



TYLER TOMORROW

CITY OF TYLER COMPREHENSIVE PLAN

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ACKNOWLEDGEMENTS

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Petra Hawkins, Councilmember District 2-West

Shonda Marsh, Councilmember District 3-Northwest

James Wynne, Councilmember District 4-Northeast

Lloyd Nichols, Councilmember District 5-East

Brad Curtis, Councilmember District 6-South

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EXECUTIVE SUMMARY

The Tyler Tomorrow Comprehensive Plan serves as a long-term roadmap for the City of Tyler, shaped through nearly two years of extensive public engagement and more than 3,500 community touchpoints. It reflects the ideas, concerns, and aspirations of community members and leaders, all unified around the goal of preserving what makes Tyler unique while preparing for thoughtful and responsible growth. At the heart of this Plan is a commitment to maintaining the City's high quality of life, which residents consistently identified as a core strength due to Tyler's safety, strong schools, healthcare system, and family friendly environment. The community also recognizes Tyler's significance as a regional hub for higher education, healthcare, and economic development in East Texas, reinforcing the importance of planning proactively for the future.

Plan Framework

Community input showed broad support for managing growth in a way that maintains the City's character while embracing modernization. Residents expressed a strong desire for development to feel intentional, well-designed, and aligned with Tyler's identity. Protecting the City's natural resources emerged as another major priority, with residents emphasizing the importance of the tree canopy, parks and trail system, and water resources as essential components of Tyler's long term health and identity. Transportation improvements were also a dominant theme, as community members highlighted the need for safer streets, more sidewalks, improved bike infrastructure, and stronger transit options. Many residents also stressed the importance of retaining and attracting young talent by expanding housing

choices, enhancing job opportunities, and investing in the arts, culture, retail, and gathering spaces. Together, these shared values form a unifying vision for a city that is resilient, people-centered, and well-prepared for the future.

Land Use and Development

A key component of the Plan is the introduction of "place types," a more flexible and holistic approach to future land use that is coordinated through the Future Land Use Map (FLUM). Place types define the character and function of different areas by integrating land uses, buildings, mobility networks, and public spaces. This approach allows Tyler to guide development in a way that aligns with infrastructure capacity and long-term fiscal health. Neighborhood place types support primarily residential areas while allowing for housing diversity through options such as duplexes, townhomes, and small multifamily buildings. Mixed use and activity centers encourage walkable, vibrant districts that combine housing, retail, entertainment, and public spaces. Corridor place types focus on major transportation routes that support commercial development, employment uses, and higher-density housing, while employment and commercial areas are designed to strengthen the City's economic base and generate important sales tax revenue.

Housing and Neighborhoods

Housing plays a central role in the Plan, which addresses existing conditions, housing diversity, affordability, and neighborhood stability. Community members expressed support for additional housing types and higher density development in appropriate locations. Recommendations include updating zoning standards to expand housing options, supporting programs that promote affordable and attainable housing, encouraging historic preservation, and identifying homes that may be vulnerable to natural hazards. These strategies aim to ensure that Tyler can offer a full range of housing choices that meet the needs of residents at all life stages and income levels.

Infrastructure, Public Facilities, and Services

Infrastructure resilience is another major focus, particularly in relation to water and wastewater systems that must adapt as the city grows. The Plan calls for coordinated infrastructure planning, expanded capacity for critical systems, and diversified funding strategies to reduce reliance on sales tax and user fees. Integrating infrastructure planning with land use decisions is essential for ensuring long term sustainability.

Transportation and Mobility

Transportation improvements are guided by Master Street Plan recommendations and a Complete Streets approach that supports a multimodal system accommodating drivers, pedestrians, bicyclists, and transit users. Key strategies include improving connectivity, expanding sidewalks and bike infrastructure, updating roadway design standards, and incorporating green infrastructure into street design.

Economic Development and Fiscal Resilience

Economic development and fiscal health are supported by market and fiscal analyses included in the Plan. While low-density residential development tends to produce lower returns on investment, commercial areas that generate sales tax are vital to maintaining the City's financial resilience. The Plan calls for continued economic diversification to strengthen Tyler's long-term prosperity. Key priorities include updating target industries, enhancing workforce training, promoting infill and place-based development, and implementing clear performance metrics. By emphasizing return on investment, these strategies aim to ensure sustainable growth and financial resilience for the community.

Implementation

Implementation strategies focus on five core areas: land use, housing, infrastructure, transportation, and economic development. In addition, the Plan includes Area Development Plans for Midtown, UT Tyler, and North End, offering targeted guidance to address the unique needs and opportunities of these districts.

In conclusion, the Tyler Tomorrow Comprehensive Plan presents a shared vision for a city that is growing, evolving, and preparing for the future with intention. It balances preservation with progress, strengthens economic and infrastructure resilience, protects natural resources, and enhances quality of life. By grounding decisions in community values and long term sustainability, the Plan provides a strong foundation for Tyler's future.

