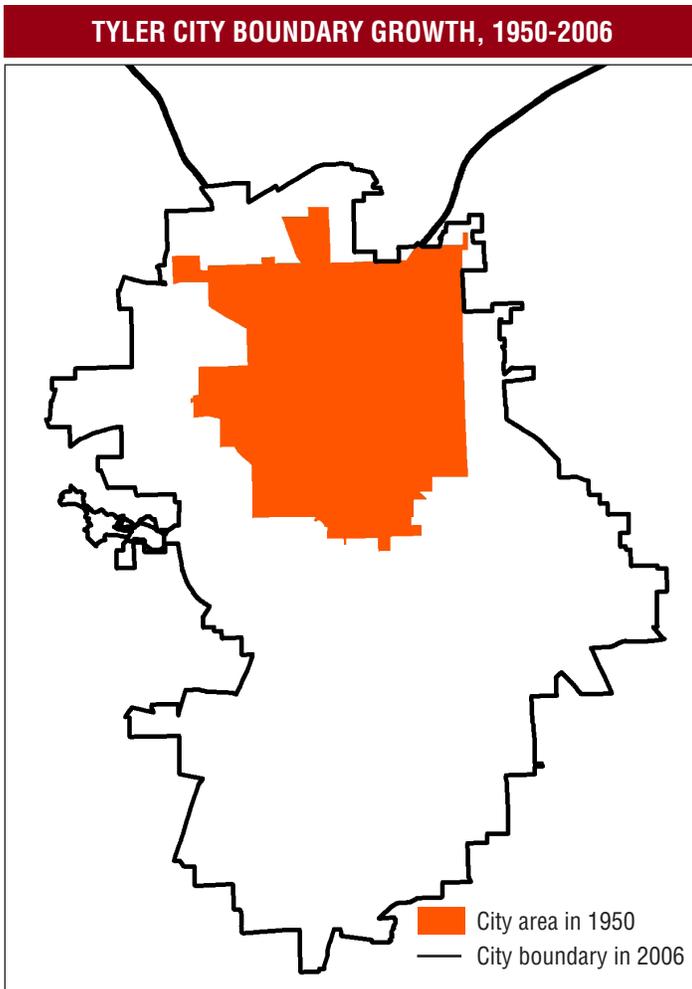




3. Population and Land Use Trends

Population and Land Use Trends



Between 1950 and 2006, the population of the City of Tyler grew two and a half times, while its land area quadrupled in size. The story of Tyler's demographic and physical growth over the second half of the twentieth century is part of the bigger American story of prosperity, automobile travel, suburbanization and the decline of downtowns during the same period. But at the beginning of the twenty-first century, Tyler, like many other communities, is finding that a half-century of sprawling, suburban-style growth has also brought some unintended and unwanted consequences. Understanding recent and current trends in population growth and how land is used in Tyler is the first step towards creating a new plan to guide future growth.

Tyler began in 1847 as the county seat of newly-created Smith County with a 100-acre (0.15 square mile) land purchase. Planned in 28 blocks around a central square where the county courthouse was located, the city had a population of 1,021 by 1860. While the city population grew tenfold by 1910, Tyler's physical growth was modest throughout the late nineteenth and early twentieth centuries, as most new development clustered around the downtown business district in compact commercial areas and residential neighborhoods. The Tyler region's oil boom attracted many new residents in the 1930s, when the city grew an average of 6.5% annually, and by 1950 the city had annexed enough land to encompass 12.7 square miles.

Population growth continued to be very robust in the 1940s and 1950s but, though still substantial, began to moderate during the 1960s. With new annexations, the city grew to 25.2 square miles by 1970. From the late 1960s, growth south of Loop 323 accelerated as a

CITY OF TYLER POPULATION, 1910 - 2005		
	TYLER POPULATION	% CHANGE IN POPULATION
1910	10,400	--
1920	12,085	16.2
1930	17,113	41.0
1940	28,279	65.2
1950	38,968	37.8
1960	51,230	31.5
1970	57,770	12.8
1980	70,508	22.0
1990	75,450	7.0
2000	83,650	10.9
2005*	101,160	20.9

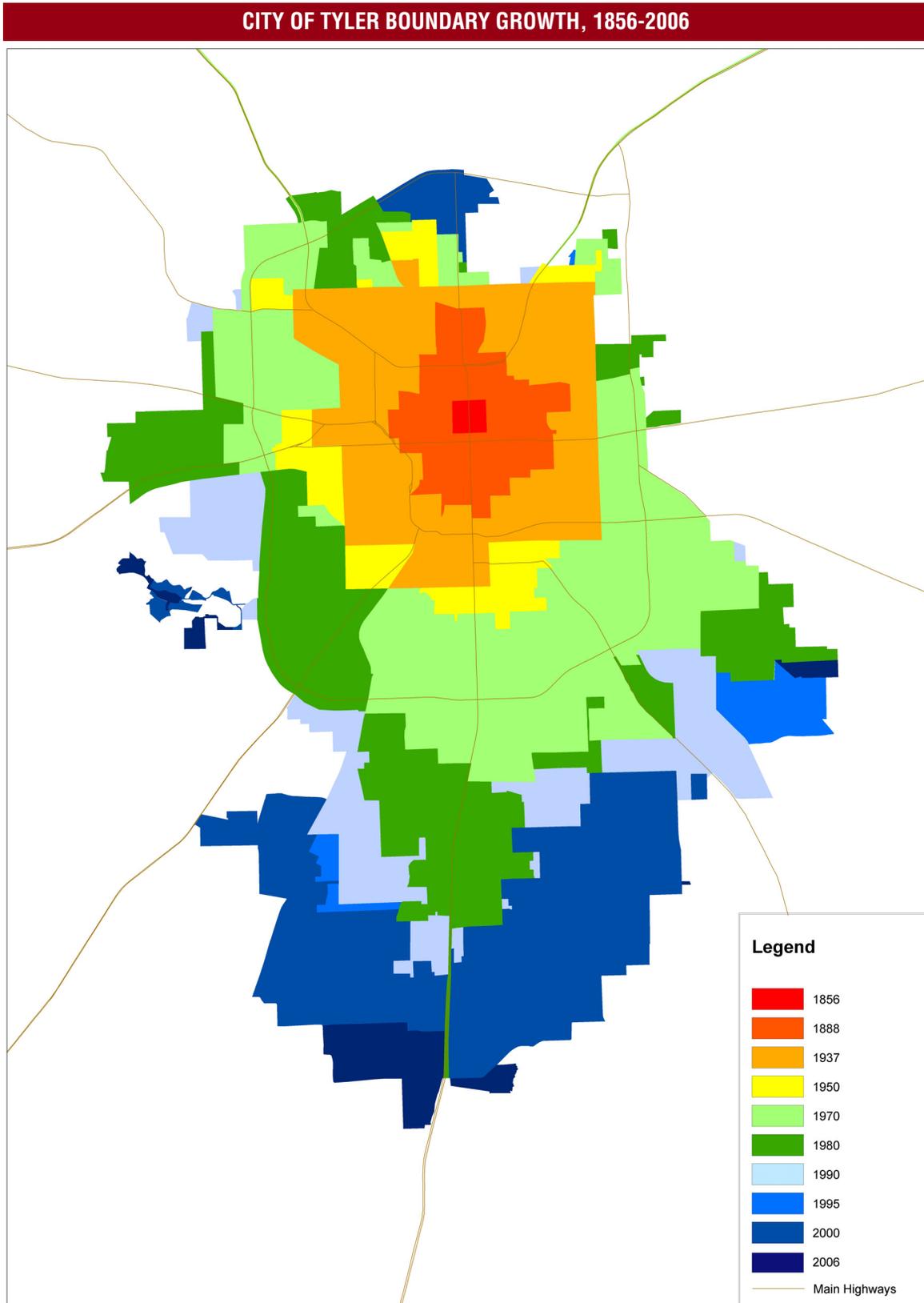
Source: U.S. Census; 2005 City Demographic Study; City of Tyler GIS data

result of the dynamics of school desegregation and the emergence of new forms of retailing – symbolized by the opening of Broadway Square Mall in 1975. This expansion in land area paralleled national trends in post-World War II development, as low-density, automobile-oriented residential and commercial development consumed large amounts of land outside of downtown and close-in areas. The fiscal benefits to the city of the growing retail and commercial district on south Loop 323 and on Broadway south of Loop 323, as well as residents’ desire for city services, encouraged the City to annex another 27.2 square miles between 1970 and 2006, more than doubling the city’s land area. Today, in 2007, the city covers an area of almost 53 square miles with over 101,000 people.

CHANGE IN LAND AREA, 1937 - 2006		
YEAR	LAND AREA (SQ. MI.)	PERCENTAGE CHANGE
1937	10.2	---
1950	12.7	25%
1960	18.5	46%
1970	25.2	36%
1980	34.9	39%
1990	39.9	14%
2000	50.8	27%
2006	52.4	3%

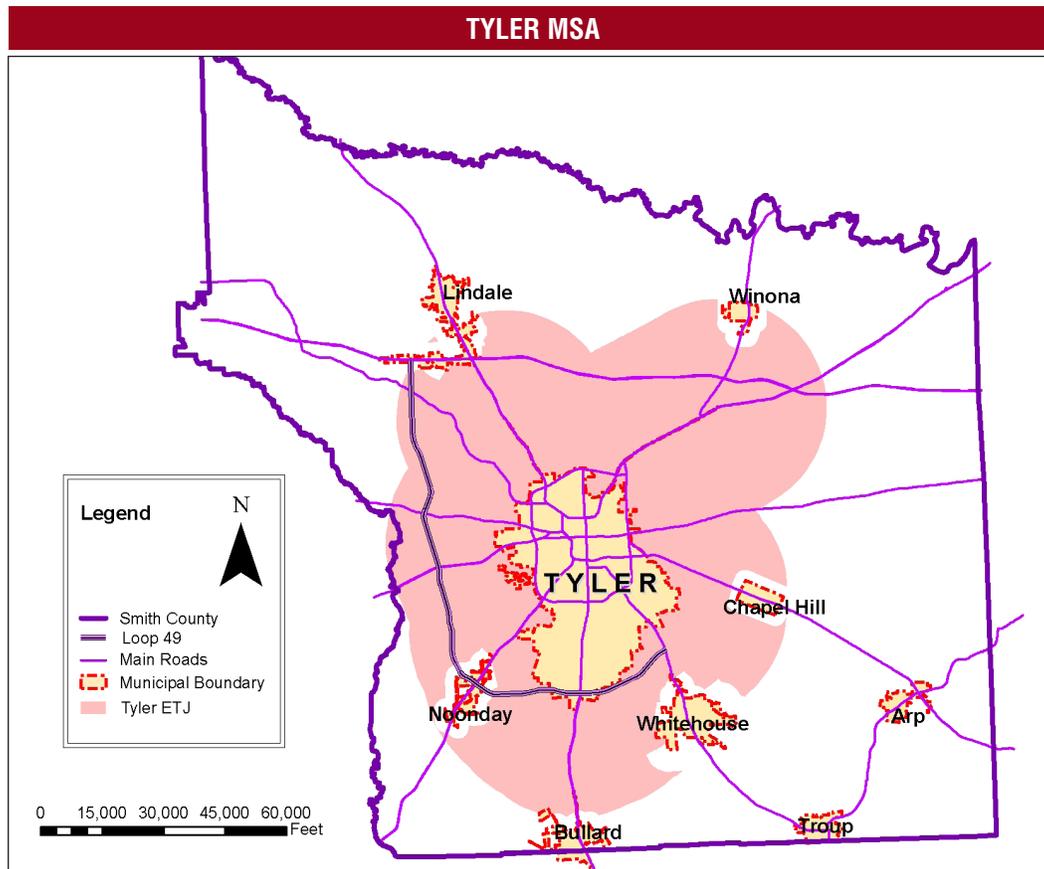
Source: City of Tyler GIS data

Now that the city has a population of over 100,000, its extraterritorial jurisdiction (ETJ) extends five miles from its corporate boundaries in all directions. The ETJ covers an additional 338 square miles in central and southern Smith County.



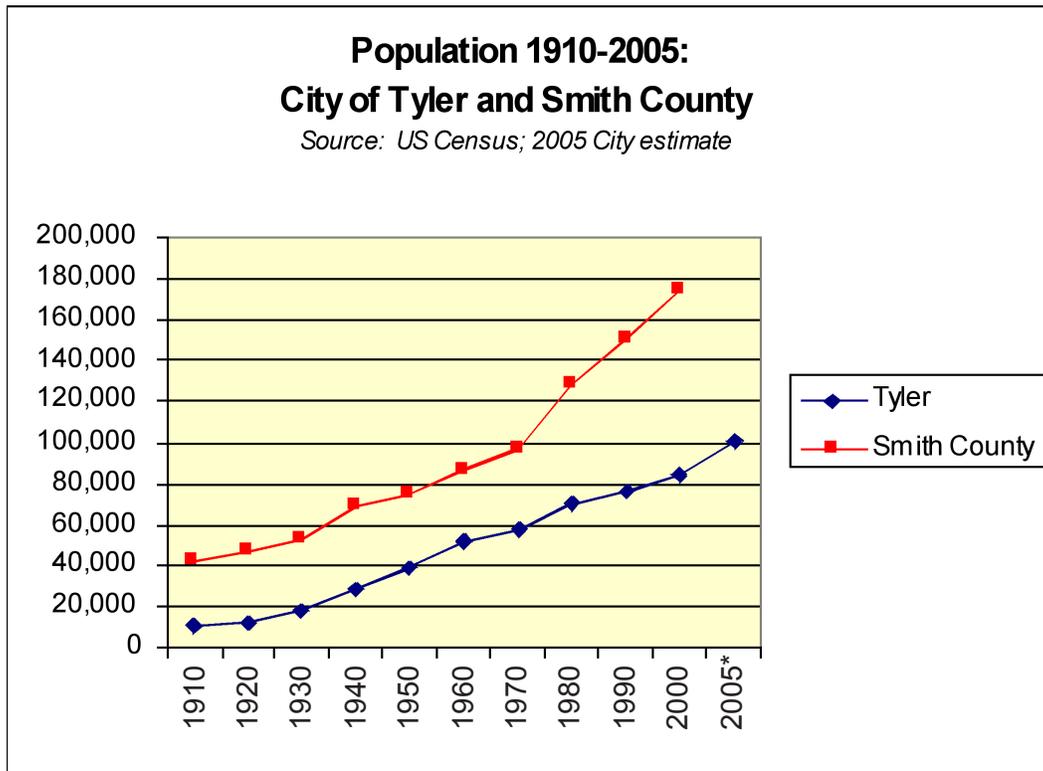
Source: City of Tyler GIS data

TYLER'S ROLE IN ITS REGION



Source: City of Tyler GIS data

As the county seat of Smith County, Tyler serves as its employment, civic, cultural, and retail center. It is also the center of the Tyler Metropolitan Statistical Area (MSA), a geographic unit defined by the federal government for the purposes of measuring and reporting data on a metropolitan area. An MSA is an area that contains a core urban area of at least 50,000 people. The Tyler MSA has been defined as identical to Smith County; therefore, the Tyler MSA includes both the city and the county population.

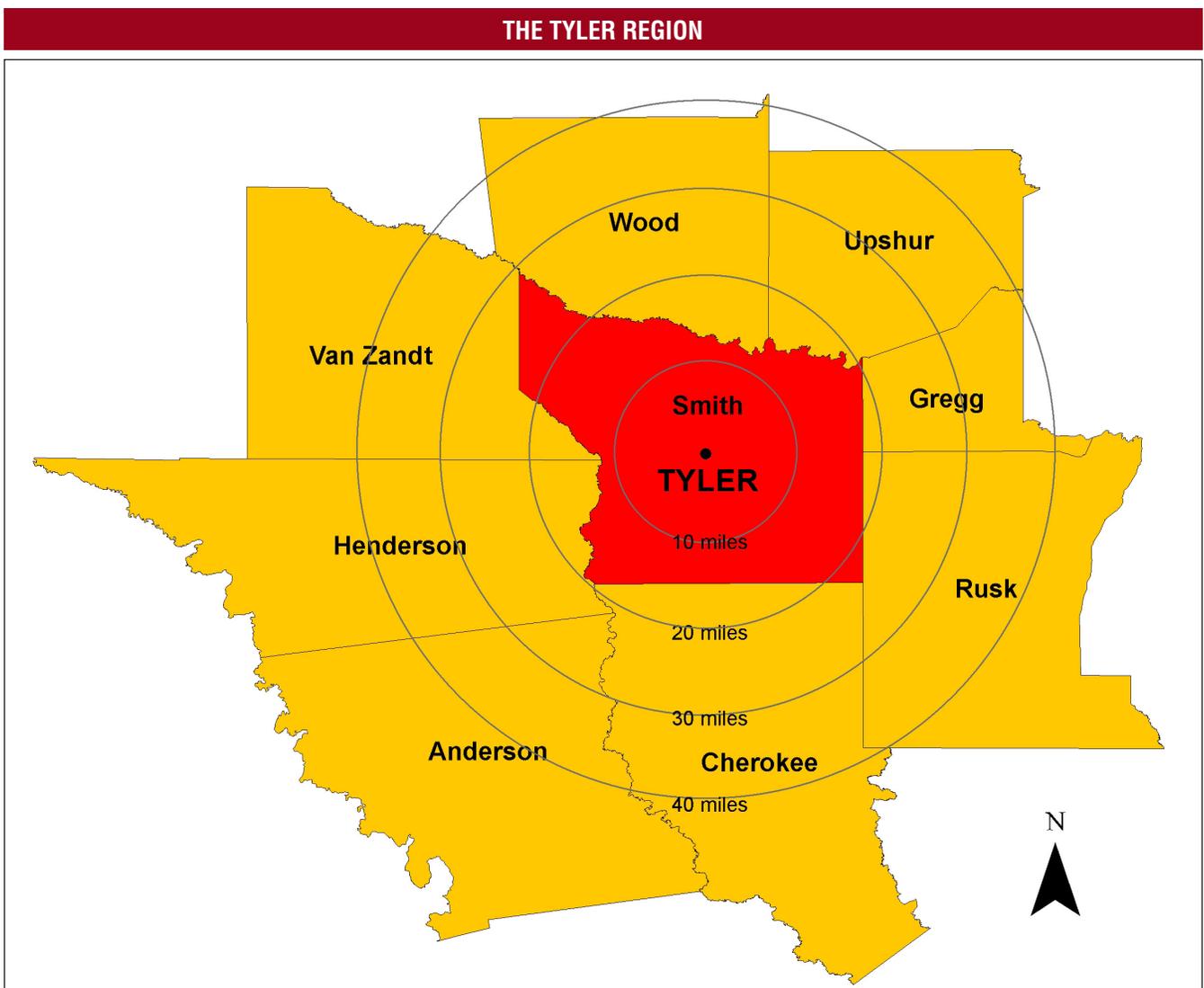


The city's proportion of county population has been declining significantly since 1970, when the city accounted for almost 60% of the county's population. This is a result of suburban-style residential growth in smaller cities, such as Whitehouse and Noonday, as well as in unincorporated parts of the county. Since 1970 Smith County has been growing faster outside the city than within the city limits. During the 1990s, county population growth, not counting the city, was about 2% a year, about twice the annual rate of growth within the city limits.

Tyler's city and ETJ land areas contain over 42% of Smith County's land area and approximately 47% of the county's population. Although ETJ residents are not residents of the city, the land within the ETJ is governed by Tyler's subdivision regulations. This limited land use control outside of the city boundary allows city government some ability to plan for future physical development and prevents conflicts with neighboring municipalities over annexation.

Chapter 3 :: POPULATION AND LAND USE

The city's influence, however, stretches beyond the ETJ and MSA boundaries. Tyler functions as a regional center, particularly for retail, medical services, and employment, and state officials estimate that over 270,000 people enter Tyler each day for work, entertainment, shopping, medical services, government business, or cultural events. Tyler's location in the heart of East Texas means that the city effectively serves over 675,000 people who live within a 40- to 50-mile driving distance of Tyler. Tyler regularly draws workers, shoppers, and cultural patrons from a nine-county radius that includes Anderson, Cherokee, Gregg, Henderson, Rusk, Upshur, Van Zandt, Wood, and Smith counties. Tyler's influence is particularly strong on counties to the south and east, which are more rural in nature and farther away from the Dallas-Fort Worth Metroplex that lies approximately 90 miles northwest of Tyler.



Source: Texas State Data Center GIS data

POPULATION FACTS

- **AGE AND GENDER COMPOSITION (2000):**
 - Median age: 34 years
 - 26% under 18 years old
 - 15% aged 65 or older
 - 47% male
 - 53% female
- **HOUSEHOLDS (2000):**
 - Total households: 32,535
 - 11% increase since 1990
 - 65% are family households (persons related by blood or marriage)
 - 47% of all households are married-couple households
 - 21% of all households are married couples with their own children under 18 years old
 - 30% of all households are single-person households
 - 5% are other non-family households (unrelated or single persons living together)
 - 14.5% of all households are headed by women
 - 10% of all households are single-parent households
- **RACIAL/ETHNIC COMPOSITION (2000):**
 - 56% White, non-Hispanic
 - 26% African-American, non-Hispanic
 - 16% Hispanic/Latino, all races
 - 2% Other, non-Hispanic
 - Public school (Tyler I.S.D.) enrollment, 2005-2006:
 - 34% Hispanic
 - 34% African-American
 - 32% White
- **LANGUAGE SPOKEN AT HOME (2000):**
 - 14.7% of the population 5 years and older speaks Spanish at home
 - 1.6% speaks a language other than English or Spanish at home
 - 8.1% of the population 5 years and older speaks English less than “very well”
- **DISABILITY (2000):**
 - 10% of persons in the age group 5-20 have a disability
 - 23% of persons in the age group 21-64 have a disability
 - 44% of persons who are 65 and older have a disability
- **EDUCATIONAL ATTAINMENT (2000):**
 - 27% of the population has a bachelor’s degree or higher
 - 13% does not have a high-school diploma
- **INCOME (1999):**
 - Median household income—\$34,163; median family income—\$43,618
 - 51% of households have incomes of less than \$35,000
 - 10% of households have incomes of \$100,000 or more
 - 13% of families have incomes below the poverty level; over half of these are single-parent households
 - 4% of individuals have incomes below the poverty level
 - 24% of children under 18 live below the poverty level
 - 12% of elderly households live in poverty

WHAT DOES IT MEAN?

- Tyler’s population grew at an average annual rate of 1.8% between 1970 and 2000.
- A 2005 City Demographic Study estimated that Tyler grew much faster in the period 2000-2005: nearly 4% a year to 101,160.
- Tyler’s proportion of county population has been declining since 1970 as new subdivisions are built outside the city.
- Tyler’s population is somewhat older than the state’s – fewer children and more people 65 or over.
- Most Tyler households are family households.
- Only one in five of all households are traditional married couple with children households.
- Almost a third of all households are single person households.
- Tyler’s Hispanic population almost doubled between 1990 and 2000, but the city still has a lower percentage of Hispanics than the state as a whole.
- Tyler proportionately has more African-Americans in its population than the state as a whole.
- Almost a quarter of Tyler children lived in poverty at the time of the 2000 census.

Sources: Census 1990, Census 2000, Tyler Independent School District (T.I.S.D.), Tyler Economic Development Council, 2005 City Demographic Study

A. Population

POPULATION DATA SOURCES

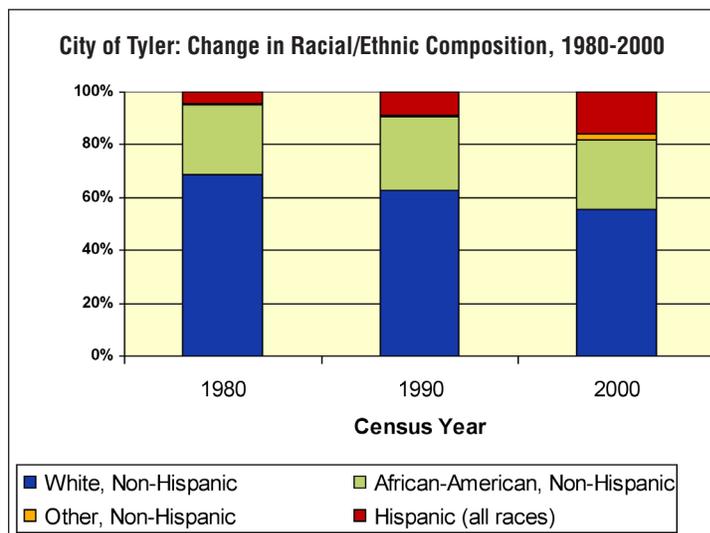
The discussion of population trends in this chapter is based on several sources of data: 1) U.S. Census Bureau 2000 data and 2005 American Community Survey estimates; 2) population projections produced by the Texas State Data Center; and 3) a 2005 demographic study commissioned by the City and prepared by PASA Demographics of College Station, TX, a firm employed by the Tyler Independent School District (T.I.S.D.) to make enrollment projections. The Census Bureau's American Community Survey (ACS) is administered to sample households on a yearly basis and measures population and housing data. ACS data have a 90% probability of accuracy.

ADJUSTED CITY POPULATION TOTALS

Unlike the Census Bureau and Texas State Data Center, PASA Demographics uses more detailed building permit data, annexation data, and school enrollment records in its projections. First, the PASA study estimated the Census 2000 undercount at 1,447 residents, resulting in a total of 85,097 city residents instead of 83,650. Drawing on school enrollment and other data, PASA also determined that some 16,063 new residents entered the city between 2000 and 2005 – over 5,000 new households. Most of these new residents were Hispanic and they settled inside Loop 323, many of them east of downtown and in North Tyler. They were attracted to Tyler by employment opportunities in the manufacturing and food products industries. The population surge in the early years of the decade, combined with the undercount of population growth during the 1990s, boosted Tyler's estimated 2005 population to 101,160. This figure will be used as the baseline in this comprehensive plan, unless otherwise indicated. However, because the 2005 PASA estimate does not include a detailed analysis of population composition by race, household type, income, or other characteristics, data and estimates from the Census Bureau will be used to provide a general understanding of Tyler's population characteristics.

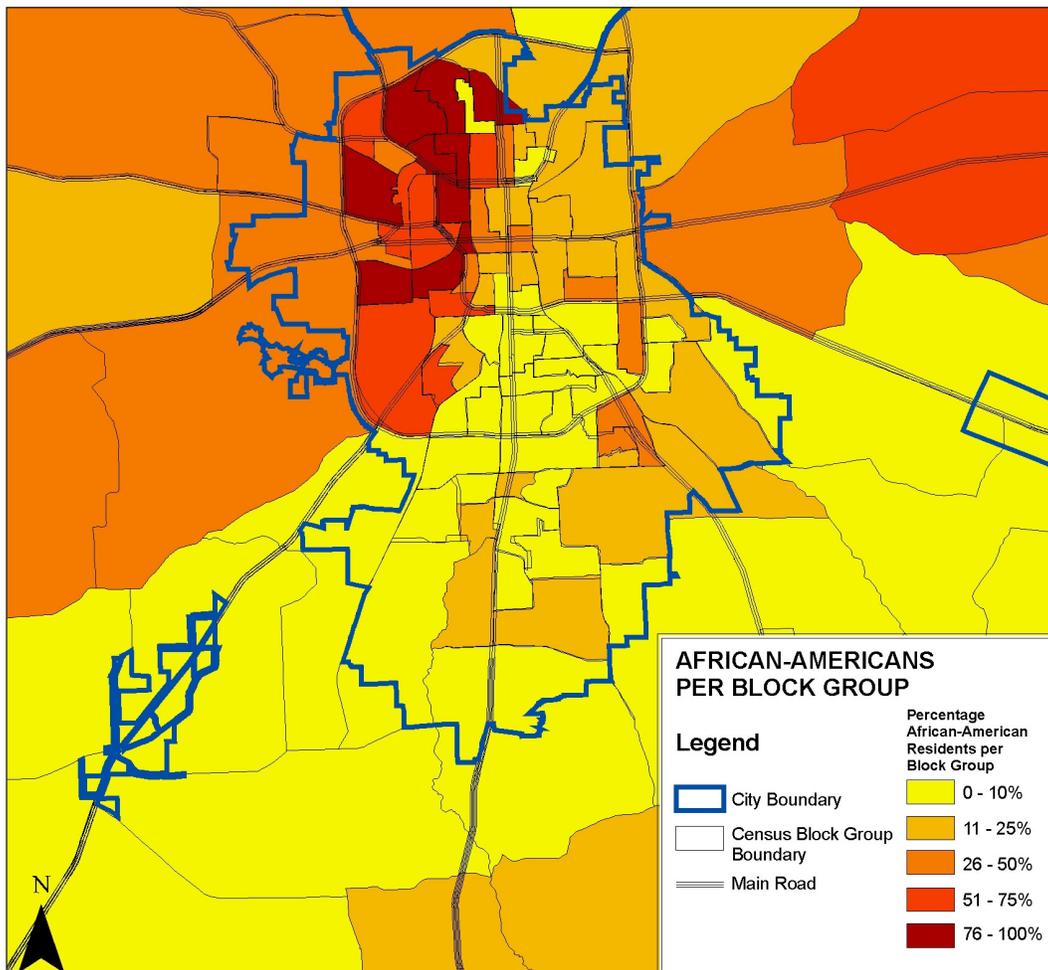
RACIAL/ETHNIC COMPOSITION

During the 1990s and early 2000s, Tyler's population grew more diverse. In 1990, 62% of Tyler's residents were white (non-Hispanic), 28% were African-American (non-Hispanic), and less than 9% were Hispanic. By 2000, an influx of new Hispanic residents had significantly altered the city's ethnic composition.

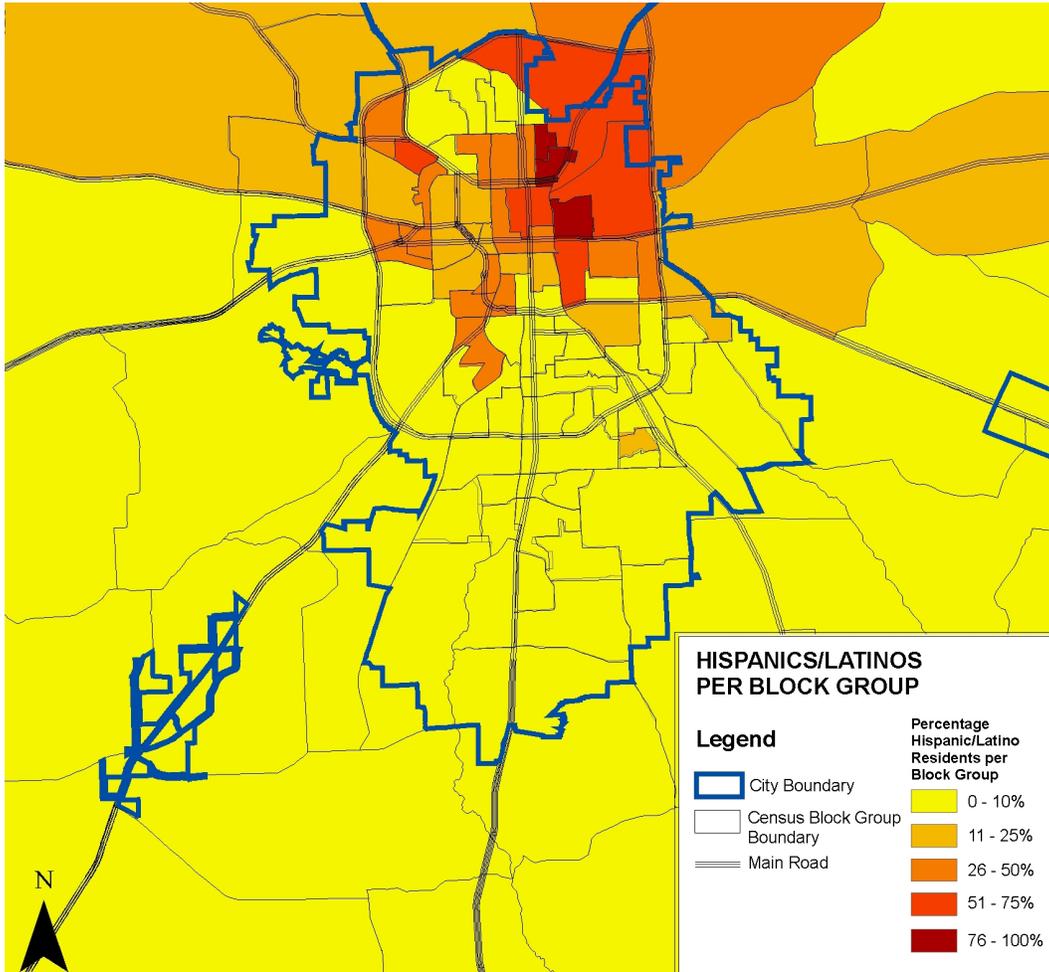


Source: U.S. Census 2000

Tyler’s Hispanic population doubled, and the composition shifted to 56% white (non-Hispanic), 26% African-American (non-Hispanic), and 16% Hispanic. Since non-whites and Hispanics are typically undercounted more often than whites, the increase in diversity is likely to be somewhat higher than shown in the 2000 census data. For 2005 the Census Bureau estimated additional changes in the city’s racial/ethnic composition: the population was 20% Hispanic, 28% African-American, and 50% white. Given the Hispanic character of the 2000-2005 in-migration, Tyler’s population may be over 20% Hispanic now.

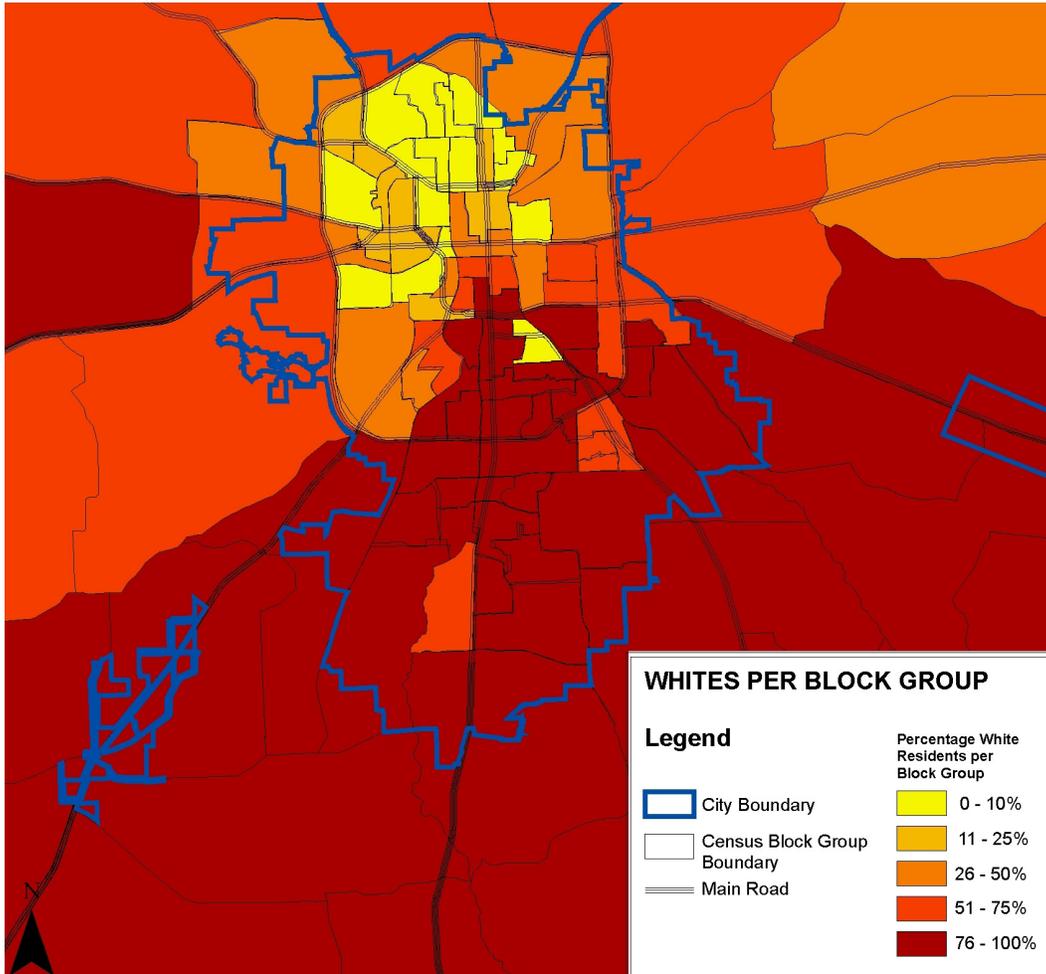


Source: U.S. Census 2000



Source: U.S. Census 2000

Most of Tyler's African-American and Hispanic population resides inside of Loop 323 in the city's older neighborhoods. Neighborhoods in the northwestern parts of the city, in traditional African-American neighborhoods near Texas College, along Palace Avenue, near the former Butler College, and along Old Noonday Road tend to have a higher percentage of African-American residents. The Hispanic/Latino community is more concentrated in neighborhoods north and east of downtown, particularly in the area east of North Broadway Avenue and north of East Front Street. Tyler's white residents are more concentrated south of Front Street and to the southeast and south.

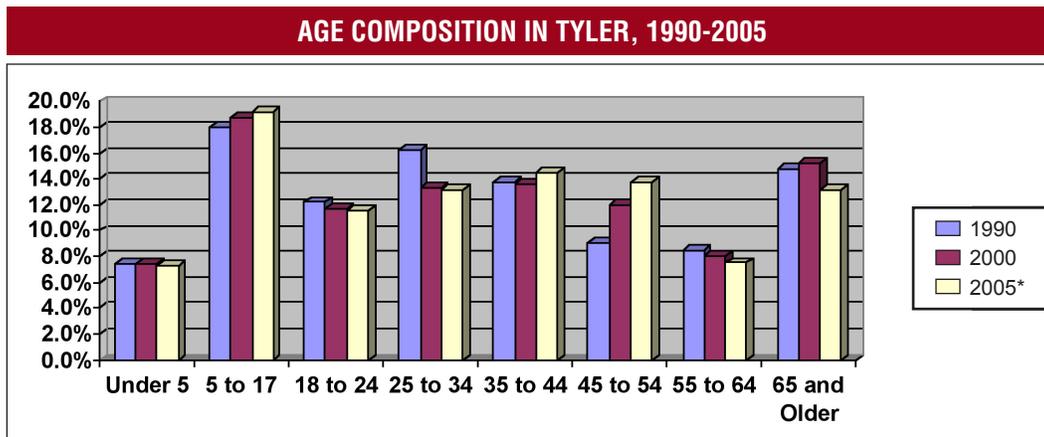


Source: U.S. Census 2000

AGE COMPOSITION

Tyler's median age in 2000 was 34.1 years old, which was slightly higher than the state median (32.3) but lower than Smith County's median age (35.5). About a quarter of the city's population is under 18 years old. The percentage of younger adults in Tyler is decreasing. In 1990, 29% of Tyler's population was between the ages of 18 and 34; by 2000, that age group had shrunk to 25% of the population, and 2005 Census Bureau estimates placed this group at less than 25% of Tyler's population. This young adult age cohort comprised a smaller percentage of overall population all over the U.S. in 2000, because it is made up of the smaller "baby bust" generation born in the 1970s. Communities everywhere are competing to retain and attract this group of younger workers.

Tyler also has a large population of senior citizens. The city markets itself as a retirement destination, its affordable cost of living attracts many new seniors, and it has two hospitals and a strong medical sector. Tyler's senior population accounted for 15.2% of the city's population in 2000 and was estimated at 13.1% in 2005 by the Census Bureau. In any case, this is a significantly greater percentage than in the state of Texas as a whole, where the 65 and older age group was estimated to make up only 9.6% of the population in 2005.



Source: U.S. Census Bureau

*Estimate from the U.S. Census Bureau's 2005 American Community Survey

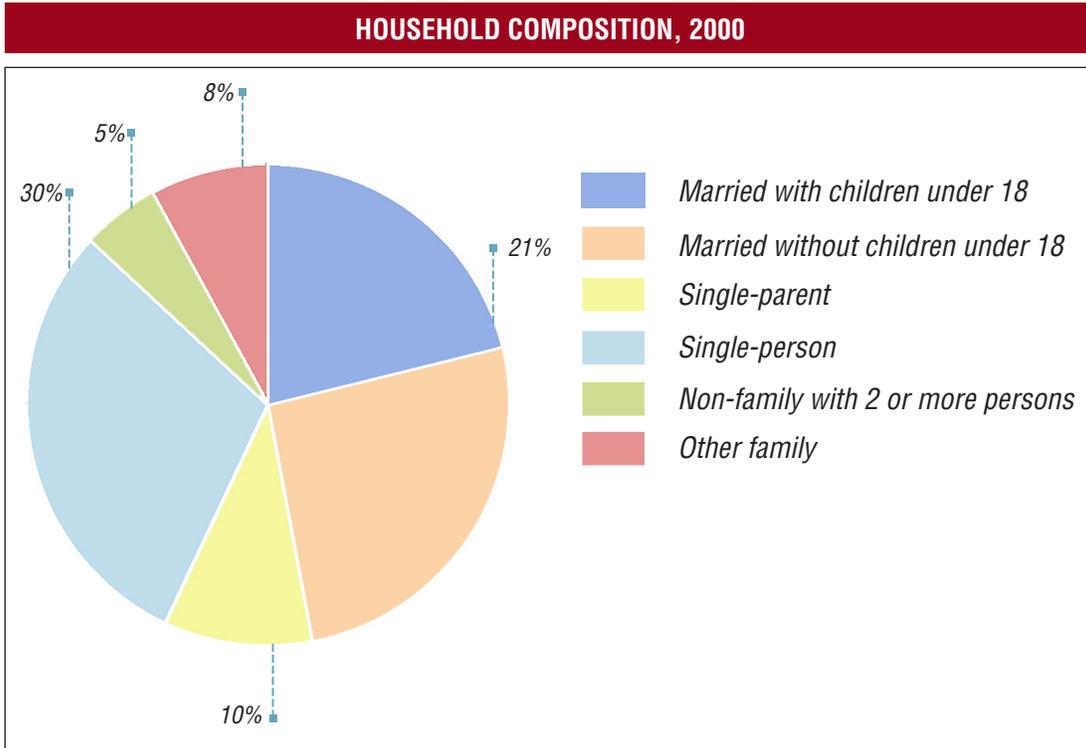
CENSUS AND ESTIMATED AGE COMPOSITION IN TYLER AND TEXAS, 1990-2005

	1990 % of Population		2000 % of Population		2005 % of Population*	
	Tyler	Texas	Tyler	Texas	Tyler	Texas
Under 18	25.5	27.4	26.1	28.2	26.5	28.3
18-24	12.2	11.2	11.7	10.5	11.6	14.6
25-34	16.3	18.4	13.3	15.2	13.1	9.9
35-44	13.8	15.2	13.6	15.9	14.5	14.8
45-54	9.1	9.7	12.0	12.5	13.7	13.6
55-64	8.4	7.7	8.0	7.7	7.5	9.1
65 and above	14.8	10.3	15.2	9.9	13.1	9.6

Source: U.S. Census Bureau
 * Estimate from the U.S. Census Bureau's 2005 American Community Survey

HOUSEHOLD COMPOSITION

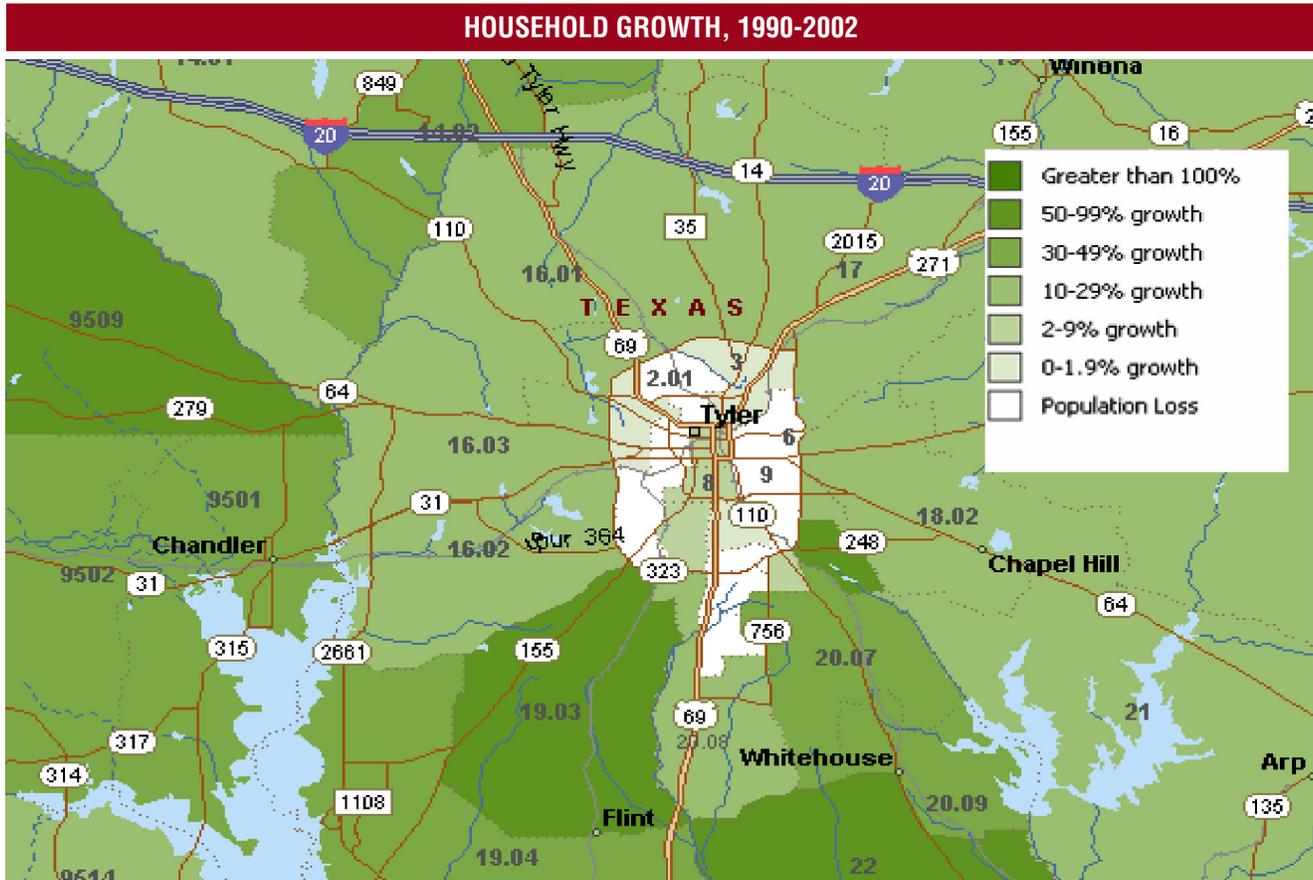
The number of households in the City of Tyler increased by 11% between 1990 and 2000. Over 65% of Tyler's 32,535 households in 2000 were family households (persons related by blood or marriage, but not necessarily with children), but only 47% of all households were married-couple households and 21% were married couples with their own children under age 18. Ten percent of the family households were single-parent households. In 2000, 30% of all households were single-person households. The remainder lived in households with non-relatives or in group quarters such as dormitories. The average number of persons per household in 2000 was 2.48, and the average family size was 3.12 persons.



Source: U.S. Census Bureau

Although Tyler is a family-oriented city, the majority of its households do not include children. In 2000, 35% of all Tyler households included children under 18, and the Census Bureau estimates that in 2005, 36% of the city's households included children under 18. Many family and non-family households also include senior residents: over 32% of all households in 2000 had at least one person aged 60 or older, and over 26% included at least one person aged 65 or older.

Like the overall population growth rate, the rate of household growth is greater in the southern part of the city and in the southern part of Smith County outside the Tyler city limits. Van Zandt County also is experiencing relatively high growth rates because it is just outside the eastern edge of the Dallas Metroplex.



Source: Microsoft MapPoint; ZHA, Inc.

PUBLIC SCHOOL POPULATION

Tyler Independent School District (T.I.S.D.) is the largest school district in East Texas and includes two high schools, six middle schools, 16 elementary schools, and three alternative/special education schools. T.I.S.D.'s boundaries include most of the city of Tyler.¹ Total T.I.S.D. enrollment for the 2005-2006 school year was 18,002 students. In 2005-2006, the racial and ethnic composition of the public school population was 32% white, 34% African-American, and 34% Hispanic, with a greater percentage of minority students than the city's population as a whole. This suggests that many white families send their children to one of Tyler's private schools. T.I.S.D. enrollment has been increasing steadily since 2000 at a rate of around 2% per year and is projected to reach approximately 19,375

¹ Small portions of the eastern side of Tyler fall within the Chapel Hill Independent School District and the Whitehouse Independent School District.

students by 2013.

CITY AND T.I.S.D. RACIAL/ETHNIC COMPOSITION IN 2005		
	City of Tyler (2005)*	T.I.S.D. Enrollment (2005)
White	49.5%	32%
African-American	28.3%	34%
Hispanic/Latino	19.5%	34%

*Sources: U.S. Census Bureau and T.I.S.D.
U.S. Census Bureau's 2005 American Community Survey estimate

INCOME PROFILE

Tyler’s median household and family incomes are lower than the county’s and the state’s. The county has a smaller percentage of single-person households—who typically have lower median incomes than family households—than the city, and the city also has a larger number of households living in poverty. Disparities between household and family incomes reflect the difference between households with one earner and those with more than one.

CENSUS AND ESTIMATED MEDIAN HOUSEHOLD AND FAMILY INCOMES, 1999 AND 2005				
	Median Household Income, 1999	Median Household Income, 2005*	Median Family Income, 1999	Median Family Income, 2005*
Tyler	\$34,163	\$31,514	\$43,618	\$45,644
Smith County	\$37,148	\$37,964	\$44,534	\$48,177
Texas	\$39,927	\$42,139	\$45,861	\$49,769

*Source: U.S. Census Bureau
U.S. Census Bureau's 2005 American Community Survey estimate

Census Bureau estimates suggest that income disparities grew in Tyler during 1999-2005. Over 51% of Tyler’s households had incomes of less than \$35,000 in 1999; by 2005, this total had risen to 53%.² The percentage of households earning more than \$50,000 also rose slightly between 1999 and 2005 from 33% to 34%, while the percentage of households earning \$100,000 per year during this period rose from 10% in 1999 to 11% in 2005. Tyler’s income levels are somewhat lower than Smith County’s and Smith County in general has more households in the middle income ranges than Tyler.

² *Ibid.*

HOUSEHOLD INCOMES, 1999 AND 2005				
Household Income	Percentage of Tyler Households in 1999	Percentage of Tyler Households in 2005*	Percentage of Smith County Households in 1999	Percentage of Smith County Households in 2005*
Less than \$10,000	12.5	14.7	10.4	11.1
\$10,000 to \$19,999	16.3	17.2	14.9	15.3
\$20,000 to \$34,999	22.0	21.5	21.8	19.9
\$35,000 to \$49,999	15.7	11.9	17.0	14.2
\$50,000 to \$74,999	14.9	16.2	18.0	17.9
\$75,000 to \$99,999	8.1	7.3	8.8	10.4
\$100,000 and above	10.4	11.2	9.1	11.3

Source: U.S. Census Bureau
**U.S. Census Bureau's 2005 American Community Survey*

INDIVIDUALS AND HOUSEHOLDS LIVING IN POVERTY

Tyler has a higher number of individuals living in poverty than the Texas average. Nearly one in three Tyler children are estimated to be living in poverty. Senior citizens in Tyler, however, are less likely to be poor than in the state as a whole.

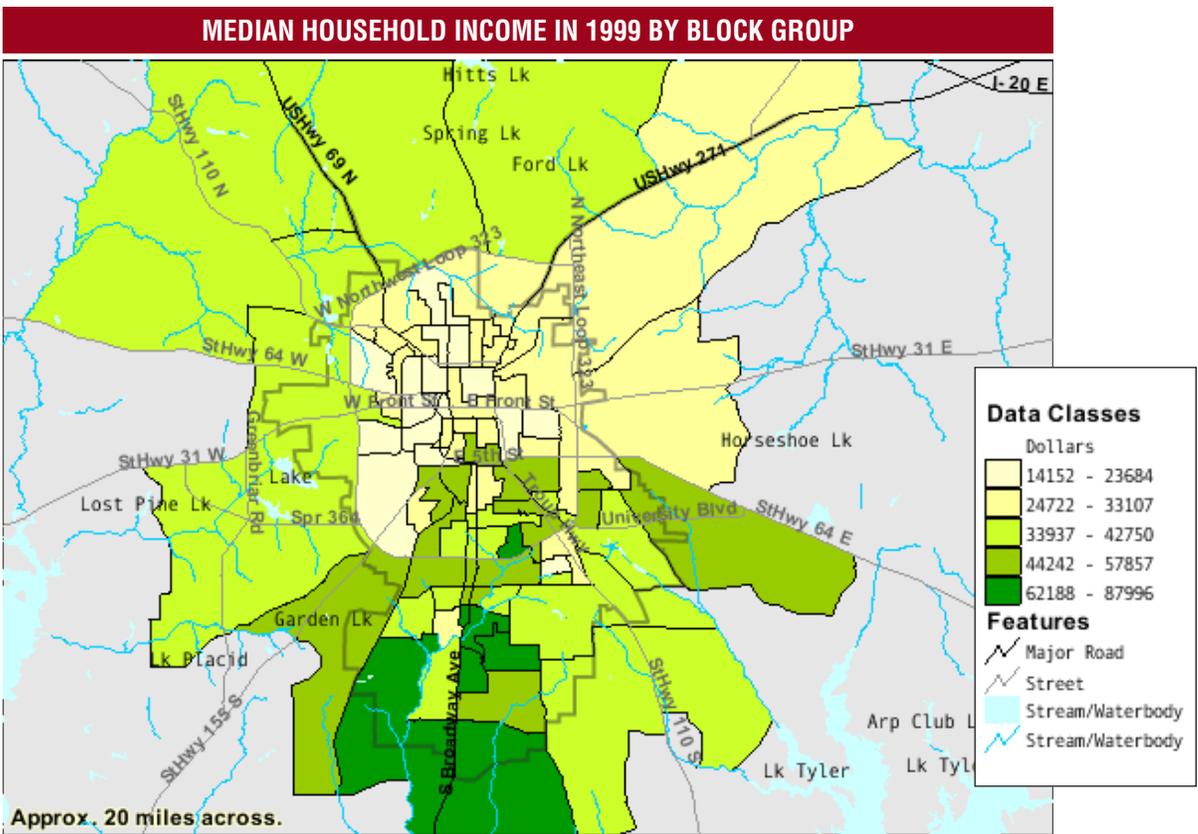
In 1999, 16% of Tyler's households had incomes that fell below the poverty level, as compared to 14% in Texas. Over half of these households in poverty in Tyler were headed by single parents. Almost one-quarter of all children in Tyler lived in poverty, and 12% of residents aged 65 or older also lived in poverty. By 2005, the Census Bureau estimated that over 21% of Tyler residents lived in poverty, in comparison to the state average of 18%. Two-thirds of the working-age individuals in poverty in Tyler were women, whereas only 58% of the working-age individuals in poverty in Texas were women. The number of children in poverty in Tyler is estimated to have increased to 32% in 2005, a number significantly higher than the state average of 25%. However, the number of seniors in poverty declined to only 8% in 2005. For the same year, 13% of all Texas residents 65 or older were living in poverty. The decrease in Tyler's number of seniors in poverty may reflect the impact of older, more affluent retirees and empty nester households moving into the city.

POVERTY STATUS, 1999 AND 2005								
	1999 % of Households in Poverty	2005 % of Households in Poverty*	1999 % of Individuals in Poverty	2005 % of Individuals in Poverty*	1999 % of Children under 18 in Poverty	2005 % of Children under 18 in Poverty*	1999 % of Seniors (over 65) in Poverty	2005 % of Seniors (over 65) in Poverty
Tyler	15.8	19.9	16.8	21.2	23.7	32.3	12.1	7.6
Texas	14.0	16.2	15.4	17.6	20.5	24.9	12.8	12.7

Source: U.S. Census Bureau
 * U.S. Census Bureau's 2005 American Community Survey (ACS)

GEOGRAPHICAL DISTRIBUTION OF HOUSEHOLDS BY INCOME

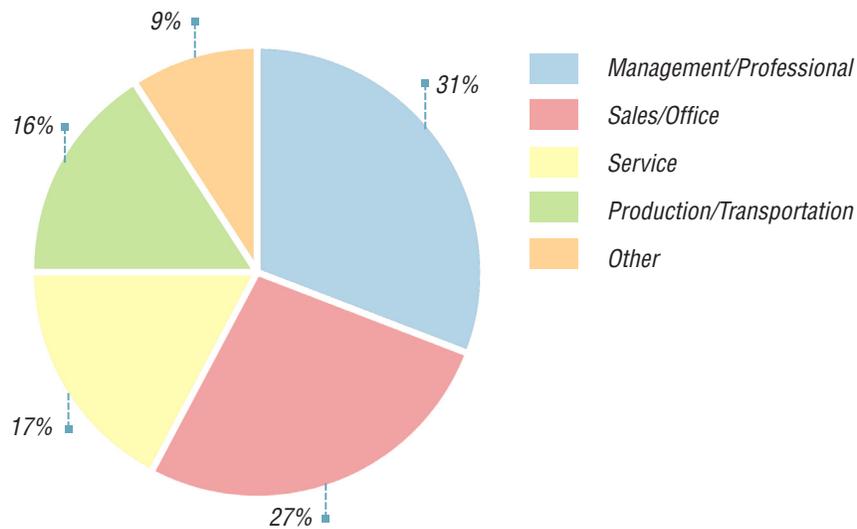
Households in areas south of Fifth Street had higher median incomes in 1999 than in other parts of the city. The poorest households were in downtown and certain neighborhoods north and west of downtown and in the Butler College and St. Louis neighborhoods.



EDUCATIONAL ATTAINMENT AND EMPLOYMENT

The majority of Tyler’s residents over 25 years old in 2000 had earned a high-school diploma, and 18% had gone on to complete a bachelor’s degree. An additional 6% had completed a master’s degree, and 4% had earned a professional or doctoral degree. Only 3% of Tyler residents had not completed any education beyond eighth grade.

CITY OF TYLER RESIDENT OCCUPATIONS IN 2000



Source: U.S. Census Bureau

In Tyler, as elsewhere, an employment transition from manufacturing and agriculture to services has been underway for a long time and jobs in the Tyler MSA are predominantly service jobs. In 2000, 61% of Tyler residents aged 16 and older were in the work force, with the majority in services of some kind. In 2005, Tyler’s top five employers were Trinity Mother Frances Health Center, East Texas Medical Center, Brookshire Grocery Company, Tyler Independent School District (T.I.S.D.), and Trane Company.

The Tyler MSA is a major employment center in East Texas, and the City of Tyler includes many of the MSA’s jobs. Almost 97,000 workers were in the Tyler MSA labor force in 2005. Many of these workers drive into the city from homes in Smith County and surrounding counties. In 2000, almost 19% of Tyler MSA employees commuted from other counties to work in Smith County. Except for a dip in jobs during the 2000 recession, the Tyler MSA has seen regular employment growth. The number of jobs grew at a fairly steady rate of two to three percent between 2002 and 2005. The Tyler MSA’s continued job growth since 2002 has depended primarily on the city’s health care industry, construction jobs, hospitality services, transportation/warehousing jobs, and professional and business services. From 1990 to 2005, the Tyler MSA’s health care jobs grew over 110%, hospitality jobs increased by almost

89%, and its professional and business services jobs also increased by over 93%. During the same period, manufacturing jobs declined by 14% and natural resource-related jobs (oil and gas) decreased by over 22%. In 2005, health care, government, retail, hospitality, and manufacturing accounted for over 50% of the Tyler MSA's employment. Continued growth is forecast to 2010 in the Tyler MSA, with employment growth (1.8% per year) slightly outpacing population growth (1.7% per year for the MSA as whole) and retail sales growth expanding much faster at 6.8% per year.

POPULATION PROJECTIONS

Demographers always emphasize that population “projections” are not “predictions.” The reliability of projections more than ten years in the future declines with each succeeding year. Population change is made up of net natural increase (births minus deaths) and net migration (immigration minus outmigration), both of which can take unpredictable turns, especially migration. Population projections are made based on judgments about the likelihood of existing trends continuing. The population projections below use data from PASA Demographics for the City of Tyler in 2005 and 2015 and from the Census Bureau and the Texas State Data Center for Smith County in 2005 and 2015.

City of Tyler Population Projections

Tyler's rapid increase in population between 2000 and 2005 appears to be attributable to the city's location along an immigration path from Mexico during those years. In addition, Tyler had a high number of births relative to deaths and also annexed several large tracts of land during this period. It appears that the immigration flow slowed in 2006, as school enrollments stabilized in 2005-2006 after four years of growth. PASA Demographics' population projections suggest that Tyler will not continue to grow at a rate of 4% per year, as it did in 2000-2005. The transition from white and African-American workers to Hispanic workers in certain industries in Tyler is complete and few new jobs in these industries are expected to be available to additional Hispanic immigrants. This reduction in manufacturing and food industry employment possibilities is expected to slow in-migration. PASA Demographics projects that by 2015 the City should gain approximately 2,897 persons in five-year increments (or 5,794 persons in ten years) due to net in-migration. Any future annexations are not defined or included in the projections. Births over deaths are estimated as 5,628 for the City over the ten-year projections period. In sum, there should be approximately 112,722 persons in the City of Tyler by 2015. This represents a ten-year growth rate of 11%, or 1.1% per year between 2005 and 2015, which is a return to average growth rates.

The 2015 estimate of future population also tracks well with the projected number of public and private school students being added to the population (using the past two years – Fall 2004 relative to Fall 2006 – to establish a rate of growth). The growth rate for retirees is expected to be slightly higher than that of the school-aged population.

Using PASA Demographics' 2005 and 2015 estimates as a foundation, population and household projections for the City of Tyler in 2025 are below, based on the following assumptions:

- No new annexations

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- Single person households will continue to comprise 30% of all households
- The average household size is 2.5 persons (for other households)
- 2005-2015 annual population growth rate of 1.2%
- 2015-2025 annual population growth rate of 1.5%

The population growth rates used here are somewhat more aggressive than historic rates under the assumption that quality of life improvements and continued economic growth will attract more residents to Tyler.

CITY OF TYLER POPULATION AND HOUSEHOLD PROJECTIONS, 2005-2025			
	2005	2015	2025
TOTAL CITY POPULATION*	101,160	122,722	129,630
Annual population growth rate	—	1.2%	1.5%
Total city households	40,464	45,089	51,852
Average household size**	2.5	2.5	2.5
New single-person households	—	1,388	2,029
Total single-person households**	12,139	13,527	15,556
New other households	—	3,237	4,734
Total other households	28,325	31,562	36,296
New total households	—	4,625	6,763
* 2005 and 2015 population estimate provided by PASA Demographics.			
** Percentage of household types and average persons per household based on 2000 Census. Assumptions include: 1) 2.5 persons per household and 2) 30% of households are single-person households.			

The population between 2005 and 2025 would grow by 28,470 persons or 1,424 persons a year on average. Using the population projections above and assuming average household size and percent of single-person households to be the same as in the 2000 Census, future additional households are as follows:

- 2005-2015: 4,625 new households of which 1,388 would be single-person households
- 2015-2025: 6,763 new households of which 2,029 would be single-person households

The total number of new households to be accommodated in these two decades would be 11,388 (average 569 per year) of which 3,417 would be single-person households.

Smith County Population Projections

Growth rates are higher in Smith County. Using the Texas State Data Center 2005 estimate for Smith County plus the addition of the PASA 2005 estimate of additional population, and assuming a 2% annual growth rate, the population of Smith County, not including the current City of Tyler population, can be estimated as:

- 2005: 99,918
- 2015: 128,572
- 2025: 159,923

Assuming 2.6 persons per household (as in the 2000 Census for Smith County), the number of households would be:

- 2005: 38,430
- 2015: 49,451 (11,021 new households)
- 2025: 61,509 (12,058 new households)

The total number of new households to be accommodated in the twenty years between 2005 and 2025 would be 23,079 (1,154 per year).

B. Land Use

“Land use” is the umbrella term for the types of activities that are actually occurring on a parcel of land, such as residential, retail, industrial, agricultural, or transportation uses. Land uses can change over time; for example, when a farm becomes vacant fallow land and then is turned into a residential subdivision. Zoning is the way that a local government regulates the use of the land. Land use and zoning are, therefore, not identical, as vacant land can be zoned for a use that has not yet been developed, uses can be “grandfathered” or “nonconforming,” meaning that they existed before the land was zoned for a different use, and zoning categories can permit more than one use, so that, for example, an area zoned for industrial uses may also permit commercial uses which may come to predominate in the area.

Residential Uses

Most of Tyler’s land is occupied by residential uses and the majority of housing units are single family-homes. By 2006, there were 25,289 single-family residential properties in Tyler, including lots with vacant residential structures and land platted and intended for new single-family dwellings. Other residential properties in 2006 included 1,572 duplexes, 33 triplexes, and 54 quadriplexes, along with over 8,000 units in multi-family apartment complexes and 115 parcels associated with mobile home units.

Commercial Uses: Retail and Office

Tyler has over 3 million square feet of retail space, located primarily on Broadway south of Fifth Street and along South Loop 323. According to Burns and Noble’s 2006 *Tyler Retail Market Survey*, there are 40 commercial strip centers, ranging in size from 16,000 square feet to 215,000 square feet and over 90% occupied.³ Additional retail space includes Broadway Square Mall at 622,980 square feet on the corner of Loop 323 and South Broadway and single-tenant buildings such as Wal-Mart and Target. As noted earlier, Tyler has more retail space than typical for a city of its size because it serves as the economic center of East Texas, capturing approximately 80% of the shopping center-type sales



New Wal-Mart on Troup Highway

³ See www.burns-noble.com.

within 30 minutes of downtown Tyler and serving the nine-county Greater Tyler Region. It is expected that over the next five years, growth will support an additional 520,000 to 580,000 square feet of shopping center-inclined retail. This represents an average annual increase of 105,000 to 117,000 square feet per year, which is close to what was absorbed in Tyler in 2005. Because of associated surface parking, retail space occupies more land than the building square footage alone.



Offices along Loop 323

Office uses in Tyler generally fall in two locations: downtown and South Tyler. In 2006, Tyler had 49 office buildings (including 8 Class A buildings) that contained over 2 million square feet of office space. Thirty-two of these buildings (1.2 million square feet) were located in South Tyler near South Broadway Avenue, Old Bullard Road, Troup Highway, and Loop 323. Seventeen (824,000 square feet) were

concentrated in the downtown area around the square, South Broadway, and Front Street. Other smaller office uses are found throughout the city, such as near the medical centers and along portions of Loop 323. Because there are several multi-story office buildings with structured parking in Tyler, the land area occupied by office uses and associated parking is less than the total square feet in the structures.

Mixed Use

Few mixed-use projects exist in Tyler, but some recent development has incorporated a combination of commercial and residential uses. These projects were constructed under the Planned Commercial Development (PCD) zoning category, with adjacent residential zoning. By 2006, over 524 acres, or 1.6% of the city's land area, had been zoned for PCD uses.

Industrial Uses

Within the city limits are a limited number of large industrial land uses: Trane Air Conditioning on Troup Highway outside of Loop 323; Carrier Air Conditioning, on Robertson Street in the Tyler Industrial/Business Park along West Loop 323 and also on Duncan Street in northeast Tyler; Delek Refining on McMurrey Drive and Commerce Street; Flowers Baking Company and Loggins Meat Company on West Erwin Street; Southwest Foods (Brookshire's) plants at several locations in the city; and Black Sheep Incorporated on Gentry Parkway in northwest Tyler. There are a number of other, much smaller manufacturers.

Agricultural Uses

There are no true agricultural uses within the city limits of Tyler. A farm in North Tyler at the intersection of Texas College Road and Loop 323 offers fishing in an on-site pond. Land that is zoned agricultural is, for the most part, being land banked to await development.



Land Uses and Acreage

Accurate acreage figures for different land uses in Tyler are difficult to obtain. The 1999 land use map prepared at the time of the last comprehensive plan was based on a field survey. The map serves as a general indication of land uses, especially in older parts of the city, but is no longer accurate for many areas. The Smith County Appraisal District database for 2006 made available for the current plan does not provide acreage figures for many parcels in the city. The appraisal district data can be used to determine the total number of parcels in the city and the number of parcels per land use, but not the total acreage for each category.

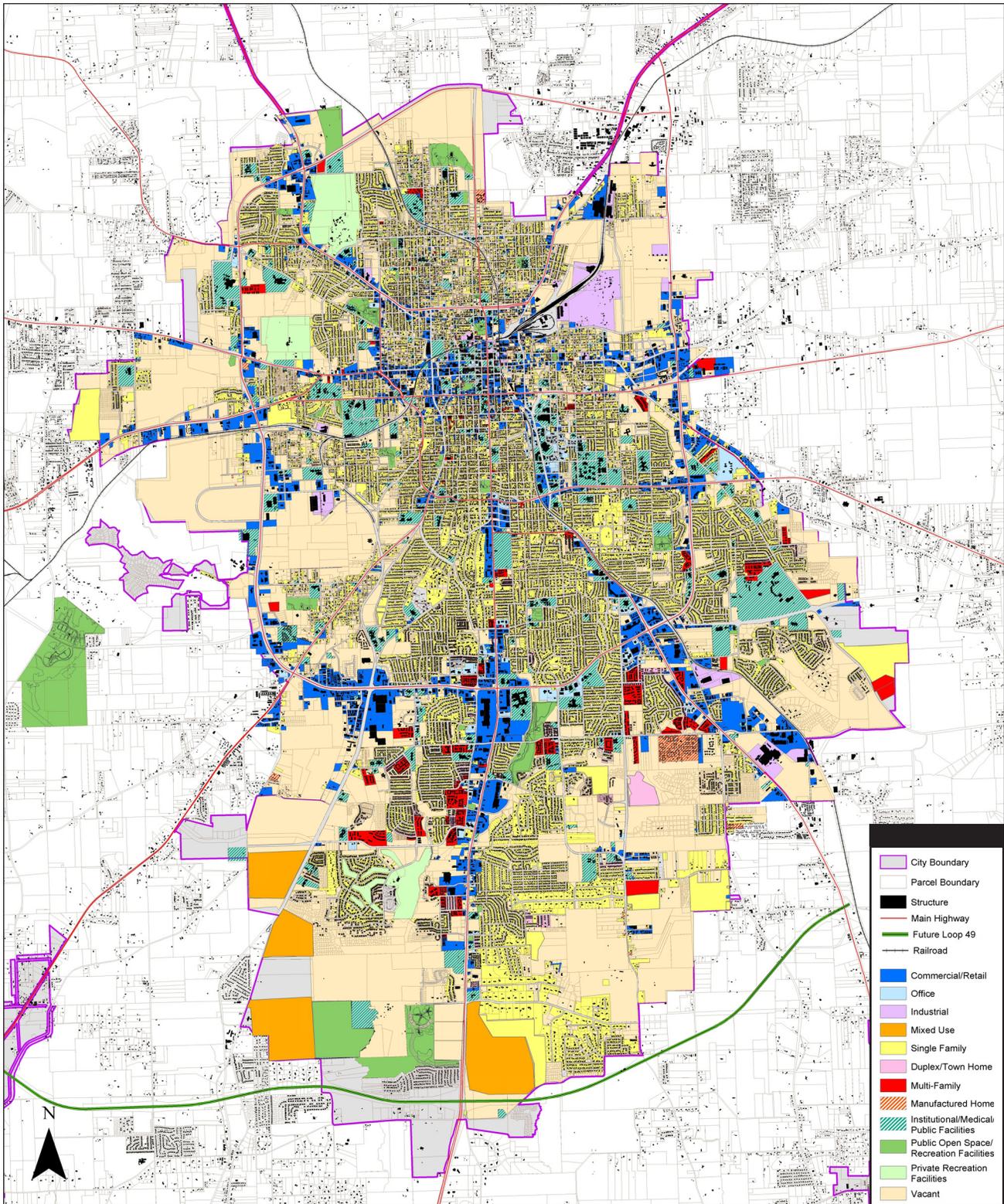


Fishin' Hole Farm on Texas College Road

Some land use acreages can be estimated through zoning acreage. New development is generally zoned according to its use. For example, it is reasonable to believe that the total number of acres zoned for single-family residential uses approximates the number of lots containing single-family homes or platted for single-family homes in 2006. Therefore, around 43% of the city's land area can be assumed to have single-family residential uses. Other uses, however, cannot be measured through zoning acreage, as zoning does not necessarily reflect the conditions on the ground. Tyler has over 3,800 acres zoned for industrial uses, but observation shows that many of these industrial zoning districts include other uses, particularly commercial ones. Total industrial acreage cannot be estimated from zoning acreage, but it can be assumed that it is less than 3,800 acres. Commercial uses also are difficult to gauge through zoning acreage, because they often are found in non-commercial zoning districts (such as industrial). Tyler's commercial zoning acreage accounts for 13% of land, but it may be lower than the actual acreage of commercial land uses.

The land use map on the following page is based on the 1999 land use map updated with major known changes.

LAND USE IN TYLER (UPDATED 1999 LAND USE MAP)

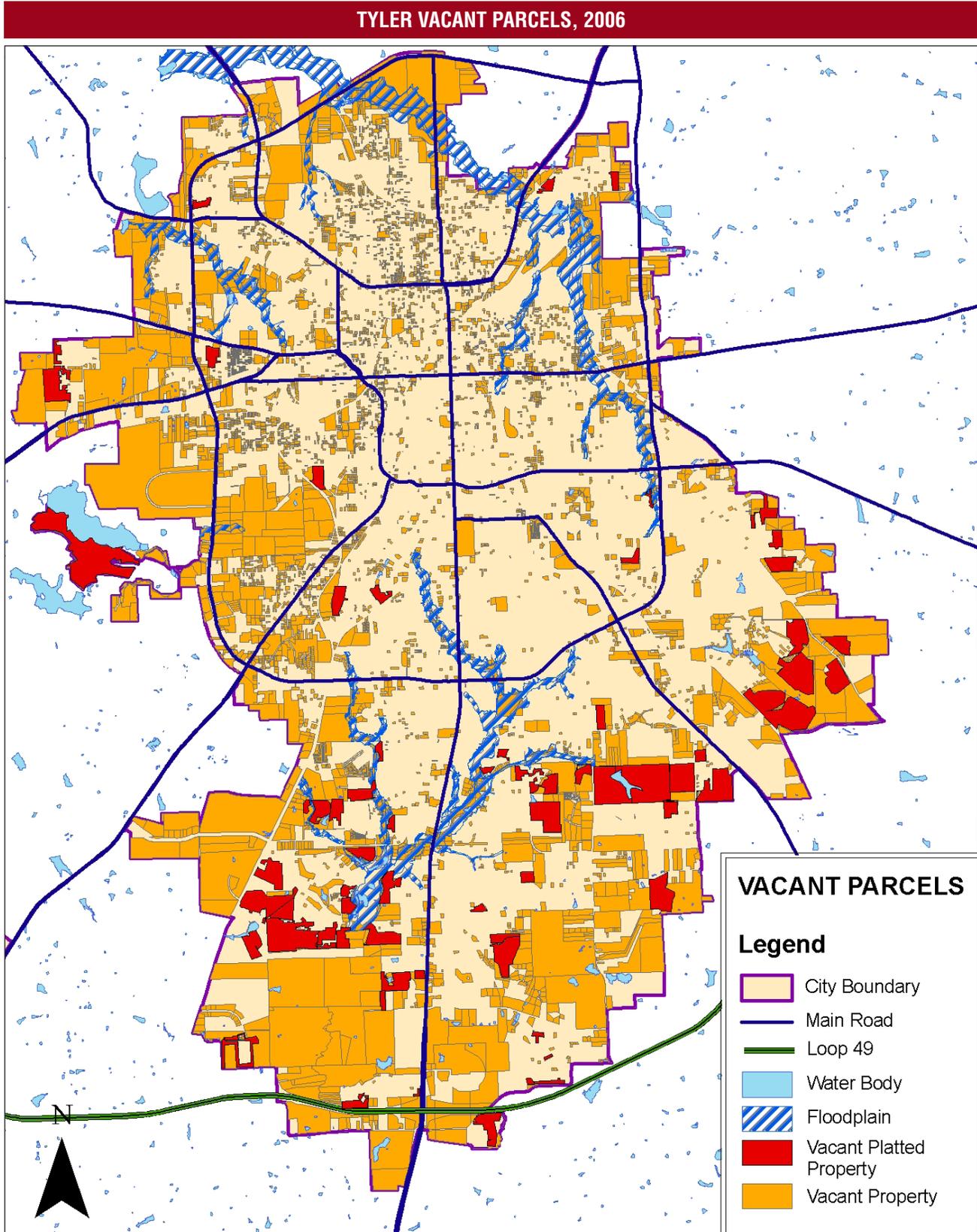


Source: City of Tyler GIS data

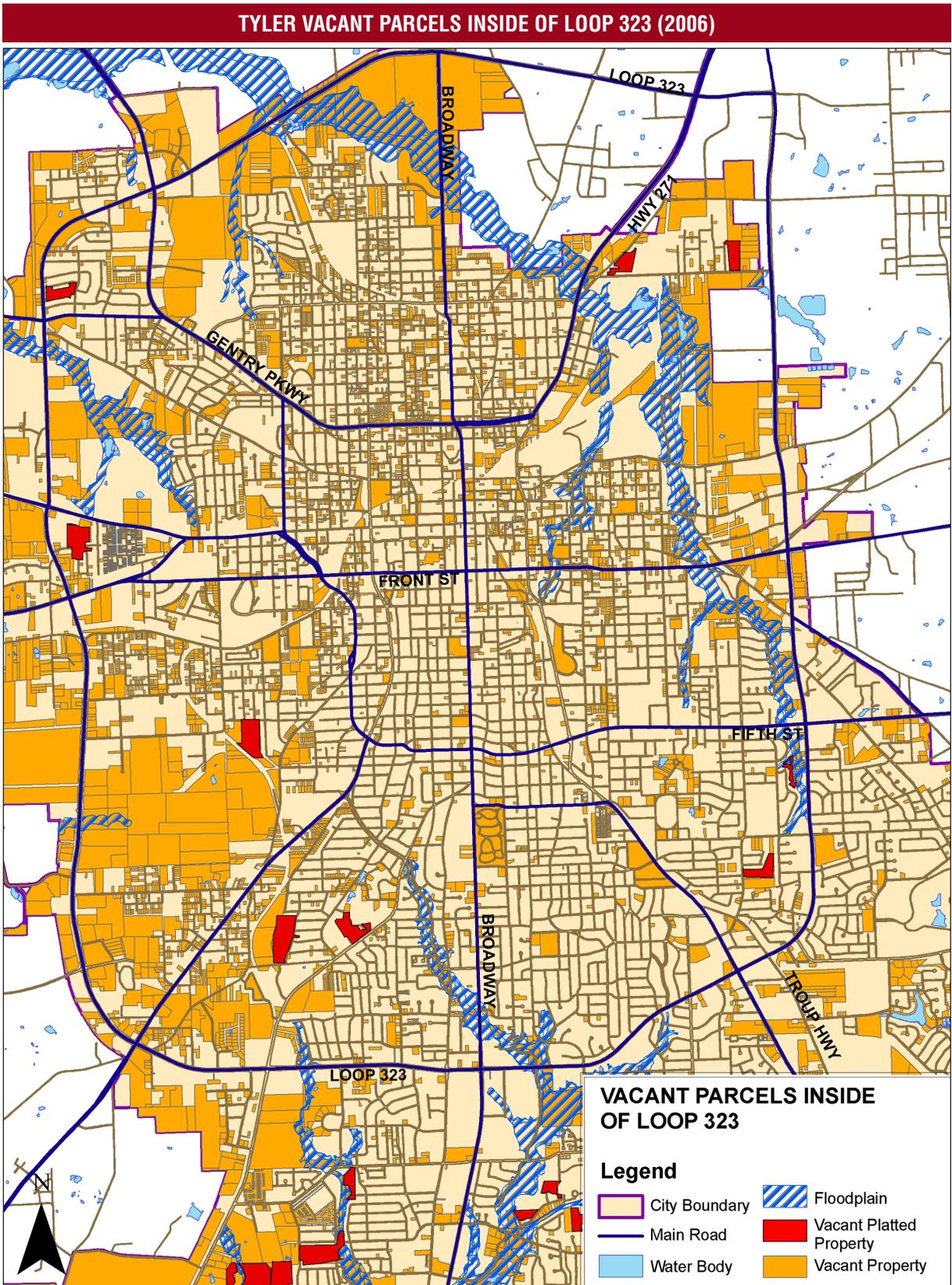
Undeveloped Vacant Land

About 34% of the land within the Tyler city limits is vacant. Some Tylerites say that there is nowhere left to build within the city, but approximately 11,365 acres of vacant, undeveloped land lies within the city limits. Some of this land is undevelopable, with steep slopes, creeks or floodplain. Many vacant parcels are scattered throughout the older parts of the city and offer opportunities for infill development that can take advantage of existing infrastructure. Approximately 34% of the vacant land is located within Loop 323. The remaining 66% lies in the south and west and provides many opportunities for new development that could be connected to existing neighborhoods and commercial areas.

VACANT LAND IN TYLER, 2006 (PLATTED LAND NOT INCLUDED)	
TOTAL VACANT LAND	11,365
Location	Acres
OUTSIDE OF LOOP 323	
South of Loop 323, between Frankston and Troup highways	Approximately 4,673
East of Troup Highway; southwest of Highway 64; outside of Loop 323	Approximately 913
East of Loop 323; north of Highway 64	Approximately 110
West of Loop 323; northwest of Frankston Highway	Approximately 1,714
Total Outside of Loop 323	Approximately 7,410
INSIDE OF LOOP 323	
South of Front Street; north and west of Loop 323; east of Broadway	Approximately 449
South of Front Street; north and east of Loop 323; west of Broadway	Approximately 1,374
North of Front Street; west of Broadway; inside of Loop 323	Approximately 1,208
North of Front Street; east of Broadway; inside of Loop 323	Approximately 884
Total Inside of Loop 323	Approximately 3,915
<i>Source: City of Tyler GIS data</i>	



Source: City of Tyler GIS data

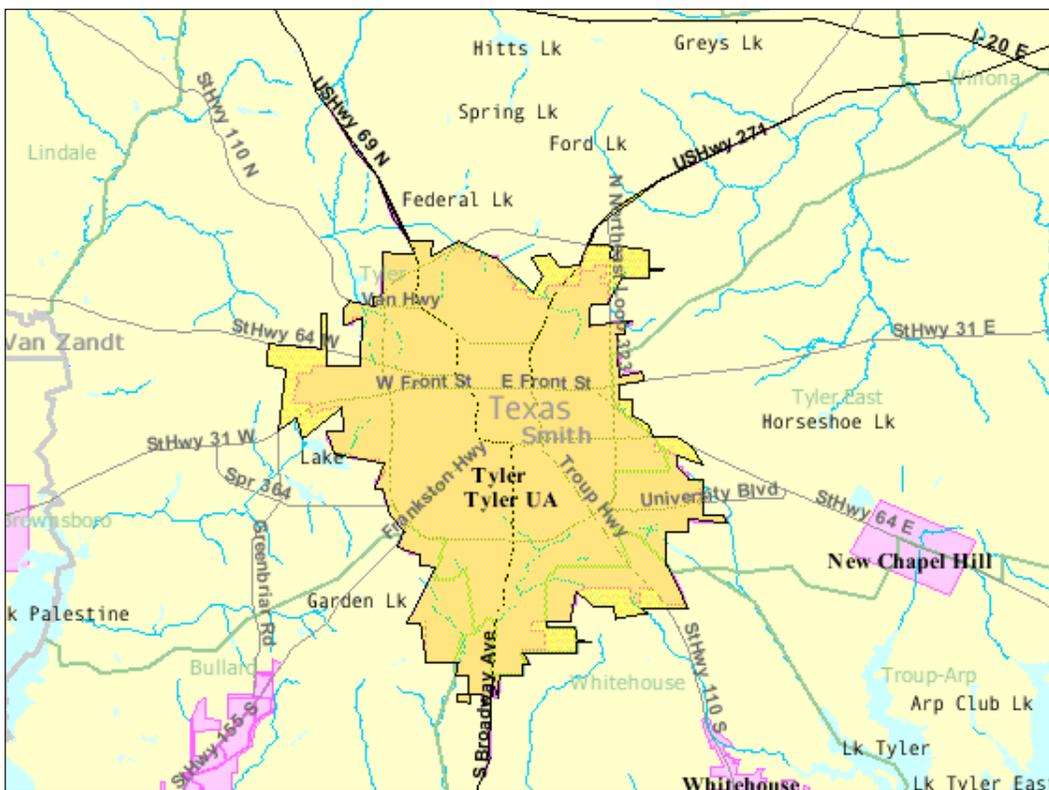


Source: City of Tyler GIS data

DEVELOPMENT PATTERNS

Most of Tyler's new residential development is occurring in the southern and western portions of the city. Growth in the southern ETJ is also strong, partially because fewer development regulations apply to land that is not within Tyler's city boundary. Residential densities tend to decrease as one travels away from downtown Tyler, from approximately 6-8 dwelling units per acre in the older neighborhoods immediately adjacent to downtown to about 3-4 dwelling units per acre in the neighborhoods near Loop 323 and to less than one dwelling unit per acre in South Tyler. Decreasing densities and continued new construction on the fringes of Tyler reflect the fact that the city is urbanizing land at a rapid rate. From 1982 to 1997, the Tyler MSA (Smith County) experienced a 38% loss of density.⁴ During this period, the area's population increased by 22.1%, but the amount of land used for new development increased by 97%.⁵ Much of this newly-urbanized land was brought into the city through annexations, but some of this new development has taken the form of residential subdivisions constructed outside of the city limits. In 1997, the latest year for which nationwide data is available, the Tyler MSA was the 17th lowest-density metropolitan area in the entire country.⁶

TYLER URBANIZED AREA IN 1990



Source: U.S. Census Bureau

4 "Who Sprawls Most? How Growth Patterns Differ Across the U.S." Brookings Institution (2001).

5 *Ibid.*

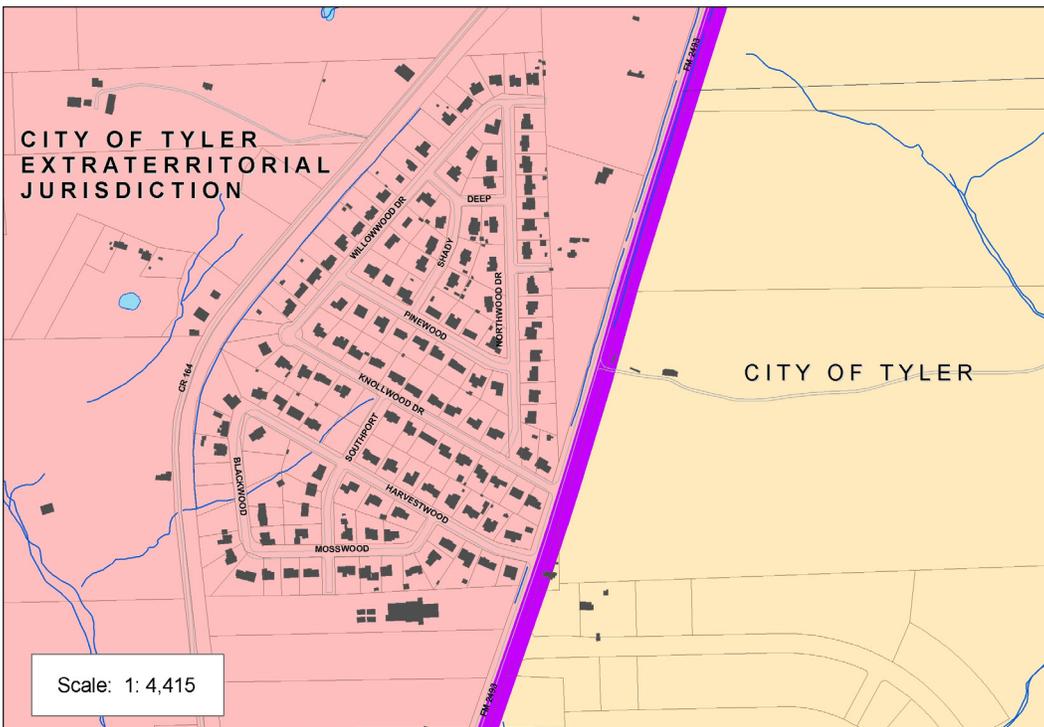
6 *Ibid.*

LARGE-LOT (LOW-DENSITY) RESIDENTIAL DEVELOPMENT IN TYLER
Approx. 0.3 D.U. per acre



Source: City of Tyler GIS data

“LEAPFROG” RESIDENTIAL DEVELOPMENT OUTSIDE OF CITY BOUNDARY
Approx. 3 D.U. per acre

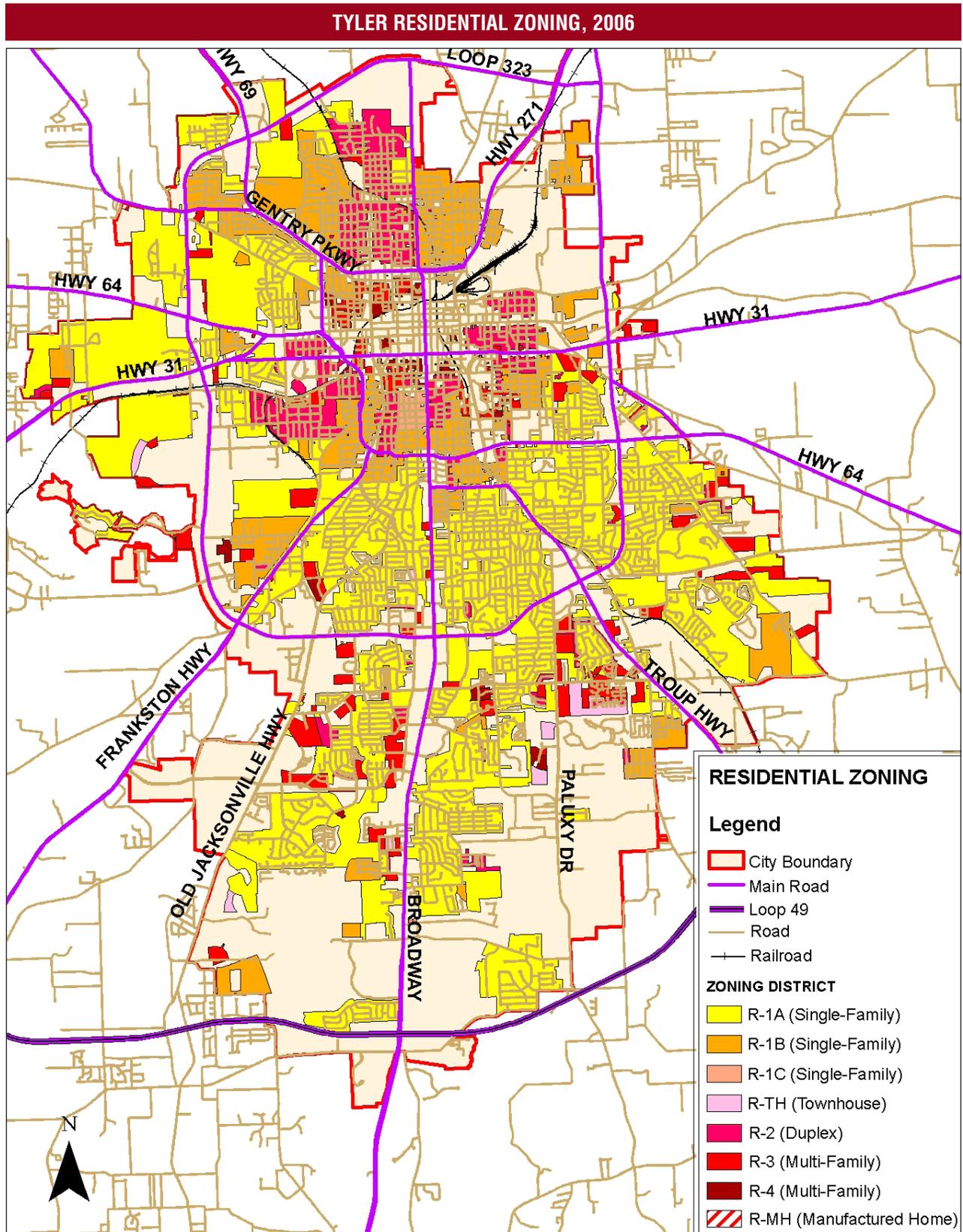


Source: City of Tyler GIS data

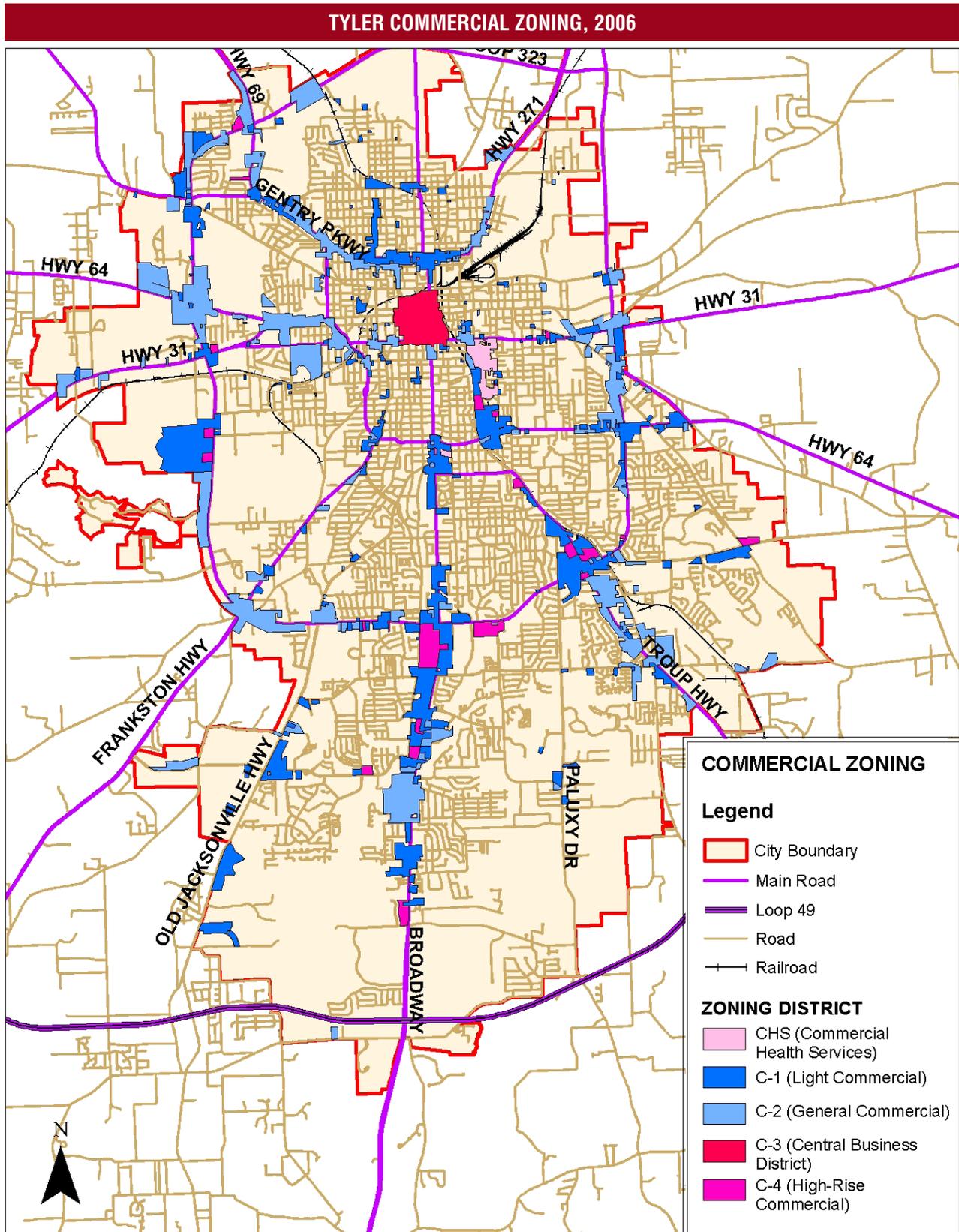
ZONING

Cities regulate land uses, the dimensions of buildings, and other characteristics of development through zoning. There are 24 zoning districts in Tyler, including four planned districts. The planned districts and several special districts function as “floating” zoning districts. They do not exist on the ground until a developer produces a master plan and requests that a site be rezoned and regulated as one of the planned districts.

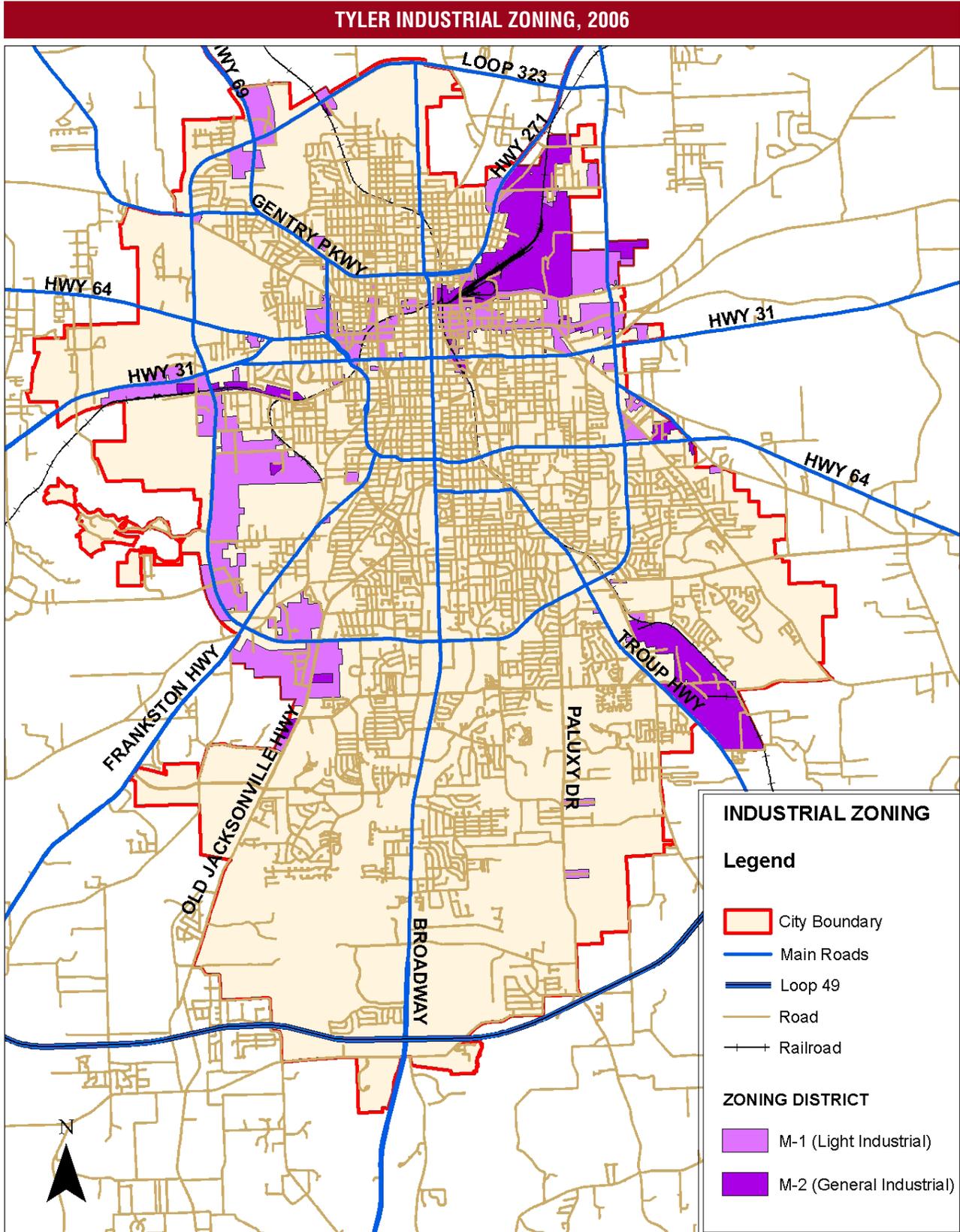
ZONING DISTRICTS (2006)	ACRES IN 2006	PERCENT OF TOTAL
AG (Agricultural District)	4,800.7	14.4
R-1A (Single-Family Residential District)	11,312.5	33.9
R-1B (Single-Family Residential District)	3,037.7	9.1
R-1C (Single-Family Residential District)	74.1	0.2
R-2 (Two-Family Residential District [Duplex])	1,663.7	5.0
R-3 (Multi-Family Residential District)	1,286.4	3.9
R-4 (Multi-Family Residential District)	181	0.5
R-MH (Manufactured Home Residential District)	12.1	0.04
R-TH (Townhouse Residential District)	170.5	0.5
PUR (Planned Unit Residential District)	1,461.5	4.4
PMF (Planned Multi-Family Residential District)	270.4	0.8
AR (Adaptive Reuse District)	42.3	0.1
ED (Educational District)	142.2	0.4
RPO (Restricted Professional and Office District)	630.5	1.9
POD (Planned Office Development District)	68.9	0.2
C-1 (Light Commercial District)	1,653.2	5.0
C-2 (General Commercial District)	1,730.9	5.2
C-3 (Central Business District)	170.2	0.5
C-4 (High-Rise Commercial District)	221.6	0.7
PCD (Planned Commercial Development District)	524.2	1.6
CHS (Commercial Health Services District)	77.7	0.2
M-1 (Light Industrial District)	2,422.8	7.3
M-2 (General Industrial District)	1,419.8	4.3
M-3 (Heavy Industrial District)	0	0
Total Residential	19,469.9	58.3
Total Office	699.4	2.1
Total Commercial	4,377.8	13.1
Total Industrial	3,842.6	11.5



Source: City of Tyler GIS data



Source: City of Tyler GIS data



Source: City of Tyler GIS data

Chapter 3 :: POPULATION AND LAND USE

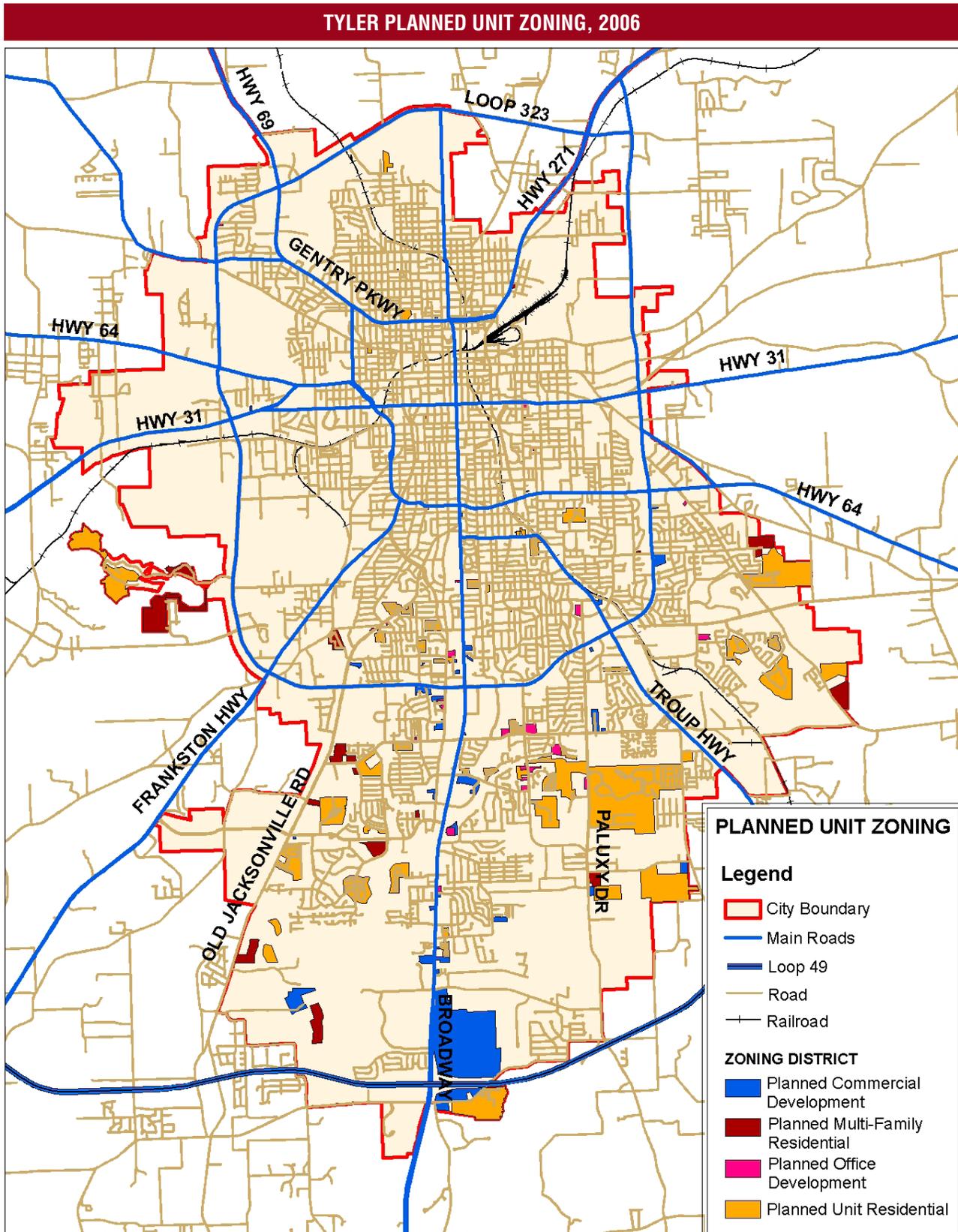
Fifty-eight percent of city land is zoned for residential uses. Single-family detached homes are permitted by right in five zoning districts, and single-family attached homes are permitted by right in two additional districts. Duplexes are permitted in three zoning districts by right, triplexes in two districts, and multifamily apartment buildings in three districts. All of these residential types are allowed in the Planned Multi-Family Residential District (PMF). The multifamily residential properties are scattered throughout all quadrants of the city, but many of the multifamily apartment complexes are located along major arterials, such as Loop 323, Paluxy Road, and Broadway Avenue. They are not integrated into nearby residential neighborhoods or retail centers.

The city's zoning ordinance contains six commercial zoning districts, ranging from light commercial to high-rise commercial and planned commercial districts. More than 4,377 acres, or 13.1% of the city's total land area, are zoned for commercial uses. Most of Tyler's major arterials are zoned for commercial development, which has had the effect of creating long commercial corridors with multiple curb cuts, few internal connections, and, in some areas, significant congestion. This problem is particularly pronounced in South Tyler along Broadway Avenue south of Loop 323, the city's main commercial center. The concentration of commercial uses along major highways does isolate these uses from residential neighborhoods, but it creates significant traffic problems because people from all parts of the city must access this retail corridor through limited routes. In other cases, even though the major streets are zoned for commercial development, many segments remain occupied by single-family homes. This includes parts of Loop 323 and Gentry Parkway.

Although 12% of Tyler's land is zoned for industry, much of that land is occupied by other uses or by underutilized or vacant properties. While it is important to retain zones to accommodate desired jobs-producing industrial land uses, the city's transition to a primarily service-based economy should be taken into account when industrial zones are reviewed. For example, lots and buildings zoned for industrial use on the fringes of downtown are not suitably located or large enough for modern industry and the industrial zoning is one barrier to redevelopment.

Agricultural zoning in Tyler accounts for 14% of the land but is primarily a land-banking regulatory strategy. Although regulations allow agricultural and ranching operations, detached single-family houses and a few public and semi-public uses, the minimum lot size is 9,000 square feet with 35 feet of road frontage – not sufficient for real agricultural, ranching or forestry operations.

The map showing the location of planned districts demonstrates that a number of them are on quite small lots and that they are distributed somewhat randomly throughout the city, though the majority are south of Loop 323. In most communities, master planned developments generally require a threshold size and provide more development guidance than in Tyler.



Source: City of Tyler GIS data

POPULATION, GROWTH TRENDS AND DEVELOPMENT PATTERNS

During the last thirty to forty years, Tyler has grown steadily and expanded towards the south. The recent population growth spurt, made up mostly of Hispanic immigrants of the 2000-2005 period, appears to be over. The impact of this immigrant growth in terms of land use was similar to what many other cities have experienced in the last decade – the new immigrants settled in older city neighborhoods, revitalizing them by rehabilitating older houses and investing in small businesses to serve their communities. The growth spurt of the 2000-2005 period, therefore, was inside Loop 323, while growth outside Loop 323 continued at previous rates of 1-2% annually.

Tyler is also experiencing two of the major demographic trends affecting the entire country. The city has marketed itself as an affordable and high quality location for retirees and one-third of households include someone 60 or more years old. As the baby boom generation ages, Tyler may see an even larger proportion of its population in retirement years. Services for seniors and a retiree “economy” may start to have greater impacts in Tyler, bringing both advantages and challenges. Although some of the jobs in the economy that serves the retiree population are high-skill, high-income jobs, many are low-skill, service jobs. A range of employment options for all skill levels is desirable, but Tyler’s economic future also depends on attracting the next generation of educated workers. Like communities across the country, Tyler will have to compete for the young adult workers of the “baby bust” generation. The most sought after people in this generation are the well-educated, knowledge workers in what is sometimes called the “creative economy,” sectors such as professional services, finance, and information technology. The knowledge workers are mobile and choose where they want to live based on urban amenities and walkable environments, cultural attractions, and access to outdoor recreation and attractive natural environments. Tyler’s development model over the last generation, characterized by suburban-style residential subdivisions, commercial strip development, disinvestment in the downtown core, and dispersal of cultural destinations, is not what the knowledge workers have increasingly been choosing. Tyler’s recent development trajectory has tended to offer a limited spectrum of choices in how to live. In the 21st century, by incorporating new models of development and expanding the variety of opportunities for community in the city, Tyler can continue to offer a high quality of life for its residents.