CITY OF
MALAKOFF

COMPREHENSIVE PLAN 2045

ACKNOWLEDGMENTS

This Comprehensive Plan Document, prepared by Public Management, Inc. for the City of Malakoff, was made possible through the support and collaboration of city leadership, staff, residents, and stakeholders. We are grateful to the Mayor and City Council for their vision and commitment, to City staff for their expertise and cooperation, and to community members whose feedback has helped shape the process. Funded through HUD's CDBG-MIT program via the Texas General Land Office, the report provides a strategic framework to guide Malakoff's long-term growth and resilience.

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CITY OF MALAKOFF

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The Texas General Land Office

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HdL Companies
40 Years of Growing Revenue

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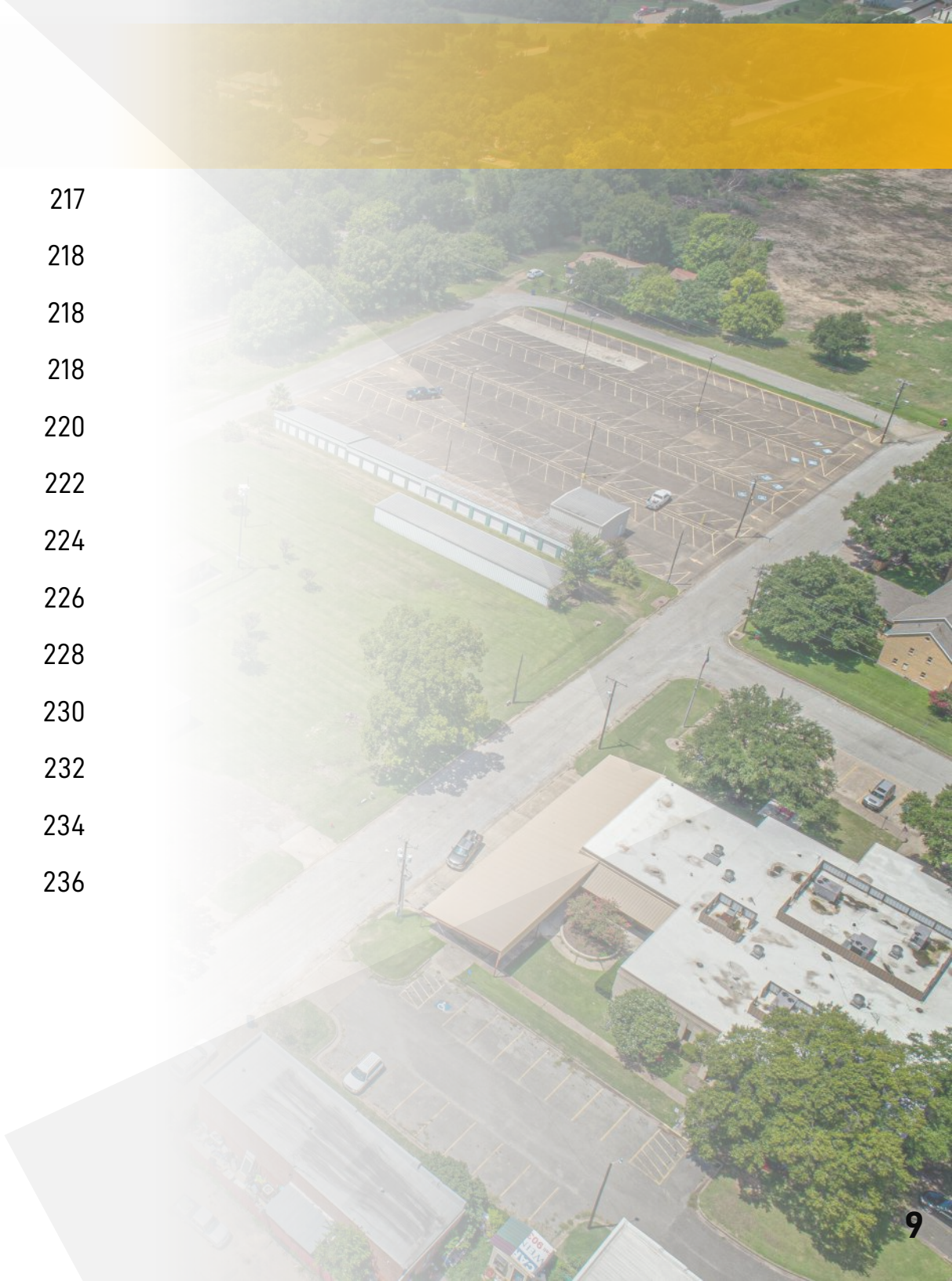


INTRODUCTION

Chapter 1

The Malakoff Comprehensive Plan will serve as a roadmap to guide and support the city's growth over the next 10 to 20 years. This plan combines long-term strategies with short-term, actionable steps to address key issues. The plan covers many different areas such as land use, infrastructure, housing, economic development, and overall quality of life for residents. Developed in collaboration with both city leaders and the community, the plan ensures that decisions about Malakoff's future are informed, coordinated, and aligned with the city's unique vision and priorities.

Purpose of Plan

Every community has its own vision for the future, and while growth is inevitable, many city officials and residents want to ensure that development does not come at the expense of what makes their city unique. Growth cannot be stopped, but it can be guided and shaped in ways that benefit the city and its residents while preserving its character. The purpose of the Comprehensive Plan is to provide that framework through the following:

Information Consolidation: Accessing accurate information about a city's current conditions and future direction can often be challenging. A Comprehensive Plan brings this information together in a single, publicly accessible document, ensuring that both decision-makers and residents have a clear, shared source of knowledge.

Guiding Growth: While growth is unavoidable, it can be directed to create a stronger, more vibrant community for residents, businesses, builders, and visitors. By establishing clear standards, the city can proactively guide new developments, commercial projects, and other growth to ensure they align with its long-term vision for the future.

Sustaining a Shared Vision: A Comprehensive Plan provides a long-term framework that outlasts changes in leadership, offering continuity and cohesion across different city administrations. While it is not intended to restrict evolving priorities, it helps maintain alignment between city leaders and residents over time.

Track Progress: The plan serves as a benchmark for measuring both short-term and long-term progress. By clearly laying out priorities and actions, it provides a vital tool for evaluating achievements and identifying areas that need continued attention between planning cycles.

Planning Process & Partnerships

This plan was made possible through the Resilient Communities Program, funded by the Texas General Land Office (contract #23-160-055-E821). The planning contract began on September 9, 2024, and was carried out by the City of Malakoff in partnership with Public Management, Inc. Specialized support was provided by:

HDL Companies

Providing specialized expertise in economic development and revenue analysis in support of long-term planning efforts.

NEXCO Highway Solutions

Providing specialized services in pavement condition assessment and long-term roadway maintenance planning.

Alongside these professional services, Public Management, Inc. conducted fieldwork through windshield surveys and collected data from local, regional, and national sources. This initial information serves as the foundation for public engagement. Town halls, community meetings, and resident feedback will provide critical context and ensure that the plan reflects the needs and perspectives of residents at the community level.

HDL Companies

HDL Companies is a consulting firm that specializes in revenue management, financial analysis, and data services for local governments. The company works primarily with cities, counties, and special districts to help them identify, track, and maximize revenue sources, including sales tax, property tax, and fees.

HDL provides services such as economic analysis, auditing, compliance, and forecasting, as well as software tools that give municipalities better visibility into their revenue streams. Their work helps local governments make informed financial decisions, improve fiscal sustainability, and support economic development efforts.

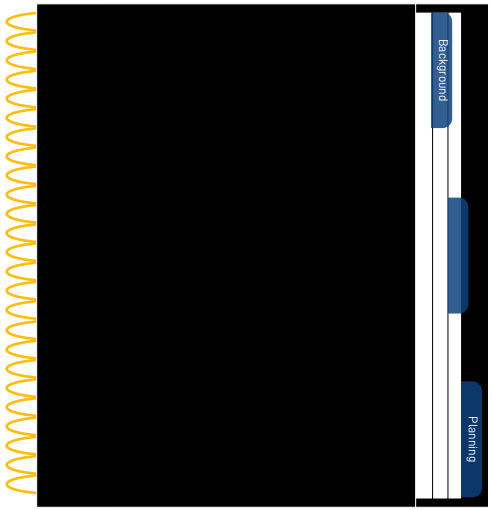
NEXCO Highway Solutions

NEXCO Highway Solutions is a consulting firm that specializes in pavement management and roadway infrastructure analysis for local governments. The company provides data-driven services such as street condition assessments, maintenance planning, and asset management tools to help cities prioritize roadway improvements and extend the lifespan of their transportation networks.

Through the use of advanced technologies and analytics, NEXCO helps municipalities make cost-effective decisions about street maintenance, rehabilitation, and long-term infrastructure investment.

Plan Overview

The Comprehensive Plan serves as a guiding framework for the City of Malakoff, providing direction through key information and strategies that reflect the community's values. The plan extends through the year 2045 and establishes both short-term and long-term goals. It is designed as a living document, capable of adapting and evolving as the city grows and changes.



Each chapter of the plan follows a consistent structure. Chapters begin by presenting relevant background, including past and current information, before moving into proposed planning solutions and strategies. This approach ensures that the content is accessible to all readers, whether highly informed or new to the subject.

While the plan covers a wide range of topics, several themes remain central throughout. These priorities, identified in collaboration with the city and the community, include:

1. PRESERVING THE SMALL TOWN CHARM AND HISTORY OF MALAKOFF
2. REVITALIZING LOCAL INDUSTRY AND INFRASTRUCTURE
3. ENHANCING SAFETEY AND RESILIENCE AGAINST WEATHER RELATED AND NATUREAL HAZARD

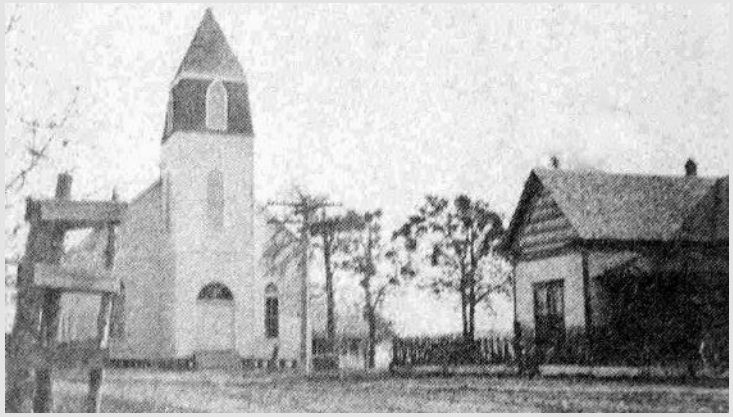
The Implementation Chapter consolidates recommended actions into a practical roadmap. It provides timelines, identifies potential partners, and outlines funding strategies to ensure the plan supports the community not only in day-to-day life but also in its long-term growth and development.

History

Early Beginnings

The origins of Malakoff trace back to the mid-1830s, when a small settlement emerged around a gristmill on Caney Creek, roughly one and a half miles from the city's present-day center. Known initially as "Caney Creek," the community steadily grew, and by 1852 it adopted the name Mitcham Chapel, in honor of the chapel established by Reverend Hezekiah Mitcham.

As the settlement matured, residents sought to establish a U.S. Post Office. However, both "Mitcham" and their alternative choice, "Purdon," were already in use elsewhere. At the suggestion of postal officials, the name Malakoff was chosen. The name came from a Russian fortification that became renowned during the Crimean War's Battle of Malakoff in 1855. The community embraced this new identity for the practical benefits it brought, and by that same year Malakoff had its own post office.



1800 1830 1860

War and Cotton

By the time of the Civil War, Malakoff had blossomed into a vibrant local hub. The town boasted a church, mercantile stores, a blacksmith's shop, a saloon, two cotton gins, and a subscription school. Cotton stood as the cornerstone of its economy, yet the conflict, as in many places across the nation, slowed progress.

Renewed growth arrived with the construction of a railroad through Henderson County in 1880. The line passed through what would become modern-day Malakoff, prompting many residents to relocate closer to it. W. A. Martin donated land in this "new Malakoff" for Methodist and Baptist churches, and by 1889 a school had been established.

The town's relocation and rail access spurred rapid development. By 1904, Malakoff supported nine general stores, two grocery stores, three drugstores, a furniture store, two lumberyards, a livery stable, a brick company, a butcher shop, a hotel, six doctors, two barbers, an undertaker, and nine builders. In 1908, the First State Bank of Malakoff opened its doors, cementing the town's economic foundation. Opportunity expanded further in 1912 when deposits of lignite coal were discovered. Numerous mining ventures emerged, later consolidating into the Malakoff Fuel Company.

INTRODUCTION

Coal and Industry

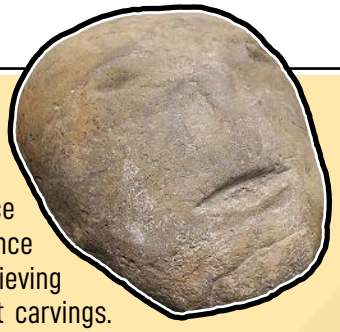
By the 1920s, mining had grown into Henderson County's largest industry, with Malakoff at its center. This boom prompted the Texas Power and Light Company to build a coal-fired electric generating station, fueling both industry and population growth. From 1920 to 1940, Malakoff's population surged from 750 to more than 2,100 residents.

During this era, the community also gained a curious place in Texas folklore. In 1929, geologist Elias H. Sellards unearthed what became known as the "Malakoff Man." The discovery has since lingered in local legend, often compared to a Texas version of Bigfoot.

Industrial prosperity, however, did not last. In 1942, Texas Power and Light converted its plant to natural gas, which triggered layoffs across the coal sector. By 1945, the company had closed operations entirely. The impact was immediate: by 1950, Malakoff's population had fallen to just over 1,200. Recovery came only in the mid-1960s, when the construction of Cedar Creek Reservoir by the Tarrant County Water Board provided renewed activity and stability.

1900 1930 1960

The Malakoff Man



The Malakoff Man refers to carved stone heads discovered near Malakoff, Texas, in 1929. Initially thought by some to be evidence of ancient human activity, their origin has since been debated, with many researchers believing they are natural formations or more recent carvings. Today, they remain a curious and contested part of local archaeological history.

Modern History

By 1980, Malakoff's population had climbed back above 2,000, where it has largely remained, fluctuating between 2,000 and 3,000 residents in the decades since. While its earlier history is closely tied to the industries of cotton, railroads, and coal that helped shape much of Texas, Malakoff in more recent years has seen slower growth.

The city stands today as a community steeped in history, its identity forged by cycles of prosperity and decline. From its modest beginnings on Caney Creek to its coal-fueled rise in the early twentieth century, Malakoff reflects the larger story of rural Texas towns: resilience, adaptation, and the ongoing challenge of revitalization for the future.

Plan Goals & Objectives

These goals and objectives serve as the foundation for the City of Malakoff's comprehensive planning efforts. They represent locally defined priorities identified through engagement with City leaders and an understanding of development patterns, infrastructure needs, and housing challenges.

As the planning process advances, these goals will guide decisions that strengthen the downtown area, improve essential services, and ensure that Malakoff remains a welcoming place for both long-time residents and new families. Continued collaboration with local officials, community members, and regional partners will be essential in refining these objectives and transforming them into actionable strategies.

By focusing on practical improvements such as creating a more supportive environment for small businesses, investing in infrastructure, and expanding diverse housing options, Malakoff can build on its existing strengths. This approach will allow the community to plan confidently for the future while preserving the small-town character that makes it unique.

GOAL 1

Create a Business and Development-Friendly Regulatory Environment

Objectives

Review and revise zoning and permitting procedures to ensure they are clear, efficient, and supportive of small businesses.

Explore policies that encourage the adaptive reuse of historic structures in the downtown core for tourism, retail, and boutique business opportunities.

Identify underutilized parcels and regulatory barriers that may be hindering infill development and reinvestment.

GOAL 2

Improve Infrastructure to Increase Resiliency

Objectives

Prioritize infrastructure improvements that support economic development, including water, wastewater, and broadband.

Coordinate with utility providers and regional partners to ensure infrastructure systems meet the needs of current and future residents.

Pursue funding opportunities to upgrade streets, drainage, and aging public facilities across the community.

GOAL 3

Expand Housing Options for All Ages and Incomes

Objectives

Promote a range of housing types that meet the needs of aging residents, new families, and workforce households.

Support housing rehabilitation programs for aging or substandard homes.

Ensure land use policies enable attainable housing options while maintaining the community's small-town character.

COMMUNITY PROFILE

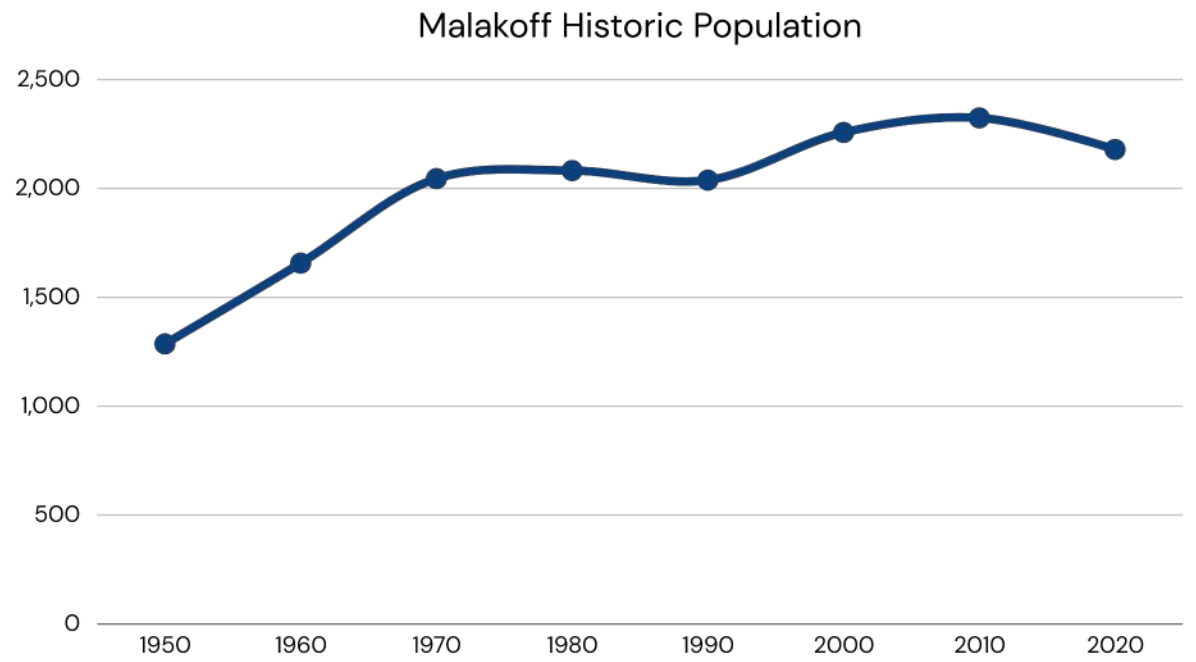
Chapter 2

This section provides an overview of Malakoff's population trends, key factors influencing growth, demographic composition, and future projections. Drawing from the U.S. Census, Texas Water Development Board (TWDB), PMI estimates, and historical data, it outlines how the city's population has evolved and what may shape its future development.

Population Overview

Malakoff has experienced periods of both growth and stabilization throughout its history. The city's population increased significantly between 1950 and 1980, growing from 1,286 in 1950 to 2,082 in 1980. However, population growth has remained relatively stable since then, with slight fluctuations. The population peaked at 2,324 in 2010 before experiencing a decline to 2,179 by 2020. This suggests a stabilization period rather than continuous expansion, likely influenced by economic conditions and infrastructure constraints.

FIGURE 2.1



Population Projections

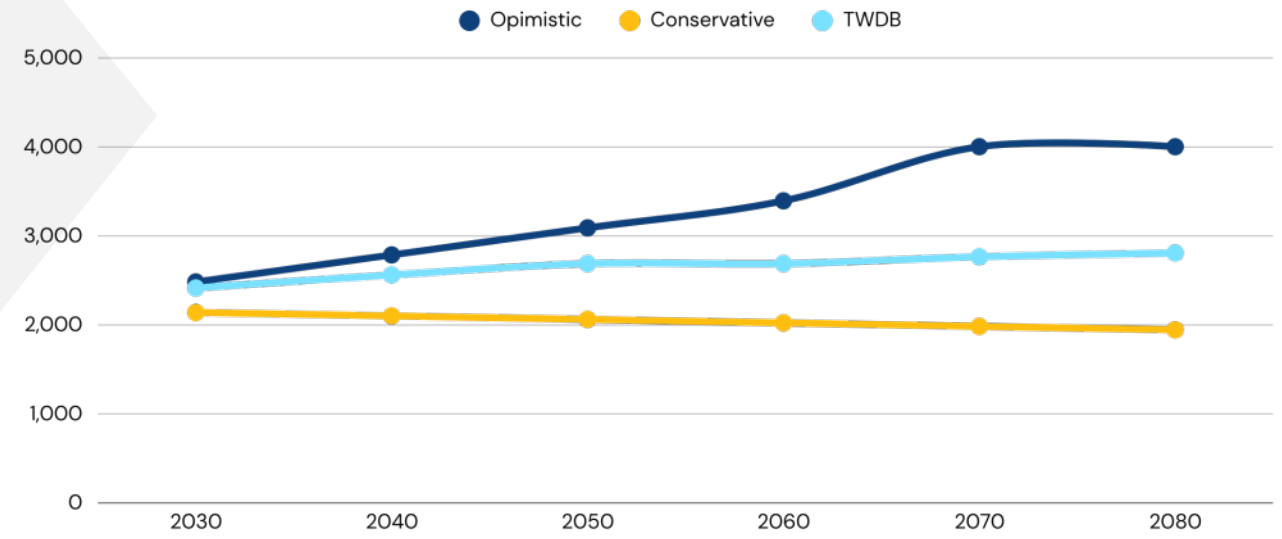
Future projections indicate that Malakoff will likely experience slow but steady growth over the coming decades:

- **PMI Projections (Optimistic)**: By analyzing the recent growth trends in the last five years, Public Management Inc. found that Malakoff's population is growing at a rate of 30.4 persons per year. With this rate, PMI forecasts population growth to reach 2,483 by 2030, 2,787 by 2040, 3,091 by 2050, 3,395 by 2060, and 4,003 by 2080. These projections suggest a long-term trend of gradual expansion, provided economic and housing conditions support continued development.

- **PMI Projections (Conservative)**: Based on population trends over the past two decades, PMI found that Malakoff has remained stable but with a slight declining rate of 3.9 persons per year. With this rate, it is projected that the population will decline to 2,140 by 2030, 2,101 by 2040, 2,062 by 2050, 2,023 by 2060, 1,984 by 2070, and 1,945 by 2080.

- **TWDB Estimates**: The Texas Water Development Board's estimates typically offer more conservative growth scenarios, aligning with recent population stabilization trends but still showing an upward trend, reaching 2,416 by 2030, 2,562 by 2040, 2,689 by 2060, 2,766 by 2070, and 2,809 by 2080.

FIGURE 2.2



While growth is projected, it remains dependent on various external factors, including infrastructure development, housing expansion, and regional economic trends.

Race & Ethnicity

Malakoff's racial and ethnic composition reflects both its historical roots and broader demographic trends seen across East Texas. As of the most recent U.S. Census data (2020, Table P9) estimates, the city maintains a diverse, yet predominantly non-Hispanic White population, with growing representation from minority groups.

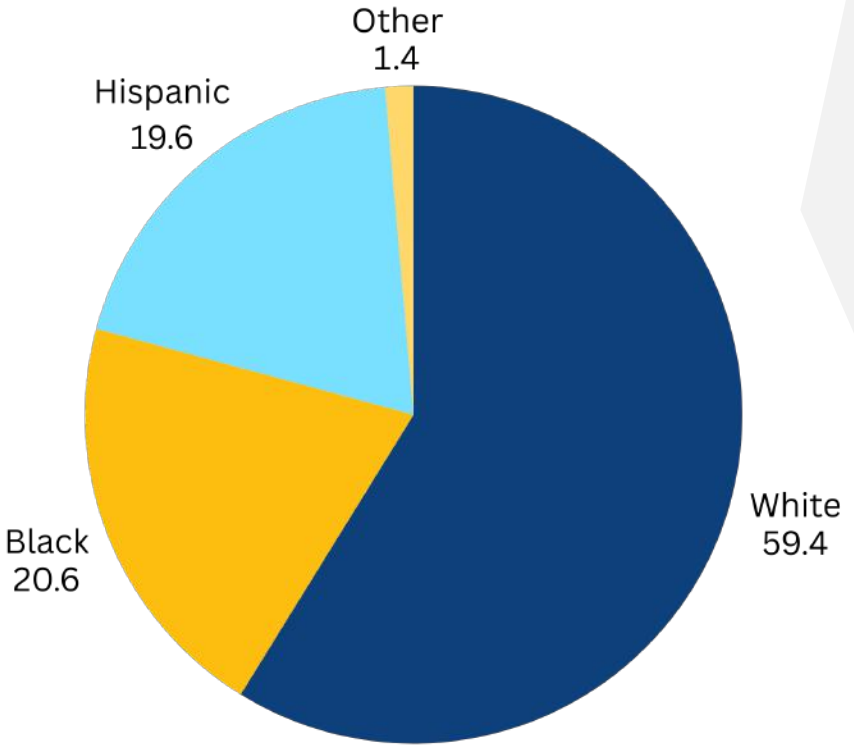
White (Non-Hispanic): Approximately 59.4% of the population identifies as White alone and not of Hispanic or Latino origin. This is slightly above the Texas state average of 39.7%, highlighting Malakoff's stronger non-Hispanic White majority compared to the broader state demographic.

Black or African American: Around 20.6% of residents identify as Black or African American, a proportion significantly higher than the state average of 11.8%. This reflects longstanding community roots and cultural presence in the area.

Hispanic or Latino (of any race): The Hispanic or Latino population makes up approximately 19.6% of the city's residents, compared to the Texas state average of 39.3%. While smaller than in other parts of Texas, this group has grown modestly in recent years, contributing to the city's cultural diversity.

Other Races and Multiracial: A small portion of the population identifies as Asian (0.4%), Native American, Alaskan, and Hawaiian (1.0%), or belonging to two or more races (9.9%). These percentages, while minor, point to gradual diversification over time.

FIGURE 2.3



Malakoff's racial and ethnic makeup plays an important role in shaping the city's cultural identity, community events, and educational needs. While not as diverse as some urban areas in Texas, the city's demographic composition is gradually shifting in line with broader statewide trends. This evolving landscape underscores the importance of inclusive planning, culturally responsive services, and equitable access to opportunity for all residents.

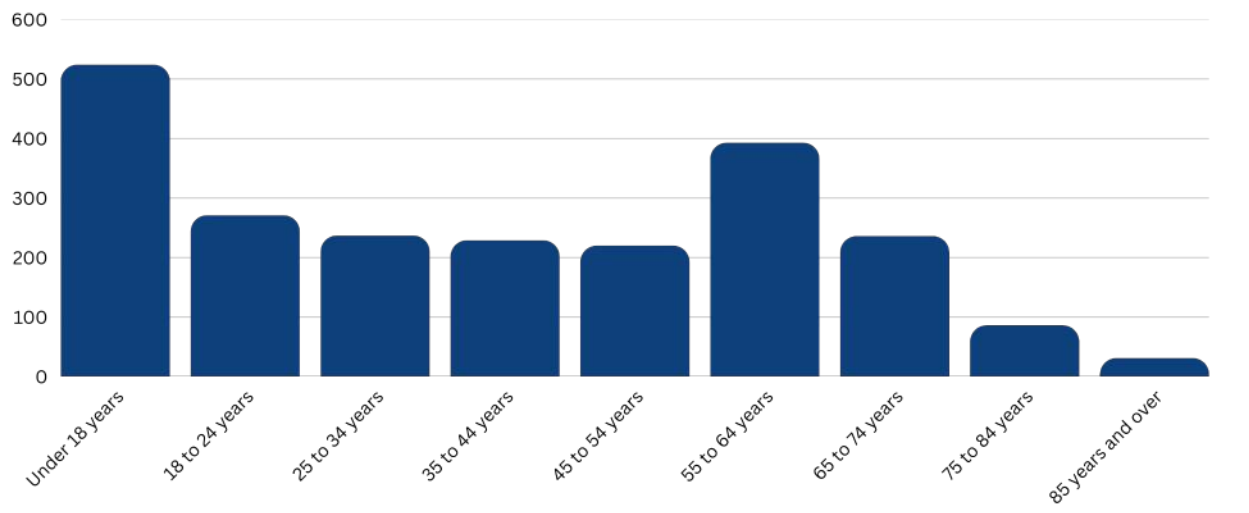
Age & Sex

The population of Malakoff skews older, with a significant proportion of residents in the middle-aged and senior categories. The largest age group consists of individuals aged 55 to 64, making up 17.6% of the total population. Additionally, a substantial percentage of residents fall into the 65-74 age group (10.6%) and 45-54 age group (9.9%), emphasizing a dominant presence of middle-aged and senior residents.

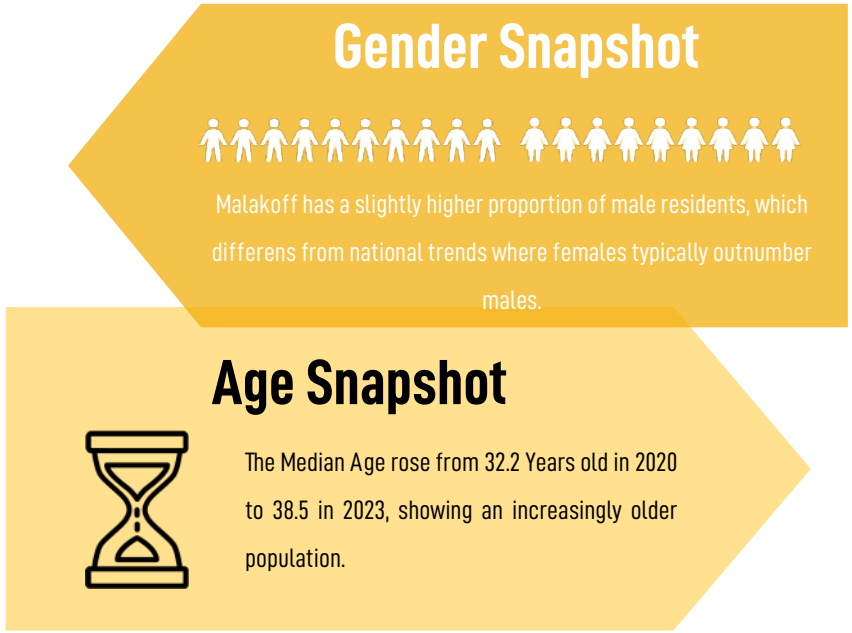
In contrast, younger age groups represent a smaller portion of the population. Children and adolescents (ages 0-19) collectively account for 23.5% of the population, with each specific group (e.g., 0-4, 5-910-14, 15-19) comprising 5.5-7.5% of the population. The 20-29 age group is even smaller at 14.9%, potentially reflecting limited local educational or workforce opportunities for young adults.

The median age in Malakoff has risen from 32.2 in 2020 to 38.5 years in 2023, reflecting an increase over time and highlighting a trend toward an aging population.

FIGURE 2.4



As of 2023, Malakoff had a total population of 2,227 residents, with 1,155 males (51.9%) and 1,072 females (48.1%). Unlike national trends, where females often outnumber males due to higher life expectancy, Malakoff has a slightly higher proportion of males.



This gender distribution is particularly interesting, given the city's older population trend. In many communities, women tend to make up a larger share of older age brackets, but Malakoff's higher male population could indicate unique local factors, such as employment trends, migration patterns, or regional health conditions.

Education

Education levels among Malakoff residents, as well as indicators from local schools, offer insight into the city's socioeconomic makeup and future potential. While a more detailed review of the school system will be included in the Community Facilities chapter, this section focuses on education as a demographic and economic indicator.

Recent data from the Texas Tribune shows that Malakoff ISD is performing well in several key areas, despite facing socioeconomic challenges. In the 2021–2022 school year, 40.4% of students were classified as at risk of dropping out, which is significantly lower than the statewide average of 53.5%. Meanwhile, 64.8% of students were considered economically disadvantaged, slightly above the state average of 60.7%. The district's graduation rate stood at 96.4%, well above the Texas average of 90%, signaling strong performance and student support across the district (Texas Tribune).

Among Malakoff residents aged 25 and older, 36.3% have attained at least a high school diploma, and 11.4% hold a bachelor's degree or higher (U.S. Census Bureau, 2023). While below state and national averages, a notable share of residents have some college or an associate degree, indicating potential for workforce development and further education.

Together, these trends indicate that while Malakoff faces some economic barriers to educational advancement, the community demonstrates strong performance at the K–12 level and maintains a committed base of educational attainment among adults. Addressing gaps in post-secondary achievement will be key to supporting future economic growth and attracting new opportunities for residents.

Family & Households

Reflecting Malakoff's demographic mix of age, race, and economic backgrounds, the city's family and household structures exhibit a wide range of living arrangements. According to the U.S. Census Bureau's 2023 estimates, Malakoff had approximately 858 total households, of which 542 (63.2%) were family-based. This majority indicates that Malakoff remains an attractive community for families, including young parents raising children and multi-generational households.

Among family households, approximately 32.4% include children under the age of 18, reinforcing the need for youth-oriented services such as schools, parks, and childcare programs. At the same time, a significant portion of households are headed by individuals living alone, particularly older adults, demonstrating a trend toward more varied and independent living arrangements.

- Single-person households: 15.4% of all households
- Households with individuals 65 and older living alone: 4.9%
- Average household size: 2.5
- Average family size: 3.19

These figures reflect a balance between traditional family households and non-family or single-person living situations. While Malakoff remains family-oriented, the presence of smaller households, especially among seniors, highlights the importance of inclusive planning for housing, transportation, and health services that meet a range of needs. As the population continues to evolve, understanding household composition will be essential to shaping policies, services, and amenities that support residents of all ages and backgrounds.

Income

Income trends in Malakoff provide valuable insight into the city's economic conditions and the financial well-being of its residents. While historically lower than state and national averages, recent years have shown encouraging growth in both household and per capita income levels.

According to 2023 ACS U.S. Census estimates:

In 2020, the median household income in Malakoff was $34,605, and the per capita income was $16,535.

By 2023, the median household income rose to $53,378, while per capita income increased to $24,697.

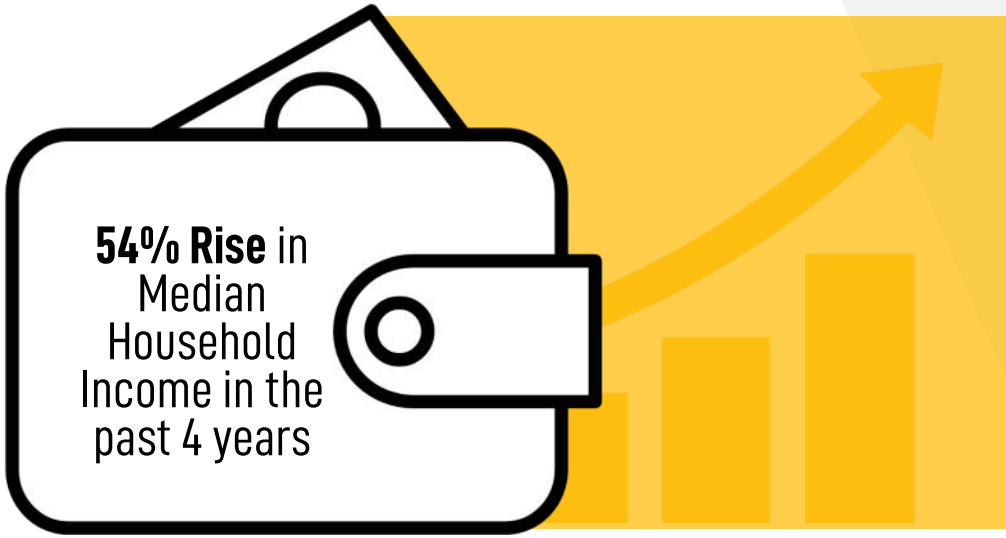
This represents a 54% increase in median household income and a 49% increase in per capita income over just four years, reflecting improvements in local employment, economic activity, and potentially the in-migration of higher-income households. Despite these gains, Malakoff's 2023 median household income of $53,378 remains well below the Texas state median, underscoring persistent income disparities that may require targeted economic development, workforce investment, and expanded access to opportunity.

Income distribution in Malakoff also points to a broad range of financial situations:

Approximately 24.3% of residents live below the poverty line, higher than both the state (13.7%) and national averages (12.5%).

Households led by single mothers, seniors, and individuals with limited formal education are more likely to experience economic hardship.

These indicators suggest that while the local economy is showing momentum, many residents still face financial challenges. Continued investment in workforce training, education, and job creation will be essential for raising income levels and reducing poverty in the long term.



Community Events

Community events play an important role in strengthening local identity, supporting economic activity, and fostering connections among residents. Events held in Malakoff bring residents and visitors together in shared public spaces, encouraging community engagement while also supporting local businesses and organizations. These gatherings help celebrate the city's culture and traditions while creating opportunities for residents to interact, volunteer, and participate in activities that enhance community pride and quality of life. Several annual events held in downtown Malakoff serve as key traditions that bring the community together throughout the year

Annual Malakoff Cornbread Festival

The Malakoff Cornbread Festival is one of the city's largest annual events and a major community gathering held in downtown Malakoff. The festival features a wide range of activities including vendor booths, food trucks, live stage music, and family-friendly attractions. Popular events include a judged cornbread cooking contest, a corn-on-the-cob eating contest, and a car show showcasing classic and custom vehicles. Additional activities such as face painting, bounce houses, and demonstrations help create an engaging atmosphere for visitors of all ages. Local downtown businesses remain open during the festival, allowing attendees to explore shops and restaurants while enjoying the event.

Winter Fest

Malakoff Winter Fest is a seasonal event held in downtown Malakoff that celebrates the holiday season while supporting local businesses and vendors. The event encourages residents and visitors to shop locally for holiday gifts while enjoying food vendors, family activities, and festive entertainment. Winter Fest also features vendor booths selling crafted goods and holiday items, along with activities such as photos with Santa and the Grinch, bounce houses for children, and other seasonal attractions. The event provides an opportunity for residents to gather and celebrate the holiday season in a community-centered environment.

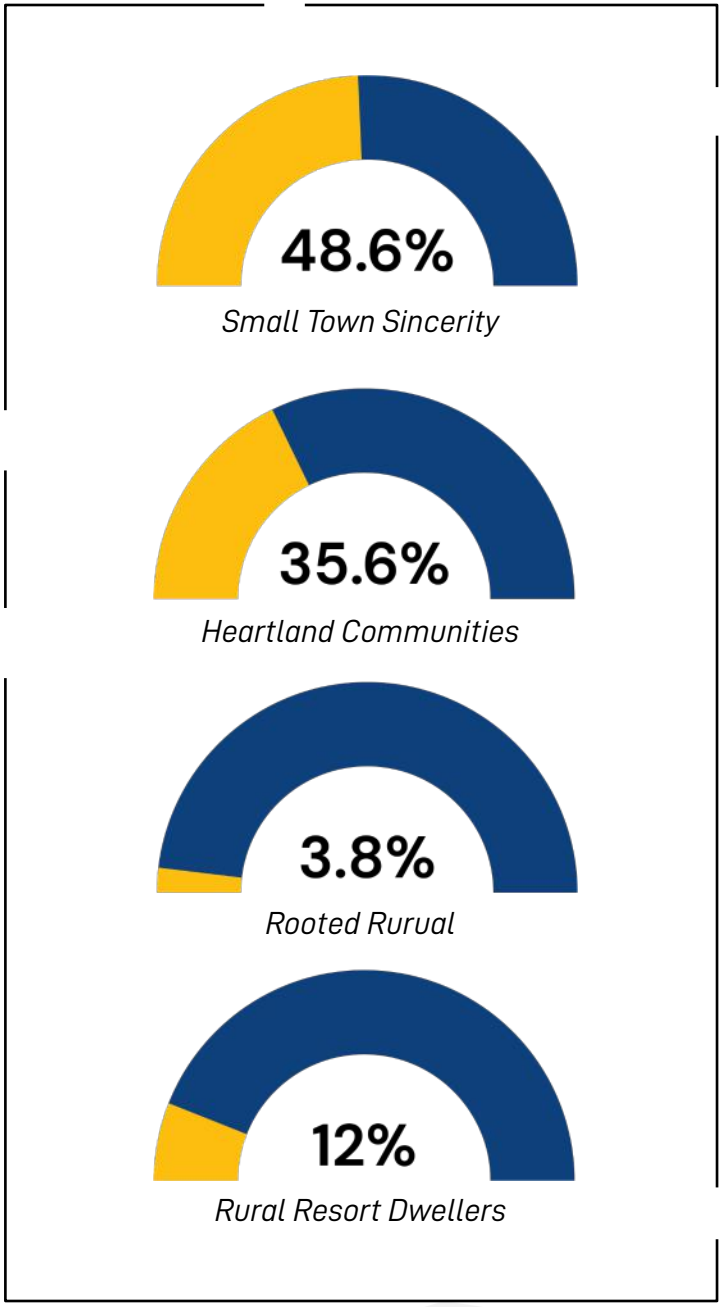
Malakoff Holiday Parade

The Malakoff Holiday Parade is an annual community event held in downtown Malakoff during the winter season. The parade follows a route through downtown streets, beginning on South Terry Street and continuing along Mitcham Street and College Street. The event brings together residents, local organizations, and businesses to celebrate the holiday season while showcasing community spirit and participation. The parade serves as a festive gathering that complements other seasonal activities and traditions within the city.

Psychographic profile

Psychographic analysis examines consumer behavior by combining qualitative and quantitative data related to values, attitudes, lifestyles, and spending habits. When used alongside demographic information, psychographics provide a more detailed understanding of how residents live, work, and interact with their communities. This analysis helps place Malakoff's population characteristics within the broader regional context and provides insight into local lifestyle patterns and consumer preferences. Malakoff's population is largely classified within ESRI LifeMode Group 1, which primarily consists of families and residents aged 55 and older living in small-town or rural environments. Many individuals in this group are employed in industries such as manufacturing, construction, and agriculture, while a significant portion are approaching retirement or are already retired. Housing patterns are dominated by single-family homes, and some areas exhibit higher rates of vacancy and seasonal occupancy. Longer commute distances are also common due to the rural nature of surrounding employment centers.

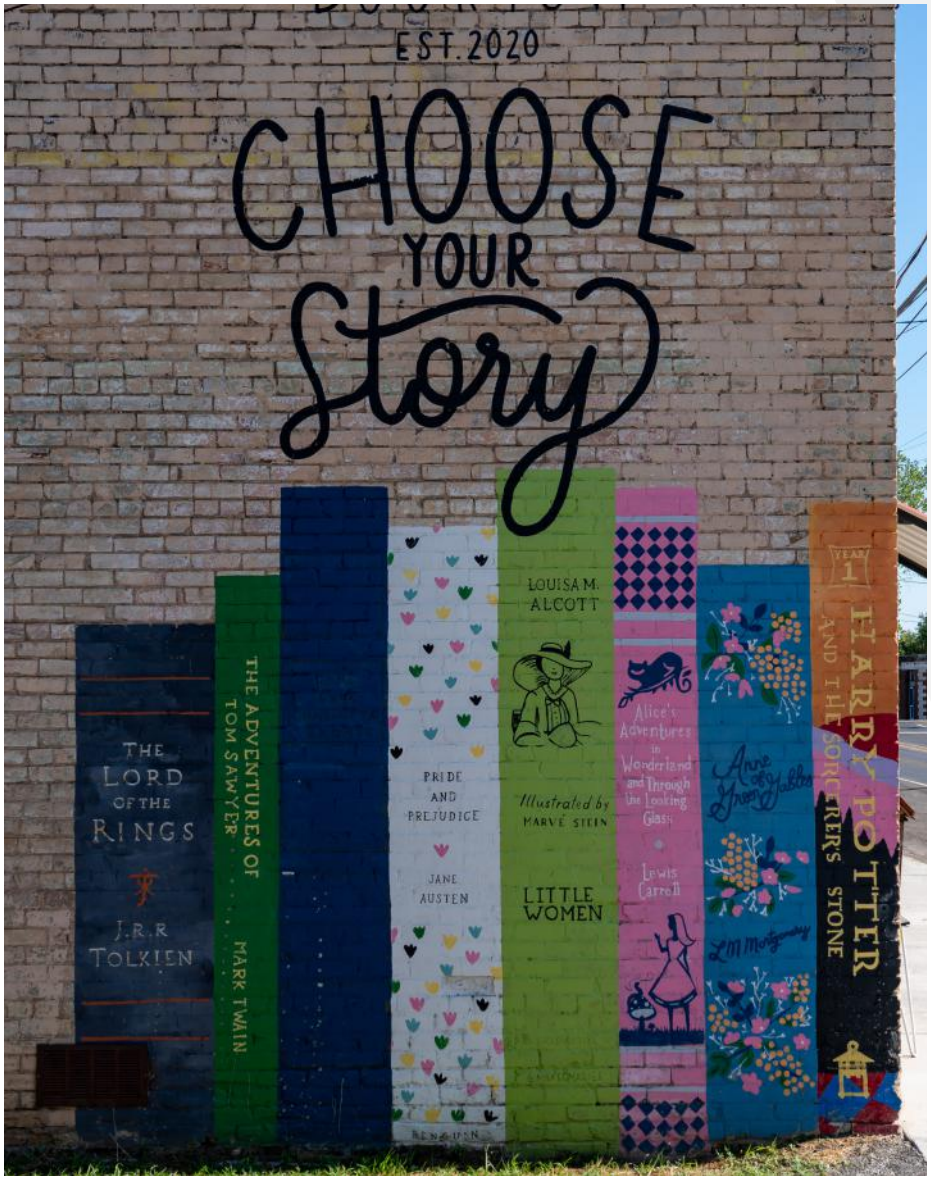
Approximately 48.6% of Malakoff's residents fall within ESRI's "Small Town Sincerity" segment, reflecting the city's strong small-town and semirural character. Residents tend to prioritize practical spending and self-sufficiency, often



shopping at nearby discount or convenience stores for everyday goods and ordering specialized items online when necessary. Leisure activities frequently include fishing, hunting, woodworking, cooking, and attending local fairs or community events. Households commonly rely on cable television and prepaid cellular phones for entertainment and communication.

Another 35.6% of residents fall within the "Heartland Communities" segment, which reflects traditional small-town lifestyles and strong ties to local institutions. Residents typically work in industries such as construction, utilities, health care, and agriculture. Spending habits tend to focus on practical goods and household needs, while leisure activities often include outdoor recreation, domestic travel, and home-based hobbies. Many residents drive domestic pickup trucks and perform their own vehicle maintenance, reinforcing a culture of independence and self-reliance.

Approximately 3.8% of Malakoff's population is classified as "Rooted Rural," representing households located in very rural areas, often far from major job centers. Residents in this segment frequently work in agriculture, construction, manufacturing, and utilities. Lifestyle patterns emphasize practicality, with households purchasing tools and equipment for home improvement and vehicle maintenance. Internet connectivity may be limited in these areas, and many residents rely on satellite services. Pickup trucks are a common vehicle choice due to both work and recreational uses.



Finally, 12.0% of residents fall within the "Rural Resort Dwellers" segment, which is commonly associated with rural areas that support recreation, retirement living, and seasonal housing. Communities in this category often have a higher proportion of older residents and married couples without children. Housing patterns frequently include second homes or seasonal residences. Residents often work in skilled trades or government-related positions and maintain active community involvement through volunteering and local organizations.

Overall, Malakoff's psychographic profile reflects a rural, community-oriented population characterized by practical spending habits, strong local ties, and lifestyles centered around home, outdoor recreation, and small-town community engagement.

Planning Implications

Malakoff's demographic trends indicate a community experiencing slow population growth, an aging population, and gradual economic improvement. As a result, planning efforts should focus on sustainable growth, infrastructure maintenance, and quality of life improvements rather than large-scale expansion. With a growing share of residents aged 55 and older, the city will likely see increased demand for age-friendly housing, healthcare access, and accessible community amenities. At the same time, attracting and retaining younger households and working-age residents will be important to maintaining a balanced workforce and supporting long-term economic vitality.

Although household incomes have increased in recent years, poverty rates remain higher than state and national averages. Continued economic development, workforce training, and support for local businesses will be important to expanding employment opportunities and improving household stability. Housing patterns suggest the need for diverse housing options that accommodate families, seniors, and smaller households while maintaining the city's predominately single-family character. Infrastructure planning should also ensure that utilities, transportation connections, and public services remain reliable as the city experiences gradual growth.

Malakoff's strong community identity, supported by local events, outdoor recreation, and small-town traditions, remains a key asset. Planning efforts should therefore prioritize downtown vitality, public gathering spaces, and community-oriented amenities that reinforce local culture and strengthen civic engagement. Together, these considerations highlight the importance of planning strategies that support steady growth, economic opportunity, and preservation of Malakoff's small-town character.

COMMUNITY PROFILE

COMMUNITY FACILITIES

Chapter 3

Community facilities are the essential public and semi-public spaces and services that support Malakoff's health, safety, education, and quality of life. As a growing community within Henderson County, Malakoff's facilities reflect both its small-town character and its strategic role as a service hub for surrounding unincorporated areas.

This chapter inventories Malakoff's key community-serving facilities, evaluates current capacity and condition, and identifies opportunities to enhance access and coordination. Topics include education, public safety, health care, parks and recreation, public utilities, and general government facilities. Recommendations at the end of this chapter will guide investment priorities and partnerships to maintain a resilient and equitable network of community facilities.

Education Facilities

Public education in Malakoff is provided by the Malakoff Independent School District (Malakoff ISD), which serves the City of Malakoff and surrounding communities including Tool, Caney City, and parts of Trinidad and Payne Springs. The district plays a central role in civic and community life, offering educational, athletic, and enrichment programming that extends well beyond the classroom.

Malakoff ISD operates five campuses:

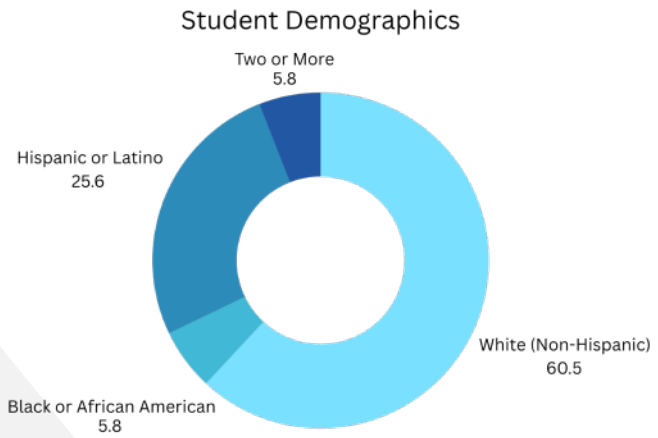
- Malakoff Elementary School (Pre-K/Head Start – 4th Grade) – 310 N. Terry Street, Malakoff
- Malakoff Intermediate School (5th – 6th Grades) – 106 N. Cedar Street, Malakoff
- Malakoff Junior High School (7th – 8th Grades) – 15201 FM 3062, Malakoff
- Malakoff High School (9th – 12th Grades) – 14701 FM 3062, Malakoff
- Tool Elementary School (Pre-K – 4th Grade) – 1201 S. Tool Drive, Tool

The district's mission is "to prepare students to become productive members of society by providing quality instruction in a safe environment." Its motto, "Proud Past, Bright Future," reflects Malakoff ISD's balance between honoring tradition and pursuing continuous improvement (Source: Malakoff ISD, About the District, 2024).

Enrollment and Demographics

As of the 2023–2024 school year, Malakoff ISD reported a total enrollment of approximately 1,440 students, served by 116 full-time teachers across its five campuses. Average class sizes range between 13 and 20 students, maintaining a favorable student–teacher ratio of approximately 12.5:1, which is below the state average of 15:1 (Source: TAPR, 2023–2024; NCES District Detail, 2023).

FIGURE 3.1



The district's student demographics reflect the diversity of the greater Malakoff area: approximately 60.5% White, 25.6% Hispanic, 8.1% African American, and 5.8% Two or More Races (Source: TAPR, 2023–2024). Roughly 59% of students are economically disadvantaged, 15% receive special education services, and a small share are English learners (EB/EL). This demographic profile highlights the district's role in providing equitable educational opportunities for a wide socioeconomic range of families.

Academic Programs and Performance

According to the Texas Academic Performance Report (TAPR, 2023–2024), Malakoff ISD demonstrates strong academic outcomes relative to its size and resources. Across all subjects and grade levels, 83% of students scored at or above the Approaches Grade Level standard, 51% met or exceeded grade level, and 17% achieved Masters Grade Level proficiency.

In Reading and English Language Arts, 54% of students met grade level and 22% achieved Masters Grade Level, while Mathematics and Science outcomes were near regional averages with steady upward trends across elementary and middle grades.

The Texas Education Agency rated Malakoff ISD a "B" district (86/100) for overall academic performance, reflecting both consistent student achievement and meaningful progress across accountability indicators (Source: Texas Tribune, 2024).

Career and Technical Education (CTE) and College Readiness

Malakoff ISD has developed a robust Career and Technical Education (CTE) program that prepares students for success in both postsecondary education and the workforce. In 2022–2023:

- 80.2% of graduates were CTE completers, and
- 61.6% earned industry-based certifications in fields such as welding, health sciences, construction technology, and business management (Source: TAPR, 2023–2024).

Additionally, approximately 5% of graduates completed dual-credit or OnRamps courses through partnerships with regional higher education institutions (Source: TAPR, 2023–2024). The district's College, Career, and Military Readiness (CCMR) rate reached 98.8%, significantly exceeding the state average of 76.3% (Source: TAPR, 2023–2024).

Malakoff's proximity to Trinity Valley Community College (Athens Campus) and nearby universities such as The University of Texas at Tyler and Texas A&M University–Commerce provides additional opportunities for early college credit, technical certification, and workforce development (Source: NCES District Detail, 2023).

Graduation Rates and Educational Attainment

Malakoff ISD reported a 100% graduation rate for the 2022–2023 school year, with 94.2% of students earning a Foundation High School Program Diploma with Distinguished Level of Achievement (DLA) (Source: TAPR, 2023–2024). The district's graduation outcomes consistently surpass state averages and reflect a strong commitment to student support and college readiness.

Within the broader community, approximately 85% of adults aged 25 and older hold a high school diploma or higher, while 20% possess a bachelor's degree or higher, according to U.S. Census estimates (Source: NCES ACS Dashboard, 2023). These figures align closely with statewide rural averages, underscoring the district's importance as a pathway to upward mobility.

Facilities, Capacity, and Bond Investments

In 2021, Malakoff ISD voters approved a $72 million bond program aimed at modernizing district facilities and supporting projected enrollment growth. Major components include:

1. *Construction of a new Malakoff High School campus, designed to accommodate expanded academic, fine arts, and athletic programs.*
2. *Technology and security upgrades across all campuses.*
3. *Renovations to improve ADA accessibility and classroom modernization.*
4. *New fine arts and athletic facilities, including gymnasiums, performance spaces, and multipurpose areas.*

According to district communications and a KETK News interview, bond-funded projects are being implemented through 2025, ensuring that all campuses are equipped to meet 21st-century instructional standards while addressing aging infrastructure (Source: KETK News Interview, 2021).

Educational Facility Outlook

Malakoff ISD's steady investment in facilities and academic programming positions it as a regional education leader within Henderson County. The district's commitment to high-quality instruction, career readiness, and student well-being continues to strengthen community identity and resilience.

While challenges remain—such as addressing economic disparities and improving advanced-level mastery rates—ongoing collaboration between the City of Malakoff and Malakoff ISD will be essential to align land use, housing development, and infrastructure with future enrollment growth. The district's demonstrated fiscal responsibility and forward-looking bond investments have created a strong foundation for sustainable educational excellence.

Healthcare Facilities

Access to quality health care is a cornerstone of community well-being. For Malakoff residents, most medical and specialty services are provided regionally, with limited facilities located within city limits. The City's geographic position—between Athens, Corsicana, and Palestine—places it within reasonable proximity to multiple hospitals, clinics, and long-term care centers, but local care options remain minimal.

To better understand service coverage, Public Management, Inc. (PMI) conducted a drive-time accessibility analysis using data from the Texas Department of State Health Services (DSHS) and the Texas Health and Human Services Commission (HHSC). The analysis models the number and types of licensed healthcare facilities located within 15-, 30-, 45-, and 60-minute travel distances from Malakoff (Source: PMI GIS Analysis, 2025).

Local Health Care Access

Within the City of Malakoff, there is currently one licensed nursing home facility that provides skilled nursing and limited rehabilitation services. Aside from this location, residents rely primarily on small independent medical offices, dental clinics, and local pharmacies for routine or preventive care. No hospitals, urgent care centers, or freestanding emergency facilities are currently located within the city limits (Source: Texas DSHS Facility Database, 2025).

This localized gap in medical service provision means that residents must travel outside Malakoff for nearly all forms of acute, specialty, or emergency care. For many, this dependence on regional access is manageable; however, for elderly residents, individuals with chronic illnesses, and households without reliable transportation, it presents significant accessibility challenges.

Regional Health Care Network

The PMI drive-time analysis identified 179 licensed healthcare facilities within a 60-minute radius of Malakoff. These facilities span 26 cities across 11 counties, forming a broad but decentralized service network.

Table 3.2 Summary of Healthcare Facility Accessibiliity by Drive-Time from Malakoff

Drive Time Band	Approx. Facilites	Primary Destinations
0 - 15 Min	8	Small clinics, long-term care
15 - 30 Min	8	Outpatient & dialysis centers
30 - 45 Min	40	Hospitals in Athens & Corsicana
45 - 60 Min	120	Regional hubs in Tyler & Palestine

PMI Drive-Time GIS Analysis 2025

The largest concentrations of medical services are located in Athens, Corsicana, Palestine, and Tyler, which collectively provide full-service hospitals, emergency rooms, and specialist practices. These cities serve as the primary healthcare destinations for Malakoff residents.

Notable regional providers include:

UT Health Athens – full-service hospital with emergency, surgical, and obstetric care

Christus Mother Frances Hospital – Tyler – regional tertiary care center

Baylor Scott & White Medical Center – Corsicana – acute and specialty care services

Palestine Regional Medical Center – critical access hospital serving Anderson County

Fresenius Medical Care Henderson County – dialysis services in nearby Athens

Facility Composition

The regional network surrounding Malakoff includes a wide range of health and residential care facilities (Source: Texas DSHS & HHSC GIS Data, 2025):

Table 3.3, Facility Composition Table

Facility Type	Facility Count
Nursing	54
Assisted Living	41
Intermediate Care	35
Dialysis	14
General Hospitals	12
Ambulatory Surgical Centers	11
Hospital-Based Nursing Units	4
Freestanding Emergency Rooms	3
Critical Access Hospital	1
Long-Term Acute Care	1

This distribution highlights a strong presence of long-term care and rehabilitation services, but a more limited number of acute care and emergency facilities within short travel distances.

Public Health and Preventive Services

Henderson County Public Health Department provides limited outreach and prevention programming to residents within the Malakoff area, including immunization clinics, wellness screenings, and maternal and child health services. These are typically coordinated through county offices in Athens and regional partnerships with hospitals and non-profit providers.

Telehealth services and mobile clinics—such as visiting dental or primary care programs—offer opportunities to expand access without requiring full-scale facility development. Future coordination between the City, County, and health partners can strengthen preventative outreach to underserved populations.

Service Gaps and Planning Considerations

Malakoff's lack of in-town medical facilities represents one of the most significant community infrastructure gaps identified through this plan. Survey responses and stakeholder interviews consistently noted limited local healthcare access, particularly for older adults and residents without reliable transportation.

Key challenges include:

- Dependence on regional providers for nearly all emergency and inpatient care
- Limited options for urgent or same-day services within the city
- Transportation and mobility barriers for seniors and low-income households
- No local pharmacy-based clinic or telemedicine kiosk presence

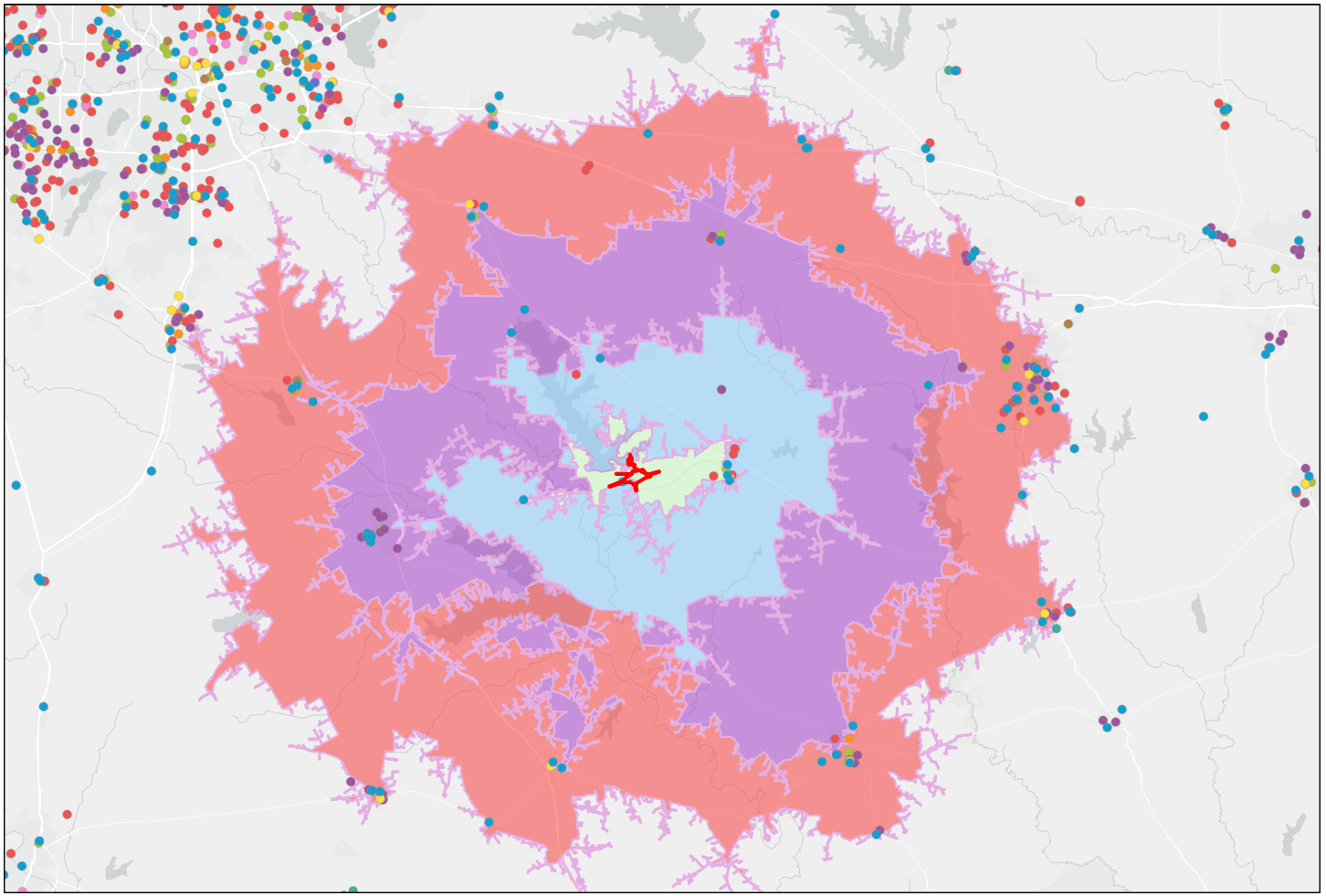
As the city's population grows and its age distribution shifts, healthcare access will become increasingly critical to long-term livability and resiliency. The City of Malakoff should continue exploring partnerships with regional health

systems, universities, and telehealth providers to bring limited on-site or mobile health services into the community.

Regional Access Visualization

The PMI Healthcare Drive-Time Map (Figure 3.4) illustrates Malakoff's service coverage relative to surrounding cities. The colored isochrones (15-, 30-, 45-, and 60-minute drive times) clearly demonstrate the city's regional connectivity to healthcare assets, particularly to the Athens medical cluster to the east.

FIGURE 3.4



(Source: Public Management, Inc. GIS Analysis, 2025)

Emergency Services

Emergency services in Malakoff are a vital part of the community's public safety network, ensuring the protection of life and property through law enforcement, fire protection, and emergency medical response. While Malakoff is a small city with limited in-house resources, its emergency services are supported by a combination of local departments, county-level coordination, and regional partnerships, providing comprehensive coverage despite resource constraints.

The city benefits from strong cooperation between the Malakoff Police Department, Malakoff Volunteer Fire Department, and UT Health EMS, with supplemental support from the Henderson County Sheriff's Department and neighboring volunteer departments.

Law Enforcement

Law enforcement in Malakoff is provided by the Malakoff Police Department (MPD), headquartered within the city limits. The department consists of a Chief of Police, one Sergeant, and three Patrol Officers, supported by administrative staff (Source: City of Malakoff, 2025). The department operates a small but efficient patrol fleet, currently consisting of at least two police vehicles based on recent city records and imagery.

MPD provides 24-hour coverage, focusing on community-oriented policing, traffic enforcement, and local code compliance. When additional resources are required, the Henderson County Sheriff's Department provides mutual aid, ensuring continuity of coverage for major incidents or investigations.

In addition to city law enforcement, the Malakoff Independent School District (MISD) operates its own Campus Police Department to ensure student and staff safety across all campuses. The department is led by Chief Stacy Hillhouse, with Sergeant Jack Wright, Officer Ronald Lindsey, and Officer Rhonda James serving as designated campus officers (Source: Malakoff ISD Police Department, 2024).

The presence of both city and district police departments enhances local safety and provides dedicated law enforcement coverage for educational facilities.

Fire Protection

Fire protection services for the City of Malakoff are provided by the Malakoff Volunteer Fire Department (VFD). The department is staffed by local volunteers and overseen by a City-employed Fire Chief. It operates from a centrally located fire station within Malakoff and serves both the city and portions of the surrounding unincorporated areas.

The department's apparatus fleet includes:

1	1	1	1
PRIMARY FIRE ENGINE	BRUSH TRUCK	WATER TANKER	COMMAND UTILITY VEHICLE

While the department does not currently operate a ladder truck, it maintains mutual aid agreements with surrounding volunteer departments—including Athens, Trinidad, Tool, and Caney City—to ensure adequate response capability for structure fires or large-scale emergencies.

Malakoff VFD's participation in Henderson County's Emergency Services District (ESD) ensures access to shared training, dispatch coordination, and equipment resources. Like many small departments, Malakoff relies heavily on volunteer recruitment and regional partnerships to sustain service levels.

Emergency Medical Services (EMS)

Emergency medical response in Malakoff is provided through a partnership with UT Health EMS, based in Athens (Source: City of Malakoff – UT Health EMS Agreement, 2024). The service operates multiple ambulances across Henderson County, offering Advanced Life Support (ALS) response and patient transport to UT Health Athens Hospital, Baylor Scott & White – Corsicana, and other nearby facilities , depending on case severity and transport times.

This regional partnership provides Malakoff with professional emergency medical coverage and dispatch coordination, even in the absence of a city-operated EMS unit. Average response times are consistent with rural Henderson County benchmarks, supported by shared resources across multiple communities.

Regional Coordination and Disaster Preparedness

Emergency coordination within Malakoff is supported by the Henderson County Office of Emergency Management (OEM), which provides countywide planning, training, and disaster response assistance. The OEM coordinates multi-jurisdictional responses to severe weather, wildfires, hazardous materials incidents, and other emergencies, ensuring alignment with the Texas Division of Emergency Management (TDEM) framework.

Malakoff's fire and police departments participate in mutual aid networks that enable resource sharing during emergencies, including large-scale fires, vehicle accidents, or medical events requiring additional response units. These partnerships ensure that, even with limited local staffing, the community remains well-integrated into the regional emergency management system.

Planning Considerations

Malakoff's emergency service structure is efficient but resource-limited, relying on shared assets and volunteer participation. As population growth and development continue, the City should consider the following:

Facility Upgrades: Evaluate the fire station's capacity for future equipment and staffing expansion.

Volunteer Recruitment & Retention: Maintain strong community engagement to sustain fire service participation.

Fleet Modernization: Plan for incremental replacement of emergency vehicles and apparatus as they age.

Interlocal Coordination: Continue formal partnerships with Henderson County, UT Health EMS, and nearby VFDs to ensure consistent coverage and response efficiency.

Public Safety Education: Encourage local preparedness initiatives, including CPR training, fire safety awareness, and severe weather readiness programs.

Malakoff's integrated approach, anchored by dedicated local departments and robust regional support, provides a resilient emergency response framework that can adapt to future needs.

PUBLIC SAFETY PLANNING CONSIDERATIONS

Malakoff's emergency services system benefits from strong partnerships and volunteer support but may require ongoing evaluation as the community grows. Key considerations include assessing facility capacity, supporting volunteer recruitment and retention, planning for gradual fleet replacement, maintaining interlocal coordination, and promoting community preparedness and public safety education.

TABLE 3.5

Service Type	Department / Provider	Staffing	Primary Facilites & Equipment	Coverage Area & Partnerships	Source
Law Engrocement	Malakoff Police Department (MPD)	1 Chief of Police, 1 Sergeant, 4 Patrol Officers	2 Patrol vehicles (estimated)	City limits of Malakoff; backup from Henderson County Sheriff's Department	City of Malakoff 2025
Campus Police	Malakoff ISD Police Department	1 Chief (Stacy Hillhouse) 1 Sergeant (Jack Wright) 2 Officers (Ronald Lindsey, Rhonda James)	Campus Officers and patrol vehicles	All Malakoff ISD campuses (elementary through high school)	Malakoff ISD Police Department 2024
Fire Protection	Malakoff Volunteer Fire Department (VFD)	Volunteer-based, led by 1 City-employed Fire Chief	1 Engine, 1 Brush truck, 1 Water tanker, 1 Utility/ Command vehicle	City of Malakoff and surrounding rural area; mutual aid with Athens, Trinidad, Tool and Caney City VGDs	Malkoff Volunteer Fire Department 2023 imagery
Emergency Medical Services (EMS)	UT Health EMS (Athens)	Countywide Staff through UT Health System	ALS-equpiped ambulances	Henderson County and Malakoff service area; transports to UT Health Athens, Baylor Scott & white - Corsicana, and Palestine Regional	City of Malakoff - UT Health EMS agreeement 2024
Emergency Coordination	Henderson County Office of Emergency Mangement (OEM)	County-level emergency management staff	Regional coordination center	Multi-jurisdictional emergency response; partners with Texas Division of Emergency Management (TDEM)	Henderson County OEM, 2025

Facilities Analysis

Malakoff's emergency services system provides a strong foundation for community safety given the City's size and resources. Each department—Police, Fire, and EMS—plays a distinct but interconnected role within a broader regional network coordinated through Henderson County. The City benefits from dedicated local leadership, volunteer participation, and mutual aid agreements that ensure reliable response capacity despite limited staffing and infrastructure.

Law Enforcement coverage is adequate for current needs, supported by the Malakoff Police Department's small but professional team and reinforcement from the Henderson County Sheriff's Department. The establishment of the Malakoff ISD Campus Police Department further strengthens safety across educational facilities and demonstrates a proactive approach to school-based policing. As the community grows, long-term considerations may include facility modernization and expanding fleet capacity to sustain 24-hour coverage efficiently.

Fire Protection is anchored by the Malakoff Volunteer Fire Department, which serves as both a local and regional asset. The department's volunteer-driven model is consistent with small-city operations across East Texas, but it requires ongoing recruitment, training, and interlocal coordination to maintain readiness. The absence of a ladder truck and reliance on mutual aid are manageable at current population levels but may warrant review as new development occurs, especially for multi-story structures or large industrial uses.

Emergency Medical Services (EMS) provided through UT Health Athens ensures professional, advanced life support coverage without requiring a city-managed EMS department. This partnership model efficiently leverages regional expertise and infrastructure; however, local access points for preventive and emergency medical response—such as designated first responder facilities or shared-use public safety stations—could enhance resilience during high-demand events.

At the county and regional levels, coordination through the Henderson County Office of Emergency Management (OEM) and the Texas Division of Emergency Management (TDEM) provides comprehensive planning, disaster response, and training support. Malakoff's integration within these systems ensures the community remains prepared for natural disasters, major incidents, and regional emergencies.

Overall, Malakoff's emergency service network is functional, resilient, and well-coordinated. With targeted investments in facilities, equipment, and personnel, the City can maintain high service standards and ensure public safety as population growth and development continue over the next decade.

COMMUNITY FACILITIES

Planning Framework

Malakoffs Community facilities reflect a combination of local assets and regional partnerships that support the city's quality of life. As the community grows the city should focus on assessing and improving the existing facility infrastructure, coordination,

Facility and Equipment Modernization:

The City could explore opportunities to expand, renovate, or modernize fire and police facilities to better accommodate future staffing, apparatus, and operational needs. Evaluating how existing facilities align with projected service demands may help inform future capital improvement planning, including potential investments in updated equipment and technology.

Interlocal Agreements:

The City may consider continuing to strengthen interlocal agreements with Henderson County, UT Health EMS, and surrounding volunteer fire departments to support coordinated emergency response and consistent service coverage. These partnerships could provide opportunities for resource sharing and improved response capabilities during large-scale or high-demand incidents.

Volunteer Support and Training:

Opportunities may exist to further support recruitment, retention, and training for the Malakoff Volunteer Fire Department. The City could explore incentives, recognition programs, or expanded access to training resources to help sustain a strong and capable volunteer base.

Public Education and Resiliency:

The City may consider expanding community outreach efforts related to emergency preparedness, fire prevention, and disaster resilience. Increasing public awareness and access to preparedness resources could help reduce risk and support more effective emergency response outcomes.

Action Plan Table

Goal	Objective	No.	Strategy / Action Item	Time
Goal 1: Coordinate and Plan Community Facility Investments	Objective 1.1: Strengthen intergovernmental coordination	1.1A	Establish regular coordination meetings between City, MISD, and Henderson County	Ongo
		1.1B	Coordinate with regional providers to expand healthcare and public safety partnerships	Ongo
	Objective 1.2: Assess facility conditions and needs	1.2A	Conduct condition assessments of municipal, park, and emergency facilities	Short-
		1.2B	Evaluate facility capacity relative to projected growth	Short-
Goal 2: Expand Access to Community Services and Facilities	Objective 2.1: Improve access to parks and recreation	2.1A	Identify sites for neighborhood parks, particularly south of SH 31	Short-
		2.1B	Acquire or designate land for future park development	Mid-T
	Objective 2.2: Improve connectivity and accessibility	2.2A	Develop a citywide sidewalk and trail connectivity plan	Short-
		2.2B	Expand trail and pedestrian infrastructure linking neighborhoods, parks, and schools	Mid-T
	Objective 2.3: Expand healthcare access	2.3A	Coordinate mobile clinics and explore satellite medical services	Short-
		2.3B	Support development of local clinics or urgent care facilities	Long-
Goal 3: Strengthen Public Safety Infrastructure and Services	Objective 3.1: Maintain effective law enforcement services	3.1A	Review staffing levels and patrol coverage	Ongo
		3.1B	Plan for replacement of vehicles and communication equipment	Mid-T
	Objective 3.2: Enhance fire protection capacity	3.2A	Support volunteer recruitment and retention programs	Ongo
		3.2B	Evaluate fire station capacity and pursue apparatus upgrades	Mid-T
	Objective 3.3: Maintain emergency medical services	3.3A	Maintain and review UT Health EMS service agreement	Ongo
		3.3B	Evaluate EMS staging areas or shared facilities	Mid-T
Goal 4: Support Workforce Development and Education Facilities	Objective 4.1: Align growth with school capacity	4.1A	Coordinate with MISD on enrollment and facility planning	Ongo
		4.1B	Integrate school planning into land use and subdivision review	Ongo
	Objective 4.2: Expand workforce development opportunities	4.2A	Develop internship and apprenticeship partnerships	Mid-T
		4.2B	Support dual-credit and certification programs	Mid-T
Goal 5: Maintain and Modernize Community Facilities	Objective 5.1: Plan for facility expansion and modernization	5.1A	Evaluate need for expanded municipal facilities	Mid-T
		5.1B	Continue long-term investment in public facilities and infrastructure	Long-
Goal 6: Monitor Growth and Adapt Planning Efforts	Objective 6.1: Track facility demand and performance	6.1A	Review population growth and facility demand every 3–5 years	Ongo
		6.1B	Track emergency response times and school enrollment trends	Ongo
	Objective 6.2: Update capital planning priorities	6.2A	Update capital improvement priorities as development occurs	Ongo
		6.2B	Coordinate with regional partners to address emerging needs	Ongo

eline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
oing	City of Malakoff	Low	MISD, County	Local Budget
oing	City	Low	UT Health, Regional Providers	Grants
Term	City	Low–Medium	Consultants	Local Budget
Term	City	Low	County	Local Budget
Term	City	Low	Developers	Grants
Term	City	Medium-High	Developers	Grants
Term	City	Medium	TxDOT	TxDOT Grants
Term	City	Medium-High	TxDOT	Grants
Term	City	Low	Healthcare Providers	Grants
Term	City	High	Private Providers	Public-Priate
oing	Polic Dept	Low	County	Local Grants
Term	City	Medium-High	Grants	Grants
oing	City, VFD	Low	Regional VFDs	Local Budget
Term	City	Medium-High	FEMA	FEMA Grants
oing	City	Low	UT Health	Local Budget
Term	City	Medium	County	Grants
oing	City, MISD	Low	MISD	Local Budget
oing	City	Low	MISD	Local Budget
Term	City, MISD	Low	Chamber, TVCC	Local Budget
Term	MISD	Low	TVCC	Grants
Term	City	Medium-high	Engineers	Local Budget
Term	City	High	State/Federal	Grants
oing	City	Low	County	Local Budget
oing	City, MISD	Low	-	Local Budget
oing	City	Low	-	Local Budget
oing	City	Low	County	Local Budget

HOUSING

Chapter 4

Overview

Housing plays a critical role in a city's ability to retain its current population, attract new residents, enhance community character, and shape how residents interact with one another. Like many communities, the City of Malakoff seeks to grow, but to do so thoughtfully and intentionally. The condition and quality of housing significantly influence this effort. Properties with dilapidated facades and poorly maintained yards can detract from the city's image just as much as well-kept homes with traditional charm can enhance it. Supporting sustainable growth will require recognizing both the strengths and the challenges within Malakoff's existing housing stock. This section examines the city's residential landscape and explores topics ranging from household composition and housing supply to strategies that can guide the future of housing in Malakoff.

Historical Trends

Malakoff's housing stock is largely composed of homes built during the mid to late twentieth century. The majority of structures were constructed between 1960 and 1979, accounting for 45.8 percent of homes, followed by 31.4 percent built between 1980 and 1999. Homes built between 1940 and 1959 make up 12.0 percent of the housing supply, while only small portions were constructed before 1940 or after 2000. More recent development has been limited, with just 5.0 percent of homes built in 2020 or later and relatively modest construction occurring during the 2000s and 2010s. Overall, these figures indicate that much of Malakoff's housing inventory is several decades old, making maintenance, reinvestment, and strategic new development important considerations for the community.

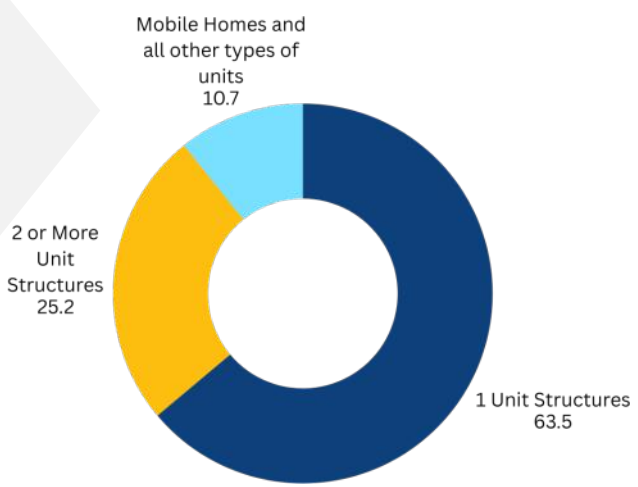
At the same time, residency patterns suggest a relatively stable population living within this housing stock. The largest share of householders moved into their current homes between 2010 and 2019, accounting for 40.7 percent of residents. Another 27.2 percent moved in between 2000 and 2009, while 22.7 percent moved into their homes between 2020 and 2022. A smaller portion of residents, 8.7 percent, have lived in their homes since the 1990s, and less than 1 percent moved in before 1990. Together, these trends indicate that many residents have remained in their homes for extended periods, contributing to a stable residential base while also reinforcing the need to maintain and improve the city's aging housing stock.

Units & Structures

According to the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, the city of Malakoff has a total of 1,021 housing units, of which 828 of them are classified as occupied and 193 are classified as vacant. Of the 828 occupied households 537 or more than sixty percent are listed as being family based households. The average household size overall is listed as being 2.38 persons per household and the average household size for the family based households is 3.00 persons per household. Of these, 62% are owner-occupied, and 38% are renter-occupied.

Approximately 63.5% of the housing structures are classified as being "1 unit structures", 25.2% of structures within the city are classified as being "2 or more unit structures", and lastly 10.7% of structures within the city are classified as "Mobile homes and all other types of units".

FIGURE 4.1



Affordability and Accessibility

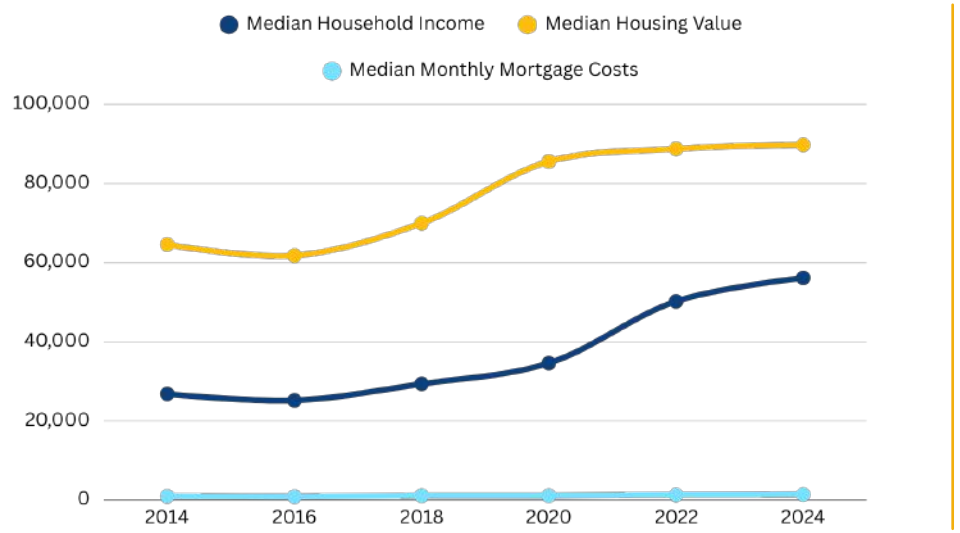
Housing affordability within the City of Malakoff, similar to many communities across Texas and Henderson County, has changed considerably over time as housing costs have increased. Several factors influence the affordability and accessibility of the housing market, including household income levels, housing values, mortgage costs, and rental rates. Key indicators examined in this section include median household income, median housing value, median monthly mortgage costs, and median monthly rent.

Between 2014 and 2024, the median household income in Malakoff increased significantly, rising from $26,831 in 2014 to $56,719 in 2024, representing an 111.39 percent increase. During the same period, the median housing value increased from $64,600 to $89,800, reflecting a 39.01 percent increase.

Monthly housing costs have also risen over the past decade. The median monthly mortgage payment increased from $961 in 2014 to $1,384 in 2024, representing a 44.2 percent increase. Rental costs have also experienced growth during this period. The median monthly rent increased from $681 in 2014 to $834 in 2024, a 22.7 percent increase.

While changes in income, housing values, and monthly costs provide important insight into housing market trends, these figures alone do not fully capture the impact on residents. A more comprehensive understanding of affordability can be obtained by examining the percentage of household income spent on housing costs, which provides context on how housing expenses affect the daily financial stability of residents.

FIGURE 4.2



Housing Cost Burden 2014

In 2014, there were 212 housing units with a mortgage in Malakoff. Among these households, 60 units spent less than 20 percent of their household income on mortgage costs, while 10 units spent between 20 and 24.9 percent. An additional 47 units spent between 25 and 29.9 percent, and 40 units spent between 30 and 34.9 percent of their income on mortgage payments. Notably, 55 households spent 35 percent or more of their income on mortgage costs, indicating a significant housing cost burden.

A more detailed breakdown of mortgage costs shows 296 housing units with mortgages in 2014. Of these households, 7 units spent less than 10 percent of their household income on mortgage costs, while 98 units spent between 10 and 14.9 percent. Another 29 units spent between 15 and 19.9 percent, and 46 units spent between 20 and 24.9 percent of their income on mortgage payments. 12 households spent between 25 and 29.9 percent, 15 households spent between 30 and 34.9 percent, and 17 households spent 35 percent or more of their income on mortgage costs.

Rental housing also showed signs of affordability challenges. In 2014, there were over 300 occupied housing units paying rent. Among renters, 22 households spent less than 15 percent of their income on rent, while 57 households spent between 20 and 24.9 percent. Another 49 households spent between 25 and 29.9 percent, and 16 households spent between 30 and 34.9 percent of their income on rent. A substantial number of households, 210 units, spent 35 percent or more of their income on rent, indicating a high level of rental cost burden.

Housing Cost Burden 2024

By 2024, there were 172 housing units with a mortgage in Malakoff. Of these households, 40 units spent less than 20 percent of their household income on mortgage payments, while 31 units spent between 20 and 24.9 percent. 54 households spent between 25 and 29.9 percent, and 42 households spent between 30 and 34.9 percent of their income on mortgage costs. Only 5 households spent 35 percent or more of their income on mortgage payments, suggesting an overall reduction in severe mortgage cost burden compared to 2014.

The detailed mortgage cost breakdown for 2024 includes 341 housing units with a mortgage. Among these households, 131 units spent less than 10 percent of their income on mortgage costs, while 25 units spent between 10 and 14.9 percent. 20 households spent between 15 and 19.9 percent, and 5 households spent between 20 and 24.9 percent of their income on housing costs. Additionally, 45 households spent between 25 and 29.9 percent, 8 households spent between 30 and 34.9 percent, and 107 households spent 35 percent or more of their income on mortgage costs.

Rental affordability also shifted in 2024. There were 299 occupied housing units paying rent within the city. Among these renters, 91 households spent less than 15 percent of their income on rent, while 8 households spent between 15 and 19.9 percent. 46 households spent between 20 and 24.9 percent, and 48 households spent between 25 and 29.9 percent of their income on rent. Another 17 households spent between 30 and 34.9 percent, while 89 households spent 35 percent or more of their household income on rent, indicating that rental cost burden remains a concern for many residents.

Additional Sources

While U.S. Census data provides an important foundation for understanding housing affordability by comparing median home values with household incomes, it primarily reflects broad, long-term trends rather than the immediate conditions of the local housing market. To better understand current housing dynamics in Malakoff, Texas, it is helpful to examine real-time listing and market data from major real estate platforms such as Zillow, Redfin, and Realtor.com. These sources provide more up-to-date information about home values, listing prices, and sales activity, offering insight into the conditions that buyers and sellers are currently experiencing.

Zillow

According to Zillow's Home Value Index (ZHVI), which measures monthly changes in property-level Zillow estimates to track typical home values across different housing types and geographies, the typical home value in Malakoff is approximately $233,407. This represents a 5.8% decrease compared to the previous year, suggesting a modest cooling in home values over the past twelve months.

Redfin

Data from Redfin indicates significant volatility in the local housing market. In November 2025, Malakoff home prices were reported to be 185% higher than the previous year, with homes selling for a median price of $885,000 during that period. However, other indicators suggest lower transaction values overall, with an average sale price of $140,000, representing a 51.6% decrease from the previous year, and an average price of $135 per square foot, which is 4.9% lower than the year before. These differences may reflect a limited number of high-value sales affecting the median price or a small sample size typical of smaller housing markets.

Realtor

Realtor.com market summaries also indicate recent declines in listing values. The median home listing price in Malakoff is approximately $309,450, which represents a 31.08% decrease compared to the previous year and a 52.02% decrease compared to three years ago. Similarly, the median listing price per square foot is about $230, reflecting a 19.01% decrease from the prior year and a 23.33% decrease from three years earlier.

Taken together, these real estate platforms suggest that while Malakoff's housing market has experienced fluctuations, recent trends point toward declining listing prices and softening values. When considered alongside Census-based income and housing data, these sources provide a more comprehensive understanding of both the long-term affordability conditions and the current market realities facing residents and prospective homebuyers in Malakoff.

PMI Housing Field Study

In January 2025, Public Management conducted a windshield survey of all residential and commercial structures in the city. This survey categorized residential properties by type, condition, and occupancy status. The data below summarizes findings from this comprehensive field survey, highlighting the variety of residential structures and their conditions. It offers insights into the housing landscape, from well-maintained homes to those needing repairs, providing essential information for informed decision-making and policy development in housing and maintenance.

Definitions

Standard Structure - A structure that exhibits normal wear and tear consistent with its age but remains structurally sound. Any necessary repairs are minor and non-urgent, such as replacing worn-out fixtures or addressing minor exterior blemishes. These homes are fully habitable with no significant repairs needed.

Deteriorated Structure - A structure that has several visible problems, including partial structural issues, aging or damaged utilities, and aesthetic deterioration. While still livable, these homes require more than just cosmetic fixes to restore them to good condition.

Dilapidated Structure - A structure that is severely compromised, with major structural failures such as collapsing roofs, significant foundation damage, or extensive rot. These homes may be unsafe for occupancy and would require considerable rehabilitation or demolition.

Single Family Structures - A single-family structure is a self-contained, independent residential dwelling unit accommodating a single household. This type of structure is physically separated from neighboring homes with individual ownership or tenancy.

Manufactured homes - A Manufactured Structure is a dwelling that is constructed in a factory, built on a permanent chassis, and designed to be transported to its site. It is intended for use as a permanent living structure and, therefore, not to be moved frequently. This definition includes recreational vehicles that may be currently used as permanent dwellings.

Multi Family Housing - Multifamily housing is defined as a permanent structure that is used by individuals and/or families for living purposes. It is attached to other housing units in single-level or multiple-level structures.

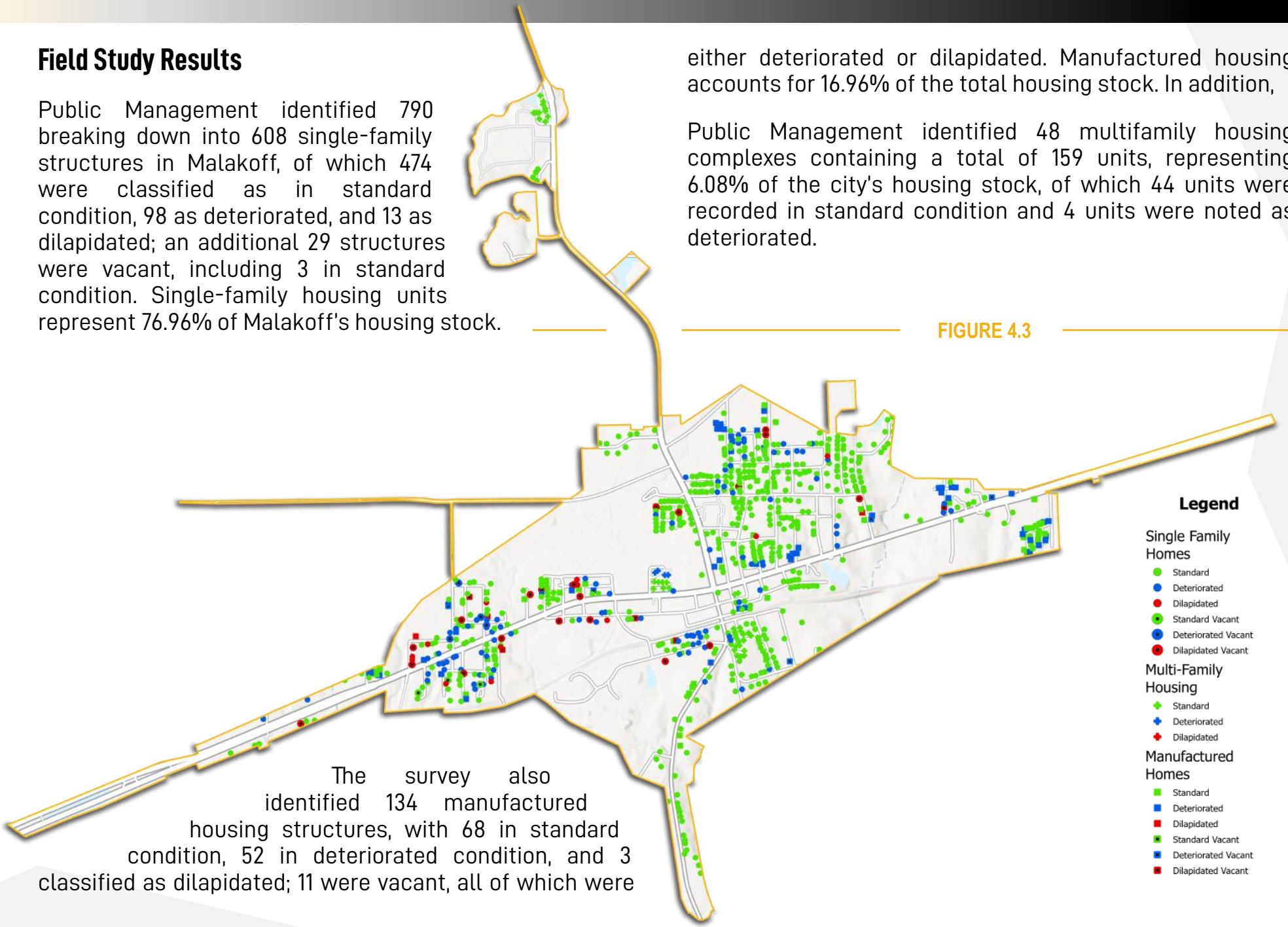
Field Study Results

Public Management identified 790 breaking down into 608 single-family structures in Malakoff, of which 474 were classified as in standard condition, 98 as deteriorated, and 13 as dilapidated; an additional 29 structures were vacant, including 3 in standard condition. Single-family housing units represent 76.96% of Malakoff's housing stock.

The survey also identified 134 manufactured housing structures, with 68 in standard condition, 52 in deteriorated condition, and 3 classified as dilapidated; 11 were vacant, all of which were either deteriorated or dilapidated. Manufactured housing accounts for 16.96% of the total housing stock. In addition,

Public Management identified 48 multifamily housing complexes containing a total of 159 units, representing 6.08% of the city's housing stock, of which 44 units were recorded in standard condition and 4 units were noted as deteriorated.

FIGURE 4.3



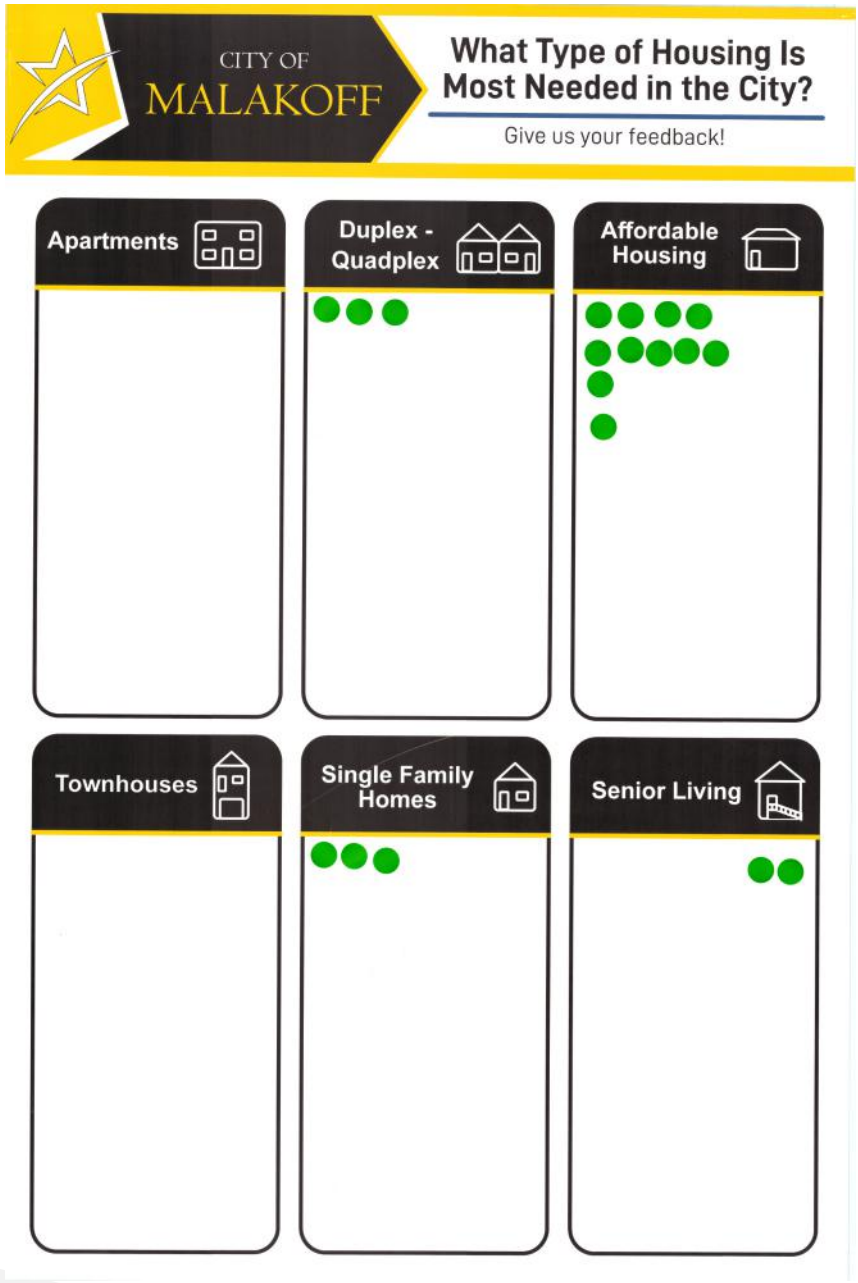
Public Input Summary

After completing preliminary research and the housing field study, the next critical step was to engage directly with the community. Preliminary research provides an essential foundation by equipping the planning team with the background knowledge needed to understand existing conditions and frame meaningful questions. However, research alone cannot fully capture how those conditions are experienced by the people who live and work in the community. Engaging city staff, stakeholders, and residents expands this understanding beyond physical observations and incorporates local perspectives, priorities, and aspirations. Gathering this input is essential to identifying what the community values, as well as its needs and goals for the future of Malakoff. The following section summarizes the public input collected to date and highlights the key themes that will help guide the development of actionable strategies for the city and its residents moving forward.

The first public town hall was held on May 15, 2025, from 6:00 to 8:00 PM. The event featured several interactive stations with informational boards designed to introduce the early stages of the planning process and gather feedback from residents on areas of concern within the City of Malakoff. These stations provided participants with opportunities to review preliminary findings and share their perspectives on community priorities.

Two stations focused specifically on housing-related topics within the city. The first of these was the Themes Board, which served as a broad "temperature check" to identify the issues that community members consider most important. Participants were each given three tokens and asked to place them into jars corresponding with different themes displayed on the board. Residents could allocate all tokens to a single theme or distribute them across multiple topics based on their priorities.

This approach produced a ranked set of community priorities that reflects both shared values and a range of perspectives among residents. The themes below are listed in order of the total number of votes received:



Housing Board

At the housing and development station, residents of Malakoff participated in a housing preferences activity designed to identify the types of housing most needed in the community. Through an interactive board, participants used green dots to vote for housing types they felt should be prioritized, while also offering direct feedback in conversation with staff.

This board is broken down into six separate voting boxes, each box representing a separate type of housing within the city, these six separate voting boxes and the votes that each received in support are as follows:

Affordable Housing – 11 votes

Duplex / Quadplex – 3 votes

Single-Family Homes – 3 votes

Senior Living – 2 votes

Apartments, Townhouses – 0 votes

Assessment of Findings

The community feedback gathered during Town Hall #1 played an important role in identifying community priorities and shaping the discussion around housing in Malakoff. Input from the Themes Board indicated that housing is a significant concern for both city staff and residents. Notably, the "Quality Housing & Neighborhoods" theme received 20.54 percent of all votes cast, making it one of the most prominent topics identified by participants.

This level of interest encouraged many attendees to engage in more detailed conversations at the housing-focused station, where participants shared specific observations, concerns, and ideas related to housing conditions and neighborhood development. These discussions helped move the conversation from general priorities toward more actionable insights. The following assessment summarizes the key themes, topics, priorities, and feedback gathered during these discussions.

1. *Strong Call for Affordable and Attainable Housing*

The most prominent takeaway was the urgent need for affordable housing options, which received the highest number of votes on the board. Community members repeatedly emphasized that there is a growing disparity between the types of housing available in Malakoff and what working individuals and families can realistically afford. Residents emphasized the importance of having starter homes and attainable rental units, whether in the form of duplexes, quadplexes, townhomes, or small apartment complexes, to provide young families and new residents with a foothold in the community.

2. *Support for Senior Living and Managed Rental Options*

Another important discussion point centered around Malakoff's older population. While the city has a nursing home, residents pointed out the lack of intermediate housing, a gap between full independence and full-time care. Many participants expressed a strong desire to see assisted living facilities or rental properties with on-site management that could support seniors aging in place, particularly those who can live on their own but no longer want to handle property maintenance or homeownership responsibilities.

3. *Continued Interest in Traditional Single-Family Homes*

Although the primary focus of discussion was on affordable and senior-oriented housing, there was still meaningful support for single-family homes on larger lots. These were seen as important for maintaining Malakoff's traditional character and providing options for residents who prefer privacy, space, and ownership. However, this preference was balanced with widespread recognition that a more diverse housing stock is critical for the city's future.

Infill Opportunities

An analysis of Malakoff's existing land use patterns indicates significant opportunities for housing infill and redevelopment. The city's two largest land use categories by percentage are undeveloped or vacant land and single-family residential, which suggests that a substantial amount of land within the city limits remains available for development. This presents an opportunity to strengthen the city's housing stock by focusing on strategic infill development within existing neighborhoods. (For more detail on land use patterns, see the Land Use chapter.)

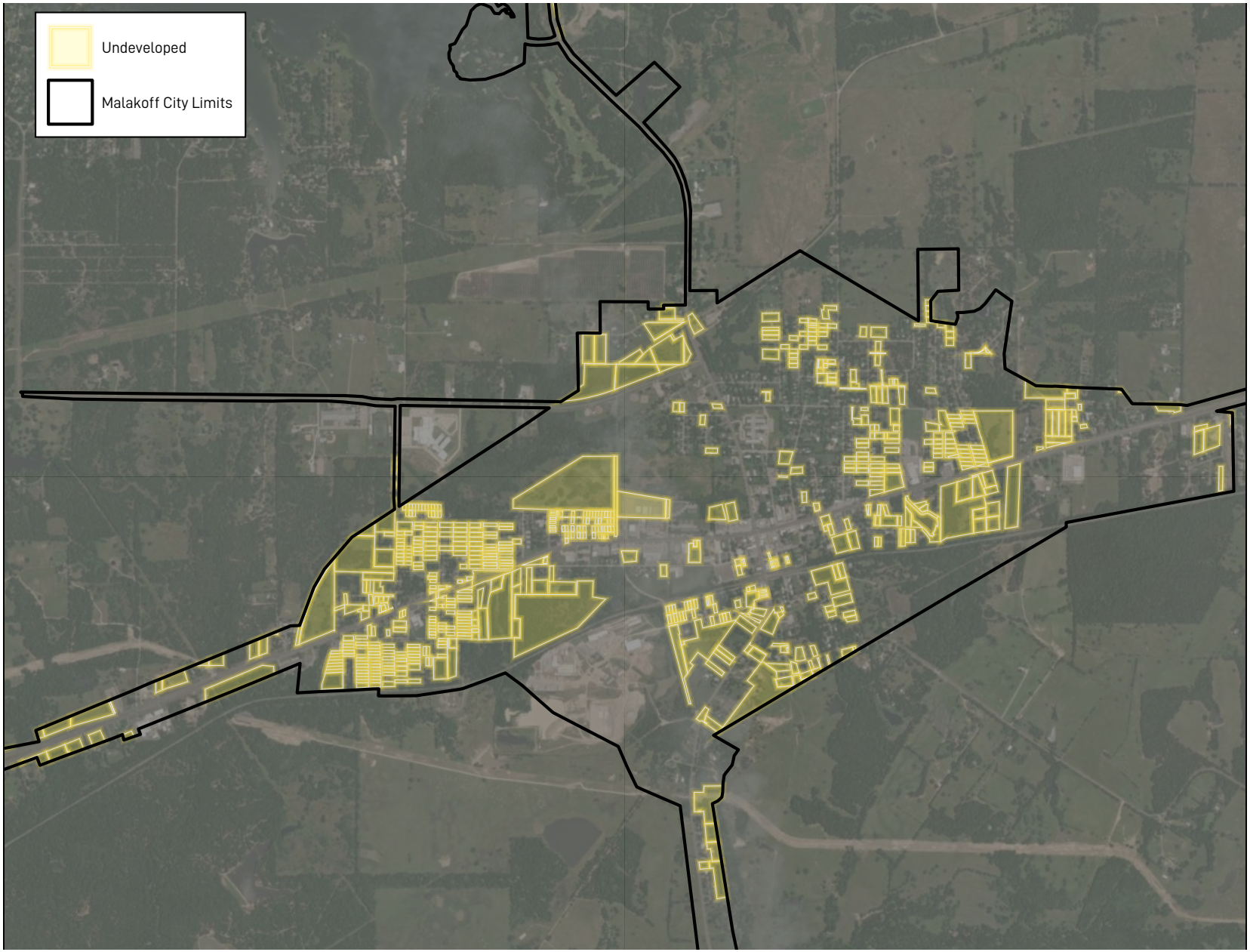
Many vacant parcels are already located within or adjacent to established residential areas, making them well suited for infill housing development. Integrating new homes into these areas can help fill gaps within neighborhoods, make better use of existing infrastructure, and support a more cohesive and sustainable development pattern. Rather than expanding outward, targeted infill allows the city to utilize underdeveloped land while reinforcing the character of existing residential areas.

Several areas of Malakoff present strong opportunities for residential infill development. On the west side of the city, vacant and underutilized lots are scattered throughout the neighborhood surrounding St. Paul Drive, Hall Street, North and South Lincoln Street, North and South Havana Street, and Mitcham Street. Development of these parcels could strengthen the existing neighborhood fabric while increasing housing availability.

Additional infill opportunities exist further east in neighborhoods extending from North Martin Street to Stadium Drive, where vacant lots remain within otherwise established residential blocks. The southern portion of the city also contains residential areas with undeveloped parcels that could accommodate compatible infill housing, helping to make more efficient use of existing infrastructure and services.

While these vacant lots provide strong potential for expanding Malakoff's housing supply, development should be carefully planned to avoid areas prone to flooding, particularly in parts of the west, northwest, and southeast sides of the city. Ensuring that new homes are built in suitable locations and designed to withstand local environmental conditions will be essential. By prioritizing well-located infill while avoiding flood-prone areas, Malakoff can expand its housing stock in a way that supports long-term resilience and sustainable growth.

FIGURE 4.4



Quality, Maintenance and Resiliency

The condition and long-term durability of Malakoff's housing stock are critical components of maintaining strong neighborhoods and supporting the city's overall growth strategy. Findings from the Public Management windshield survey indicate that while the majority of homes are in standard condition, a notable portion of the housing inventory shows signs of deterioration. Out of the 608 single-family structures identified, 98 were classified as deteriorated and 13 as dilapidated. Manufactured housing also showed similar patterns, with 52 units categorized as deteriorated and 3 identified as dilapidated.

These findings reflect the broader age profile of Malakoff's housing stock. With a large portion of homes constructed between 1960 and 1999, many structures are now reaching an age where routine maintenance, system replacements, and structural improvements become increasingly necessary. Without consistent reinvestment, homes that are currently in acceptable condition may gradually deteriorate, potentially leading to declining neighborhood quality and property values.

Addressing housing quality and maintenance proactively can help preserve existing neighborhoods while reducing the likelihood of future deterioration. Strategies such as encouraging property maintenance, supporting rehabilitation programs, and providing resources for homeowners can help extend the life of the existing housing supply. In addition, new housing development should incorporate resilient building practices that account for environmental risks such as flooding and severe weather.

By prioritizing maintenance, reinvestment, and resilient construction, Malakoff can protect its existing housing assets while ensuring that future development contributes to long-term neighborhood stability and community character.

Aging and at Risk Housing populations

Housing needs within Malakoff are influenced not only by the physical condition of structures but also by the demographic characteristics of the residents who occupy them. Community feedback gathered during the public engagement process highlighted the importance of housing options that support aging residents and households with limited financial resources.

Many residents expressed concern about the lack of intermediate housing options for older adults. While Malakoff currently has access to nursing care facilities, there are limited housing options for seniors who are able to live independently but would benefit from reduced maintenance responsibilities or access to supportive services. As the population ages, the demand for senior-friendly housing such as assisted living, managed rental communities, or smaller low-maintenance homes may increase.

In addition to seniors, certain households may face increased vulnerability due to housing affordability challenges. Although income growth in Malakoff has outpaced housing value increases over the past decade, a

significant portion of renters and some homeowners still experience housing cost burdens. Households spending a high percentage of their income on housing costs may have fewer financial resources available for home maintenance, repairs, or unexpected expenses.

Addressing the needs of aging and at-risk populations may involve expanding the range of housing options available within the community. Encouraging the development of smaller homes, senior-oriented housing, and attainable rental units can help ensure that residents at different stages of life have appropriate housing opportunities within the city. Supporting programs that assist with home repairs or accessibility improvements may also help residents remain safely in their homes as they age. Providing diverse housing options can help Malakoff remain a community where residents are able to remain throughout different phases of life while maintaining independence and stability.

Infrastructure improvements/investments

Housing development extends beyond the construction of residential units and is influenced by a range of interconnected systems. Malakoff's ability to support future housing growth depends on the coordination of transportation, utilities, drainage, and resilience planning, all of which are addressed in subsequent sections of this plan.

Transportation access is essential for connecting neighborhoods to schools, parks, and employment centers. The Transportation Plan incorporates roadway conditions, traffic and safety data, and regional planning efforts, while also identifying priority street improvements and the need for a citywide sidewalk inventory and phased connectivity plan.

Utility infrastructure is a key factor in housing capacity. Although the water system is functional, aging infrastructure, undersized lines, and significant water loss limit expansion potential. Planned improvements such as leak detection, system upgrades, and storage expansion will be necessary to support growth. Similarly, the wastewater system must address aging pipes, infiltration and inflow issues, and long-term capacity needs to accommodate future development.

Stormwater and drainage conditions also affect housing viability. Existing issues, including obstructed drainage and localized flooding, highlight the need for maintenance, system upgrades, and coordination with street improvements. As development increases, managing runoff will become increasingly important.

Resilience measures, including flood mitigation and infrastructure reliability, further influence long-term housing stability. Together, these factors determine where and how housing can be developed and sustained, making coordinated planning essential to supporting future growth while maintaining safe and reliable neighborhoods.

Action Plan Table

Goal	Objective	No.	Strategy / Action Item
Goal 1: Create Safe, High-Quality Neighborhoods	Objective 1.1: Establish adequate neighborhood lighting	1.1A	Conduct citywide lighting assessment to identify gaps and priority areas
		1.1B	Install energy-efficient LED streetlights in priority areas
		1.1C	Establish minimum lighting standards in development regulations
	Objective 1.2: Improve sidewalk infrastructure and safety	1.2A	Conduct sidewalk inventory and gap analysis
		1.2B	Develop phased sidewalk construction plan connecting key destinations
		1.2C	Implement sidewalk maintenance program
Goal 2: Expand Housing Options	Objective 2.1: Promote infill development	2.1A	Utilize housing infill map to guide development to vacant lots
		2.1B	Develop phased infill strategy prioritizing suitable areas
	Objective 2.2: Diversify housing types	2.2A	Align zoning to allow townhomes, duplexes, and small multifamily
		2.2B	Encourage smaller homes and varied lot sizes for affordability
		2.2C	Promote senior housing with accessibility features
Goal 3: Modernize and Revitalize Existing Housing	Objective 3.1: Maintain and improve neighborhood quality	3.1A	Establish neighborhood improvement assistance program
		3.1B	Develop community tool library program

Timeline	Responsible Parties	Estimated Cost	Partners
Short-Term	City of Malakoff	Low	Utility Providers
Mid-Term	City	Medium	Utility Providers
Short–Mid	City	Low	Developers
Short-Term	City	Low	—
Short–Mid	City	Medium–High	TxDOT
Ongoing	City	Medium	—
Ongoing	City	Low	Developers
Short–Mid	City	Low	Developers
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Mid-Term	City	Medium	Developers, Nonprofits
Mid-Term	City	Medium	Grants, Nonprofits
Short–Mid	City	Low	Community Organizations

LAND USE

Chapter 5

Overview

The City of Malakoff's land use pattern reflects its historic role as a small, self-contained community within western Henderson County and its strategic location along State Highways 31 and 198. The community's form has long been shaped by its transportation corridors and industrial heritage, most notably by the brick manufacturing plant and the former Southern Pacific Railroad line. Together, these elements established a physical and economic framework that continues to influence how the city grows, redevelops, and provides services today.

Malakoff's built environment comprises traditional residential neighborhoods, highway-oriented commercial areas, and a mix of civic and institutional facilities, all set amid substantial undeveloped and agricultural land. This composition gives the city a distinct small-town identity while also presenting opportunities for targeted reinvestment and infill development.

As the city prepares for future growth, understanding the distribution and condition of existing land uses provides the foundation for managing development that strengthens community character, supports efficient infrastructure, and encourages economic resilience. The following section builds upon prior planning efforts and provides a baseline inventory of current land use conditions within Malakoff.

Previous Planning Context

Malakoff's most recent comprehensive planning effort prior to this update was completed in 2011 by Tim F. Glendening & Associates, Inc. That plan established a generalized land use framework emphasizing compact development, revitalization of the central business district, and protection of the city's rural edges.

According to the 2011 Land Use Plan, Malakoff contained approximately 1,629.78 acres within its corporate limits. At that time: Roughly 35% of developed land was residential, primarily located south of State Highway 31 and east of State Highway 198. Commercial and industrial uses together accounted for about 11% of the developed land area, concentrated along major highways and in the southwest industrial district. Public and semi-public lands represented approximately 5.5% of the total, primarily schools, churches, and municipal facilities. The plan noted a substantial share of vacant and agricultural land—over 30% of total acreage, signifying both development capacity and the need for coordinated growth management. The 2011 plan also projected a 40% population increase by 2031 (from 2,675 to 3,745 residents), identifying future residential expansion areas north of the railroad corridor and along existing utility service lines. While these projections were based on regional trends at the time, actual growth has occurred at a more moderate pace, influenced by changing economic and housing conditions.

This 2025 update builds upon that earlier foundation by documenting current land use patterns, evaluating infill and redevelopment opportunities, and aligning future land use policies with modern infrastructure capacity, market realities, and community goals.

Existing Land Use

In 2025, the Public Management, Inc. (PMI) Planning Department conducted a windshield field survey of all parcels within the City of Malakoff's corporate limits and extraterritorial jurisdiction. The survey used parcel boundaries and ownership data obtained from the Henderson County Central Appraisal District (CAD) as the base mapping source. Each parcel was visually evaluated and assigned an apparent land use classification consistent with the categories defined in this chapter.

While the data collected provides the most current and comprehensive depiction of land use conditions available, several limitations should be noted. The underlying county parcel data contained occasional gaps, incomplete records, and boundary discrepancies, which may affect parcel-level precision. Additionally, the field survey was conducted as a windshield assessment, meaning observations were made from public rights-of-way without property access.

To ensure consistency, parcels were assigned to a single, predominant land use based on a hierarchical classification system. In cases where multiple uses occurred on one property, the use with the higher intensity or visibility was recorded. For example, parcels containing both agricultural activity and a manufactured home were categorized as Manufactured Housing, while parcels with both a manufactured home and a single-family residence were similarly classified as Manufactured Housing. This approach ensures uniform categorization but may result in minor discrepancies where mixed or transitional uses are present.

Overall, the 2025 land use inventory represents a reliable and field-verified snapshot of existing conditions that supports accurate policy evaluation and mapping for this comprehensive plan.

Public and Institutional – Government-owned or institutional lands used for civic, educational, or community purposes. This category includes city facilities, schools, churches, and other public service buildings that anchor Malakoff's community identity and provide essential local functions.

Single-Family Residential – Parcels developed with detached single-family homes. These include established neighborhoods near the city center as well as newer or rural residential lots along major roads and on the city's edges.

Manufactured Housing – Parcels containing manufactured homes, either individually sited or grouped within small parks. This category is separated from single-family residential due to differences in building type, placement, and market characteristics, yet it remains an important source of affordable housing in the community.

Multi-Family Residential – Properties developed with apartments, duplexes, or other multi-unit structures that provide higher-density housing options. These uses are typically located near major roadways or close to community amenities.

Commercial – Retail, office, and service-oriented uses that support both residents and travelers. These include downtown storefronts, neighborhood businesses, and highway-oriented commercial corridors along SH 31 and SH 198, which together form the city's primary economic gateways.

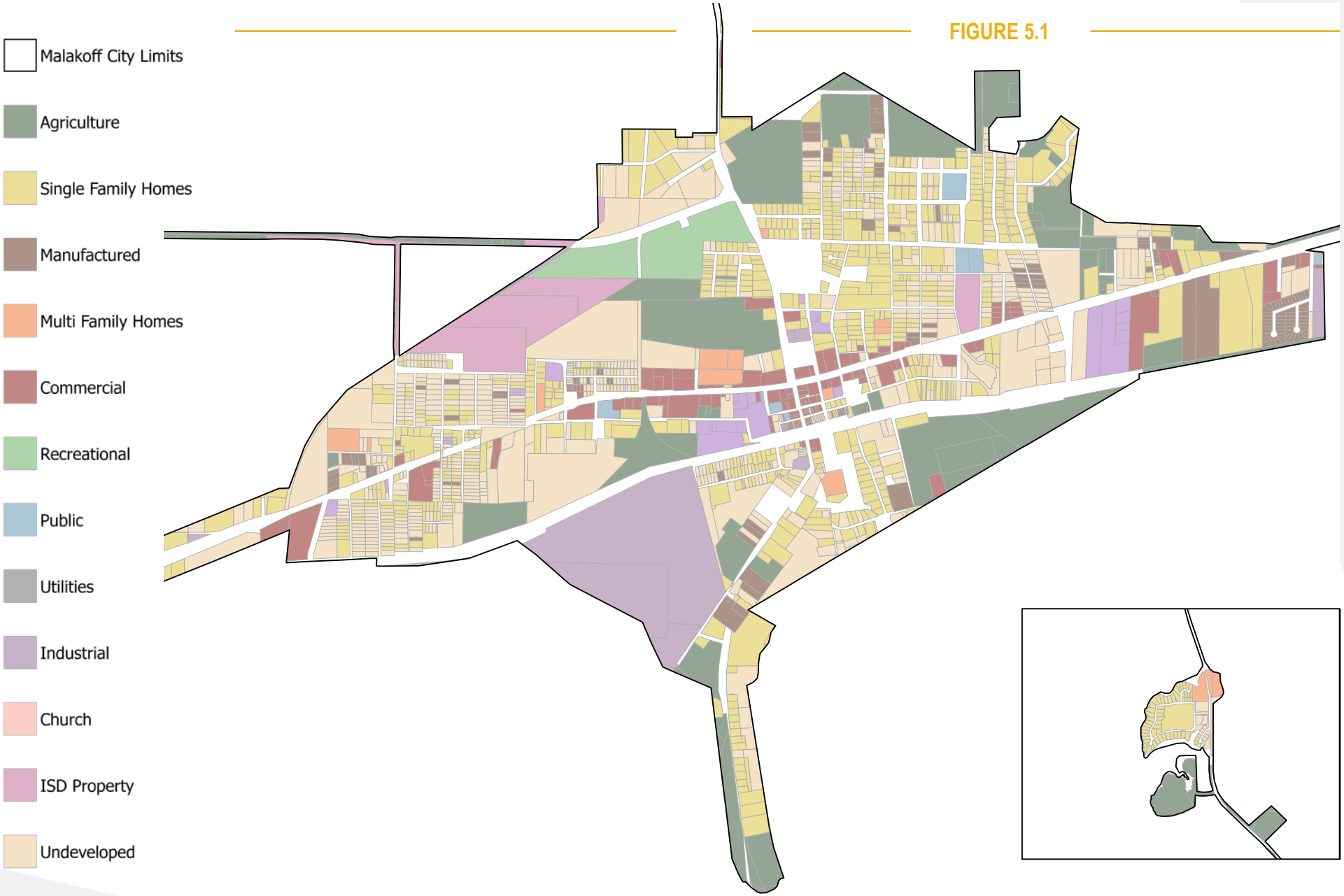
Industrial – Land used for manufacturing, warehousing, and other employment-generating activities. In Malakoff, industrial uses are concentrated along SH 31 and in the city's southwest sector, including legacy facilities such as the historic brick manufacturing complex.

Agriculture – Land in active agricultural or pasture use, reinforcing Malakoff's rural character and providing a visual and functional transition to the surrounding countryside. Agricultural areas also serve as potential sites for long-term, phased development.

Undeveloped or Vacant – Parcels without permanent structures or active use. These include vacant lots within built-up areas as well as larger tracts on the city's periphery. Such parcels represent opportunities for infill development, redevelopment, or strategic expansion as infrastructure capacity allows.

Parks and Recreation – Public or semi-public lands designated for recreation, open space, or community gatherings. This includes Kilman Park, neighborhood green spaces, and other informal open areas that contribute to the city's quality of life.

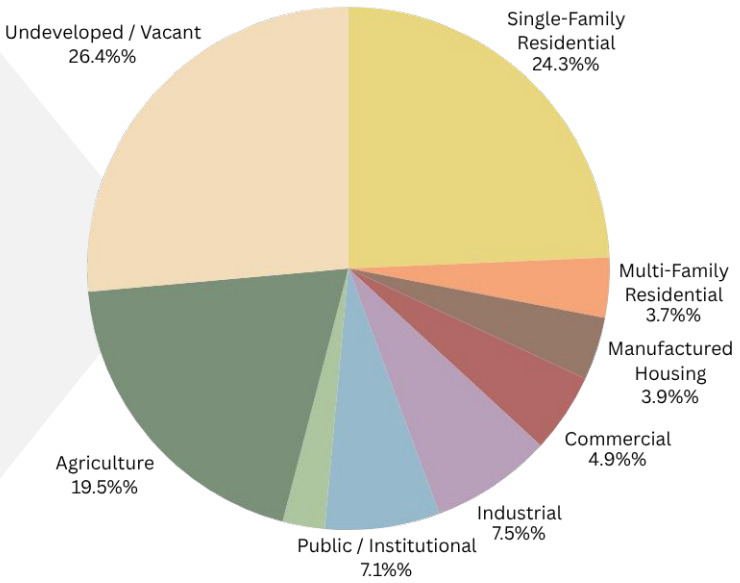
FIGURE 5.1


Malakoff City Limits
Agriculture
Single Family Homes
Manufactured
Multi Family Homes
Commercial
Recreational
Public
Utilities
Industrial
Church
ISD Property
Undeveloped

Distribution

Parcel-level analysis of Malakoff's 2025 land use inventory shows a balanced mix of residential, agricultural, undeveloped, and employment-generating uses, reflecting both the city's small-town scale and its transitional growth character. The city encompasses a total of approximately 1,495 acres within its corporate limits, with development concentrated along the State Highway 31 corridor, near Malakoff ISD campuses, and in the southwestern industrial area.

FIGURE 5.2



Undeveloped land represents the largest share of the city's land base at 26.4% (394.9 acres). These parcels include both vacant tracts within developed neighborhoods and large undeveloped areas on the city's periphery. Such lands present opportunities for infill development and strategic expansion where utility infrastructure can be extended efficiently.

Single-family residential land accounts for 24.3% (364.6 acres) of the city's total area. These areas form the core of Malakoff's established neighborhoods, primarily located south of SH 31, east of SH 198, and adjacent to community facilities. The housing stock includes a mix of traditional detached homes and newer suburban-style development along major corridors.

Agricultural land comprises 19.5% (291.5 acres), highlighting the city's continued connection to its rural surroundings. These tracts are located primarily on the city's outer edges and provide both visual openness and long-term potential for phased development.

Industrial uses make up 7.5% (111.9 acres), concentrated in the southwestern portion of the city and along SH 31. This area includes the historic brick manufacturing facility and associated operations, which remain important to Malakoff's employment base.

Public and institutional lands, including Malakoff ISD properties (5.1%, 76.3 acres), churches (1.8%, 27.0 acres), and public facilities (0.2%, 2.7 acres), collectively account for a notable portion of developed land. These uses serve as anchors for community identity and daily activity.

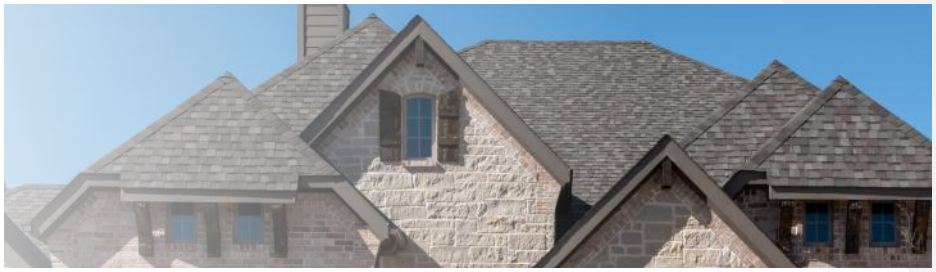
Commercial uses occupy 4.9% (72.9 acres) and are distributed primarily along SH 31, SH 198, and in the traditional downtown core. These areas provide local retail, services, and highway-oriented commerce that support both residents and travelers.

Manufactured housing represents 3.9% (58.5 acres) of the land area, located in small clusters within existing neighborhoods and along key corridors. Multi-family residential uses account for 3.7% (54.9 acres), offering higher-density housing options near employment and public facilities.

Parks and recreation lands comprise 2.6% (39.1 acres), including Kilman Park, school recreation facilities, and several small neighborhood green spaces. While limited in total acreage, these areas contribute significantly to local quality of life and provide opportunities for expanded connectivity through future greenways or shared-use trails.

Utility facilities occupy a small but essential share at 0.2% (3.2 acres), primarily consisting of water towers, pump stations, and electrical infrastructure sites necessary for service delivery.

Overall, Malakoff's 2025 land use pattern demonstrates a city with a diverse but compact footprint. Large undeveloped and agricultural tracts maintain flexibility for future growth, while residential and public uses define the city's established neighborhoods and community core. Figures 5.2 and 5.4 illustrate the geographic distribution and proportional share of these land use categories



Analysis

The first step in planning for Malakoff's future is understanding the city's shifting land use dynamics. This analysis compares the 2011 Land Use Plan with the updated 2025 inventory and considers the broader regional development trends influencing Malakoff's growth. Together, these factors provide valuable insight into how the city's land base and development patterns are evolving over time.

Comparison Summary

Between 2011 and 2025, Malakoff's land use pattern evolved modestly but meaningfully, reflecting incremental residential growth, corridor development, and select industrial expansion.

Residential land expanded notably—from roughly 22% to 32% of total land area—driven primarily by new single-family and manufactured housing. This reflects ongoing infill activity within existing neighborhoods and limited subdivision expansion near major transportation routes. The share of multi-family housing also increased, more than doubling since 2011, signaling a shift toward broader housing

options for local residents.

Commercial and industrial uses together grew from 7% to over 12%, with most new activity concentrated along State Highway 31 and within the southwestern industrial corridor. The industrial increase represents both the redevelopment of legacy facilities and the incremental expansion of light manufacturing and service uses.

The public and institutional category nearly doubled its proportional share, largely due to Malakoff ISD property expansions and community facilities that support the city's civic identity. Parks and recreation remained consistent, while agricultural land declined slightly, indicating a gradual conversion of rural parcels within the city's existing boundaries.

Undeveloped land remained relatively stable, demonstrating that Malakoff continues to maintain a large reserve of buildable land for future growth without the need for major boundary expansion or infrastructure extensions.

Overall, the 2011–2025 comparison reveals a balanced pattern of local growth: residential and industrial uses have strengthened, public and institutional land has expanded, and the city continues to preserve its rural setting while accommodating modest urban development.

Table 5.3, Comparison of Existing Land Use (percent of total land area) | Source: PMI

Land Use Category	2011 % of Total	2025% of Total	Change (Percentage Points)
Single Family Residential	18.3%	24.3%	+6.0
Multi-Family Residential	1.5%	3.7%	+2.2
Manufactured Housing	2.5%	3.9%	+1.4
Commercial	3.8%	4.9%	+1.1
Industrial	3.4%	7.5%	+4.1
Public / Institutional	3.5%	7.1%	+3.6
Parks & Recreation	2.4%	2.6%	+0.2
Agriculture	21.8%	19.5%	-2.3
Undeveloped / Vacant	24.1%	26.4%	+2.3

Constraints and Opportunities

Malakoff's 2025 land use pattern is shaped by both long-standing geographic conditions and more recent development pressures. While the city benefits from a compact footprint and a well-defined transportation network, several environmental, infrastructural, and market factors influence where and how future growth can occur. Understanding these constraints and identifying opportunities for improvement are critical steps in planning for sustainable, coordinated development.

Physical and Environmental Constraints

Although much of Malakoff's land area is relatively flat and conducive to development, localized environmental conditions continue to shape growth patterns.

Flood-Prone Areas: Portions of the city's periphery—particularly near Cedar Creek and Walnut Creek—contain low-lying areas subject to drainage challenges and localized flooding. While no large FEMA-designated floodplains fall within the core city limits, development in these zones may require drainage improvements and stormwater management planning.

Soils and Drainage: The city's clay-heavy soils can increase construction costs and limit the suitability of certain undeveloped tracts for high-density or industrial uses without mitigation.

Utility Capacity: Water and wastewater systems are sufficient for modest infill but may need strategic extensions to support new development along SH 31 and future residential areas east of SH 198. Coordinated capital improvement planning will be key to maintaining service efficiency.

Land Use and Development Constraints

Malakoff's current development pattern reflects a small community with limited infrastructure expansion and a modest private development market.

PARCEL FRAGMENTATION Within the city's established neighborhoods, irregular parcel shapes and older lot configurations can complicate infill or redevelopment projects.

AGING STRUCTURES *older residential and commercial buildings in and around downtown require reinvestment to remain functional and attractive.*

LIMITED PARKLAND *with only 2.6% of total acreage dedicated to parks and recreation, public access to open space is limited. expanding recreational amenities will improve livability and enhance quality of life.*

HIGH SHARE OF UNDEVELOPED LAND Approximately 26% of all land within city limits remains undeveloped. while this provides flexibility, much of it lacks full infrastructure or road access, constraining immediate development potential.

Opportunities for Growth and Reinvestment

Despite these limitations, Malakoff possesses several clear opportunities for strategic development and revitalization.

Infill Development: Numerous vacant parcels within the existing street grid are well suited for infill housing or small-scale commercial redevelopment. These areas offer the greatest potential for growth without major infrastructure costs.

Downtown Revitalization: The historic downtown core, with its proximity to SH 31 and civic institutions, remains the city's most visible opportunity for reinvestment. Enhancing building façades, parking access, and pedestrian amenities can attract small businesses and visitors.

Highway Corridor Enhancement: The SH 31 and SH 198 corridors continue to serve as the city's commercial spine. Encouraging design standards, access management, and aesthetic improvements along these routes can improve community image and attract investment.

Industrial Expansion: The southwest industrial area, anchored by the historic brick manufacturing site, presents opportunities for reuse or light industrial expansion compatible with adjacent land uses. Infrastructure planning in this area can catalyze new employment growth.

Agricultural Transition Areas: Agricultural tracts at the city's fringe offer long-term potential for future residential or mixed-use development, provided growth occurs in a phased manner that aligns with infrastructure and service capacity.

Summary

Malakoff's key development constraints—flood-prone areas, limited parkland, and infrastructure gaps—are balanced by strong opportunities for infill, corridor enhancement, and industrial reuse. The city's relatively compact size and availability of undeveloped land position it well to accommodate future population and employment growth in a controlled and sustainable manner. By addressing these constraints through targeted capital investments and updated development policies, Malakoff can strengthen its role as a small but resilient community within the western Henderson County region.

Planning Implications

Malakoff's current land use composition, physical setting, and development trends reveal a city positioned for modest, manageable growth that can be guided to reinforce community character and improve quality of life. The 2025 land use inventory demonstrates that while a significant share of the city remains undeveloped or agricultural, Malakoff also possesses a well-defined urban core supported by established infrastructure and community facilities. These conditions present both challenges and opportunities for future policy decisions.

EFFICIENT USE OF EXISTING INFRASTRUCTURE

The city's compact development pattern and concentration of residential and commercial uses along State Highway 31 create an opportunity to maximize the efficiency of existing infrastructure systems. By prioritizing infill development and redevelopment within serviced areas, Malakoff can accommodate new growth without requiring major expansions of water, wastewater, or roadway networks. Coordinating land use decisions with capital improvement planning will ensure that new development occurs in areas best equipped to support it.

INFILL, REHABILITATION, AND REDEVELOPMENT

The abundance of vacant and underutilized parcels within the city's existing street network provides a valuable opportunity to strengthen Malakoff's housing stock and neighborhood conditions. Encouraging infill residential development and reinvestment in aging structures can expand the local housing supply while preserving the traditional character of established neighborhoods. Similarly, strategic redevelopment of older commercial properties along SH 31 and within the downtown area can reinforce the city's role as a local service hub.

MAINTAINING COMMUNITY CHARACTER

Malakoff's small-town identity remains one of its most defining and valued assets. As growth occurs, maintaining this character will require thoughtful design and land use transitions between residential, commercial, and industrial areas. Establishing clear design guidelines, landscape standards, and buffering requirements can help ensure that new development complements the existing built environment and rural setting.

BALANCING GROWTH AND PRESERVATION

Agricultural and undeveloped lands on the city's fringe offer flexibility for long-term expansion but also contribute significantly to Malakoff's visual and environmental quality. Future land use decisions should balance the need for economic and residential growth with the preservation of open space and agricultural operations that contribute to the city's rural charm. Phased development, coordinated with infrastructure extensions, will help prevent scattered or premature conversion of these areas.

ECONOMIC AND EMPLOYMENT DEVELOPMENT

Industrial and commercial land uses have grown notably since 2011, indicating emerging economic opportunities within Malakoff's existing framework. Supporting continued investment in the southwestern industrial area and along key transportation corridors will enhance the local employment base and broaden the city's fiscal sustainability. Partnerships with local businesses, workforce programs, and regional economic development entities can ensure that new investment aligns with community goals and available infrastructure.

ENHANCING PUBLIC AND RECREATIONAL SPACES

While parks and recreation areas represent a small portion of the city's total land area, they provide essential quality-of-life benefits. Future planning should consider expanding recreational access through multi-use trails, pocket parks, and shared school facilities. Integrating green infrastructure into new development and redevelopment sites can also improve stormwater management and aesthetic value.

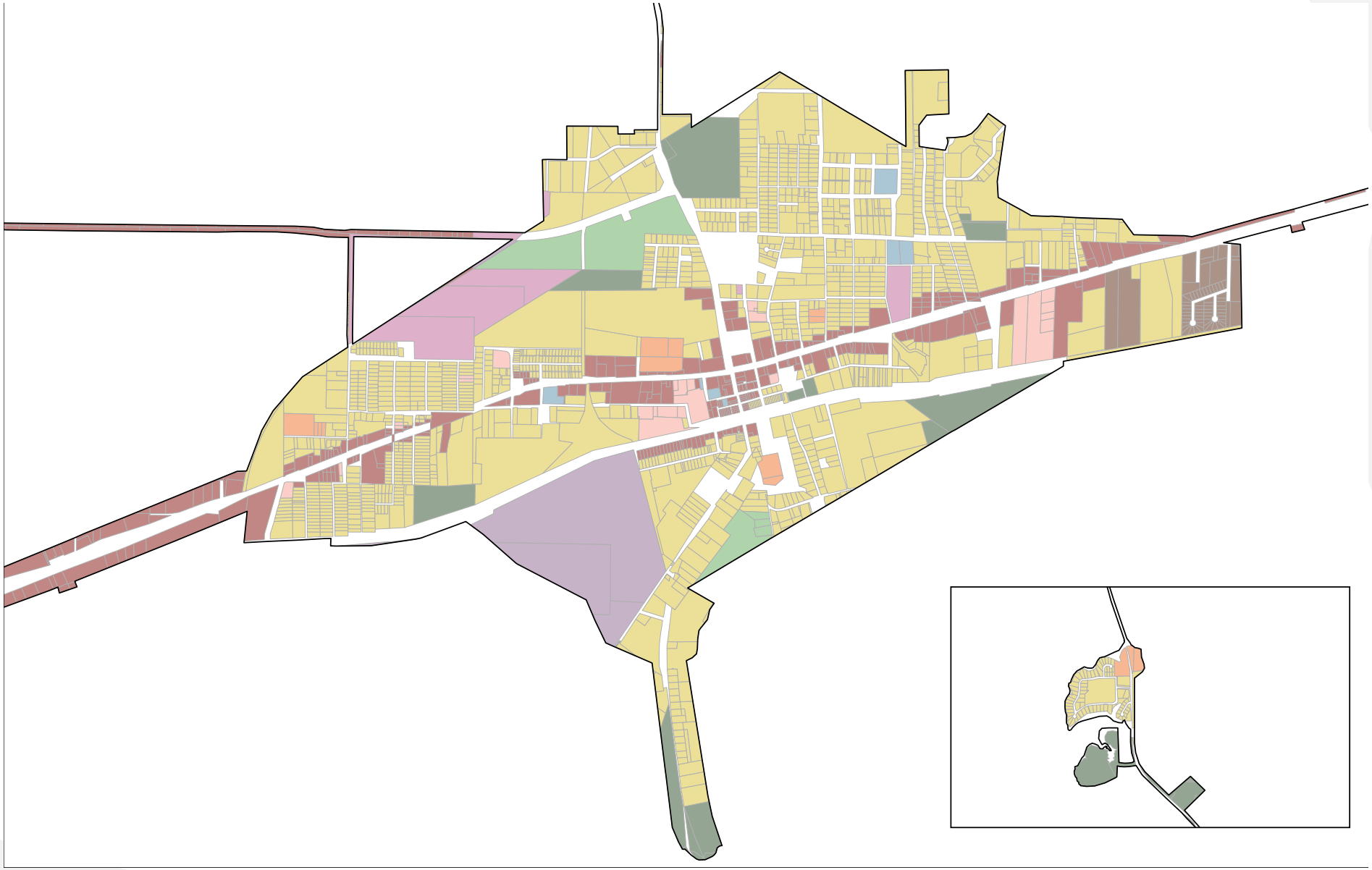
LONG-TERM LAND USE MANAGEMENT

As Malakoff continues to evolve, maintaining a clear connection between land use policy, infrastructure capacity, and development demand will be critical. Future updates to zoning regulations, subdivision standards, and design criteria should reflect the city's priorities for sustainable growth, neighborhood preservation, and economic vitality. Continued monitoring of land use changes will support data-driven decisions that keep the comprehensive plan relevant and actionable over time.

Future Land Use

The Future Land Use Map establishes a framework for guiding growth and development in Malakoff while preserving the community's small-town character, rural setting, and established development pattern. Rather than encouraging outward expansion, the map emphasizes strategic infill, reinvestment, and the efficient use of existing infrastructure to support long-term sustainability.

FIGURE 5.4



As illustrated in Figure X.X, single-family residential uses are expected to remain a primary component of Malakoff's land use pattern, accounting for approximately 60.4 percent (842.3 acres) of the city's total land area. These areas reflect established neighborhoods that will continue to serve as the foundation of the community's residential character.

Commercial uses, representing approximately 13.2 percent (184.2 acres), are concentrated along State Highway 31, State Highway 198, and within the downtown core.

Agricultural land, comprising approximately 9.8 percent (136.9 acres), remains an important feature of Malakoff's landscape. These areas provide a transition to the surrounding rural environment and contribute to the city's identity.

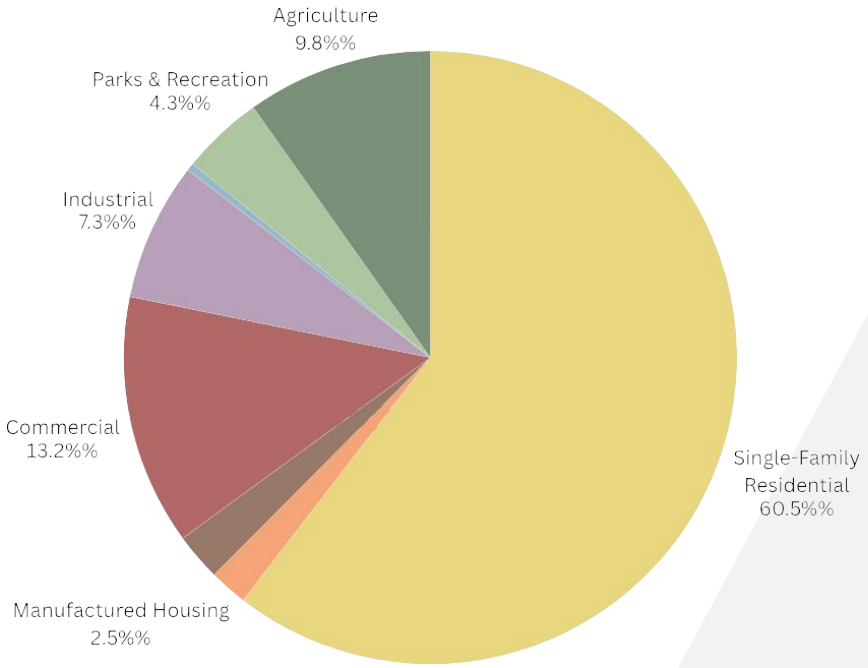
Industrial uses make up approximately 7.3 percent (101.7 acres) and are primarily located in the southwestern portion of the city. This area, anchored by the historic brick manufacturing facility, is expected to remain a key employment center.

Parks and recreation areas, accounting for approximately 4.3 percent (60 acres), represent a relatively small but important component of the city's land use pattern. These spaces contribute to quality of life and present opportunities for enhancement through expanded connectivity, small-scale park development, and shared-use facilities.

Manufactured housing (2.5 percent) and multi-family residential uses (2.0 percent) provide important housing diversity within Malakoff.

Public and institutional uses account for approximately 0.4 percent of the city's land area and include municipal facilities that serve as anchors for community life. These areas are generally expected to remain stable, continuing to support Malakoff's role as a local service center.

FIGURE 5.4



LAND USE

Overall, the Future Land Use Map emphasizes a balanced and incremental growth strategy focused on:

- *REINFORCING EXISTING DEVELOPMENT PATTERNS*
- *PROMOTING INFILL AND REDEVELOPMENT WITHIN SERVICED AREAS*
- *MAINTAINING COMPATIBILITY BETWEEN LAND USES*
- *PRESERVING RURAL CHARACTER AND OPEN SPACE*
- *SUPPORTING ECONOMIC DEVELOPMENT ALONG KEY CORRIDORS AND INDUSTRIAL AREAS*

This approach allows Malakoff to accommodate future growth while preserving the qualities that define it as a small, resilient community within western Henderson County.

Action Plan Table

Goal	Objective	No.	Strategy / Action Item
Goal 1: Promote Efficient and Coordinated Land Use Patterns	Objective 1.1: Encourage infill and redevelopment	1.1A	Identify and map priority infill and redevelopment sites
		1.1B	Review zoning and subdivision regulations to support infill
		1.1C	Promote reuse of vacant and underutilized properties
	Objective 1.2: Align land use with infrastructure capacity	1.2A	Coordinate land use planning with infrastructure capacity assessments
		1.2B	Prioritize development in areas with existing or planned utilities
		1.2C	Integrate land use into capital improvement planning
Goal 2: Preserve and Enhance Small-Town Character	Objective 2.1: Ensure compatible land use transitions	2.1A	Update zoning standards for appropriate land use transitions
		2.1B	Establish buffering and landscaping requirements
		2.1C	Encourage site design consistent with neighborhood character
	Objective 2.2: Preserve rural character and open space	2.2A	Encourage retention of agricultural land where feasible
		2.2B	Guide development to occur in a phased, contiguous manner
		2.2C	Discourage development in areas lacking infrastructure
Goal 3: Strengthen Economic Development and Corridors	Objective 3.1: Enhance commercial corridors and downtown	3.1A	Promote façade improvements and redevelopment along key corridors
		3.1B	Improve access management and corridor signage
		3.1C	Support small-scale commercial development
	Objective 3.2: Support industrial and employment uses	3.2A	Maintain and promote southwest industrial area
		3.2B	Identify opportunities for industrial reuse or expansion
		3.2C	Coordinate infrastructure improvements for industrial growth
Goal 4: Expand and Diversify Housing Opportunities	Objective 4.1: Support a mix of housing types	4.1A	Allow diverse housing types through zoning updates
		4.1B	Encourage housing near jobs, schools, and services
		4.1C	Evaluate zoning flexibility while maintaining compatibility
	Objective 4.2: Reinvest in existing housing stock	4.2A	Promote rehabilitation of aging housing
		4.2B	Support incremental housing improvements
		4.2C	Encourage redevelopment of underutilized residential properties
Goal 5: Enhance Parks, Recreation, and Quality of Life	Objective 5.1: Expand recreation opportunities	5.1A	Identify sites for new parks and open spaces
		5.1B	Explore shared-use facilities with schools and organizations
		5.1C	Incorporate green space into new developments
	Objective 5.2: Improve connectivity and access	5.2A	Develop long-term trail and sidewalk plan

Timeline	Responsible Parties	Estimated Cost	Partners
Short-Term	City of Malakoff	Low	Developers
Short–Mid	City	Low	Developers
Ongoing	City	Low	Property Owners
Ongoing	City	Low	Engineers
Ongoing	City	Low	Developers
Ongoing	City	Low	—
Mid-Term	City	Low–Medium	Consultants
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Ongoing	City	Low	Property Owners
Ongoing	City	Low	Developers
Ongoing	City	Low	County
Mid-Term	City	Medium	Business Owners
Mid-Term	City	Medium	TxDOT
Ongoing	City	Low	Chamber, Developers
Ongoing	City	Low	Businesses
Mid-Term	City	Medium	Developers
Mid-Term	City	High	State/Federal
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Ongoing	City	Low	—
Mid-Term	City	Medium	Nonprofits
Ongoing	City	Low	Residents
Mid-Term	City	Medium	Developers
Short–Mid	City	Medium	Developers
Mid-Term	City	Low	MISD
Ongoing	City	Low	Developers
Short-Term	City	Medium	TxDOT

ECONOMIC DEVELOPMENT

Chapter 6

Introduction

The City of Malakoff, located in Henderson County, Texas sits at the intersection of State Highway 198 and the major State Highway 31, a key route between Waco and Tyler, just 70 miles southeast of Dallas. This advantageous location, combined with proximity to Cedar Creek Lake and the Dallas-Fort Worth metroplex, offers Malakoff unique opportunities for economic growth and development. The city's small-town charm, coupled with access to urban amenities, makes it an attractive destination for residents, businesses, and visitors.

This economic development section aims to leverage Malakoff's unique assets, address key community needs, and enhance local and regional competitiveness. By fostering sustainable economic growth through targeted strategies, the City of Malakoff and the Malakoff Economic Development Corporation (EDC) can create a vibrant economic environment that benefits all stakeholders. This plan is informed by comprehensive data collection and analysis from a variety of reputable sources, ensuring that the strategies proposed are grounded in accurate and up-to-date information. For a detailed list of data sources and references, please refer to Appendix A.

Executive Summary

Malakoff, Texas, with a population of 2,162 as of 2025, is poised for economic growth. The city's location along State Highway 31 and proximity to Cedar Creek Lake provide a strong foundation for attracting new businesses and residents. Despite recent fluctuations in population and challenges such as aging infrastructure and limited job opportunities, Malakoff's balanced age distribution and affordable housing market signal long-term economic stability and sustainability.

Key sectors in Malakoff's business landscape include health care, construction, and educational services, with major employers such as Acme Brick Tile & Stone, Cedar Lake Nursing Home, and the Malakoff Independent School District playing vital roles in the local economy. The city's commuting patterns highlight the need for the creation of primary jobs within Malakoff to reduce the number of residents commuting out of Malakoff for work.

Small but full of potential, Malakoff, Texas (pop. 2,162) is primed for growth thanks to its prime location near State Highway 31 and Cedar Creek Lake.

The big opportunity? Bringing more jobs into town so residents can work where they live.

The economic development plan outlines several goals and strategies to benefit from Malakoff's strengths and address the city's challenges:

1. **Strengthen Visibility and Marketing Efforts**: Promote target sites and property listings, develop a business recruitment toolkit, and enhance the city's online presence.

2. **Target Desired Businesses**: Focus on recruiting destination businesses, convenience retail, and light manufacturing and primary employers.

3. **Improve Local and Regional Outreach**: Engage in regional economic and business networks, enhance online business resources, and promote shopping local.

4. **Support Workforce Development**: Expand access to technical training, address skilled labor shortages, and increase workforce participation and accessibility.

5. **Revitalize Downtown Malakoff**: Strengthen business retention and attraction, expand event-driven economic development, support existing efforts, improve marketing and promotion, and enhance beautification and downtown infrastructure.

6. **Expand City Staffing**: Contract or hire part-time economic development support, develop clearly defined roles, and expand long-term capacity to sustain economic development initiatives.

By actively pursuing these goals and strategies, Malakoff can effectively leverage the city's unique advantages, develop meaningful regional and statewide partnerships, support local businesses, attract targeted industries, invest in workforce development, and revitalize downtown. Success will require ongoing collaboration between city leadership, regional stakeholders, local businesses, and residents, along with clear accountability measures to track progress. With intentional focus and coordinated efforts, Malakoff can be well-positioned to achieve long-term economic growth.

Community & Regional Assessment

Population

As of 2025, Malakoff has a population of 2,162. The population has fluctuated over the last five years, experiencing a decline between 2020 and 2022, followed by a slight rebound from 2023 to 2025.

Age

From 2010 to 2025, the median age in Malakoff has increased from 38.2 years old to 41.5 years old, whereas the average household size has decreased from 2.59 to 2.46 persons per household over the same period.

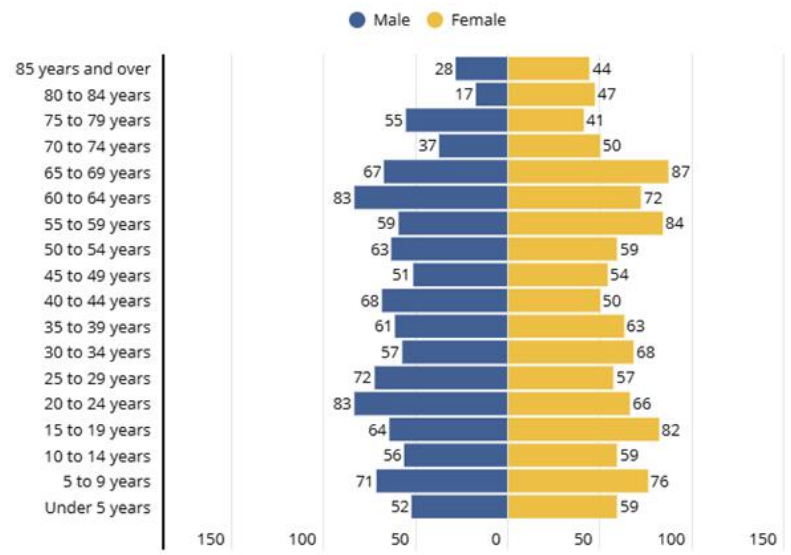
Approximately 21.6% of the population is under 18 years old, 56.5% is within the ages of 18 to 64 years old, and 21.9% is over 65 years old.

Figure 6.1 shows the population pyramid for Malakoff. Population pyramids provide a visual representation of how

a community's population is distributed by age and sex and can also provide insights on how the community's distribution will trend in the future. The largest age group is females ages 65-69, while the smallest group is males ages 80-84.

Malakoff's population continues to show a relatively balanced distribution across age groups, supporting long-term community stability. The concentration within the 65–69 age range highlights a growing need for senior services, health care options, and planning for future workforce transitions. Even with this concentration, the overall age spread indicates a stable population structure positioned to support continued growth.

FIGURE 6.1



Education

Educational Attainment

Of the population of adults in Malakoff ages 25 or older, 20.9% have a bachelor's degree or higher. This figure is nearly aligned with Henderson County's rate of 21.9% but remains lower than the statewide level of 35.6%. A large share of adults have high school diplomas, some college, or associate degrees, which supports many of the area's middle-skill occupations that rely on certifications or applied, on-the-job training. However, the lower four-year degree attainment may present future challenges in attracting employers that require specialized skills or advanced education levels.

K-12 Education

Malakoff Independent School District (MISD) serves the city and surrounding areas, extending north into Tool, and is widely recognized as a high-performing district. In 2025 MISD received an 89 (B) Accountability Rating from the Texas Education Agency (TEA) and earned Distinction Designations in

- Academic Achievement in Mathematics
- Postsecondary Readiness
- Top 25%: Comparative Closing the Gaps

MISD offers strong academic and extracurricular programs and serves as one of the community's largest employers. Detailed enrollment trends, campus information, and facility conditions are addressed in the Community Facilities chapter, however, MISD remains an important economic asset in the community by providing educational stability and supporting local workforce pipelines.

Post-Secondary and Regional Education Access

Malakoff residents have access to multiple regional institutions offering two-year degrees, technical programs, and workforce certifications that support career advancement.

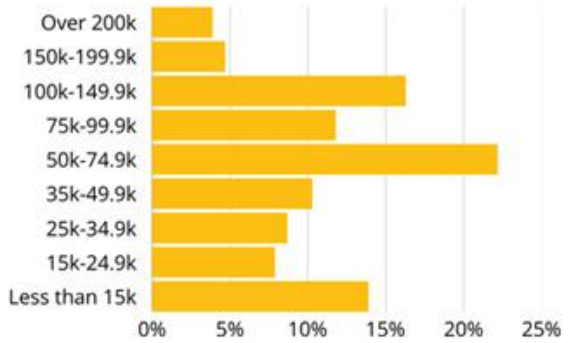
- **Trinity Valley Community College (TVCC)** has campuses in Athens and Terrell that provide a wide range of degree and technical programs that align with regional workforce needs including health care, business, trades, and public safety programs.
- **Texas State Technical College (TSTC)** is located in Waco and offers specialized technical and industrial programs such as advanced manufacturing, engineering technology, and skilled trades.
- **Killgore College** is a community college located in Kilgore that provides academic transfer pathways to four-year universities and a variety of Workforce Development and Continuing Education courses that support skills-based training.

These regional partners serve an important role in supporting residents seeking additional training, dual-credit students, and workforce development pathways.

Household Income

The median household income in Malakoff is $58,151. The largest subgroup is $50,000 to $75,000 (22.2% of households) and the smallest share is over $200,000 (3.9%). Figure 6.2 reflects the full distribution of household income levels in the city.

FIGURE 6.2



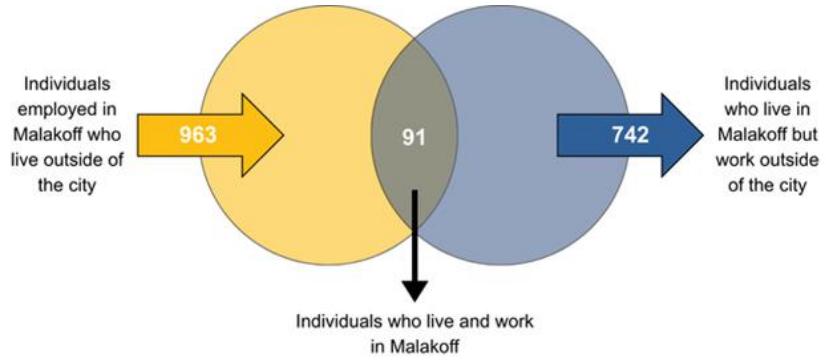
Malakoff's income profile reflects the concentration of middle-skill employment sectors, such as education, health care, manufacturing, and construction. A large presence of moderate-income households can influence local purchasing power, housing demand, and the types of retail and services that are most likely to success in the city.

Employment Profile

Commuting Patterns

Malakoff has a dynamic commuting pattern with a significant number of individuals traveling into and out of the city for work. Figure 6.3 provides a breakdown of the number of workers commuting in and out of the community.

FIGURE 6.3



In Malakoff, approximately 1,054 people work in jobs located within the city. Only 91 of these workers both live and work in Malakoff, while 963 workers commute into the city from elsewhere. An additional 742 Malakoff residents commute to jobs outside the city, meaning that approximately 89% of the resident labor force works outside the city limits. (Source: U.S.Census Bureau, Center for Economic Studies, LEHD).

This commuting dynamic provides insight on multiple key points:

- Malakoff serves as a regional employment hub in certain sectors.
- Malakoff residents depend heavily on jobs in nearby communities, often within a 10–25-minute commute along State Highway 31 and other regional corridors.

These patterns highlight the need for continued efforts to create and recruit primary jobs within the city and strengthen local workforce pathways.

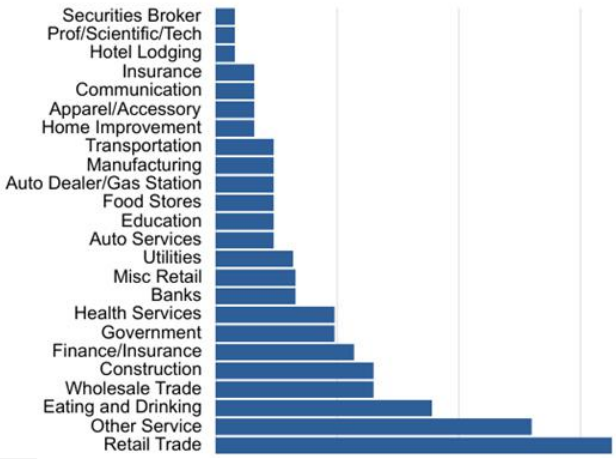
Business and Labor Force Landscape

Understanding Malakoff's workforce patterns, employment, and business base can help explain how the local economy functions, where residents are employed, and where opportunities exist to strengthen alignment across employers and workforce partners.

Business Landscape

Malakoff's business landscape is diverse. Figure 6.4 shows the distribution of business establishments by its North American Industry Classification System (NAICS) code.

FIGURE 6.4



With just over 100 businesses employing nearly 1,100 individuals, the highest concentration of business establishments falls within Retail Trade (16.3%), Other Services (13%), and Eating and Drinking places (8.9%). These categories represent the types of businesses most commonly found in small communities and reflect Malakoff's day-to-day service economy.

The Other Services category includes a wide range of small, service-oriented businesses that do not fall within the major NAICS classifications. In communities similar to Malakoff, these often include repair and maintenance services, beauty and personal care providers, churches and civic organizations, funeral services, pet grooming, dry cleaning, and other personal or household services. Since these establishments tend to be small and numerous, they often represent a higher share of total businesses in rural communities.

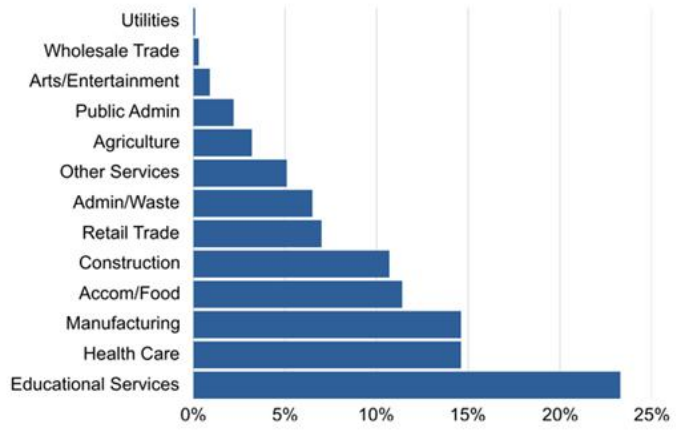
Figure 6.4 highlights how many businesses operate in each sector, but it does not show how many people are employed in those sectors. Establishment counts can help describe the types of services available in a community, but they do not indicate how many people work in each sector. Retail Trade or Other Services often include many small businesses with only a few employees, while sectors with fewer establishments, such as Manufacturing or Health Care, may employ significantly more workers if those businesses operate larger facilities or campuses.

Labor Force by Industry

The Labor Force by Industry chart in Figure 6.5 shows the types of jobs Malakoff residents hold, regardless of whether those jobs are located inside Malakoff's city limits. This provides an important complement to Figure 6.4, which reflects only the number of business establishments in

Malakoff.

FIGURE 6.5



The largest employment sectors for Malakoff residents are Educational Services (23.3%), Manufacturing (14.6%), and Health Care (14.6%). Together, these sectors make up more than half of all resident employment and highlight the influence of local employers and the broader regional job market.

Since a significant share of Malakoff residents commutes outside the city for work, Figure 6.5 reflects regional job access rather than only focusing on Malakoff's local job base. Educational Services is the dominant industry for residents, supported in part by Malakoff ISD, as well as regional employers such as Trinity Valley Community College and nearby school districts throughout Henderson County.

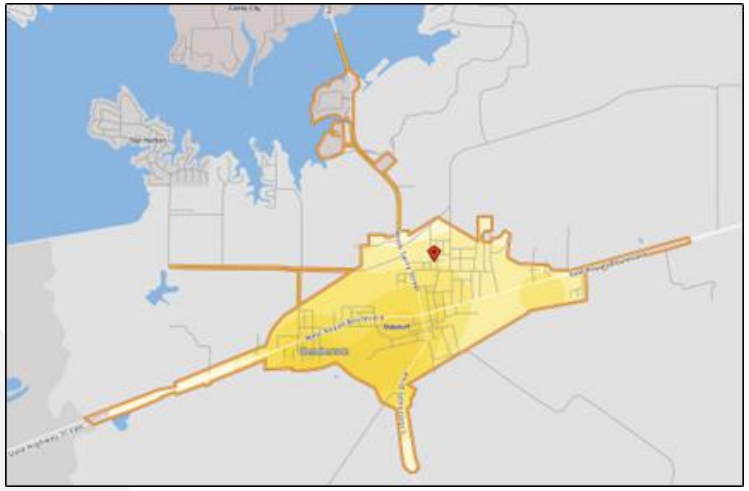
Manufacturing and Health Care are also major employment sectors for Malakoff residents. This aligns with large local employers such as Acme Brick Tile & Stone, Baikowski Malakoff Inc., and Cedar Lake Nursing Home, but is further influenced by regional employers including the UT Health Athens campus (with more than 550 employees), regional primary care clinics, and manufacturing companies such as Biomerics, Clayton Homes, Champion Homes, Athens Steel Building Corporation, and others located within a 5–25-minute commute.

The strong resident concentration of jobs in health care, education, and manufacturing highlights a stable employment base tied to essential, year-round industries. These sectors are typically less vulnerable to seasonal fluctuations and often open opportunities for career advancement. This creates strategic opportunities for Malakoff to strengthen local workforce development partnerships, expand access to technical training, and support complementary land uses and housing options that meet the needs of these workers.

Location of Employment

The distribution of jobs within Malakoff shows the primary areas where employment is concentrated. Figure 6.6 illustrates the geographic spread of jobs located in the city.

FIGURE 6.6



The shaded areas in the map represent locations where people work within Malakoff. Darker shades of yellow indicate higher job concentrations, whereas the lighter shades represent lower concentrations. This pattern provides a visual of how employment is clustered across the city.

The employment cluster in the southwest area of Malakoff represents the largest concentration of jobs. This area includes both Acme Brick Tile & Stone along Bartlett Avenue and Cedar Lake Nursing Home & Rehabilitation along Royall Boulevard.

A second, smaller employment cluster appears near the geographic center of town, supported by service-oriented and retail employers that contribute to a moderate concentration of jobs.

State Highway 31 plays a key role in linking these employment areas and providing access for both inbound and outbound commuting employees.

Housing Profile

Household Size

Malakoff's housing landscape is characterized by an average household size of 2.46. This figure provides insight into the typical family structure within the community, reflecting a blend of single-family homes and smaller households.

Home Values and Affordability

The average home value in Malakoff is $207,582, while the median home value is $124,206. This is approximately 48.1% lower than Henderson County's median of $239,210, and 60.9% lower than the Texas median of $317,618. These values indicate that Malakoff remains relatively affordable.

Malakoff's median household income is $58,151, meaning that approximately 13.4% of income would be needed to cover a mortgage payment on a median-valued home in the city. This figure is significantly lower than the national

average of 24.9%, suggesting that homeownership should remain reasonably attainable for many households.

Malakoff also supports affordable housing initiatives, with three affordable housing complexes available. These include 36 Section 8 apartments, 44 public housing buildings, and 36 low-income housing units. These options provide essential housing support for lower-income residents, along with the retail and hospitality workforce, ensuring a diverse and inclusive community.

The majority of homes in Malakoff are valued within the $100,000 to $150,000 range, with a significant percentage also valued between $150,000 to $250,000. Higher-value homes priced at $750,000 and above represent a smaller share of the market and are primarily located around Cedar Creek Lake in the Bridgeport Subdivision. Directly east of Bridgeport, just outside of city limits, the Long Cove Subdivision contains more than 180 homes, with a median market value of approximately $2,770,000 and an average value of nearly $3,026,000.

Housing Units

Malakoff's housing stock has remained stable over the past decade, with minimal fluctuations. The number of housing units declined from 1,029 in 2010 to 970 in 2020, but things have slowly begun to recover, reaching an estimated 985 units by 2025. Occupancy remains strong with 86% of units occupied, with a mix of those being 61% owner-occupied and 39% renter occupied. This balance supports both long-term residents and incoming workers.

A slow-growing housing supply can limit workforce attraction and retention. An aging or constrained housing stock may create challenges for new workers considering relocation or for employers looking to expand or locate labor-intensive businesses in the city. Maintaining and reinvesting in existing housing, while encouraging strategic new residential development can help support Malakoff's future labor force needs and strengthen the city's overall economic competitiveness.

Retail Analytics

Summary

Understanding Malakoff's retail trade area is essential for evaluating market potential, identifying leakage, and determining the types of retail and services the community can realistically support. Malakoff's location along State Highway 31, combined with its proximity to larger retail destinations such as Athens and Gun Barrel City shapes both the size and character of its trade area.

Primary Retail Trade Area (7 Minutes)

The Primary Retail Trade Area represents Malakoff's core customer base. This area includes approximately 2,613 residents within a 7-minute drive of Malakoff City Hall, capturing the households most likely to rely on Malakoff for routine shopping, dining, and services based on convenience. Nearly all Malakoff residents fall within this range, along with nearby rural households in Henderson County that consider Malakoff their closest commercial center. Within seven minutes, Malakoff offers the nearest

grocery option, quick-service restaurants, fuel, and essential services. This boundary reflects the market that Malakoff can consistently draw without extending into areas more strongly served by Athens or Gun Barrel City.

Secondary Retail Trade Area (15 Minutes)

The Secondary Retail Trade Area includes approximately 9,094 residents within a 15-minute drive time. This area contains surrounding rural communities, lake-area households, and pass-through travelers who visit Malakoff. While many residents within this area also travel to larger cities for major retail needs, they create additional demand for categories such as hardware, home improvement, sit-down dining, automotive services, and specialty retail. Figure 6.7 provides a visual representation of Malakoff's secondary retail trade area.

FIGURE 6.7

Community Context

Malakoff serves a mix of retirees, working households, and young families, which creates demand for health care services, personal care, home services, and family-oriented businesses. State Highway 31 provides steady commuter traffic and visitor activity, while major employers such as Acme Brick Tile and Stone and Cedar Lake Nursing Home bring daytime employees into the community. These factors support dining, health care services, convenience retail, and professional services to strengthen Malakoff's ability to serve both residents and regional travelers.

Tax Analysis

Overview

Property tax and sales tax revenues both play essential roles in funding city operations, maintaining infrastructure, supporting public safety, and enabling long-term community investment. A portion of the city's sales tax revenue also funds the Malakoff Economic Development Corporation (EDC), which reinvests these dollars into business retention, recruitment, and community development initiatives. Understanding how these revenue streams have changed over time provides insight into Malakoff's economic health and the city's capacity to support future growth.

Sales Tax

Sales Tax Structure

Below is the breakdown of Malakoff's sales tax structure across the city and its special districts.

1.00% sales tax to the City of Malakoff

0.50% sales tax to property tax relief

0.125% sales tax to the Malakoff Economic Development Corporation

0.375% to the Malakoff Crime Control District

Total local sales tax rate: 2.00%

This structure allows sales tax to support both the general fund and Malakoff's economic development efforts. The dedicated allocation to the EDC provides ongoing funding for business development and strategic investments that support the city's long-term goals.

Historical Sales Tax Performance

Malakoff has experienced sustained long-term growth in sales tax revenue over the last several years. From Fiscal Year 2019-2020 to Fiscal Year 2023-2024, the city averaged 12.8% annual growth, with a slight dip in Fiscal Year 2024-2025. Table 1 displays the historical net sales tax payments.

Table 1

Fiscal Year	Annual Net Payment	Percent Growth
FY 2019-2020	$554,397	-
FY 2020-2020	$636,252	14.76%
FY 2021-2022	$715,398	12.44%
FY 2022-2023	$846,158	18.28%
FY 2023-2024	$896,950	6.00%

Although FY 2024–2025 shows a slight decline compared to FY 2023–2024, the long-term pattern highlights stability and sustained growth.

Local versus Remote Sales

Sales tax revenue in Malakoff is generated both by businesses physically located within the city and by online or remote sellers. Of the sales tax revenue collected in FY 2024-2025:

64.9% came from businesses with a physical location within Malakoff

35.1% was generated by remote sellers such as online retailers, marketplace platforms, and businesses operating outside of city limits

This distribution shows that local brick-and-mortar

businesses remain the core of Malakoff's sales tax base and highlights the importance of local retailers, restaurants, service providers, and other local employers. At the same time, the significant share of online and remote sales broadens the city's revenue sources beyond in-jurisdiction inventory and helps stabilize overall collections, reflecting evolving consumer behavior and the growing role of e-commerce.

Sales Tax Composition by Industry

Sales tax revenues in Fiscal Year 2024–2025 were distributed across a diverse mix of industries, as shown in Table 2. This diversity strengthens Malakoff's revenue base and reduces vulnerability to fluctuations in any one business sector.

Although FY 2024–2025 shows a slight decline compared to FY 2023–2024, the long-term pattern highlights stability and sustained growth.

Construction and manufacturing represent the largest share of collections, driven by steady activity among local building-related and supply-oriented businesses that serve both contractors and residents. A higher share of general retail compared to internet retail indicates that Malakoff's brick-and-mortar economy remains strong and reinforces the city's role as a service center for surrounding rural and lake-area communities. At the same time, internet retail continues to grow, broadening the city's revenue base.

Restaurants and entertainment businesses also perform strongly, driven by activity from quick-service restaurants along State Highway 31 and local dining establishments that capture spending from residents, visitors, and the regional workforce. Utilities, essential services, and wholesale transactions add reliable, year-round taxable activity. Together, these sectors reflect a diversified sales tax structure that supports long-term economic stability and continued growth.

Table 2

Business Group	Percentage of Sales Tax
General Retail	24.45%
Construction and Manufacturing	24.88%
Restaurants and Entertainment	16.82%
Utilities and Other Taxable Services	12.06%
Grocery Stores and Pharmacy	9.43%
Internet Retail	7.26%
Professional and Financial	4.59%
Unclassified	0.5%

Property Tax

Property Tax Base

The City of Malakoff has 1,651 taxable parcels, contributing to a 2025 certified taxable value of $193,372,042. While small compared to the broader Malakoff ISD and Henderson County tax base, the city's taxable value has grown substantially over the past decade through reinvestment, rising home values, and incremental new development.

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General Retail	24.45%
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Restaurants and Entertainment	16.82%
Utilities and Other Taxable Services	12.06%
Grocery Stores and Pharmacy	9.43%
Internet Retail	7.26%
Professional and Financial	4.59%
Unclassified	.5%

2024 Tax Rates

Taxing Entity	M&O	I&S	Total Rate
Malakoff ISD	0.696900	0.220000	0.916900
City of Malakoff	0.245633	0.000000	0.245633
Henderson County R&B	0.017043	0.000000	0.017043
Henderson County FM-FC	0.039185	0.000000	0.039185
Henderson County General	0.267938	0.000000	0.267938

The City of Malakoff and Henderson County levy only a Maintenance & Operations (M&O) tax rate, meaning they do not assess property taxes for debt repayment through an Interest & Sinking (I&S) rate. M&O tax revenues fund essential municipal operations, including public safety, infrastructure maintenance, and general government services. Henderson County's additional tax rates support road and bridge maintenance, farm-to-market improvements, and flood control projects that benefit communities across the county.

Historical View

Over the last ten years, Malakoff has experienced more than $79 million in taxable value growth, while the overall number of parcels increased only modestly. This suggests that the majority of value gains have come from appreciation, private reinvestment, and improvements to existing properties.

Malakoff's municipal tax rate has declined from 0.490000 in 2016 to 0.239228 in 2025, making it one of the lowest city tax rates in Henderson County. While annual adjustments are influenced by changes in taxable value and required state rate-setting formulas, Malakoff's comparatively low tax burden enhances the city's competitive position for attracting new housing, infill development, and business expansion.

With a taxable value of approximately $193 million, Malakoff's property tax revenue supports essential municipal services and capital improvements. The significantly larger tax bases of Malakoff ISD and

Henderson County highlight the regional economic environment.

Strengths, Weaknesses, Opportunities, and Threats

Selected key Strengths, Weaknesses, Opportunities, and Threats (SWOT) conditions in Malakoff are summarized in the table below. Items listed are from: the results of the community-wide survey distributed in early 2025; the business community stakeholder survey distributed in spring 2025; stakeholder engagement with City of Malakoff; discussions with the downtown stakeholder group; the Malakoff Economic Development Corporation focus group session held on March 18, 2025; and the community workshop held on May 15, 2025. These were then evaluated with economic development impacts in mind.

Strengths	Weaknesses
Location and Proximity to Cedar Creek Lake	Aging Infrastructure
Education – Malakoff ISD	Scarcity of Jobs and Lower Income Levels
Development Potential	Technology and Lack of Digital Presence
Small Town Advantage	Staffing
	Lack of Local Support[RT1]
Opportunities	**Threats**
Land and Development	Land and Development Limitations
Housing Development	Economic Sustainability
Improved Digital Presence	Competition from Neighboring Towns
Regionalism	City Resistance to Growth

Malakoff's economic potential is supported by key assets, including the city's location along State Highway 31 and proximity to Cedar Creek Lake, which helps to draw in seasonal tourism. The community benefits from Malakoff ISD, which is a well-performing, A-rated, school district with strong academic and athletic programs. Additionally, the city offers a small-town advantage, with a more straightforward development process compared to larger urban areas such as Dallas/Fort Worth. There are also several development opportunities with land available for growth within the city and in the ETJ.

Malakoff faces various challenges that can limit progress. Infrastructure issues such as outdated lighting, drainage, and municipal facilities, including city hall, parks, and public spaces, limit the city's ability to support growth. There are limited job opportunities for students graduating from high school and new residents moving in, and median income levels remain low when compared to surrounding areas. The city's digital infrastructure is also behind in comparison to benchmark cities, with a lack of information on the municipal website and minimal social media presence. Internal operations are still reliant on outdated practices, and the city has no dedicated staff member focused on economic development, business engagement, or marketing and communications.

There are multiple opportunities to enhance economic growth and improve community well-being in Malakoff. Available land near key commercial centers presents development potential, and existing businesses in town have expressed interest in expansion. The city also has

demand for new housing and opportunities to renovate aging apartment complexes. There is potential to enhance emergency services and recreational amenities, including sports fields and parks, to drive additional tourism. Strengthening the city's digital presence through an improved website and more active social media outreach could help attract new businesses and visitors. Business feedback also points to opportunities to improve communication and accessibility related to permitting and other business processes; developing clear, consistent guidance and online tools would streamline interactions with the City and support entrepreneurs. There is also strong demand for health care facilities and lodging, particularly to support lake tourism.

Economic development efforts and growth may be threatened by several external and internal factors. A significant amount of the city's available land in the northwest quadrant lies within the flood zone, which limits where development can occur. Neighboring towns like Gun Barrel City, Mabank, and Athens pose strong competition, benefiting from more active development activity and connections to regional colleges and universities. Malakoff also faces economic viability concerns due to lower income levels compared to larger metro areas, which can make it harder to attract new residents and businesses, although this can be offset by a lower cost of living. A perceived hesitancy toward change within the community may also discourage investment and slow development, especially when surrounding communities are more actively pursuing growth and new business opportunities.

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Strengths	Weaknesses
Event Growth Potential	Lack of City Resources/Support
Tourism Traffic (SH 31 and Lake Area)	Low Foot Traffic in Downtown
Dedicated Volunteers/Merchants	Limited Retail & Restaurants
Successful Anchor Businesses	Regulatory Barriers
Proximity to Cedar Creek Lake	Poor Downtown Infrastructure
Opportunities	**Threats**
Enhanced Event Strategy	Competition from Neighboring Towns
Marketing & Branding Investment	City Resistance to Growth
Leverage Regional Tourism	Seasonal Economic Struggles
Economic Data Usage	Workforce & Education Gaps
Business Attraction Efforts	Declining Downtown Conditions
Public-Private Partnerships	Volunteer Burnout

Downtown Malakoff has strong potential for revitalization, with growing event interest, steady tourism traffic, and dedicated business owners and volunteers. The Cornbread Festival's post-COVID growth and the consistent demand at local anchor businesses highlight ongoing economic activity (Image 1: Annual Cornbread Festival). Proximity to Cedar Creek Lake further positions the downtown area to serve both year-round residents and seasonal visitors driven by lake recreation.

Image 1: Annual Cornbread Festival

Despite these strengths, Downtown Malakoff faces several conditions that limit its ability to attract visitors and support business growth. Low foot traffic and a limited mix of retail and restaurants reduce activity in the area. Existing regulations related to events and food trucks can make it challenging to activate public spaces, and aging downtown infrastructure, such as overgrown landscaping and inadequate lighting, reduces the overall appeal of the district. Improved coordination, updated tools, and targeted investment could help create a more consistent and welcoming environment for residents, businesses, and visitors.

Opportunities exist to strengthen downtown through a more coordinated event strategy, dedicated marketing and branding, and leveraging regional tourism with improved signage and advertising. Expanded use of economic data tools could support business recruitment and event promotion, while public-private partnerships can enhance beautification and help fund wayfinding and other improvements.

Threats to downtown include competition from neighboring communities, community hesitancy toward growth, and seasonal slowdowns when part-time lake residents leave during the winter months. Workforce gaps and deteriorating physical conditions may further discourage investment. Additionally, volunteer burnout poses a significant long-term concern, as many events rely heavily on a small group of committed individuals.

Benchmark Analysis

Summary

In addition to understanding Malakoff's internal strengths, weaknesses, challenges, and goals, benchmarking against neighboring cities and similar sized communities across the state can help provide context and direction.

Much of the data and information used for this analysis, along with additional economic development insights, can be found through the Texas Comptroller's website. The Comptroller offers a variety of tools including:

- **Annual Economic Development Corporation (EDC) reports** – Required by law to fill out and submit annually.
- **Chapter 380 Agreement Database** – Required by law to report as new Chapter 380 agreements are formed.
- **State rules governing Type A and B EDCs**– Along with allowable uses of funds and projects.
- **Sales Tax Information** – A breakdown of all cities and EDCs that collect sales tax and their rates.

Cedar Creek Neighboring Cities

Malakoff is one of multiple communities located near Cedar Creek Lake, including Athens, Gun Barrel City, Mabank, Seven Points, Kemp, Kerens, Tool, Trinidad and Log Cabin. Comparing these local communities can help identify gaps and advantages, and key observations include:

- **Smaller Footprint and Strategic Planning** – With only 2.89 square miles, Malakoff must be strategic in how the city uses available land, plans for growth, and prioritizes development.
- **Competitive Property Tax Rate** – Malakoff's property tax rate of 0.245633 is significantly lower than the neighboring communities of Mabank (0.425440), Athens (0.532751), Kemp (0.726172), and Kerens (0.5601), offering the city a unique opportunity to market itself as tax-friendly for prospective businesses.
- **Minimal EDC Funds** – Malakoff's EDC only receives 0.125% of local sales tax revenue, equating to approximately $67,000 annually in EDC revenues, which is one of the lowest allocations among surrounding cities. In comparison, Mabank and Gun Barrel City allocate 0.5% to the EDC, giving those communities greater flexibility for economic development initiatives and incentives.
- **Regional Infrastructure Varies** – Infrastructure offerings vary across the community in regard to internet connectivity, lower water rates, and street conditions that may appeal to prospective businesses.
- **Limited Digital Access** – Several neighboring cities have EDC websites or business resources on their city websites. Malakoff remains behind in online visibility in comparison. Enhancing online presence could improve outreach and visibility to developers and businesses looking to grow or relocate.

Comparable Communities

Malakoff can also gain valuable insights looking at how other similarly sized municipalities across the state are organizing their economic development efforts and learning best practices based on their accomplishments.

- **Stockdale (Population 1,470)** – Although Stockdale is smaller than Malakoff, Stockdale has a Type B EDC at a 0.5% sales tax rate, and they do have a full-time Economic Development Administrator on staff to focus on economic development initiatives.
- **Quitman (Population 2,015)** – Despite its smaller size, Quitman has effectively used digital tools to support economic development. The city uses social media to promote local initiatives, has demographic data readily available online, and offers business resources and permits through its website to create a more accessible platform for businesses.
- **Waller (Population 3,368)** – Waller benefits from the proximity to the Houston metro area, but has strategically leveraged regional partnerships, including the Waller County Economic Development Partnership, to help attract industrial development and logistics businesses.
- **Winnsboro (Population 3,614)** – Winnsboro has invested into its Main Street Program, transforming the downtown district into a thriving and vibrant, event-driven destination. Through their revitalization efforts and event programming, the city is gaining recognition across the state as a destination.

Aspirational Cities

As Malakoff grows and continues to plan for the future, the City and EDC can look to cities that have grown into regional economic hubs to help shape what Malakoff strives to become.

- **Marble Falls (Population 7,037)** – Located in Burnet County, an hour northwest of Austin, Marble Falls has been successful in the areas of tourism, retail, and downtown revitalization. The City has effectively leveraged their proximity to Lake Marble Falls by investing in Lakeside Park, which serves as an area for water-based recreational activity and year-round community events. These amenities and assets have helped the city attract visitors, support small businesses, and strengthen the city's role as a destination in the Texas Hill Country.
- **Bridgeport (Population 5,923)** – Bridgeport EDC is a Type A organization and has strategically used their sales tax revenue to support major projects, including Endeavor Bridgeport, a 907-acre mixed-use industrial and recreational park. The City has also established two Tax Increment Reinvestment Zones (TIRZ) to stimulate investment. TIRZ #1 focuses on revitalizing downtown, developing the hospital area, and development along U.S. Highway 380. TIRZ #2 supports the growth of Endeavor Bridgeport.
- **Decatur (Population 6,356)** – Decatur has prioritized workforce development, infrastructure improvements, and long-range planning. The community hosts an annual Manufacturing Day at Decatur High School to promote technical careers and local industry pathways for students. The City has also considered a new TIRZ district, covering 30% of the city to help fund infrastructure improvements and targeted development. The EDC also actively promotes the city's robust utility infrastructure and shovel-ready sites to attract new employers.

Economic Development Goals and Strategies

The City of Malakoff and the Malakoff Economic Development Corporation are striving to foster sustainable economic growth by strategically leveraging their unique assets, addressing key community needs, and proactively enhancing local and regional competitiveness. The following economic goals and strategies are carefully designed to capitalize on Malakoff's advantageous location along State Highway 31, proximity to Cedar Creek Lake, and small-town appeal, while directly addressing identified challenges such as infrastructure, digital accessibility, workforce development, and downtown revitalization. These targeted approaches will enable the City and Malakoff Economic Development Corporation to attract new businesses, support existing ones, nurture a skilled workforce, and create a vibrant economic environment that benefits residents and visitors alike. The first critical step toward achieving these ambitious yet attainable goals begins with enhancing Malakoff's online presence and digital outreach capabilities.

Online Presence

An accessible online presence is necessary for supporting the City's development efforts. Site selectors, developers, and entrepreneurs expect to be able to quickly find key information about a community or market online. By making documents, applications, and key data readily available online, Malakoff can display a business-friendly image, help improve transparency, and help attract new business and investment, even with limited staff, time, and resources.

Goals and Strategies

1. *Improve Access to Key Data and Development Information*

- Provide Key Documents Online - Ensure that resources such as the food truck ordinance and permit application, EDC incentive application, and other permit applications are available in a downloadable format on the city's website.
- Create a Business or Economic Development Section on Website – Add a clearly labeled page on the City's website for the Malakoff Economic Development Corporation including key contacts, a summary of current goals and initiatives, and current programs.
- Share Local and Regional Data - Embed or add a link to the ETCOG's Malakoff community profile to share up-to-date demographic, property, and labor data.

2. *Increase Transparency for Business Prospects and Potential Investors*

- Share Budget and Fiscal Impact Information – Provide a summary of the budget for the City and EDC on the city's website, specifically highlighting economic development initiatives and the positive monetary impact of local development.
- Post EDC Agendas and Minutes – Share agenda documents for the upcoming EDC meetings and minutes from previous EDC meetings online to provide insight on the initiatives the EDC is focusing on.
- Simplify Search Process for Prospects – Organize online resources effectively so developers and investors can quickly find what they need online including permit applications, ordinances, incentives, property listings, and the appropriate contact information.

3. *Develop and Maintain Digital Outreach Campaign*

- Evaluate Digital Platforms – Evaluate the use of the City's website, creation of an EDC website, and/or social media platforms on the ease and effectiveness of promoting economic development efforts.

- Develop a Digital Marketing Strategy – Use the City's website News section and existing social media platforms to promote local businesses, new developments, and community events.

Collaborative Partnerships

Strategic regional and statewide partnerships are essential to advancing Malakoff's economic development goals. By engaging with regional organizations and business networks, the community can extend its reach by accessing technical assistance, promoting local assets, and staying connected and competitive with neighboring communities. Partnerships can also provide pathways to funding opportunities and resources for Malakoff that could be difficult to initiate with limited internal staff and resources.

Goals and Strategies

1. *Strength Regional Visibility*

- Henderson County – Coordinate with the county to ensure that Malakoff EDC is listed under the county's Business page, increasing Malakoff's visibility to potential developers, investors, and entrepreneurs.

- Chambers of Commerce – Evaluate joining local Chambers of Commerce (e.g. Cedar Lake Chamber of Commerce, Athens Chamber of Commerce) to provide access to networking events and business leads.

- East Texas Economic Development District – Coordinate with ETEDD to update Malakoff's profile on the regional EDC directory and list available properties on their online platform.

2. *Evaluate Involvement with Economic Development Organizations*

- Engage in Partnerships with Regional Economic Development Players – Establish connections to and maintain relationships with the East Texas Council of Government (ETCOG), East Texas Economic Development District (ETEDD), East Texas Regional Development Company (ETRDC), Texas Department of Transportation (TxDOT), and Tyler Small Business Development Center (SBDC).

- Evaluate Benefits of Joining Statewide Organizations – Evaluate annual EDC budget to assess the costs and benefits of joining statewide economic development organizations such as Texas Economic Development Council (TEDC), Texas Downtown (TXD), Association of Rural Communities in Texas (ARCIT).

3. *Leverage Partnerships to Promote Malakoff*

- Explore Joint Marketing Initiatives – Work with regional and statewide partners to co-promote Malakoff events,

available sites, and new developments in newsletters, online, and in social media campaigns.

- Attend Regional Economic Development Events and Trainings – Represent Malakoff at conferences, trade shows, and workshops to maintain visibility, learn best practices, and develop new relationships.

Business Retention & Expansion (BRE) Efforts

Malakoff's existing businesses are crucial to the local economy and the economic vibrancy of the community. Many have operated successfully for years, whereas others, specifically in the retail and tourism industries, face challenges due to poor foot traffic, inconsistent local and city support, outdated infrastructure, and workforce constraints. A more intentional retention and expansion strategy can help guide the City of Malakoff and EDC to focus on policies and initiatives that support local business, identify opportunities for growth, and build a stronger, more collaborative relationship between the city and business community.

Goals and Strategies

1. *Strengthen Relationships with Local Businesses*

- Launch a BRE Program – Conduct regular, informal check-ins with local businesses to assess needs, share city resources, and identify potential issues and concerns early. Record interactions for context for future visits.
- Host Business Roundtables – Facilitate business roundtables to provide a space for open dialogue, updates on city projects, and collaboration between city staff and the business community.

2. *Support Business Growth and Resilience*

- Streamline Permitting and Ordinances – Simplify and clarify business-related processes, permit application, and ordinances to ensure consistency and post online to ensure transparency.
- Offer Technical Assistance and Visibility – Provide assistance with digital marketing, signage, grants, and connections to small business development resources.
- Promote Local Businesses – Highlight businesses on the city's website or social media to promote visibility and community support.

3. *Build a Culture of Local Business Support*

- Support the Formation of a Merchants' Association – Encourage and help facilitate a more formal downtown business network.
- Create a Local Business Directory – Promote local businesses in a printed and digital format to increase customer engagement from both residents and lake visitors.
- Coordinate Events that Drive Traffic to Businesses – Provide support and promotion of volunteer-led events to support local businesses.

Business Recruitment Strategies

Malakoff has strong potential to recruit and attract new businesses due to its location along SH 31, proximity to Cedar Creek Lake, and small-town advantages. Infrastructure challenges, a perception of anti-growth, and lack of dedicated staff to promote marketing the community and economic development initiatives have limited the city's success. A focused recruitment strategy should target businesses that serve the local residents, part-time lake residents, and lake-area visitors.

Goals and Strategies

1. *Strengthen Visibility and Marketing Efforts to Promote Development in Malakoff*

- Promote Target Sites and Property Listings – Partner with ETCOG, ETEDD, and communicate with local realtors to list available commercial and industrial properties with relevant photos, zoning information, and infrastructure details on the ETEDD online property search portal.
- Develop a Business Recruitment Packet – Include demographic data, traffic counts, incentive programs, available sites, zoning information, and testimonials from existing businesses.
- Develop an Online Presence – Utilize social media and the City's website to promote Malakoff, available sites, share economic development news, highlight businesses, and communicate the community's goals.

2. *Target Desired Businesses*

- Focus on Destination Businesses – Prioritize the recruitment of restaurants, health services (e.g., urgent care), and hospitality businesses such as hotels to support lake tourism and community needs.
- Attract Convenience Retail – Identify gaps in services (e.g., grocery, gas, hardware) and market those needs to local and regional developers.
- Recruit Light Manufacturing and Primary Employers – Leverage the available land in Malakoff, location near SH 31, and existing local employers to attract small-to-mid-size manufacturers to provide stable jobs.
- Develop a Tax Abatement Policy – Consider implementing a Tax Abatement Policy to incentivize larger primary employers. With limited staff and financial resources, tax abatements can be an important incentive option to attract and retain larger employers.

3. *Improve Local and Regional Outreach to Support Economic Development Efforts*

Explore Regional Economic and Business Networks – Join and become active in local Chambers of Commerce and maintain engagement with ETCOG and ETEDD to increase Malakoff's visibility.

Strengthen Online Business Resources – Ensure that ordinances, permit applications, incentives, and key data are available and easy to access on the city's website.

Promote Shopping Local – Support local businesses the promotional activities and tie business attraction efforts to community pride and the advantages of doing business in Malakoff.

Workforce Development

A skilled workforce is essential to the long-term economic success of Malakoff. However, gaps in workforce training, access to education, and post-secondary readiness create challenges for both job seekers and employers. Addressing these issues requires a strategic approach that leverages local and regional resources, alternative educational opportunities, and partnerships with industry leaders.

Goals and Strategies

1. *Strengthen Access to Vocational and Technical Training*

- Expand Awareness of Regional Training Programs – Malakoff should actively promote workforce training opportunities at nearby institutions such as Trinity Valley Community College, which offer two-year degrees and certifications in high-demand fields such as health care, construction, and skilled trades.
- Partner with Workforce Solutions East Texas – Collaborate with Workforce Solutions East Texas to bring mobile workforce centers, job seeker services, and career counseling to Malakoff residents.
- Encourage High School Workforce Readiness – Work with Malakoff ISD to explore dual-credit programs, apprenticeships, and technical education partnerships with local colleges and employers such as with Trinity Valley Community College, Texas State Technical College (TSTC) and Kilgore College.

2. *Address Skilled Labor Shortages*

- Support Trade and Skilled Labor Training – Malakoff's economic future depends on expanding access to training for in-demand trades such as plumbing, electrical work, carpentry, and manufacturing. Programs modeled after the East Texas Advanced Manufacturing Academy could provide high school students and adults with hands-on training and direct connections to employers.
- Develop Employer Partnerships – Collaborate with local and regional employers to create workforce pipelines that align with industry needs, offering internships, apprenticeships, and employer-sponsored training programs.
- Identify Funding Sources for Workforce Training – Seek grants, public-private partnerships, and economic development funding to support workforce training initiatives.

3. *Increase Workforce Participation and Accessibility*

- Improve Access to GED Programs – Explore regional partnerships to establish a GED program within the community to provide adults in Malakoff with valuable opportunities for career advancement.

- Expand Childcare and Job Readiness Support – Partner with Workforce Solutions East Texas to provide job search assistance, resume workshops, and childcare support for working parents.

- Enhance Transportation to Training & Job Centers – Identify ways to increase access to workforce training locations, particularly for residents without reliable transportation. Potential solutions include ride-share partnerships, employer-sponsored transportation, or satellite training locations within Malakoff.

Downtown Malakoff

Downtown Malakoff has the potential to become a vibrant economic center, but limited city staff, funding, and local support make revitalization challenging. With high tourism traffic coming into the Cedar Creek Lake area, a committed group of business owners, and a strong interest in community-driven events, economic development efforts must focus on practical, low-cost strategies that leverage volunteerism and partnerships.

Goals and Strategies

1. *Strengthen Business Retention and Attraction*

- Create a Business-Friendly Environment – Streamline policies, particularly around food trucks and permitting, to reduce regulatory burdens on small businesses.

- Leverage Existing Success Stories – Promote successful businesses like The Donut Shop, recipients of the Malakoff Economic Development Corporation (EDC) grant, and existing event-driven economic activity to attract similar businesses.

- Encourage Low-Cost Business Incentives – Establish incentive programs and promote existing EDC grant opportunities for new businesses locating to Downtown Malakoff and business improvements.

2. *Expand Event-Driven Economic Development*

- Support More Frequent Events – Encourage monthly, low-cost downtown events (e.g., Farmers' Markets) to increase foot traffic.

- Enhance Existing Events –Strengthen existing events such as the Cornbread Festival and Winterfest by increasing city involvement through allocating funds, securing sponsorships, improving marketing efforts, and/or collaborating with regional/statewide tourism organizations (e.g. Travel Texas, Texas Downtown, Texas Travel Alliance).

- Utilize Public Spaces – Encourage temporary outdoor seating, food trucks and vendors, or entertainment in underutilized spaces to create more activity.

3. *Improve Marketing and Promotion*

- Develop a Local Marketing Strategy – Utilize volunteers and business owners to share consistent branding and messaging through social media and word-of-mouth.

- Enhance Regional Visibility – Collaborate with the Cedar

Creek Lake Chamber of Commerce and tourism organizations to promote Malakoff's downtown assets to lake visitors.

- Improve Signage and Wayfinding – Explore partnerships with TxDOT and local businesses to create cost-effective directional signage leading visitors downtown.

4. *Beautification and Infrastructure Improvements*

- Launch a Volunteer Beautification Program – Organize seasonal clean-up days with the City's Code Enforcement team, local businesses, and community groups to address overgrown landscaping and minor aesthetic improvements.

- Encourage Property Owner Investments – Incentivize property owners to make façade improvements by promoting grant programs and matching funds when available.

- Prioritize Low-Cost Lighting Upgrades – Seek grant opportunities and work with TxDOT to install decorative lighting and encourage community-sponsored enhancements.

Staffing

Having dedicated staff is essential for effectively and consistently achieving the City's and EDC's economic development goals. Currently, the city lacks personnel solely focused on economic and community development initiatives, resulting in these responsibilities being divided among staff with other duties. Adding more city staff depends on financial resources, economic priorities, and the level of commitment to these initiatives. Given resource limitations, Malakoff can adopt a phased approach to pursue economic goals while assessing the need for additional support.

Goals and Strategies

1. *Identify Short-Term Initiatives for Staffing Concerns*

- Contract or Hire Part-Time Economic Development Support – Hire a part-time consultant or marketing professional to focus on the economic development plan implementation, social media, business engagement, branding, and event promotion.

- Use Existing Staff and Resources Creatively – Leverage volunteers, business owners, and Board members for marketing efforts and event support. Leverage existing staff for minor administrative responsibilities.

2. *Develop Clearly Defined Roles to Address Economic Development Initiatives*

- Create a Full-Time Staff Position – Explore hiring a full-time staff member (e.g. Director of Administrative Services or Administrative Services Manager) to oversee economic development, planning and development, downtown, and marketing and communications responsibilities.

- Define Clear Responsibilities – Develop priorities and

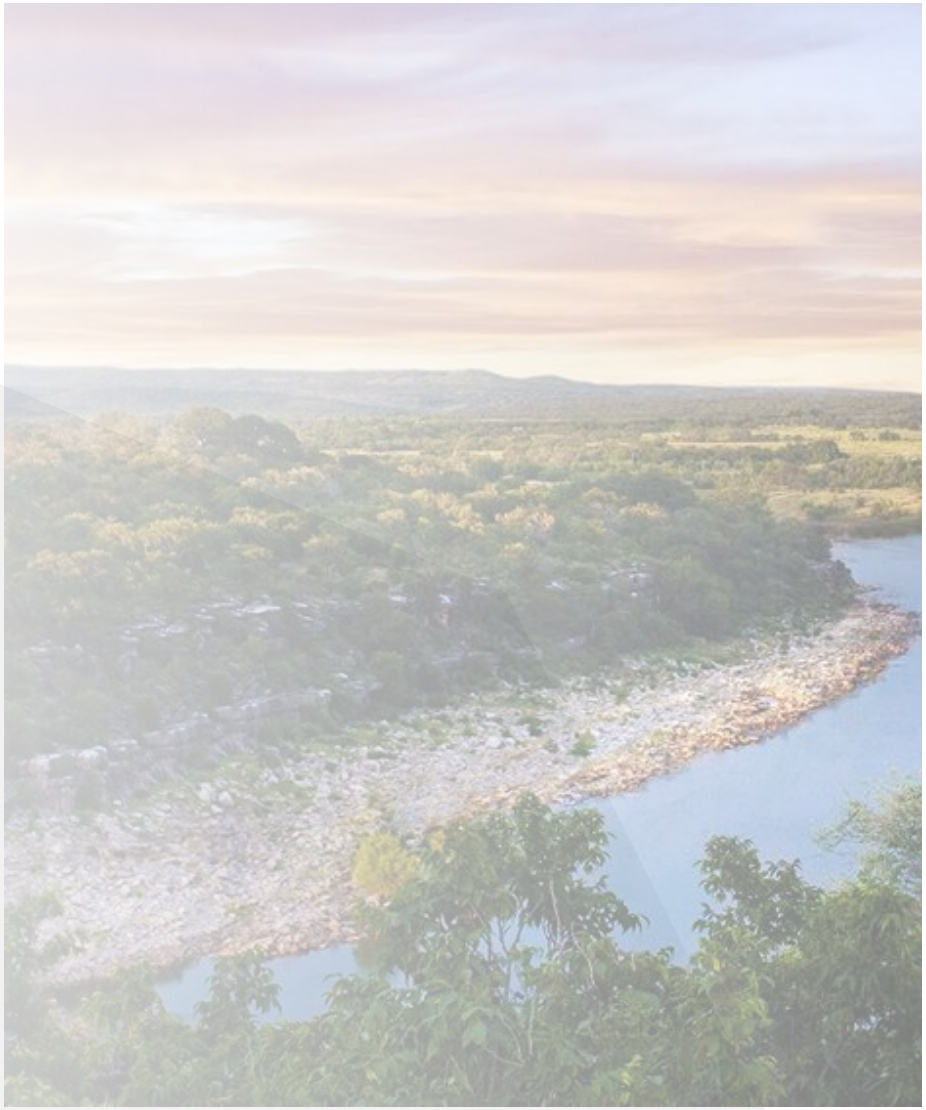
responsibilities for staff, Board members and City Council, and volunteers.

3. *Expand Long-Term Capacity to Sustain Economic Development Initiatives*

- Develop a Long-Term Staffing Plan – Create a timeline and budget forecast planning document for adding additional positions based on milestones (e.g. new development, revenue growth)
- Add New Positions with Growth – As the City grows, prioritize positions related to economic development initiatives.

Conclusion

The City of Malakoff stands at a key moment with substantial potential for sustainable growth and enhanced quality of life for its residents. By actively pursuing the outlined Economic Development Goals and Strategies—including strengthening its online presence, fostering meaningful partnerships, supporting local businesses, attracting targeted industries, investing in workforce development, revitalizing the downtown area, and strategically expanding city staffing—Malakoff can effectively leverage its unique advantages, such as proximity to Cedar Creek Lake, strategic location along State Highway 31, and competitive affordability. Success will require ongoing collaboration between city leadership, regional stakeholders, local businesses, and residents, along with clear accountability measures and consistent evaluation of progress. With intentional focus and coordinated effort, Malakoff will be well-positioned to achieve long-term economic vitality, community resilience, and a prosperous future for all who call the city home.



TRANSPORTATION SYSTEM

Chapter 7

Current Street System Overview

The City of Malakoff maintains approximately 16 miles of streets, excluding those managed by TxDOT. These streets include a mix of paved and unpaved roads, serving both local and arterial functions. The street system consists primarily of asphalt and concrete surfaces, with open drainage in certain areas. While key thoroughfares facilitate connectivity across the city, overall pavement conditions indicate a need for significant maintenance and rehabilitation.

Malakoff's street network plays a critical role in transportation and economic activity within the city. The current condition of the streets, however, raises concerns regarding long-term sustainability and maintenance challenges. Many roads experience wear and degradation due to a combination of age, weather conditions, and increased vehicle loads. The ability to manage these streets efficiently is essential for the city's economic growth and safety.

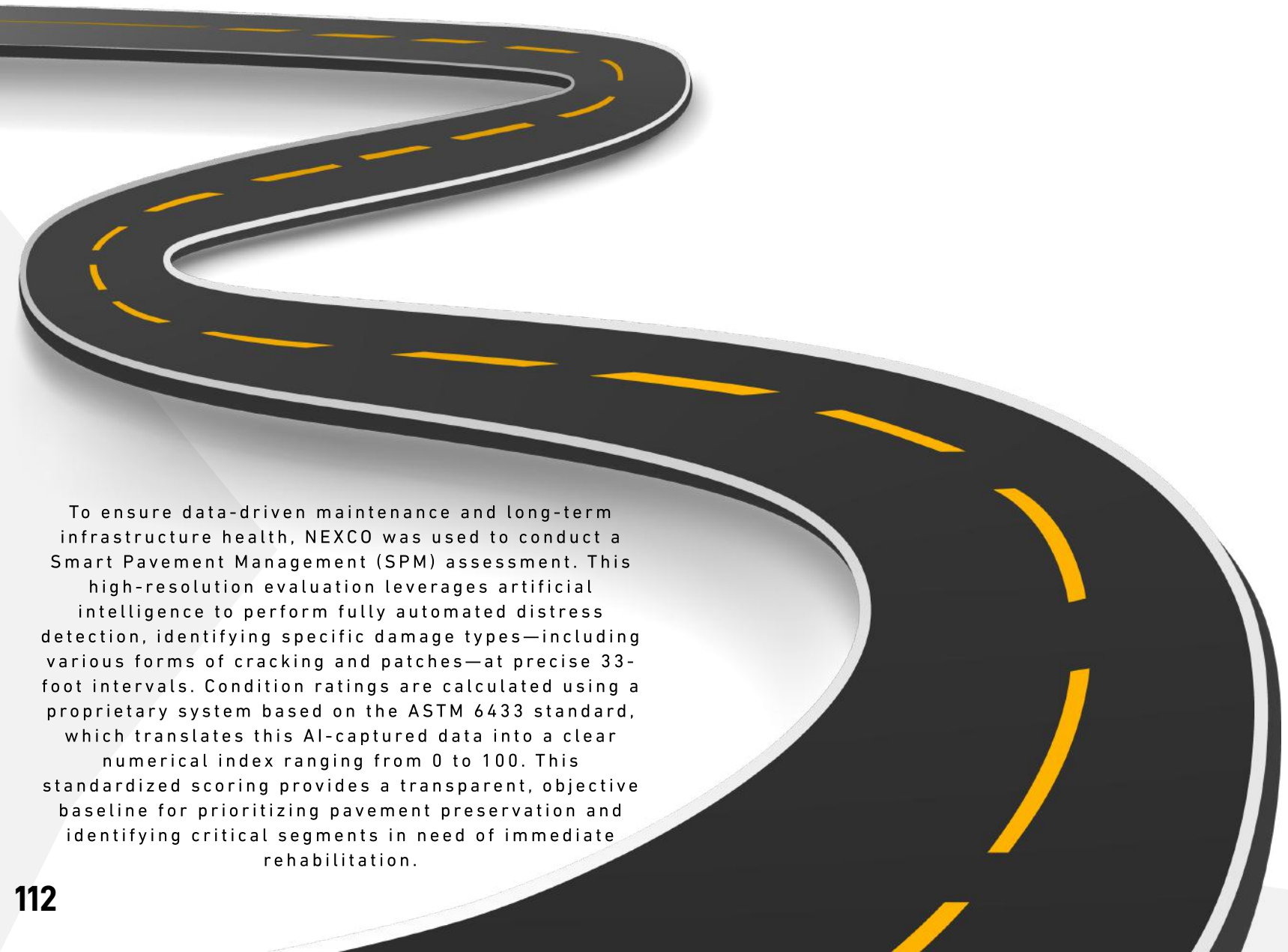
Street Composition and Infrastructure Details

The streets within Malakoff vary in surface material, width, and drainage characteristics. The majority of the paved streets are constructed with asphalt, while some segments feature concrete surfaces. Asphalt roads are more common due to their cost-effectiveness and ease of repair, but they tend to deteriorate more quickly under high traffic loads and exposure to environmental conditions. Concrete roads, while more durable, are less prevalent due to higher initial construction costs.

Local roadways within Malakoff range in width, typically between 15 to 60 feet in some areas, with major thoroughfares being wider. The presence of curbs and gutters is limited, and much of the city's drainage relies on open channels rather than underground stormwater systems. This type of drainage system can lead to erosion issues along the edges of streets and contributes to the accelerated deterioration of pavement surfaces.

A significant portion of Malakoff's streets show signs of cracking and surface failures, particularly in areas with inadequate subgrade support or poor drainage. Streets that lack proper base reinforcement experience rutting, alligator cracking, and pothole formation, which become more severe over time. The need for continuous maintenance is evident, especially in high-traffic corridors and residential areas with aging infrastructure.

NEXCO EXPLAINED



To ensure data-driven maintenance and long-term infrastructure health, NEXCO was used to conduct a Smart Pavement Management (SPM) assessment. This high-resolution evaluation leverages artificial intelligence to perform fully automated distress detection, identifying specific damage types—including various forms of cracking and patches—at precise 33-foot intervals. Condition ratings are calculated using a proprietary system based on the ASTM 6433 standard, which translates this AI-captured data into a clear numerical index ranging from 0 to 100. This standardized scoring provides a transparent, objective baseline for prioritizing pavement preservation and identifying critical segments in need of immediate rehabilitation.

Pavement Condition Assessment

In January 2025, NEXCO conducted a Smart Pavement Management (SPM) assessment, which involved a fully automated pavement distress detection and condition assessment at 33-foot intervals. NEXCO's proprietary index system uses the ASTM 6433 standard, which is a numerical index between 0 and 100, which indicates the general condition of the surveyed pavement.

Data from the assessment indicates that the average SPM-PCI score for Malakoff's street system is 51.8 (Poor). A breakdown of street conditions is as follows:

7% of streets (1.1 miles) are rated 1 (Excellent to Good) (PCI Score: 86-100), indicating streets in optimal condition requiring minimal maintenance.

3% of streets (0.5 miles) are rated 2 (Satisfactory) (PCI Score: 71-85), showing minor surface distress buyes

39% of streets (6.0 miles) are rated 3 (Fair) (PCI Score: 56-70), needing proactive maintenance such as crack sealing to slow deterioration. These streets are at risk of worsening if not addressed through routine upkeep, as surface-level cracks can evolve into more extensive structural issues.

30% of streets (4.7 miles) are rated 4 (Poor) (PCI Score: 41-55), requiring rehabilitation due to extensive cracking and early signs of base failure.

15% of streets (2.3 miles) are rated 5 (Very Poor) (PCI Score: 26-40), with noticeable surface distress, potholes, and compromised structural integrity.

6% of streets (0.9 miles) are rated 6 (Serious) (PCI Score: 11-25), exhibiting major base failure, extensive cracking, and pothole formation.

Unpaved streets are classified as Failed Condition on the Pavement Condition Map but are not included in the overall score calculation. These areas may require different forms of treatment to improve functionality and prevent further erosion or damage.

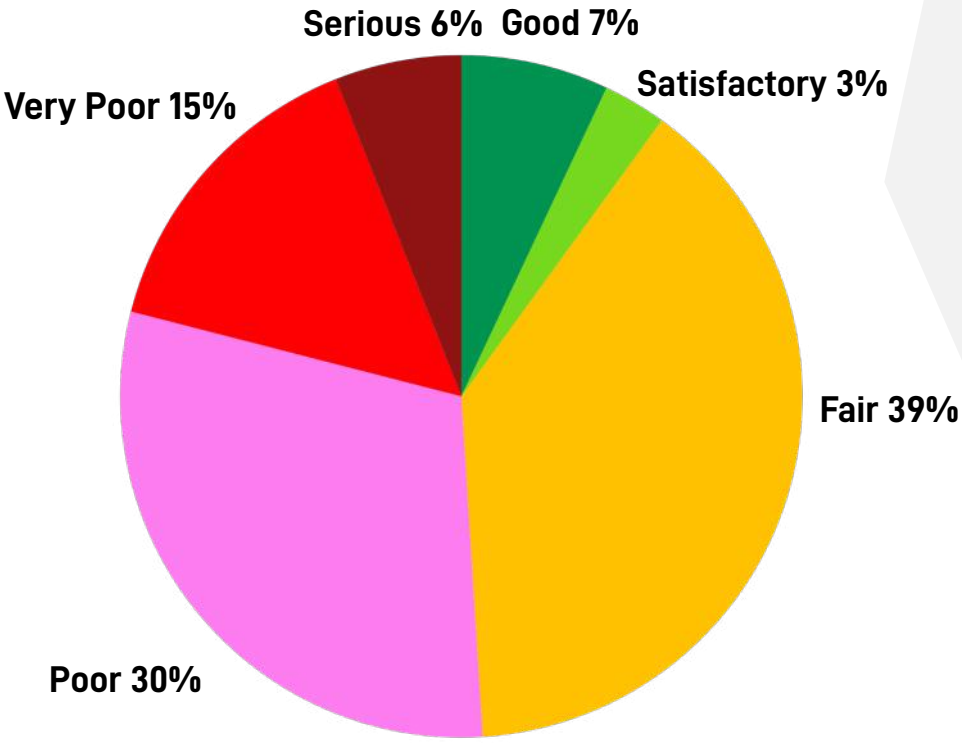
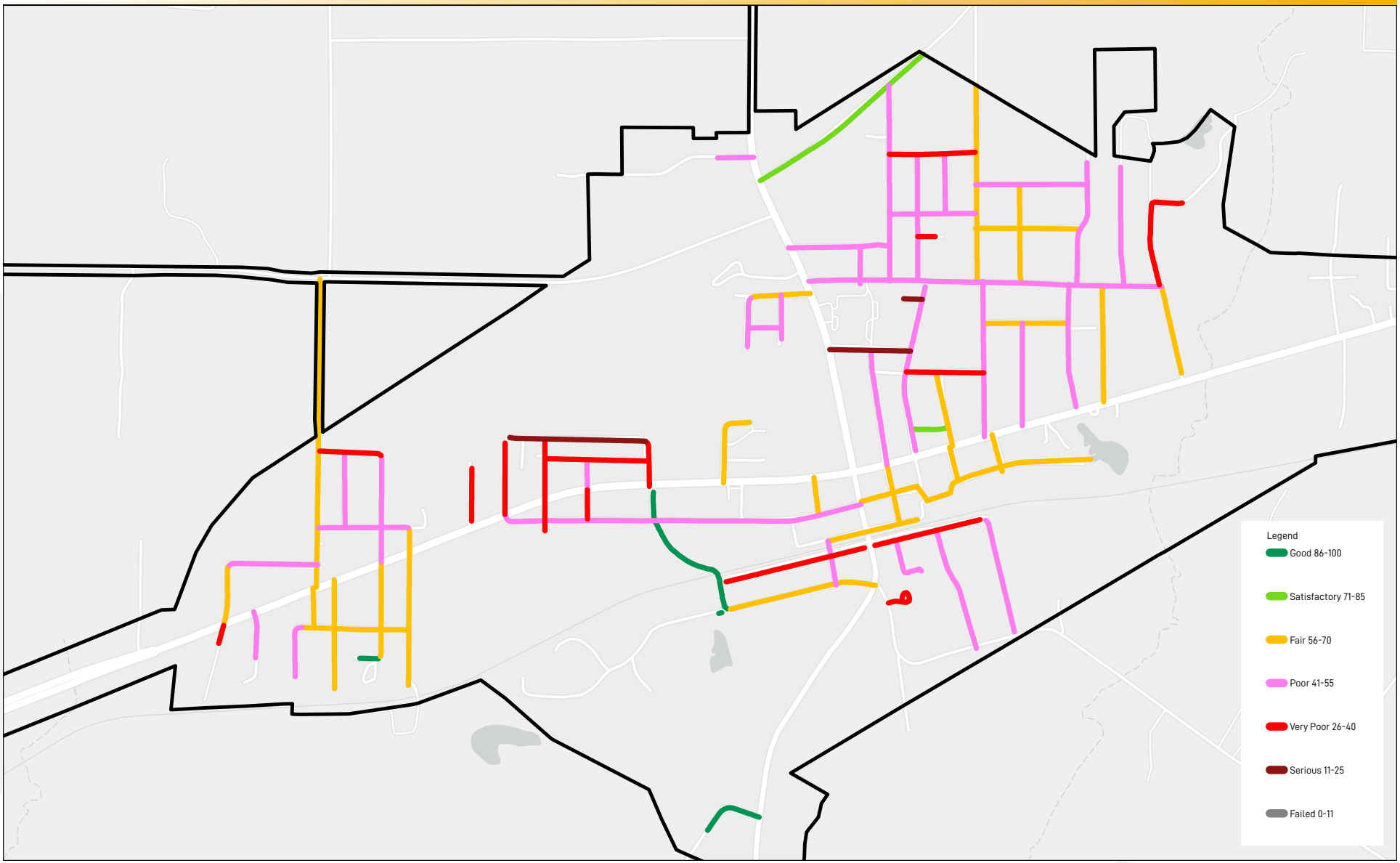


Figure 7.1

Pavement Condition Map

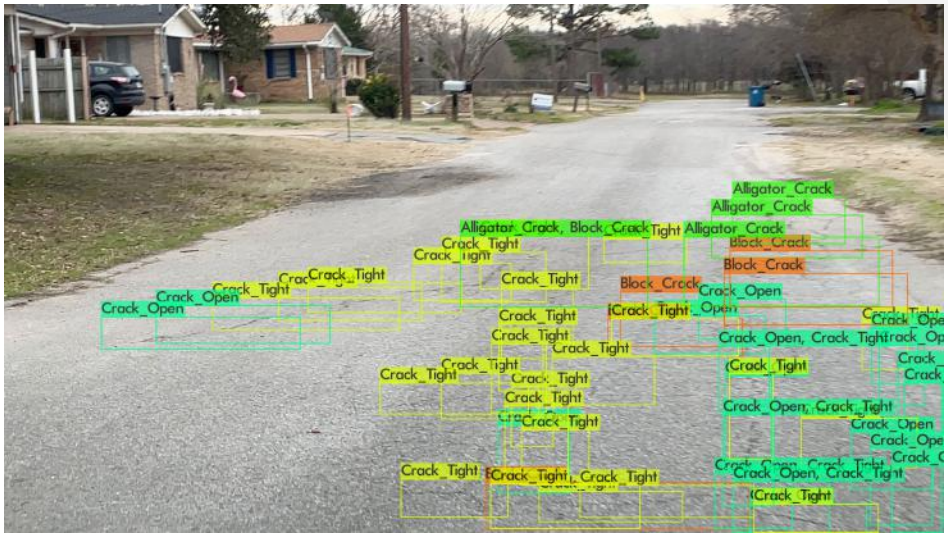


Major Issues Identified

Several key factors contribute to the deterioration of Malakoff's street system:

Water Intrusion: The presence of cracks and lack of proper drainage allow water to penetrate the pavement layers, weakening the base and accelerating structural failure.

Heavy Vehicle Traffic: Streets with frequent use by large trucks and service vehicles show higher levels of wear, contributing to the rapid formation of cracks and potholes.



Safety and Crash Analysis

Overview

The Texas Department of Transportation (TxDOT) maintains the Crash Records Information System (CRIS), a comprehensive database detailing reported incidents across Texas roadways. In 2025, Malakoff recorded three significant crashes involving a total of six units (vehicles or pedestrians) and five individuals.

Notably, none of these incidents occurred at intersections or bridges. Instead, all three crashes took place along Interstate Highway 31 (IH-31), suggesting that high-speed corridor safety is a primary concern for the area.

Incident Breakdown & Contributing Factors

Each crash was attributed to a specific driver behavior or violation. The following table summarizes the temporal data and severity of each incident:

Contributing Factor	Date	Time	Injuries	Crash Severity
Failure to Control Speed	6-Jun	4:35	1	C – Possible Injury
Improper Start from Parked Position	7-Jul	18:06	0	N – Not Injured
Failure to Drive in Single Lane (DUI - Drugs)	9-Sep	18:22	1	B – Suspected Minor Injury

Figure 7.2

Key Observations and Safety Insights

Corridor Concentration: The fact that 100% of these recorded crashes occurred on IH-31 indicates that traffic enforcement and safety engineering should be prioritized on this specific highway rather than local municipal intersections.

Impairment and Lane Discipline: The September incident highlights the dual risk of Driving Under the Influence (DUI) and lane instability. These types of crashes often result from delayed reaction times and decreased motor coordination.

Temporal Patterns:

The June crash occurred in the early morning hours (04:35), a timeframe often associated with fatigue or low visibility.

The July and September crashes occurred during the "evening rush" or dusk period (approx. 18:00–18:30), where increased traffic volume and changing light conditions often contribute to accidents.

Injury Severity: While no fatalities (K-level injuries) were reported in 2025, 66% of the crashes resulted in some form of injury, classified as "Possible" or "Suspected Minor."

Summary of Severity Codes

To better understand the TxDOT classifications used in this report:

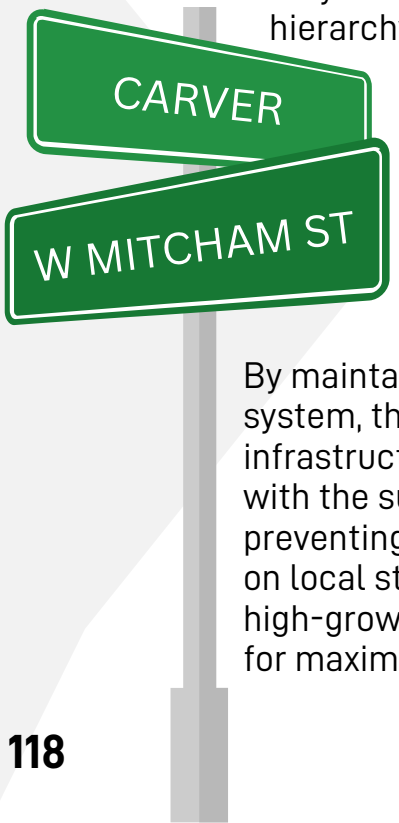
B – Suspected Minor Injury: An injury that is evident to others but not incapacitating (e.g., abrasions or minor lacerations).

C – Possible Injury: Any injury that is claimed or reported but not visibly apparent (e.g., limping or complaint of pain).

N – Not Injured: The crash resulted in property damage only, with no physical harm to the occupants.

Master Thoroughfare Plan

The Master Thoroughfare Plan (MTP) serves as the long-range vision for the city's transportation network. Identifying and classifying thoroughfares is essential for maintaining mobility, ensuring public safety, and guiding sustainable land use. By establishing a clear hierarchy of roads, the city can effectively prioritize capital investment, secure state and federal funding, and ensure that new developments provide adequate right-of-way to support future growth. A functional classification system organizes roads into a hierarchy based on two competing functions: access (getting to a specific driveway) and mobility (moving traffic through an area).



Implementation & Future Growth

By maintaining this classification system, the city ensures that the infrastructure remains compatible with the surrounding land use—preventing heavy commercial traffic on local streets and ensuring that high-growth corridors are engineered for maximum durability and efficiency.

Functional Classifications

Major Arterials

Role: Major Arterials serve as the primary backbone of the regional transportation system. Their main function is high-speed, high-volume mobility, connecting the city to neighboring municipalities and major state highways.

Characteristics: These routes typically have limited access points to minimize traffic disruption and maximize safety for long-distance travel.

Minor Arterials

Role: Minor Arterials augment the major arterial system by facilitating medium-length trips and distributing traffic to smaller geographic areas. They offer a balance between mobility and land access.

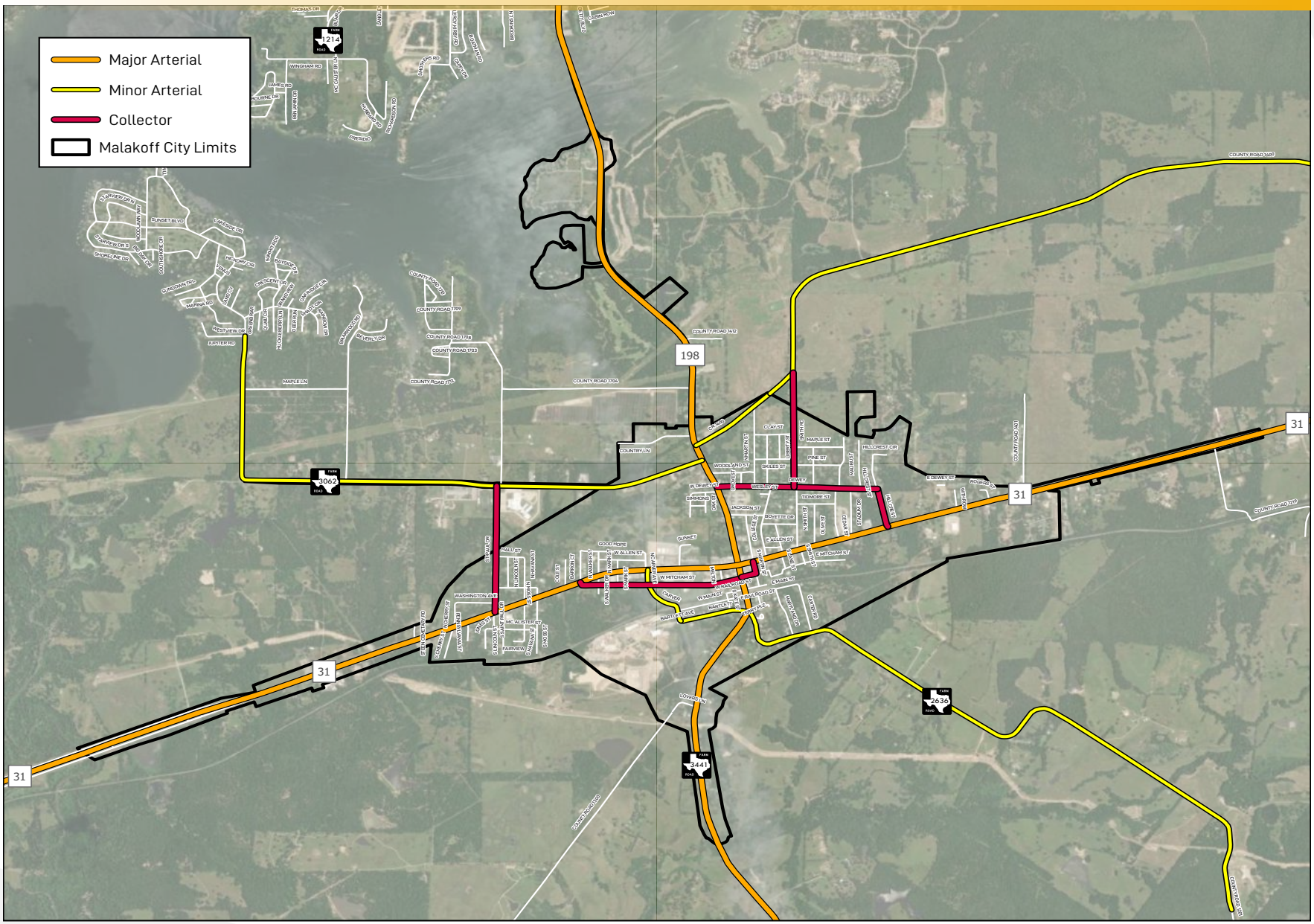
Characteristics: These roads carry significant traffic but typically at lower speeds than major arterials. They often provide connectivity between different sectors of the city.

Collectors

Role: Collectors act as the bridge between local residential streets and the arterial network. They "collect" traffic from neighborhoods and funnel it toward larger thoroughfares.

Characteristics: Collectors provide a higher level of property access than arterials and are designed for lower speeds. They are critical for internal neighborhood circulation and multimodal connectivity, such as bike and pedestrian paths.

Master Thoroughfare Plan Map



Urgent Repair Priorities

Repairs can be categorized by urgency, with the highest priority assigned to streets requiring immediate or urgent attention. Urgent repairs begin with roads that received a "Poor" or worse rating during the pavement condition survey. The five streets showing the most concern are W. Mitcham Street, Dewey Street, St. Paul Drive, N. Martin Street, and College Street.

W. Mitcham Street is the longest of the five, totaling 0.73 miles. Of this length, 0.18 miles were rated "Poor," 0.03 miles "Very Poor," 0.25 miles "Serious," and 0.01 miles "Failed." The total average score for the street is 45.14, placing it in the "Poor" category and below the citywide average.

Dewey Street has a combined length of 0.65 miles, with 0.23 miles rated "Poor" and another 0.23 miles rated "Serious." The total average score is 43.68, also in the "Poor" category.

St. Paul Drive measures 0.63 miles in length, with 0.12 miles rated "Poor," 0.02 miles "Very Poor," 0.12 miles "Serious," and 0.02 miles "Failed." Its combined score of 57.11 is slightly above the city's average, making it the least concerning of the five urgent repair sections.

N. Martin Street totals 0.40 miles in length with an average score of 43.22. It includes 0.14 miles rated "Poor," 0.04 miles "Very Poor," 0.09 miles "Serious," and 0.01 mile "Failed."

College Street is 0.34 miles long, with a total score of 47.93. The breakdown includes 0.18 miles rated "Poor," 0.02 miles "Very Poor," and 0.04 miles "Serious."

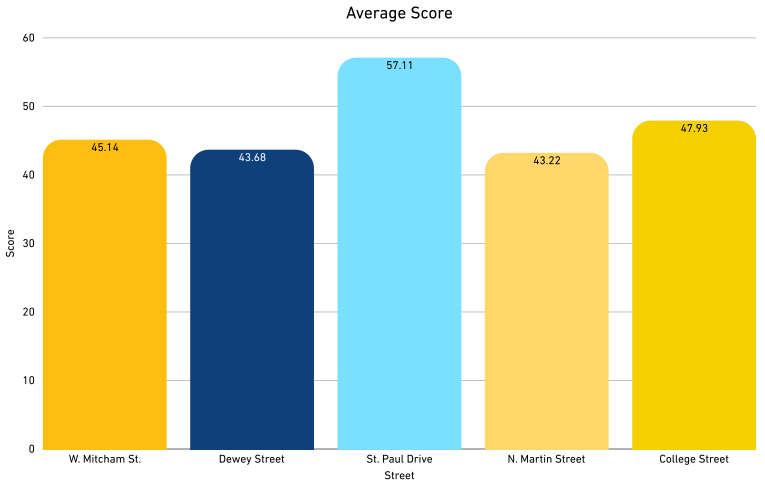
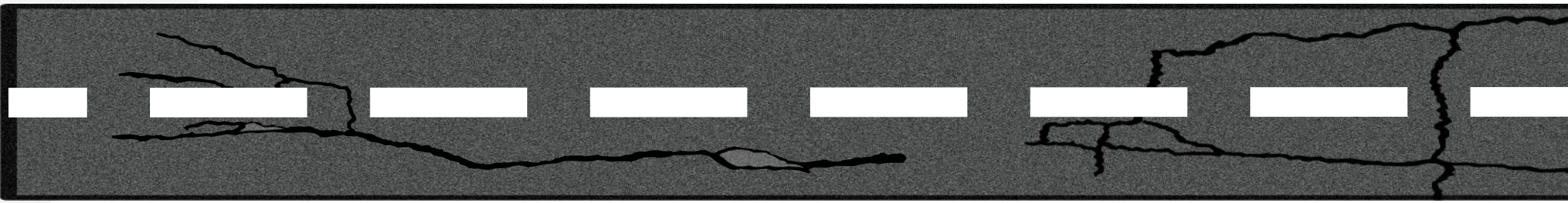


Figure 7.3



Repair Considerations

These streets should be treated as Priority 1 for repairs and rehabilitation planning. Sections rated "Serious" or "Failed" typically exhibit extensive alligator cracking and/or large potholes. Streets rated "Poor" or "Very Poor" commonly show block cracking.

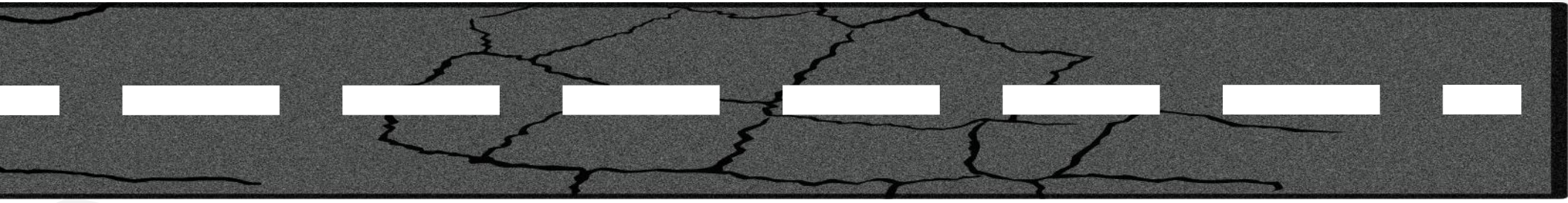
Although these conditions may initially appear to be surface-level issues, they often indicate underlying structural problems. Water infiltration through cracks can damage the base layer, making the pavement more vulnerable to further cracking and pothole formation. Because base layer repair is costly, addressing "Poor" and "Very Poor" sections promptly will help limit long-term repair costs and preserve roadway integrity.

Proactive Maintenance

Several streets received relatively higher scores during the pavement condition assessment but are projected to develop similar issues as those identified for urgent repairs. These streets fall within the "Fair" category, which represents the majority of Malakoff's roadway system.

The streets identified for proactive maintenance include Smith Road, W. Mitcham Street, S. Moss Street, Pine Street, and E. Mitcham Street. Among these, Smith Road contains the longest impacted section at 0.24 miles, while E. Mitcham Street represents the shortest impacted section at 0.19 miles.

Implementing proactive maintenance on these corridors will help prevent further deterioration, extend pavement life, and reduce future rehabilitation costs.



Future Predictions

If no maintenance or repairs are performed on the already deteriorating sections, pavement conditions are expected to decline significantly. By 2028, the overall system score is projected to drop to 31.9 ("Very Poor").

This projection indicates that most streets will shift into the "Very Poor" or "Serious" categories, with some sections reaching the "Failed" condition. The distribution of conditions is anticipated to be:

Condition	Distance (miles)
Good	1.1
Satisfactory:	0.04
Fair	1.4
Poor	4.7
Very Poor	0.5
Serious	3.4
Failed	4.2

Figure 7.4

The "Failed" category alone would experience a 2000% increase, leaving the community in a highly vulnerable position. More than 80% of the entire roadway network would be rated "Poor" or worse.

Several streets currently considered "Fair" are projected to decline as follows:

Smith Road: Very Poor (39.02)

Pine Street: Poor (43.43)

Stadium Drive: Poor (46.70)

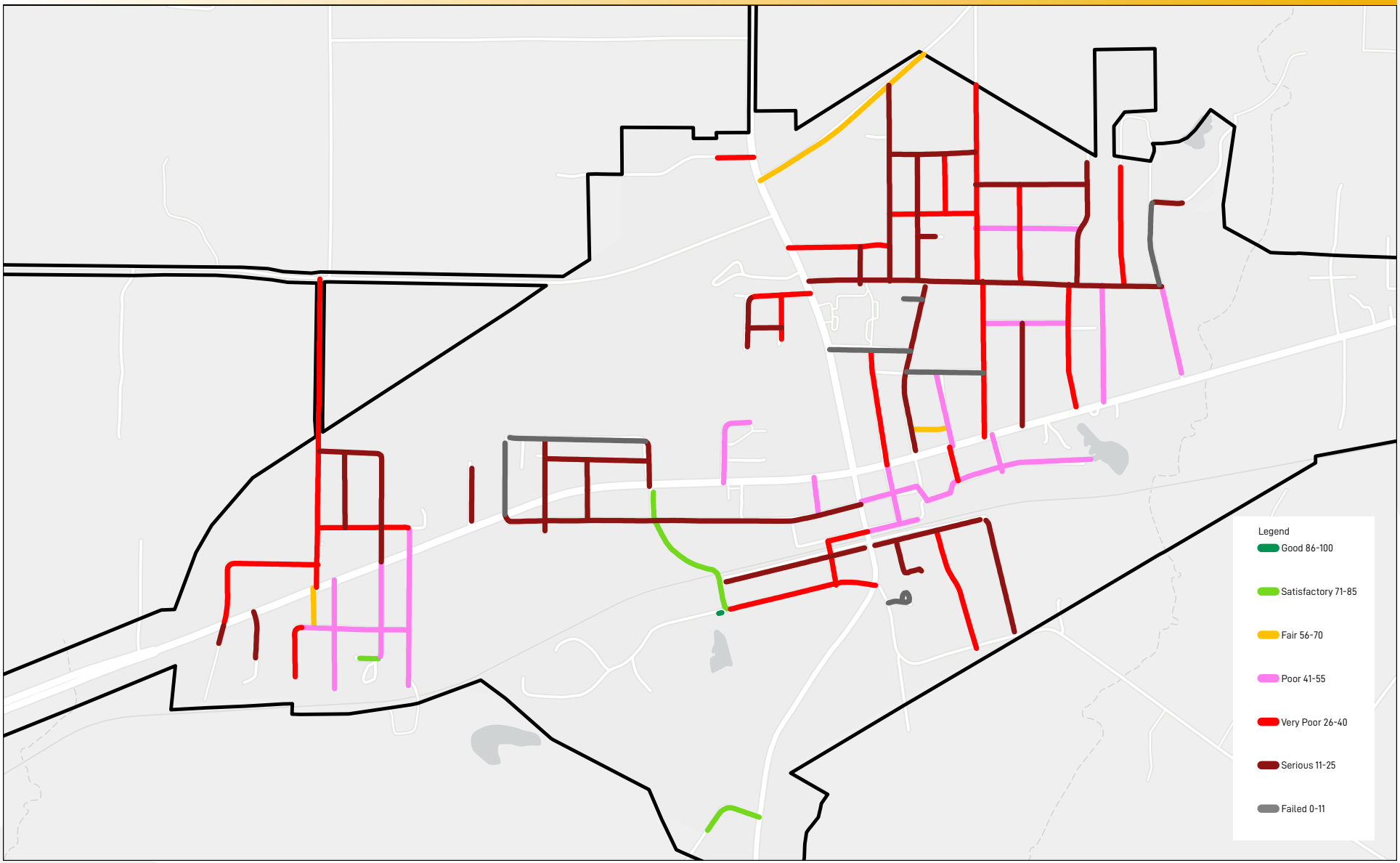
In addition, streets already in the "Poor" or "Satisfactory" categories will worsen:

W. Mitcham Street: from Poor to Serious (25.24)

CR 1400: from Satisfactory to Fair (59.87)

2028 Risk Alert: The Cost of Inaction
Without a proactive maintenance intervention, Malakoff's infrastructure is on a trajectory toward systemic failure. By 2028, the citywide average score is projected to plummet to 31.9 (Very Poor).

Future Pavement Condition Map



GOAL 1

Maintain a High-Standard, High-Safety Street Network

Ensure Malakoff's 16-mile street system is structurally sound to prevent vehicle damage, loss of control, and emergency response delays.

Objectives

Objective 1.1: Hazard Elimination: Prioritize "Full Reconstruction" for segments rated "Serious" or "Failed" (N. Martin, Dewey, and W. Mitcham) to eliminate deep potholes and base failures that cause swerving and vehicle instability.

Objective 1.2: All-Weather Reliability: Transition from open-channel drainage to engineered solutions in high-volume areas to prevent hydroplaning, road-edge erosion, and localized flooding.

Objective 1.3: Data-Driven Safety: Use the biennial NEXCO AI assessments to identify "rutting" and "alligator cracking" before they become "Serious" safety hazards, maintaining a citywide PCI goal above 60 (Fair/Good).

Objective 1.4: Stabilization of Unpaved Roads: Develop a grading and stabilization schedule for "Failed" unpaved roads to ensure reliable access for police, fire, and EMS during inclement weather.

GOAL 2

Enhance Safety and Connectivity for All Users

Improve the safety of high-speed corridors and expand the network of sidewalks and mixed-use paths.

Objectives

Objective 2.1: Coordinate with TxDOT to address safety concerns on the IH-31 corridor, focusing on "Failure to Control Speed" and "Lane Discipline" through enhanced enforcement or engineering solutions.

Objective 2.2: Develop a Sidewalk Gap Map to identify where residential neighborhoods lack safe pedestrian access to major thoroughfares and schools.

Objective 2.3: Explore the feasibility of Mixed-Use Paths along Collector streets to provide a buffer between pedestrians/cyclists and vehicular traffic, particularly near College Street and Stadium Drive.

Objective 2.4: Standardize intersection designs to reduce "Possible Injury" crashes, ensuring high visibility and proper lighting during the "evening rush" and dusk periods.

GOAL 3

Modernize Infrastructure and Future-Proof Thoroughfares

Ensure the street network evolves to support economic growth and modern vehicle loads.

Objectives

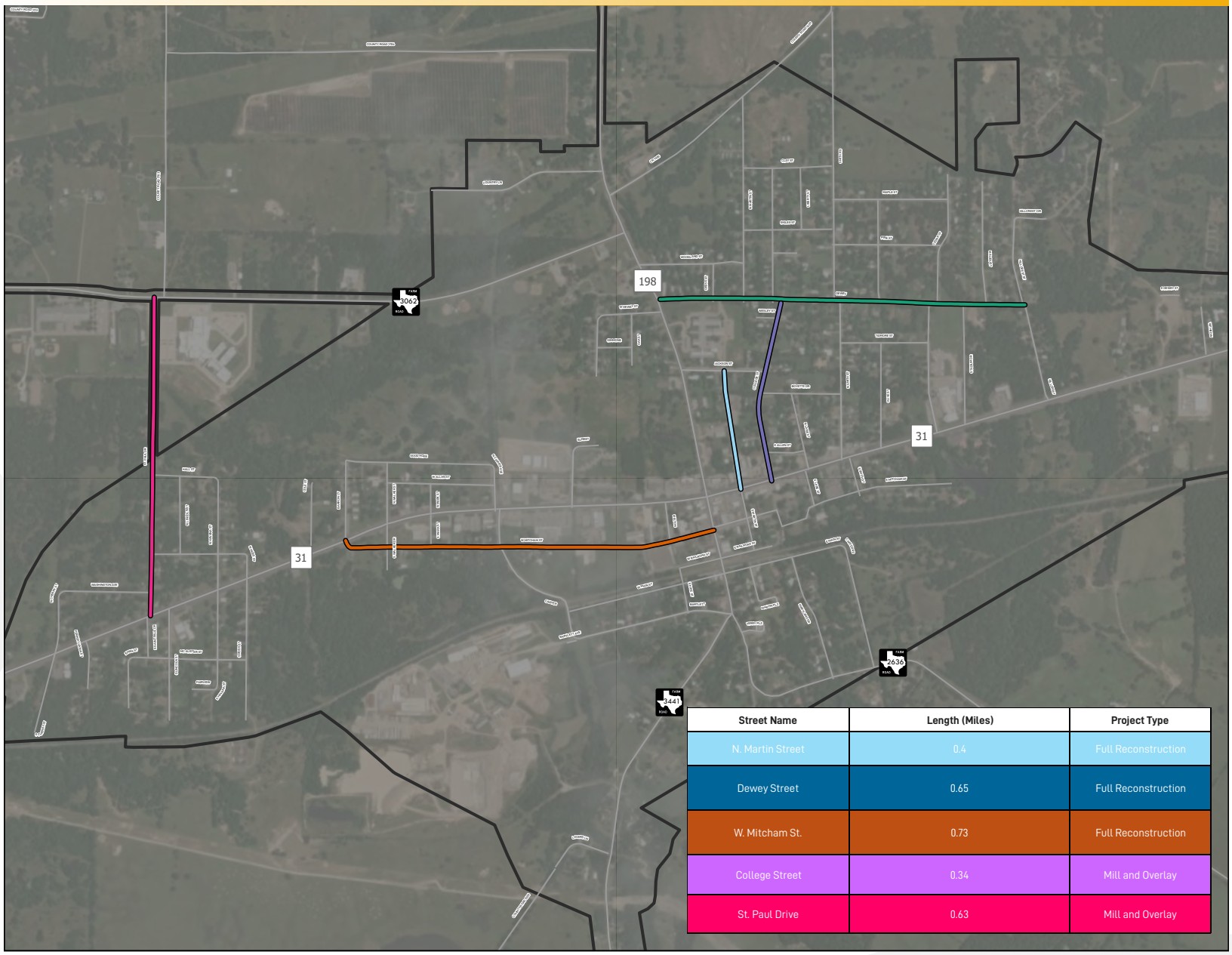
Objective 3.1: Formalize the Master Thoroughfare Plan (MTP) classifications (Major Arterials, Minor Arterials, and Collectors) to protect future Right-of-Way (ROW) from development encroachment.

Objective 3.2: Adopt Design Standards for street widths and materials, encouraging concrete for high-load industrial/commercial routes and reinforced asphalt for residential collectors.

Objective 3.3: Create an Unpaved Road Conversion Plan to systematically grade, stabilize, or pave roads currently classified as "Failed" to reduce long-term maintenance costs and improve emergency vehicle access.

Objective 3.4: Incentivize Shared-Access Driveways along Major Arterials (SH 198, SH 31) to preserve mobility and reduce the number of conflict points for motorists.

Transportation CIP Map



Street Name	Length (Miles)	Project Type
N. Martin Street	0.4	Full Reconstruction
Dewey Street	0.65	Full Reconstruction
W. Mitcham St.	0.73	Full Reconstruction
College Street	0.34	Mill and Overlay
St. Paul Drive	0.63	Mill and Overlay

Figure 7.5 CIP Matrix

Street Name	Length (Miles)	Length (Linear Feet)	Avg. Score	Project Type	Timeline	Possible Funding & Partners	Cost
N. Martin Street	0.4	2,112'	43.22	**Full Reconstruction**	FY 2026-2027	STBG, Local Bond, Utility Partners	**$2,956,800**
Dewey Street	0.65	3,432'	43.68	**Full Reconstruction**	FY 2026-2027	CDBG, TIF, County Highway Dept.	**$4,804,800**
W. Mitcham St.	0.73	3,854'	45.14	**Full Reconstruction**	FY 2027-2028	RAISE Grants, State DOT, Local Biz	**$5,395,600**
College Street	0.34	1,795'	47.93	Mill and Overlay	FY 2028-2029	Local Maintenance, University Partner	**$448,750**
St. Paul Drive	0.63	3,326'	57.11	Mill and Overlay	FY 2029-2030	General Fund, Sales Tax, HOA	**$831,500**

Conclusion

The future of Malakoff's transportation network depends on a transition from reactive maintenance to a proactive, safety-centered management strategy. With the current citywide pavement score of 51.8 (Poor) projected to decline to a critical 31.9 by 2028, the window for cost-effective intervention is narrowing. By utilizing AI-driven assessments and the ASTM 6433 standard, the City can objectively prioritize the "Serious" and "Failed" conditions on key corridors like N. Martin and Dewey Streets before they necessitate total reconstruction. Simultaneously, by addressing high-speed safety concerns on IH-31 and expanding multimodal connectivity near schools and residential hubs, Malakoff will ensure its thoroughfares serve as a safe, reliable skeleton for economic growth. Ultimately, implementing this Master Thoroughfare Plan is not merely about paving roads, it is about protecting property values, ensuring rapid emergency response, and securing the high-quality infrastructure that Malakoff residents deserve.

TRANSPORTATION SYSTEM

PARKS & REC

Chapter 8

Introduction

Parks and recreation facilities form a critical component of Malakoff's community infrastructure, contributing to the city's overall livability, public health, and sense of place. Beyond their recreational function, these spaces support social connection, youth development, environmental stewardship, and economic vitality. They also play a symbolic role in defining community identity and providing equitable access to outdoor spaces for residents of all ages.

This chapter provides an overview and analysis of Malakoff's current park system, evaluating its geographic distribution, facility types, and service levels relative to community needs. Because the city's community engagement survey yielded no responses, this assessment draws on field observations, demographic data, and professional planning standards to identify existing conditions and implications for future park planning.

Previous Planning Context

Malakoff's prior planning documents have recognized parks and open space as essential to maintaining community character and improving quality of life. The 2011 Comprehensive Plan, prepared by Tim F. Glendening & Associates, noted the city's limited parkland and recommended the establishment of a formal parks department to guide long-term recreation planning. Since that time, the Malakoff Parks Department has been created and assumed responsibility for the maintenance and improvement of the city's park facilities.

While the 2011 plan offered broad guidance, it did not include a detailed inventory or system-level analysis of existing park amenities. This 2025 update expands on that foundation by establishing a data-driven understanding of current park conditions, identifying geographic disparities, and defining planning implications that will guide future investments and partnerships.

Inventory Methodology

In 2024, Public Management, Inc. conducted a comprehensive field inventory of Malakoff's park and recreation facilities. The inventory recorded the acreage, amenities, and condition of all publicly owned parks, as well as the location and accessibility of school recreation areas and other quasi-public spaces.

Each site was evaluated based on the following criteria:

Facility Type and Function: Neighborhood, community, or special-use designation.

Amenities: Playground equipment, courts, fields, trails, open lawns, and support facilities.

Condition: General physical state and functional quality of facilities.

Accessibility: Connectivity to surrounding neighborhoods and potential barriers to use.

The results of this inventory provide the foundation for the analysis in this chapter. Data were supplemented by 2020 U.S. Census figures and long-range population projections prepared by PMI to estimate current and future recreation demand.

Existing Parks and Recreation System

Malakoff City Park

Malakoff City Park is the city's primary—and only—publicly accessible park. It encompasses approximately 37.3 acres across two contiguous parcels maintained by the Malakoff Parks Department. The park serves as the city's primary recreation hub and hosts a wide range of amenities, including:

A community center used for civic meetings and private events; A skate park and walking trails; Playgrounds and open picnic areas; Softball and baseball fields operated by the youth sports association.

With its combination of active and passive recreation spaces, Malakoff City Park functions as a community park, drawing users from across the entire city and surrounding rural area. However, its singular presence also highlights the lack of smaller neighborhood-scale parks dispersed throughout the community.

School Properties

Malakoff Independent School District (MISD) maintains several athletic and open-space facilities, including at Malakoff High School, Malakoff Elementary School, and the Malakoff Public Schools campus. Collectively, these sites represent a sizable portion of the city's total recreation acreage, but they are not open for public use outside of school activities. As such, their contribution to citywide recreation access is limited to enrolled students and organized school events.

The school properties' locations north of State Highway 31 mirror the distribution of existing public parkland, further reinforcing the spatial imbalance in recreation access across Malakoff.

Facility Classification

To better understand the function of Malakoff's park system, each existing site was classified using the National Recreation and Park Association (NRPA) framework:

This classification reveals that Malakoff's system is currently unbalanced, with one large community park but no neighborhood-scale parks to serve local populations. The absence of smaller, walkable park sites leaves many residents—particularly those south of Highway 31—without convenient access to daily recreation opportunities.

Parkland Distribution and Access

Malakoff's entire inventory of park and quasi-public recreation land lies north of State Highway 31, creating a pronounced spatial disparity. The highway acts as a barrier for pedestrians, cyclists, and families without access to a vehicle, effectively isolating the southern portion of the city from public recreation opportunities.

Residents in the southern neighborhoods must travel by car across the highway to reach Malakoff City Park, while those in the northern neighborhoods enjoy easy access to both the park and school-based facilities. This uneven distribution contributes to inequities in recreational access and challenges the city's ability to provide balanced service coverage.

Table 7.1, Facility Classification

Classification	Typical Service Area	Typical Size	Function	Malakoff
Mini Park	< ¼ mile	< 5 acres	Serve localized neighborhoods with small-scale amenities	None currently
Neighborhood Park	¼–½ mile	5–10 acres	Provide accessible recreation for nearby residents	None currently
Community Park	½–3 miles	20–50 acres	Serve multiple neighborhoods, provide diverse facilities	Malakoff City Park
Special Use / School Facility	Variable	Variable	Provide athletic, cultural, or institutional recreation functions	MISD campuses (non-public access)

Demographic and Growth Context

Population and Projections

Malakoff's population peaked at 2,324 residents in 2010 and slightly declined to 2,179 in 2020. However, PMI projections indicate renewed growth, with the population expected to reach 2,483 by 2030, 2,787 by 2040, and 3,091 by 2050. This moderate but steady increase underscores the importance of planning for expanded recreation capacity in anticipation of future needs.

Age Composition

The city's age distribution reveals two key recreation-dependent groups:

Youth (Under 18): 23.5% of residents;

Older Adults (55 and over): 33.5% of residents.

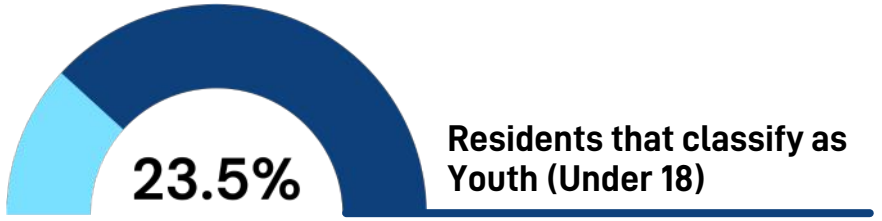
These demographics highlight the need for multi-generational facilities—playgrounds, youth sports fields, and accessible walking trails—to serve both active and passive recreation users.

System Capacity and Benchmarking

Malakoff currently provides 37.3 acres of parkland for a population of 2,179, equating to 17.1 acres per 1,000 residents. While this figure exceeds the NRPA median standard of 6–10 acres per 1,000 residents, the metric alone does not reflect spatial or functional equity. The system's acreage is concentrated in a single location, limiting accessibility and flexibility for future population growth.

By 2050, if no additional parks are developed, the city's ratio will decline to approximately 12.1 acres per 1,000 residents, which remains above the NRPA benchmark but underscores the need for diversified park types and new geographic coverage.

FIGURE 8.2



Park Quality and Function

The existing Malakoff City Park provides a range of amenities suited to organized recreation but has limited features that support unprogrammed, daily use such as shaded seating, splash pads, or accessible walking loops. The reliance on youth sports programming as the park's primary activity focus means that large segments of the population—particularly seniors and adults without children—have fewer recreation options.

Additionally, the park's amenities are spread across a large footprint with limited internal connectivity, making pedestrian circulation challenging. Enhanced wayfinding, lighting, and trail expansion could improve usability and perceived safety.

System Gaps and Barriers

GEOGRAPHIC IMBALANCE All recreation opportunities are concentrated north of Highway 31, creating a service gap in the southern portion of the city.

LACK OF NEIGHBORHOOD-SCALE PARKS The absence of mini or neighborhood parks limits walkable access for residents, particularly families with young children or older adults.

LIMITED ACCESSIBILITY Few sidewalks or trail connections exist linking neighborhoods to the park, and Highway 31 presents a significant pedestrian safety barrier.

SINGLE-SITE DEPENDENCE The system's reliance on one park creates vulnerability to overuse, limits flexibility, and constrains programming diversity.

SCHOOL FACILITY RESTRICTIONS While MISD campuses contain recreation amenities, they are not available for general public use, reducing system capacity and collaboration opportunities.

Environmental and Connectivity Considerations

Malakoff's relatively flat topography and surrounding open lands offer opportunities for greenway and trail development, especially along drainage corridors and utility easements. Establishing linear connections between neighborhoods and park facilities could address mobility barriers and expand recreational access without requiring large land acquisitions.

Future park planning should also integrate stormwater management and tree preservation strategies, ensuring that new parks serve both recreation and environmental functions. Incorporating green infrastructure into new park sites would align with best practices for sustainable community design.

Planning Implications

Spatial Equity and Access

The spatial concentration of parkland north of Highway 31 results in a clear inequity in recreation access. Future planning should prioritize establishing a new park site in the southern portion of the city, ideally positioned to serve both established neighborhoods and anticipated residential growth areas. This would balance the distribution of recreation opportunities and enhance community cohesion across the highway corridor.

System Expansion and Diversification

While total park acreage exceeds national standards, the lack of variety in park types limits flexibility. Expanding the system to include neighborhood parks, pocket parks, and trails will create more balanced access and distribute recreation amenities closer to where residents live.

Facility Modernization and Accessibility

The Malakoff City Park should continue to serve as the city's flagship recreation site but may require upgrades to improve accessibility, safety, and universal design. Enhanced lighting, shaded areas, and ADA-compliant features would broaden its usability for all ages and abilities.

Partnerships and Coordination

Given the proximity of school campuses to residential neighborhoods, joint-use partnerships with Malakoff ISD could be explored in the future to expand recreation opportunities, even if on a limited basis. Coordinating programming and facility maintenance could increase community benefit without requiring major capital investment.

Connectivity and Active Transportation

Integrating multi-use trails and pedestrian connections between parks, neighborhoods, and schools should become a long-term focus. Such linkages improve both recreation access and active transportation options, supporting health and sustainability goals.

Future Growth Alignment

Projected population growth through 2050 reinforces the need to plan proactively for future recreation demand. Identifying and preserving land for future park development—particularly south of Highway 31—will ensure the city can accommodate growth without compromising equity or service quality.

Summary

Malakoff's parks and recreation system, while anchored by a strong community park, remains limited in overall reach and diversity. The city's residents benefit from above-average park acreage but face clear geographic and accessibility disparities. The concentration of all recreation assets north of Highway 31, coupled with the lack of neighborhood-scale facilities, restricts equitable access for the entire community.

Moving forward, strategic expansion of the park system—particularly into the southern areas—will be essential to building a more balanced and resilient recreation network. The insights and implications outlined in this chapter provide the analytical foundation for targeted recommendations, cost assessments, and implementation strategies to follow in the final plan.

PARKS AND RECREATION PLANNING CONSIDERATIONS

Improving access to parks and recreation remains an important opportunity for Malakoff. Key considerations include expanding park access south of Highway 31 to address spatial inequities, diversifying park types to better serve neighborhoods, and enhancing existing facilities such as Malakoff City Park. Future efforts may also focus on strengthening partnerships with local schools, improving trail and pedestrian connectivity, and planning for park expansion to meet long-term population growth.

Future Parks Direction

Malakoff's future park planning should focus on creating a more balanced, accessible, and resilient recreation system that complements the city's existing community park while expanding opportunities for daily recreation closer to where residents live. While Malakoff City Park will remain the centerpiece of the system, future investments should prioritize geographic equity, multi-generational amenities, and improved connectivity between neighborhoods and recreation spaces.

A key direction for the system is the development of smaller neighborhood and mini parks that provide convenient access to outdoor spaces for residents who may not regularly travel to the existing community park. These facilities should emphasize flexible, low-maintenance amenities such as playgrounds, shaded seating areas, walking loops, and open lawn space that support informal recreation and social interaction. Additionally, expanding trails and pedestrian connections between parks, schools, and residential areas can strengthen the city's active transportation network while improving overall accessibility.

Future development should also prioritize modernization and diversification of amenities within Malakoff City Park itself. Enhancements such as improved trail connectivity, shaded gathering areas, accessible walking routes, and expanded passive recreation opportunities would broaden the park's appeal to a wider range of residents, including seniors and families with young children.

Focus Areas for Future Development

To support a balanced recreation system, the city should focus on several key areas of development:

NEIGHBORHOOD PARK EXPANSION Establishing smaller neighborhood parks in underserved residential areas will help ensure that all residents have convenient access to recreation opportunities within walking distance of their homes.

TRAIL AND CONNECTIVITY IMPROVEMENTS Developing multi-use trails and pedestrian pathways linking neighborhoods, schools, and Malakoff City Park will improve mobility and encourage active lifestyles while reducing reliance on vehicles for park access, it should be noted that it is very important to include proper lighting along these trails and multi use pathways.

FACILITY DIVERSIFICATION Future investments should broaden the types of recreational amenities available in the existing park, emphasizing passive recreation elements such as walking trails, picnic areas, and shaded seating in addition to traditional athletic facilities.

ACCESSIBILITY AND UNIVERSAL DESIGN New and improved facilities should incorporate ADA-compliant features, safe pedestrian access, and inclusive design principles to ensure recreation opportunities are available to residents of all ages and abilities.

GREEN INFRASTRUCTURE INTEGRATION Future park sites should incorporate natural features such as tree preservation, stormwater management areas, and native landscaping to support environmental sustainability and reduce long-term maintenance costs.

Opportunity Areas for Future Park Development

Based on the analysis of existing conditions and system gaps, several areas within Malakoff present opportunities for future park development or recreational improvements.

Residential Growth Areas

As Malakoff's population gradually increases through 2050, new residential development areas may create opportunities to integrate parkland into subdivision planning. Encouraging developers to dedicate small park sites or open space areas within new neighborhoods can expand the system incrementally without requiring large public land acquisitions.

School Proximity Areas

While MISD facilities are not currently open for public recreation, areas surrounding school campuses present opportunities for future collaboration or shared programming. Strategic partnerships could allow limited public use of certain outdoor facilities during non-school hours or support the development of nearby complementary recreation spaces.

Drainage Corridors and Utility Easements

Linear open spaces such as drainage corridors or utility rights-of-way may provide opportunities for trail development or greenway connections between neighborhoods and existing park facilities. These corridors can create recreational pathways while also supporting stormwater management and environmental conservation.

Malakoff City Park Enhancements

Opportunities also exist within the existing park footprint to improve circulation, expand amenities, and enhance usability. Investments in lighting, trail connections, shade structures, and gathering spaces could strengthen the park's role as the city's primary recreation destination while accommodating future population growth.

Action Plan Table

Goal	Objective	No.	Strategy / Action Item
Goal 1: Improve Geographic Equity in Park Access	Objective 1.1: Expand park access in underserved areas	1.1A	Identify and prioritize locations for neighborhood or mini parks south of SH 31
		1.1B	Evaluate land acquisition or partnerships for new park development
		1.1C	Encourage inclusion of small park or open space areas in new developments
	Objective 1.2: Establish park access standards	1.2A	Establish goal of park access within ½ mile of residential areas where feasible
		1.2B	Incorporate parkland dedication into subdivision regulations
		1.2C	Prioritize park development projects that address service gaps
Goal 2: Diversify Recreation Opportunities for All Age Groups	Objective 2.1: Expand recreation amenities	2.1A	Expand amenities such as trails, seating, picnic areas, and playgrounds
		2.1B	Introduce amenities for older adults such as walking loops and fitness stations
		2.1C	Evaluate opportunities for water play features such as splash pads
	Objective 2.2: Promote flexible and inclusive recreation	2.2A	Prioritize flexible and informal recreation amenities
		2.2B	Ensure facilities serve a range of ages and activity levels
		2.2C	Encourage multi-use spaces for recreation and community events
Goal 3: Strengthen Connectivity Between Parks and Neighborhoods	Objective 3.1: Expand trail and pedestrian connections	3.1A	Develop long-term plan for trails connecting neighborhoods to parks
		3.1B	Utilize drainage corridors and easements for greenway connections
		3.1C	Improve sidewalks and crossings near SH 31 and key corridors
	Objective 3.2: Improve safe access to parks	3.2A	Integrate pedestrian connectivity into infrastructure planning
		3.2B	Prioritize safe crossings in areas with limited accessibility
		3.2C	Coordinate on regional trail and greenway initiatives
Goal 4: Maintain and Enhance Existing Park Facilities	Objective 4.1: Maintain and upgrade park facilities	4.1A	Conduct periodic facility assessments for maintenance and upgrades
		4.1B	Improve internal connectivity, lighting, and wayfinding
		4.1C	Add shaded seating, gathering areas, and accessibility improvements
	Objective 4.2: Ensure long-term functionality and accessibility	4.2A	Establish maintenance and capital improvement schedule
		4.2B	Incorporate ADA and universal design principles in upgrades
		4.2C	Prioritize improvements that extend facility lifespan
Goal 5: Encourage Partnerships and Shared Recreation Opportunities	Objective 5.1: Expand partnerships for recreation access	5.1A	Explore joint-use agreements with MISD for shared facilities
		5.1B	Partner with local organizations for programming and maintenance
		5.1C	Pursue grants for park and trail development
	Objective 5.2: Strengthen funding and community involvementObjective 5.2: Strengthen funding and community involvement	5.2A	Develop formal partnership agreements for shared responsibilities
		5.2B	Pursue state and federal funding opportunities
		5.2C	Encourage volunteer involvement in park improvements

Timeline	Responsible Parties	Estimated Cost	Partners
Short–Mid	City of Malakoff	Low	Developers
Mid-Term	City	Medium–High	Developers, Landowners
Ongoing	City	Low	Developers
Ongoing	City	Low	-
Short–Mid	City	Low	Developers
Ongoing	City	Medium	-
Short–Mid	City	Medium	-
Mid-Term	City	Medium	-
Mid-Term	City	Medium–High	Grants
Ongoing	City	Low	-
Ongoing	City	Low	-
Ongoing	City	Low	Community Groups
Short-Term	City	Medium	TxDOT
Mid-Term	City	Medium	County
Mid-Term	City	Medium–High	TxDOT
Ongoing	City	Low	TxDOT
Ongoing	City	Medium	TxDOT
Ongoing	City	Low	County, Regional Partners
Ongoing	City	Low	-
Short–Mid	City	Medium	-
Mid-Term	City	Medium	-
Ongoing	City	Medium	-
Ongoing	City	Medium	-
Ongoing	City	Medium	-
Mid-Term	City, MISD	Low	MISD
Ongoing	City	Low	Nonprofits, Youth Groups
Ongoing	City	Medium	State/Federal
Mid-Term	City	Low	MISD, Organizations
Ongoing	City	Low	TxParks & Wildlife, Grants
Ongoing	City	Low	Community

WATER SYSTEM

Chapter 9

The City of Malakoff's water system operates under the mission:

> "To provide safe, potable water that meets or exceeds all state and federal rules and regulations for treatment and disinfection, delivered at adequate pressure without interruption, in ample quantities to meet the public's demand, at all times."

This mission reflects the city's commitment to protecting public health, supporting fire protection, and ensuring reliable service for residents and businesses. A well-managed water system is also critical to sustaining economic growth and quality of life in Malakoff.

Malakoff is classified as a Community Water System, drawing its supply from surface water sources. The city purchases raw water from the Tarrant Regional Water District, which is then treated at one of its water treatment facilities before distribution. The system delivers water through a network of mains, hydrants, meters, and storage facilities that serve homes, schools, and businesses across the community.

Regionally, Malakoff is part of Region C under the Texas Water Development Board (TWDB). Participation in this regional planning group provides the city with access to long-range demand and supply projections, drought contingency planning, and water conservation strategies. As part of the TWDB's 50-year State Water Plan, Malakoff benefits from regional water supply strategies and has opportunities to pursue state funding programs, including grants and low-interest loans for system improvements.

While the system currently meets community needs, challenges lie ahead. TWDB projections show that shortages may begin as early as 2030 if no new supplies or conservation measures are adopted. In addition, Malakoff faces issues common to many Texas cities: aging infrastructure, unaccounted-for water loss, and the need for expanded treatment and storage capacity. On the other hand, opportunities exist in conservation, system modernization, and regional partnerships that can strengthen resiliency.

Existing Conditions – Overview

The City of Malakoff's water system serves a population of approximately 3,039 residents in Henderson County, Texas, and operates as a community water system utilizing surface water as its primary source. As a participant in the Region "C" Water Planning Area under the Texas Water Development Board (TWDB), Malakoff contributes to the state's regional water planning process established by Senate Bill 1 (1997). Region C encompasses all or portions of 16 North Central Texas counties and prepares updated regional water plans every five years based on historical drought data and future supply projections.

According to the 2021 Regional Water Plan, Region C's population is projected to grow from current levels to approximately 10.15 million by 2040 and 14.68 million by 2070, representing continued—though moderating—growth. The region remains primarily dependent on surface water sources, including major reservoirs and aquifers such as the Trinity, Woodbine, Carrizo-Wilcox, Nacatoch, and Queen City formations.

Water Supply and Treatment

Malakoff obtains its raw water supply from the Tarrant Regional Water District and treats it locally at the city's Water Treatment Plant. The system includes multiple treatment and storage facilities designed to provide adequate capacity and redundancy, shown in Figure 10.1.

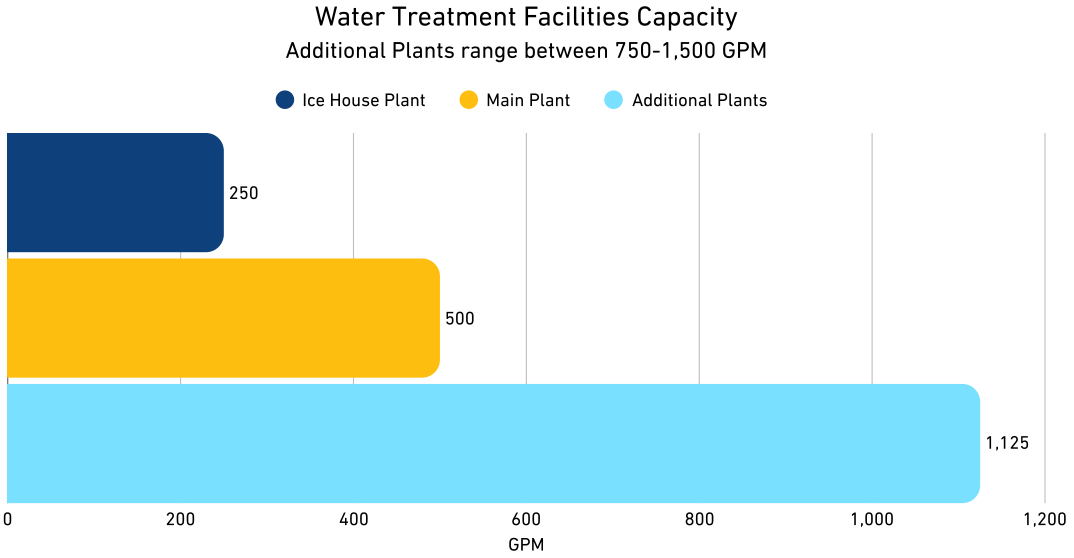


Figure 9.1

Wells:

Four wells (Figure 10.2) supplement the city's surface water supply, including the Icehouse Well and Main Well, providing operational flexibility and backup capacity.

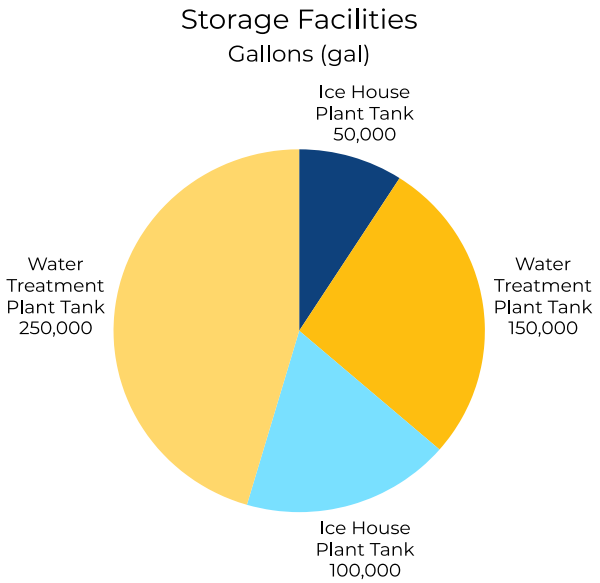
Name	Location
Icehouse Well	*106 North Terry*
Main Well	*106 W. Railroad*
Barlett Well	*209 W. Main*
Humble Well	*319 Barlett*

Figure 9.2

Storage Facilities:

The city's total elevated storage capacity of approximately 400,000 gallons is slightly below recommended standards for its current and projected population. Future improvements should focus on increasing storage to ensure compliance with TCEQ design criteria for fire protection and daily operating reserves.

Figure 9.3



Elevated Storage Tanks: Ice House Plant Tank & Water Treatment Plant Tank

Ground Storage Tanks: Ice House Plant Tank & Main Plant Tank

Regulatory Compliance

The City of Malakoff's public water system remains in good standing with the Texas Commission on Environmental Quality (TCEQ). As of 2023, the system has experienced no violations related to water quality, monitoring, or reporting. This reflects consistent operational oversight, adherence to TCEQ standards, and successful implementation of routine maintenance and testing programs. Continued compliance ensures both regulatory confidence and consumer protection.

Water Demand and Future Planning

Water demand in Malakoff is projected to increase from approximately 274 acre-feet per year in 2020 to 309 acre-feet per year by 2070. While no shortages were identified in 2020, the Region C Water Planning Group projects supply deficits beginning around 2030, driven by population growth and system limitations. To meet future demand, Region C plans to develop 1.86 million acre-feet per year of new water supplies, bringing total available resources to 3.48 million acre-feet per year by 2070. Malakoff's water management strategy will continue to emphasize conservation, system optimization, and targeted infrastructure expansion.

Previous Studies

Texas Water Development Board (TWDB)

Future Water Demand

According to the Texas Water Development Board (TWDB), Malakoff's municipal water demand is projected to increase from 274 acre-feet per year in 2020 to 309 acre-feet per year by 2070. While no shortages were observed in 2020, supply deficits are expected to emerge beginning in 2030, underscoring the need for proactive planning.

Regional Context

Malakoff falls within both Region C and Region I (East Texas) water planning areas. The Region C Water Planning Group has identified strategies to develop 1.86 million acre-feet per year of new supplies, resulting in a total available supply of 3.48 million acre-feet per year by 2070. These regional efforts provide the city with opportunities for interconnection, redundancy, and shared investment in new infrastructure.

Key Findings

Water Supply and Shortages

- Current supplies are adequate but projected shortages begin in 2030.
- By 2070, Malakoff will require additional supplies to meet peak demand.

Conservation and Efficiency

- TWDB recommends implementation of reuse programs, system leak detection and repair, and efficient irrigation practices.
- Targeting reductions in per capita use will extend existing supplies.

Infrastructure Investments

- Expansion of storage and treatment capacity is necessary to support anticipated growth.
- Replacement of aging mains, hydrants, and meters will reduce water loss and improve reliability.

Emergency Preparedness

- Drought Contingency Plans should be updated regularly.
- Redundant supply connections and emergency power generation for critical facilities are recommended.

Financial Assistance

- TWDB provides grants, SWIFT financing, and low-interest loans to fund conservation projects, infrastructure expansion, and new supply development.

Region C Strategies for Malakoff

- New Supply Development: Contribute to the development of 1.86 million acre-feet per year of regional supply,

ensuring access to emergency reserves.

- Water Conservation and Reuse: Implement local reuse projects to help achieve the region's projected 42.8% demand reduction by 2070.
- Infrastructure Expansion: Upgrade treatment facilities and add storage to maintain compliance and meet peak demands.
- System Integration: Coordinate with neighboring utilities for interconnections that provide redundancy during droughts or outages.

TEXAS WATER DEVELOPMENT BOARD

Malakoff-Specific Goals and Objectives (10–20 Year Horizon)

Goal 1: Ensure Adequate Water Supply for Growth and Resiliency

Objective 1.1: Secure additional raw water supply agreements or interconnections by 2035.

Objective 1.2: Reduce per capita water use by 10% by 2040 through conservation programs.

Goal 2: Modernize Water Infrastructure

Objective 2.1: Expand treatment capacity by 2040 to meet projected 2070 demand.

Objective 2.2: Add at least 1 million gallons of storage capacity by 2035.

Objective 2.3: Replace at least 10% of high-priority mains within 10 years.

Goal 3: Improve System Efficiency and Water Loss Control

Objective 3.1: Reduce water loss from current levels (~30M gal in 2024) to under 10% of supply by 2035.

Objective 3.2: Implement a comprehensive leak detection program by 2028.

Objective 3.3: Transition to AMI smart meters by 2032 for better tracking and billing accuracy.

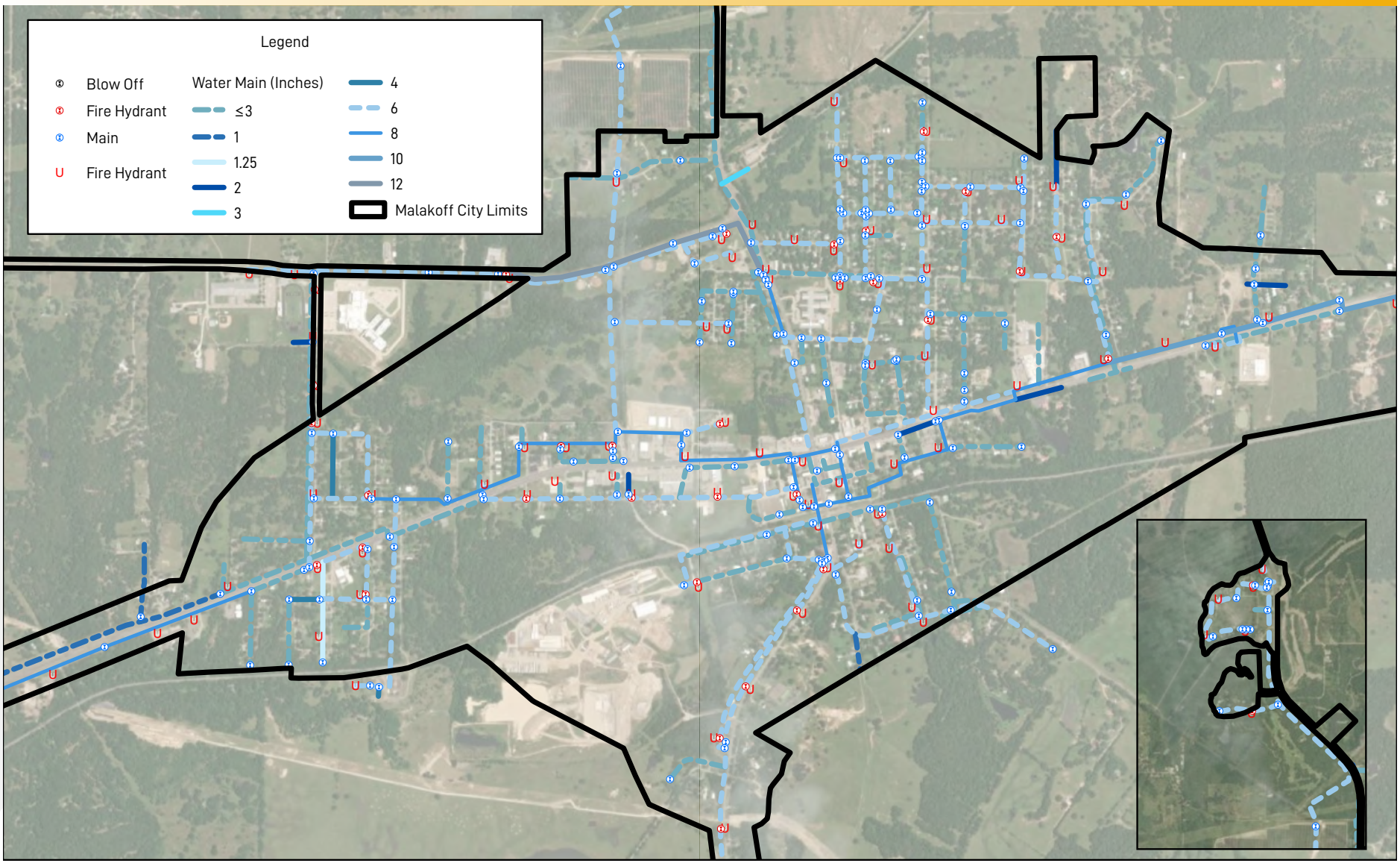
Goal 4: Enhance Emergency Preparedness and Resiliency

Objective 4.1: Update the Drought Contingency Plan every 5 years.

Objective 4.2: Install backup power generation at all critical facilities by 2030.

Objective 4.3: Formalize mutual aid agreements with neighboring utilities by 2027.

Water System Map



Analysis

The current capacity of the City of Malakoff's water system generally meets existing community demand; however, system performance trends and projected growth indicate that additional treatment capacity, modernization, and resiliency improvements will be required within the next 10 to 20 years to maintain reliability, regulatory compliance, and service quality.

System Capacity and Future Demand

Malakoff's treatment infrastructure consists of two main facilities:

- Ice House Plant: 250 gallons per minute (GPM)
- Main Plant: 500 GPM
- Supplemental facilities: Ranging from 750 to 1,500 GPM

Together, these facilities provide a combined treatment capacity of approximately 1,750 to 2,250 GPM, which is currently adequate to meet the city's average daily and peak demand.

According to Texas Water Development Board (TWDB) projections, municipal water demand is expected to increase from 274 acre-feet per year (AFY) in 2020 to 309 AFY by 2070, a 12.8% rise over the 50-year planning period. While the projected growth appears moderate, limited redundancy in the treatment system and aging components elevate the city's vulnerability to mechanical failures, drought impacts, or source interruptions.

The city's storage capacity—approximately 550,000 gallons across elevated and ground tanks—currently satisfies TCEQ's minimum requirement for one day of average storage. However, as the population and system load grow, the city should plan to expand storage to achieve a two-day operating reserve. The proposed 1-million-gallon storage expansion by 2035 aligns with TWDB recommendations and would enhance the city's emergency response capabilities during power outages, equipment maintenance, or regional water supply disruptions.

Water Availability and Source Reliability

Malakoff's raw water supply is provided by the Tarrant Regional Water District (TRWD), which delivers surface water to the city's Water Treatment Plant for processing. This source has proven stable and dependable, with no water quality violations since 2023, demonstrating strong operational oversight and compliance with TCEQ standards.

However, the city's reliance on a single wholesale provider introduces potential risk during periods of drought or regional supply constraints. Establishing interconnections with nearby systems such as Trinidad, Star Harbor, or Athens would improve operational flexibility and emergency preparedness. Continued participation in Region C water planning ensures eligibility for funding and project assistance through the Texas Water Development Board (TWDB) and supports long-term source diversification.

Infrastructure Age and Materials

A significant portion of Malakoff's water distribution system consists of cast iron and asbestos cement (AC) pipes that have surpassed their expected service lives of 50–70 years. These materials are prone to corrosion, leaks, and flow restrictions, contributing to both water loss and maintenance challenges. Transitioning to polyvinyl chloride (PVC) or high-density polyethylene (HDPE) mains will improve hydraulic performance, enhance water quality, and extend service life to 75–100 years.

Currently, approximately 39.41% of Malakoff's distribution system—around 70,500 linear feet—is composed of mains 4 inches or smaller, which do not meet TCEQ §290.44(d)(4) requirements for fire protection. Replacing these undersized mains with 6-inch or larger lines will increase fire flow reliability, improve hydrant spacing compliance, and ensure consistent system pressure across all service areas.

Regulatory and Resiliency Considerations

The City of Malakoff currently maintains full compliance with TCEQ drinking water regulations, with no recorded violations since 2023. Continued compliance will require proactive adaptation to emerging regulatory standards, including new requirements for PFAS monitoring, Lead and Copper Rule revisions, and contaminant testing protocols anticipated in the next planning cycle.

To further enhance system resilience, the city should invest in:

- Backup power generation at all treatment plants and well sites.
- SCADA-based remote monitoring for real-time operational control.

Updated Drought Contingency and Emergency Response Plans to address climate variability and extreme weather impacts.

Together, these improvements will ensure that Malakoff's water system remains compliant, resilient, and capable of supporting future population and economic growth.

Service Area Sustainability

As the City of Malakoff plans for the future, the water system must be modernized to accommodate evolving land-use patterns and the anticipated demand from new commercial and residential properties. City leadership, including the Public Works Department, has identified water infrastructure as a top priority. Ensuring the system is "growth-ready" is essential for capturing development opportunities as they arise, rather than reacting to them after the fact.

Proactive Infrastructure as a Marketing Tool Being proactive instead of reactive regarding water system growth serves as a powerful marketing tool to attract new businesses and developers. By upgrading capacity in advance, the City can significantly lower the wait time for

new or upgraded water taps. This "shovel-ready" approach appeals to investors who are ready to construct immediately, as it minimizes construction timelines and removes the regulatory and engineering hurdles often associated with undersized lines.

Efficiency and Economic Vitality Proactive upgrades also allow the City to minimize potential water loss by replacing aging segments before they fail under the pressure of new demand. Currently, approximately 24% of the land within Malakoff remains undeveloped, offering a dual opportunity:

Residential Infill: Strengthening established neighborhoods by utilizing existing utility corridors to increase housing density without the high cost of outward expansion.

Commercial Vitality: Expanding the commercial tax base to create local jobs along corridors like SH 31 E and E Mitchum St.

By strategically positioning the water system as a reliable, high-capacity asset, Malakoff can catalyze private investment, increase municipal revenue, and ensure the long-term sustainability of the service area.

Issues, Challenges & Needs

Main Changes Needed

All water mains smaller than 6 inches in diameter should be replaced or upgraded to meet Texas Commission on Environmental Quality (TCEQ) standards and to ensure sufficient capacity to support the installation and operation of fire hydrants throughout the distribution system. According to TCEQ Rule §290.44(d)(4), water mains serving fire hydrants must be at least 6 inches in diameter, provided they are looped or have adequate flow and pressure to sustain firefighting needs. Smaller mains cannot reliably deliver the minimum 20 psi residual pressure required during fire flow conditions.

The City of Malakoff's water distribution network currently consists of approximately 178,986 linear feet of water main. Of this total, 39.41%—roughly 70,500 linear feet—is composed of mains that are 4 inches or smaller in diameter. These smaller lines are typically older and located within residential or low-density areas of the system. They often fail to meet modern hydraulic standards, limiting available pressure and flow capacity during emergency events or peak demand periods.

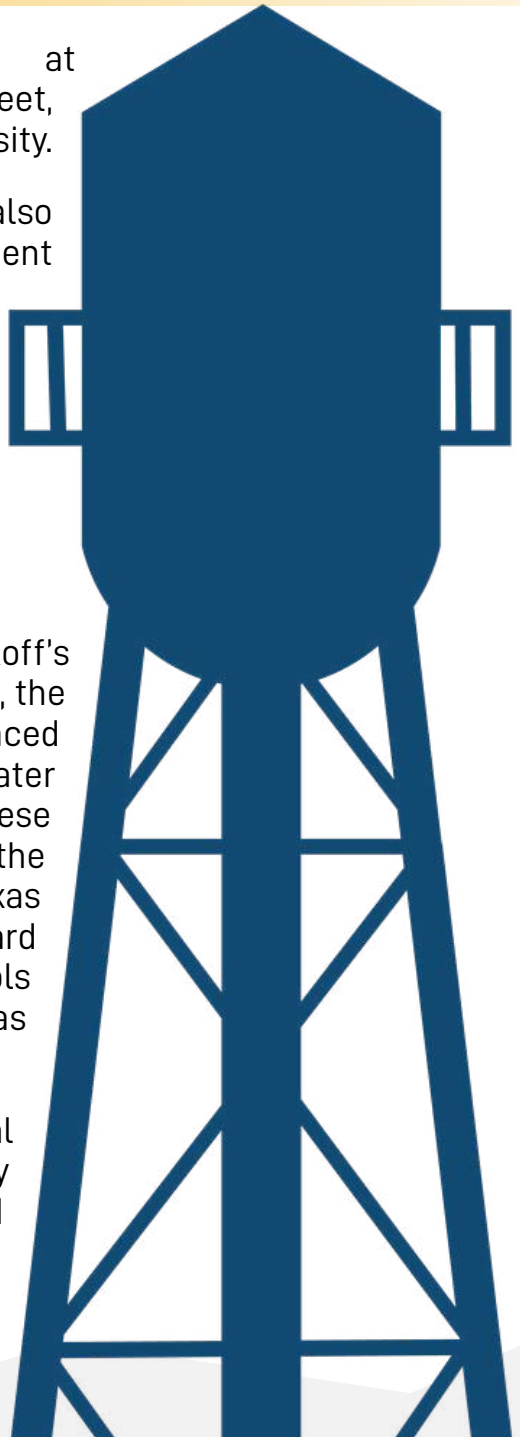
Replacing undersized mains with 6-inch or larger lines will not only improve system reliability and water quality (through better circulation and reduced stagnation) but will also allow the city to expand fire protection coverage. Upgraded mains will provide sufficient flow to support hydrant spacing consistent with NFPA and TCEQ guidelines, typically placing hydrants at intervals of 500 to 800 feet, depending on land use and density.

These improvements will also enhance future development potential, ensuring the system can meet TCEQ design criteria, ISO fire flow ratings, and public safety expectations as Malakoff continues to grow.

Water Loss

According to the City of Malakoff's Annual Drinking Water Reports, the community has experienced significant fluctuations in water loss between 2022 and 2024. These figures were recorded by the municipality using the Texas Water Development Board (TWDB) water loss audit tools and are submitted annually as part of regulatory compliance.

In 2022, the city reported a total water loss of approximately 20.8 million gallons. By the end of 2023, this number had decreased to 17.3 million



gallons, representing a 16.9% reduction in water loss. However, in 2024 the trend reversed sharply, with losses climbing to 30.1 million gallons—a 73.6% increase compared to 2023. Taken together, this represents an overall 44.3% increase in water loss from 2022 to 2024.

This data highlights a concerning pattern: while short-term efforts in 2023 may have reduced losses, the system saw a dramatic spike in 2024. Such fluctuations suggest that underlying issues—such as aging infrastructure, unmetered construction use, or major leaks—may not be consistently addressed. These findings underscore the importance of establishing long-term water loss control strategies that include proactive leak detection, system maintenance, hydrant meter enforcement, and infrastructure renewal.

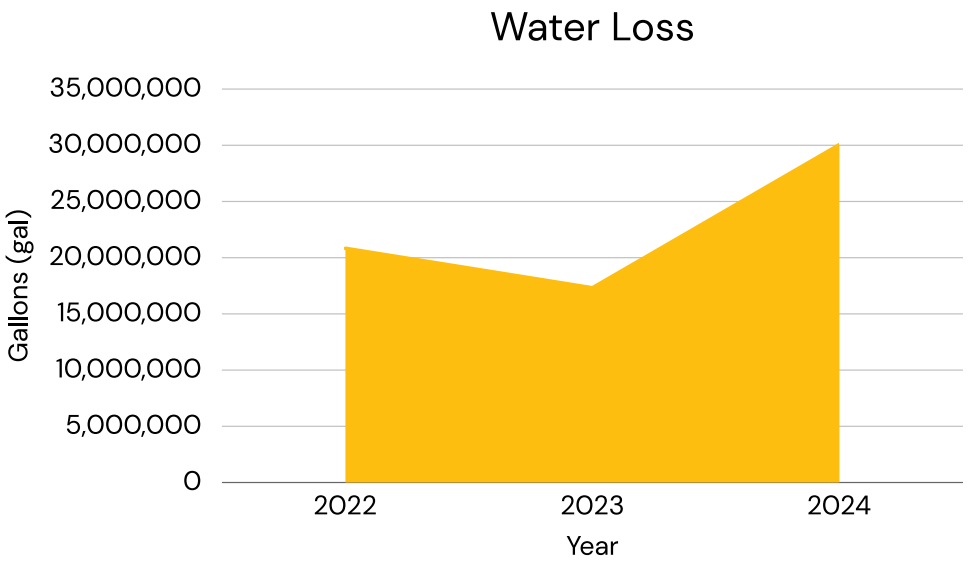


Figure 9.4

GOAL 1

Short Term (1–3 Years)

Goal: Improve efficiency, reduce water loss, and strengthen system documentation.

Objectives

Water Loss Tracking: Implement annual TWDB-compliant water loss audits with validation; reduce apparent loss through hydrant meter program by 2026.

Leak Repairs: Complete backlog of known leaks and set up a leak response protocol targeting repairs within 48 hours of discovery.

GIS Infrastructure Mapping: Develop a complete GIS asset inventory of mains, hydrants, valves, wells, and meters by 2027.

Customer Engagement: Launch public education on leak reporting and conservation.

GOAL 2

Middle Term (4–9 Years)

Goal: Strengthen capacity, reliability, and resilience of core water infrastructure

Objectives

Main Upgrades: Replace or rehabilitate at least 10–15% of priority mains (identified through GIS and condition assessment).

Storage and Treatment Expansion: Expand or refurbish storage tanks and update treatment plant equipment to maintain minimum 2-day storage capacity and meet future demand.

Smart Metering: Transition to AMI meters by 2032, reducing billing errors and improving real-time water loss detection.

Financial Planning: Secure TWDB/SWIFT funding and establish a dedicated Capital Reserve Fund for ongoing upgrades.

GOAL 3

Long Term (10–20 Years)

Goal: Prepare for future growth, evolving regulations, and environmental change.

Objectives

Facility Planning: By 2035, complete feasibility/design studies for a new treatment facility or major expansion; begin construction if demand projections and regulatory standards require.

Regulatory Compliance: Anticipate and integrate EPA/TCEQ requirements for PFAS, Lead & Copper, and emerging contaminants.

Resiliency Measures: Apply climate adaptation strategies (backup power at all facilities, drought management plans, flood protection) across the system by 2040.

Regional Collaboration: Establish interconnections with at least one neighboring system for emergency redundancy.

Figure 9.5. Water Systen Improvements

Category	Current Condition	Future Need / Recommendation
Treatment Capacity	*Meets current demand*	*Add redundancy or expand by 2040*
Storage Capacity	*550,000 gal (1-day supply)*	*Expand to 1.5 MG by 2035*
Distribution Mains	*39% undersized (<6")*	*Replace with ≥6" PVC/HDPE lines*
Water Loss	*30.1M gal (2024)*	*Reduce to 3.01M gal through AMI and leak detection*
Water Source	*Single AMWA connection*	*Add interconnections for redundancy*
Resiliency	*Limited backup power*	*Install generators and SCADA monitoring*
Regulatory Outlook	*In compliance*	*Prepare for PFAS and Lead & Copper updates*

Project Location	Current Condition	Required Upgrade
State Highway 31 E Corridor	Existing lines vary; often insufficient for high-flow commercial needs.	**Upsize to Minimum 8"**
E Mitchum St (Business District)	Aging infrastructure serving the core business area.	**Replace with 8" PVC** to improve flow reliability and fire protection.
N Olive St & Tidmore St	Connected to a 6" main, but these specific streets are currently served by lines <3".	**Upsize to 6" PVC/HDPE** and loop the system to eliminate dead-ends.

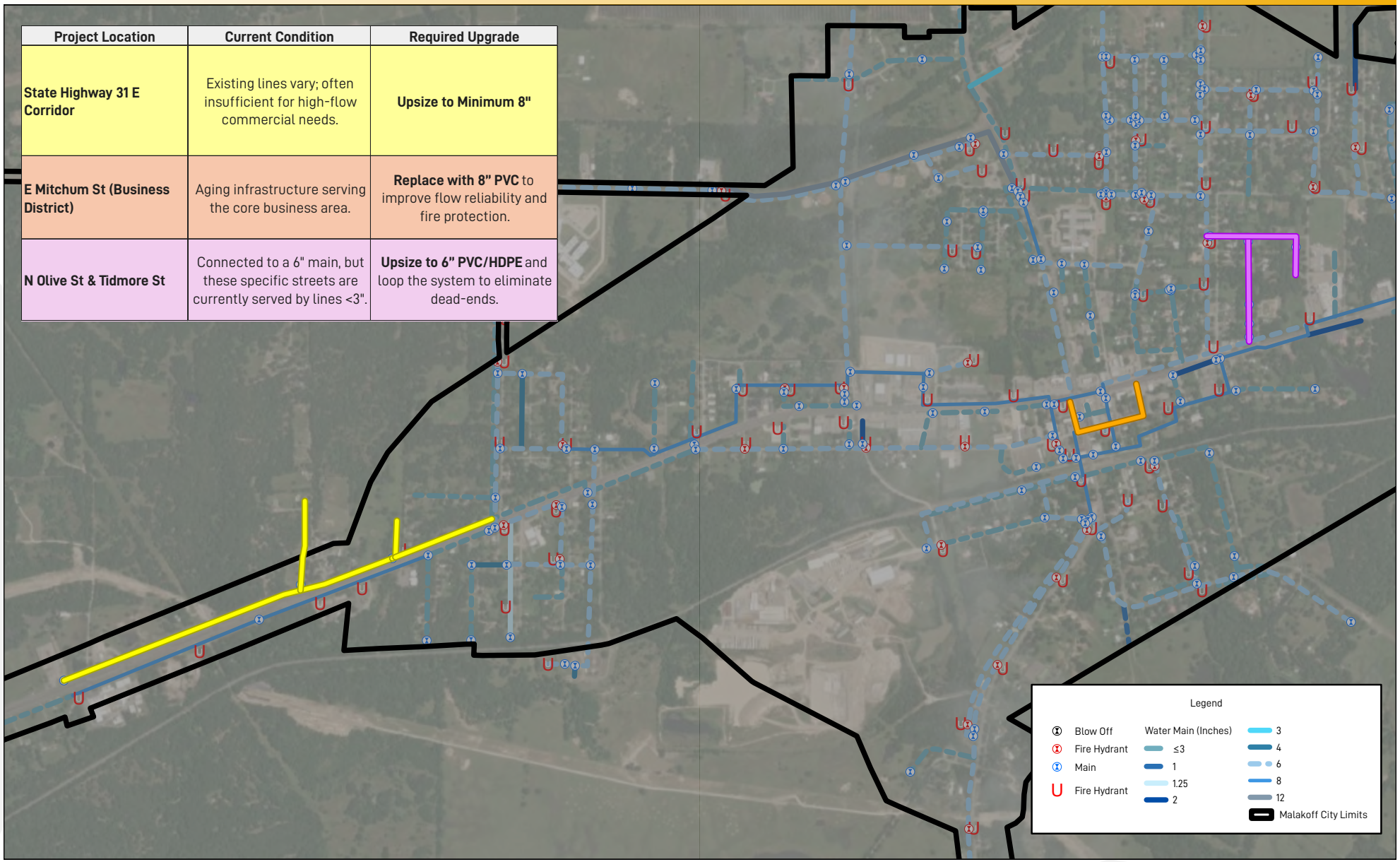


Figure 9.6. Water Systen CIP Matrix

Project Location	Current Condition	Required Upgrade	Primary Goal	Participating Parties	Potential Funding	Project Length Estimate	Cost
State Highway 31 E Corridor	Existing lines vary; often insufficient for high-flow commercial needs.	**Upsize to Minimum 8"**	**Commercial Expansion:** Support high-capacity retail and commercial users along the highway.	TxDOT, Public Works, Planning & Zoning	TxDOT (Utility Relocation), TWDB SWIFT, Developer Pro-Rata	5850 LF	**$877,500**
E Mitchum St (Business District)	Aging infrastructure serving the core business area.	**Replace with 8" PVC** to improve flow reliability and fire protection.	**Business Retention:** Ensure existing and new downtown-adjacent businesses have stable utility service.	Public Works, Chamber of Commerce, Utility Billing	TDA CDBG (Downtown Revitalization), City Capital Fund	1318 LF	**$197,700**
N Olive St & Tidmore St	Connected to a 6" main, but these specific streets are currently served by lines <3".	**Upsize to 6" PVC/HDPE** and loop the system to eliminate dead-ends.	**Residential Growth:** Provide adequate pressure and volume for new single-family housing developments.	Public Works, Residential Developers, Finance	Impact Fees, Utility Revenue, USDA Rural Development	2332 LF	**$198,200**

Conclusion

The City of Malakoff stands at a critical juncture in the management of its most vital resource. While the current water system successfully meets the immediate needs of its 3,039 residents and maintains a commendable record of regulatory compliance with the TCEQ, the analysis reveals clear signals that the "status quo" will not suffice for the coming decade. With regional water shortages projected to emerge as early as 2030, the city must transition from a reactive maintenance posture to a proactive, growth-oriented strategy. Addressing the 39.41% of undersized distribution mains and reversing the recent 73.6% spike in water loss are not merely infrastructure requirements; they are essential steps to ensuring public safety through fire protection and maintaining the city's economic viability.

Looking forward, Malakoff's path to resiliency lies in the successful execution of its phased goals—ranging from immediate GIS asset mapping and leak detection to the long-term objective of expanding storage to a 1.5-million-gallon capacity. By modernizing aging cast iron and asbestos cement lines with high-performance PVC and transitioning to AMI smart meters, the city will transform its water system into a high-efficiency asset that catalyzes private investment. Through strategic regional partnerships, the utilization of TWDB and USDA funding, and a steadfast commitment to conservation, Malakoff can ensure that it not only meets the challenges of a changing climate and growing population but also provides a reliable, high-quality foundation for the community's prosperity through 2070 and beyond.

WATER SYSTEM

STORM DRAINAGE

Chapter 10

Existing Infrastructure

In February 2024, Public Management, Inc. conducted a comprehensive drainage system inventory and condition survey to evaluate the City of Malakoff's existing stormwater infrastructure. The survey documented the location, type, and condition of the city's drainage assets, providing a baseline for assessing system performance and identifying areas most vulnerable to flooding.

The City of Malakoff currently relies on a ditch-drain system composed of shallow open ditches, culverts, and a limited number of storm sewer inlets. Culverts observed during the study included concrete box culverts, round concrete culverts, and corrugated steel culverts, each varying in condition from clear to clogged. The majority, however, exhibited debris accumulation or sediment buildup, which restricts flow capacity and reduces the system's effectiveness during storm events.

While ditch-drain systems have historically served small or rural communities, they are increasingly inadequate in areas experiencing frequent heavy rainfall or urban growth that adds impervious surfaces. The lack of consistent ditch grading—combined with siltation, erosion, and vegetation growth—further limits conveyance efficiency. As a result, localized flooding, roadway ponding, and property damage have become recurring challenges, posing significant risks to public safety, mobility, and infrastructure longevity.

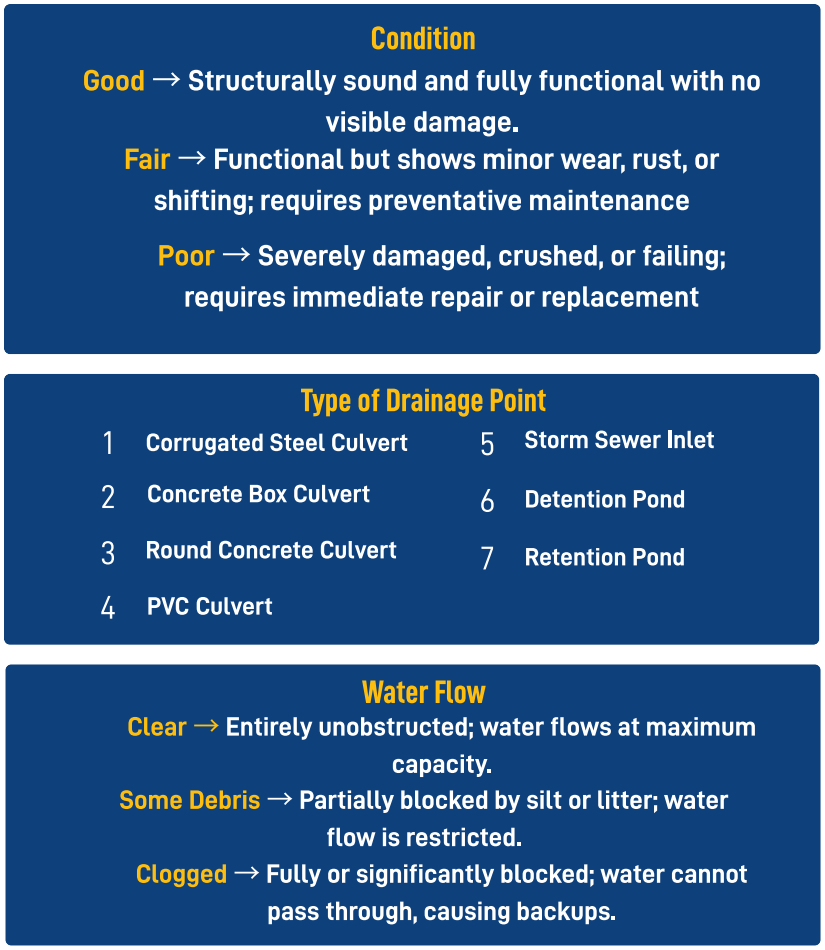


Figure 10.1. Survey Mehodology

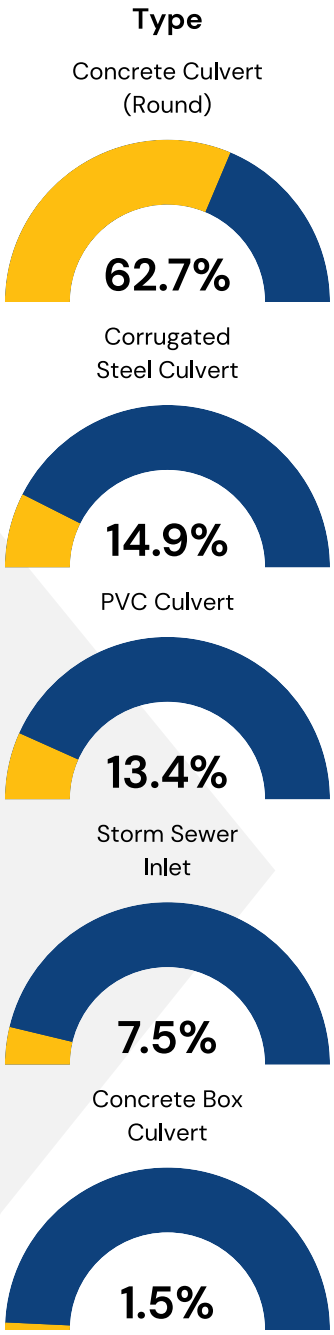


Figure 10.2

Drainage Point Assessment

A total of 67 drainage points were identified during the drainage study. These figures exclude drainage structures located along TxDOT-owned roadways, which are outside the city's maintenance jurisdiction. Of the 67 points assessed, 46.3% were rated as Fair, 38.8% as Poor, and only 14.9% as Good. This distribution indicates that over 85% of the city's drainage infrastructure is functioning below optimal condition, suggesting widespread deficiencies in stormwater conveyance and maintenance.

The drainage inventory included a variety of structure types such as corrugated steel culverts, round concrete culverts, concrete box culverts, PVC culverts, and storm sewer inlets. The round concrete culverts were the most common, comprising 62.7% of all drainage points, followed by corrugated steel culverts at 14.9%. The remaining types—box culverts, PVC culverts, and inlets—made up smaller portions of the system. The dominance of culverts over inlet-based systems reflects Malakoff's reliance on rural-style open conveyance methods, which are less effective in handling high-intensity storm events or dense urban runoff.

In addition to structural type, flow condition was evaluated based on the level of obstruction observed. The flow conditions were classified into three categories: clear, some debris, and clogged. Of all drainage points, 53.7% were identified as having some debris, 31.3% were clogged, and only 14.9% were clear. This indicates that nearly 85% of the city's drainage points exhibit some degree of obstruction, significantly reducing flow efficiency and increasing the likelihood of localized flooding.

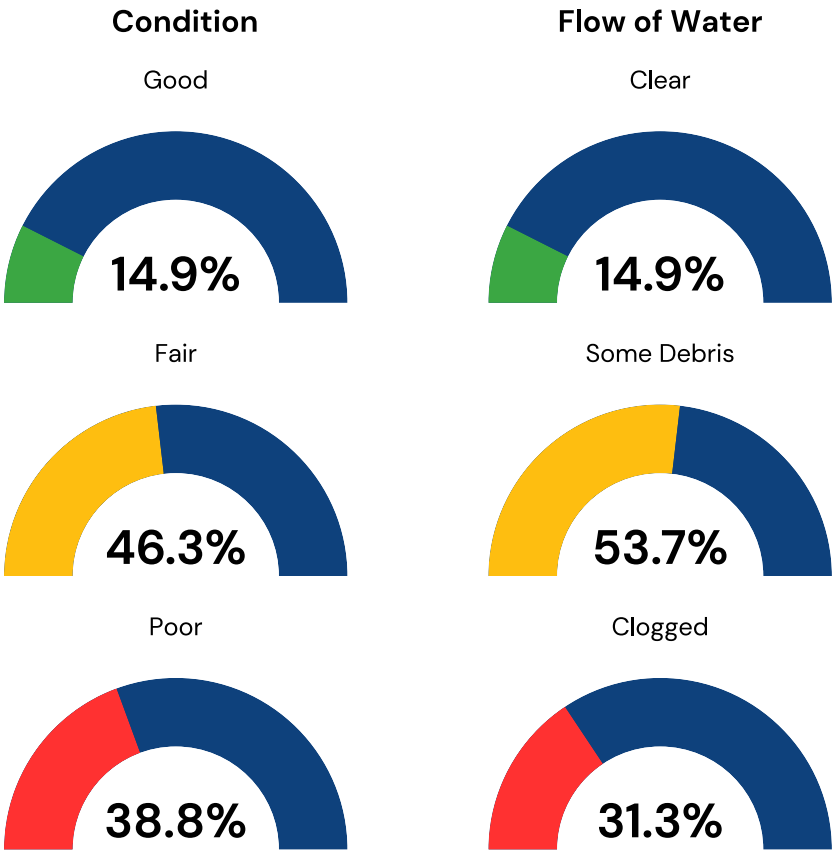


Figure 10.3

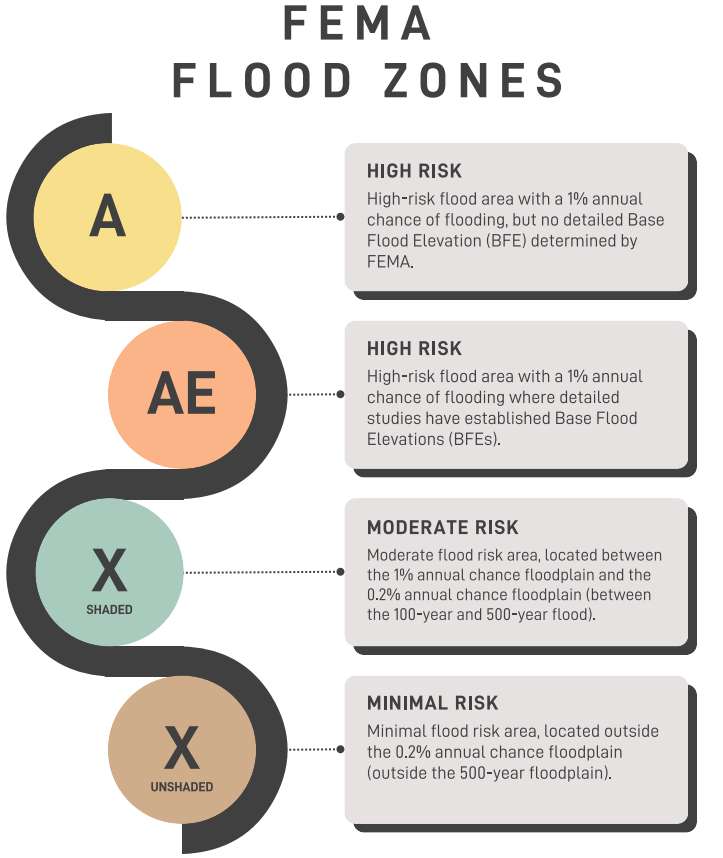
FEMA Flood Zone

According to FEMA's 2024 Flood Insurance Rate Maps (FIRMs), the City of Malakoff lies in close proximity to Zone A and Zone AE flood hazard areas. These zones correspond to the 1% annual chance flood, more commonly referred to as the 100-year floodplain. In practical terms, this means that properties located within these zones have a 26% probability (1 in 4 chance) of experiencing a flood event over the course of a 30-year mortgage. This statistic highlights the community's elevated vulnerability to recurring flood events, particularly during periods of intense or prolonged rainfall.

The city encompasses an estimated 1,846 acres, of which approximately 198 acres are situated directly within FEMA-designated flood zones, representing roughly 10.73% of Malakoff's total area. However, the true extent of flood impact extends well beyond the mapped floodplains. Adjacent areas frequently experience secondary flooding, overland sheet flow, and stormwater backup due to inadequate drainage infrastructure and limited stormwater conveyance capacity.

In addition, much of Malakoff's flood-prone land is located near critical community facilities, including City Hall, the Fire Department, and local schools, further amplifying potential risks to public safety, emergency response operations, and essential services. With portions of the city's ditch-drain system already overburdened, floodwaters from nearby floodplain zones can quickly inundate low-lying streets and properties, compounding the effects of localized drainage deficiencies.

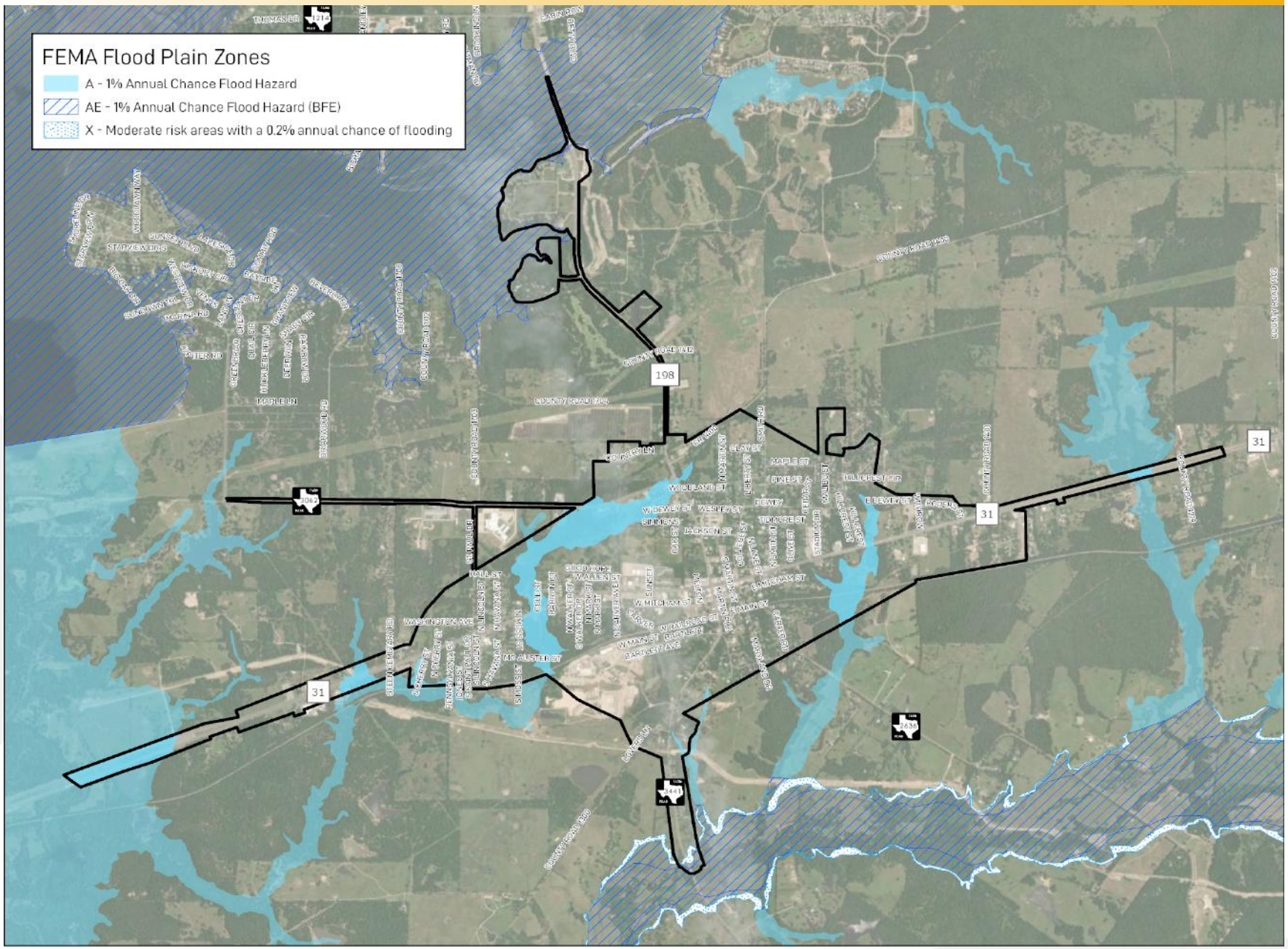
Given these conditions, flood resilience planning—including infrastructure upgrades, stormwater retrofits, and floodplain management strategies—is essential to mitigate risk, reduce property damage, and ensure community safety during future flood events.



Federal Emergency Management Agency (FEMA)

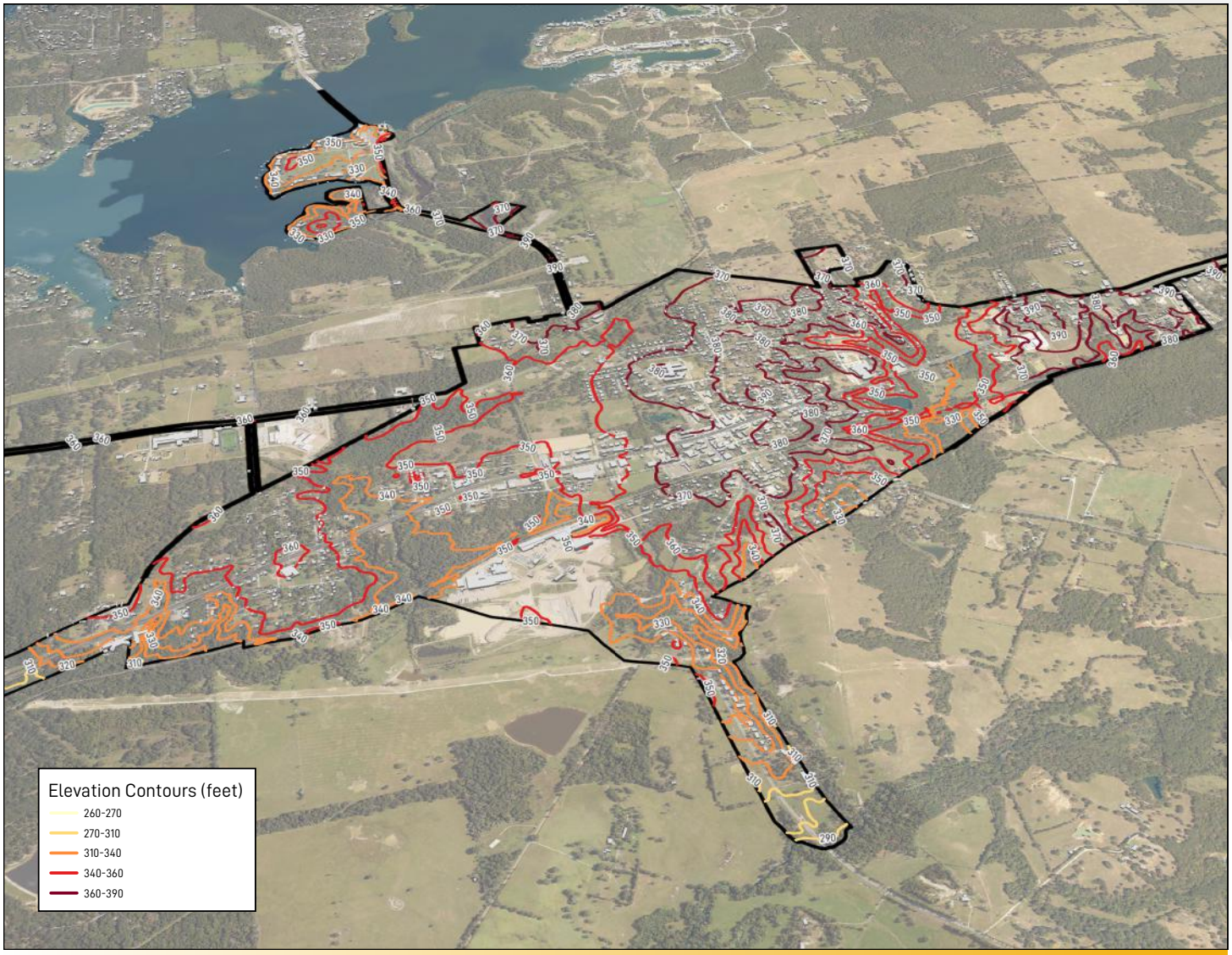
Figure 10.4

FEMA Flood Zone Map



Topographic Evaluation

The contour map shown below was developed using preliminary contour data from the United States Geological Survey (USGS). From this dataset, a Digital Elevation Model (DEM) was generated to provide a more precise visualization of Malakoff's topographic conditions. The DEM highlights the city's elevation gradients using a color scale where higher elevations are represented in red and yellow hues, and lower elevations are shown in blue and green tones. This visual differentiation makes it evident where elevation peaks and depressions occur, helping to identify natural drainage flow paths and accumulation zones.



Countour Map

An evaluation of Malakoff's terrain shows that the city lies near the terminus of a higher elevation ridge, creating several low-lying areas that are particularly vulnerable to flooding during storm events. Within a distance of roughly two miles, the city experiences an elevation change of more than 100 feet, which drives stormwater quickly from upland areas toward lower basins.

The highest elevation points, primarily located in the central portion of the city, act as watershed divides that channel runoff toward surrounding neighborhoods and commercial zones. These steep gradients contribute to rapid overland flow and localized ponding in low-lying zones. As stormwater descends, the existing drainage points—especially those positioned along the northeastern and southern slopes—are forced to accommodate concentrated flows, often leading to overflow, ditch erosion, and infrastructure strain.

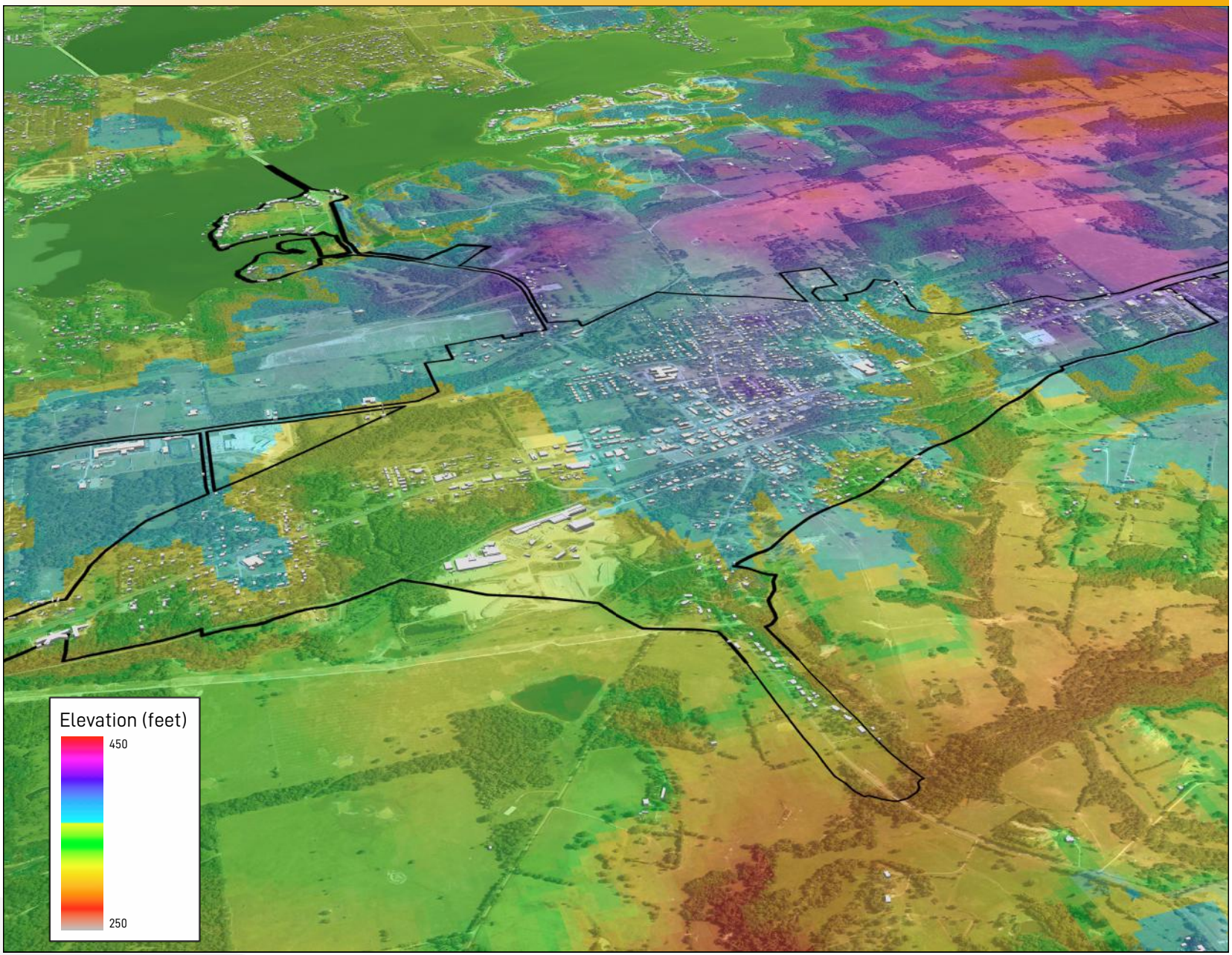
A Digital Elevation Model (DEM) is a 3D digital representation of the Earth's bare terrain surface, excluding objects like trees and buildings. It is a raster dataset (a grid of cells) where each cell contains an elevation value, often used in Geographic Information Systems (GIS) to analyze topography, slopes, and drainage.

U.S Geological Survey (USGS)

The DEM and contour analysis collectively demonstrate that topography is a primary factor influencing Malakoff's drainage challenges. Integrating these elevation insights into the city's drainage planning will allow for targeted infrastructure improvements, such as strategic placement of detention basins, grading adjustments, and storm sewer expansions, ensuring that runoff from higher elevations is effectively managed and does not overburden downstream systems.

Figure 10.5. Elevation Impacts

D DEM Map



Previous Studies

FEMA National Risk Index

The FEMA National Risk Index assesses 14 different hazards, including riverine flooding, winter weather, and tornadoes, based on expected annual loss, social vulnerability, and community resilience. As of 2023, Tornadoes—large thunderstorms with the possibility to form funnel-shaped clouds causing vast desturction—was identified as the most relevant risk for Henderson County, earning a "relatively moderate" score of 91.3. Communities further north, such as Rains County, received a tornado score of only 65.0. For Henderson County Riverine Flooding was the 5th highest risk category with a risk score of 81.9.

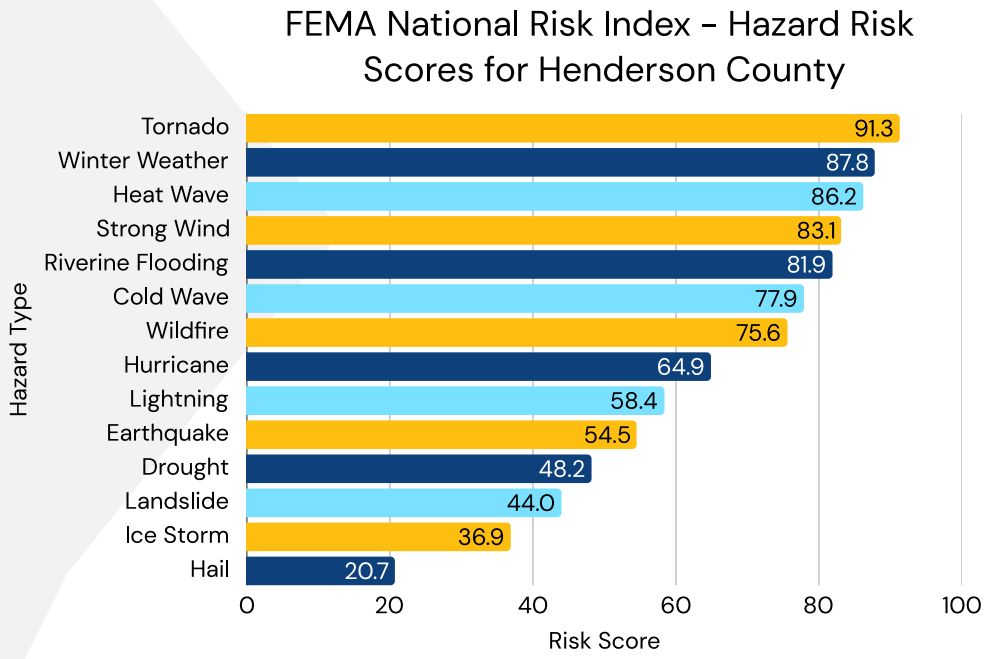


Figure 10.6

Henderson County Flood Damage Prevention Ordinance

As of March 3rd, 2010, Henderson County established regulations for property development in floodplains. The county defines development as:

"Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials."

Specific requirements apply to Residential Construction, Non-Residential Construction, Enclosures, Manufactured Homes and Recreational Vehicles:

Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of the subsection as proposed in article 4, section C (1) a., is satisfied.

Non-Residential Construction - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to two (2) feet above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural

components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

Enclosures - New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: (a) A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The Bottom of all openings shall be no higher than 1 foot above grade. (c) Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Manufactured Homes - Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices, which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. (b) Require that manufactured homes that are placed or substantially improved within Zones Al-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home

park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement. (c) Require that homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with zone A1-30, AH, and AE on the community's FIRM that are not subjected to the provisions of paragraph (4) of this section. (i) the lowest floor of the manufactured home is at two (2) feet above the base flood elevation or, (ii) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Recreational Vehicles - Require that recreational vehicles placed on sites within Zones Al-30, AH, and AE on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of Article 4, Section C (1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Community Input (Townhall #1)

Resident Perspectives

During the first public townhall meeting, residents were invited to share their observations and experiences regarding localized flooding throughout the City of Malakoff. The meeting provided valuable insight into the community's firsthand encounters with drainage issues, supplementing the technical data collected during the field survey.

Two primary areas of concern were consistently identified by participants:

- The intersection of Terry Street and Royall Boulevard (near the city's main commercial corridor), and
- The area surrounding the Malakoff Fire Station, located north of the downtown core.

At the Terry Street and Royall Boulevard intersection, residents described frequent and severe flooding events that significantly disrupt traffic and daily activity. Specific comments included:

- "Cars get flooded; people won't drive."
- "The street by Brookshire floods every time it rains."
- "There's between 8 and 15 inches of water when it rains."

These statements highlight the recurrence and depth of

floodwater at one of Malakoff's busiest intersections—an area surrounded by large impervious surfaces such as parking lots, concrete driveways, and paved roadways. The lack of storm sewer inlets and the limited capacity of existing culverts exacerbate ponding and flow accumulation, making this location a critical flood mitigation priority.

In the area near the Fire Station, residents reported persistent drainage problems and fast-moving surface water that threatens both private property and public facilities. Notable comments included:

- "Behind the fire station, water pools."
- "Flooding comes in from all directions; debris comes into properties."
- "All flooding comes down toward Highway 198."

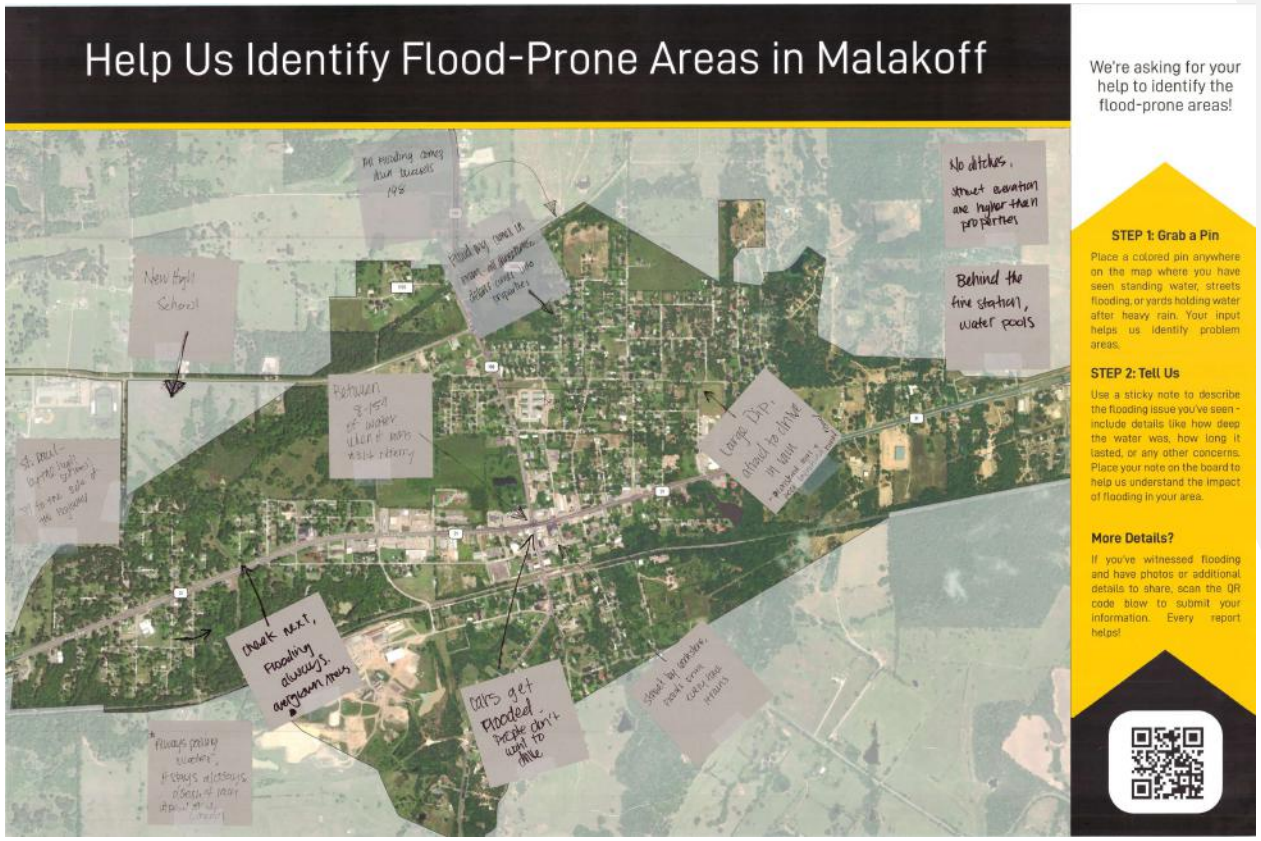


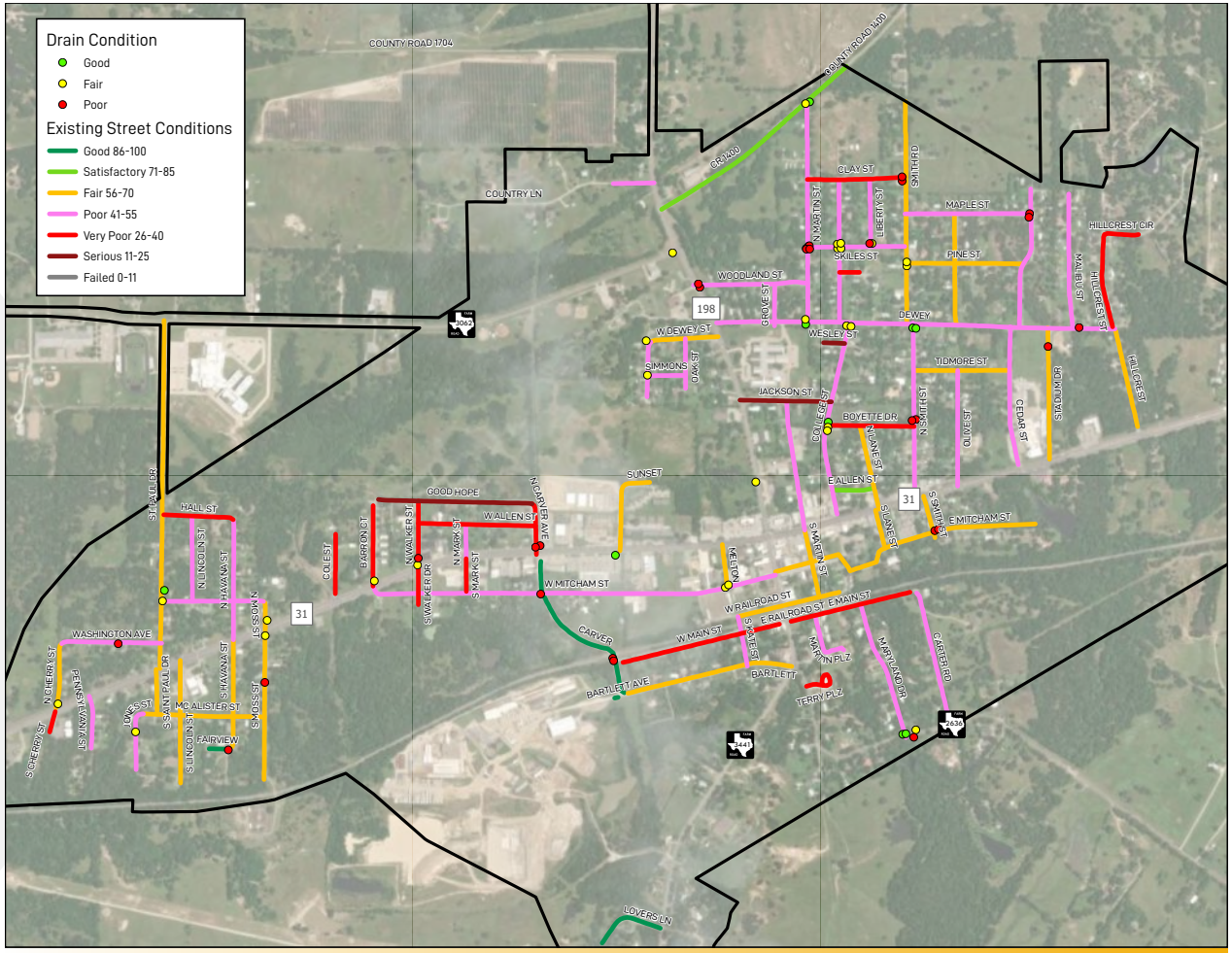
Figure 10.7

These accounts reflect a pattern of converging surface flows, with runoff funneled from multiple directions toward a relatively flat and low-lying area near Highway 198, which lacks adequate downstream conveyance capacity. The accumulation of debris also suggests insufficient upstream controls and potential ditch or culvert blockages that contribute to repeated inundation.

The input gathered during Townhall #1 provides valuable context for identifying priority drainage improvement zones and validates the hydrologic findings from the field assessment. The residents' experiences confirm the infrastructure vulnerabilities already observed in the city's drainage system and underscore the importance of addressing critical intersections and public safety facilities first in any forthcoming capital improvement plan.

Analysis

Relying primarily on open ditches as the city's main drainage system will continue to place Malakoff at a significant disadvantage in terms of long-term flood management and infrastructure resilience. Increasing rainfall intensity and frequency, combined with continued urban development, will continue to exceed the existing ditch network's capacity to safely convey stormwater. This results in recurring street flooding, hazardous driving conditions, and accelerated pavement deterioration.



Existing Drainage Conditions and Street Conditions

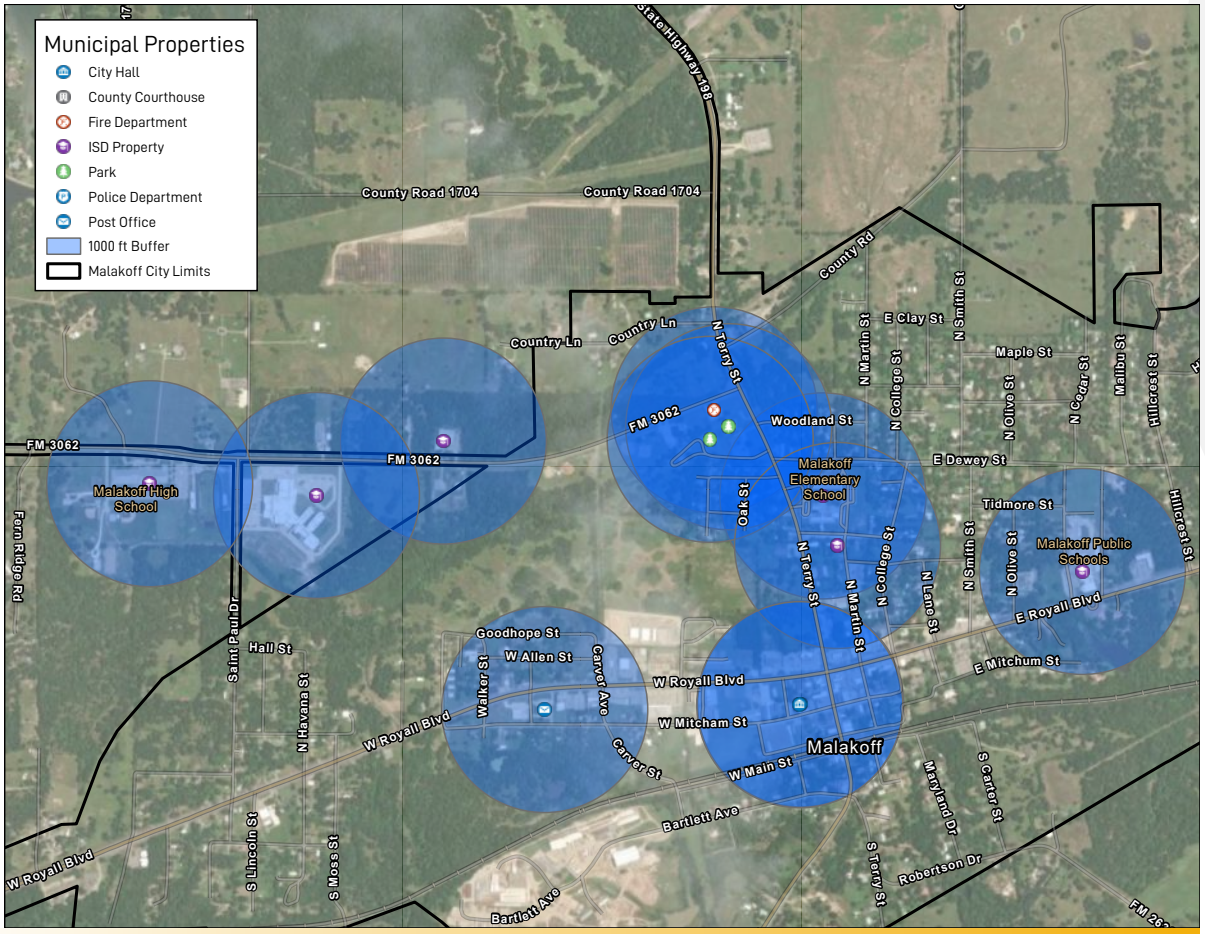
There is a direct correlation between drainage point conditions and the overall condition of adjacent streets, as observed in the city's street condition surveys. Minimal areas with a drainage point rated as Fair or Poor were located along a street rated better than Fair. In fact, the majority of these segments fall within the Poor category, indicating a systemic issue where inadequate drainage contributes directly to roadway degradation.

As the city continues to expand its commercial corridor and develop infill properties, natural infiltration will decrease substantially due to the increase in impervious surfaces such as asphalt, concrete, and building foundations. With less exposed soil available to absorb rainfall, runoff volumes will increase, overwhelming existing drainage systems. Without

the addition of new or upgraded stormwater infrastructure, localized flooding and standing water will become more frequent and severe—further accelerating pavement failures and public safety concerns.

After evaluating both the geographic and physical conditions, as well as public feedback, the intersection of Terry Street and Royall Boulevard has emerged as a key area of concern. This intersection serves as the city's primary commercial hub and includes City Hall, surrounded by extensive concrete and paved surfaces. Currently, there are minimal above- or below-ground drainage facilities in this area to manage runoff effectively. Compounding the issue, both Highway 31 and Highway 198, which border this intersection, are maintained by TxDOT, not the municipality. Therefore, any drainage improvements within these corridors will require coordination and approval from the Texas Department of Transportation to design and implement appropriate stormwater features.

The drainage hot spots identified on the study map highlight areas where flooding is most severe. The buffer map illustrates a 1,000-foot (less than one-quarter mile) buffer surrounding key municipal properties, including City Hall, the Post Office, the Fire Station, and Malakoff ISD facilities. Several of these properties fall within or adjacent to the FEMA-designated flood zones, representing a critical vulnerability. Of particular concern is the Fire Department, which is located within this buffer and at high risk of flooding. This presents a direct public health and safety concern, as essential emergency equipment could be compromised during flood events. Moreover, emergency personnel responding to incidents may be forced to travel through floodwaters to access or deploy equipment, delaying response times and increasing risk to both personnel and the public.



1000 ft Buffer Map

Goals and Objectives

GOAL 1

Transition from Reactive to Proactive System Maintenance

The current survey shows that nearly 85% of drainage points are obstructed. The primary goal is to restore the existing system's capacity through consistent maintenance

Objectives

Water Loss Tracking: Implement annual TWDB-compliant Objective 1.1: Clear 100% of the "Clogged" and "Some Debris" drainage points identified in the 2024 survey within the next 24 months.

Objective 1.2: Establish a Bi-Annual Maintenance Schedule for ditch de-silting and culvert flushing, prioritizing the northeastern and southern slopes where topographic gradients are steepest.

Objective 1.3: Procure or contract for a Hydro-Vac truck service to perform high-pressure cleaning of the city's concrete and corrugated steel culverts. loss audits with validation; reduce apparent loss through hydrant meter program by 2026.

GOAL 2

Protect Critical Infrastructure and Public Safety Hubs

The Fire Station and City Hall are currently at high risk due to their proximity to FEMA zones and upland runoff

Objectives

Objective 2.1: Design and implement a Diversion System (berms or high-capacity swales) north of the Fire Station to redirect sheet flow away from emergency response bays toward Highway 198.

Objective 2.2: Coordinate with TxDOT to install high-capacity Storm Sewer Inlets at the Terry Street and Royall Boulevard intersection to eliminate 8–15 inches of ponding during rain events.

Objective 2.3: Conduct a localized hydrologic study for the "1,000-foot municipal buffer" to identify specific storage or detention opportunities that protect the Post Office and School facilities.

GOAL 3

Integrate Drainage Improvements with Street Rehabilitation

Since street condition is directly tied to drainage health, the city must stop "paving over problems."

Objectives

Objective 3.1: Adopt a "Drainage First" Policy, requiring all streets rated "Poor" to have their adjacent ditches re-graded and culverts upsized before new asphalt is applied.

Objective 3.2: Transition high-traffic commercial segments from open-ditch to Curb-and-Gutter storm sewers to prevent shoulder erosion and base saturation.

Objective 3.3: Utilize the USGS Digital Elevation Model (DEM) to ensure all new street construction follows natural flow paths, preventing "dams" that cause upstream flooding.

GOAL 4

Manage Runoff from New Development and Impervious Cover

With 24% of land undeveloped, the city must prevent new growth from drowning existing neighborhoods.

Objectives

Objective 4.1: Implement a Stormwater Detention Requirement for all new commercial developments over one acre, ensuring "Post-Development" runoff does not exceed "Pre-Development" levels.

Objective 4.2: Encourage Low-Impact Development (LID) techniques, such as bioswales and permeable pavement, in the 198 acres situated near FEMA-designated flood zones.

Objective 4.3: Establish a Regional Drainage Coordination Committee with Henderson County and TxDOT to manage watershed-scale flows that enter Malakoff from outside city limits.

Drainage CIP Map

Project Name	Project Description
Hwy 31 & Hwy 198 Crossing	**TxDOT Project:** High-pressure desilting and structural maintenance of existing state-owned culverts at the city's primary commercial hub.
N. Carver Ave Relief	**Local Project:** Replacement of failing culverts near Hwy 31 to prevent upland ridge runoff from flooding residential properties.
E. Mitcham & S. Martin	**Local Project:** Installation of **new** additional culverts to increase flow capacity in historically flood-prone residential zones.
E. Mitcham & S. Smith	**Local Project:** Full replacement of deteriorated culverts with upsized Reinforced Concrete Pipe (RCP) to improve downstream conveyance.

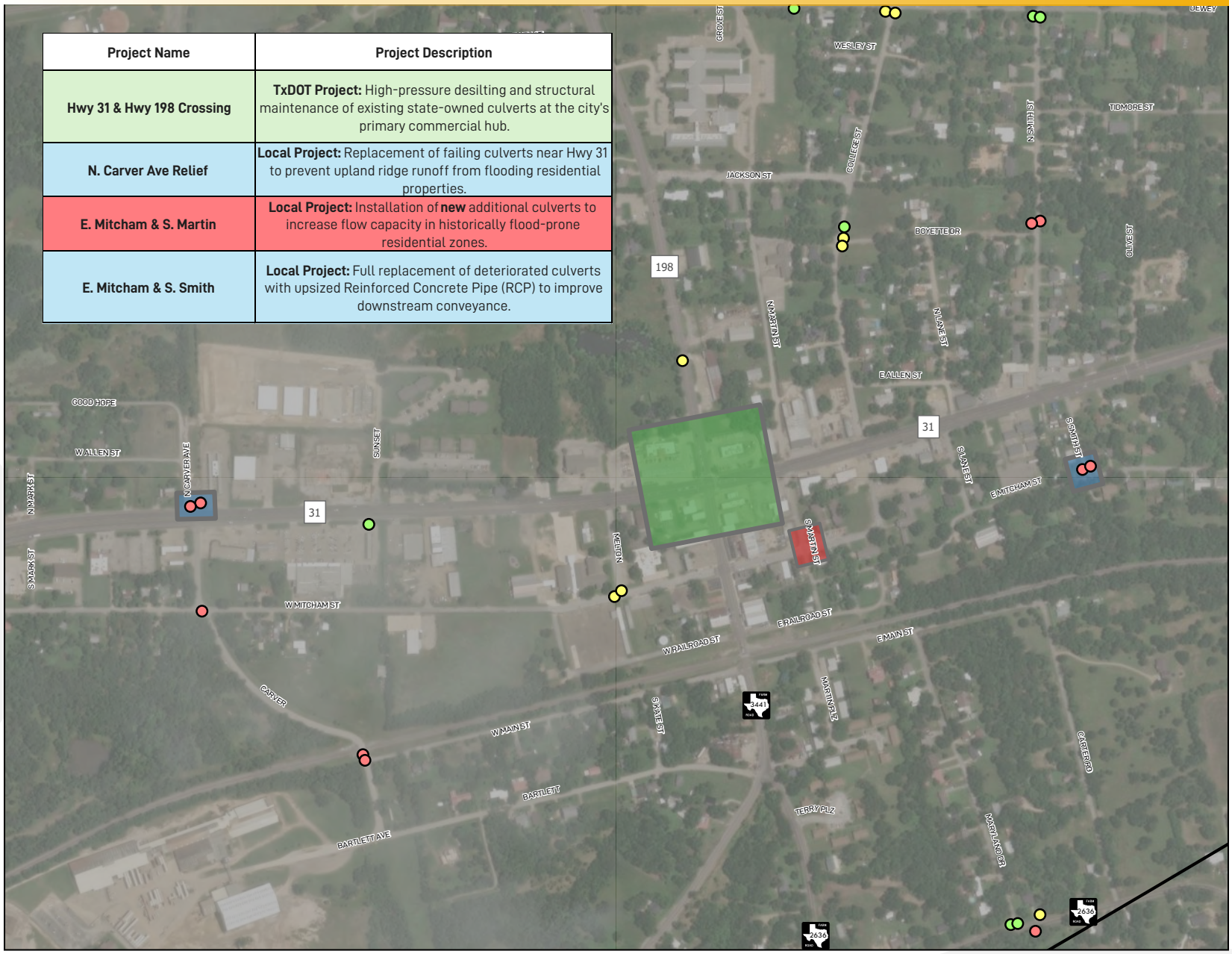


Figure 10.8. Drainage CIP Matrix

Project Name	Project Description	Timeline	Responsible Party	Possible Partners	Potential Funding	Cost
Hwy 31 & Hwy 198 Crossing	**TxDOT Project:** High-pressure desilting and structural maintenance of existing state-owned culverts at the city's primary commercial hub.	FY 2026	**TxDOT (Tyler District)**	City of Malakoff	TxDOT Maintenance Fund	$750K
N. Carver Ave Relief	**Local Project:** Replacement of failing culverts near Hwy 31 to prevent upland ridge runoff from flooding residential properties.	FY 2026-2027	**Public Works**	Engineering Consultant	General Fund / ARPA	$250K
E. Mitcham & S. Martin	**Local Project:** Installation of **new** additional culverts to increase flow capacity in historically flood-prone residential zones.	FY 2027-2028	**Public Works**	Local Utilities	Sales Tax / Street Fund	$300K
E. Mitcham & S. Smith	**Local Project:** Full replacement of deteriorated culverts with upsized Reinforced Concrete Pipe (RCP) to improve downstream conveyance.	FY 2028-2029	**Public Works**	Planning Dept.	CDBG / Local Bond	$400K

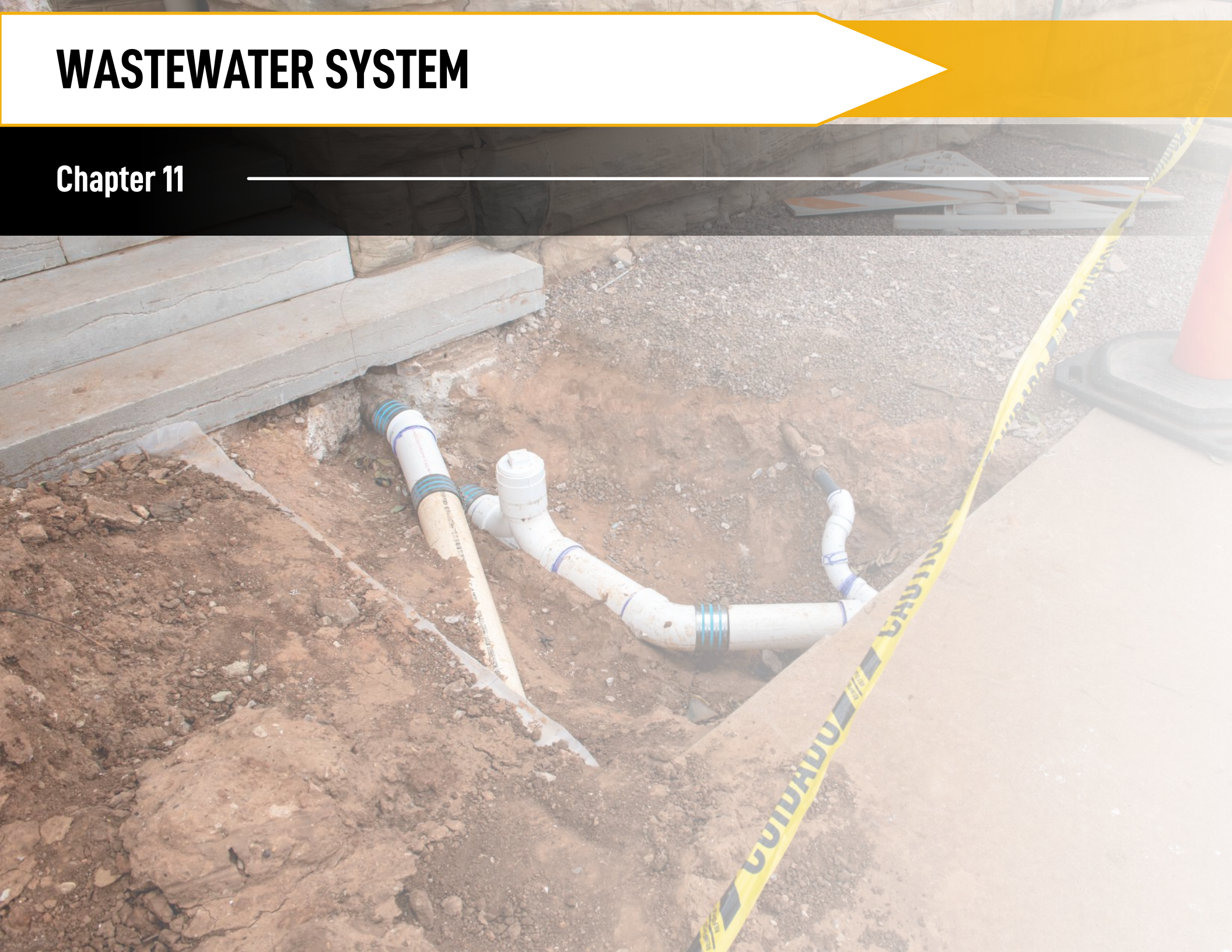
Conclusion

The 2024 drainage assessment reveals that Malakoff's stormwater infrastructure has reached a critical tipping point, with 85% of assessed drainage points currently obstructed or functioning in poor to fair condition. The city's historical reliance on a rural-style ditch-drain system is increasingly mismatched against the modern challenges of rising impervious cover, a 100-foot topographic drop that accelerates runoff, and the high-frequency flood risks associated with the 10.73% of city land situated within FEMA flood zones. By adopting a "Drainage First" policy that integrates structural maintenance with street rehabilitation, Malakoff can protect its most vital assets—including City Hall and the Fire Station—from the 8 to 15 inches of ponding currently experienced during storm events. Moving forward, the successful transition from a reactive maintenance model to a proactive, engineered system will be the primary determinant of the city's long-term infrastructure resilience, public safety, and fiscal health.

STORM DRAINAGE

WASTEWATER SYSTEM

Chapter 11



Existing Infrastructure

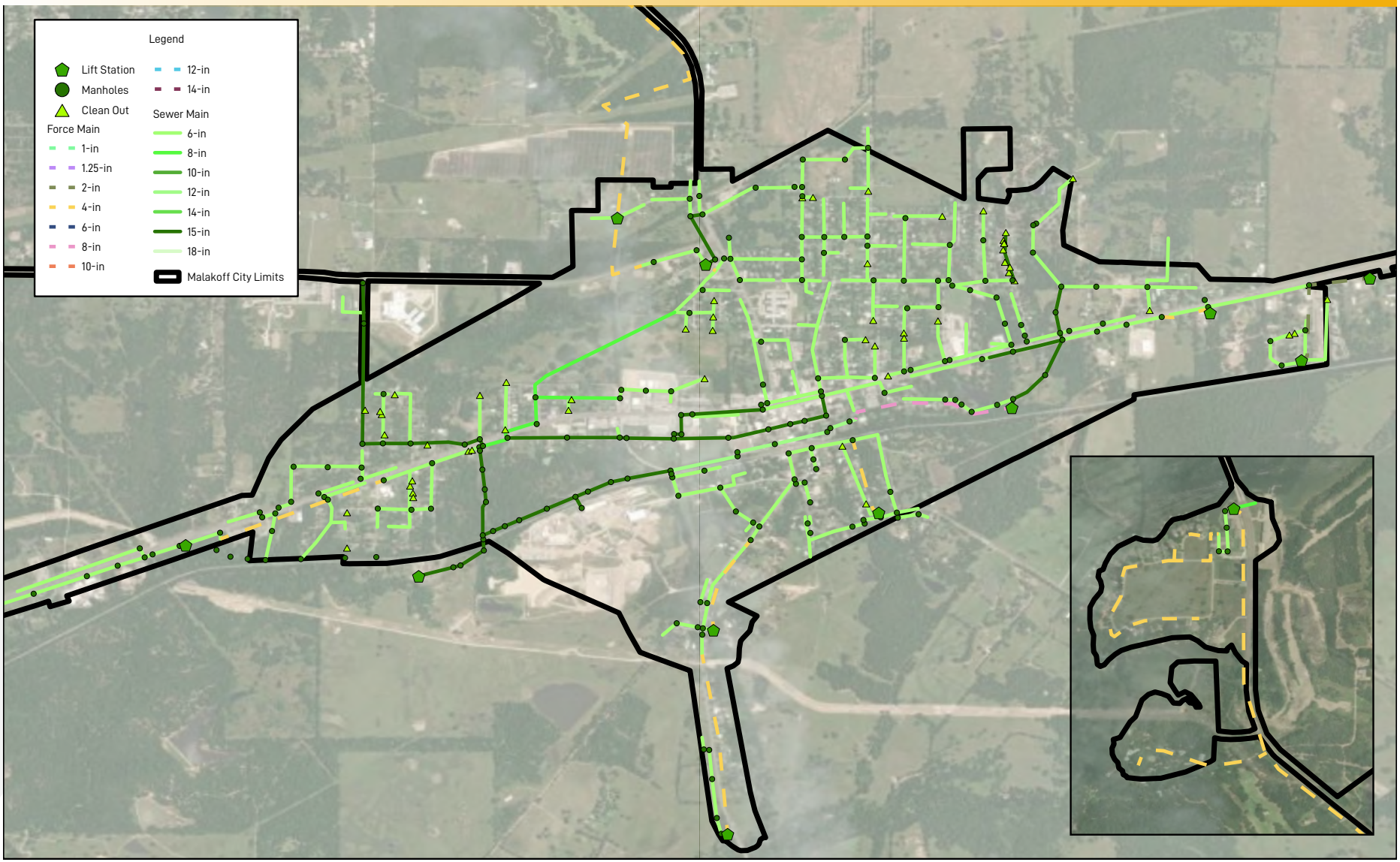
The City of Malakoff Wastewater Treatment Facility (WWTP) is located at 300 Moss Street and currently operates a single treatment plant with a permitted daily average flow capacity of 0.4 million gallons per day (MGD) and a peak discharge rate of approximately 688 gallons per minute (GPM) over a two-hour period.

Treated effluent is discharged into an unnamed tributary of Cedar Creek, which flows into the Trinity River Basin (Segment 0804). The facility serves both the City of Malakoff and the neighboring community of Star Harbour under an interlocal agreement, increasing the daily flow and hydraulic load on the system.

The system consists of gravity collection lines, multiple lift stations, and force mains that convey wastewater to the treatment facility. Overall, the WWTP remains in compliance with its Texas Pollutant Discharge Elimination System (TPDES) permit issued by the Texas Commission on Environmental Quality (TCEQ) and is operating within its permitted capacity.

Current Operational Baseline	
Permitted Capacity:	0.4 Million Gallons per Day (MGD).
Peak Flow Rate:	688 Gallons per Minute (GPM) (2-hour peak).
Regulatory Body:	Texas Commission on Environmental Quality (TCEQ).
Discharge Location:	Unnamed tributary of Cedar Creek (Trinity River Basin).

Figure 11.1


Legend
Lift Station
Manholes
Clean Out
Force Main
1-in
1.25-in
2-in
4-in
6-in
8-in
10-in
12-in
14-in
Sewer Main
6-in
8-in
10-in
12-in
14-in
15-in
18-in
Malakoff City Limits

TCEQ Wastewater Regulations

The Texas Commission on Environmental Quality (TCEQ) establishes design, operation, and performance standards for wastewater treatment systems under Title 30 of the Texas Administrative Code (TAC), Chapter 217. These regulations govern:

- Permitting and construction processes
- Flow and organic loading limits
- Lift station and force main design
- Treatment and disinfection processes
- Safety, redundancy, and capacity requirements

75/90 Rule Compliance

TCEQ enforces the 75/90 Rule, requiring municipalities to plan ahead for capacity expansions:

- When a WWTP reaches 75% of its permitted flow for three consecutive months, the city must begin engineering and financial planning for expansion.
- When the plant reaches 90% of its permitted flow, it must obtain approval from TCEQ to expand capacity.

Based on current flow trends and population growth projections, Malakoff is expected to reach the 75% threshold before the end of the planning period, necessitating proactive planning and design for expansion.

Inflow and Infiltration (I&I) Challenges

Inflow and infiltration (I&I) remain significant challenges for Malakoff's wastewater collection system:

- Inflow occurs when rainwater enters the sewer system through storm drain connections, broken manhole covers, or surface inlets.
- Infiltration occurs when groundwater seeps into cracked pipes, leaking joints, or deteriorated service laterals.

Excessive I&I increases hydraulic loading at the WWTP, leading to:

- Reduced treatment efficiency and higher operating costs
- Risk of sanitary sewer overflows (SSOs)
- Diluted influent that disrupts biological treatment processes

Additional wear on lift station pumps and force mains

Ongoing CCTV inspections and field reports have identified older clay pipes and brick manholes as primary contributors to I&I, particularly in the North Park Lift Station service area and the Cedar Creek Country Club area, which lies outside the city limits.

Previous Studies and Planning

The wastewater system was previously analyzed as part of a Comprehensive Plan funded by the Texas Community Development Program (TCDP) in 2007. That study included:

- Inventory and mapping of existing infrastructure
- Hydraulic and capacity modeling for future growth
- Development of a wastewater management plan with defined goals and strategies

The City of Malakoff continues to participate in regional planning efforts under the Texas Water Development Board (TWDB) Region C group, ensuring alignment with long-term water and wastewater infrastructure priorities.

Treatment Facility and Operations

The Malakoff WWTP provides two levels of treatment:

Primary Treatment – Removes solids and grit through screening and sedimentation.

Secondary Treatment – Uses biological processes (such as activated sludge or aeration basins) to remove remaining organic matter before final disinfection.

Sludge generated through treatment is processed and disposed of according to TCEQ and EPA regulations.

The WWTP is managed in coordination with the City's water utility, allowing for efficient billing, operations, and enforcement of delinquent accounts through the water system.

Wastewater System Standards and Design Criteria

Malakoff adheres to TCEQ standards for wastewater system design:

- Minimum pipe diameter: 6 inches
- Minimum velocity: 2 feet per second (to prevent sedimentation)
- Materials: PVC or HDPE for new construction

Manhole spacing: 500 feet (or greater with approved equipment)

Lift stations: Equipped with non-clog pumps capable of passing 3-inch solids

Separation distance: Wastewater and water lines must be at least 9 feet apart

Septic tanks: Prohibited within 2,000 feet of any surface water source

Lift Stations and Force Mains

Lift stations are distributed strategically across the city to accommodate Malakoff's relatively flat topography. Stations are designed with:

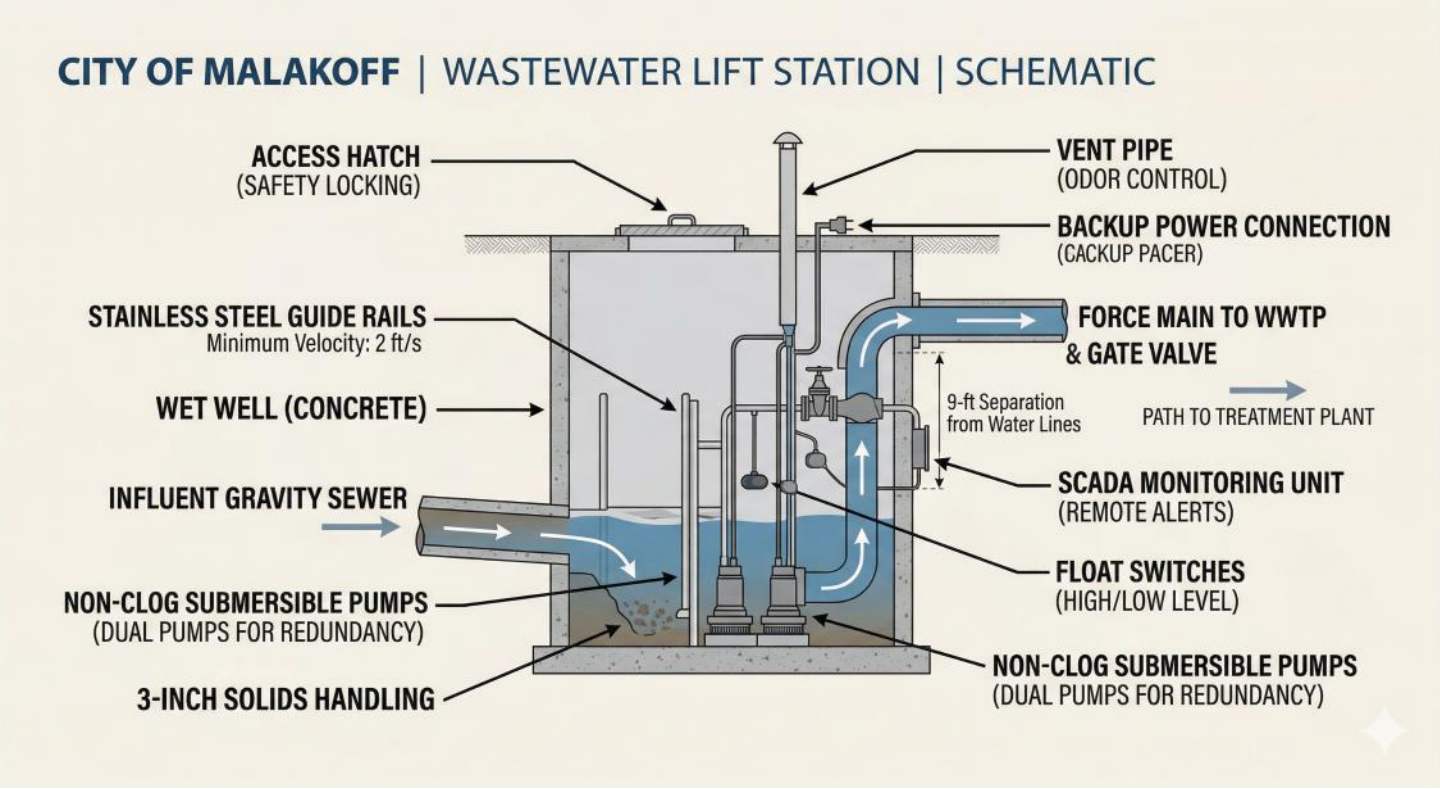


Figure11.2

1. Non-clog submersible pumps capable of handling peak wet-weather flows

2. Air relief valves and flushing provisions for force mains

3. Backup power connections for emergency operation

4. SCADA monitoring systems to detect pump failure or high-level conditions

5. Stations are located to minimize noise, odor, and flooding impacts while maintaining maintenance access.

Current Wastewater System Challenges

Infiltration & Inflow (I&I) Issues:

High inflow near North Park and aging clay pipes contribute to inefficiencies.

Deteriorating manholes exacerbate groundwater infiltration during heavy rainfall.

Capacity Expansion Needs:

The WWTP is approaching 75% of its permitted capacity.

Continued population growth and outside connections (e.g., Star Harbour) will require treatment expansion within the next decade.

Aging Infrastructure:

- Clay pipes and brick manholes are prone to structural failure.
- Older lift stations require electrical and mechanical upgrades.

Limited ETJ Coverage:

- While the entire city is served, only about 5% of the ETJ currently receives wastewater service.
- Future system extensions will be necessary to support development in growth areas.

Soil and Terrain Characteristics

Malakoff's relatively flat terrain necessitates multiple lift stations to maintain flow across the collection system. Soils are primarily sandy clay loams, which provide moderate permeability and generally favorable conditions for trenching, pipe bedding, and wastewater infrastructure installation.

Strategic Priority:

CCTV Inspection Program To address the Aging Infrastructure and I&I issues mentioned above, the City will implement a recurring CCTV (Closed-Circuit Television) inspection schedule. By "televising" the lines in the North Park area, Public Works can identify specific cracks and root intrusions for "trenchless" repair (CIPP lining), which restores the pipe without digging up the street.

Wastewater System Growth Calculations

Wastewater system growth is directly tied to population change, water usage patterns, and inflow and infiltration (I&I) behavior. Because Malakoff's population has remained relatively stable but is expected to experience slow, steady growth through 2080, the wastewater system will face gradual increases in flow rather than rapid expansion demands. Planning calculations use projected population figures to estimate average daily wastewater flows (ADWF) and to determine when TCEQ 75/90 Rule thresholds will be reached for system planning and design purposes.

Methodology and Assumptions

*These assumptions align with TWDB planning standards and TCEQ small-system design guidance for communities of Malakoff's size and flow characteristics.

Parameter	Value	Notes
Per capita wastewater generation	80 gallons/ person/day (gpcd)	Based on 100 gpcd water use × 0.8 return factor
Non-residential/ Commercial allowance	20%	To include commercial and institutional contributions
Star Harbour contribution	20,000 gpd	Estimated average daily flow from interlocal service
I&I allowance (for peak checks)	0.05 MGD	Based on historic wet-weather performance
Current plant capacity	0.40 MGD	Permitted daily average flow

Figure 11.3

Population Projections Used

Based on available data, the following projections were used for wastewater planning:

Scenario	2030	2040	2050	2060	2070	2080
PMI	2,483	2,787	3,091	3,395	3,699	4,003
TWDB (Baseline)	2,416	2,562	2,689	2,766	2,809	2,809

Figure 12.4

To evaluate potential future wastewater demand, flow projections were developed using two different population projection sources. The first set of projections utilizes population estimates developed by Public Management, Inc. (PMI) based on local housing survey data and recent development trends. The second set of projections utilizes Texas Water Development Board (TWDB) population projections, which are commonly used for statewide water and wastewater planning. Using both projection sources allows for comparison between locally derived growth estimates and state planning projections, providing a more comprehensive evaluation of potential future wastewater system demands.

Average Daily Wastewater Flow (ADWF) Projections

Average Daily Wastewater Flow was estimated using the following formula:

ADWF = (Population × 80 gpcd × 1.20) + 20,000 gpd

PMI

Year	Projected Population	ADWF (MGD)	ADWF (gpd)	% of 0.40 MGD Capacity
2030	2,483	0.258	258,368	64.60%
2040	2,787	0.288	287,552	71.90%
2050	3,091	0.317	316,736	79.30%
2060	3,395	0.346	345,920	86.50%
2070	3,699	0.375	375,104	93.80%
2080	4,003	0.404	404,288	101.10%

Figure 11.5

TWDB

Year	Projected Population	ADWF (gpd)	ADWF (MGD)	% of 0.4 MGD Capacity
2025	2,200 (est.)	230,800	0.231	58%
2030	2,416	262,528	0.263	66%
2040	2,562	283,000	0.283	71%
2050	2,689	287,536	0.288	72%
2060	2,766	293,664	0.294	74%
2070	2,809	297,664	0.298	75% (Planning Threshold)
2080	2,809	297,664	0.298	75%

Figure 11.6

Peak Wet-Weather Flow (PWWF)

Peak Wet Weather Flow (PWWF) represents the maximum volume of wastewater entering a sewer system during periods of rainfall or storm events. During wet weather, additional water can enter the wastewater collection system through infiltration and inflow (I/I). Infiltration occurs when groundwater seeps into pipes through cracks, joints, or deteriorated infrastructure, while inflow occurs when stormwater enters the system through sources such as manholes, illegal connections, or surface drains.

Because these additional sources of water significantly increase the amount of flow in the system, wastewater utilities must account for these conditions when planning and designing infrastructure.

In wastewater planning, PWWF is used to estimate the highest flow the system may experience, ensuring that treatment plants, lift stations, and collection pipes have sufficient capacity to handle peak conditions without causing sanitary sewer overflows, system backups, or treatment inefficiencies.

Estimating PWWF is particularly important for long-term wastewater system planning, as it helps determine when infrastructure improvements or capacity expansions may be needed as population and wastewater generation increase over time.

For planning purposes, peak wet weather flow is commonly estimated by applying a multiplier to the Average Daily Wastewater Flow (ADWF). In small municipal wastewater systems, a multiplier of four times the average daily flow is often used to account for peak daily usage as well as additional flows entering the system during rainfall events due to infiltration and inflow. This planning-level assumption provides a conservative estimate of the maximum flow the system may experience and allows utilities to evaluate whether existing infrastructure has sufficient capacity to accommodate wet-weather conditions.

In addition to the multiplier, an allowance of 0.05 million gallons per day (MGD) was included to represent infiltration and inflow based on historic wet-weather performance of the system. This adjustment provides a more realistic estimate of peak conditions and helps evaluate how projected flows compare to the permitted treatment plant capacity of 0.40 MGD.

PMI

Year	ADWF (MGD)	PWWF = ADWF × 4	PWWF (MGD)	% of 0.4 MGD Plant Capacity
2030	0.258	0.258 × 4	1.032	258%
2040	0.288	0.288 × 4	1.152	288%
2050	0.317	0.317 × 4	1.268	317%
2060	0.346	0.346 × 4	1.384	346%
2070	0.375	0.375 × 4	1.5	375%
2080	0.404	0.404 × 4	1.616	404%

Figure 11.7

TWDB

Year	ADWF (MGD)	PWWF = ADWF × 4	PWWF (MGD)	% of 0.4 MGD Plant Capacity
2025	0.231	0.231 × 4	**0.924**	231%
2030	0.263	0.263 × 4	**1.052**	263%
2040	0.283	0.283 × 4	**1.132**	283%
2050	0.288	0.288 × 4	**1.152**	288%
2060	0.294	0.294 × 4	**1.176**	294%
2070	0.298	0.298 × 4	**1.192**	298%
2080	0.298	0.298 × 4	**1.192**	298%

Figure 11.8

Wastewater System Capacity and Peak Flow Planning Analysis

Future wastewater system demand was evaluated using both Public Management, Inc. (PMI) population projections, which are based on local housing survey data and development trends, and Texas Water Development Board (TWDB) population projections, which represent the state's official population forecasts used for long-range water and wastewater planning. Evaluating both projection sources provides a range of potential future conditions for the City's wastewater system and allows for comparison between locally informed growth expectations and statewide planning estimates.

Average Daily Wastewater Flow Projections

Under the PMI population projections, average daily wastewater flow (ADWF) is projected to increase from 0.258 million gallons per day (MGD) in 2030, representing 64.6 percent of the permitted treatment capacity, to approximately 0.404 MGD by 2080, which slightly exceeds the 0.40 MGD permitted capacity of the wastewater treatment plant. The projections indicate that the system will exceed the commonly used 75 percent planning threshold around 2050, when flows are estimated to reach 0.317 MGD (79.3 percent of capacity). Once this threshold is reached, utilities typically begin evaluating expansion options to ensure adequate treatment capacity is available as growth continues. Under this scenario, the system approaches 86.5 percent of capacity by 2060 and 93.8 percent of capacity by 2070, suggesting that expansion planning should likely begin between 2050 and 2060 to maintain operational reliability before the plant reaches its permitted limit.

In contrast, the TWDB projections indicate slower population growth and wastewater demand. Under this scenario, ADWF increases from 0.231 MGD in 2025 (58 percent of capacity) to approximately 0.298 MGD by 2070 and 2080, representing about 75 percent of the treatment plant capacity. Because the TWDB projections reach the 75 percent planning threshold around 2070, they suggest that wastewater system expansion may not be required until much later if population growth follows the more conservative statewide forecast.

The 75% Rule:

When a facility's average daily flow reaches 75% of its permitted capacity (0.30 MGD), the City should formally begin the engineering and financial planning for expansion. This "buffer" ensures new infrastructure is online before the 0.40 MGD limit is ever exceeded.

Peak Wet Weather Flow Considerations

Peak Wet Weather Flow (PWWF) estimates were developed to evaluate the potential impact of storm events and infiltration and inflow (I/I) on the wastewater system. PWWF was estimated by applying a multiplier of four times the average daily wastewater flow, which is commonly used in planning analyses for small municipal systems to account for peak usage and additional flows entering the system during rainfall events.

Under the PMI projections, peak wet weather flows could increase from approximately 1.03 MGD in 2030 to about 1.62 MGD by 2080. These peak flows represent 258 to 404 percent of the treatment plant's permitted capacity, indicating that the collection system may experience significantly higher short-term flows during storm events compared to average operating conditions. Similarly, the TWDB projections estimate peak wet weather flows ranging from approximately 0.92 MGD in 2025 to about 1.19 MGD by 2070 and 2080. While treatment plants are permitted based on average daily flow rather than peak wet weather flow, these estimates highlight the importance of managing infiltration and inflow within the collection system to prevent excessive hydraulic loading during storm events.

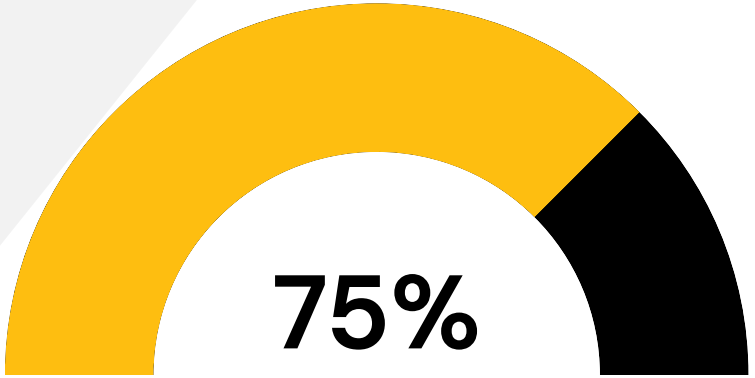
Comparison of Projection Scenarios

The comparison between the PMI and TWDB projections illustrates the potential range of future wastewater demand. The PMI projections indicate faster population growth and increased wastewater generation, resulting in the treatment plant approaching its permitted capacity within the planning horizon. Conversely, the TWDB projections suggest more moderate growth, with flows stabilizing at approximately 75 percent of plant capacity through 2080. This difference reflects the fact that the PMI projections incorporate local housing survey data and recent development trends, which may capture growth pressures not yet reflected in statewide forecasts.

Implications for System Expansion

Based on the PMI projections, the City should begin long-term planning for wastewater system expansion once flows approach the 75 percent planning threshold around 2050. Early planning will allow the City to evaluate alternatives such as increasing treatment capacity, improving plant efficiency, expanding treatment units, or implementing inflow and infiltration reduction programs within the collection system. Initiating planning efforts well before the plant reaches its permitted capacity will also allow the City to pursue potential funding opportunities, permitting approvals, and phased infrastructure improvements necessary to support future growth.

If growth more closely follows the TWDB projections, the existing wastewater treatment plant may continue to operate within acceptable capacity limits through much of the planning horizon. However, continued monitoring of population growth, development activity, and wastewater flow data will be important to determine which projection scenario most accurately reflects future conditions.



Overall System Outlook

Overall, the City's wastewater treatment plant currently has sufficient capacity to meet near- and mid-term demand, but long-range planning will be necessary to ensure the system can accommodate continued population growth and potential increases in wastewater generation. The PMI projections suggest that expansion planning may be required within the next several decades, while the TWDB projections indicate a longer timeframe before capacity limitations are reached. By proactively evaluating these scenarios, the City can ensure that wastewater infrastructure improvements are planned and implemented in a manner that supports sustainable community growth while maintaining reliable wastewater service.

PMI Growth Model

Approx. 2050

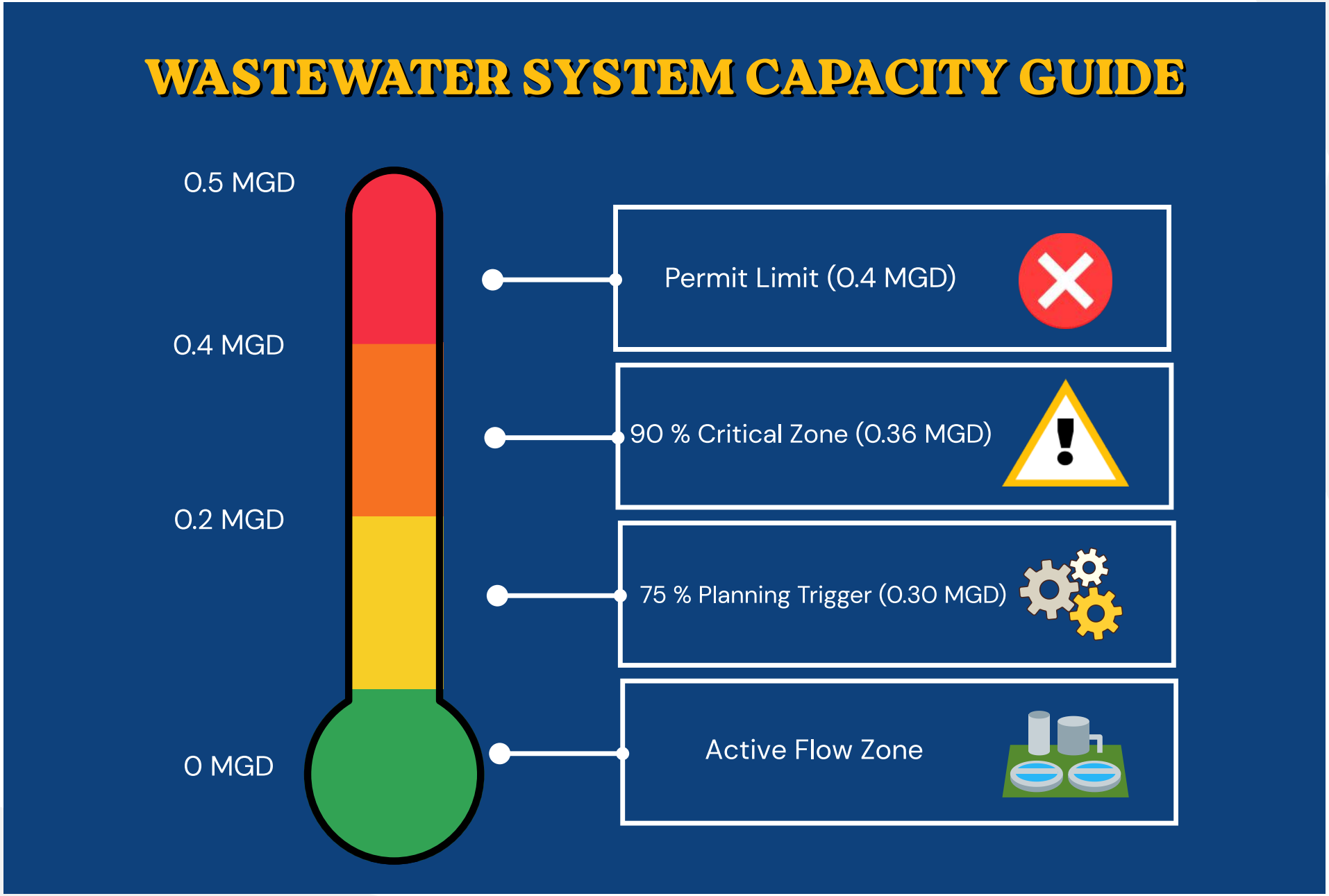
High Growth: Expansion planning and funding pursuits must initiate by 2045 to allow for permitting and construction.

TWDB Growth Model

Post-2050

Moderate Growth: Existing capacity remains sufficient through the current planning horizon; focus on efficiency.

Figure 11.9


WASTEWATER SYSTEM CAPACITY GUIDE
0.5 MGD
0.4 MGD
0.2 MGD
0 MGD
Permit Limit (0.4 MGD)
90 % Critical Zone (0.36 MGD)
75 % Planning Trigger (0.30 MGD)
Active Flow Zone

GOAL 1

Support Economic Development and a Business-Friendly Environment through Reliable Wastewater Infrastructure

Objectives

Coordinate wastewater infrastructure planning with zoning, land use planning, and development regulations to support business development and infill growth.

Ensure wastewater permitting and connection procedures are clear, predictable, and efficient for new businesses and redevelopment projects.

Identify underutilized properties and redevelopment areas where wastewater infrastructure improvements could encourage new investment.

Support the adaptive reuse of historic buildings in the downtown area by ensuring adequate wastewater service capacity and connections.

Evaluate wastewater service availability in areas targeted for tourism, retail, and small business growth.

GOAL 2

Revitalize and Modernize the Existing Wastewater System

Objectives

Conduct system-wide condition assessments of sewer mains, manholes, lift stations, and force mains.

Replace aging clay sewer lines with modern materials such as PVC or HDPE.

Upsize undersized sewer lines where hydraulic limitations exist or where future growth is anticipated.

Rehabilitate deteriorating brick manholes and other infrastructure contributing to infiltration.

Implement a phased rehabilitation program to extend system life and reduce long-term maintenance costs.

GOAL 3

Improve Wastewater Infrastructure Resiliency and Reliability

Objectives

Prioritize infrastructure improvements that increase system resiliency and reliability.

Upgrade lift stations with modern pumps, electrical systems, and monitoring capabilities.

Install backup power connections or generators at critical lift stations to maintain operation during power outages.

Improve force main reliability through installation of air release valves, flushing systems, and surge protection.

Coordinate with regional utility providers and infrastructure partners to ensure long-term system reliability.

GOAL 4

Reduce Inflow and Infiltration (I&I)

Objectives

Identify and prioritize areas with high inflow and infiltration, including the North Park Lift Station service area and Cedar Creek Country Club area.

Expand CCTV inspections, smoke testing, and manhole inspections to identify infiltration sources.

Repair or rehabilitate deteriorated sewer lines, service laterals, and manholes contributing to groundwater infiltration.

Implement basin-level rehabilitation projects to reduce wet-weather flow impacts on the wastewater treatment plant.

GOAL 5

Plan for Future Wastewater Treatment Capacity

Objectives

Monitor population growth and wastewater flow trends relative to TCEQ's 75/90 Rule thresholds.

Initiate engineering planning for treatment expansion as flows approach the 75 percent planning threshold.

Evaluate treatment alternatives including plant optimization, phased expansion, or process improvements.

Coordinate wastewater planning with anticipated residential and commercial growth areas.

GOAL 6

Support Housing Growth and Residential Development

Objectives

Extend wastewater infrastructure strategically to areas targeted for residential growth.

Coordinate wastewater planning with housing development initiatives and land use policies.

Support redevelopment and rehabilitation of existing residential neighborhoods by maintaining reliable wastewater service.

Ensure wastewater infrastructure capacity supports new housing options while preserving the city's small-town character.

Wastewater System CIP Map

Project Name	Scope of Work
Downtown Business District Pipe Renewal	CIPP Lining of ~5,000 LF of clay mains to avoid business disruption.
Critical Force Main Upsizing Project	Upsizing two (2) 2-inch force mains to 6-inch PVC (est. 2,500 LF total).
SH 31 E Commercial Backbone Expansion	Open-cut replacement of clay with PVC/HDPE

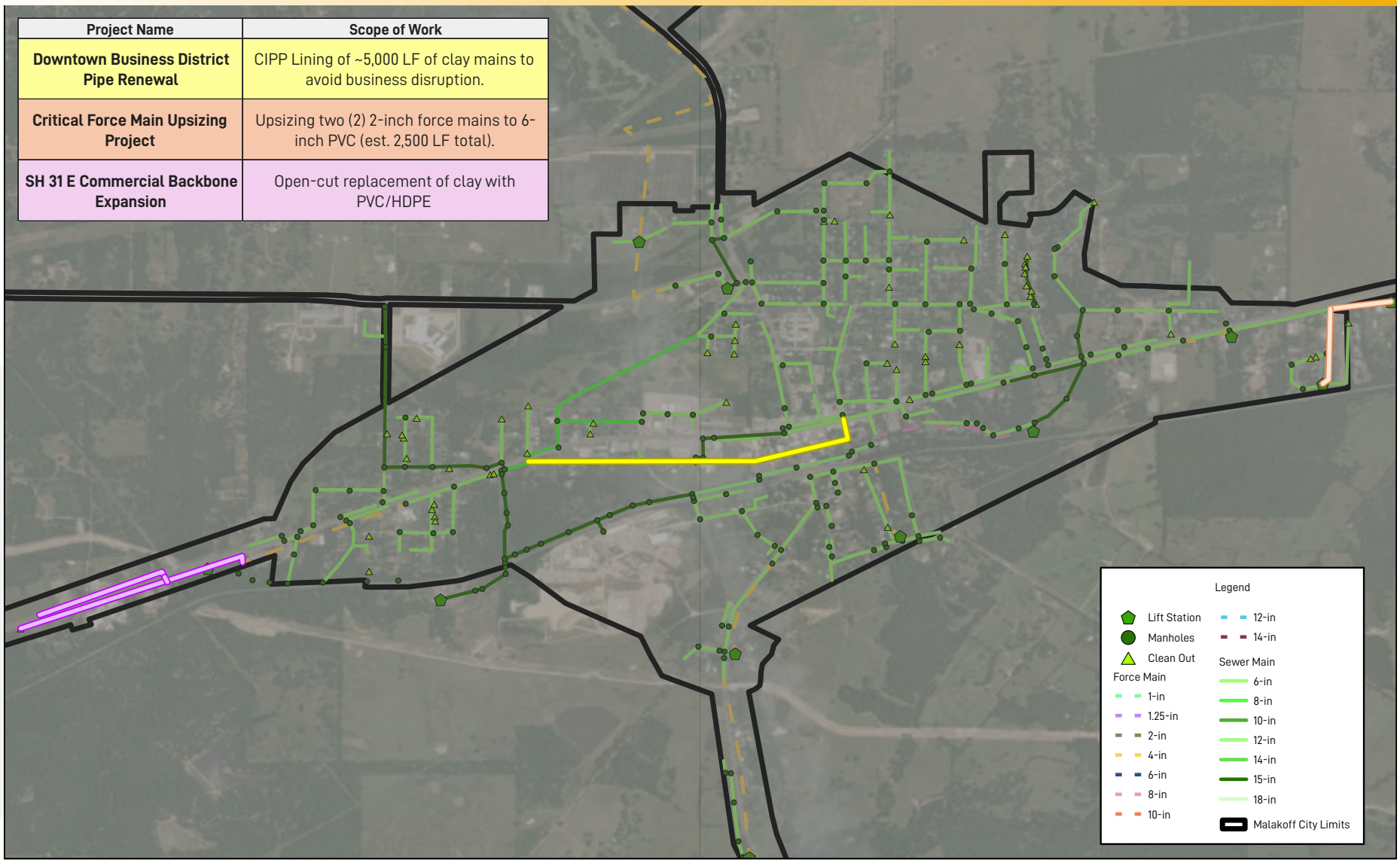


Figure 11.10. Wastewater CIP Matrix

Project Name	Scope of Work	Primary Goal Alignment	Timeline	Estimated Project	Potential Funding	Estimated Cost
Downtown Business District Pipe Renewal	CIPP Lining of ~5,000 LF of clay mains to avoid business disruption. (15 in)	**Goal 1 & 2:** Downtown Revitalization & Business Retention.	Short Term (1–3 Yrs)	4833 LF	TDA CDBG, City Capital Fund	$435,000
Critical Force Main Upsizing Project	Upsizing two (2) 2-inch force mains to 6-inch PVC (est. 2,500 LF total).	**Goal 3:** System Resiliency & Pump Protection.	Short Term (2–4 Yrs)	2120 LF	TWDB CWSRF, USDA RD	$212,000
SH 31 E Commercial Backbone Expansion	Open-cut replacement of clay with PVC/ HDPE	**Goal 1 & 5:** Economic Marketing & Future Growth.	Medium Term (4–7 Yrs)	5440 LF	TxDOT, Developer Pro-Rata, TWDB	$761,600

Conclusion

The City of Malakoff's wastewater system currently stands at a critical juncture between historical reliability and future necessity. While the existing treatment facility remains in compliance with TCEQ standards, the data underscores a clear mandate for proactive intervention. The dual challenges of aging infrastructure—specifically the high levels of inflow and infiltration (I&I) within older clay pipes—and the encroaching 75/90 Rule capacity thresholds require a strategic shift from reactive maintenance to comprehensive system modernization. By implementing the infrastructure-ready policies and targeted rehabilitation projects outlined in this study, the City can systematically reduce hydraulic loads, protect its critical lift stations, and extend the functional life of its treatment plant. Ultimately, the successful execution of these wastewater goals will not only ensure environmental and regulatory compliance but will serve as a foundational pillar for Malakoff's economic vitality, supporting both downtown revitalization and sustainable residential growth for decades to come.

WASTEWATER SYSTEM

RESILIENCY MEASURES

Chapter 12

The City of Malakoff's resilience strategy focuses on strengthening the community's ability to anticipate, withstand, and recover from natural and climate-related hazards. Positioned within western Henderson County, Malakoff faces a combination of environmental and infrastructural vulnerabilities typical of small, rural Texas cities — including flood-prone areas, wildfire exposure, and extreme weather events.

This section builds upon the findings of the Henderson County Hazard Mitigation Plan (HMAP), CDC/ATSDR Social Vulnerability Index (SVI), and FEMA's National Risk Index (NRI), integrating hazard and demographic data to identify the city's primary resilience challenges. The purpose of this analysis is to establish a foundation for coordinated mitigation and adaptation strategies that will enhance Malakoff's capacity to manage risk, protect public safety, and ensure sustainable development.

Existing Conditions and Risk Context

Malakoff's hazard profile mirrors that of Henderson County, with flooding, severe storms, tornadoes, wildfires, and winter weather emerging as the dominant threats. Historical records — including the 2007 flash flood and the February 2021 winter storm — demonstrate the city's susceptibility to disruptive, high-impact events.

According to FEMA's National Risk Index (2025), Henderson County ranks in the 50th–60th percentile for overall hazard risk, reflecting moderate-to-high exposure to storm and flood-related events. Severe storms and tornadoes represent the most significant hazard category, with a 75th percentile risk score, while flooding and wildfire hazards rank in the 60th and 55th percentiles, respectively. Drought and winter weather pose secondary but still notable risks, with potential compounding impacts on utilities, public health, and economic stability.

Social and Economic Vulnerability

The CDC/ATSDR 2022 Social Vulnerability Index identifies central Henderson County, including Malakoff, as having above-average social vulnerability (third-highest quartile regionally). Key factors contributing to this vulnerability include:

- *High proportions of elderly and single-parent households;*
- *Above-average rates of poverty and limited vehicle access; and*
- *A substantial share of manufactured housing and rental properties, which are more susceptible to storm damage*

These characteristics indicate that while the city's physical exposure to hazards is moderate, its capacity to respond and recover may be constrained by socioeconomic factors — emphasizing the importance of community-level resilience planning.

Infrastructure and Emergency Response

Malakoff maintains a compact infrastructure network supported by municipal utilities, a volunteer fire department, and emergency management coordination through Henderson County Emergency Management. However, several system vulnerabilities persist:

- *Drainage limitations in low-lying neighborhoods near Cedar Creek and Walnut Creek;*
- *Limited backup power for critical facilities, including water and wastewater systems; and*
- *Gaps in broadband and communication infrastructure that can affect emergency notifications during severe weather.*

These conditions underscore the need for targeted investments in infrastructure hardening, interagency coordination, and public outreach to enhance overall resilience.

Hazard-Specific Resilience Indicators

Flooding and Flash Floods

Flooding remains Malakoff's most frequent and damaging natural hazard. While the city participates in the National Flood Insurance Program (NFIP) and maintains floodplain management ordinances, localized drainage issues continue to cause street-level flooding during heavy rain events.

The Henderson County HMAP identifies priority actions for improved stormwater conveyance, including culvert replacement and channel maintenance along SH 31 and SH 198.

The FEMA NRI rates flood risk in the county as moderate-high (60th percentile), primarily due to aging drainage infrastructure and impermeable surface expansion.

Targeted upgrades, such as green infrastructure retrofits and detention basins, will be essential to reduce flood risk as development expands east of SH 198.

Integrating stormwater planning with land use policies will help manage runoff, protect water quality, and enhance long-term resilience.

Severe Storms and Tornadoes

Malakoff's location within the eastern edge of Tornado Alley exposes it to recurrent severe weather events, including high winds, hail, and lightning. The NRI assigns a 75th percentile risk score for severe storms, underscoring the need for enhanced preparedness.

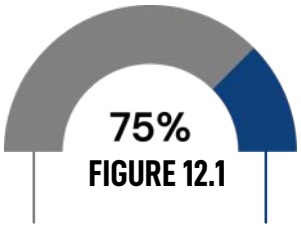


FIGURE 12.1

SEVERE STORM RISK

Current resilience measures include:

- *The Malakoff Volunteer Fire Department's storm response protocols and countywide warning systems;*
- *Outdoor sirens and NOAA Weather Radio access, which provide early warning for tornado events;*
- *Coordination with Malakoff ISD to ensure sheltering capacity at schools and public facilities.*

Future measures should include establishing community storm shelters, encouraging resilient building standards (such as wind-resistant roofing), and improving redundant power supplies to reduce post-storm recovery times.

Wildfire Risks

According to the Texas Wildfire Risk Assessment (TWRA, 2025), approximately 43% of Malakoff's land area lies within the primary Wildland-Urban Interface (WUI) exposure zone, where homes and vegetation coexist closely. While the city's overall burn probability remains low (<0.1%), the Wildfire Exposure Score indicates that up to 70% of developed parcels fall within moderate exposure zones, largely due to vegetation density on the city's periphery.

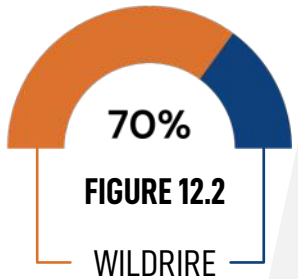


FIGURE 12.2

WILDRIRE EXPOSURE SCORE

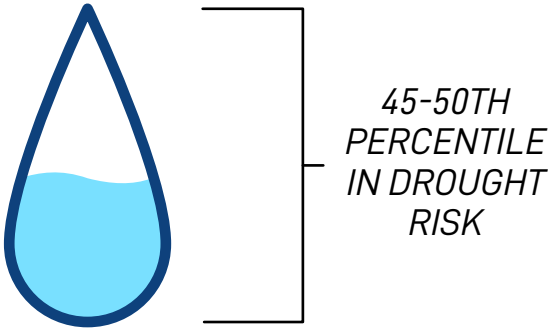
The assessment highlights:

- *High ember load potential near agricultural and wooded tracts southeast of downtown;*
- *Moderate housing unit density (1–5 units per acre) across the WUI, increasing potential losses; and*
- *The Malakoff Volunteer Fire Department's essential role in suppression and response.*

Mitigation priorities include fuel reduction in buffer areas, public education on defensible space, and collaboration with the Texas A&M Forest Service to enhance local wildfire planning capacity.

Drought and Extreme Heat

Drought conditions, compounded by rising summer temperatures, present long-term challenges to Malakoff's water supply reliability and vegetation health. The NRI drought risk ranks in the 45–50th percentile, reflecting moderate exposure but increasing frequency of severe heat events.

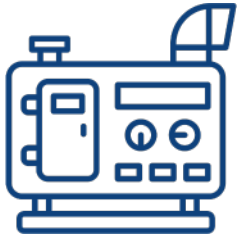


The city's water system, sourced from regional supplies, is resilient under normal conditions but may experience stress during prolonged drought periods. Conservation measures, leak detection, and irrigation efficiency programs will be critical to maintaining system capacity and reducing vulnerability to future shortages.

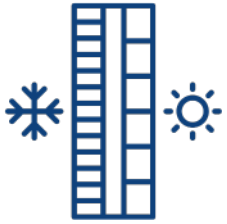
Winter Weather

The 2021 winter storm exposed systemic vulnerabilities in Texas communities — and Malakoff was no exception. While winter weather events are less frequent, their impacts can be severe, disrupting transportation, utilities, and public safety.

The NRI's winter weather score places Henderson County in the 40–45th percentile, indicating moderate risk. Local resilience measures should include:



Backup power generation for essential facilities;



Insulation and weatherization for municipal water infrastructure;

Emergency sheltering plans that prioritize at-risk populations such as elderly residents and those in manufactured housing.

Existing Mitigation and Resilience Programs

Malakoff actively participates in several regional and federal programs supporting community resilience:

1. *HENDERSON COUNTY HAZARD MITIGATION PLAN* (*2024–2029*): Provides countywide project identification and FEMA eligibility for hazard mitigation grants.
2. *NATIONAL FLOOD INSURANCE PROGRAM (NFIP)*: Establishes local floodplain standards and provides insurance coverage for property owners.
3. *TEXAS WILDFIRE RISK ASSESSMENT AND COMMUNITY WILDFIRE PROTECTION PLANNING*: Supports wildfire mitigation, fuel reduction, and response coordination.
4. *LOCAL EMERGENCY OPERATIONS PLAN* (*EOP*): Guides interagency coordination for response, recovery, and public communications during hazard events.

Ongoing collaboration with Henderson County Emergency Management, Malakoff ISD, and utility providers ensures that local plans remain aligned with regional resilience initiatives.

Opportunities for Enhanced Resilience

Stormwater and Flood Mitigation

Implement green infrastructure projects, such as bioswales and rain gardens, to manage runoff.

Update drainage master plans to reflect current hydrologic models and development patterns.

Critical Infrastructure Hardening

Install backup power systems for water/wastewater and emergency facilities.

Modernize utility equipment to improve reliability during extreme temperatures.

Wildfire Prevention and Vegetation Management

Develop fuel management zones along the urban-rural edge.

Encourage defensible space practices through public education and code updates.

Community Preparedness and Outreach

Expand public alert systems to include SMS and mobile notifications.

Establish a Community Resilience Committee to coordinate mitigation and recovery efforts.

Resilient Development Standards

Integrate hazard-resilient design into zoning and subdivision regulations.

Promote elevated construction, fire-resistant materials, and drought-tolerant landscaping in new developments.

Planning Implications

Resilience planning in Malakoff must remain proactive and integrated across all planning disciplines.

Land Use Coordination: Direct future growth away from hazard-prone areas and align infrastructure investments with safe development zones.

Infrastructure Investment: Prioritize projects that enhance redundancy and reduce service interruptions.

Community Equity: Address social vulnerability by targeting resilience resources toward lower-income and high-risk neighborhoods.

Monitoring and Adaptation: Continue to track hazard data through updates to the HMAP, NRI, and SVI to ensure adaptive management over time.

Malakoff's size, location, and close-knit community structure position it well to become a model for rural resilience in Henderson County — combining local initiative with regional coordination to safeguard residents, infrastructure, and the natural environment.

Interrelationship of Resilience and Other Plan Elements

Resilience is not a standalone objective but a guiding principle that shapes every aspect of the City of Malakoff's Comprehensive Plan. Each chapter plays a distinct role in building the city's capacity to withstand and recover from hazards. The following discussion outlines how resilience considerations intersect with and strengthen these plan elements.

Land Use and Development Patterns

Land use policies are the foundation of local resilience. Strategic growth management ensures that new development occurs in areas with adequate infrastructure and minimal hazard exposure.

By directing growth away from flood-prone zones and wildfire interface areas, the Land Use Plan reduces long-term risk to property and public safety. Future land use designations will emphasize:

Compact, infill-oriented development within existing service areas;

- *Preservation of open space and natural buffers along floodplains and drainageways; and*
- *Incorporation of green infrastructure into site design standards.*

These approaches collectively reduce runoff, protect critical ecosystems, and lower the city's exposure to costly disaster recovery.

Parks and Recreation

Parks and recreation facilities are vital to both quality of life and community resilience. Malakoff's parks, open spaces, and green corridors serve as natural infrastructure that absorb stormwater, reduce heat island effects, and provide safe gathering areas during emergencies.

Future parks planning should integrate resilience measures such as:

- Stormwater detention features and bioswales in new park designs;
- Tree canopy expansion to mitigate heat and improve air quality; and
- Emergency assembly and staging areas within larger park sites such as Kilman Park.

By designing multipurpose recreational spaces that also perform environmental functions, the city can improve both livability and hazard mitigation.

Housing and Neighborhoods

Safe, affordable, and durable housing is central to community resilience. Malakoff's housing policies will promote resilient construction practices, retrofit programs for older homes, and housing diversity that meets the needs of all residents. Key strategies include:

- Encouraging wind-resistant and elevated designs for new housing in vulnerable areas;

- Partnering with regional agencies to fund weatherization and energy-efficiency upgrades; and
- Supporting neighborhood-based preparedness networks that assist vulnerable populations during emergencies.

These initiatives strengthen social cohesion and reduce displacement risks following disasters.

Transportation and Mobility

Transportation infrastructure supports both emergency response and long-term recovery.

Resilience-oriented transportation planning focuses on maintaining connectivity during and after hazard events. For Malakoff, this means:

- Ensuring redundant access routes to major corridors such as SH 31 and SH 198;
- Improving drainage and subgrade stability on key evacuation routes; and
- Expanding walkability and safe routes to schools to ensure residents can move safely even during disruptions.

A resilient transportation network also supports economic recovery by maintaining access to jobs, schools, and regional services.

Infrastructure and Utilities

Reliable infrastructure is the backbone of resilience.As the city updates its water, wastewater, and electrical systems, resilience planning emphasizes redundancy, capacity, and adaptive design. Future infrastructure projects should:

Include backup power generation for critical facilities;

Incorporate smart monitoring systems to detect failures early; and

Support regional coordination for emergency utility restoration.

Investments in infrastructure hardening directly reduce economic losses and service interruptions during severe weather events.

Economic Development

Economic resilience ensures that Malakoff can sustain and rebound from disruptions. The city's economic development strategies will focus on diversifying the local economy, supporting small business continuity planning, and targeting industries that are less vulnerable to climate or supply chain disruptions.

Programs may include:

Small business recovery grants and training for continuity of operations;

- Incentives for resilient building design in commercial developments; and
- Partnerships with regional chambers and workforce agencies to expand post-disaster employment resources.

By embedding resilience into economic policy, the city strengthens its long-term fiscal stability and community well-being.

Summary

Resilience planning connects every element of community development. Through coordinated land use, infrastructure investment, and social preparedness, Malakoff can reduce long-term risk and enhance its capacity to recover quickly from future hazards. By embedding resilience objectives across all plan components, the city ensures that safety, sustainability, and quality of life remain central to its growth and identity.

Action Plan Table

Goal	Objective	No.	Strategy / Action Item
Goal 1: Reduce Flood Risk and Improve Stormwater Management	Objective 1.1: Improve stormwater planning and infrastructure	1.1A	Develop a comprehensive Stormwater Master Plan
		1.1B	Upgrade aging culverts and drainage systems
		1.1C	Incorporate green infrastructure practices
		1.1D	Preserve natural drainage corridors and floodplain buffers
		1.1E	Coordinate drainage improvements with TxDOT along SH 31 and SH 198
Goal 2: Strengthen Critical Infrastructure Resilience	Objective 2.1: Improve reliability of utilities and facilities	2.1A	Install backup power for water, wastewater, and emergency facilities
		2.1B	Conduct infrastructure vulnerability assessments
		2.1C	Upgrade aging utility systems and monitoring technology
		2.1D	Improve broadband and communications infrastructure
		2.1E	Develop mutual aid and restoration agreements
Goal 3: Reduce Wildfire Risk in the Wildland–Urban Interface	Objective 3.1: Minimize wildfire exposure	3.1A	Establish vegetation management and fuel reduction zones
		3.1B	Promote defensible space practices through outreach
		3.1C	Coordinate wildfire mitigation planning regionally
		3.1D	Encourage fire-resistant construction and landscaping
		3.1E	Support VFD training and equipment needs
Goal 4: Improve Community Preparedness and Emergency Response	Objective 4.1: Strengthen preparedness and coordination	4.1A	Expand emergency alert systems (SMS, mobile notifications)
		4.1B	Identify and maintain storm shelters and gathering sites
		4.1C	Establish a Community Resilience Committee
		4.1D	Conduct public education on hazard awareness
		4.1E	Coordinate shelter planning with MISD and regional partners
Goal 5: Promote Resilient and Sustainable Development	Objective 5.1: Integrate resilience into land use planning	5.1A	Incorporate hazard considerations into zoning and subdivision regulations
		5.1B	Encourage elevated and wind-resistant construction practices
		5.1C	Promote drought-tolerant landscaping and efficient irrigation
		5.1D	Direct growth to areas with lower hazard exposure
		5.1E	Preserve open space and green corridors for stormwater management

Timeline	Responsible Parties	Estimated Cost	Partners
Short–Mid	City of Malakoff	Medium	Engineers
Mid–Long	City	High	TxDOT
Ongoing	City	Medium	Developers
Ongoing	City	Low	County
Mid-Term	City	Medium–High	TxDOT
Mid-Term	City	High	State/Federal
Ongoing	City	Medium	Consultants
Mid–Long	City	High	State/Federal
Mid-Term	City	Medium	Providers
Ongoing	City	Low	County, Utilities
Ongoing	City	Medium	Texas A&M Forest Service
Ongoing	City	Low	Residents
Ongoing	City	Low	TX Forest Service
Ongoing	City	Low	Developers
Ongoing	City, VFD	Medium–High	FEMA, State
Short-Term	City	Medium	Tech Providers
Mid-Term	City	Medium	County
Short-Term	City	Low	Community
Ongoing	City	Low	Schools, Nonprofits
Ongoing	City	Low	MISD, County
Mid-Term	City	Low	Consultants
Ongoing	City	Low	Builders
Ongoing	City	Low	Residents
Ongoing	City	Low	Developers
Ongoing	City	Medium	County, Landowners

IMPLEMENTATION

Chapter 13

Purpose

The Implementation Framework is the part of the Comprehensive Plan that translates the community's goals into practical, achievable next steps. While earlier chapters describe Malakoff's existing conditions, challenges, and priorities, this section organizes the plan's recommended actions into a roadmap that can guide decision-making after plan adoption.

For a community like Malakoff, implementation must be realistic, phased, and aligned with the City's current organizational capacity. The pace and scope of implementation should consider the departments, staff, and resources that are currently available to carry out projects and initiatives. While the City provides essential municipal services, staffing levels across departments require that many initiatives be implemented incrementally and, when possible, in coordination with county agencies, regional partners, and external funding sources. Because of this, the plan emphasizes strategies that are practical, partnership-driven, and focused on high-impact improvements that strengthen infrastructure, support economic development, and enhance quality of life while remaining achievable within the City's existing capabilities.

At the 75% stage of the planning process, the City is developing an initial implementation framework that will continue to be refined. This draft framework is intended to support early coordination, budgeting, and grant planning and will be expanded into a more detailed implementation plan as priorities, timelines, and funding opportunities are confirmed.

Ultimately, the purpose of this section is to help ensure that the Comprehensive Plan is not only a long-range vision, but a living document that leads to measurable outcomes over time.

Approach

The Implementation Framework is designed to help City leaders, partners, and residents understand how the recommendations in this Comprehensive Plan can move forward over time. The strategies included in this plan are intended to guide everyday decisions, strengthen grant readiness, and support coordinated improvements across infrastructure, housing, land use, economic development, and community services.

Because of the City's current staffing levels and available resources, implementation will require a practical approach that focuses on prioritization, partnerships, and phased progress. The framework considers the City's current organizational capacity, including the departments and staff available to carry out projects and initiatives. While some recommendations will require coordination and collaboration with external partners such as county agencies, regional organizations, and state programs, other actions can be implemented internally through existing City departments and staff as resources allow.

At the 75% draft stage, this Implementation Plan serves as a draft framework that will continue to be refined as the planning process progresses. The final version will include a more detailed list of priority actions, responsible parties, and timelines.

Implementation

The Implementation Plan provides a clear path for how the City of Malakoff will advance the recommendations contained in this Comprehensive Plan following adoption. While the previous chapters document existing conditions and identify planning implications, this section organizes recommended actions into a practical roadmap that can guide City decisions, funding pursuits, and coordination with regional partners over time.

Because Malakoff is a small community with limited staffing capacity, implementation must be realistic, phased, and focused on achievable improvements. Many of the plan's recommended strategies will require coordination with Henderson County, regional agencies, and other partner organizations to move forward.

At the 75% draft stage, this Implementation Plan serves as a draft framework that will continue to be refined as the planning process progresses. The final version will include a more detailed list of priority actions, responsible parties, and timelines.

Implementation Timeframes

To help the City prioritize actions and investments, recommended implementation items are organized into three general timeframes:

Short-Term Actions (0–2 Years)

Projects and policy steps that can be started soon after plan adoption, particularly those that require minimal upfront cost, strengthen grant readiness, or improve day-to-day operations.

Mid-Term Actions (3–5 Years)

Projects that may require coordination, design work, or funding commitments, including infrastructure planning and phased system upgrades.

Long-Term Actions (5+ Years)

Projects that represent larger investments or depend on external funding, partnership agreements, or changes in development activity over time.

This phased approach allows the City to make steady progress while staying aligned with local capacity and available resources.

Roles and Responsibilities

Implementation will require coordination across City leadership, community partners, and agencies that provide services in and around Malakoff. The following groups will play key roles:

• City Council and City Staff: Provide leadership, set priorities, adopt ordinances as needed, and guide budgeting and grant efforts.

• Henderson County: Coordinate on roadway improvements, emergency services, infrastructure planning, and long-term community services.

• TxDOT: Coordinate on improvements along state highways and transportation facilities that affect mobility, safety, and economic activity.

• Malakoff Independent School District (MISD): Coordinate on shared facilities, safe routes to school, and long-term service needs tied to community growth.

• Regional Economic Development, Housing, and Service Providers: Support access to services, housing initiatives, and economic opportunities within and around the city.

Applying the Plan to Local Decisions

While the Comprehensive Plan does not function as a regulatory document on its own, it is intended to guide local actions and decisions over time. The City will use this plan to:

• evaluate future development proposals for compatibility with community character and infrastructure capacity

• prioritize infrastructure investments and maintenance needs

• pursue grants and outside funding aligned with documented community needs

• support coordinated planning within the city limits and ETJ

• establish policies and tools (such as zoning and development standards) that carry out the plan's long-term goals

Plan Monitoring and Review

To remain effective, the Comprehensive Plan should be treated as a living document. The City should revisit implementation actions annually to evaluate progress, identify new opportunities, and adjust priorities based on funding, staff capacity, and changing conditions.

An annual review process may include:

• identifying projects completed or currently underway

• updating priorities for the next budget cycle

• reviewing grant opportunities and aligning applications with plan goals

• confirming which projects should move into the next phase of implementation

Regular review will help ensure the plan continues to support visible and measurable community improvements over time.

Pathway to Implementation

The recommendations in this Comprehensive Plan are designed to be realistic, phased, and achievable for the City of Malakoff. Implementation will require coordination, ongoing prioritization, and strong partnerships to align local goals with available resources.

The table on the following page summarizes a draft set of priority actions, timeframes, and potential partners to help guide decision-making, budgeting, and grant planning. This matrix will continue to be refined as the planning process advances and as new opportunities emerge.

Action Item	Description	Timeframe	Lead Department / Entity	Potential Partners	Potential Funding Sources
Develop Capital Improvement Plan (CIP)	Establish a multi-year Capital Improvement Plan to prioritize infrastructure investments including streets, drainage, water, and sewer improvements.	Short-Term (0–2 yrs)	City Administration / Public Works	City Council, Engineers	City Budget, TWDB, USDA, Infrastructure Grants
Update Development Regulations	Review and update zoning, subdivision, and development standards to align with Comprehensive Plan goals and guide future growth.	Short-Term	City Administration	Planning Consultant, Planning & Zoning	City Budget
Street Maintenance & Improvement Program	Develop a prioritized program for street repairs, resurfacing, and long-term roadway improvements.	Short–Mid Term	Public Works	Henderson County	Local funds, TxDOT programs, Grants
Drainage System Assessment	Conduct a drainage assessment to identify flooding concerns, ditch improvements, and stormwater management needs.	Short-Term	Public Works	Engineers, Henderson County	FEMA, TDEM, Infrastructure Grants
Water System Improvements	Identify long-term improvements for water infrastructure including system capacity, aging lines, and service reliability.	Mid-Term (3–5 yrs)	Public Works	TWDB, Engineers	TWDB funding, USDA Rural Development
Wastewater System Planning	Evaluate wastewater system capacity and plan for future upgrades needed to support growth and environmental compliance.	Mid-Term	Public Works	TCEQ, Engineers	State infrastructure funding, Grants
Downtown Revitalization Strategy	Develop a strategy to support downtown businesses, improve streetscape conditions, and encourage reinvestment in the city center.	Mid-Term	City Administration	Local Businesses, Economic Development Groups	TDA Grants, Local Funding
Parks & Community Space Improvements	Identify opportunities to enhance parks, recreational spaces, and community gathering areas.	Mid-Term	City Administration	Community Organizations	Grants, Local Funding
Housing Development Support	Encourage appropriate housing development to meet community needs while maintaining neighborhood character.	Long-Term (5+ yrs)	City Administration	Developers, Housing Agencies	Private Investment
Economic Development Coordination	Coordinate with regional organizations to support local job creation, business recruitment, and economic growth.	Ongoing	City Administration	Henderson County, Regional Economic Development Groups	Regional Programs, State Programs
Transportation Coordination with TxDOT	Coordinate with TxDOT on improvements to state highways affecting mobility, safety, and economic activity in Malakoff.	Ongoing	City Administration	TxDOT	State Transportation Programs
Grant Strategy Development	Establish a process to track and pursue grants that support infrastructure, economic development, and community improvements.	Short-Term	City Administration	Regional Planning Organizations	State and Federal Grants

Goal	Objective	No.	Strategy / Action Item	Time
Goal 1: Coordinate and Plan Community Facility Investments	Objective 1.1: Strengthen intergovernmental coordination	1.1A	Establish regular coordination meetings between City, MISD, and Henderson County	Ongo
		1.1B	Coordinate with regional providers to expand healthcare and public safety partnerships	Ongo
	Objective 1.2: Assess facility conditions and needs	1.2A	Conduct condition assessments of municipal, park, and emergency facilities	Short-
		1.2B	Evaluate facility capacity relative to projected growth	Short-
Goal 2: Expand Access to Community Services and Facilities	Objective 2.1: Improve access to parks and recreation	2.1A	Identify sites for neighborhood parks, particularly south of SH 31	Short-
		2.1B	Acquire or designate land for future park development	Mid-T
	Objective 2.2: Improve connectivity and accessibility	2.2A	Develop a citywide sidewalk and trail connectivity plan	Short-
		2.2B	Expand trail and pedestrian infrastructure linking neighborhoods, parks, and schools	Mid-T
	Objective 2.3: Expand healthcare access	2.3A	Coordinate mobile clinics and explore satellite medical services	Short-
		2.3B	Support development of local clinics or urgent care facilities	Long-
Goal 3: Strengthen Public Safety Infrastructure and Services	Objective 3.1: Maintain effective law enforcement services	3.1A	Review staffing levels and patrol coverage	Ongo
		3.1B	Plan for replacement of vehicles and communication equipment	Mid-T
	Objective 3.2: Enhance fire protection capacity	3.2A	Support volunteer recruitment and retention programs	Ongo
		3.2B	Evaluate fire station capacity and pursue apparatus upgrades	Mid-T
	Objective 3.3: Maintain emergency medical services	3.3A	Maintain and review UT Health EMS service agreement	Ongo
		3.3B	Evaluate EMS staging areas or shared facilities	Mid-T
Goal 4: Support Workforce Development and Education Facilities	Objective 4.1: Align growth with school capacity	4.1A	Coordinate with MISD on enrollment and facility planning	Ongo
		4.1B	Integrate school planning into land use and subdivision review	Ongo
	Objective 4.2: Expand workforce development opportunities	4.2A	Develop internship and apprenticeship partnerships	Mid-T
		4.2B	Support dual-credit and certification programs	Mid-T
Goal 5: Maintain and Modernize Community Facilities	Objective 5.1: Plan for facility expansion and modernization	5.1A	Evaluate need for expanded municipal facilities	Mid-T
		5.1B	Continue long-term investment in public facilities and infrastructure	Long-
Goal 6: Monitor Growth and Adapt Planning Efforts	Objective 6.1: Track facility demand and performance	6.1A	Review population growth and facility demand every 3–5 years	Ongo
		6.1B	Track emergency response times and school enrollment trends	Ongo
	Objective 6.2: Update capital planning priorities	6.2A	Update capital improvement priorities as development occurs	Ongo
		6.2B	Coordinate with regional partners to address emerging needs	Ongo

eline	Responsible Parties	Estimated Cost	Partners	Potential Funding Sources
oing	City of Malakoff	Low	MISD, County	Local Budget
oing	City	Low	UT Health, Regional Providers	Grants
Term	City	Low–Medium	Consultants	Local Budget
Term	City	Low	County	Local Budget
Term	City	Low	Developers	Grants
Term	City	Medium-High	Developers	Grants
Term	City	Medium	TxDOT	TxDOT Grants
Term	City	Medium-High	TxDOT	Grants
Term	City	Low	Healthcare Providers	Grants
Term	City	High	Private Providers	Public-Priate
oing	Polic Dept	Low	County	Local Grants
Term	City	Medium-High	Grants	Grants
oing	City, VFD	Low	Regional VFDs	Local Budget
Term	City	Medium-High	FEMA	FEMA Grants
oing	City	Low	UT Health	Local Budget
Term	City	Medium	County	Grants
oing	City, MISD	Low	MISD	Local Budget
oing	City	Low	MISD	Local Budget
Term	City, MISD	Low	Chamber, TVCC	Local Budget
Term	MISD	Low	TVCC	Grants
Term	City	Medium-high	Engineers	Local Budget
Term	City	High	State/Federal	Grants
oing	City	Low	County	Local Budget
oing	City, MISD	Low	-	Local Budget
oing	City	Low	-	Local Budget
oing	City	Low	County	Local Budget

Goal	Objective	No.	Strategy / Action Item
Goal 1: Create Safe, High-Quality Neighborhoods	Objective 1.1: Establish adequate neighborhood lighting	1.1A	Conduct citywide lighting assessment to identify gaps and priority areas
		1.1B	Install energy-efficient LED streetlights in priority areas
		1.1C	Establish minimum lighting standards in development regulations
	Objective 1.2: Improve sidewalk infrastructure and safety	1.2A	Conduct sidewalk inventory and gap analysis
		1.2B	Develop phased sidewalk construction plan connecting key destinations
		1.2C	Implement sidewalk maintenance program
Goal 2: Expand Housing Options	Objective 2.1: Promote infill development	2.1A	Utilize housing infill map to guide development to vacant lots
		2.1B	Develop phased infill strategy prioritizing suitable areas
	Objective 2.2: Diversify housing types	2.2A	Align zoning to allow townhomes, duplexes, and small multifamily
		2.2B	Encourage smaller homes and varied lot sizes for affordability
		2.2C	Promote senior housing with accessibility features
Goal 3: Modernize and Revitalize Existing Housing	Objective 3.1: Maintain and improve neighborhood quality	3.1A	Establish neighborhood improvement assistance program
		3.1B	Develop community tool library program

Timeline	Responsible Parties	Estimated Cost	Partners
Short-Term	City of Malakoff	Low	Utility Providers
Mid-Term	City	Medium	Utility Providers
Short–Mid	City	Low	Developers
Short-Term	City	Low	—
Short–Mid	City	Medium–High	TxDOT
Ongoing	City	Medium	—
Ongoing	City	Low	Developers
Short–Mid	City	Low	Developers
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Mid-Term	City	Medium	Developers, Nonprofits
Mid-Term	City	Medium	Grants, Nonprofits
Short–Mid	City	Low	Community Organizations

Goal	Objective	No.	Strategy / Action Item
Goal 1: Promote Efficient and Coordinated Land Use Patterns	Objective 1.1: Encourage infill and redevelopment	1.1A	Identify and map priority infill and redevelopment sites
		1.1B	Review zoning and subdivision regulations to support infill
		1.1C	Promote reuse of vacant and underutilized properties
	Objective 1.2: Align land use with infrastructure capacity	1.2A	Coordinate land use planning with infrastructure capacity assessments
		1.2B	Prioritize development in areas with existing or planned utilities
		1.2C	Integrate land use into capital improvement planning
Goal 2: Preserve and Enhance Small-Town Character	Objective 2.1: Ensure compatible land use transitions	2.1A	Update zoning standards for appropriate land use transitions
		2.1B	Establish buffering and landscaping requirements
		2.1C	Encourage site design consistent with neighborhood character
	Objective 2.2: Preserve rural character and open space	2.2A	Encourage retention of agricultural land where feasible
		2.2B	Guide development to occur in a phased, contiguous manner
		2.2C	Discourage development in areas lacking infrastructure
Goal 3: Strengthen Economic Development and Corridors	Objective 3.1: Enhance commercial corridors and downtown	3.1A	Promote façade improvements and redevelopment along key corridors
		3.1B	Improve access management and corridor signage
		3.1C	Support small-scale commercial development
	Objective 3.2: Support industrial and employment uses	3.2A	Maintain and promote southwest industrial area
		3.2B	Identify opportunities for industrial reuse or expansion
		3.2C	Coordinate infrastructure improvements for industrial growth
Goal 4: Expand and Diversify Housing Opportunities	Objective 4.1: Support a mix of housing types	4.1A	Allow diverse housing types through zoning updates
		4.1B	Encourage housing near jobs, schools, and services
		4.1C	Evaluate zoning flexibility while maintaining compatibility
	Objective 4.2: Reinvest in existing housing stock	4.2A	Promote rehabilitation of aging housing
		4.2B	Support incremental housing improvements
		4.2C	Encourage redevelopment of underutilized residential properties
Goal 5: Enhance Parks, Recreation, and Quality of Life	Objective 5.1: Expand recreation opportunities	5.1A	Identify sites for new parks and open spaces
		5.1B	Explore shared-use facilities with schools and organizations
		5.1C	Incorporate green space into new developments
	Objective 5.2: Improve connectivity and access	5.2A	Develop long-term trail and sidewalk plan

Timeline	Responsible Parties	Estimated Cost	Partners
Short-Term	City of Malakoff	Low	Developers
Short–Mid	City	Low	Developers
Ongoing	City	Low	Property Owners
Ongoing	City	Low	Engineers
Ongoing	City	Low	Developers
Ongoing	City	Low	—
Mid-Term	City	Low–Medium	Consultants
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Ongoing	City	Low	Property Owners
Ongoing	City	Low	Developers
Ongoing	City	Low	County
Mid-Term	City	Medium	Business Owners
Mid-Term	City	Medium	TxDOT
Ongoing	City	Low	Chamber, Developers
Ongoing	City	Low	Businesses
Mid-Term	City	Medium	Developers
Mid-Term	City	High	State/Federal
Mid-Term	City	Low	Developers
Ongoing	City	Low	Developers
Ongoing	City	Low	—
Mid-Term	City	Medium	Nonprofits
Ongoing	City	Low	Residents
Mid-Term	City	Medium	Developers
Short–Mid	City	Medium	Developers
Mid-Term	City	Low	MISD
Ongoing	City	Low	Developers
Short-Term	City	Medium	TxDOT

Goal	Objective	No.	Strategy / Action Item
Goal 1: Maintain a High-Standard, High-Safety Street Network	Objective 1.1: Hazard Elimination: Reconstruct "Serious/Failed" streets (N. Martin, Dewey, W. Mitcham)	1.1	Immediate Safety Repairs: Phase I Design & Reconstruction
	Objective 1.2: All-Weather Reliability: Improve drainage in high-volume areas	1.2	Drainage Master Link: Integrate curb/gutter or swales into reconstruction
	Objective 1.3: Data-Driven Safety: Maintain PCI >60 using NEXCO assessments	1.3	AI Pavement Update: Conduct follow-up NEXCO SPM assessment
	Objective 1.4: Data-Driven Safety (prevent deterioration)	1.4	Proactive Preservation: Crack sealing & overlays (Smith Rd, Pine St)
	Objective 1.5: Stabilization of Unpaved Roads: Ensure emergency access	1.5	Unpaved Road Stabilization Program (grading/gravel schedule)
Goal 2: Enhance Safety and Connectivity for All Users	Objective 2.1: Coordinate with TxDOT on IH-31 safety (speed, lane discipline)	2.1	Hwy 31 Safety Coordination: Review crash data & request studies
	Objective 2.2: Develop Sidewalk Gap Map for safe pedestrian access	2.2	ADA & Sidewalk Infill: Identify and repair gaps (College St, Stadium Dr)
	Objective 2.3: Explore mixed-use paths along collectors	2.3	(Feasibility Study for Mixed-Use Paths)
	Objective 2.4: Standardize safer intersections (lighting, visibility)	2.4	Intersection Safety Improvements (lighting, striping, signage)
Goal 3: Modernize Infrastructure and Future-Proof Thoroughfares	Objective 3.1: Formalize Master Thoroughfare Plan (MTP) classifications	3.1	MTP Policy Adoption: ROW & functional classifications
	Objective 3.2: Adopt design standards for street materials and widths	3.2	Street Design Standards Adoption (concrete vs asphalt guidance)
	Objective 3.3: Convert unpaved roads to stabilized/paved system	3.3	Unpaved Road Conversion Plan (phased paving program)
	Objective 3.4: Incentivize shared-access driveways on arterials	3.4	Access Management Policy (shared driveways, reduced curb cuts)

Timeline	Responsible Parties	Estimated Cost	Partners
FY 2026	Public Works / Engineering	$$$$	STBG, Local Bond
Ongoing	Engineering	$$$	Stormwater Fund
FY 2027	Public Works	$$	General Fund
Annual (Spring)	Street Dept.	$$	General Fund
Quarterly (Ongoing)	Street Dept.	$	Maintenance Fund
FY 2026	City Manager / Police	$	TxDOT
FY 2027	Planning / Public Works	$$	CDBG, Safe Routes
Short–Mid Term	Planning / Engineering	$$	TxDOT, Grants
Ongoing	Public Works / Engineering	$$	State/Federal Safety Funds
FY 2026	City Council / Planning	$	N/A
FY 2026–2027	Engineering / Planning	$	Engineers
Long Term	Public Works	$$$	Grants / Bonds
Ongoing	Planning / Engineering	$	TxDOT

Goal	Objective	No.	Strategy / Action Item
Goal 1: Improve Geographic Equity in Park Access	Objective 1.1: Expand park access in underserved areas	1.1A	Identify and prioritize locations for neighborhood or mini parks south of SH 31
		1.1B	Evaluate land acquisition or partnerships for new park development
		1.1C	Encourage inclusion of small park or open space areas in new developments
	Objective 1.2: Establish park access standards	1.2A	Establish goal of park access within ½ mile of residential areas where feasible
		1.2B	Incorporate parkland dedication into subdivision regulations
		1.2C	Prioritize park development projects that address service gaps
Goal 2: Diversify Recreation Opportunities for All Age Groups	Objective 2.1: Expand recreation amenities	2.1A	Expand amenities such as trails, seating, picnic areas, and playgrounds
		2.1B	Introduce amenities for older adults such as walking loops and fitness stations
		2.1C	Evaluate opportunities for water play features such as splash pads
	Objective 2.2: Promote flexible and inclusive recreation	2.2A	Prioritize flexible and informal recreation amenities
		2.2B	Ensure facilities serve a range of ages and activity levels
		2.2C	Encourage multi-use spaces for recreation and community events
Goal 3: Strengthen Connectivity Between Parks and Neighborhoods	Objective 3.1: Expand trail and pedestrian connections	3.1A	Develop long-term plan for trails connecting neighborhoods to parks
		3.1B	Utilize drainage corridors and easements for greenway connections
		3.1C	Improve sidewalks and crossings near SH 31 and key corridors
	Objective 3.2: Improve safe access to parks	3.2A	Integrate pedestrian connectivity into infrastructure planning
		3.2B	Prioritize safe crossings in areas with limited accessibility
		3.2C	Coordinate on regional trail and greenway initiatives
Goal 4: Maintain and Enhance Existing Park Facilities	Objective 4.1: Maintain and upgrade park facilities	4.1A	Conduct periodic facility assessments for maintenance and upgrades
		4.1B	Improve internal connectivity, lighting, and wayfinding
		4.1C	Add shaded seating, gathering areas, and accessibility improvements
	Objective 4.2: Ensure long-term functionality and accessibility	4.2A	Establish maintenance and capital improvement schedule
		4.2B	Incorporate ADA and universal design principles in upgrades
		4.2C	Prioritize improvements that extend facility lifespan
Goal 5: Encourage Partnerships and Shared Recreation Opportunities	Objective 5.1: Expand partnerships for recreation access	5.1A	Explore joint-use agreements with MISD for shared facilities
		5.1B	Partner with local organizations for programming and maintenance
		5.1C	Pursue grants for park and trail development
	Objective 5.2: Strengthen funding and community involvementObjective 5.2: Strengthen funding and community involvement	5.2A	Develop formal partnership agreements for shared responsibilities
		5.2B	Pursue state and federal funding opportunities
		5.2C	Encourage volunteer involvement in park improvements

Timeline	Responsible Parties	Estimated Cost	Partners
Short–Mid	City of Malakoff	Low	Developers
Mid-Term	City	Medium–High	Developers, Landowners
Ongoing	City	Low	Developers
Ongoing	City	Low	-
Short–Mid	City	Low	Developers
Ongoing	City	Medium	-
Short–Mid	City	Medium	-
Mid-Term	City	Medium	-
Mid-Term	City	Medium–High	Grants
Ongoing	City	Low	-
Ongoing	City	Low	-
Ongoing	City	Low	Community Groups
Short-Term	City	Medium	TxDOT
Mid-Term	City	Medium	County
Mid-Term	City	Medium–High	TxDOT
Ongoing	City	Low	TxDOT
Ongoing	City	Medium	TxDOT
Ongoing	City	Low	County, Regional Partners
Ongoing	City	Low	-
Short–Mid	City	Medium	-
Mid-Term	City	Medium	-
Ongoing	City	Medium	-
Ongoing	City	Medium	-
Ongoing	City	Medium	-
Mid-Term	City, MISD	Low	MISD
Ongoing	City	Low	Nonprofits, Youth Groups
Ongoing	City	Medium	State/Federal
Mid-Term	City	Low	MISD, Organizations
Ongoing	City	Low	TxParks & Wildlife, Grants
Ongoing	City	Low	Community

Goal	Objective	No.	Strategy / Action Item
Goal 1: Improve efficiency, reduce water loss, and strengthen system documentation	Objective 1.1: Water Loss Tracking: Implement annual TWDB-compliant audits and reduce apparent loss through hydrant metering	1.1	Enhanced Leak Detection & Response
	Objective 1.2: Leak Repairs: Complete backlog and implement 48-hour repair protocol	1.2	Enhanced Leak Detection & Response
	Objective 1.3: GIS Infrastructure Mapping: Develop full GIS asset inventory by 2027	1.3	GIS Infrastructure & Asset Mapping
	Objective 1.4: Customer Engagement: Launch conservation and leak reporting education	1.4	Hydrant Metering & Public Education
Goal 2: Strengthen capacity, reliability, and resilience of core water infrastructure	Objective 2.1: Main Upgrades: Replace/rehab 10–15% of priority mains	2.1	Priority Main Rehabilitation (Phase I)
	Objective 2.2: Storage and Treatment Expansion: Maintain 2-day storage and meet demand	2.2	1.5 MG Storage & Plant Refurbishment
	Objective 2.3: Smart Metering: Transition to AMI by 2032	2.3	System-Wide AMI (Smart Meter) Rollout
	Objective 2.4: Financial Planning: Secure funding and establish Capital Reserve Fund	2.4	(Supports all middle-term capital projects)
Goal 3: Prepare for future growth, evolving regulations, and environmental change	Objective 3.1: Facility Planning: Design and construct new/expanded treatment facility by 2035+	3.1	Treatment Facility Expansion / New Plant
	Objective 3.2: Regulatory Compliance: Address PFAS, LCRR, emerging contaminants	3.2	Compliance & Climate Adaptation
	Objective 3.3: Resiliency Measures: Backup power, drought planning, flood protection	3.3	Compliance & Climate Adaptation
	Objective 3.4: Regional Collaboration: Establish interconnections for redundancy	3.4	Regional Redundancy Interconnect

Timeline	Responsible Parties	Estimated Cost	Partners
Short Term (1–3 Yrs)	Public Works (Maintenance), Utility Billing	$	TCEQ, Leak Detection Specialists
Short Term (1–3 Yrs)	Public Works (Maintenance), Utility Billing	$	TCEQ, Leak Detection Specialists
Short Term (1–3 Yrs)	Public Works, City Administration, IT	$	Engineering Firm, Regional COG
Short Term (1–3 Yrs)	City Admin, Public Works, Fire Dept.	$$	Malakoff VFD, Local Media
Middle Term (4–9 Yrs)	Public Works, Engineering, Finance	$$$	TDA, Civil Contractors
Middle Term (4–9 Yrs)	City Council, Public Works, Finance	$$$	TWDB, TCEQ
Middle Term (4–9 Yrs)	Utility Billing, IT, Public Works	$$$	Technology Vendors, TWDB
Middle Term (4–9 Yrs)	City Council, Finance	$$	TWDB, USDA
Long Term (10–20 Yrs)	City Council, Engineering, Planning	$$$$	AMWA, Trinity River Authority
Long Term (10–20 Yrs)	Emergency Management, Public Works	$	TCEQ, TDEM
Long Term (10–20 Yrs)	Emergency Management, Public Works	$	TCEQ, TDEM
Long Term (10–20 Yrs)	City Admin, Legal Counsel, Engineering	$$$$	Neighboring Municipalities

Waste Water System

Goal	Objective	No.	Strategy / Action Item
Goal 1: Support Economic Development and a Business-Friendly Environment through Reliable Wastewater Infrastructure	Objective 1.1: Coordinate wastewater planning with zoning and land use for business growth	1.1	Downtown/Old Town CIPP Lining
	Objective 1.2: Ensure permitting and connection processes are clear and efficient	1.2	(Policy & process improvements – no direct project listed)
	Objective 1.3: Identify redevelopment areas where infrastructure can spur investment	1.3	Downtown/Old Town CIPP Lining
	Objective 1.4: Support adaptive reuse of historic downtown buildings	1.4	Downtown/Old Town CIPP Lining
	Objective 1.5: Evaluate wastewater availability in tourism/retail growth areas	1.5	System-Wide Condition Assessment (CCTV/Smoke)
Goal 2: Revitalize and Modernize the Existing Wastewater System	Objective 2.1: Conduct system-wide condition assessments	2.1	System-Wide Condition Assessment (CCTV/Smoke)
	Objective 2.2: Replace aging clay sewer lines with PVC/HDPE	2.2	Downtown/Old Town CIPP Lining
	Objective 2.3: Upsize undersized sewer lines for capacity	2.3	Strategic Residential Main Extensions
	Objective 2.4: Rehabilitate deteriorating manholes	2.4	System-Wide Condition Assessment (CCTV/Smoke) → informs rehab program
	Objective 2.5: Implement phased rehabilitation program	2.5	Downtown/Old Town CIPP Lining
Goal 3: Improve Wastewater Infrastructure Resiliency and Reliability	Objective 3.1: Prioritize resiliency-focused improvements	3.1	Lift Station & Force Main Resiliency Upgrades
	Objective 3.2: Upgrade lift stations with modern equipment	3.2	Lift Station & Force Main Resiliency Upgrades
	Objective 3.3: Install backup power at critical lift stations	3.3	Lift Station & Force Main Resiliency Upgrades
	Objective 3.4: Improve force main reliability (valves, surge protection)	3.4	Lift Station & Force Main Resiliency Upgrades
	Objective 3.5: Coordinate with regional partners for reliability	3.5	(Ongoing coordination – no single project)
Goal 4: Reduce Inflow and Infiltration (I&I)	Objective 4.1: Identify high I&I areas (North Park, Cedar Creek CC)	4.1	System-Wide Condition Assessment (CCTV/Smoke)
	Objective 4.2: Expand CCTV, smoke testing, and inspections	4.2	System-Wide Condition Assessment (CCTV/Smoke)
	Objective 4.3: Repair/rehabilitate deteriorated lines and manholes	4.3	Downtown/Old Town CIPP Lining
	Objective 4.4: Implement basin-level rehab projects	4.4	Phased Rehab (informed by assessment results)
Goal 5: Plan for Future Wastewater Treatment Capacity	Objective 5.1: Monitor growth and flows vs. TCEQ 75/90 Rule	5.1	(Ongoing monitoring program)
	Objective 5.2: Initiate planning at 75% capacity threshold	5.2	Wastewater Treatment Plant (WWTP) Expansion
	Objective 5.3: Evaluate treatment alternatives	5.3	Wastewater Treatment Plant (WWTP) Expansion
	Objective 5.4: Coordinate with growth areas	5.4	Strategic Residential Main Extensions
Goal 6: Support Housing Growth and Residential Development	Objective 6.1: Extend infrastructure to growth areas	6.1	Strategic Residential Main Extensions
	Objective 6.2: Coordinate wastewater with housing and land use planning	6.2	Strategic Residential Main Extensions
	Objective 6.3: Support redevelopment of existing neighborhoods	6.3	Downtown/Old Town CIPP Lining
	Objective 6.4: Ensure capacity supports diverse housing options	6.4	Wastewater Treatment Plant (WWTP) Expansion

Timeline	Responsible Parties	Estimated Cost	Partners
Short Term (2–4 Yrs)	Public Works, Planning, EDC	$$$	TDA, Local Businesses
Short Term (1–3 Yrs)	City Admin, Public Works, Planning	$	TCEQ
Short Term (2–4 Yrs)	Public Works, Planning, EDC	$$$	TDA, Local Businesses
Short Term (2–4 Yrs)	Public Works, Planning, EDC	$$$	TDA, Local Businesses
Short Term (1–2 Yrs)	Public Works, Engineering	$$	TWDB
Short Term (1–2 Yrs)	Public Works, Engineering	$$	TWDB
Short Term (2–4 Yrs)	Public Works, Planning	$$$	Contractors
Middle Term (5–9 Yrs)	Developers, Planning, Public Works	Variable	Developers
Short Term (1–2 Yrs)	Public Works	$$	TWDB
Short–Middle Term	Public Works, Engineering	$$$	Contractors
Middle Term (4–7 Yrs)	Public Works, Emergency Mgmt.	$$$	FEMA, TWDB
Middle Term (4–7 Yrs)	Public Works	$$$	FEMA, TWDB
Middle Term (4–7 Yrs)	Public Works, Emergency Mgmt.	$$$	FEMA
Middle Term (4–7 Yrs)	Public Works	$$$	Engineers
Ongoing	City Admin, Utilities	$	Regional Utilities
Short Term (1–2 Yrs)	Public Works, Engineering	$$	TWDB
Short Term (1–2 Yrs)	Public Works	$$	TWDB
Short–Middle Term	Public Works	$$$	Contractors
Middle Term (4–8 Yrs)	Public Works, Engineering	$$$	TWDB
Ongoing	Public Works, Engineering	$	TCEQ
Long Term (10+ Yrs)	City Council, Engineering	$$$$	TWDB
Long Term (10+ Yrs)	Engineering	$$$$	TWDB
Middle Term (5–9 Yrs)	Planning, Public Works	Variable	Developers
Middle Term (5–9 Yrs)	Developers, Planning, Public Works	Variable	Developers
Middle Term (5–9 Yrs)	Planning, Public Works	Variable	Developers
Short–Middle Term	Public Works	$$$	Contractors
Long Term (10+ Yrs)	City Council, Engineering	$$$$	TWDB

Storm Drainage

Goal	Objective	No.	Strategy / Action Item
Goal 1: Transition from Reactive to Proactive System Maintenance	1.1 Clear 100% of clogged and debris-filled drainage points	1.1	Culvert Desilting & Flushing (Hydro-Vac cleaning of 67 drainage points)
	1.2 Establish bi-annual ditch and culvert maintenance schedule	1.2	Ditch Re-Grading & Mowing Program
	1.3 Procure/contract Hydro-Vac cleaning services	1.3	Culvert Desilting & Flushing (Hydro-Vac Program Implementation)
Goal2: Protect Critical Infrastructure and Public Safety Hubs	2.1 Diversion system to protect Fire Station from upland runoff	2.1	Fire Station Diversion System (berms/swales design & construction)
	2.2 Install high-capacity inlets at Terry St & Royall Blvd	2.2	TxDOT Corridor Coordination (Inlet Installation Project)
	2.3 Conduct hydrologic study for municipal buffer (Post Office/School)	2.3	Hydrologic Study & Detention Analysis
	2.1–2.3 Support (Ongoing Protection)	2.4	Inlet & Box Culvert Inspection (City Hall, Fire Station areas)
Goal 3: Integrate Drainage Improvements with Street Rehabilitation	3.1 Adopt "Drainage First" policy before paving	3.1	Drainage Integration Policy (tie to street reconstruction projects)
	3.2 Transition high-traffic areas to curb-and-gutter systems	3.2	Curb & Gutter Conversion Projects (commercial corridors)
	3.3 Use DEM data to guide drainage design	3.3	DEM-Based Drainage Planning Integration (USGS data use)
	3.1–3.3 Support (erosion prevention)	3.4	Erosion Control & Rip-Rap Repair Program
Goal 4: Manage Runoff from New Development and Impervious Cover	4.1 Stormwater detention requirement for new development	4.1	Stormwater Ordinance Adoption (Detention Standards)
	4.2 Promote Low-Impact Development (LID) techniques	4.2	LID Guidelines & Incentives (bioswales, permeable pavement)
	4.3 Regional drainage coordination with County and TxDOT	4.3	Regional Drainage Coordination Committee
	4.3 Support (corridor coordination)	4.4	TxDOT Corridor Coordination (Hwy 31 & 198 drainage review)

Timeline	Responsible Parties	Estimated Cost	Partners
Bi-Annual (Spring/Fall)	Public Works, Contracted Vacuum Service	$15K–$25K	Contractors
Bi-Annual (Late Spring/Fall)	Public Works (Street Crew)	Internal	N/A
Ongoing	Public Works, Contractors	$15K–$25K	Contractors
Short–Mid Term	Engineering, Public Works	$$$	TxDOT
Short Term	City Manager, TxDOT	$$	TxDOT Tyler District
Short Term	Engineering Consultants	$$	TWDB / FEMA
Quarterly & After Rain	Public Works (Maintenance)	Internal	N/A
FY 2026	Engineering / Public Works	$	N/A
Mid Term	Engineering	$$$	TxDOT / Grants
Ongoing	Engineering / Planning	$	USGS
Annual (Summer)	Public Works, Rock Supplier	$5K–$10K	Local Suppliers
FY 2026	Planning / City Council	$	Developers
Mid Term	Planning / Engineering	$$	Developers
Ongoing	City Manager, County, TxDOT	$	TxDOT, Henderson County
Bi-Annual	City Manager, TxDOT	N/A	TxDOT

Resiliency Measures

Goal	Objective	No.	Strategy / Action Item
Goal 1: Reduce Flood Risk and Improve Stormwater Management	Objective 1.1: Improve stormwater planning and infrastructure	1.1A	Develop a comprehensive Stormwater Master Plan
		1.1B	Upgrade aging culverts and drainage systems
		1.1C	Incorporate green infrastructure practices
		1.1D	Preserve natural drainage corridors and floodplain buffers
		1.1E	Coordinate drainage improvements with TxDOT along SH 31 and SH 198
Goal 2: Strengthen Critical Infrastructure Resilience	Objective 2.1: Improve reliability of utilities and facilities	2.1A	Install backup power for water, wastewater, and emergency facilities
		2.1B	Conduct infrastructure vulnerability assessments
		2.1C	Upgrade aging utility systems and monitoring technology
		2.1D	Improve broadband and communications infrastructure
		2.1E	Develop mutual aid and restoration agreements
Goal 3: Reduce Wildfire Risk in the Wildland–Urban Interface	Objective 3.1: Minimize wildfire exposure	3.1A	Establish vegetation management and fuel reduction zones
		3.1B	Promote defensible space practices through outreach
		3.1C	Coordinate wildfire mitigation planning regionally
		3.1D	Encourage fire-resistant construction and landscaping
		3.1E	Support VFD training and equipment needs
Goal 4: Improve Community Preparedness and Emergency Response	Objective 4.1: Strengthen preparedness and coordination	4.1A	Expand emergency alert systems (SMS, mobile notifications)
		4.1B	Identify and maintain storm shelters and gathering sites
		4.1C	Establish a Community Resilience Committee
		4.1D	Conduct public education on hazard awareness
		4.1E	Coordinate shelter planning with MISD and regional partners
Goal 5: Promote Resilient and Sustainable Development	Objective 5.1: Integrate resilience into land use planning	5.1A	Incorporate hazard considerations into zoning and subdivision regulations
		5.1B	Encourage elevated and wind-resistant construction practices
		5.1C	Promote drought-tolerant landscaping and efficient irrigation
		5.1D	Direct growth to areas with lower hazard exposure
		5.1E	Preserve open space and green corridors for stormwater management

Timeline	Responsible Parties	Estimated Cost	Partners
Short–Mid	City of Malakoff	Medium	Engineers
Mid–Long	City	High	TxDOT
Ongoing	City	Medium	Developers
Ongoing	City	Low	County
Mid-Term	City	Medium–High	TxDOT
Mid-Term	City	High	State/Federal
Ongoing	City	Medium	Consultants
Mid–Long	City	High	State/Federal
Mid-Term	City	Medium	Providers
Ongoing	City	Low	County, Utilities
Ongoing	City	Medium	Texas A&M Forest Service
Ongoing	City	Low	Residents
Ongoing	City	Low	TX Forest Service
Ongoing	City	Low	Developers
Ongoing	City, VFD	Medium–High	FEMA, State
Short-Term	City	Medium	Tech Providers
Mid-Term	City	Medium	County
Short-Term	City	Low	Community
Ongoing	City	Low	Schools, Nonprofits
Ongoing	City	Low	MISD, County
Mid-Term	City	Low	Consultants
Ongoing	City	Low	Builders
Ongoing	City	Low	Residents
Ongoing	City	Low	Developers
Ongoing	City	Medium	County, Landowners