residents and visitors. Continuing to strengthen this area through targeted retail recruitment, business support programs, and placemaking initiatives will complement larger retail development efforts along corridors. Helping create a balanced and resilient retail ecosystem that reflects the community's character and economic goals.

HOUSING

Expanding and diversifying residential options in Sulphur Springs is essential, particularly given that the City's median home value remains below both county and statewide levels. A more diverse housing mix can better serve residents at all stages of life, while strengthening the local housing market and supporting long-term community growth. Addressing this gap requires a strategic focus on housing quality, design, and location to improve overall market performance. Concentrating more compact residential development near key activity centers, including Downtown and planned retail redevelopment areas, offers significant economic and community benefits. These locations place residents closer to employment, services, and amenities, increasing walkability and reinforcing local business activity. Higher residential density in these areas also supports a more active public realm and encourages greater use of existing infrastructure. Integrating housing into mixed-use environments further enhances land-use efficiency by capturing daily trips internally and reducing reliance on vehicle travel. Investments in pedestrian connectivity, streetscapes, and accessible public amenities improve neighborhood livability and appeal. From a market standpoint, these development patterns create opportunities to introduce higher-quality housing products that support stronger property values while remaining compatible with the city's character.

Targeted infill development and redevelopment efforts can elevate the existing housing stock and increase demand in strategic areas. When paired with public investments in utilities, streets, and neighborhood enhancements, these initiatives improve market perception and encourage private investment. Collectively, these strategies position Sulphur Springs to raise residential values and attract new residents.

EMPLOYMENT

Targeted recruitment of higher-wage employment in workforce sectors represents a key strategy for Sulphur Springs' long-term economic growth. Priority industries include data centers, healthcare services, advanced manufacturing, finance, insurance, real estate, education, and back-office or shared services. Attracting employers in these sectors will support the attraction of highly educated workers while strengthening the local labor market. Investment in education and workforce training remains essential to ensure alignment between local talent and employer needs, as well as to leverage the regional workforce.

Diversifying the economic base through these industries enhances economic resilience and reduces reliance on a limited set of employment sectors. Office and employment centers are most effective when planned in coordination with nearby retail and residential uses. Office development introduces daytime populations that increase demand for restaurants, retail, and services, while surrounding amenities improve the overall appeal and competitiveness of employment locations.

The strategic placement of larger employment centers along major transportation corridors and at the City's outskirts enables Sulphur Springs to fully capitalize on its highway access while minimizing conflicts with established neighborhoods. Continued investment in infrastructure remains crucial to supporting these employment areas and ensuring their long-term sustainability. By focusing on strategic job recruitment, coordinated land use planning, and infrastructure investment, Sulphur Springs can expand its business tax base, promote sustained job growth, and reinforce its position as a competitive employment destination within the region.

POPULATION GROWTH

Over the past twenty years, Sulphur Springs has experienced modest population growth. However, future growth potential differs significantly from historic trends due to changing regional development patterns. Expansion along the Interstate 30 corridor has driven substantial population increases in several nearby benchmark communities. As illustrated in **Table 5.2**, cities such as Rockwall, Fate, and Greenville have experienced significant growth in the last five years. Longer-term comparisons from 2000 to 2024 further support the potential for eastward expansion along the corridor. These trends suggest that continued metropolitan sprawl could extend farther east, positioning Sulphur Springs to capture a share of future regional growth.

The Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA) has experienced rapid population growth over the past several decades. Although Sulphur Springs is not formally part of the MSA due to its population size, its location along the Interstate 30 corridor places it directly within the path of this outward expansion. Growth has steadily moved east from the core of the metroplex, and communities such as Fate have seen dramatic population increases in a short period of time, including a surge of more than 9,500 residents in just four years. As development continues to push eastward along I-30, Sulphur Springs is well positioned to experience similar growth, particularly as the city continues to develop and becomes an increasingly desirable place to live and work.

Based on these comparative trends, assuming a four percent annual growth rate for Sulphur Springs represents a reasonable and strategic planning scenario. Under this assumption, the City's population could increase from approximately 16,089 residents today to an estimated 44,606 by 2050. Achieving this level of growth would significantly expand the City's tax base, strengthen its role within the County, and support long-term economic development. Proactive planning is essential to ensure that Sulphur Springs is positioned to attract and accommodate this future population while maximizing the fiscal and financial benefits associated with growth.

TABLE 5.2. HISTORIC POPULATION COMPARISON

	2000	2010	2020	2024	ANNUAL GROWTH RATE (2000-2024)	ANNUAL GROWTH RATE (2020-2024)
Sulphur Springs	14,551	15,642	15,964	16,089	0.4%	0.2%
Rockwall	18,320	37,490	47,251	53,546	5%	3%
Fate	463	6,357	17,958	27,471	20%	11%
Greenville	24,111	25,557	28,164	34,361	2%	5%

Source: U.S. Decennial Census, 2000, 2010, and 2020. American Community Survey (ACS), 2024

Population growth serves as a key indicator of the long-term effectiveness of economic development strategies. Sustained increases in population often reflect successful job creation, business attraction, and overall community competitiveness. At the same time, communities experiencing rapid growth must address a range of associated challenges to ensure development remains balanced and that quality of life is preserved.

The following table highlights both the benefits and the potential constraints associated with accelerated population growth:

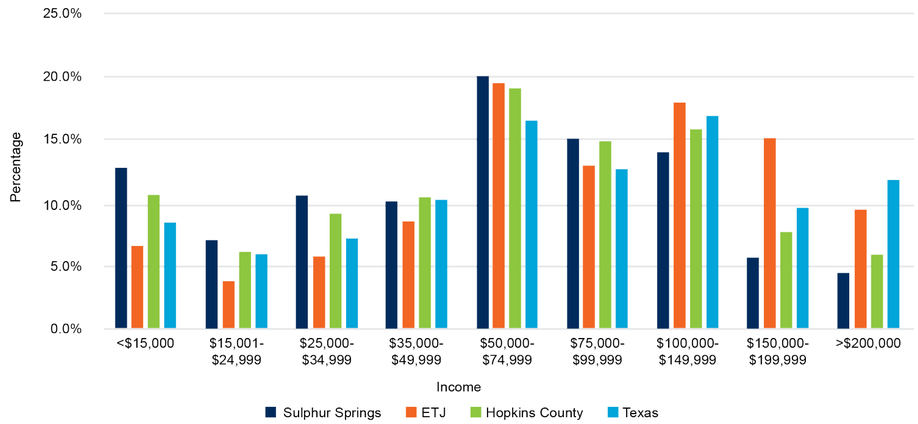
BENEFITS TO ECONOMIC DEVELOPMENT EFFORTS	CONSTRAINTS ASSOCIATED WITH RAPID POPULATION GROWTH
Market Growth and Demand An increasing population drives higher demand for goods and services, expanding local markets and encouraging businesses to scale operations and introduce new offerings. This growth in consumer demand supports increased production, sales, and economic activity across multiple sectors.	**Infrastructure Capacity and Strain** Rapid population growth can place significant pressure on existing infrastructure systems, including transportation networks, water supply, wastewater facilities, and utilities. Without timely upgrades and expansion, these systems may struggle to meet increased demand.
Labor Force Expansion Population growth expands the available labor force, increasing the capacity for economic output and productivity. A larger workforce provides employers with greater access to talent, supports business expansion, and strengthens overall economic performance.	**Public Service Demand** Rapid growth can overwhelm public services, including schools, healthcare facilities, and emergency response systems. As demand increases, maintaining service quality and accessibility becomes more challenging without proportional investment and planning.
Investment in Infrastructure and Education Accommodating a growing population requires strategic investments in infrastructure, including transportation systems, schools, healthcare facilities, and utilities. These investments not only meet immediate service needs but also strengthen long-term economic development by supporting workforce readiness and improving overall community capacity.	**Community Character and Identity** Accelerated growth can alter the character and identity of a community, potentially creating tension between new development and established neighborhoods. Long-term residents may express concerns related to change, highlighting the importance of inclusive planning and community engagement.
Innovation and Entrepreneurship Population growth contributes to a more diverse workforce, bringing new skills, perspectives, and ideas into the local economy. This diversity fosters innovation and entrepreneurship, supports technological advancement, and enhances operational efficiency and competitiveness.	**Transportation and Traffic Conditions** An increase in population often leads to higher vehicle volumes, contributing to traffic congestion, longer travel times, and increased air emissions. These conditions can reduce mobility and negatively affect overall quality of life if not addressed through coordinated transportation planning.
–	**Environmental Impacts** Population expansion can lead to the loss of open spaces and natural areas, as well as increased pollution and resource consumption. Growth that is not carefully managed may place additional stress on local ecosystems and environmental assets.

INCOME

Median household income (MHI) serves as a key indicator of a community's overall economic health and purchasing capacity. Sulphur Springs reports a MHI of $59,176, which is lower than the Hopkins County median of $65,689 and remains below the Statewide median of $77,169. In contrast, households located within the City's extraterritorial jurisdiction (ETJ) exhibit a notably higher median household income of $84,510.

This income distribution highlights the presence of strong purchasing power within the broader trade area surrounding Sulphur Springs. Higher household incomes generally translate into increased discretionary spending on goods and services, supporting local businesses and contributing to economic vitality. The elevated income levels within the ETJ indicate an opportunity for retail and service expenditures to be captured within the City. A comparison of households by income levels between Sulphur Springs, the ETJ, Hopkins County, and the State of Texas is provided below.

FIGURE 5.1. HOUSEHOLD INCOME COMPARISON



Source: ESRI, 2024

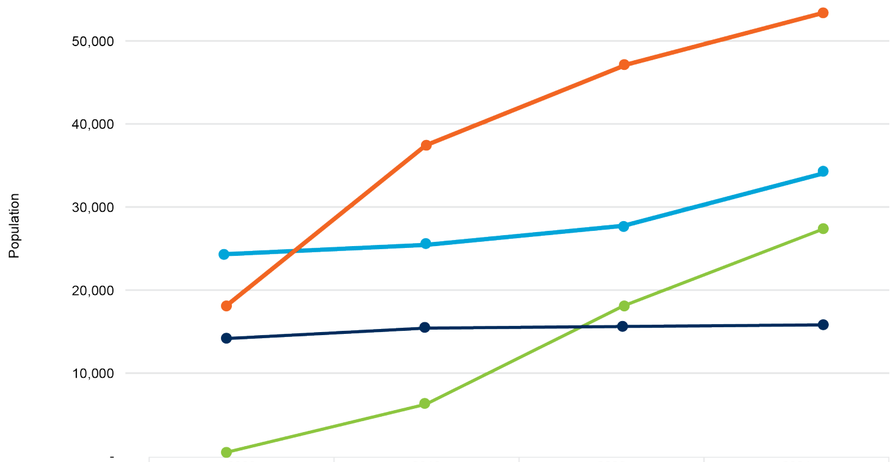
The comparison shows several indicators for both the City of Sulphur Springs and its extraterritorial jurisdiction. While Sulphur Springs maintains a strong middle-income base, with a significant share of households earning between $50,000 and $99,999, the ETJ demonstrates strong income performance at the upper end of the spectrum. This concentration of higher-income households reflects strong purchasing power within the broader market area, presenting opportunities for capturing higher-value retail, professional services, and discretionary spending locally. The City and the ETJ work together to create a complementary economic profile. The City benefits from a stable middle-income population, while the ETJ contributes to higher income levels. This collaboration enhances the overall trade area and supports ongoing economic growth.

AGE

The age profile of Sulphur Springs differs notably from that of its surrounding jurisdictions as shown in **Figure 5.2.** The City maintains a younger population, with a median age of 38, compared to 40.7 in the extraterritorial jurisdiction and 40.3 in Hopkins County. However, the State of Texas as a whole reflects a younger demographic base, with a median age of 36.3.

According to Esri population projections, Sulphur Springs is expected to experience a more pronounced aging trend over the next five years. The City's median age is projected to increase by 1.3 years, reaching 39.3, while the ETJ, County, and State are each projected to increase by approximately 1.0 year during the same period. This projected shift underscores the importance of strategic planning that attracts and retains families and younger households to address population aging. Targeted initiatives that focus on providing diverse housing options, creating employment opportunities, and developing family-oriented amenities can help maintain a balanced age profile and promote long-term economic vitality.

FIGURE 5.2. HISTORIC POPULATION COMPARISON



	2000	2010	2020	2024
Sulphur Springs	14,551	15,642	15,964	16,089
Rockwall	18,320	37,490	47,251	53,546
Fate	463	6,357	17,958	27,471
Greenville	24,111	25,557	28,164	34,361

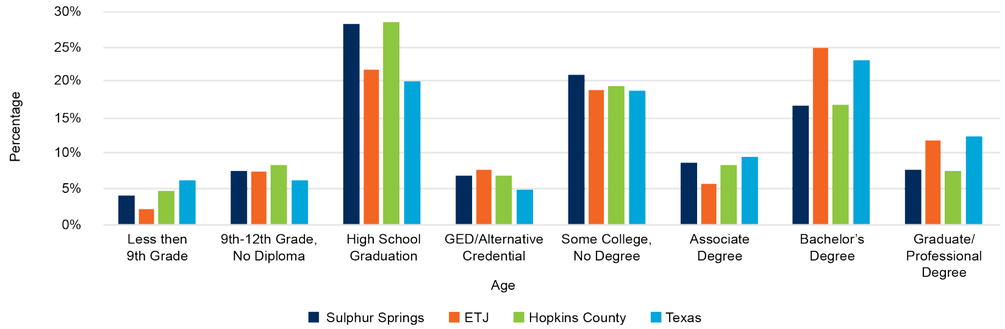
Source: ESRI, 2024

EDUCATION

Figure 5.3, showcases that the educational attainment levels in Sulphur Springs closely align with those of Hopkins County, reflecting a workforce that is primarily grounded in high school completion and some post-secondary education. In Sulphur Springs, approximately 42 percent of residents hold a high school diploma or equivalent as their highest level of education, which is comparable to the County profile. Levels of bachelor's and graduate degree attainment within the City remain below the state average, indicating an opportunity for long-term workforce advancement. In contrast, the extraterritorial jurisdiction aligns with statewide educational trends. The ETJ reports higher concentrations of residents with bachelor's and graduate or professional degrees, exceeding both City and County averages.

These patterns align with priorities outlined in the Comprehensive Economic Development Strategy prepared by the Northeast Texas Economic Development District. One of the strategy's goals emphasizes strengthening collaboration between local high schools and community colleges to better prepare students for entry into the workforce. Increasing educational attainment across the County is crucial, as lower levels of education are often linked to lower wages and higher poverty rates. For Sulphur Springs, investment in education-focused initiatives, particularly partnerships with the local school district and Paris Junior College, represents an opportunity for enhancing workforce readiness.

FIGURE 5.3. EDUCATION ATTAINMENT COMPARISON



Source: ESRI, 2024

SOCIOECONOMIC/PSYCHOGRAPHIC ANALYSIS

Psychographics examines a broad set of characteristics that influence consumer behavior, including personality traits, values, attitudes, opinions, interests, and lifestyle patterns. They are integrated with traditional demographic data; this approach provides a more comprehensive understanding of consumers by capturing not only who they are but also why they make certain decisions. Both quantitative and qualitative research methods support this analysis, allowing for insight into motivations, preferences, and behavioral tendencies.

Key attributes such as health, political perspectives, and levels of technology adoption play a role in shaping individual preferences. These attitudes directly influence consumer choices across major spending categories, including housing, apparel, food, and entertainment. The segmentation profile for Sulphur Springs is informed by Esri's Tapestry Lifestyle Segmentation system, a widely recognized framework for classifying neighborhoods based on socioeconomic and psychographic characteristics. This segmentation model offers valuable insight for businesses and marketing professionals by identifying dominant consumer groups and revealing potential market opportunities that may be underserved. The leading segments by households in Sulphur Springs' City Limits and Extraterritorial Jurisdiction (ETJ) are:

CITY LIMITS

1. Traditional Living (33%):

This segment is predominantly located in low-density, established neighborhoods. Households consist of a combination of married couples and single residents, with many families representing multi-generational ties to the community. These residents often have deep local roots, and employment patterns frequently reflect continuity across generations, as children are likely to remain in the area for both work and residence. The local economy for this segment is largely supported by employment in the manufacturing, retail trade, and healthcare industries. The population skews younger, with many households classified as beginning households, where individuals are transitioning into independent living or early stages of marriage. While navigating new financial and personal responsibilities, these residents continue to value personal expression, social engagement, and entertainment. This blend of emerging adulthood and established community presence influences their consumer behavior, making them responsive to products and services that strike a balance between affordability, lifestyle appeal, and long-term value.

Household Type: Married Couples **Median Age:** 36 **Income:** $44,500

2. Midlife Constants (25%):

Residents within the Midlife Constants segment primarily consist of older adults who are either nearing retirement or already retired. Labor force participation and overall net worth for this group fall below national averages, reflecting a transition away from full-time employment and toward fixed income sources. Although this segment is concentrated in metropolitan regions, residents tend to live outside central urban cores, favoring smaller communities that offer a quieter and more traditional living environment.

Their lifestyle preferences align more closely with those of rural or small-town characteristics rather than urban amenities. These residents demonstrate strong community values and a willingness to give, particularly toward family, religious organizations, and local causes. However, their spending habits remain cautious and deliberate. From a market perspective, this segment responds best to practical, value-oriented offerings that emphasize reliability, affordability, and long-term usefulness.

Household Type: Married Couples with No Kids **Median Age:** 48 **Income:** $59,100

3. Small Town Sincerity (20%):

The Small Town Sincerity segment is characterized by a mix of young families and older householders who maintain strong ties to their local community. These residents typically live in semi-rural environments and embrace a practical, down-to-earth lifestyle shaped by tradition and familiarity. Community connection plays a central role in daily life, influencing both social interactions and consumption patterns. Convenience is a key priority for this segment, particularly for households balancing the needs of young children and aging residents. Leisure activities include online computer games, movie rentals, and outdoor pursuits such as hunting and fishing.

Financial behavior within this segment remains conservative and straightforward. Residents prefer simple money management practices, often paying bills in person and avoiding debt whenever possible. From a market perspective, this group responds well to products and services that emphasize reliability and value.

Household Type: Singles **Median Age:** 41 **Income:** $36,600

ETJ:

1. Salt of the Earth (69%):

Residents within the Salt of the Earth segment are deeply rooted in traditional rural lifestyles and long-established community norms. This population is generally older; with many households consisting of empty nesters whose adult children have relocated elsewhere. Despite these changes, family remains a central value, reflected in frequent gatherings, home-prepared meals, and time spent maintaining household routines. Outdoor recreation plays a significant role in daily life, with residents dedicating a substantial portion of their leisure time to activities such as fishing, boating, and camping. Many individuals have developed a broad range of practical skills through long-term employment in manufacturing and related industries. These skills often translate into strong capabilities in home improvement and DIY projects.

Technology adoption within this segment remains limited. Residents use digital tools primarily when necessary and continue to prefer face-to-face interaction for everyday transactions and communication. From a market perspective, this segment responds best to straightforward, dependable products and services that emphasize practicality, personal service, and alignment with traditional values.

Household Type: Married Couples **Median Age:** 45 **Income:** $64,600

2. Prairie Living (22%):

Prairie Living represents the most rural segment within the Tapestry Segmentation system, accounting for approximately 1.2 percent of all households. This market is primarily composed of self-employed farmers and residents whose livelihoods are closely tied to the agricultural sector. Communities within this segment are characterized by a high concentration of married-couple households that typically own single-family homes and maintain multiple vehicles to support both work and daily living needs.

Religious faith plays a central role in shaping values, social networks, and community involvement. During leisure time, residents prefer outdoor recreation, which aligns with their rural environment and active lifestyle. From a market perspective, this segment responds favorably to products and services that emphasize durability, functionality, and alignment with their values.

Household Type: Married Couples **Median Age:** 45 **Income:** $62,500

3. Rooted Rural (5%):

The Rooted Rural residents maintain a strong connection to the natural environment, spending much of their leisure time engaged in outdoor activities such as hunting, fishing, and gardening. These pursuits reflect both practical lifestyles and recreational preferences tied to rural living.

Within the home, residents favor familiar and straightforward forms of entertainment, often spending time watching television with their spouse and caring for household pets. Consumer behavior within this segment emphasizes value and tradition, with a preference for American-made and generic products that offer reliability and affordability. Religious faith and family heritage have a profound influence on daily life, shaping community involvement, purchasing decisions, and long-term loyalty to familiar brands and local businesses.

Household Type: Married Couples **Median Age:** 46 **Income:** $49,900

A clear understanding of psychographic segments enables businesses to design targeted marketing strategies and develop products and services that align closely with the needs, values, and preferences of specific consumer groups. This insight strengthens customer engagement and supports more effective relationship building. At the community level, psychographic segmentation provides a strategic foundation for business attraction, retention, and expansion by allowing recruitment efforts to reflect the unique characteristics of the local market. By applying psychographic data, Sulphur Springs can refine its economic development initiatives, personalize outreach, and improve the overall effectiveness of strategies aimed at attracting and supporting businesses.

MARKET DEMAND

RETAIL

Retail development plays a central role in shaping the economic vitality, livability, and long-term success of a community. Its influence extends beyond direct economic impacts to include social interaction, placemaking, and overall community well-being, as seen in the downtown area. In Sulphur Springs, strategically planned retail can catalyze additional investment, while also serving as a key amenity that attracts residential, office, and mixed-use development.

A strong retail presence contributes to increased property values in surrounding areas by enhancing the desirability of adjacent land uses and supporting consistent activity levels. Retail spaces also serve as important social hubs, providing gathering places for residents and visitors and reinforcing community identity. When retail development is concentrated and thoughtfully designed, it promotes walkability and strengthens pedestrian connectivity. The locally owned businesses in Sulphur Springs contribute to the distinctive character and charm of the Town, reinforcing its sense of place.

The City's existing retail landscape is diverse, with national retailers located along major corridors and a well-established Downtown retail core that includes a mix of shops, restaurants, and public spaces centered around the plaza. Neighborhood-oriented and Downtown retail districts are designed to support nearby residential neighborhoods and business centers, functioning as accessible destinations for employment, goods, services, and community interaction. These areas perform best when retail integrates with complementary uses, such as housing and offices, creating mixed-use environments that support sustained activity throughout the day.

Future retail development should emphasize walkable nodes that adopt more urban land use patterns to enhance the pedestrian experience and improve overall district performance. New infill retail projects can reinforce and revitalize existing commercial areas. Smaller retail spaces are particularly well-suited for dining and entertainment uses that can expand offerings along key corridors.

RETAIL OPPORTUNITY

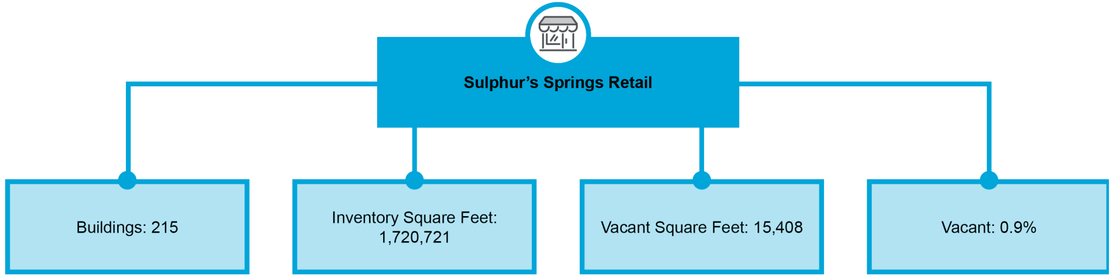
Between 2020 and 2024, Hopkins County added four retail buildings totaling approximately 22,299 square feet, according to CoStar data. Three of these buildings were located within Sulphur Springs, accounting for 14,590 square feet of new retail space. This concentration highlights the City's role as the county seat and primary commercial center, accounting for more than 75% of recent retail development in the County. While the pace of new construction has been modest, this trend is mainly attributable to strong market conditions, as retail vacancy remains extremely low at approximately 0.9 percent, with only 15,408 square feet currently vacant.

The Sulphur Springs EDC has identified two commercially zoned sites available for development in 2025, Assurance Park and Helm Park. The two sites collectively offer approximately thirty-six acres of developable land. While a portion of Assurance Park is designated for industrial use, sufficient commercial acreage remains to support future retail and mixed-use opportunities, reinforcing the City's capacity for continued commercial expansion.

Sulphur Springs currently contains approximately 1,720,721 square feet of retail space across 215 buildings. On a per-household basis, this equates to roughly 106 square feet of retail per household, which is more than double the County average. Despite this substantial retail inventory, disposable income levels and average annual spending remain lower in Sulphur Springs when compared to the ETJ, Hopkins County, and the State of Texas, as shown in **Table 5.3.** This trend persists across key spending categories, including apparel and services, groceries, computers and hardware, health care, and dining. However, the City benefits from a substantial daytime population of approximately 21,526, or roughly one and a half times its residential population, indicating a significant influx from workers, commuters, and visitors.

To better understand retail performance and future opportunity, a leakage analysis was conducted. Retail leakage, also known as the retail gap, measures the discrepancy between potential consumer demand and the existing retail supply. Multiple drivers, including residents, the workforce, commuters, and visitors, influence retail demand in Sulphur Springs. By accounting for these demand generators and incorporating projected household growth, the analysis identifies a substantial opportunity for retail expansion. Based on conservative assumptions, Sulphur Springs has the potential to capture approximately 330,000 square feet of unmet retail demand by 2050, as illustrated in **Table 5.4.** The results of the analysis reinforcing the City's position as a regional retail hub and supporting the case for strategic, market-driven retail development.

FIGURE 5.4. SULPHUR SPRINGS RETAIL INVENTORY



Source: CoStar, 2024

TABLE 5.3. SPENDING COMPARISON

RETAIL CATEGORY	SULPHUR SPRINGS	ETJ	HOPKINS COUNTY	TEXAS
Median Disposable Income	$51,469	$70,565	$55,479	$63,550
AVERAGE ANNUAL HOUSEHOLD SPENDING				
Apparel & Services	$1,687	$2,246	$1,826	$2,410
Groceries	$5,202	$7,285	$5,895	$7,200
Computers & Hardware	$180	$244	$195	$268
Health Care	$5,938	$8,856	$6,888	$7,509
Eating Out	$2,714	$3,727	$3,039	$4,018
Total	**$15,721**	**$22,358**	**$17,843**	**$21,405**

Source: ESRI, 2024

TABLE 5.4. SULPHUR SPRINGS RETAIL DEMAND (2024-2050)

RETAIL CATEGORY	NET NEW HOUSEHOLD RETAIL DEMAND ($)	SULPHUR SPRINGS SUPPORTABLE SQUARE FEET
Furniture & Home Furnishings	$2,446,064	6,931
Electronics & Appliance	$4,892,128	12,795
Building Materials, Garden Equipment	$3,913,703	8,317
Food & Beverage (Grocery)	$34,734,112	62,156
Health and Personal Care	$5,870,554	11,741
Clothing and Accessories	$14,676,385	38,384
Sporting Goods, Hobbies, Book, Music, etc.	$17,122,450	44,782
General Merchandise	$9,784,257	20,792
Miscellaneous Stores	$4,892,128	13,861
Food Service & Drinking Places	$33,755,686	60,405
Total	**$132,087,468**	**280,162**

Source: ESRI, 2024

Future retail development should be strategically located to build upon Sulphur Springs' existing assets and reinforce established commercial areas, particularly Downtown and the Interstate 30 corridor. These locations already benefit from strong visibility, accessibility, and high activity levels, and are well-positioned to capture regional growth. Aligning new development with these areas allows the City to leverage existing infrastructure, market momentum, and consumer traffic. When retail development complements the surrounding uses, it not only enhances the individual project's performance but also contributes to the broader community's vibrancy.

Successful retail spaces function as more than transactional destinations. They serve as community gathering places that reflect local character and reinforce a sense of authenticity. By prioritizing design quality and strategic placement, Sulphur Springs can ensure that new retail development supports economic growth while preserving the community's unique identity and quality of life.

Table 5.6 indiciates Sulphur Springs maintains a relatively affordable housing market when compared to its surrounding jurisdictions. In 2024, the City's median home value was $189,234, which is notably lower than the median value in the extraterritorial jurisdiction and approximately thirty thousand dollars below the Hopkins County median. The higher home values observed in the ETJ can be partially attributed to larger lot sizes and a greater concentration of higher-end, owner-occupied housing. In contrast, Sulphur Springs' housing stock includes a higher proportion of renter-occupied units, which contributes to lower overall median values within the City. An examination of owner-occupied housing values further illustrates these differences. In Sulphur Springs, more than half of owner-occupied units are valued below $200,000, with approximately 20.6 percent valued under $100,000 and 33.4 percent between $100,000 and $200,000. The ETJ and Hopkins County, by comparison, exhibit a more substantial presence of higher-value homes.

While lower home values can indicate limited housing appreciation, they also represent a competitive advantage for future growth. The availability of more affordable housing positions Sulphur Springs as an attractive option for first-time homebuyers, workforce households, and residents seeking value relative to surrounding areas.

TABLE 5.5. HOUSING PRICES COMPARISON

OWNER-OCCUPIED HOUSING UNITS BY VALUE	OWNER-OCCUPIED HOUSING UNITS BY VALUE IN SULPHUR SPRINGS	OWNER-OCCUPIED HOUSING UNITS BY VALUE IN THE ETJ	OWNER-OCCUPIED HOUSING UNITS BY VALUE IN HOPKINS COUNTY
<$100,000	20.6%	11.6%	17.4%
$100,000 - $200,000	33.4%	17.6%	26.8%
$200,000 - $249,999	15.3%	11.8%	14%
$250,000 - $299,999	17.3%	15.6%	13%
$300,000 - $399,999	4.5%	14.4%	11%
$400,000 - $ 499,999	2.7%	7.4%	5%
$500,000 - $749,000	2.2%	12.6%	7%
$750,000 - $999,999	0.7%	1.8%	1%
$1,000,000+	2.2%	7.1%	3%
Median Home Value	**$189,234**	**$279,046**	**$221,062**

Source: ESRI, 2024

HOUSING OPPORTUNITY

The law of supply and demand explains how the availability (supply) and the desire (demand) for a good or service affect its price. For housing, it sets the price where the number of homes available matches the number of people wanting them. Supply means the homes for sale or rent. Demand means how many people want to buy or rent. Demand can change based on things like population growth, the economy, interest rates, and how confident people feel about their financial situation.

- **High Demand, Low Supply:** When demand for real estate is high but the supply is limited, property prices tend to increase. This situation often occurs in high-growth areas where many people want to live or work, but there are not enough properties to meet the demand.
- **High Supply, Low Demand:** Conversely, when there is an abundance of properties, but not enough buyers or renters, prices tend to decrease. This can happen in areas experiencing economic downturn or population decline.
- **Balanced Market:** When supply and demand are relatively balanced, prices stabilize. This scenario allows for a healthy real estate market where neither buyers nor sellers have a significant advantage.

Currently, Sulphur Springs exhibits a market with a relatively higher housing supply compared to demand, as indicated by vacancy rates that exceed the state average and closely mirror those of Hopkins County. However, this condition is not expected to persist over the long term. Population growth patterns along the Interstate 30 corridor indicate continued eastward expansion, similar to trends observed in Rockwall, Fate, and Greenville. As regional growth advances, Sulphur Springs is well-positioned to absorb increasing housing demand.

Using a projected annual population growth rate of 4 percent, Sulphur Springs is expected to reach an estimated population of approximately 44,606 by 2050. To calculate future housing needs, average household size assumptions were adjusted conservatively. While the current average household size is approximately 2.52 persons per household which was applied to account for anticipated growth in family households. Additionally, future housing tenure assumptions reflect a shift toward increased homeownership, with owner-occupied units projected to rise from approximately 48 percent to 60 percent as the market matures.

Based on these assumptions, Sulphur Springs is projected to require approximately 9,505 total housing units by 2050. This future housing demand reflects a shift toward greater homeownership, with an estimated 5,703 units expected to be owner-occupied and approximately 3,802 units projected to be renter-occupied. This change represents a departure from current housing patterns, which are heavily weighted toward rental units. It signals a maturing housing market driven by population growth and increased household stability.

As shown in **Table 5.7**, the composition of housing by structure type is expected to remain relatively consistent over time. Single-family housing will continue to represent the majority of the housing stock, increasing from 5,333 units in 2024 to approximately 13,541 units by 2050. Multifamily housing is projected to grow from 1,448 units to approximately 3,682 units. Maintaining a balanced mix of housing types will be essential to meeting the needs of a growing population while supporting affordability, neighborhood stability, and long-term market sustainability.

TABLE 5.6. HOUSING UNITS BY TYPE

SULPHUR SPRINGS	SINGLE FAMILY UNITS	% SF	MULTIFAMILY UNITS	% MF	MANUFACTURED HOMES	% MH	TOTAL UNITS
2024	5,333	76.5%	1,448	20.8%	192	2.8%	6,873
2050	13,541	76.5%	3,682	20.8%	496	2.8%	17,719

Source: 2023 ACS 5-Year Estimates Table DP04 Selected Housing Characteristics

While multifamily housing is projected to maintain a consistent share of the overall housing stock, there is a clear opportunity to broaden the range and quality of housing products offered in Sulphur Springs. Introducing context-sensitive alternatives such as townhomes, condominiums, duplexes, quadplexes, and other hybrid housing types can better respond to evolving market demand while remaining compatible with surrounding neighborhoods. With approximately 77 percent of the City's existing housing stock consisting of single-family detached units, future owner-occupied development must carefully balance community preferences with market needs to avoid disrupting the established character of residential areas.

National housing trends reinforce the importance of this balanced approach. According to the 2025 National Association of Realtors' Home Buyers and Sellers Generational Trends Report shown in **Table 5.8**, neighborhood quality (defined by a mix of factors such as safety, amenities, infrastructure, neighbor interactions, and more) and overall affordability consistently rank among the most influential factors in home-buying decisions. Aligning new housing development with these priorities is essential to sustaining long-term market health. An oversupply of any single housing type can contribute to economic imbalance, demographic shifts, and eventual disinvestment.

Higher-density housing should be strategically integrated with commercial, retail, office, and employment centers to enhance access to jobs, services, and amenities. In Sulphur Springs, this approach supports a development pattern that concentrates more compact residential options within the urban core and near activity centers, while transitioning to lower-density housing toward the City's edges. Preserving and reinvesting in established neighborhoods remains critical to maintaining community stability as growth occurs. As housing decisions incrementally shape the City over time, maintaining flexibility in development policies will ensure that Sulphur Springs can adapt to changing market conditions while reinforcing neighborhood quality and affordability.

TABLE 5.7. MOST DESIRED NEIGHBORHOOD FACTORS

NEIGHBORHOOD FACTOR	ALL BUYERS SURVEYED
Quality of the neighborhood	59%
Convenient to friends/family	45%
Overall affordability of homes	36%
Convenient to job	34%
Convenient to shopping	30%
Design of neighborhood	16%
Convenient to entertainment/leisure activities	22%
Walkability	21%
Convenient to parks/recreational facilities	20%
Convenient to health facilities	19%

Source: National Association of Realtors Home Buyers and Sellers Generation Trends Report, 2025

EMPLOYMENT

A resilient and competitive economy relies on multiple interrelated factors, most notably strategic location, infrastructure capacity, and a skilled workforce organized around strong industry clusters. Sulphur Springs is well-positioned to support regional and interregional mobility, with direct access to Interstate 30 and several major highway corridors that provide efficient connectivity to statewide and national transportation networks, including rail and freight systems. This level of accessibility enhances the City's appeal for businesses that rely on the reliable movement of goods, services, and labor.

At the state level, the Texas Economic Development and Tourism Office has identified targeted industries through comprehensive industry cluster analysis. Industry clusters enhance productivity and competitiveness by concentrating related businesses, suppliers, and talent within a region. These clusters emerge from a community's comparative advantages, such as geographic location, workforce skills, and educational resources. Location quotients are used to evaluate the concentration of specific industries within a region relative to the state or national economy. Texas has identified several dominant and emerging clusters through this analysis, signaling areas of future growth potential. Sulphur Springs is well-positioned to align with these clusters and leverage regional connectivity to capture economic expansion.

The Target Industries for the state include:

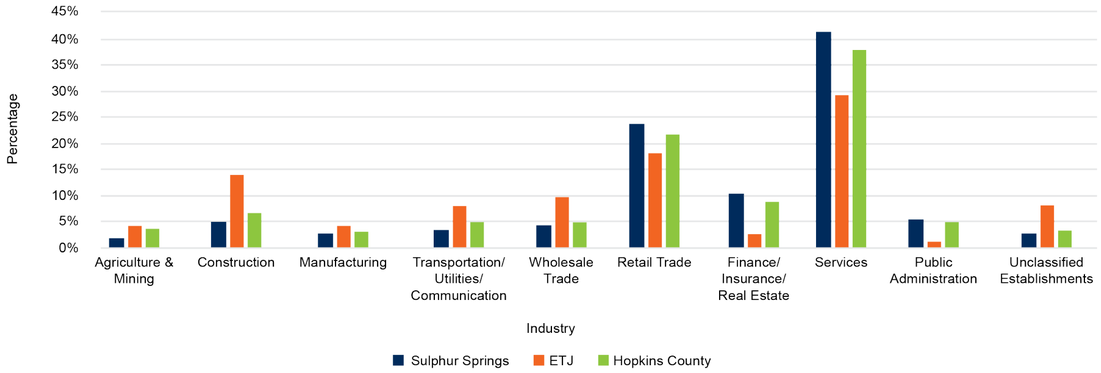
- Advanced Manufacturing
- Information Technology
- Aerospace, Aviation, and Defense
- Energy
- Corporate Services
- Creative Industry

EMPLOYMENT OPPORTUNITY

Sulphur Springs functions as a regional employment center, as reflected by its daytime population of approximately 21,526, or about one and a half times its residential population. This elevated daytime presence indicates a significant inflow of workers commuting into the City. The City of Sulphur Springs employs an estimated 140 individuals, while the Hopkins County accounts for approximately 350 employees, reinforcing the City's role as the County's administrative and governmental hub.

The local employment base is largely concentrated within the services sector, which represents the dominant industry in Sulphur Springs. This sector encompasses the production of intangible goods and services, including a wide range of activities such as transportation and warehousing, information services, professional and technical services, waste management, healthcare, social assistance, and arts, entertainment, and recreation.

FIGURE 5.5. WORKFORCE INDUSTRY COMPARISON



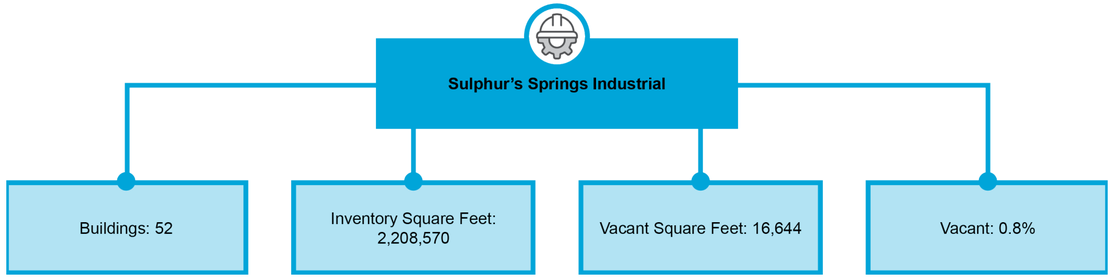
Source: ESRI, 2024

INDUSTRIAL OPPORTUNITY

Table 5.9 presents an analysis of employment by industry comparing Sulphur Springs, ETJ, and Hopkins County. It shows that Sulphur Springs has a slightly lower concentration of industrial employment when compared to Hopkins County overall. The ETJ however, exhibits a notably higher share of construction-related employment, nearly double that of both the City and the County, reflecting its role in accommodating development activities. Despite these differences, Sulphur Springs maintains a dominant position in the County's industrial market. The City contains 53 of the County's 59 industrial buildings, representing approximately 2,208,570 square feet of industrial space. Market conditions remain strong, with a low vacancy rate of roughly 0.8 percent. Looking ahead, the availability of industrial sites presents a significant opportunity. **Table 5.9** showcases that in 2025, eight of the nine Economic Development Corporation properties available for sale are classified as industrial or vacant land zoned for industrial use, totaling approximately 135 acres. These sites offer ample capacity for future industrial expansion, positioning the City to attract new employers.

Industrial demand in Sulphur Springs is driven primarily by its strategic location, transportation connectivity, and availability of large tracts of land. Heavy industrial development is most appropriately directed toward the outskirts of the City, where it can be accommodated efficiently while minimizing land use conflicts. Together, these factors reinforce Sulphur Springs' role as the County's primary industrial center and support continued investment in industrial recruitment and expansion.

FIGURE 5.6. SULPHUR SPRINGS INDUSTRIAL



Source: Costar, 2024

TABLE 5.8. EDC PROPERTIES FOR SALE

EDC PROPERTIES FOR SALE	PROPERTY TYPE	PROPERTY SUB TYPE	AVAILABLE ACRES	ACRES	ZONING
SS Industrial Park	Site	Industrial	0.00	130.00	Heavy Industrial
Assurance Business Park	Site	Commercial; Industrial	30.60	68.00	1/2 Light Commercial 1/2 Heavy Industrial
Pioneer Business Park	Site	Industrial	49.00	185.00	Light Industrial
Pinnacle Business Park	Site	Industrial	0.00	57.00	Light Industrial
Helm Business Park	Site	Vacant Land	6.57	6.57	Commercial
Heritage Business Park	Site	Industrial	3.60	144.00	Light Industrial
White Oak Business Park	Site	Vacant Land	100.00	248.00	Heavy Industrial
Enterprise Business Park	Site	Industrial	4.86	31.00	Light Industrial
Matrix Reserve*	Site	Mixed	720.00	4,500.00	Heavy Industrial

**owned by city, marketed by SS-HC EDC*

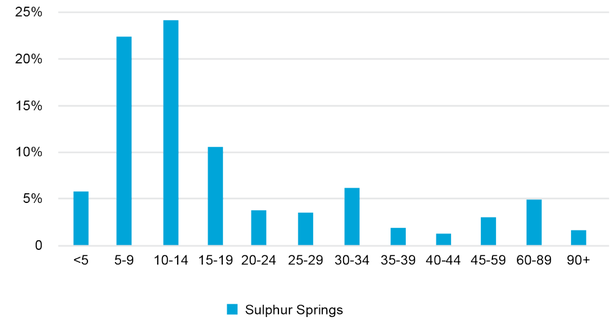
Source: Sulphur Springs - Hopkins County EDC

OFFICE OPPORTUNITY

To better understand local employment patterns, commute times for residents of Sulphur Springs were examined. The results indicate that a significant share of the workforce is employed within the City, as reflected by relatively short travel times. Nearly 52 percent of workers commute less than 15 minutes.

Longer commute times are far less common. Only a small portion of residents report travel times exceeding 30 minutes. Commutes exceeding 60 minutes account for less than 10 percent of workers. This distribution suggests that Sulphur Springs functions as a self-contained employment center for many residents, reducing reliance on long-distance commuting and supporting local economic activity, workforce stability, and quality of life.

FIGURE 5.7. EMPLOYMENT COMMUTE TIMES

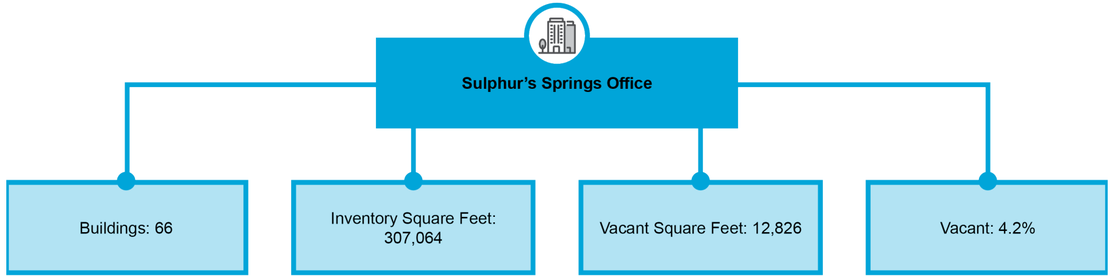


Source: ESRI, 2024

Sulphur Springs serves as the primary office market within Hopkins County, accounting for the vast majority of existing office inventory. The City contains approximately 307,064 square feet of office space out of the countywide total of 313,586 square feet and includes 66 of the county's 70 office buildings. Market conditions remain strong, with an estimated vacancy rate of only 4 percent.

Looking ahead to long-term growth, Sulphur Springs is expected to capture a significant share of future office development due to its central location, access to transportation corridors, and established employment base. Applying a conservative capture rate of 50 percent to projected countywide office growth through 2050, and accounting for the existing industry mix, the City could reasonably support an additional 347,158 square feet of office space, as illustrated in **Table 5.9.** This projected demand reinforces the City's role as the County's hub for administrative and professional services, supporting continued investment in office development.

FIGURE 5.8. SULPHUR'S SPRINGS OFFICE



Source: Costar, 2024

TABLE 5.9. HOPKINS COUNTY OFFICE DEMAND (2024-2050)

INDUSTRY	BUSINESSES, CURRENT	EMPLOYEES, CURRENT	GROWTH RATE, 24-50	EMPLOYEES (2050)	% IN OFFICE (EST)	ESTIMATED NET NEW OFFICE EMPLOYEES	SF NEW OFFICE, (EST)*	SULPHUR SPRINGS SUPPORTABLE SF
Agriculture & Mining	51	254	2.30%	406	15%	61	9,133	4,566
Construction	93	589	1.60%	834	15%	125	18,766	9,383
Manufacturing	42	1,032	1.20%	1,354	15%	203	30,465	15,232
Transportation	45	345	0.80%	417	10%	42	6,251	3,126
Communication	13	71	2.00%	108	50%	54	8,094	4,047
Utility	11	150	1.70%	216	10%	22	3,245	1,622
Wholesale Trade	68	1,343	1.20%	1,762	20%	352	52,860	26,430
Finance, Insurance, Real Estate	123	677	1.40%	923	75%	693	103,886	51,943
Hotels & Lodging	12	140	1.70%	202	60%	121	18,169	9,085
Automotive Services	47	178	1.70%	257	15%	39	5,775	2,888
Movies & Amusements	21	106	1.50%	147	75%	111	16,576	8,288
Health Services	120	2,182	3.00%	3,884	50%	1,942	291,297	145,649
Legal Services	22	102	1.20%	134	65%	87	13,048	6,524
Education Institutions & Libraries	34	1,556	1.40%	2,122	20%	424	63,672	31,836
Other Services	267	1,591	1.70%	2,294	10%	229	34,413	17,207
Government	72	863	1.70%	1,244	10%	124	18,667	9,333
Total	**1,041**	**11,179**	–	**16,305**	–	**4,629**	**694,315**	**347,158**

Source: ESRI, Texas Workforce Commission and Bureau of Labor Statistics

HOSPITALITY

Sulphur Springs offers a diverse lodging market within the city limits, consisting of ten hotel properties, including eight nationally branded hotels and two locally owned inns. This inventory provides a strong foundation to accommodate a range of visitor needs.

Several key segments drive hotel demand in Sulphur Springs. Corporate demand originates from local and regional businesses that host visiting employees, clients, and vendors. Group demand represents another vital segment, including travelers attending meetings, conferences, weddings, reunions, sporting events, and other organized activities that require overnight accommodations. In addition to these segments, hotel performance is influenced by the quality of on-site amenities and services, which can make a property a destination in its own right.

Future hotel development should align with the growth of offices, employment centers, and major attractions to ensure sustainable demand. Destination retail projects and community assets, particularly the Downtown Sulphur Springs area, also play a role in attracting visitors and extending overnight stays. Coordinating hotel development with economic growth and placemaking efforts will enhance the City's ability to attract both business and leisure travelers.

ECONOMIC TOOLS

The Sulphur Springs Hopkins County Economic Development Corporation uses a comprehensive set of local and state incentive tools to strengthen the feasibility and competitiveness of economic development projects. Incentives are evaluated and applied on a case-by-case basis to ensure alignment with community goals and long-term economic benefits.

The EDC's mission centers on supporting the creation of new primary jobs while retaining and expanding existing employers. This mission is carried out through active collaboration with community partners to advance workforce development, support a high-quality education system, and preserve an exceptional quality of life for residents and businesses.

LOCAL INCENTIVES:

FINANCIAL ASSISTANCE PROGRAMS
Provides direct financial assistance to businesses that locate, expand, or invest within Sulphur Springs to improve project feasibility and competitiveness.

WORKFORCE TRAINING AND HIGHER EDUCATION SUPPORT
Through the Higher Education Center, the EDC offers customized on-site and off-site job training programs tailored to employer needs, supporting workforce readiness and skill development.

EMPLOYEE RECRUITMENT SERVICES
In partnership with Northeast Texas Workforce Solutions and the Texas Workforce Commission, businesses receive no-cost assistance with employee recruitment, screening, and placement.

INFRASTRUCTURE DEVELOPMENT ASSISTANCE
Supports economic development projects through infrastructure improvements, including utilities, transportation access, and site preparation, as well as land assistance when applicable.

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENTS
Utilizes Chapter 380 of the Texas Local Government Code to provide targeted incentives designed to stimulate business investment, job creation, and long-term economic growth.

PRIORITY ACTIONS

The Economic Development chapter emphasizes actions to strengthen Sulphur Springs' economy and support sustainable growth. The top three priorities were identified through a robust public engagement process and input from elected and appointed city officials. The first priority is to "Partner with local schools, workforce boards, and major employers" to align workforce training programs with the targeted industry sectors identified in the strategy. This partnership ensures that training efforts directly support industries vital to the city's economic growth. By investing in a strong workforce, it makes Sulphur Springs a more attractive place for new business, and additional population, both adding to the economic activity in the city. The second priority is to "Create an Adaptive Reuse Incentive Program" with expedited permitting and fee reductions to promote the residential conversion of underutilized structures. This initiative fosters neighborhood reinvestment and preserves local character by repurposing existing spaces efficiently. The third priority is to "Implement a Return-on-Investment (ROI) Evaluation Policy," requiring major public economic development projects to demonstrate their ability to grow the tax base, create jobs, or attract private capital before approval. This policy ensures strategic use of public funds and measurable economic benefits for the community. This is an opportunity for the existing programs such as the 380 Housing Infill Program.

ECONOMIC DEVELOPMENT ACTIONS ITEMS

- ★ Partner with local schools, workforce boards, and major employers to align workforce training programs with targeted industry sectors identified in the Economic Development Strategy.
- ★ Create an Adaptive Reuse Incentive Program with expedited permitting and fee reductions to encourage the residential conversion of underutilized structures, supporting neighborhood character and reinvestment.
- Implement a Return-on-Investment (ROI) Evaluation Policy requiring major public economic development projects to demonstrate projected tax base growth, job creation, or private capital leverage prior to approval.
- Ensure that new development agreements include infrastructure cost sharing for projects outside current service areas.
- Publish and maintain current retail and demographic data and create a database of future development sites with available infrastructure aligned with the Future Land Use Plan.
- Prepare a Commercial Corridor Revitalization Plan identifying priority corridors, market gaps, redevelopment sites, and phased public improvement investments.
- Establish a Public-Private Investment Coordination Policy requiring alignment of City capital projects with identified redevelopment opportunity areas to maximize economic return.
- Develop a Tourism and Recreation Development Strategy leveraging Downtown, Celebration Plaza, and local recreational assets to increase annual visitation and hotel occupancy rates.
- Explore and implement incentivizing tools like Public Improvement Districts (PIDs) and Tax Increment Reinvestment Zones (TIRZ) to support annexation efforts and improve quality of life amenities.
- Adopt a Downtown Reinvestment Strategy prioritizing public infrastructure, façade improvements, and upper-story residential development within Downtown, with annual tracking of private reinvestment leveraged per public dollar spent.
- Develop an economic recovery framework that outlines business support tools during economic disruptions or natural disasters.

ADVANCEMENT OF THE VISION STATEMENT

The analysis, recommendations, and actions in this chapter advance the vision for Sulphur Springs by fostering a thriving and inclusive economy that supports both local character and long term sustainability. By aligning workforce development with targeted industries and supporting adaptive reuse and downtown reinvestment, the City strengthens its economic base while preserving its heritage and small town charm. Strategic use of data, incentives, and public private coordination ensures that growth is fiscally responsible, supports diverse businesses, and maximizes community benefit. At the same time, investments in tourism, recreation, and corridor revitalization enhance quality of life and position Sulphur Springs to embrace innovation while remaining a vibrant and resilient community.

SULPHUR SPRINGS COMPREHENSIVE PLAN

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CHAPTER 6

HOUSING

Sulphur Springs TEXAS

Just play. Have fun. Celebrate!

INTRODUCTION

Housing is one of the most critical components in any community, and Sulphur Springs is no exception. Residential areas comprise a significant portion of land area in Sulphur Springs, and ensuring access to quality housing is essential to supporting a livable community where residents can take pride in calling Sulphur Springs home. This chapter provides a comprehensive overview of housing conditions, trends, and needs in Sulphur Springs. It begins with an analysis of existing housing data, including housing stock, the balance of owner- and renter-occupied units, and housing age. Then it explores the land use aspects of housing, such as the variety of housing types, the character and outlook of existing neighborhoods, and opportunities for infill development, redevelopment, and neighborhood preservation.

The chapter also evaluates current and future housing needs, focusing on supply and demand, affordability, and market gaps. This assessment helps identify where the City may need to expand housing options or remove barriers to ensure a more balanced and inclusive housing market. The chapter concludes with strategies and action items designed to help Sulphur Springs meet its housing goals and advance the broader community vision outlined in the Comprehensive Plan. These recommendations provide a roadmap for how the City can support diverse, high-quality, and affordable housing options as it grows.

EXISTING CONDITIONS

HOUSING IN SULPHUR SPRINGS

Table 6.1 displays the occupancy status in Sulphur Springs and Hopkins County. Housing occupancy trends in both Sulphur Springs and Hopkins County are remarkably similar, with approximately 89% of housing units occupied and about 11% vacant in each area. This indicates relatively stable housing demand and consistent residential use across the region. However, notable differences emerge when comparing owner and renter occupancy patterns within the City and the broader County.

In Sulphur Springs, housing tenure is almost evenly split, with 47.9% of units owner-occupied and 41.4% renter-occupied. This reflects a more diversified housing market that accommodates both homeowners and renters. Hopkins County exhibits a stronger tendency toward home ownership, with 62.2% of units owner-occupied and only 27.1% renter-occupied. This suggests that while the County has a predominantly owner-occupied housing stock, Sulphur Springs provides a greater mix of housing opportunities and may serve as a more accessible rental market within the region.

TABLE 6.1. OCCUPANCY STATUS IN SULPHUR SPRINGS AND HOPKINS COUNTY

AREA	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	OWNER-OCCUPIED	OWNER %	RENTER-OCCUPIED	RENTER %
Sulphur Springs	7,087	6,333 (89.4%)	754 (10.6%)	3,396	47.9%	2,937	41.4%
Hopkins County	16,174	14,443 (89.3%)	1,731 (10.7%)	10,056	62.2%	4,387	27.1%

Source: 2024 ESRI Housing Profile

HOUSING STOCK

The housing stock in Sulphur Springs and Hopkins County demonstrates clear differences in housing type distribution, reflecting variations in urban and rural development patterns. Within the Sulphur Springs city limits, single-family homes dominate the housing landscape, making up 76.5% of all housing units. Multifamily units represent a notable 20.8%, suggesting a relatively high concentration of denser housing options compared to surrounding areas. Mobile homes make up a small portion of the housing stock at just 2.8%.

In contrast, Hopkins County has a higher proportion of mobile homes, which account for 12.9% of the housing supply. This aligns with the County's more rural character and lower-density development trends. While single-family homes are also the majority at 77%, multifamily housing accounts for only 10%, less than half the share seen in Sulphur Springs. These patterns indicate that Sulphur Springs plays a vital role in providing diverse housing types, especially multifamily units, within the broader County housing market. **Table 6.2** highlights Sulphur Springs' more diverse housing stock, while Hopkins County remains more heavily weighted toward single-family and mobile home housing options.

TABLE 6.2. HOUSING UNITS BY TYPE

AREA	SINGLE FAMILY UNITS	% SF	MULTIFAMILY UNITS	% MF	MOBILE HOME UNITS	% MH	TOTAL UNITS
Sulphur Springs	5,333	76.5%	1,448	20.8%	192	2.7%	6,973
Hopkins County	11,944	77.0%	1,635	10.1%	2,022	12.9%	15,601

Source: 2023 ACS 5-Year Estimates **Table DP04** *Selected Housing Characteristics*

HOUSING

A range of factors, including housing costs, location, neighborhood characteristics, and changes in household composition, influence household decisions to buy or rent a home. Homeownership often represents the largest financial commitment for a household, serving not only as a place of residence but also as a reflection of long-term stability, personal values, and future aspirations.

Across Texas and within Hopkins County, owner-occupied housing represents the dominant form of residential tenure, as shown in **Table 6.3.** However, Sulphur Springs exhibits a notably different housing profile. In 2024, owner-occupied units accounted for approximately 47.9 percent of housing in Sulphur Springs, while renter-occupied units represented 41.4 percent. This renter share is significantly higher than that of the extraterritorial jurisdiction (ETJ) of Hopkins County and the State as a whole. In contrast, the ETJ remains predominantly owner-occupied, with approximately 74.7 percent of housing units occupied by owners, reflecting a more traditional suburban and rural housing pattern.

These variations in housing tenure highlight important differences in market conditions and housing demand within the region. The higher concentration of rental housing in Sulphur Springs can be attributed to a larger presence of younger households, workforce renters, and transitional populations compared to the ETJ and the County. At the same time, the ETJ and surrounding areas exhibit more stable, long-term patterns of homeownership.

TABLE 6.3. HOUSING COMPARISON

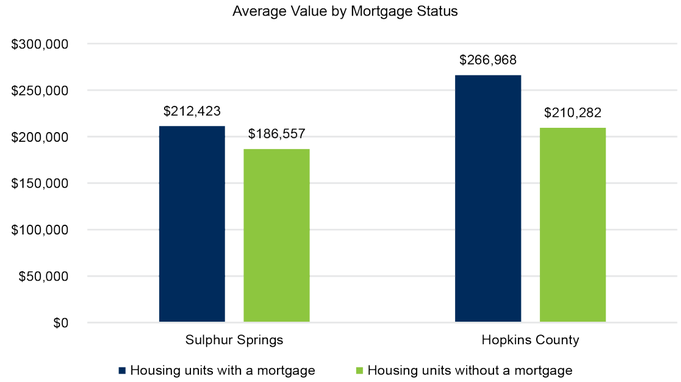
2024 HOUSING UNITS	SULPHUR SPRINGS	ETJ	HOPKINS COUNTY	TEXAS
Owner Occupied Housing Units	47.9%	74.7%	62.2%	56.5%
Renter Occupied Housing Units	41.4%	19.0%	27.2%	33.9%
Vacant Housing Units	10.6%	6.3%	10.7%	9.6%

Source: ESRI, 2024

Figure 6.1 compares housing units with and without Mortgages in Sulphur Springs and in Hopkins County. In Sulphur Springs, homes with a mortgage have an average value of $212,423, while homes without a mortgage average $186,557. In comparison, Hopkins County has higher average values overall: $266,968 for mortgaged homes and $210,282 for those without a mortgage.

This data shows that home values in Hopkins County are significantly higher than in Sulphur Springs for homes with and without mortgages. The value gap suggests that housing in Sulphur Springs may be more affordable, while Hopkins County contains a greater concentration of higher-value homes, potentially due to larger lot sizes, newer construction, or higher-value rural properties.

FIGURE 6.1. HOUSING UNITS WITH AND WITHOUT MORTGAGES



Source: 2024 ESRI ACS Housing Summary

OWNER-OCCUPIED HOUSING

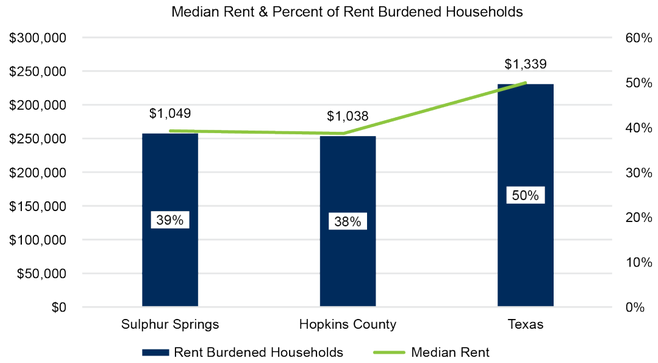
The Owner-Occupied Housing data highlights notable differences in home values and ownership characteristics between Sulphur Springs and Hopkins County. In Sulphur Springs, the median home value is $169,689, and the average home value is $197,924, which is approximately 16.55% lower than the average home value in Hopkins County ($233,632). Home values in Sulphur Springs are most commonly in the $150,000–$199,999 range (20%), with 16% of homes valued between $50,000–$99,999. A small share of homes exceeds $500,000, with only 0.39% valued over $2 million.

Hopkins County has a broader range of higher-value homes, with 8% of homes in the $300,000–$399,999 range and 5% valued between $400,000–$499,999. The County also has a higher share of homes valued at over $500,000. Ownership status also differs significantly: only 28.7% of homes in Sulphur Springs are owned with a mortgage, while 24.4% are owned outright. In Hopkins County, these figures are nearly equal at 49.8% and 50.2%, respectively, suggesting a higher overall rate of homeownership stability and investment. These figures provide a deeper understanding of the local housing market and the economic landscape of homeowners in the region.

RENTER-OCCUPIED HOUSING

The Housing Tenure analysis for Sulphur Springs indicates that a significant number of households are renter-occupied. This underscores the need to analyze rent burden alongside the previously discussed mortgage burden to fully understand housing affordability challenges in the City. **Figure 6.2** portrays rent affordability data for Sulphur Springs, Hopkins County, and Texas. ACS 5-year estimates indicate a median gross rent of $1,049 per month in Sulphur Springs. This figure is comparable to the Hopkins County average but is significantly lower than the State average of $1,339. The largest concentration of Sulphur Springs renters lies between $800 and $1,250. This range represents almost 50% of renter-occupied households. When contrasted to the income figures for the City to understand the rent burden, it is observed that 39% of renter-occupied households spend more than 30% of their income on housing, with 19% spending over 50%. Statewide, about 50% of renter-occupied households spend over 30% of their income on housing, while only 15% spend over 50%. This comparison highlights that general rental affordability is significantly more attainable in Sulphur Springs when compared to the State, but those households that spend more than 50% make up a greater share of the population, indicating a higher prevalence of severe cost burden. This trend could be attributed to a growing low-income population facing high rents, a lack of mid-range housing options or “Missing-Middle Housing,” or a heavy reliance on service-sector jobs with stagnant wages.

FIGURE 6.2. MEDIAN RENT & PERCENT OF RENT BURDENED HOUSEHOLDS



Source: 2023 ACS 5-Year Estimates **Table DP04** *Selected Housing Characteristics*

HOUSING AGE

Between 1970 and 1979, Sulphur Springs experienced its most significant housing boom, with the majority of housing units constructed during this period. The median year for housing construction was 1971, highlighting a period of rapid residential development. This surge in housing supply can be attributed to the substantial population growth the City experienced during these years. The influx of new residents created a heightened demand for homes, driving developers to rapidly expand the City's housing infrastructure. A breakdown of the housing structures built can be seen in **Table 6.4.**

TABLE 6.4. HOUSING UNITS BY YEAR STRUCTURE BUILT

YEAR BUILT	NUMBER OF UNITS	PERCENTAGE
2020 or later	243	1.54%
2010 – 2019	2,268	14.36%
2000 - 2009	1,981	12.52%
1990 - 1990	1,963	12.41%
1980 - 1989	2,341	14.80%
1970 - 1979	2,765	17.48%
1960-1969	1,322	8.36%
1950 - 1959	980	6.19%
1940 - 1949	875	5.53%
1939 or earlier	1,082	6.84%

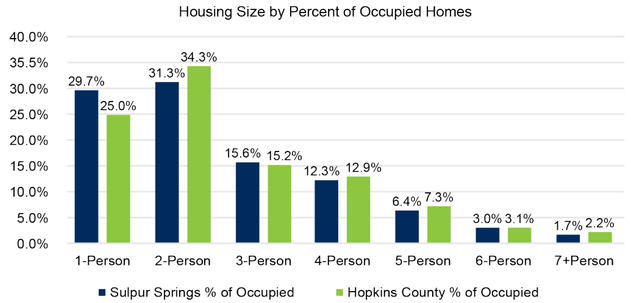
Source: U.S. Census Bureau, 2019-2023 American Community Survey

LAND USE

HOUSING TYPE

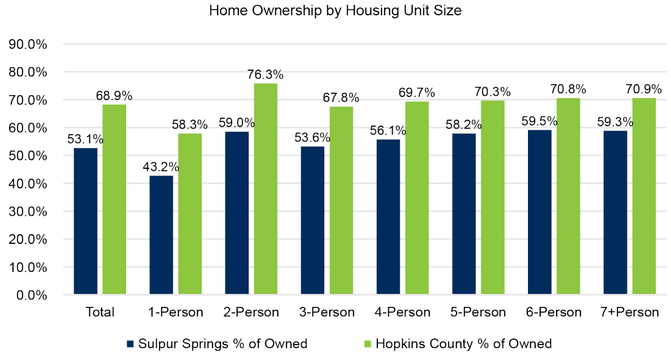
Figure 6.3 indicates that average family sizes in both Sulphur Springs and Hopkins County are relatively small. In Sulphur Springs, the average family size is 2.47, slightly lower than 3.18 in Hopkins County. Additionally, most households do not have children, with only 28.4% of Sulphur Springs households and 28.1% of Hopkins County households classified as having children. The bar chart further illustrates household composition, showing that one- and two-person households are the most common in both areas. The percentages of each household size are very similar between Sulphur Springs and Hopkins County, suggesting similar housing patterns. These trends reflect a predominantly small household population with implications for housing demand, unit types, and family services. **Figure 6.4** presents the frequency of home ownership categorized by household size. This chart shows that Hopkins County has a higher percentage of home ownership across all household sizes—likely due to the higher tendency to rent in more densely populated areas.

FIGURE 6.3. HOUSING SIZE BY PERCENT OF OCCUPIED HOMES



Source: Census 2020 Occupied Housing Units by Size

FIGURE 6.4. HOME OWNERSHIP BY HOUSING UNIT SIZE



Source: Census 2020 Occupied Housing Units by Size and Home Ownership

Aligning with the household sizes, housing types in Sulphur Springs are majority single-family detached making up 72.6% of the housing market. 2.4% of housing units are single-family attached. This is housing such as townhomes, rowhouses, and duplexes. Multi-family housing makes up a large percentage of units at 24.4%. There are a few mobile homes in the City, making up less than 1% of housing in Sulphur Springs. **Table 6.5** shows the existing housing type variations in Sulphur Springs.

TABLE 6.5. HOUSING TYPES CHARACTERISTICS

PLACETYPE	HOUSING TYPES ALLOWED	ACREAGE
Rural Living	Single-family Detached	5+
Estate Residential	Single-family Detached	½ - 2
Neighborhood Residential	Single-family Detached	< ¼
Compact Residential	Single Family Detached; Townhomes; Duplexes; Patio Homes	Varies
Manufactured Homes	Single-family Detached	Varies
Mixed-Use Center	Multifamily; Apartments; Live-Work Units	Varies
Downtown	Live-Work Units; Condominiums; Apartments	Varies
Ranching & Agriculture	Single-Family Detached	5+

NEIGHBORHOOD OUTLOOK

RESTORATION

The City of Sulphur Springs has identified the goal of preserving the historic character and small-town feel of the city. Housing creates a lot of the character a City takes on. However, a large part of the existing housing, especially more immediately surrounding the downtown square, has been deteriorating over time. There is a need for restoration of the existing housing to fulfill this goal. The 380 Infill Housing program was adopted by the City in 2020 and, according to City officials, has proven to be "wildly successful" in stimulating significant levels of development, particularly of single-family and small-unit housing on undeveloped properties along areas with existing infrastructure.

REVITALIZATION

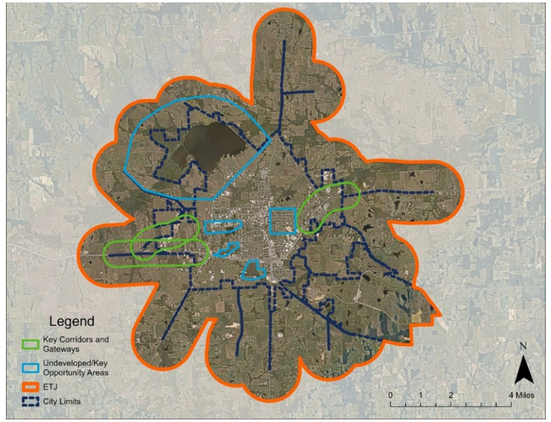
Several key areas in Sulphur Springs have been earmarked for revitalization and redevelopment, as detailed in the map on the next page. Areas such as East Sulphur Springs has been identified as top priorities for housing development. These areas are receiving focused attention due to their potential for growth and their strategic importance in the City's overall development plan.

During the community engagement process, stakeholders expressed demand for smaller lots and "starter homes", which would expand existing neighborhoods. This interest in multi-family housing is driven by several factors, including:

- Proximity to educational institutions, potentially catering to college students.
- Accessibility to community centers, such as those near senior centers.
- The necessity to strategically identify appropriate locations for new multi-family units to ensure they contribute positively to the community.
- The potential need to boost local employment opportunities to support the increased demand for apartment living.
- Current dissatisfaction with senior living complexes.

The City already has multi-family zoning in place, which provides a foundation for these developments. However, careful planning and community input will be essential to enhance these areas thoughtfully and sustainably. The revitalization efforts aim not only to improve the housing landscape but also to support the City's broader economic and community objectives.

FIGURE 6.6. SULPHUR SPRINGS GATEWAYS AND KEY REDEVELOPMENT AREAS



CHALLENGES

The City of Sulphur Springs faces several potential challenges in its development efforts. Aging infrastructure, such as water, sewage, and road systems, may need costly upgrades to sustain the housing and ensure viability. Securing adequate funding is another significant hurdle, as restoration and revitalization projects require substantial investment. This is further detailed in **Chapter 5**. Regulatory and zoning issues can also complicate development, as older properties must comply with current building codes and safety regulations. Additionally, changes to established neighborhoods often meet with community resistance due to concerns over increased traffic and changes in neighborhood character. Ensuring economic viability amid market fluctuations and balancing historical preservation with modernization needs further add to the complexity of development projects. Environmental concerns, such as managing stormwater and minimizing ecological disruption, are essential considerations as well.

Moreover, existing conditions like deteriorating buildings and economic shifts can impact development. Many historic buildings need significant rehabilitation due to neglect, and economic changes require revitalization efforts to attract new businesses and housing. Population changes can strain existing infrastructure or lead to vacant properties to needing reinvestment. Balancing the preservation of historical aesthetics with the demand for modern amenities is crucial for maintaining the City's unique identity. To overcome these challenges, Sulphur Springs needs a strategic approach involving thorough planning, strong community engagement, and integrated funding mechanisms, ensuring sustainable and successful revitalization efforts.

PRIORITY ACTIONS

Housing initiatives focus on diversifying housing options, improving connectivity, and enhancing neighborhood reinvestment throughout Sulphur Springs to support the city's growing population and align development with the goals of the Future Land Use Plan. These goals were determined through extensive community engagement and collaboration with Sulphur Springs' City Council, Planning & Zoning Committee, and Economic Development Corporation (EDC) Board. The first priority is to "Incentivize higher-density and mixed-housing developments" near Downtown, major employment areas, and retail corridors. The Future Land Use Plan strategically places housing in key areas, encouraging a variety of housing options within walkable distances, while promoting community vibrancy and accessibility. The second priority is to "Improve neighborhood connectivity" by prioritizing sidewalks, trails, and street network improvements that accommodate all accessibility needs. These efforts aim to better connect residential areas with parks, schools, Downtown, and retail centers, fostering stronger community ties and ensuring safe, convenient access to key amenities across the city. The city's Master Thoroughfare Plan, along with **Figure 6.6**, will be essential tools in identifying and implementing the connections between these areas.

HOUSING ACTIONS ITEMS

- ★ Incentivize higher-density and mixed-housing developments within walking distance of Downtown, major employment areas, and retail corridors through targeted zoning and infrastructure support.
- ★ Improve neighborhood connectivity by prioritizing sidewalk, trail, and street network improvements linking residential areas to parks, schools, Downtown, and retail centers.
- Amend the Zoning Ordinance to permit a broader range of housing, including accessory dwelling units in existing neighborhoods, in alignment with the Future Land Use Map.
- Expand the Infill Housing Program for vacant lots with streamlined reviews and enforce codes to address substandard housing and promote new single-family homes.
- Develop and maintain an inventory of housing stock, price points, vacancy rates, and residential projects, and regularly assess housing demand to guide policy decisions.
- Coordinate with local, state, and nonprofit funding sources to assist homeowners with repairs and property reinvestment in properties of need.

ADVANCEMENT OF THE VISION STATEMENT

The analysis, recommendations, and actions in this chapter support the vision for Sulphur Springs by promoting a more inclusive and balanced housing environment that enhances quality of life while respecting community character. By encouraging a broader mix of housing types in walkable locations and expanding infill opportunities, the City can accommodate growth in a way that strengthens neighborhoods and supports access to jobs, services, and amenities. Investments in connectivity and housing reinvestment help improve livability and ensure that existing residents benefit from ongoing growth. Together, these strategies provide attainable housing options, support thoughtful development patterns, and reinforce a vibrant, connected community that honors its heritage while planning for the future.

CHAPTER 7

PARKS, TRAILS, & NATURAL ENVIRONMENT

Sulphur Springs TEXAS
Just play. Have fun. Celebrate!

INTRODUCTION

Parks, trails, and the natural environment are vital in promoting a high quality of life and supporting long-term environmental sustainability in Sulphur Springs. Green spaces offer opportunities for recreation, relaxation, and social connection, while also contributing to the community's health and ecological balance. This chapter outlines the City's policy direction for parks and recreation, including goals reflecting the community's values and aspirations. It also provides recommendations for improving connectivity between existing parks and trail systems, ensuring that recreational opportunities are accessible and well-integrated. Consideration is also given to hazard mitigation, building on previous plans to assess and reduce potential environmental risks that may affect Sulphur Springs.

This chapter concludes with implementation strategies to guide the development, enhancement, and maintenance of parks, trails, and open spaces. These strategies better position Sulphur Springs for future investment in green infrastructure and ensure that the community continues to benefit from well-connected parks and recreation facilities.

EXISTING CONDITIONS

OVERVIEW

Sulphur Springs has various land uses for their wealth of green spaces and undeveloped land in the City. This includes **Parks and Open Space, Environmentally Sensitive Areas, Ranching and Agriculture**. Additionally, there are trails and water bodies that can be used for recreational purposes.

Parks and Open Spaces are classified as areas that can be used for recreation and leisure and include existing dedicated community parks, neighborhood parks, and trails. It is used to improve environmental and ecological function and can be used as an escape from the urban environment.

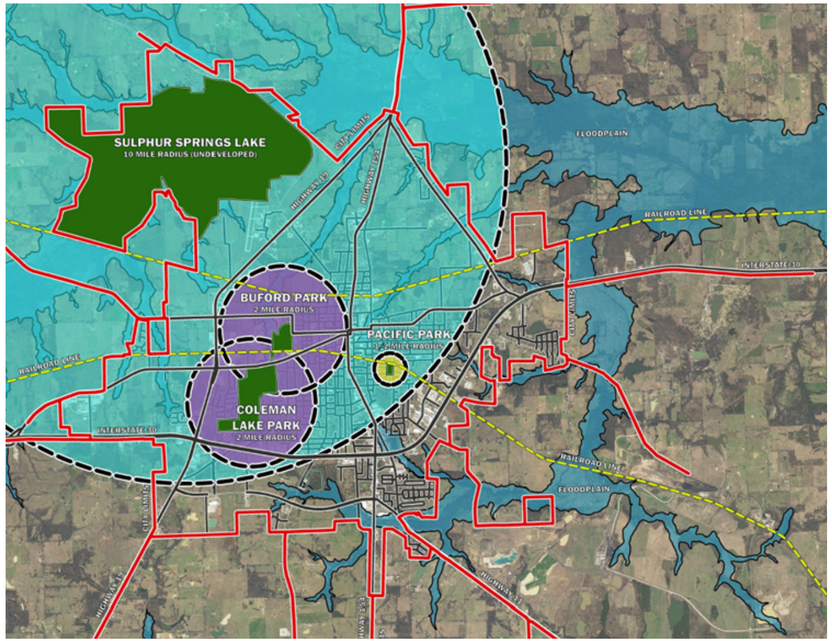
Environmentally Sensitive Areas are areas that can be used for both recreation and leisure and include community parks, neighborhood parks, lakes, streams, and trails. It is used to improve environmental and ecological function and can be used as an escape from the urban environment. What differentiates this PlaceType from Parks and Open Space is that these areas sit on or near the floodplain, where the land is not fit for development. Therefore, Environmentally Sensitive Areas should be protected from future development.

Ranching and Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

PARKS, RECREATION & OPEN SPACE MASTER PLAN

Sulphur Springs adopted its first Parks, Recreation & Open Space Master Plan on October 1, 2019. This serves as a strategic plan to manage public recreational areas, ensuring they meet current and future needs. This plan aims to enhance the quality of life for residents by providing accessible, well-maintained parks and recreational facilities, encouraging outdoor activities, conserving natural spaces, and promoting community engagement. It also helps guide sustainable development, prioritize investments, and ensure that the recreational spaces are adaptable to changing demographics and preferences. The Master Plan is illustrated below in **Exhibit 7.1.**

EXHIBIT 7.1. SULPHUR SPRINGS 2019 PARKS, OPEN SPACE AND RECREATIONAL MASTER PLAN



PARK CLASSIFICATION

The existing Sulphur Springs Parks Network consists of five park types, each designed to meet the unique recreational needs of the City's residents identified in 2019. **Table 7.1** below outlines the characteristics of each park type within Sulphur Springs.

TABLE 7.1. PARKS CLASSIFICATION TABLE

CLASSIFICATION	SERVICE AREA	SIZE (ACRES)	POPULATION SERVED	TYPICAL FACILITIES	DEVELOPMENT COSTS
Neighborhood Park	½ Mile	10-12 Acres	2,000-10,000	Playground apparatus, pavilion, picnic area(s), play courts, playfields. Multi-use trails, natural open space, landscaping, and parking	$150,000-$175,000 per acre
Community Park	2 Miles	40-150 Acres	10,000-50,000	Tennis courts, sports fields, playground apparatus, pavilion, walking/ jogging trails, picnic area(s), swimming pools, play courts, playfields, open space, multi-use trails, recreation centers, landscaping, restrooms, and parking	$70,000-$200,000 per acre
Regional Park	10 Miles	200-1,000 Acres	Entire Urban Area	Sports fields, tennis courts, swimming complexes, lakes, hike/ bike trails, bridle paths, golf courses, campgrounds, nature areas, play structures, restrooms, fitness equipment and ample parking	$2,500,000 & Up (Total Cost)
Trails/ Greenbelts	Varies	Varies	Entire Urban Area	Multi-purpose trails, benches, picnic areas, information kiosks, trailheads, landscaping, fitness stations, and drinking fountains	$125,000-$175,000 per acre
Natural Areas	Varies	Determined by Resource	Entire Urban Area	Nature trails, multi-purpose trails, benches, picnic areas, wildlife viewing stations, educational components, information kiosks, interpretive signs, exercise courses, and drinking fountains	Varies

**All costs exclude land and are based on 2019 dollar value*

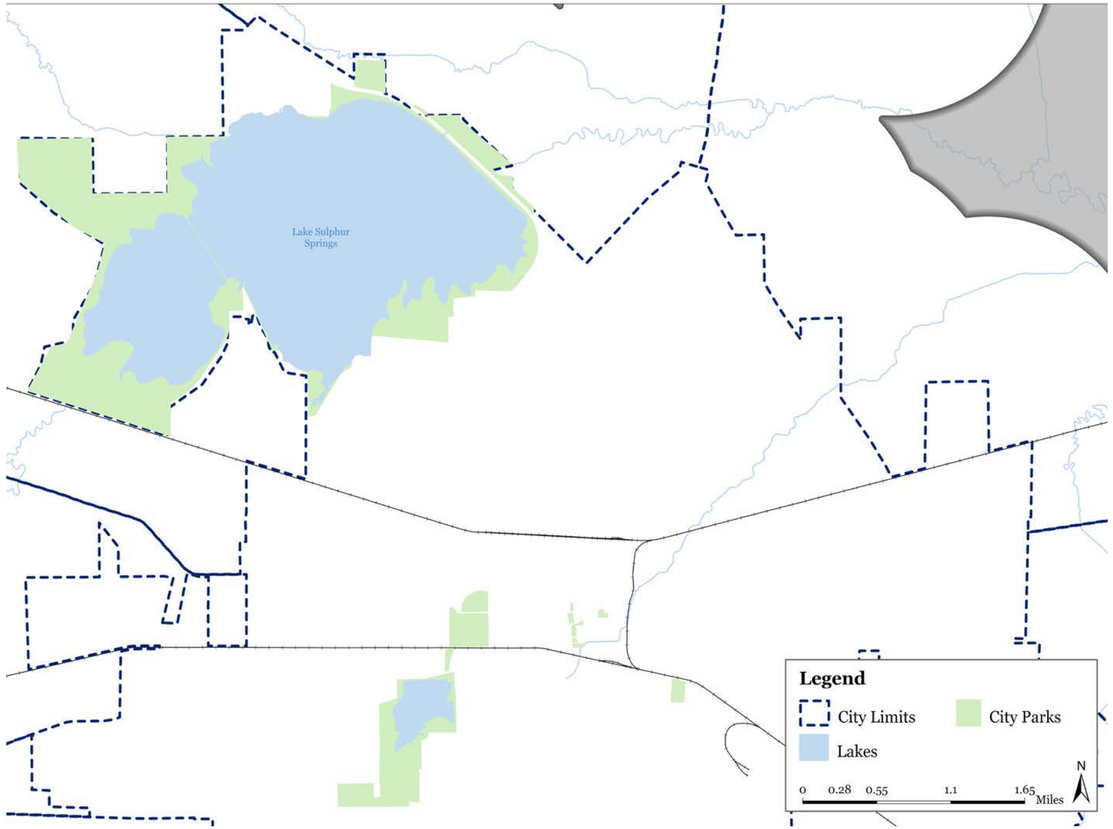
INVENTORY

PARKS IN SULPHUR SPRINGS

There are four parks in Sulphur Springs City limits, including Coleman Park, Buford Park, Pacific Park, and Lake Sulphur Springs. While not located in Sulphur Springs, Cooper Lake State Park is located in Hopkins County and is well utilized by residents of Sulphur Springs.

TABLE 7.2. PARKS INVENTORY TABLE

PARK NAME	ADDRESS	PARK CLASSIFICATION	TOTAL ACRES	DEVELOPED ACRES	PARK FACILITIES		
Buford Park	733 Connally St	Community Park	43.74	43.74	• Kid's Kingdom - Wooden • Play Structure • Multi-Purpose Trails • Pavilions • Gazebos • Lake Peavine Pinion	• Benches • Wooden Boardwalk & Pier • Baseball Fields (lighted) • Softball Fields (lighted)	• Skate Park • Basketball Court • Picnic Areas • Open Lawn Areas • Wooded Tree Areas • Restroom
Coleman Park	612 Lincoln Dr	Community Park	184.15	133.00	• Multi-Purpose Trails • Nature Trail • Coleman Lake & Waterfalls • Imagination Mountain • Fishing Pier • Soccer Fields	• Large Playground Area • Baseball Fields (lighted) • Softball Fields (lighted) • Tennis Courts (lighted) • Disc Golf Course	• Concession/ Restroom Facilities • Picnic Areas • Benches • Open Lawn Areas • Wooded Tree Areas • Parking
Pacific Park	413 Beckham St W	Neighborhood Park	7.25	7.25	• The Grays Community Center • Splashpad • Playground Equipment • Multi-Purpose Trails • Pavilion	• Basketball Courts (lighted) • Baseball Practice Field (lighted) • Open Lawn Areas • Picnic Areas • Benches	• Restroom Facility • Food Truck • Event Space • Festival/ Market Amanities • Parking
Total Acreage	**235.14 Acres Total**	**183.99 Acres Developed**					

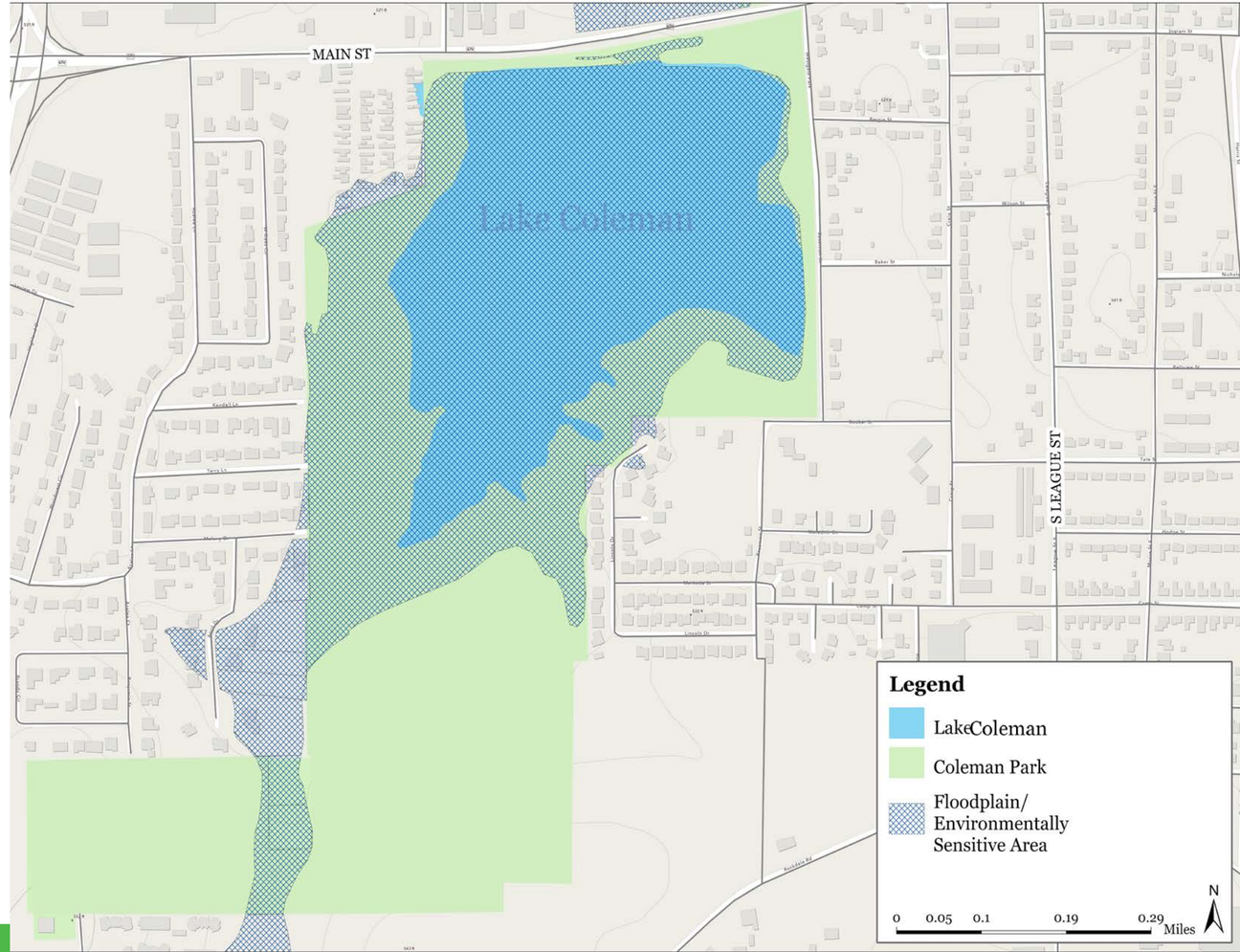


- Coleman Park

Coleman Park is one of the largest parks in Sulphur Springs at 184.15 acres. This acreage also includes Coleman Lake , which contributes to some of the many amenities the park has, including multipurpose and nature trails, two waterfalls, a fishing pier, multiple lighted sports fields, picnic areas (equipped with charcoal grills and tables), seating, open lawn areas, a restroom facility, parking, and more. The park has numerous walking paths and recreational fields, including a 2.5-mile walking trail, 7 soccer fields, 6 baseball/softball fields.

During the 2025 Sulphur Springs comprehensive planning process, it was expressed that residents would like to see an enhanced use of the park, especially on the North and South sides of Coleman Lake. Some of the points of discussion include:

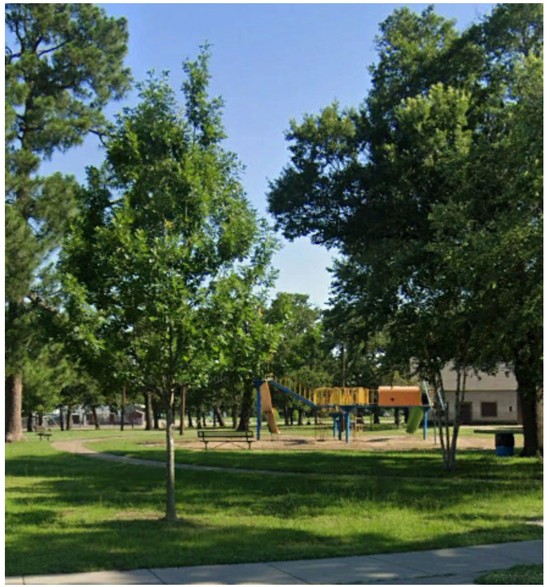
- Create additional housing and apartments nearby.
- Create nearby shopping areas and restaurants.
- Expand West – Boat ramp area.
- More lighting.
- Walking trail with minimal removal of old growth and trees.
- Sidewalk connections and pedestrian safety enhancements, particularly for children crossing.
- The addition of restaurants and convenience stores.

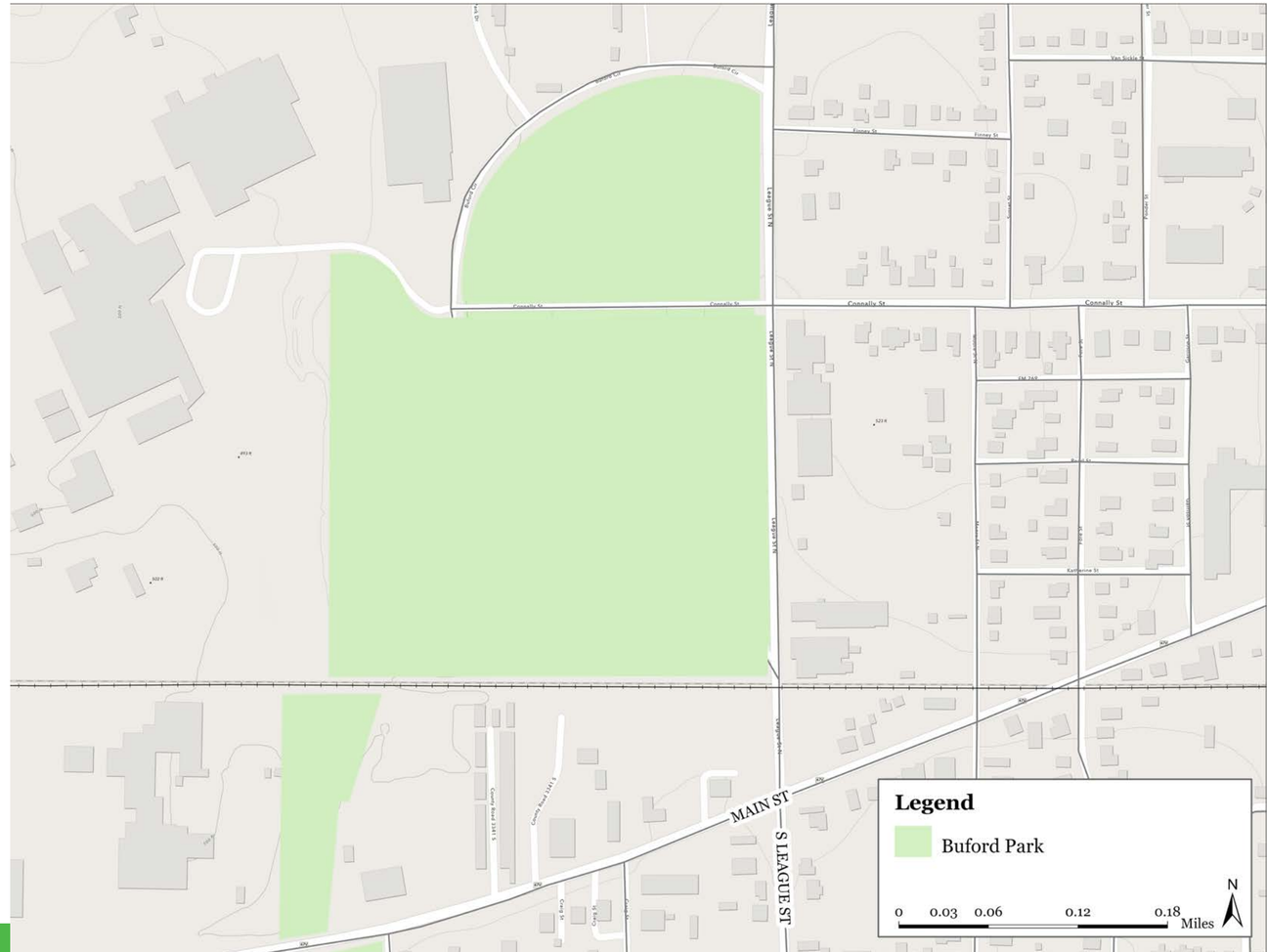


- Buford Park

Buford Park is located at the west end of Connally Street opposite the Hopkins County Courthouse. One of the main attractions is Kids Kingdom, a one-acre castle-themed playground built in 1997. This recreational area also includes lighted baseball fields, walking/jogging trails, gazebos, a pavilion, Peavine Pinion pond with a lighted boardwalk, a skateboard park, and a basketball court.

In 2009, the park became the host for the annual Hopkins County Stew Contest. Over the years, as park usage increased, Buford Park began implementing the goals of the 2019 Parks, Open Space, and Recreational Master Plan. The increased usage over the years informed the proposed improvements in the 2019 Parks Master Plan. In 2025, implementation began including the design of a Miracle League Ball Field.





- Pacific Park

Pacific Park is classified as a neighborhood park, situated on 7.25 acres of land. Pacific Park is home to the Grays Community Building, a lighted covered pavillion, lighted baseball practice fields, multi-purpose trails, a pavilion, and open lawn areas. There is also a restroom facility, on-site parking, picnic areas, and benches.

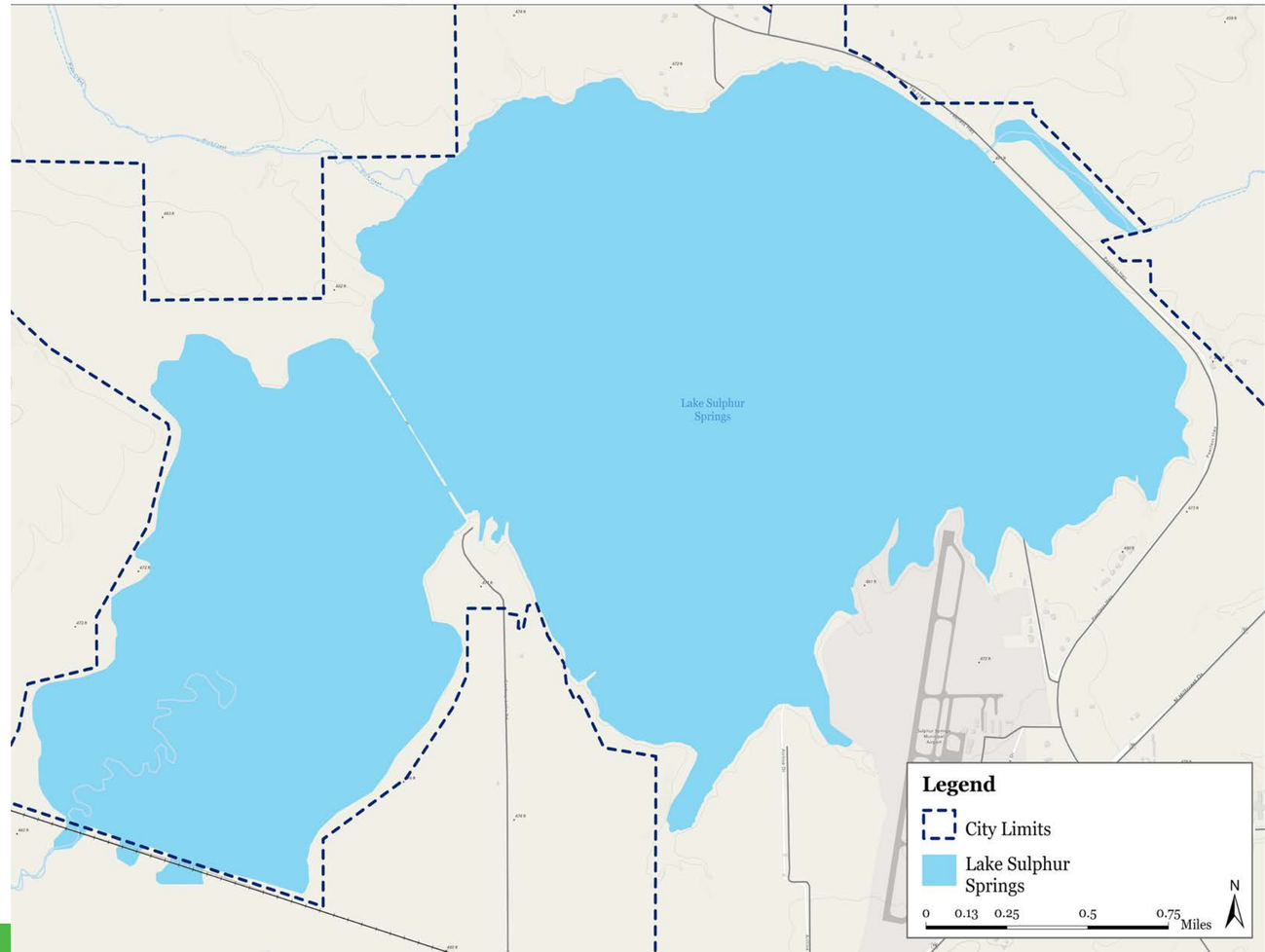
In 2021, the Grays Building was redesigned and reconstructed, along with a new looped trail that will be constructed to enhance the park's accessibility and usability. During previous planning efforts, there was an expressed desire to see the construction and relocation of large playgrounds tailored for children aged 2-5 and 5-12, as well as the construction of a large pavilion equipped with multi-purpose sports courts such as basketball and volleyball. During the 2019 Parks & Recreation Master Plan process, it was discussed that the existing splash pad would be renovated and expanded, and the existing pavilion would also undergo renovations, which were completed in June 2021.

- Lake Sulphur Springs

Lake Sulphur Springs is classified as a regional park in the Parks, Recreation, and Open Space Plan, consisting of 2,573.92 acres. While not acting as a traditional park, this is an undeveloped park situated on White Oak Creek, primarily functioning as a supplementary source for the City's water supply. Lake Sulphur Springs offers limited amenities but features a boat ramp. Residents regularly use the lake to catch blue and channel catfish, crappie, and smaller populations of largemouth bass. The lake features two boat ramp facilities that are available year-round. Additionally, its proximity to Sulphur Springs Municipal Airport makes it accessible for float-equipped aircraft.

During the Comprehensive Planning process, it has been expressed that residents desire to see the lake better utilized and on all sides. It has been proposed to create areas for parking, gathering spaces to host large events, and create a designated spot for food truck vendors. Residents also expressed wanting to see additional spaces for recreational activities such as ATV paths, horse trails, boat ramps, a more developed park, and improved walking trails around the lake.

"Left as natural as possible with recreation activities. Maybe some ATV paths"

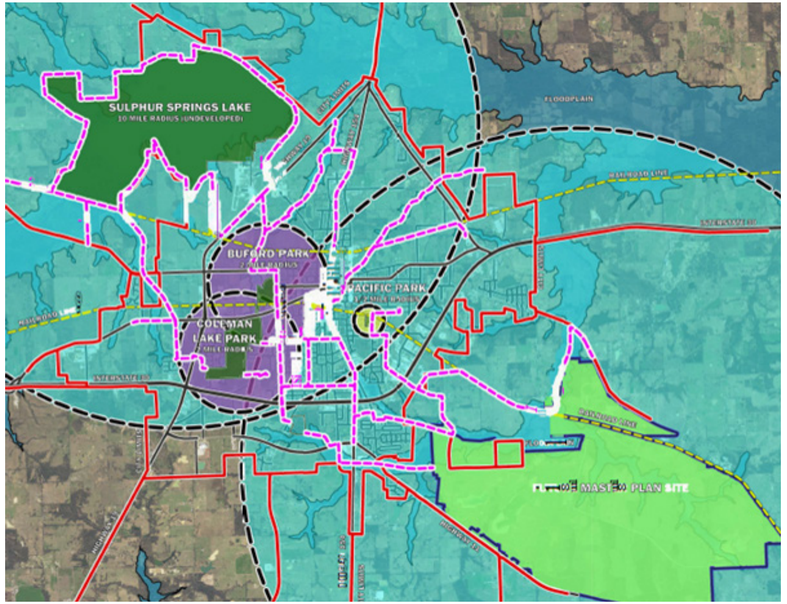


TRAILS IN SULPHUR SPRINGS

As part of the 2019 Parks, Recreation & Open Space Master Plan, a City-wide trail system charrette was conducted, as there was no existing Trails Master Plan. This charrette identified that a strong need for both multi-use paved trails and nature trails to serve Sulphur Springs. Many residents have expressed a desire for additional walking trails in parks for exercise. During the Design Charrette, participants expressed a desire for looped trails in parks, which would be beneficial to people of all ages and mobility levels.

During the charrette, participants also expressed a desire to continue trail construction across the City to improve connectivity between parks, schools, and residential areas. Since, the Crosstown Trails project has een completed rom Coleman Park to Buford Park and connection to Downtown along Connally Street.

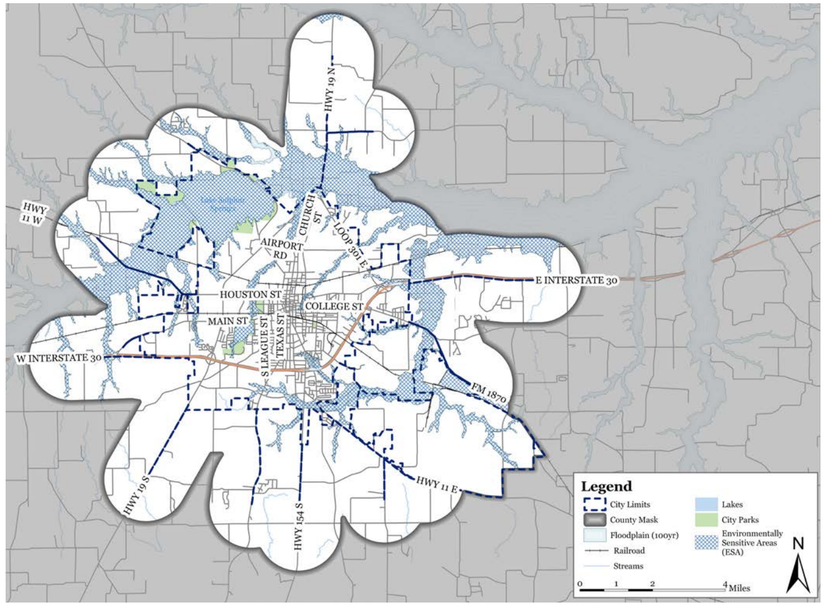
EXHIBIT 7.2. TRAILS MAP INCLUDING 2019 RECOMMENDATIONS



ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas within the city are situated on the floodplain, rendering the land unsuitable for development. This PlaceType, however, offers valuable opportunities for recreation and leisure, featuring community parks, neighborhood parks, lakes, streams, trails, and other recreational spaces. These areas enhance environmental and ecological functions, such as improving water quality and providing wildlife habitats, while also serving as natural buffers during flooding events. These environmentally sensitive areas shown in **Exhibit 7.3** also provide residents with a natural escape from the urban environment.

EXHIBIT 7.3. ENVIRONMENTALLY SENSITVE AREAS



GOALS AND OBJECTIVES

Goals and Objectives are created in a Plan to give direction for future community decisions regarding parks, recreation, and open spaces. The section below details the goals and objectives that were established in the 2019 Parks, Recreation & Open Space Master planning process, based on input from the City of Sulphur Springs' residents, City Staff, and professional opinion. Two distinct sets of goals and objectives were established: one for general parks and recreation, and another for open space. Although separate, both sets are designed to work together and should be aligned with the broader goals outlined in the City's Comprehensive Plan.

Through the planning process, the **general park and recreation goal** was developed:

"To develop a Park System that specifically builds a healthier community, strengthens community sense of place and enriches the lives of residents."

In the 2019 Parks, Recreation & Open Space Master Plan, **park and recreation objectives** include:

- To continue to provide trail connections throughout the City to connect parks, businesses, schools and residential areas.
- To provide active, passive and primitive recreational opportunities throughout the park system.
- To continue to increase beautification and landscaping throughout the park system.
- To provide programming and recreational opportunities for educational purposes.
- To continue to develop Pacific Park and Buford Park according to the site - specific master plans.
- To continue to provide maintenance throughout the park system.
- To focus on enhancing the existing park properties and facilities.

Through the planning process, the **open space goal** was developed:

"To establish & protect natural areas throughout the City to conserve and preserve the essential inherent values of ecosystems and habitats."

Open Space Objectives include:

- To proactively preserve and protect areas along Lake Sulphur Springs, Peavine Pinion, and Coleman Lake.
- To continue to improve the aesthetically pleasing image of the City by planting native species in parks and maintaining areas of natural beauty.
- To enhance areas of Lake Sulphur Springs to promote the viewing opportunities of natural areas.
- To provide recreation opportunities along creeks, tributaries, and other natural areas while protecting the natural areas.

CONNECTIVITY AND ACCESSIBILITY

OPPORTUNITIES

- There are several opportunities to improve connectivity and accessibility throughout the City, including its trails. Some points of discussion during the City-wide Trail System design charrette include:
- To construct a trail segment that connects Downtown Square Park to Pacific Park
  - To provide connectivity to school properties, schools and neighborhoods to increase safety by adding alternative transportation options to promote healthy and active lifestyles.
  - To construct a trail segment along an easement from Coleman Park to Sulphur Springs Elementary School.
  - To construct a trail segment from Sulphur Springs Elementary School to the Mine Property along the existing creek corridor.
  - Start building sidewalk networks around schools. Prioritize sidewalk connections in areas where they have opportunities to connect to more people and neighborhoods first along streets such as: Texas, Bell, Lee, League, Bellview, Calvert, Carter, Como, Mockingbird, Broadway, Main, Garrison, Davis, and California.
- To construct a trail segment from Connally Street, south of downtown, to Heritage Park and the Museum along the existing greenbelt/creek.

BARRIERS

While opportunities for improving connectivity through the development of trails and sidewalks are abundant, it is crucial to acknowledge and address the barriers that can affect connectivity within a community.

Some of the existing infrastructure in the City, such as the two railroads cutting through the City, sidewalk gaps, and various non-connecting road crossings, pose significant challenges. These connectivity barriers create difficulties for people navigating the City, are not inclusive to those with mobility challenges, limit pedestrian safety, and cause traffic congestion, particularly around the railroads.

During the comprehensive planning process, residents expressed a desire for more continuous sidewalks that are compliant with the Americans with Disability Act (ADA) standards, particularly to accommodate older residents and those with mobility challenges. Additionally, there was a call for safer crosswalks and upgraded infrastructure, particularly around schools and parks.

Addressing these barriers will require a focused effort on closing sidewalk gaps, implementing ADA-compliant pedestrian facilities, and creating safe and accessible crossings over and around the railroads. By prioritizing these improvements, the City can enhance connectivity, ensure safer routes for all residents, reduce traffic congestion, support a more inclusive and transit-friendly community, and ultimately promote a safer pedestrian environment for everyone.

NATURAL HAZARDS

When planning for the future of Sulphur Springs, natural hazards and the City's ability to prepare for and recover from potential environmental risks must be considered. The 2022 Hazard Mitigation Plan (HMP) for Hopkins County provides a detailed assessment of hazards and vulnerabilities across the region, along with recommended strategies and actions to reduce risk and improve community resilience. As the largest community in Hopkins County, Sulphur Springs shares many of the same vulnerabilities and resilience needs identified in the HMP. The plan serves as a key reference document for the City's Comprehensive Plan, providing data, analysis, and mitigation strategies. Insights from the HMP will be integrated throughout this section to help ensure that future growth and development in Sulphur Springs are safe, sustainable, and resilient to natural hazards.

The hazards identified in the Hopkins County Hazard Mitigation Plan were determined through a comprehensive review of historical data and documented events that have impacted the region. This information was compiled from multiple sources, including archived newspaper reports, local expertise from jurisdictional staff and residents, data from the NOAA Satellite and Information Service and the National Climatic Data Center, and guidance provided by FEMA Hazard Mitigation Plan reviewers and the Texas Department of Emergency Management.

Hazard Risk is determined by the following formula:

(Severity)(0.45)+(Probablity)(0.30)+(Warning Time)(0.15)+(Duration)(0.10)=Risk

Risk=Priority Risk Index (PRI)

High Risk=PRI of 3.0 or greater

Medium Risk=PRI score 2.0 to 3.0

Low Risk=PRI score less than 2.0

Severity, Probability, Warning Time, and Duration are all ranked on a 1 to 4 scale detailed in the Hopkins County Hazard Mitigation Plan.

TABLE 7.3. HOPKINS COUNTY HAZARD RISK RANKING

HAZARD	POTENTIAL IMPACT	PROBABILITY	WARNING	DURATION	RISK
Drought	Substantial (4)	Highly Likely (4)	Greater than 24 hours (1)	Greater than 1 week (4)	High (3.55)
Flooding	Major (3)	Highly Likely (4)	6 to 12 hours (2)	Less than 24 hours (2)	High (3.2)
Winter Storms	Minor (2)	Highly Likely (4)	6 to 12 hours (3)	Less than 1 Week (3)	Medium (2.85)
Extreme Heat	Limited (1)	Highly Likely (4)	Greater than 24 hours (1)	Less than a week (3)	Medium (2.81)
Tornadoes	Substantial (4)	Unlikely (1)	Less than 6 hours (4)	Less than 6 hours (1)	Medium (2.8)
Severe Thunderstorms	Major (3)	Unlikely (1)	Less than 6 hours (4)	Less than 6 hours (1)	Medium (2.35)
Hailstorms	Limited (1)	Highly Likely (4)	Less than 6 hours (4)	Less than 6 hours (1)	Medium (2.35)
Wildfires	Limited (1)	Unlikely (1)	Less than 6 hours (4)	Less than 6 hours (1)	Low (1.45)

DROUGHT

Drought represents the highest-rated natural hazard risk with a score of 3.55, reflecting its high probability of occurrence and potential for long-term impacts. Unlike short-lived natural disasters, drought conditions can persist for weeks or months, causing widespread economic, environmental, and social consequences. The severity of these events depends on the degree of water deficiency, their duration, and the size of the affected area. Prolonged droughts can destroy crops, increase production costs for farmers, cause livestock losses, limit water availability for irrigation, and increase the likelihood of wildfires. Beyond these agricultural and environmental effects, drought also poses public health and safety challenges, leading to respiratory and heat-related illnesses, mental and physical stress, and in severe cases, population relocation. Over the past 20 years, Hopkins County has experienced 70 significant drought events, resulting in approximately $534,000 in property damage and $1.53 million in agricultural losses. These figures highlight the need for proactive drought mitigation strategies, including water conservation planning, drought-resistant landscaping, improved irrigation practices, and coordinated emergency response efforts to reduce vulnerabilities and enhance community resilience.

FLOODING

Flooding remains one of the most significant natural hazards affecting Sulphur Springs as it scored a high-risk score (3.2) on the matrix, with both flash flooding and riverine flooding posing risks to people, property, and infrastructure. Over the past 20 years, the City has experienced eight major flood events, highlighting the ongoing vulnerability of certain areas within the community. Flash flooding typically occurs during intense, short-duration rainfall that overwhelms local drainage systems. This type of flooding can rapidly damage homes, businesses, and roadways. Areas with steeper terrain and higher runoff rates are particularly susceptible to flash flood impacts. Riverine flooding, on the other hand, occurs when rivers and streams overflow their banks, often covering large areas and persisting from several hours to several days. Both types of flooding can disrupt transportation, require evacuations or relocations, and cause substantial property damage.

Approximately 28% of Sulphur Springs' total acreage lies within the 100-year floodplain. To address ongoing flooding challenges, the City should implement strategic land use measures, such as designating high-risk floodplain areas as open space for future land use. In some cases, voluntary property acquisitions in frequently flooded areas may be considered to reduce long-term risk and protect residents. Additionally, enhanced emergency response protocols and targeted infrastructure improvements should be pursued to mitigate flood impacts further and improve community resilience.

WINTER STORMS

Winter Storm hazards include freezing rain, ice storms, blizzards, and heavy snowfall. These storms can create hazardous travel conditions and cause widespread power and communication system disruptions. Prolonged exposure to severe winter weather can also threaten livestock, wildlife, and vegetation. At the same time, the accumulation of ice and snow may result in tree damage, leading to downed power lines, blocked roadways, and property damage. Additionally, freezing temperatures frequently cause water line breaks, resulting in costly repairs and service disruptions.

Winter storms present a medium-level risk to Sulphur Springs, scoring 2.85 on the hazard risk matrix. Their probability of occurrence is relatively high, and their potential impacts are minor when looking at the long term. In the last 20 years, 20 major winter storm events have caused an estimated $5.6 million in damage across Hopkins County. To enhance community resilience, the City should identify and designate facilities equipped with backup generators to serve as emergency warming centers. These centers would provide residents with safe, heated locations during prolonged power outages, reducing risks to health and safety during severe winter weather events.

EXTREME HEAT

Extreme heat is considered a medium-risk hazard with a score of 2.1, reflecting its high likelihood of occurrence but generally limited physical damage compared to other natural disasters. Extreme heat events are often associated with drought conditions and pose significant public health concerns, particularly for vulnerable populations such as the elderly living in areas without air-conditioned environments. Prolonged periods of excessive heat can strain local infrastructure, causing roadways to soften and buckle, increasing the risk of mechanical failures in automobiles, and accelerating spoilage of perishable goods. Additionally, extreme heat events often lead to heightened energy demand for cooling, which can overload electrical grids and potentially result in rolling blackouts. Over the past 20 years, Hopkins County has experienced 12 major extreme heat events, underscoring the importance of mitigation measures such as enhancing roadway materials to withstand high temperatures and promoting energy efficiency strategies to reduce grid strain during peak heat periods.

TORNADOES

Tornadoes are considered a medium-risk hazard for Sulphur Springs, scoring 2.8 on the regional hazard risk matrix. This rating reflects their high potential impact, despite their relatively low likelihood of occurrence. Over the past 20 years, the City has experienced two major tornado events, resulting in approximately $756,000 in property damage. The City could evaluate opportunities to expand shelter capaCity by designating existing public facilities to enhance community preparedness. Sulphur Springs' eight schools could work as supplemental tornado shelters that complement the four shelters currently in the National Shelter System. This approach would improve emergency response capabilities and increase safe refuge options for residents during severe weather events.

SEVERE THUNDERSTORMS & WINDS

Severe thunderstorms pose a medium-level risk to Sulphur Springs, scoring 2.35 on the regional hazard risk matrix. While their probability of occurrence is relatively low, these storms have the potential for significant impacts, primarily due to damaging winds reaching up to 150 miles per hour. Over the past 20 years, the City has experienced 33 major severe thunderstorms, resulting in approximately $999,000 in property damage. As previously mentioned, the City should consider expanding access to emergency shelters, including using school facilities as temporary safe havens to enhance public safety during such events.

HAILSTORMS

Hailstorms present a medium-level risk to Sulphur Springs, with a hazard score of 2.35. While the probability of occurrence is relatively high, the overall impact is typically limited compared to other severe weather events. Hail primarily damages building roofs, vehicle exteriors, siding, and agricultural crops, and may pose a risk of injury to individuals caught outdoors during a storm. Hailstones can vary significantly, ranging from small pellets to extreme events producing hailstones up to 4 inches in diameter. The severity of damage increases proportionally with hail size, particularly impacting property and exposed infrastructure. Over the past 20 years, 19 major hailstorm events have been recorded in Hopkins County, resulting in an estimated $72,000 in property damage.

WILDFIRES

Wildfires, including forest, brush, and grass fires, present a significant fire hazard across Texas due to the State's climate and vegetation conditions, with the potential to cause extensive property damage and long-lasting environmental impacts. Wildfires are considered a medium-risk hazard, scoring 3.9, reflecting a high potential impact but a relatively low probability of large-scale events. While Sulphur Springs has not experienced catastrophic wildfire incidents resulting in loss of life, smaller, localized fires occur often and can still threaten property and natural resources. Historical records from the last 20 years indicate that Hopkins County has experienced 1,471 wildfire events, and approximately 16% of Sulphur Springs' total acreage lies within the Wildland-Urban Interface (WUI). Although large-scale wildfires have not yet impacted the City, the combination of high temperatures, dry conditions, and exposed acreage emphasizes the need for proactive mitigation strategies. These strategies include maintaining defensible space around structures, enforcing fire-resistant building codes in WUI areas, improving vegetation management practices, and coordinating regional fire suppression resources to enhance response capaCity.

IMPLEMENTATION STRATEGIES

There are several key factors for successful implementation of fulfilling goals of the Parks, Recreation & Open Space Master Plan, including:

- **Committed City leadership** to champion the Plan's vision and goals.
- **Support from the community** to ensure a shared commitment to success.
- **Collaboration and communication** between the City and its stakeholders, including governmental and quasi-governmental agencies, private sector partners, nonprofit organizations, civic groups, and residents.
- **Coordination of projects** with public and private sector partners, particularly those involving infrastructure investments.
- **Removal of barriers** to achieving the vision, such as ordinances, standards, or processes that conflict with plan implementation.
- **Diverse funding sources**, including local, state, and federal entities, to support key initiatives. Sulphur Springs will need the cooperation and resources of partner agencies to deliver the infrastructure required for new development, as well as collaboration with private sector developers and property owners who provide the land and capital essential to bringing the plan to life.

PARTNERSHIPS

To effectively achieve the comprehensive goals outlined in the Parks, Recreation & Open Space Master Plan, Sulphur Springs should actively seek partnerships with the following entities:

- Sulphur Springs Parks & Recreation Department
- Texas Parks & Wildlife (TPWD)
- Texas Department of Transportation (TxDOT)

By creating strong collaborations, the community can leverage diverse expertise, resources, and support, ensuring the successful implementation and long-term sustainability of its initiatives aimed at enhancing recreational spaces and promoting environmental stewardship in Sulphur Springs.

STRATEGIES FOR FUTURE PARK AND TRAIL DEVELOPMENT

While the 2019 Parks, Recreation & Open Space Master Plan does not identify specific areas for future park development, it is recommended that the City refer to the "Gateways and Key Redevelopment Areas" identified during the 2025 Sulphur Springs comprehensive planning process. The parks and open space areas include:

- Coleman Park
- Lake Sulphur Springs
- Pacific Park
- Buford Park
- Open Space in the City's far southeast part of the ETJ, immediately east of future Matrix Reserves development

During the comprehensive planning process, some of the following enhancements were discussed, including:

- Improve pedestrian facilities.
- Install picnic and BBQ areas in parks.
- Horse-friendly amenities.
- Improved signage and wayfinding.
- Improve lighting, especially near walking trails.
- Create designated camping grounds.
- Preserve existing trees.
- Install and improve walking and hiking trails around the Lakes.
- Install resting areas along trails and in parks.
- Improve fishing facilities.
- Install drinking fountains.
- Create park programming for users of all ages.

In addition to parks and open space, recommendations for trails are made. This includes developing significant trail segments that enhance connectivity throughout the community. It is essential to continue constructing trails to link parks, schools, residential neighborhoods, and commercial areas. These connections should encourage healthy, active lifestyles and offer safe alternate routes for residents. Additionally, the City should continue to construct multi-use paved and nature trails throughout the community to create a network that connects residential areas with commercial areas, parks, and schools.

Overall, priority for trails should be placed on creating trails that ensure safe passage along streets to schools, parks, homes, and trail segments that follow creek corridors and other natural features.

PRIORITY ACTIONS

The above goals were established through collaboration with Sulphur Springs' City Council, Planning & Zoning Committee, and public input to address the recreational needs of a growing city and align with the community's vision for lively and accessible public spaces. The first priority is to "Develop site-specific master plans" for major park and lake properties, such as Lake Sulphur Springs, Coleman Lake, Buford Park, and Pacific Park, which were identified during the engagement process as the city's most popular exisiting greenspaces. These plans will guide phased improvements and maximize the potential of each property by incorporating program elements, priorities, cost estimates, and funding strategies. The second priority is to "Develop a program and explore funding opportunities" to renovate and upgrade park properties and facilities across the city. This initiative focuses on preserving and enhancing existing amenities to provide safe, engaging spaces for recreation, leisure, and community connection for residents of all ages and abilities.

PARKS, TRAILS & NATURAL ENVIRONMENT ACTION ITEMS

The benefits of the recreational improvements include tourism potential, economic value, increasing property values, civic pride, and most importantly, an improved quality of life for the residents of the City of Sulphur Springs. To continue the progress of Sulphur Springs, it is recommended to continue working towards the goals and objectives outlined in the 2019 Parks, Recreation & Open Space Master Plan. These goals include:

- ★ Develop site-specific master plans for major park and lake properties (like Lake Sulphur Springs, Coal Mining Property, Coleman Lake, Buford Park, and Pacific Park) that incorporate program elements, priorities, opinions of probable construction costs and potential funding mechanisms to guide phased improvements, capital investments, and recreational enhancements.
- ★ Develop a program and explore funding opportunities for renovating and upgrading existing park properties and facilities across the City.
- Expand and complete a connected trail network linking neighborhoods, schools, Downtown, and major parks, with a goal of adding a defined number of miles of new or improved trails within 10 years.
- Review and update the existing Parks, Recreation & Open Space Master Plan to ensure it aligns with the community's vision and qualifies for grants such as those funded by TPWD.
- Expand recreational programming for youth, adults, and seniors by establishing participation targets and partnerships with schools and community organizations.
- Establish policies and/or regulations that support the protection and preservation of existing tree stands to maintain the City's natural feel and heritage.
- Collaborate with Hopkins County to implement the Hazard Mitigation Plan, implementing Sulphur Springs-specific actions.
- Provide inclusive active, passive, and primitive recreational opportunities throughout the park system for park users of all ages.
- Develop a wayfinding strategy that aligns with Sulphur Springs' branding to ensure consistent and accessible navigation throughout the City.
- Install gathering spaces like picnic areas, BBQ areas, and pavilions, while continuing to enhance beautification and landscaping throughout the park system.

ADVANCEMENT OF THE VISION STATEMENT

The analysis, recommendations, and actions in this chapter advance the vision for Sulphur Springs by expanding recreation, preserving natural resources, and enhancing the community's overall quality of life. By investing in parks, trails, and recreational programming, the City creates opportunities for residents of all ages to stay active, connect with one another, and enjoy the outdoors, reinforcing its inclusive and welcoming character. Protecting tree stands, coordinating hazard mitigation efforts, and planning for long-term improvements ensures that growth is balanced with environmental stewardship and resilience. Together, these efforts celebrate the City's natural assets and heritage while supporting thoughtful enhancements that strengthen community identity and livability.

CHAPTER 8

PUBLIC INFRASTRUCTURE

Sulphur Springs TEXAS

Just play. Have fun. Celebrate!

INTRODUCTION

Effective infrastructure planning is essential to ensure the continued delivery of critical services, such as water and wastewater, to current and future residents of Sulphur Springs and its ETJ. As the community grows, infrastructure systems must be designed and maintained to meet demand while supporting the City's long-term land use and development goals. Water and sewer utility service areas in Texas are regulated through a Certificate of Convenience and Necessity (CCN). A CCN grants exclusive rights to a service provider for a defined geographic area and, under Chapter 13 of the Texas Water Code, obligates that provider to maintain continuous and adequate service.

This chapter will examine the current condition of Sulphur Springs' water and wastewater infrastructure, highlighting areas that are adequately served and those that may require future expansion. It will also explore the relationship between infrastructure and land use, identifying how utility availability may influence development patterns as envisioned in the Future Land Use Plan. Finally, this chapter will offer policy guidance for extending infrastructure to underserved or growth-ready areas. Together, these strategies will help ensure that Sulphur Springs continues to grow in a financially responsible way and is supportive of long-term community goals.

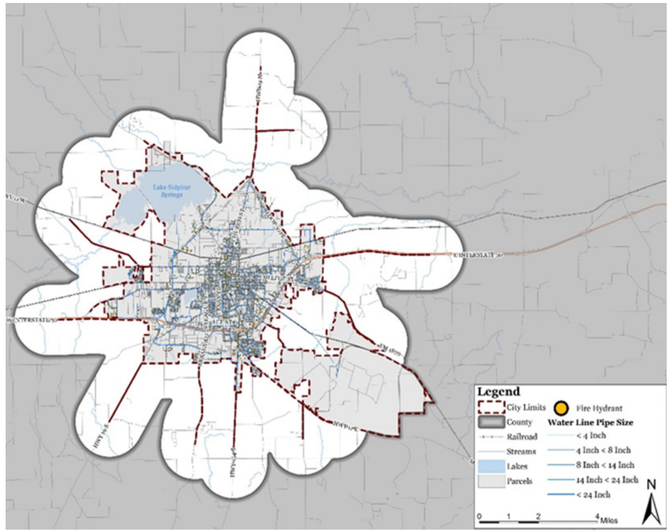
EXISTING CONDITIONS

WATER INFRASTRUCTURE

Exhibit 8.1, the existing water infrastructure map for Sulphur Springs, provides a detailed view of the City's water line network by pipe size, along with the location of fire hydrants and key geographical features. The map shows a well-connected system of water lines within the city limits, with coverage extending into many of the City's developed neighborhoods. Pipe sizes range from less than 4 inches to over 24 inches, with the largest lines generally following major roadways and serving as primary distribution routes. Smaller distribution lines, typically under 8 inches, are concentrated in residential areas, supporting household and localized service needs. Fire hydrants are also dispersed throughout the network, indicating a high level of service coverage for fire protection. The presence of multiple stream crossings and coordination with railroad infrastructure suggests ongoing maintenance and planning needs in these sensitive areas. Overall, the water system appears robust within developed areas, though continued investment may be required to extend and upgrade service into newly annexed or developing parts of the City.

The City of Sulphur Springs water supply is obtained from two surface water sources. Cooper Lake (Jim Chapman Lake) is the primary source of water, and Lake Sulphur Springs is available as a backup water source during emergencies or maintenance at the Cooper Lake pumping station. The treatment plant can produce up to 12.5 million gallons of water a day (MGD) that is pumped into 160 miles of distribution supply lines. Additionally, Sulphur Springs has access to over 30 MGD of water production available. These assets position the City well for future growth and underscore the City's capacity to capture key anchor developments that could improve overall quality of life. To ensure production of high-quality water that meets or surpasses Environmental Protection Agency (EPA) regulations and Texas Commission of Environmental Quality (TCEQ) requirements, the City of Sulphur Springs treats water to remove or reduce sediment, bacteria, and other impurities. The water treatment plant uses a rigorous, multi-step process to treat and disinfect the water to ensure its safety as it travels through pipes to homes and businesses.

EXHIBIT 8.1. EXISTING WATER INFRASTRUCTURE



EXISTING WATER LINES

Exhibit 8.2 shows the water line infrastructure map of Sulphur Springs, providing a comprehensive overview of the City's potable water distribution system by pipe material. The network consists of a variety of materials, including PVC, ductile iron, cast iron, galvanized steel, copper, HDPE, and asbestos cement, reflecting different periods of development and material standards. **Table 8.1** shows the length of the City's water lines by material. PVC is the most widely used material across the system, particularly in newer developments and along major corridors where durability and capacity are critical. PVC supports the flow of water with low maintenance costs and a long lifespan. Older materials such as cast iron and asbestos cement are concentrated in the central portions of the City and may be candidates for replacement due to age and performance concerns. Although asbestos cement is very durable and has a long lifespan, it poses health and safety concerns for people in the area. Cast iron is also extremely durable, but it can be broken down from the chemicals within the water and is very expensive to repair.

EXHIBIT 8.2. EXISTING WATER LINES

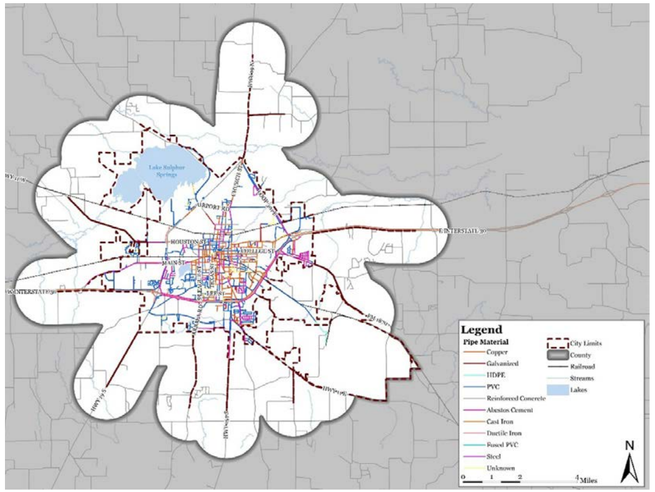


TABLE 8.1. EXISTING WATER LINES

MATERIAL	MILES
Asbestos Cement	36.01
Cast Iron	33.49
Copper	0.02
Ductile Iron	2.34
Fused PVC	0.08
Galvanized	5.02
HDPE	0.87
PVC	73.97
Reinforced Concrete	1.65
Steel	0.08
Unknown	5.04
Total Water Lines	**158.57**

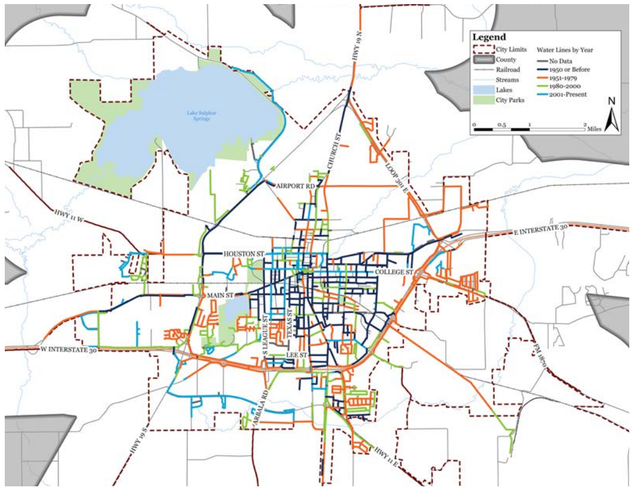
AGE OF EXISTING WATER LINES

Exhibit 8.3 illustrates the age distribution of water lines throughout Sulphur Springs and documents the historical expansion of the City's water infrastructure. The map shows that early development relied on widely spaced lines that were later interconnected as development intensified, particularly within the City core. As summarized in **Table 8.2**, approximately 412.86 miles of water lines constructed in 1950 or earlier are concentrated in central Sulphur Springs, highlighting areas where replacement and reinvestment may be most critical. Subsequent periods reflect outward expansion as development spreads beyond the core, with additional lines added to serve new growth areas. The most recent growth period from 2000 to the present accounts for 21.87 miles of new water lines, demonstrating continued system expansion and new connections within the City core.

TABLE 8.2. AGE OF EXISTING WATER LINES

MATERIAL	MILES
No Data	4.41
1950 or Before	42.86
1951-1979	57.03
1980-2000	31.39
2001-Present	21.87
Total Water Lines	**158.57**

EXHIBIT 8.3. AGE OF EXISTING WATER LINES

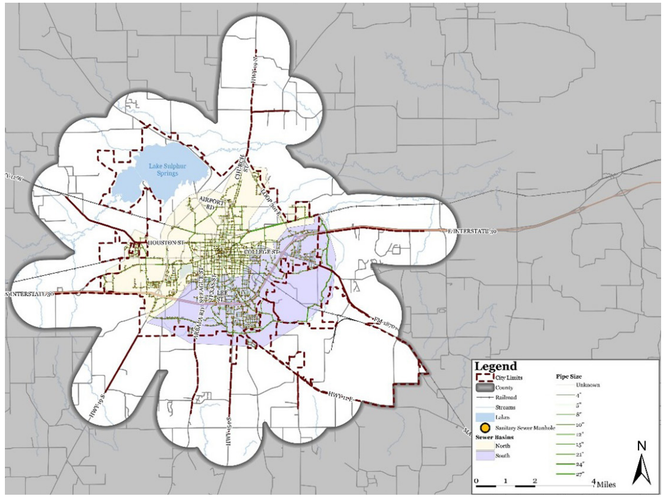


SEWER INFRASTRUCTURE

Exhibit 8.4, the existing sewer infrastructure map for Sulphur Springs, illustrates the City's sanitary sewer system, including sewer pipe sizes, manhole locations, and service basin boundaries. The City is divided into two primary sewer basins: Basin North and Basin South, with Basin South encompassing the southeastern portion of the City (highlighted in purple) and Basin North covering the remaining areas. Gravity sewer lines, which rely on natural slope for flow, vary in diameter from 4 inches to 24 inches, with the largest pipes primarily located along major corridors and within Basin South to accommodate higher flow volumes. The gravity system is designed to handle a significant portion of the wastewater, utilizing the force of gravity to move sewage away from residential, commercial, and industrial sources. Additional features of the system include strategically placed manholes for maintenance access and inspection, ensuring optimal performance and quick response to potential issues.

Force mains are used in areas where gravity flow is not sufficient, requiring lift stations to move the wastewater uphill or over longer distances. Together, the gravity sewer lines and force mains form a robust and reliable wastewater collection system that efficiently meets the community's needs while ensuring environmental protection and public health. Lift stations allow the City to move wastewater to the wastewater treatment facility to allow the effluent to be treated to a standard set by TCEQ. **Exhibit 8.4** also identifies sanitary sewer manholes throughout the system and key infrastructure elements such as streams, waterbodies, and railroad corridors that may influence system layout and capacity

EXHIBIT 8.4. EXISTING SEWER INFRASTRUCTURE MAP



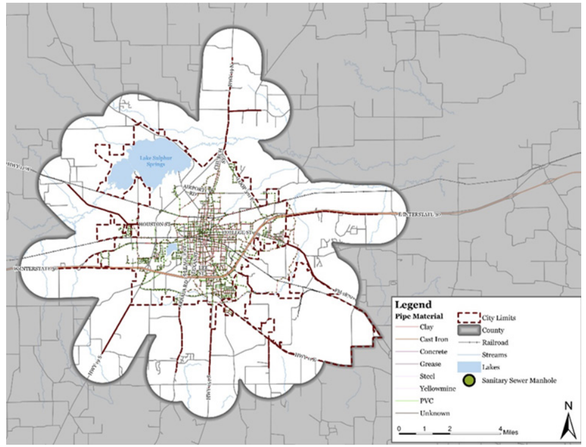
EXISTING SEWER LINES

The existing sewer line material map of Sulphur Springs (**Exhibit 8.5**) offers a detailed overview of the City's sanitary sewer network, highlighting the distribution and composition of sewer pipe materials throughout the service area. The system consists of a mix of clay, cast iron, PVC, concrete, and other materials such as steel and grease-resistant lines, with each type distributed based on the age, function, and upgrades of the system. Clay and cast-iron lines, typically older infrastructure, are concentrated in the central core of the City, indicating areas where future rehabilitation or replacement may be prioritized. PVC lines, representing newer installations, are more common on the outskirts and newer subdivisions. The map also displays the location of sanitary sewer manholes, which are distributed throughout the network to provide maintenance access. The presence of "unknown" pipe materials in certain segments may indicate data gaps or aging infrastructure in need of further inspection. **Table 8.3** shows that nearly all sewers in Sulphur Springs are made of PVC or clay. Although clay pipes generally allow for the efficient flow of waste, it is susceptible to breakage from age or ground movement, which can lead to leakage and infiltration of stormwater. The prevalence of the clay pipes indicates a likely need to change the material soon. Notably, the sewage system already large amount of PVC lines, which is much more durable and less expensive than clay.

TABLE 8.3. SEWER LINE MATERIAL LENGTHS

MATERIAL	MILES
Cast Iron	0.08
Clay	78.68
Concrete	0.12
Grease	0.06
Steel	0.02
Yellowmine	0.10
PVC	61.64
Unknown	4.50
Total Sanitary Lines	**145.20**

EXHIBIT 8.5. EXISTING SEWER LINES



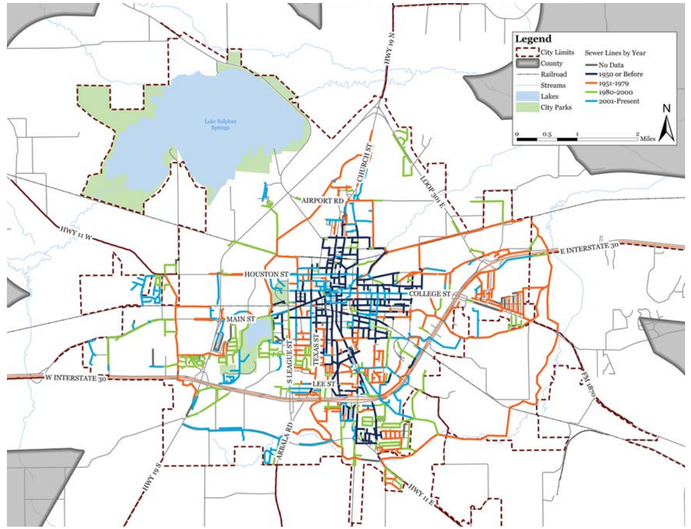
AGE OF EXISTING SEWER LINES

Exhibit 8.6 illustrates the age distribution of the existing sewer system and documents the historical expansion of sewer infrastructure in Sulphur Springs. Early sewer lines were concentrated within the city core and extended along Church Street. As shown in **Table 8.4**, approximately 30.12 miles of sewer lines constructed in 1950 or earlier remain in service and are primarily located in these central areas. The most substantial system expansion occurred between 1951 and 1979, during which 49.68 miles of sewer lines were installed to extend service beyond the core and support outward growth. Additional expansion between 1980 and 2000 further expanded the network into developing areas of the City. Since 2000, system improvements have focused primarily on adding connections to existing infrastructure within the city core, along with limited outward expansion. The map provides a clear framework for identifying aging infrastructure and prioritizing future sewer line replacement and capital investment.

TABLE 8.4. AGE OF EXISTING SEWER LINES

MATERIAL	MILES
No Data	4.47
1950 or Before	30.12
1951-1979	49.68
1980-2000	30.11
2001-Present	30.81
Total Water Lines	**145.20**

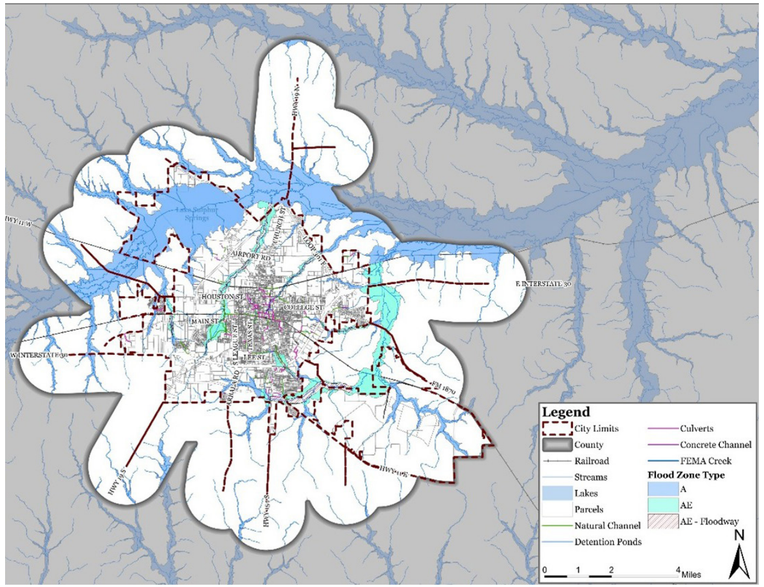
EXHIBIT 8.6. AGE OF EXISTING SEWER LINES



EXISTING DRAINAGE SYSTEM

Exhibit 8.7, the existing drainage map of Sulphur Springs, highlights the City's network of natural and engineered drainage systems, including natural channels, concrete channels, culverts, and detention ponds. The map also outlines the Federal Emergency Management Administration (FEMA) designated floodplains (Zones AE and AE Floodway), which are concentrated along major waterways and low-lying areas throughout the City, particularly surrounding Lake Sulphur Springs and extending through the eastern and southern parts of the community. These flood zones indicate areas at higher risk for stormwater impacts and help guide development restrictions and mitigation strategies. The City's drainage system consists of a combination of natural creek alignments and improvements designed to manage runoff and reduce flooding. The presence of extensive AE flood zones and detention ponds demonstrates the City's efforts to mitigate flood risk, though continued planning and investment will be critical to address vulnerabilities as the City grows and storm events intensify.

EXHIBIT 8.7. EXISTING DRAINAGE SYSTEM

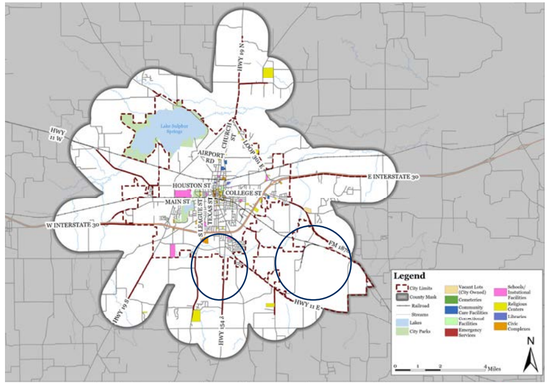


CITY FACILITIES ASSESSMENT

Sulphur Springs maintains a variety of public facilities that support its municipal services, various community programs, and other civic uses. These facilities include City Hall, public safety buildings, utility and public works facilities, parks and recreation amenities, the public library, and other civic and administrative spaces. All these assets are critical to providing resident services, promoting economic vitality, and enhancing the quality of life throughout the community. Most of these facilities are centrally situated, which allows for a more efficient delivery of service and greater accessibility for much of the community.

A few of these facilities face advanced life cycles that are aligned with past development patterns. A majority of these buildings are completely functional, but ensuring maintenance is upkept, and spaces continue to reflect community needs will be essential to optimizing operations, accessibility, and efficient service for the community. ADA Compliance is of particular importance, as many of these facilities were constructed prior to current ADA standards and may require upgrades to improve overall accessibility. As the City continues to grow, consistent assessments of civic spaces will need to be completed to ensure these public facilities maintain a high level of service for the community.

EXHIBIT 8.8. FUTURE FACILITIES



Moving forward, Sulphur Springs will need to ensure alignment between facility investments and other community goals reflected in this Comprehensive Plan to continue serving growth, accessibility, and sustainability. These goals must also align with forward-looking capital planning, reinvestments, and appropriate siting of future facilities. **Exhibit 8.8** shows areas for future civic facilities. The development of future civic facilities should prioritize supporting the growth occurring in the South East area of the city, particularly near the Matrix reserves. This includes establishing essential amenities such as libraries and other infrastructure to support employment, industrial activity, and specialized area planning. Additionally, development efforts should focus on the southern part of downtown and surrounding neighborhoods, ensuring residents have access to schools, fire stations, and police services to meet their needs.

INFRASTRUCTURE DEMAND

Earlier assessments of the existing infrastructure conditions indicate that the City of Sulphur Springs is in a strong position to serve current demands for its infrastructure. As indicated in earlier chapters of this Plan, a significant growth opportunity lies ahead with a confluence of events that will push the City's population upward. Firstly, the City is the immediate regional service and employment center, as one of the major hubs in East Texas. Additionally, growth along I-30 has continued to push east of Dallas, and Sulphur Springs is poised to be the next stop for that growth. Finally, the prospect of various public and private investments in the community could cause the next push in population growth.

To support this growth, Sulphur Springs will need to adopt a data-driven approach to align capital investments with aging infrastructure replacement and the provision of new infrastructure. The integration of infrastructure planning with transportation, sustainability, and growth management will enable Sulphur Springs to accommodate future demand and support economic development while reducing lifecycle and replacement costs.

FISCAL STRATEGY FOR INFRASTRUCTURE

PARTNERS

To effectively achieve the comprehensive goals and actions related to infrastructure and facilities, Sulphur Springs should actively seek partnerships with the following entities:

- Texas Department of Transportation (TxDOT)
- Texas Water Development Board (TWDB)
- Ark-Tex Council of Governments (ATCOG)
- Sulphur Springs Economic Development Corporation (SSEDC)
- Texas General Land Office (TX-GLO)
- Various utility service providers
- Investors and development community

These partnerships will enhance the City's ability to align growth priorities with the increased infrastructure needs of the community.

PROGRAMS

Programs and processes to ease the cost of providing and maintaining critical City infrastructure will help mitigate the brunt of the City's growing needs. Sulphur Springs should prioritize the following mechanisms to support these efforts:

- Land Use policies that encourage higher land values per acre
- Multi-year Capital Improvement Programming (CIP)
- Lifecycle Asset Management Planning
- Utility Rate Studies & Cost Recovery
- Strategic Debt Financing
- Interlocal Cost-Sharing Agreements

PRIORITY ITEMS

The Public Infrastructure priorities focus on maintaining and upgrading key systems and facilities to support the growth, sustainability, and resilience of Sulphur Springs. These priorities were developed through collaboration with the City Council, Planning & Zoning Committee, and public engagement efforts to address long-term infrastructure needs. The first priority is to "Implement a Citywide Asset Management Program" for water and wastewater systems, incorporating condition assessments, a 5-year replacement schedule, and targeted upgrades to address aging infrastructure in high-risk areas. This proactive approach aims to reduce failures and emergency repairs, ensuring reliable service and operational efficiency for residents and businesses. The second priority is to "Maintain all City facilities appropriately" to preserve their accessibility, safety, longevity, and visual appeal. By prioritizing the upkeep of existing facilities, the city can ensure they remain functional, financially responsible, and well-suited to meet the needs of the community. These key initiatives work together to build a stronger, more dependable infrastructure system that supports future growth and minimizes long-term costs.

PUBLIC INFRASTRUCTURE ACTION ITEMS

- ★ Implement a Citywide Asset Management Program for water and wastewater systems with condition assessments and a 5-year replacement schedule, and upgrade aging infrastructure in high-risk areas to reduce failures and emergency repairs.
- ★ Maintain all City facilities appropriately to preserve their accessibility, safety, longevity, and appeal.
- Continue to develop, implement, monitor, and update the City's Capital Improvement Program by prioritizing, budgeting, and scheduling construction and maintenance of community facilities and other infrastructure, and align new investments with Comprehensive Plan priorities.
- Prioritize maintenance of existing infrastructure by allocating a defined percentage of annual capital funding to repair and rehabilitation before system expansion.
- Require infrastructure cost participation agreements for new growth areas to ensure developers fund a proportional share of water, sewer, roadway, and drainage extensions.
- Align major infrastructure investments with a Fiscal Sustainability Analysis and establish a 20-year funding strategy for infrastructure replacement with dedicated revenue sources.
- Support and enhance collaborations with partner agencies and organizations that help to fulfill the essential daily needs of Sulphur Springs residents and commercial users.
- Continue studying and updating the City's development fees to ensure the proper maintenance of infrastructure.

ADVANCEMENT OF THE VISION STATEMENT

The analysis, recommendations, and actions in this chapter advance the vision for Sulphur Springs by ensuring that infrastructure investments are reliable, sustainable, and aligned with thoughtful growth. By prioritizing maintenance, asset management, and long-term funding strategies, the City can preserve the quality and performance of essential systems while reducing costs and disruptions for residents and businesses. Coordinating capital improvements with development patterns and requiring cost participation for new growth supports fiscal responsibility and helps balance expansion with existing community needs. Together, these efforts strengthen the foundation for a high quality of life, support economic vitality, and ensure that Sulphur Springs can continue to grow while maintaining its character and resilience.

CHAPTER 9

IMPLEMENTATION

Sulphur Springs
TEXAS
Just play. Have fun. Celebrate!

INTRODUCTION

The Sulphur Springs Comprehensive Plan concludes with a structured Implementation Strategy that establishes a clear framework for carrying out and tracking the community's vision, goals, and action items. This chapter provides the City with practical tools to measure progress and ensure accountability throughout the life of the plan. It also outlines guidance for identifying and pursuing funding opportunities necessary to support long-term, community-wide success.

The vision set forth in the Sulphur Springs Comprehensive Plan reflects the community's shared aspirations and priorities, informed by input from a broad and diverse group of stakeholders. The plan:

- **Addresses key priorities and needs,** such as land use, economic and fiscal resilience, parks & open space, mobility and transportation, and other factors critical to achieving the community's vision.
- **Guides capital improvement planning,** ensuring that the character of development—such as land use types and development densities—aligns with strategic decisions about how, where, and when to invest city resources in vital infrastructure.
- **Provides a foundation for zoning and development reviews,** ensuring that applications align with the community's envisioned future.
- **Identifies necessary updates to existing development regulations**, including zoning and subdivision ordinances, to support and advance the community's shared vision for the future.

UPDATES AND AMENDMENTS

The **Sulphur Springs Comprehensive Plan** is a living document that should be regularly reviewed and updated as the community's vision becomes reality. City staff should use this implementation chapter to report and update the City Council on the plan's progress over its lifespan. An annual report is recommended to provide updates on progress, capture emerging opportunities, and identify trends. This report should be shared with the City Council and include staff updates on the action items outlined in the plan.

VISION STATEMENT AND GUIDING PRINCIPLES

The vision statement and **Guiding Principles** for the **Sulphur Springs Comprehensive Plan** were developed early in the planning process to establish the direction and tone for the entire effort. The Vision Statement for the comprehensive plan is:

A Bold Future Rooted in Tradition

"Sulphur Springs is a thriving, inclusive community that balances thoughtful growth with small-town charm. By enhancing infrastructure, expanding recreation, and welcoming diverse businesses, the city honors its heritage while embracing innovation, ensuring a high quality of life and a sustainable future for all. foster a sense of belonging."

The Guiding Principles serve as a foundation for the plan and will continue to guide City leaders as they consider policies, programs, capital investments, and development applications (see **Chapter 2**, Strategic Direction). These principles connect the interrelated elements of the plan, which address topics such as physical development, supporting infrastructure, and the vital role of Sulphur Springs's natural areas in maintaining the community's identity and sense of place as it evolves.

GUIDING PRINCIPLES:

COMMERCE.
Support thoughtful commercial growth that complements our community character, encourages economic opportunity, and strengthens key corridors through strategic land use decisions.

TOURISM.
Promote Sulphur Springs as a vibrant destination by enhancing parks and public spaces, celebrating local culture, and investing in tourism-friendly infrastructure that supports year-round attractions.

CHARACTER.
Guide future development in a way that protects the unique identity of Sulphur Springs while encouraging affordable and diverse housing options that meet the needs of residents at every stage of life.

INFRASTRUCTURE.
Expand and modernize utilities and infrastructure with a focus on long-term resilience, sustainability, and the capacity to support both future development and current community needs.

RESILIENCE.
Plan for long-term infrastructure resilience by investing in upgrades, expanding utility capacity, and incorporating flood mitigation strategies that protect neighborhoods, support future growth, and ensure reliable services for generations to come.

PARKS.
Reimagine parks and recreational opportunities through innovation, inclusivity, and design that encourages connection, creativity, and a healthy lifestyle for residents and visitors alike.

YOUTH.
Champion youth by fostering partnerships with local schools, diverse recreational opportunities, and community organizations that create opportunities for education, leadership, and personal growth.

INDUSTRY.
Attract new industries and strengthen the local economy by aligning land use, infrastructure, and workforce development to support business success and long-term economic stability.

NEIGHBORHOODS.
Enhance quality of life by investing in infill development to create walkable neighborhoods, active public spaces, and access to community services that reflect the values and aspirations of Sulphur Springs.

IMPLEMENTATION

Every action item in this chapter is vital to the plan's success, but a prioritized structure enables the community to strategically optimize opportunities as resources become available. To support this, an implementation matrix is provided as a practical guide for executing the recommendations outlined in the plan. The matrix details actionable items that are specific and measurable, including key elements such as conceptual costs, time frames, and responsible parties.

MONITORING AND UPDATING THE PLAN

City staff should monitor progress toward implementing the plan on an ongoing basis to ensure positive momentum is maintained and adjustments are made as necessary. Regular reviews of the Implementation Plan, along with related regulations and work programs, are essential to confirm that policies, funding, and staff resources are aligned with fulfilling the community's vision. The City Council should receive updates at least annually on the findings of these reviews.

It's important to recognize that no plan, no matter how comprehensive, can anticipate every future scenario. As such, the community should revisit the plan periodically—approximately every five years—to evaluate whether updates are needed to reflect changing conditions, evolving community values, or unexpected opportunities.

APPLICATIONS INCONSISTENT WITH THE PLAN

A zoning request that conflicts with the comprehensive plan but warrants consideration does not need to be denied solely due to its inconsistency. If the Planning and Zoning Commission and City Council determine that the application would provide significant public benefit, it can be approved. To protect the City and its interests, the Council should consider documenting the rationale for approval as part of the public record.

While such situations should ideally be rare, it is important to acknowledge that no plan can account for every scenario. Communities evolve, market opportunities arise, and conditions change, making it impossible to predict the future with complete certainty. If such applications are received and approved frequently, it may indicate the need for a plan update or revisions to zoning and other regulations.

STAFFING

As Sulphur Springs gains success in implementing the comprehensive plan, it will be necessary to hire and assign staff specifically to address current and future planning functions. Initially, a single planner may be able to perform these duties, but as development activity increases over time, creating a separate planning division may become a more appropriate staffing strategy.

KEY FACTORS FOR SUCCESSFUL PLAN IMPLEMENTATION

Successful implementation of the **Sulphur Springs Comprehensive Plan** will require the following:

- **Committed City leadership** to champion the plan's vision and goals.
- **Support from the community** to ensure a shared commitment to success.
- **Collaboration and communication** between the City of Sulphur Springs and its stakeholders, including governmental and quasi-governmental agencies, private sector partners, nonprofit organizations, civic groups, and residents.
- **Coordination of projects** with public and private sector partners, particularly those involving infrastructure investments.
- **Removal of barriers** to achieving the vision, such as ordinances, standards, or processes that conflict with plan implementation.
- **Diverse funding sources,** including local, state, and federal entities, to support key initiatives.

Sulphur Springs will need the cooperation and resources of partner agencies to deliver the infrastructure required for new development, as well as collaboration with private sector developers and property owners who provide the land and capital essential to bringing the plan to life.

IMPLEMENTATION MATRIX

Every action item outlined in this chapter plays a vital role in the success of this plan. However, prioritization is essential to help the community strategically allocate resources and maximize opportunities as they arise. To support this effort, an implementation matrix serves as a roadmap for executing the recommendations in this plan.

The following implementation matrix provides a structured framework for action, detailing specific and measurable steps in key areas such as estimated costs, projected time frames, and responsible parties. This approach ensures that the community can track progress, adapt to changing conditions, and efficiently advance its goals.

CONCEPTUAL COST

$ - Up to $150,000	$$ - $150,000 to $500,000	$$$ - $500,000 to $1 million	$$$$ - More than $1 million

TIME FRAME RANGES

Short-Term (S): Actions that can be completed in 3 years or less	**Mid-Term (M)** Actions that are estimated to be completed within 4 to 6 years	**Long-Term (L)** Actions that are anticipated to take longer than 7 years to complete	**Ongoing (O)** Actionable items that represent ongoing efforts that continuously add value

RESPONSIBLE PARTY

This category assigns the party, entity, or individual who is vital to the realization of each action and is primarily responsible for its success. This person may be represented as city staff, community leaders, boards, commissions, and entities that can see each item through.

PARTNERSHIPS

Key partners are also identified in the action matrix and include other organizations and entities that can help support the City of Sulphur Springs when implementing actions identified in the Sulphur Springs Comprehensive Plan.

LAND USE

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Consider developing a Fiscal Impact model that provides an understanding of the fiscal impacts of future developments to ensure projected tax revenue exceeds sustained infrastructure costs.	$	M	Community Development	EDC, Finance
Establish a program that prioritizes reinvestment within existing city limits and utility service areas, with a target of directing most of the new residential growth to infill or underutilized properties over the next 10 years.	$$$$	M	Community Development	EDC, Utilities, Streets
Amend the Zoning Ordinance to achieve full consistency with the adopted Future Land Use Map within 24 months of plan adoption.	$$	S	Community Development	EDC
Designate Priority Growth Areas in alignment with those areas identified on the Future Land Use Map where public infrastructure investments will be focused over the next 10 years and align the Capital Improvement Program accordingly.	$	S	Community Development	EDC, Utilities, Streets
Update development regulations requiring resilient site design practices, including stormwater management, flood mitigation, and low-impact development techniques in flood-prone areas.	$	S	Community Development	Capital Construction
Prepare amendments to development related ordinances requiring buffering, transitional building heights, and compatible land use transitions adjacent to established residential areas.	$	S	Community Development	Streets, Capital Construction
Implement a development transparency initiative by publishing yearly reports tracking rezonings, permits, infrastructure investments, and Comprehensive Plan implementation progress.	$	O	Community Development	Capital Construction, Streets, Utilities

- Priority Action

MOBILITY

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Review and update the Sulphur Springs roadway design standards, evaluating arterials for potential road diets, to ensure safe, multimodal streets for future development.	$	S	Streets	Community Development, Capital Construction
Evaluate FHWA Proven Safety Countermeasures to incorporate into street retrofits and redesigns for improved safety.	$$$	O	Streets	Community Development, Capital Construction
Request TxDOT to perform a Speed Study throughout the community.	$	S	Streets	TxDOT
Develop an access management plan to achieve a reduction of conflict points along major corridors.	$	M	Streets	Community Development, Capital Construction
Provide additional pedestrian crossings, access management, intersection enhancements, refreshed striping, and improved lighting along key corridors to enhance safety for pedestrians, cyclists, and all modes of transportation.	$$$	L	Streets	Community Development, Capital Construction, TxDOT
Prioritize sidewalk infill and ADA updates around schools and neighborhoods and audit pedestrian connectivity in Downtown and key employment areas to address gaps and safety concerns.	$$$$	L	Streets	Community Development, Capital Construction, TxDOT
Implement greenways, shared lane treatments, and downtown cycling facilities from the Parks & Recreation Masterplan, ensuring alignment with the Mobility Plan for improved connectivity.	$$$$	L	Streets	Capital Construction, Parks & Recreation
Implement streetscape enhancement recommendations based on context-sensitive means.	$$$$	L	Streets	Capital Construction
Procure state and federal grants to construct the recommended improvements in this chapter.	$$	O	Steets	Community Development, Capital Construction
Develop a Comprehensive Safety Action Plan, Mobility Plan, and/or Safe Routes to Schools Plan to determine key locations for various safety and mobility improvements.	$ - $$$	S - M	Streets	Community Development
Require pedestrian connections and vehicle cross-access between new developments and adjacent properties.	$	O	Streets	Community Development

- Priority Action

ECONOMIC DEVELOPMENT

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Ensure that new development agreements include infrastructure cost sharing for projects outside current service areas.	$	M	Community Development	City Council, Utilities, Streets
Create an Adaptive Reuse Incentive Program with expedited permitting and fee reductions to encourage the residential conversion of underutilized structures, supporting neighborhood character and reinvestment.	$	O	Community Development	EDC
Adopt a Downtown Reinvestment Strategy prioritizing public infrastructure, façade improvements, and upper-story residential development within Downtown, with annual tracking of private reinvestment leveraged per public dollar spent.	$	S	Community Development	EDC
Partner with local schools, workforce boards, and major employers to align workforce training programs with targeted industry sectors identified in the Economic Development Strategy.	$$	M	EDC	Community Development
Establish a Public-Private Investment Coordination Policy requiring alignment of City capital projects with identified redevelopment opportunity areas to maximize economic return.	$	O	Community Development	EDC
Develop and implement a Broadband Infrastructure Plan prioritizing employment areas, while partnering with utilities to improve and expand fiber/broadband access.	$$$$	L	Capital Construction	Community Development, Hopkins County, TxDOT
Develop a Tourism and Recreation Development Strategy leveraging Downtown, Celebration Plaza, and local recreational assets to increase annual visitation and hotel occupancy rates.	$	S	EDC	Community Development, Finance
Implement a Return-on-Investment (ROI) Evaluation Policy requiring major public economic development projects to demonstrate projected tax base growth, job creation, or private capital leverage prior to approval.	$	O	Community Development	City Council, Finance
Publish and maintain current retail and demographic data and create a database of future development sites with available infrastructure aligned with the Future Land Use Plan.	$$	M	Community Development	Streets, Parks & Recreation
Explore and implement incentivizing tools like Public Improvement Districts (PIDs) and Tax Increment Reinvestment Zones (TIRZ) to support annexation efforts and improve quality of life amenities.	$$$$	L	Streets	Community Development, Capital Construction
Develop a coordinated tourism marketing plan focused on Downtown, events, and recreational amenities.	$	M	Tourism	Community Development

- Priority Action

HOUSING

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Amend the Zoning Ordinance to permit a broader range of housing, including accessory dwelling units in existing neighborhoods, in alignment with the Future Land Use Map.	$$	S	Community Development	City Council
Coordinate with local, state, and nonprofit funding sources to assist homeowners with repairs and property reinvestment in properties of need.	$	O	Community Development	Capital Construction
Incentivize higher-density and mixed-housing developments within walking distance of Downtown, major employment areas, and retail corridors through targeted zoning and infrastructure support.	$	M	Community Development	EDC
Expand the Infill Housing Program for vacant lots with streamlined reviews and enforce codes to address substandard housing and promote new single-family homes.	$$$$	L	Community Development	EDC
Develop and maintain an inventory of housing stock, price points, vacancy rates, and residential projects, and regularly assess housing demand to guide policy decisions.	$	S	Community Development	EDC
Improve neighborhood connectivity by prioritizing sidewalk, trail, and street network improvements linking residential areas to parks, schools, Downtown, and retail centers.	$$$$	L	Community Development	Capital Construction, Streets

- Priority Action

PARKS, TRAILS, & NATURAL ENVIRONMENT

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Review and update the existing Parks, Recreation & Open Space Master Plan to ensure it aligns with the community's vision and qualifies for grants such as those funded by TPWD.	$$	S	Parks & Recreation	Community Development
Collaborate with Hopkins County to implement the Hazard Mitigation Plan, implementing Sulphur Springs-specific actions.	$$$	O	Community Development	Hopkins County
Develop a wayfinding strategy that aligns with Sulphur Springs' branding to ensure consistent and accessible navigation throughout the City.	$	M	Parks & Recreation	Community Development
Develop a program and explore funding opportunities for renovating and upgrading existing park properties and facilities across the City.	$$$$	L	Parks & Recreation	Community Development, Capital Construction
Expand and complete a connected trail network linking neighborhoods, schools, Downtown, and major parks, with a goal of adding a defined number of miles of new or improved trails within 10 years.	$$$$	L	Parks & Recreation	Capital Construction
Develop site-specific master plans for major park and lake properties (like Lake Sulphur Springs, Coal Mining Property, Coleman Lake, Buford Park, and Pacific Park) that incorporate program elements, priorities, opinions of probable construction costs and potential funding mechanisms to guide phased improvements, capital investments, and recreational enhancements.	$$$$	M	Parks & Recreation	Community Development
Establish policies and/or regulations that support the protection and preservation of existing tree stands to maintain the City's natural feel and heritage.	$	S	Community Development	Parks & Recreation
Provide inclusive active, passive, and primitive recreational opportunities throughout the park system for park users of all ages.	$$$$	L	Parks & Recreation	Community Development
Install gathering spaces like picnic areas, BBQ areas, and pavilions, while continuing to enhance beautification and landscaping throughout the park system.	$$$$	L	Parks & Recreation	–
Expand recreational programming for youth, adults, and seniors by establishing participation targets and partnerships with schools and community organizations.	$$$	M	Parks & Recreation	EDC

- Priority Action

PUBLIC INFRASTRUCTURE

ACTION	ESTIMATED COST	TIMEFRAME	RESPONSIBLE PARTY	PARTNERS
Continue to develop, implement, monitor, and update the City's Capital Improvement Program by prioritizing, budgeting, and scheduling construction and maintenance of community facilities and other infrastructure, and align new investments with Comprehensive Plan priorities.	$	O	Capital Construction	Utilities, Streets, Community Development
Maintain all City facilities appropriately to preserve their accessibility, safety, longevity, and appeal.	$$$$	O	Capital Construction	Utilities, Streets, Community Development
Support and enhance collaborations with partner agencies and organizations that help to fulfill the essential daily needs of Sulphur Springs residents and commercial users.	$	O	Capital Construction	Utilities, Streets, Community Development
Align major infrastructure investments with a Fiscal Sustainability Analysis and establish a 20-year funding strategy for infrastructure replacement with dedicated revenue sources.	$$	L	Capital Construction	Utilities, Streets, Community Development
Continue studying and updating the City's development fees to ensure the proper maintenance of infrastructure.	$$	M	Utilities, Steets	Capital Construction, Community Development
Implement a Citywide Asset Management Program for water and wastewater systems with condition assessments and a 5-year replacement schedule, and upgrade aging infrastructure in high-risk areas to reduce failures and emergency repairs.	$	M	Utilities	Capital Construction, Streets, Community Development
Require infrastructure cost participation agreements for new growth areas to ensure developers fund a proportional share of water, sewer, roadway, and drainage extensions.	$	O	Utilities	Capital Construction, Streets, Community Development
Prioritize maintenance of existing infrastructure by allocating a defined percentage of annual capital funding to repair and rehabilitation before system expansion.	$$$$	O	Utilities	Capital Construction, Streets, Community Development

- Priority Action

Sulphur Springs
TEXAS

Just play. Have fun. Celebrate!