

TYLER

1st

Building our future, together

**Steering Committee Presentation for the
Comprehensive Plan Update**

November 12, 2013

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Introduction

- **Welcome: Mayor Barbara Bass**
- **Prayer**

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Business and Economy Update

Susan Guthrie, Assistant City Manager



Business and Economy Update

Goal: Continue to foster a business-friendly environment.

- **Continue incentives for industry expansion.**
- **Continue policies that result in low property taxes and avoidance of general obligation debt.**
- **Consider opportunities to explore raising the tax rate for specific programs/projects.**
- **Continue support of 21st Century Energy Sector.**



Business and Economy Update

Goal: Continue to promote a diversified economy.

- **Aggressively pursue industry recruitment and expansion efforts.**
- **Continue and expand support of tourism.**

Goal: Establish Tyler's identity as a regional market leader for retail, medical services and higher education.

- **Coordinate a community effort to market Tyler as a regional retail market, and as a center of medical and educational institutions.**



Business and Economy Update

Goal: Establish Tyler's identity as a regional market leader for retail, medical services and higher education.

- **Coordinate a community effort to market Tyler as a regional retail market, and as a center of medical and educational institutions.**

Goal: Encourage international partnerships for future economic development.

- **Foster relationships with Sister Cities and other international contacts.**



Business and Economy Update

Goal: Provide physical and social infrastructure to support economic development.

- Ensure completion of Loop 49 in Tyler.
- Creation of the Business Education Council.
- Extend water and sewer infrastructure to support growth.
- Support investment in the public school system (see education chapter).
- Support investment in the Arts and Entertainment Culture.



Business and Economy Update

Goal: Protect and enhance Tyler's road, air and rail networks, facilities and services.

- Promote more commercial flights to and from Tyler.
- Protect potential expansion area around the airport from residential encroachment.
- Support rail facilities and policies that ready the region for new rail opportunities.

Goal: Continue to lead regional coordination for legislative support.

- Work with regional partners for state attention to East Texas' issues.

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Public Infrastructure, Facilities and Services Update

Greg Morgan, Managing Director of Public Works



Public Infrastructure, Facilities and Services Update

Goal: Continue improvements and expansion of public safety facilities and services to keep pace with growth.

- Provide police and fire substations to serve new growth.
- Attract diverse and competent officers with competitive employment conditions.
- Develop higher speed rail service to Dallas and Shreveport.



Public Infrastructure, Facilities and Services Update

Goal: Become the regional water provider for Smith County.

- Acquire smaller water utilities and develop supplier relationships with of Smith County municipalities.
- **Plan to extend water infrastructure into the ETJ.**

Goal: Protect the quality and quantity of Tyler's drinking water supply.

- Minimize further development impacts on Lakes Tyler and Tyler East by implementing Tyler 1st recommendations for the Lakes.
- Protect wellhead lands and Lake Palestine water supplies.



Public Infrastructure, Facilities and Services Update

Goal: Become the regional sewer/wastewater treatment utility for Smith County.

- Acquire investor-owned sewer utilities.
- **Plan to extend sewer infrastructure into growth areas.**

Goal: Maintain the City's role as the regional landfill provider.

- Continue phased landfill expansion.
- Explore the potential for energy production from waste.
- Regularly evaluate the potential for cost-effective full curbside recycling service.



Public Infrastructure, Facilities and Services Update

Goal: Minimize flooding, erosion and water quality degradation through improvements to existing infrastructure and implementation of best practices in growth areas.

- **Promote the use of natural drainage systems to provide amenities and minimize capital and maintenance cost.**
- **Address drainage first with policies to manage development; second with natural or bioengineering solutions; and last, hard structure solutions.**
- **Continue drainage improvements in older parts of the city.**



Public Infrastructure, Facilities and Services Update

Goal: Keep existing streets and public places well-maintained.

- **Clarify street improvement criteria and priorities for existing streets for greater public understanding.**

Goal: Enhance code enforcement.

- **Support additional staff and innovative partnerships to improve code enforcement efforts.**

Goal: Continue and enhance efforts to assure compliance with accessibility standards in both public and private facilities.

- **Make all city facilities compliant with the Americans with Disabilities Act and the Texas Accessibility Standards.**



Public Infrastructure, Facilities and Services Update

Goal: Develop Tyler's library system and resources as an innovative source of information services and culture.

- **Keep library services relevant to changing community information needs.**

Goal: Strengthen the tourism value of the Rose Garden Center, Harvey Convention Center and East Texas State Fairgrounds site.

- **Review and evaluate the effectiveness of these facilities in meeting City goals.**

Goal: Continue partnerships with nonprofits in social services, arts and culture.

- **Focus on seed funding for pilot activities and on key activities that lack sufficient private funding.**



Public Infrastructure, Facilities and Services Update

Goal: Provide services and opportunities for senior citizens.

- **Include explicit review of any special senior citizen/retiree needs in City services and facilities.**

Goal: Provide regional broadband Internet access.

- **Consider development of a citywide Wi-Fi system.**

Goal: Make City facilities and operations a model of resource efficiency.

- **Support municipal energy, water and other resource conservation.**



Public Infrastructure, Facilities and Services Update

Goal: Meet city government space needs by enhancing current facilities.

- **Renovate the interior of City Hall.**

Goal: Establish a consolidated multi-year Capital Improvement Program.

- **In addition to five-year priorities, develop a preliminary priority ranking for years 6-10 in the future.**

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Project Schedule

Heather Nick, Director of Planning

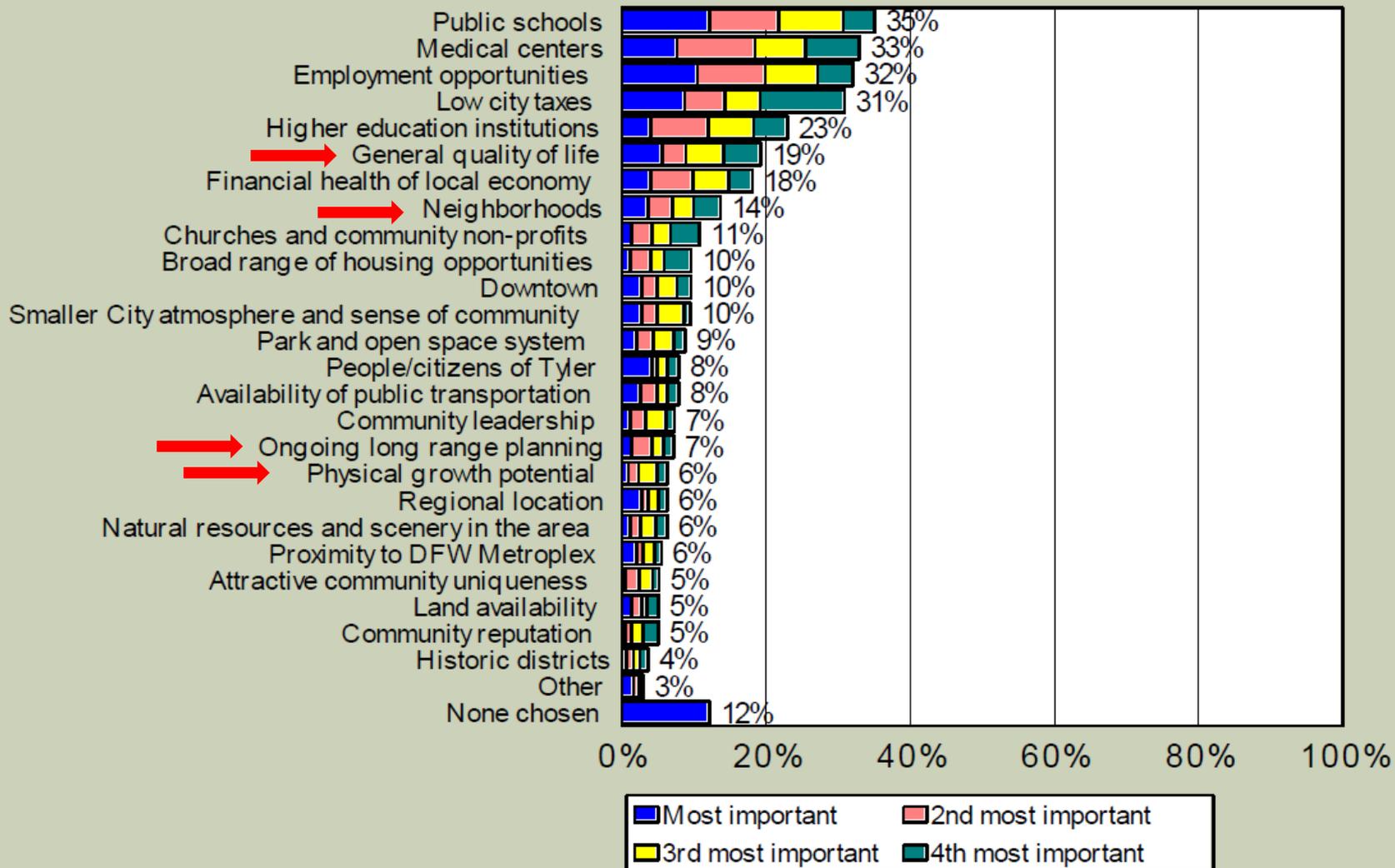


Citizen Survey Results



Q14. FOUR Assets That Are Most Important for the City of Tyler to Build Upon in the Future

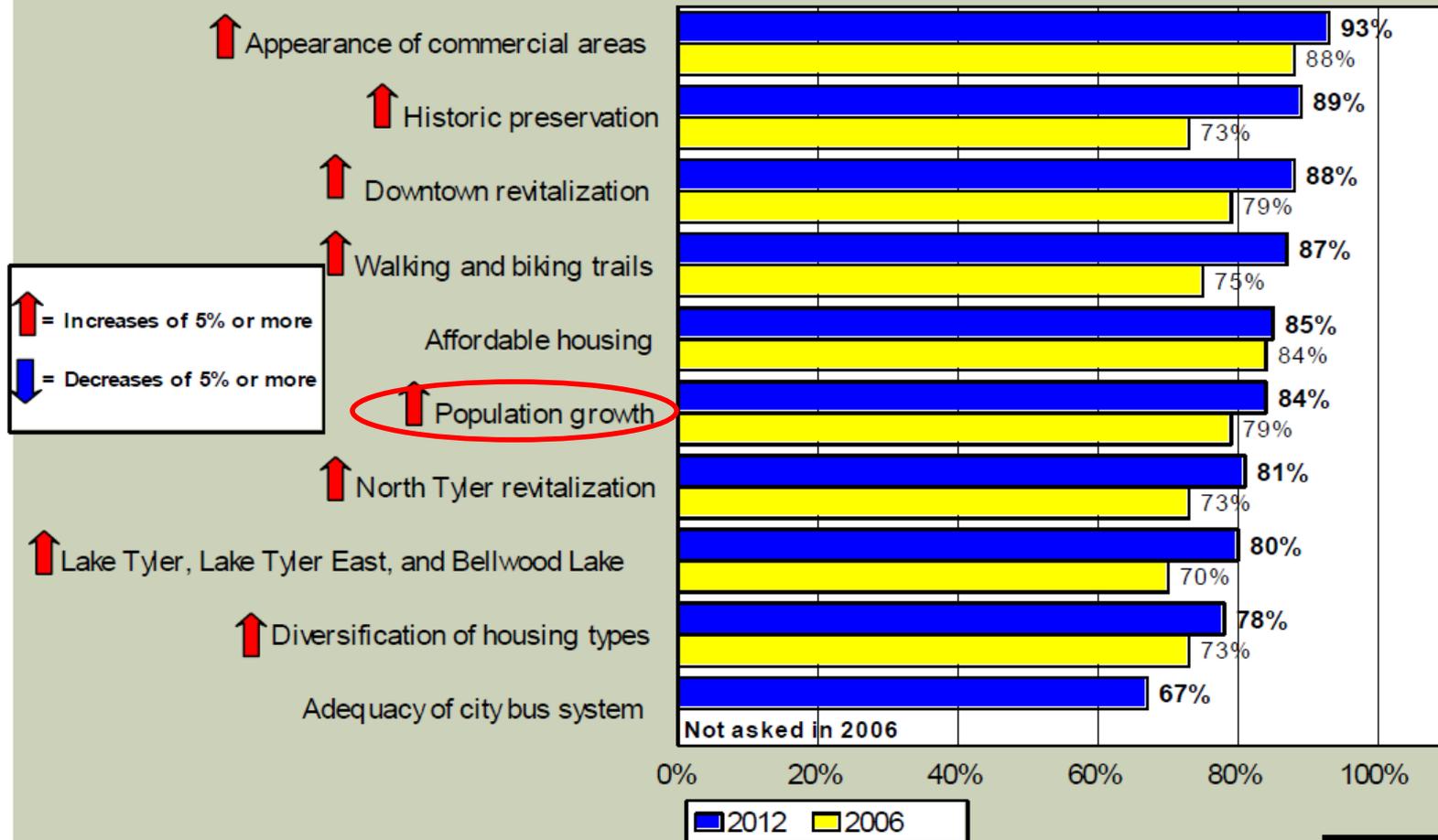
by percentage of respondents who selected the item as one of their top four choices



Level of Importance of Various Issues (Continued)

2012 vs. 2006

by percentage of respondents who rated the item as a "very important" or "somewhat important" (excluding "not provided" responses)



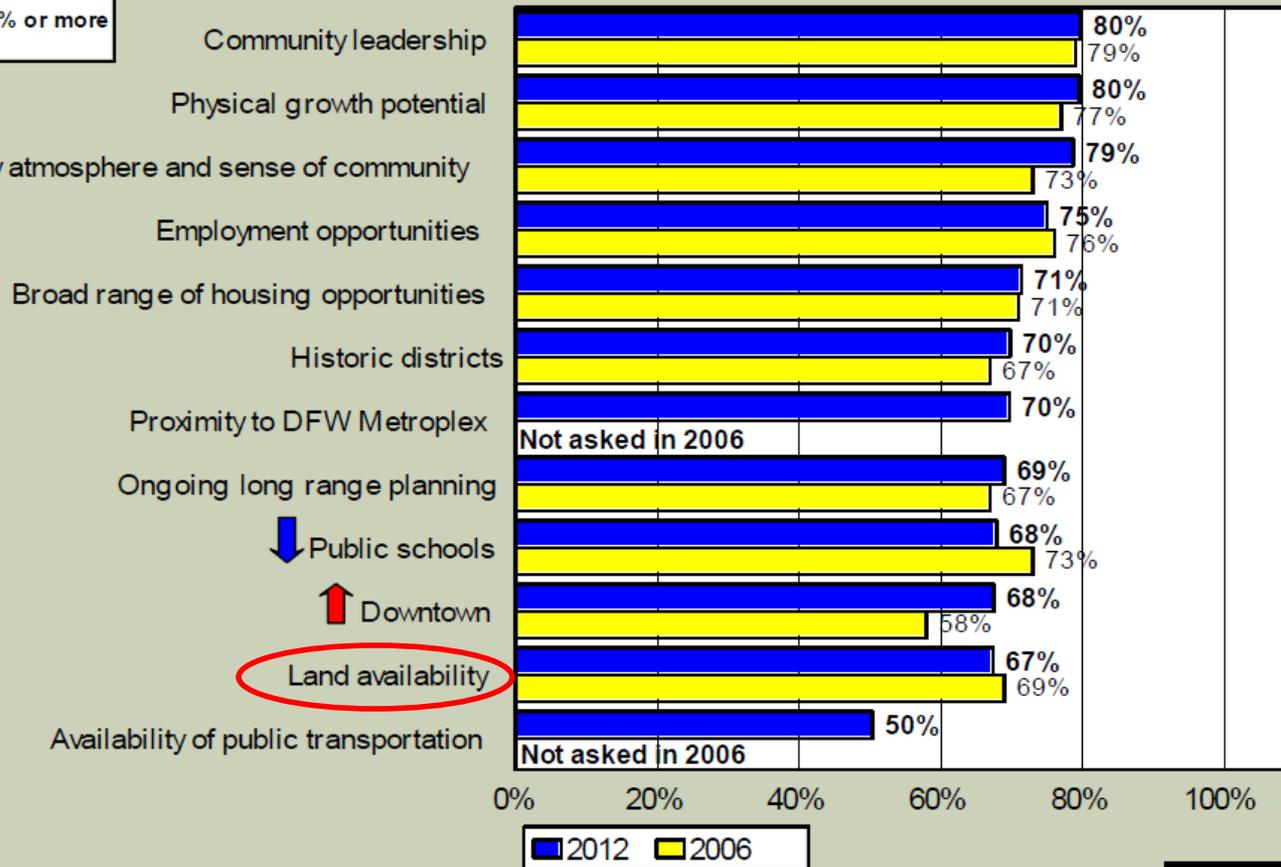
Strength of Assets that the City of Tyler Could Build Upon in the Future 2012 vs. 2006

by percentage of respondents who rated the item as "very strong" or "somewhat strong" (excluding not provided responses)

(excluding not provided responses)

↑ = Increases of 5% or more
 ↓ = Decreases of 5% or more

↑ Smaller City atmosphere and sense of community



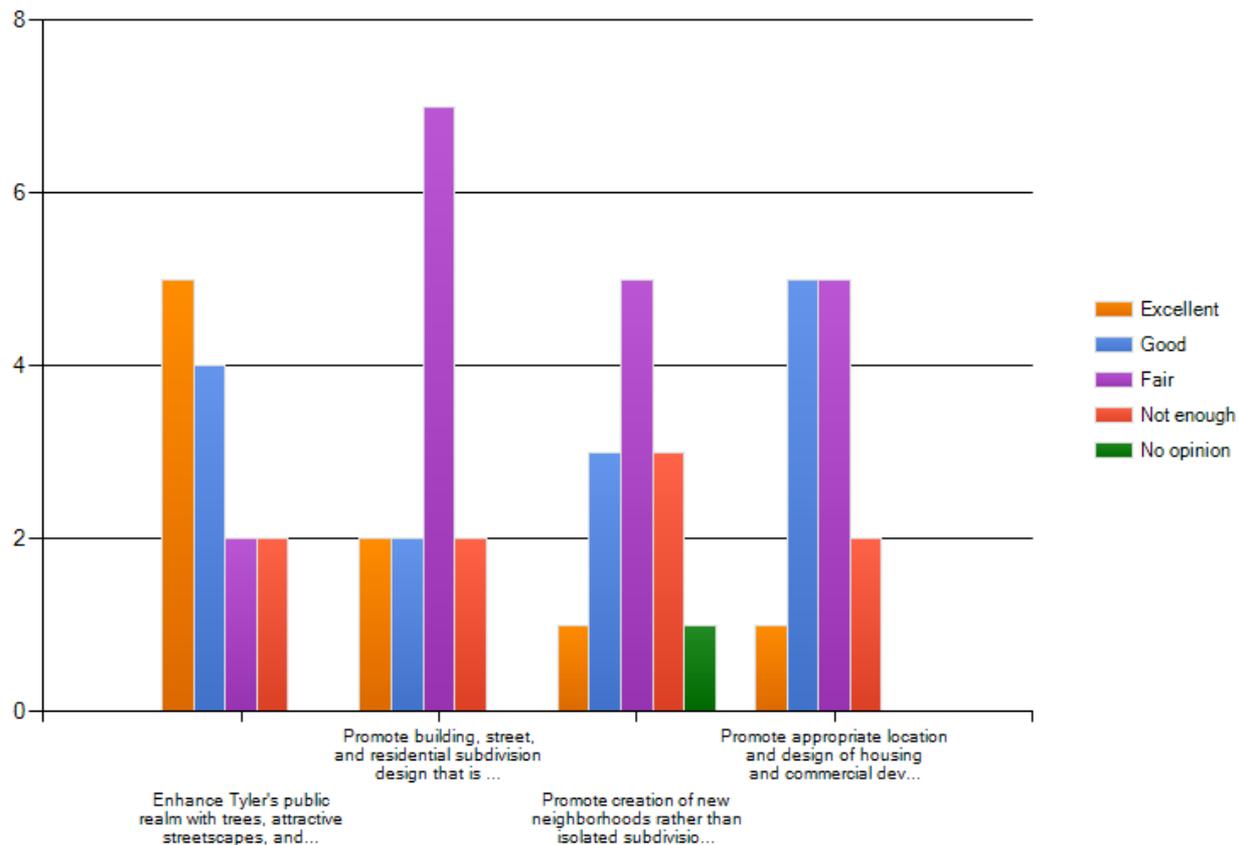
Source: ETC Institute (December 2012)

Trends



Online Feedback

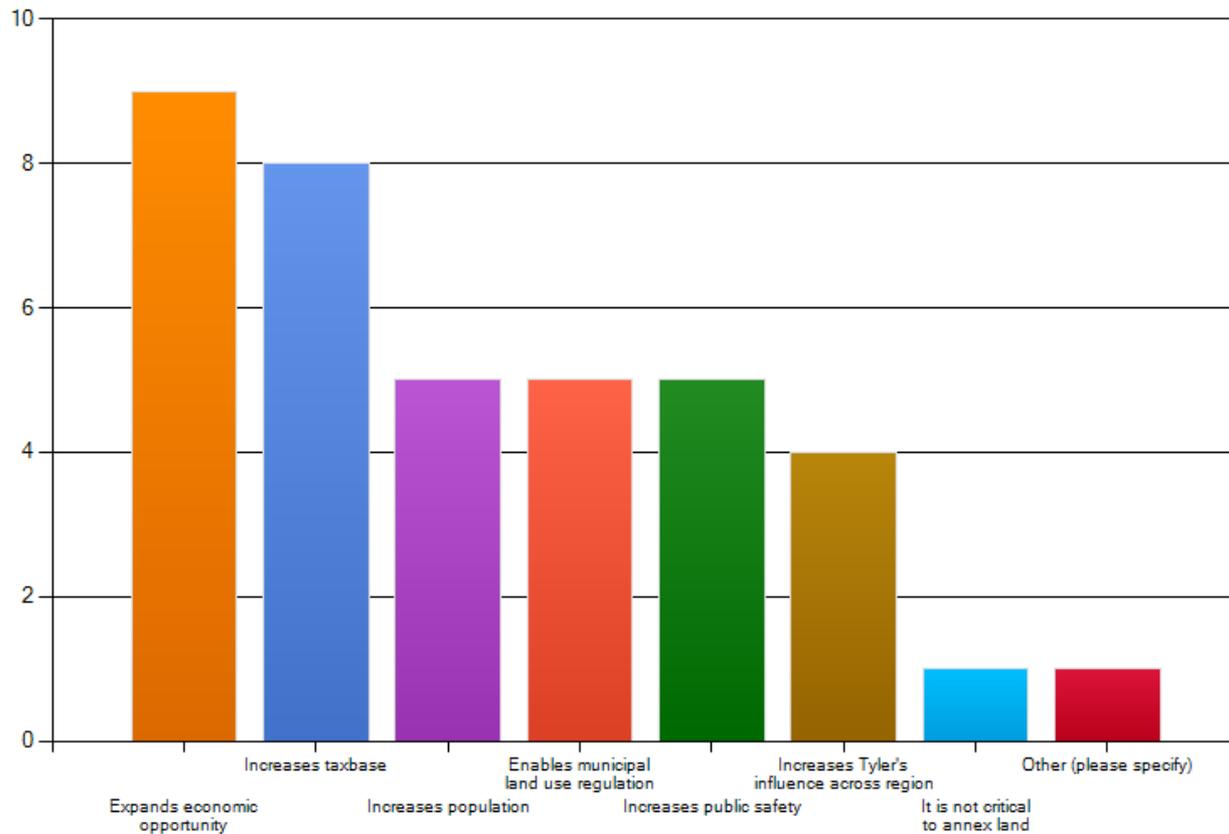
How well do you think the City is doing as it relates to the following community identity and appearance goals:





Online Feedback

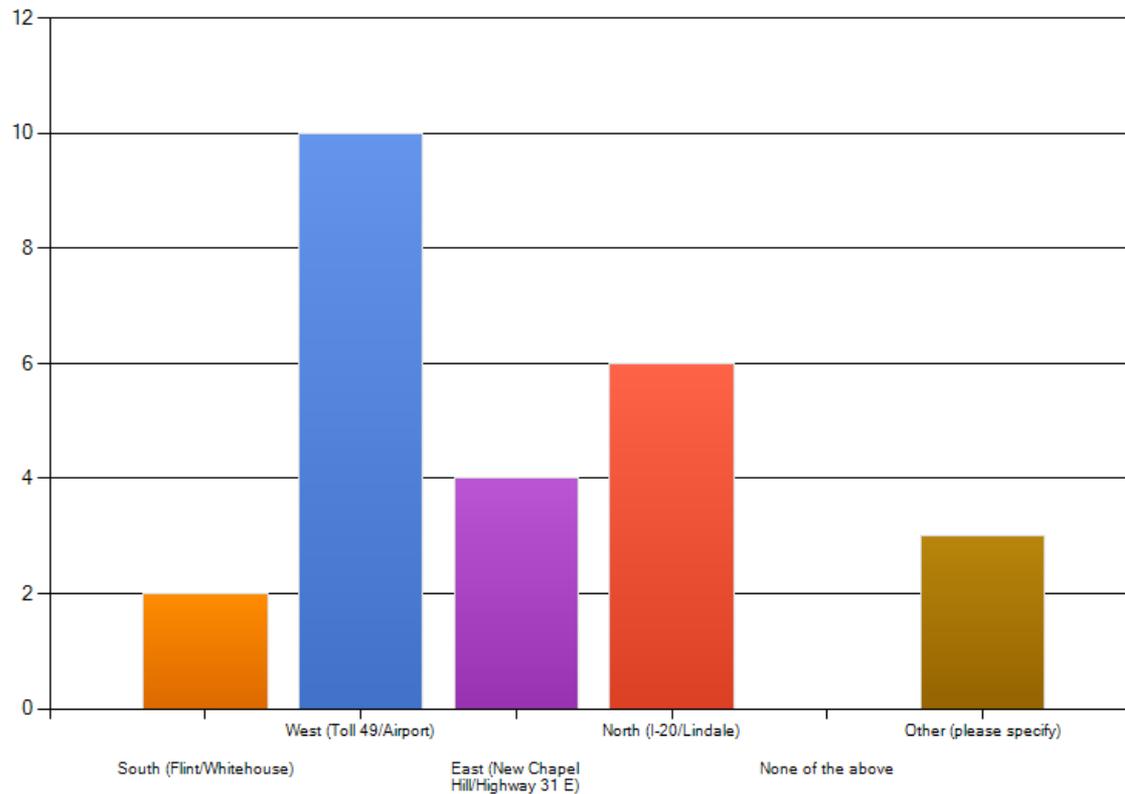
Which of the following do you feel are critical reasons for the City to annex land? (select all that apply)





Online Feedback

In which direction should the City target future growth? (select all that apply)



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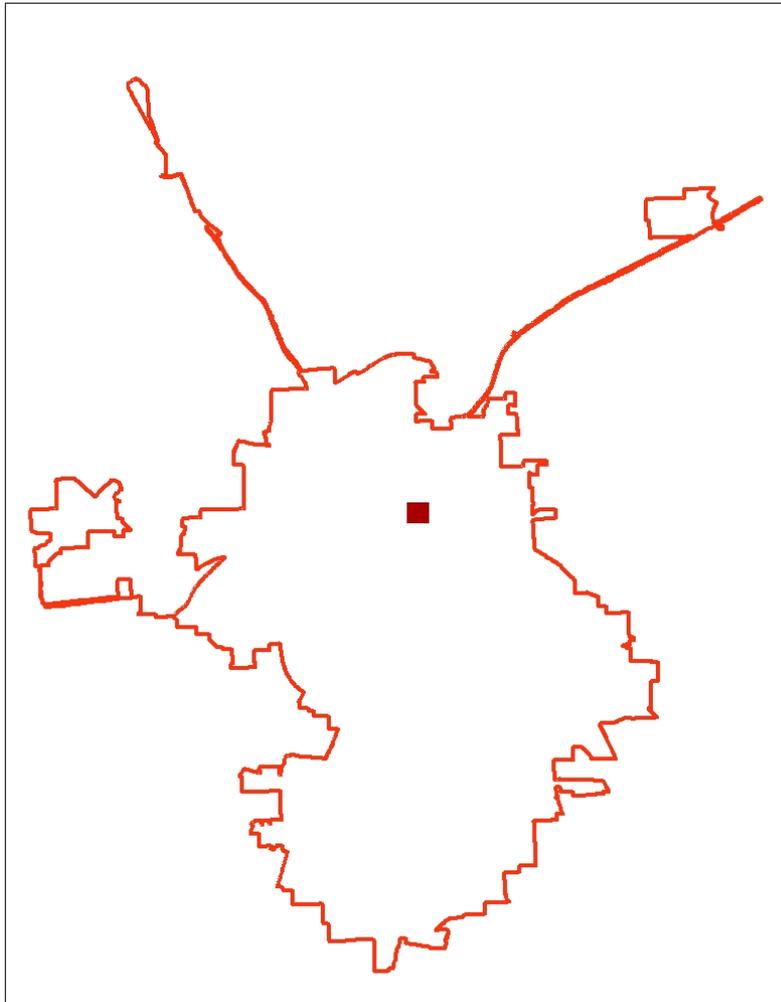


Future Land Use and Annexation Guide

Future Land Use



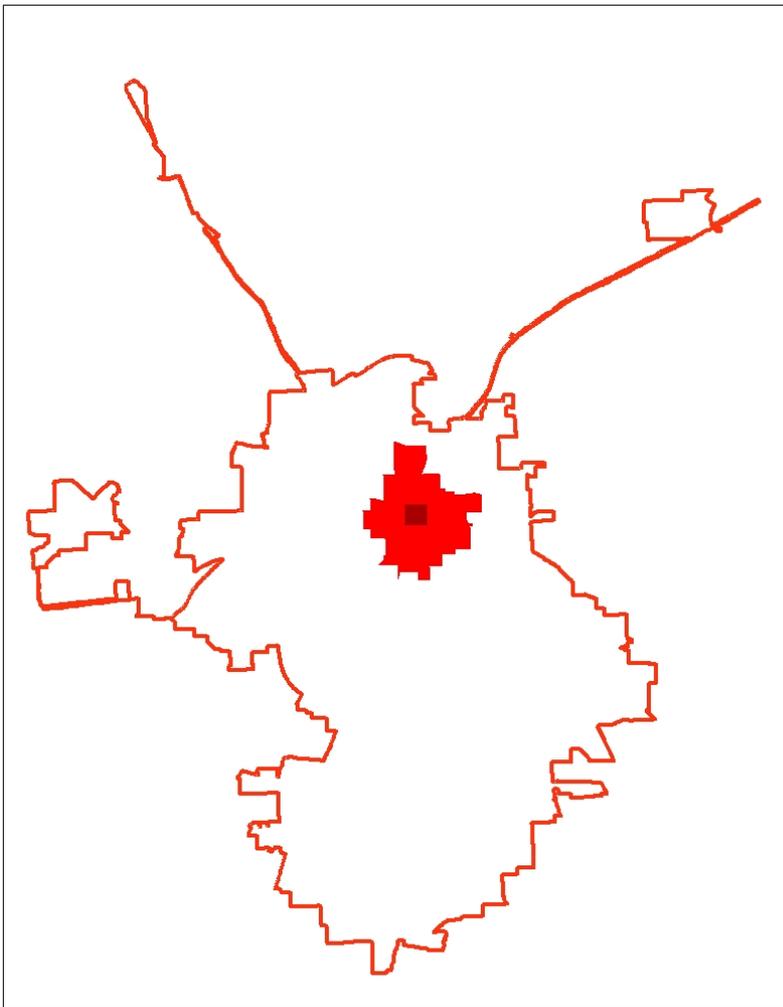
Tyler's Expanding Boundaries



1856



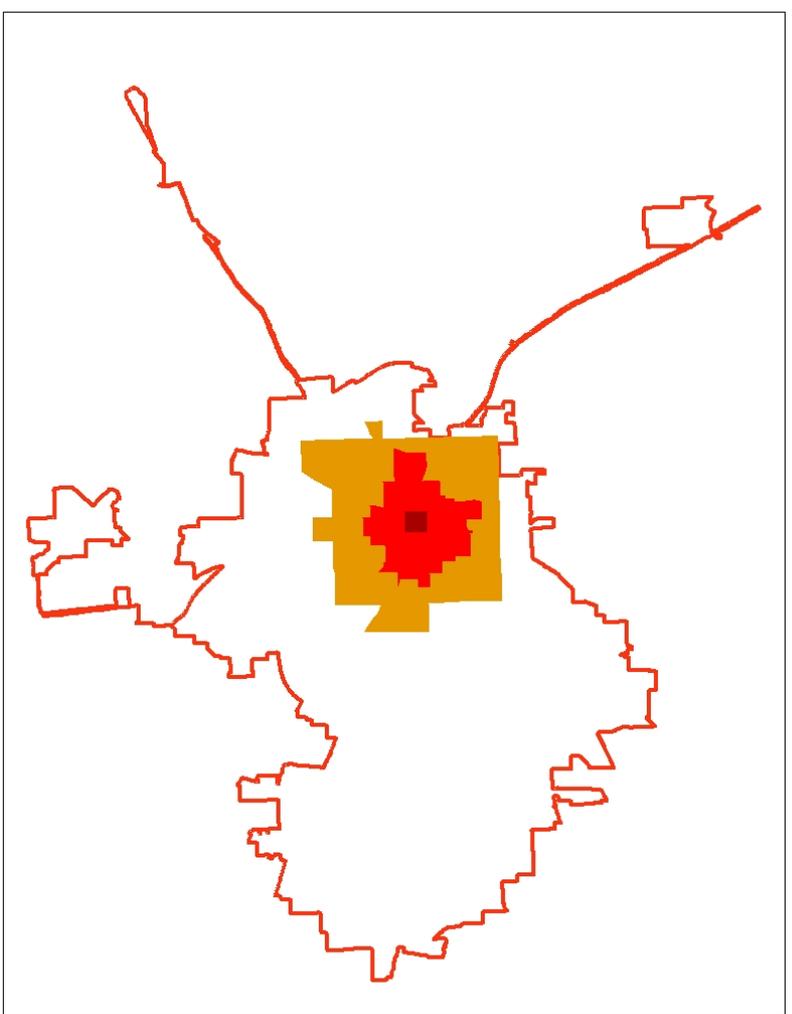
Tyler's Expanding Boundaries



1888



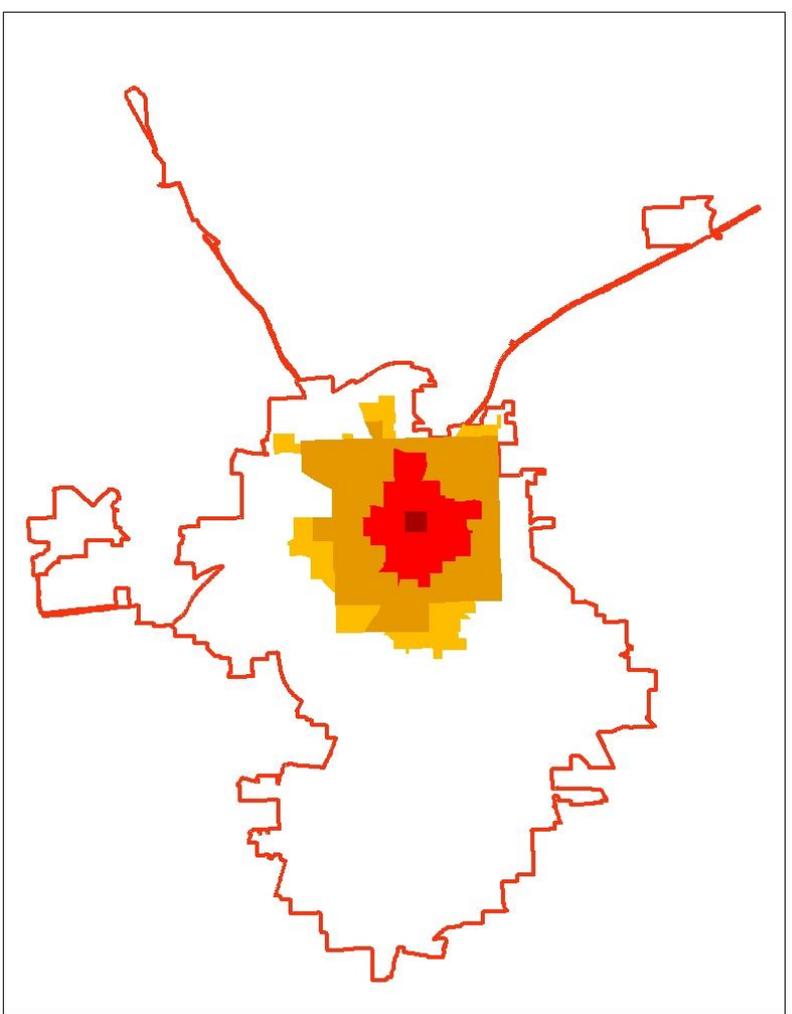
Tyler's Expanding Boundaries



1937



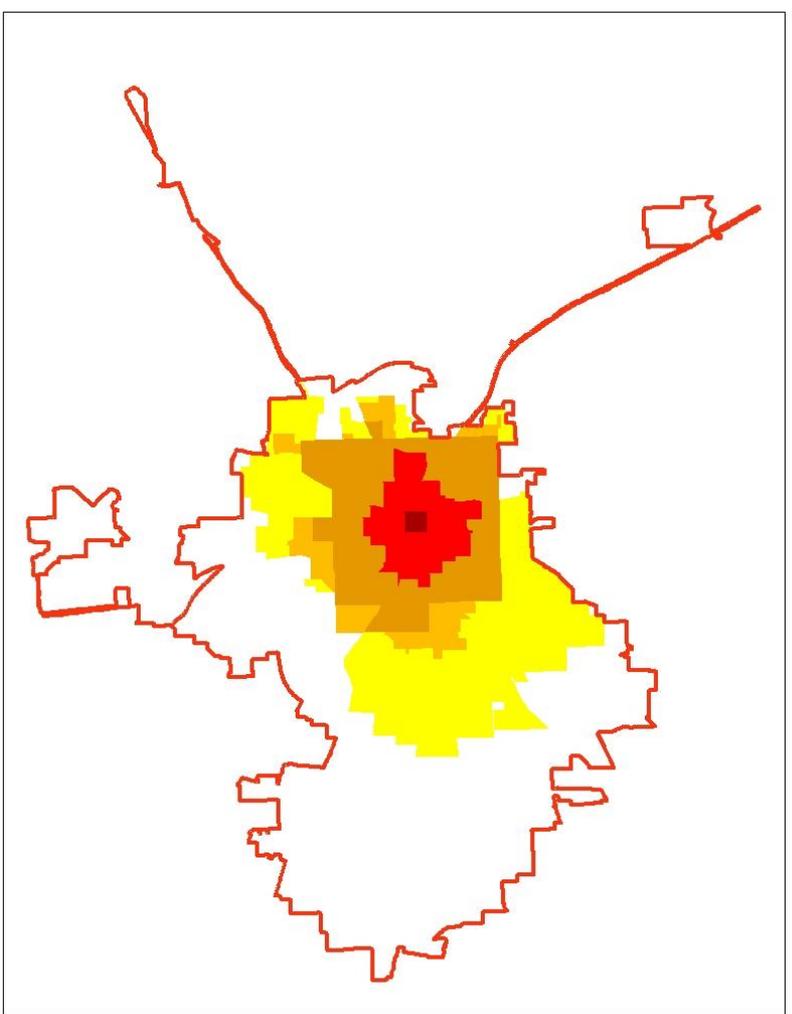
Tyler's Expanding Boundaries



1950



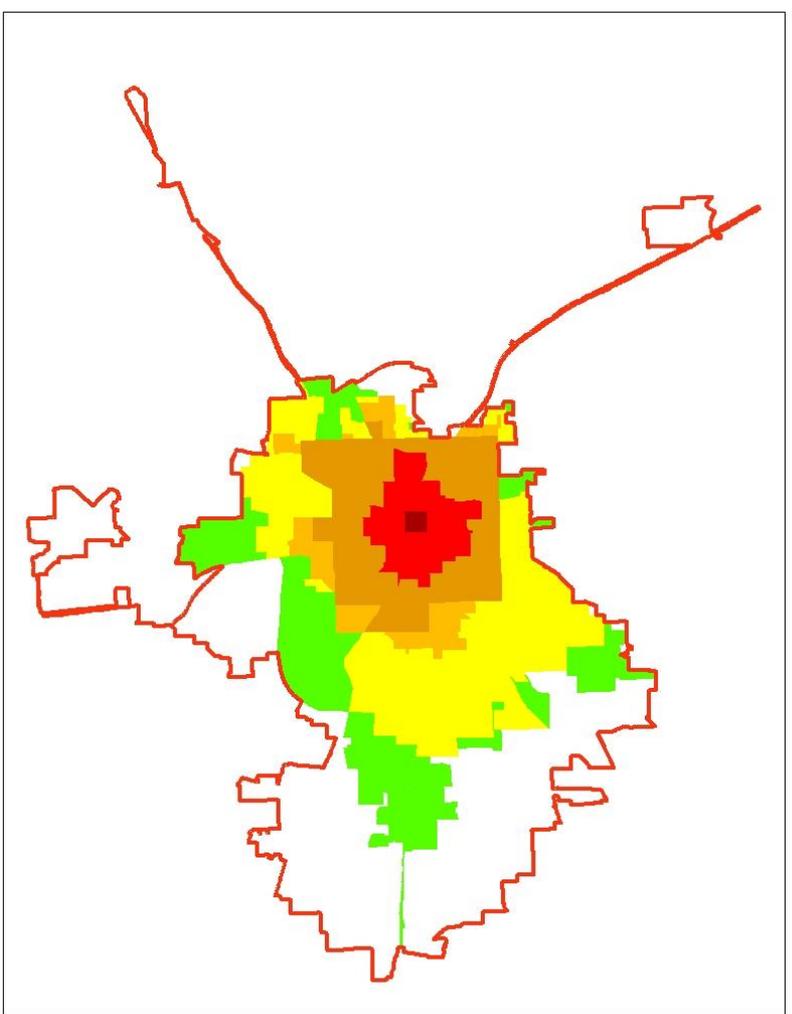
Tyler's Expanding Boundaries



1970



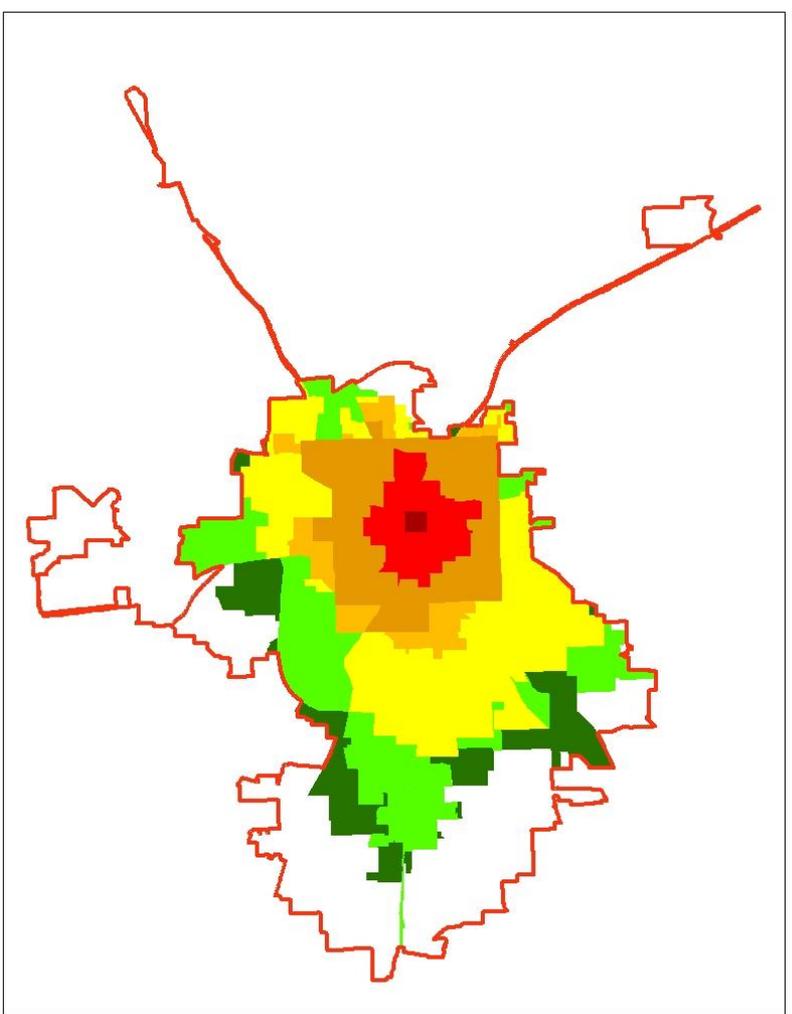
Tyler's Expanding Boundaries



1980



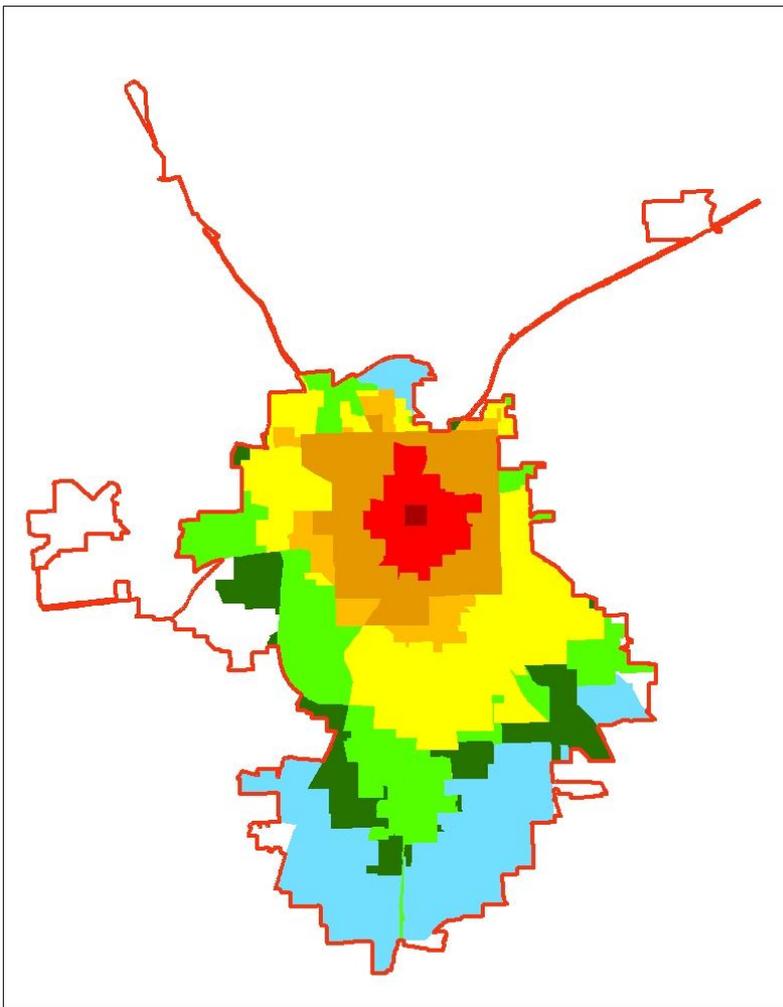
Tyler's Expanding Boundaries



1990



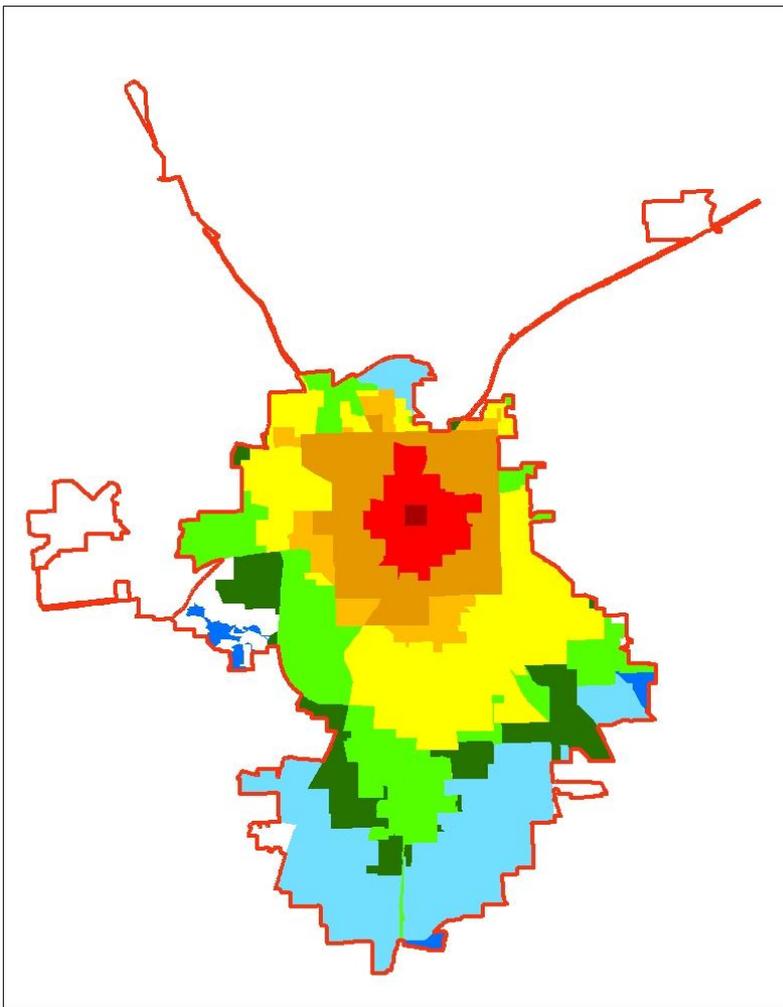
Tyler's Expanding Boundaries



2000



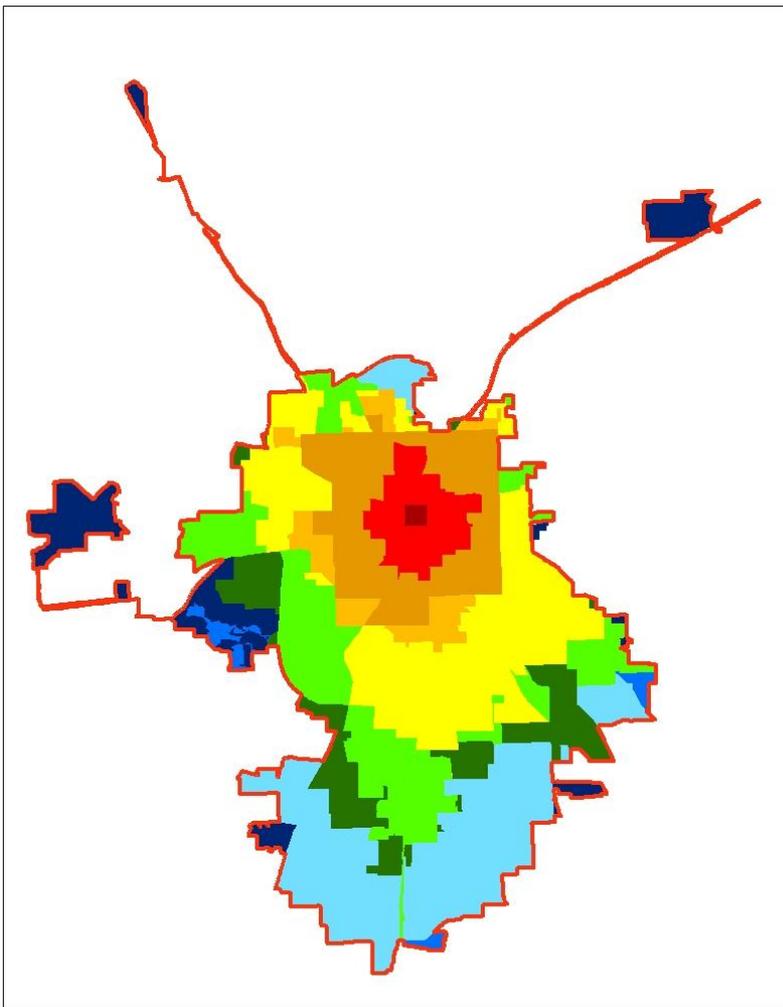
Tyler's Expanding Boundaries



2006



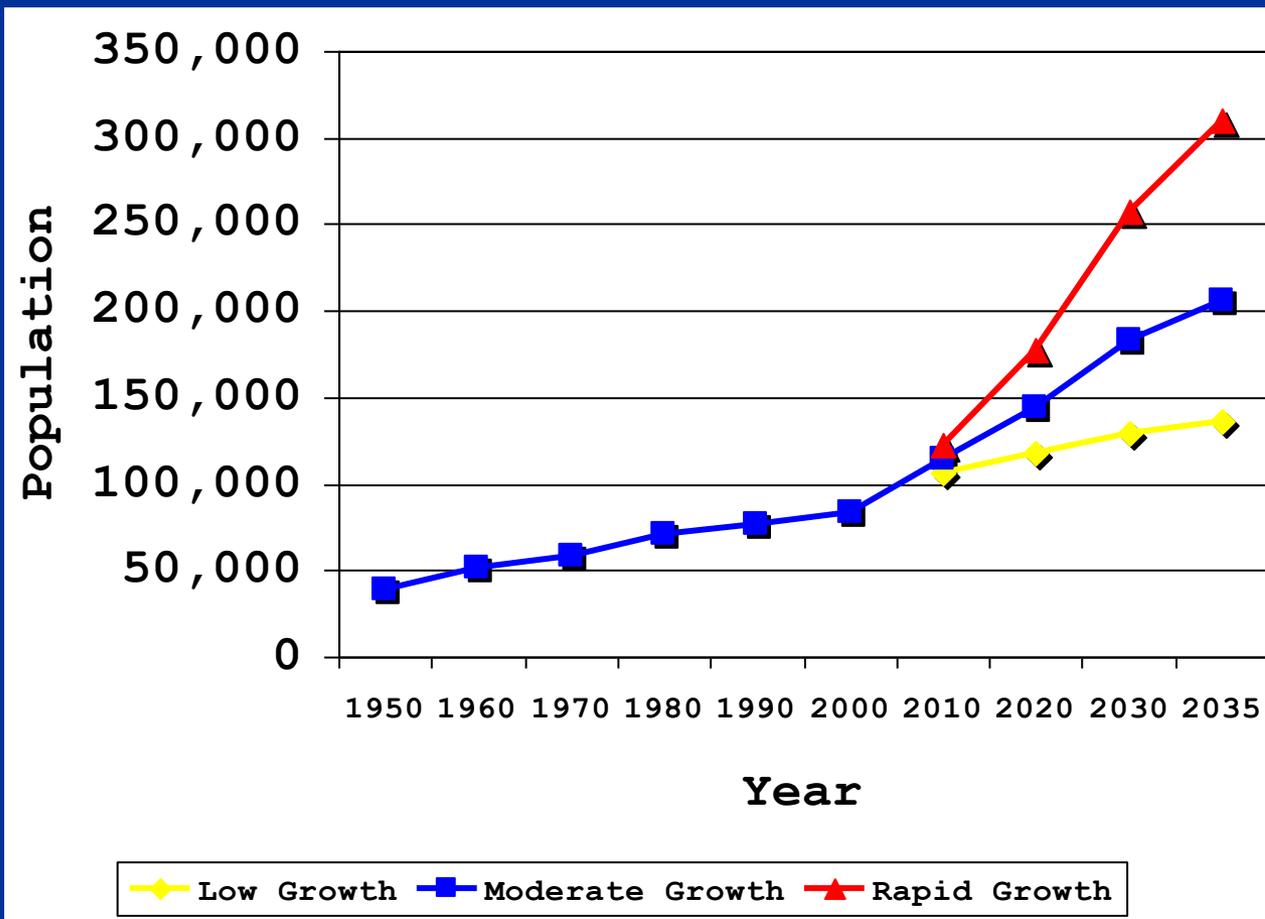
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2013

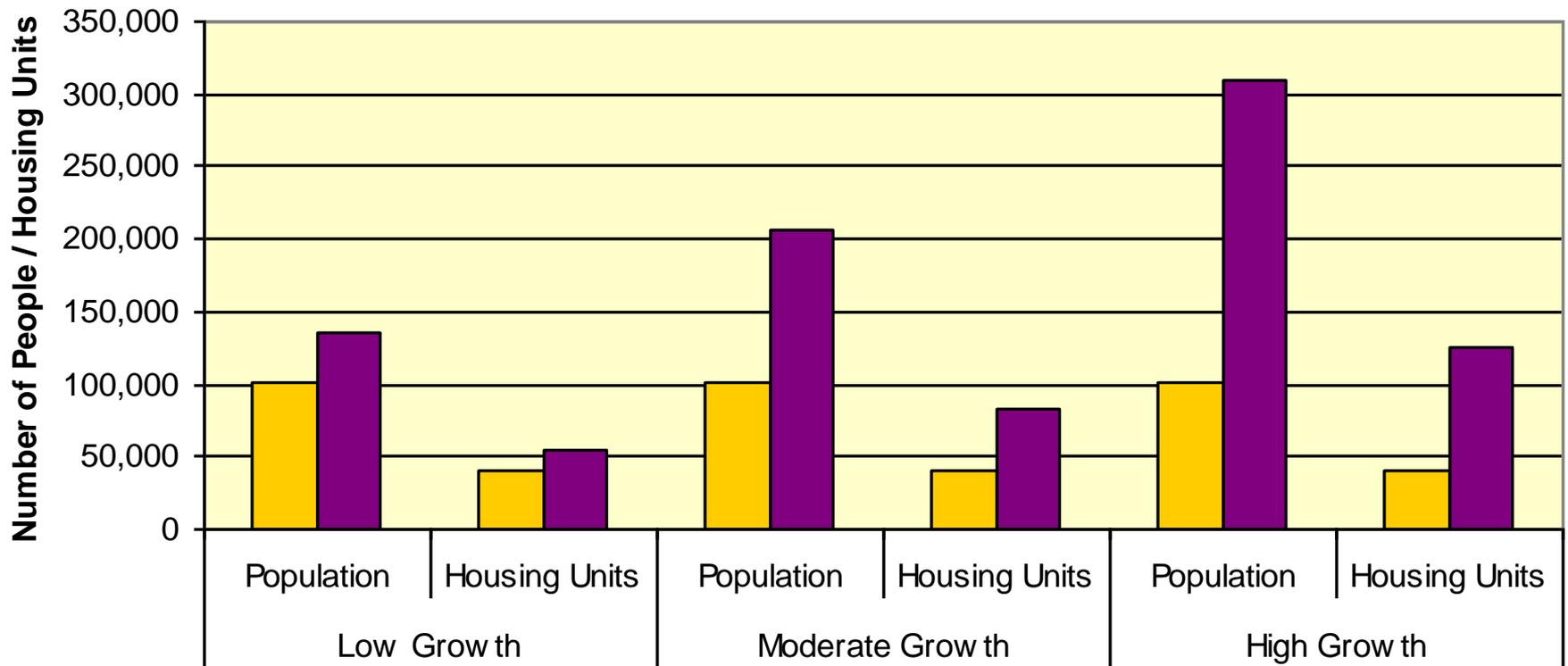


Thirty Year Growth Scenarios



Growth Scenarios: Population and Housing Units, 2005 and 2035

2005 2035





Cities grow in a variety of ways

Outward into undeveloped land:

- Single family houses on individual lots in subdivisions.





Cities grow in a variety of ways

Outward into undeveloped land:

- Adjacent to existing development: clustered houses in walkable neighborhoods with land preserved as open space for parks and trails.





Cities grow in a variety of ways

Outward into undeveloped land:

- On the 20th-century suburban model...
 - Separation of residential areas from shopping or workplaces and of different kinds of housing.
 - Large parking lots in front of nonresidential buildings.
 - Housing and business parks in isolated “pods” that all empty onto one or two roads.
 - Car travel needed for almost all trips.





Cities grow in a variety of ways

Outward into undeveloped land:

- Compact traditional models
- Buildings at the street edge
- Parking at the side or rear
- Housing connected in a grid of streets
- Sidewalks and other amenities for pedestrians
- Mixture of uses and housing types
- Nearby parks and open space





Cities grow in a variety of ways

Outward into undeveloped land:

- Mixed-use centers combining shops and housing





Cities grow in a variety of ways

“Infill development”

- Building on vacant lots, parking areas and other unbuilt land within existing built-up areas



From this...



To this....



Cities grow in a variety of ways



Growing upward

- Taller buildings – if economically feasible



How should Tyler grow?

Issues:

Traffic and transportation

- Patterns of growth on the land have a direct impact on traffic congestion
- The potential for enhanced public transportation depends on sufficient density at station locations

Housing

- People in different kinds of households and at different stages of the life cycle need different housing types



How should Tyler grow?

Infrastructure costs

- Some parts of the city have unused capacity in existing infrastructure
- Extension outward requires costly new infrastructure investments

Community character

- Is it important to retain country or open space areas within the city?
- How should the city relate to the lakes?
- Does a lively and successful downtown matter?



How should Tyler grow?

Some potential growth patterns to think about:

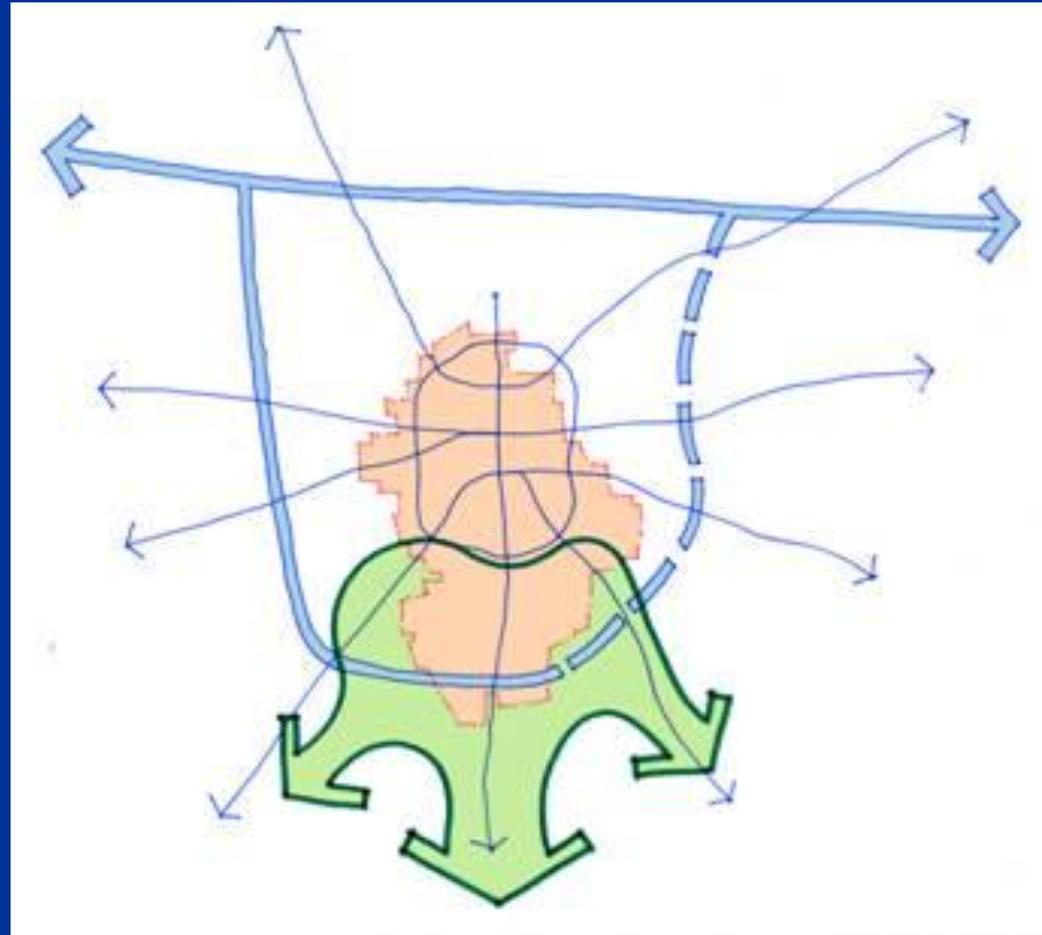
- Continuing the *current pattern of growing to the south*
- Growing *outward in multiple directions*
- *Attracting some growth to the center and north of the city as well as continuing some outward growth*



Potential Growth Patterns: Growing South

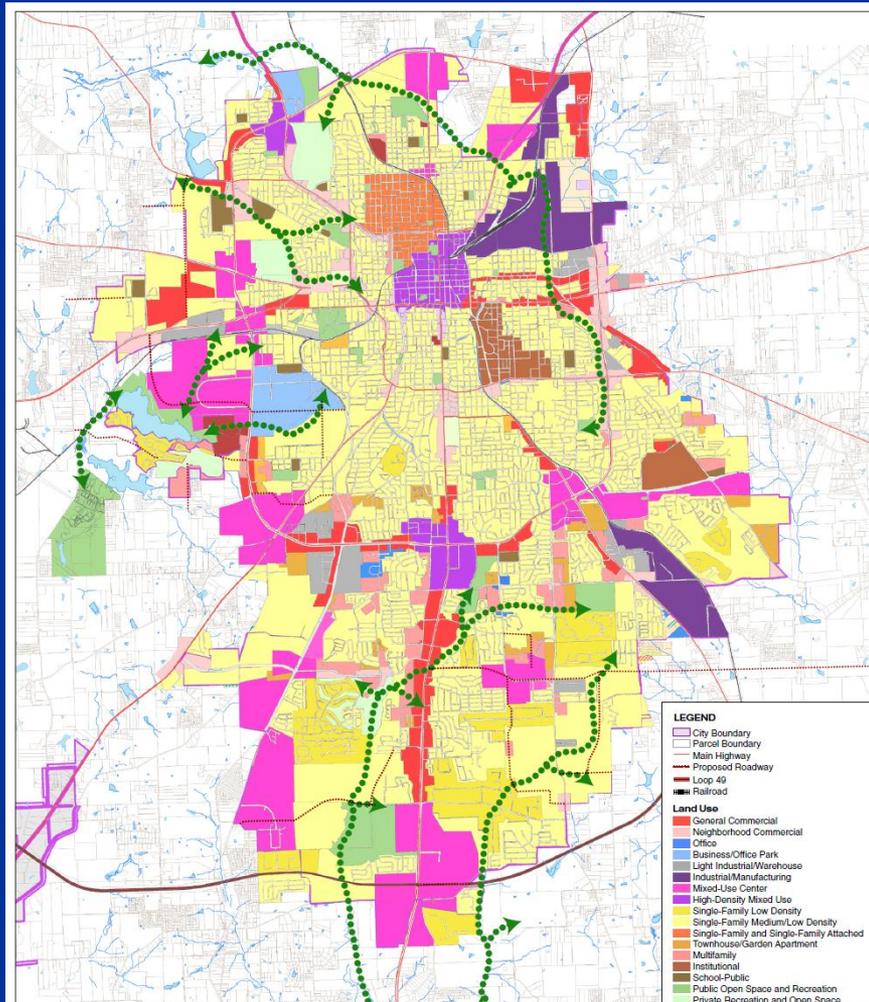
Business as usual – today's trends extended

- Traffic congestion north-south
- Expense to expand infrastructure
- Loss of rural character on roads going south
- Downtown and North Tyler see little new investment





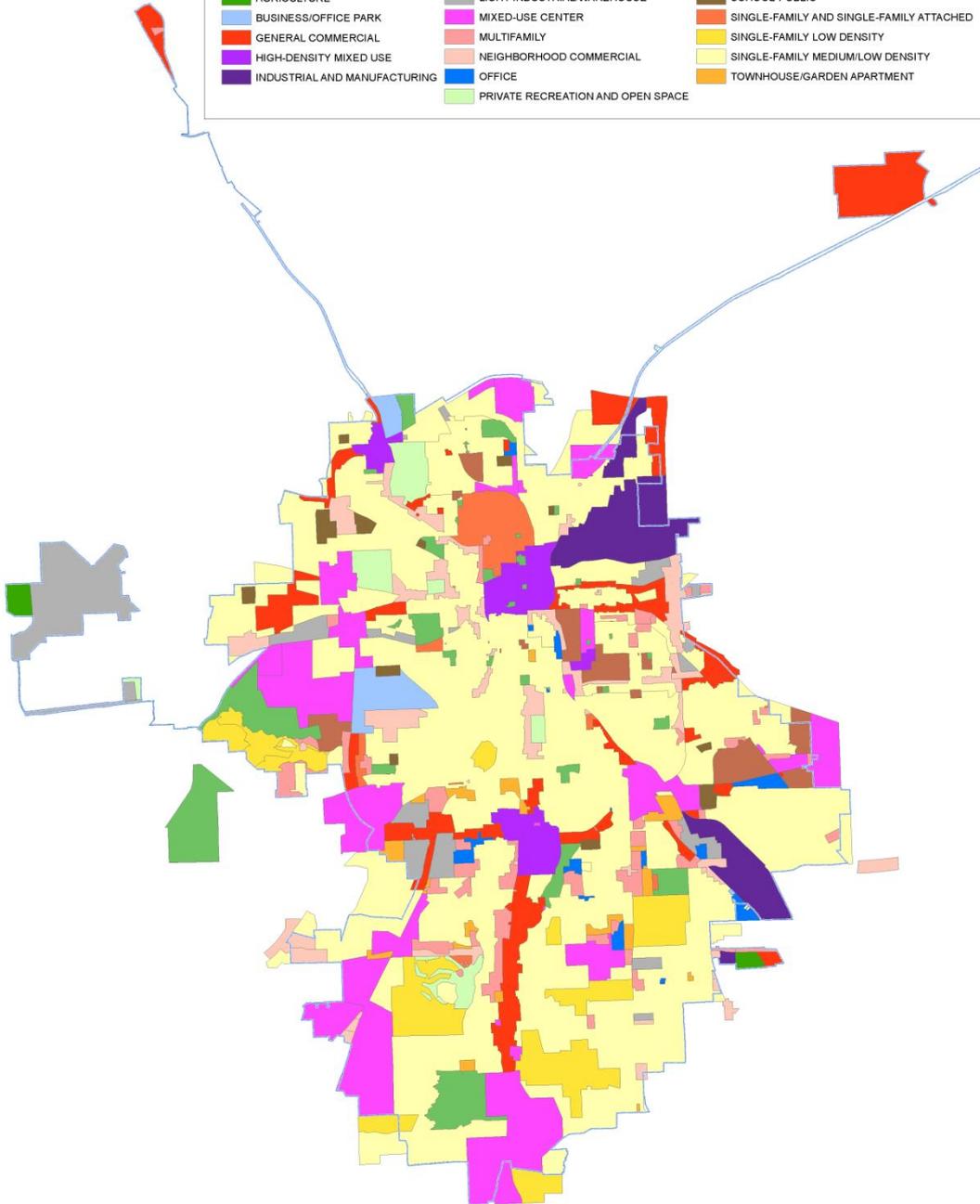
Future Land Use and Annexation Guide



2007 Adopted FLUG

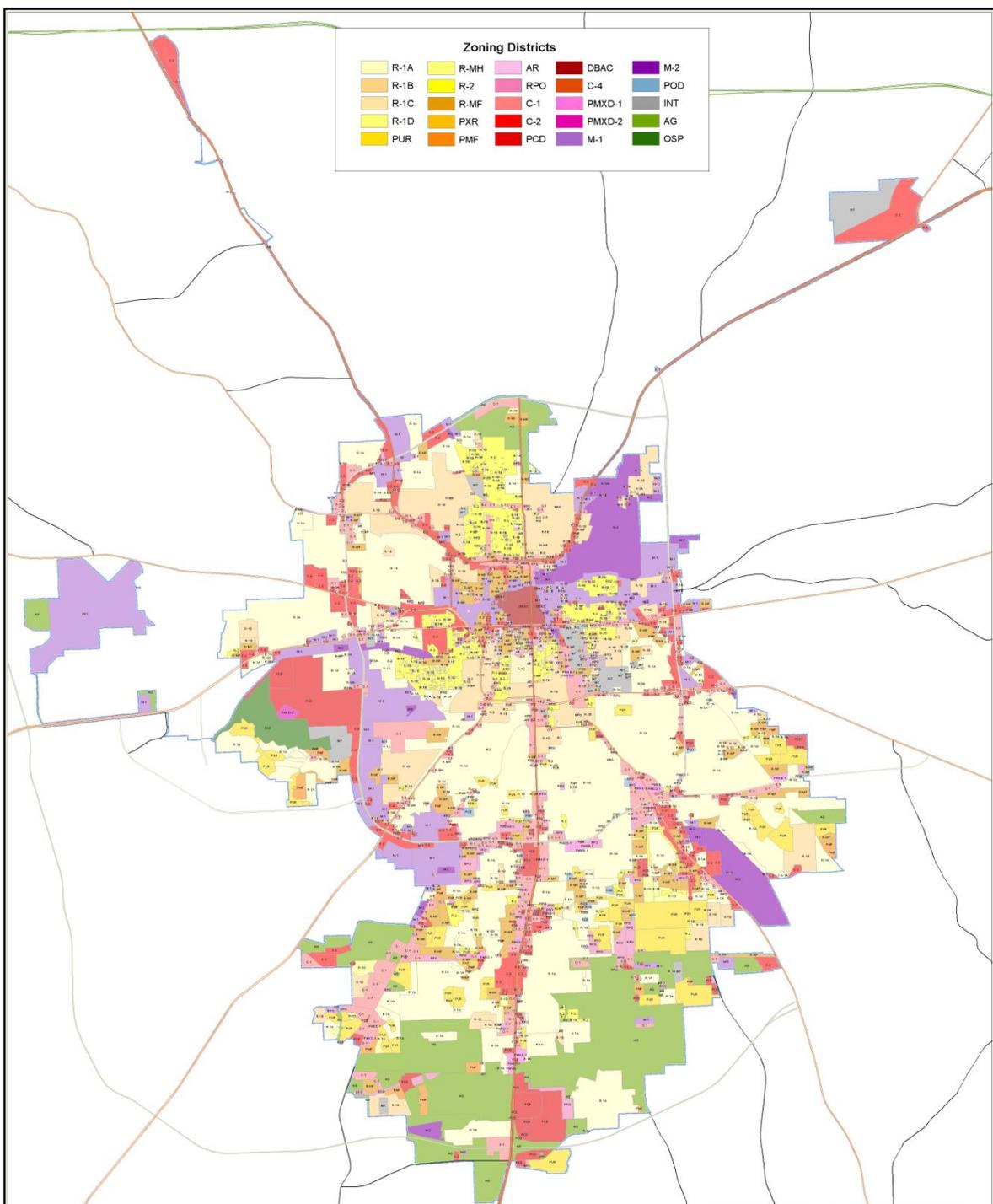
Future Land Use

- | | | |
|--|---|--|
|  AGRICULTURE |  INSTITUTIONAL |  PUBLIC OPEN SPACE AND RECREATION |
|  BUSINESS/OFFICE PARK |  LIGHT INDUSTRIAL/WAREHOUSE |  SCHOOL-PUBLIC |
|  GENERAL COMMERCIAL |  MIXED-USE CENTER |  SINGLE-FAMILY AND SINGLE-FAMILY ATTACHED |
|  HIGH-DENSITY MIXED USE |  MULTIFAMILY |  SINGLE-FAMILY LOW DENSITY |
|  INDUSTRIAL AND MANUFACTURING |  NEIGHBORHOOD COMMERCIAL |  SINGLE-FAMILY MEDIUM/LOW DENSITY |
| |  OFFICE |  TOWNHOUSE/GARDEN APARTMENT |
| |  PRIVATE RECREATION AND OPEN SPACE | |



**Existing
FLUG**

Zoning Districts					
R-1A	R-MH	AR	DBAC	M-2	
R-1B	R-2	RPO	C-4	POD	
R-1C	R-MF	C-1	PMXD-1	INT	
R-1D	PXR	C-2	PMXD-2	AG	
PUR	PMF	PCD	M-1	OSP	



Existing Zoning



Annexations



Annexation Questions

- Why?
- Authority?
- Procedures?

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Why?

- Regulate development
- Provide zoning protection
- Stabilize property values
- Expand tax base

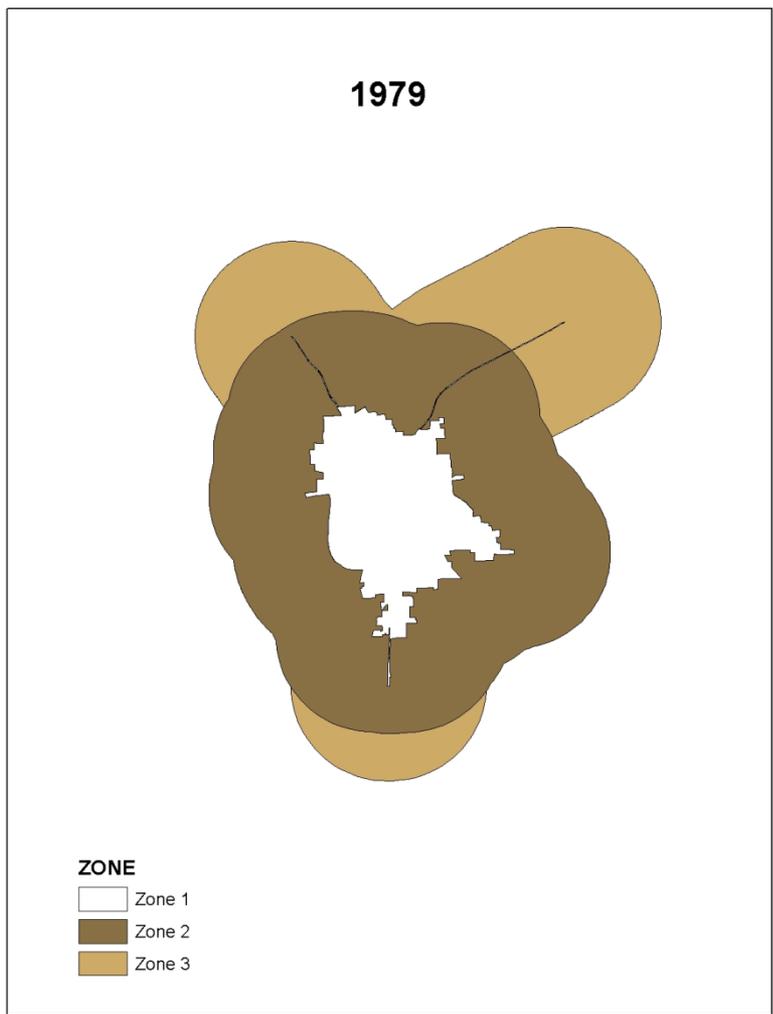


Authority

- Home Rule Cities
- General Law Cities
- ETJ



Tyler's Expanding Boundaries

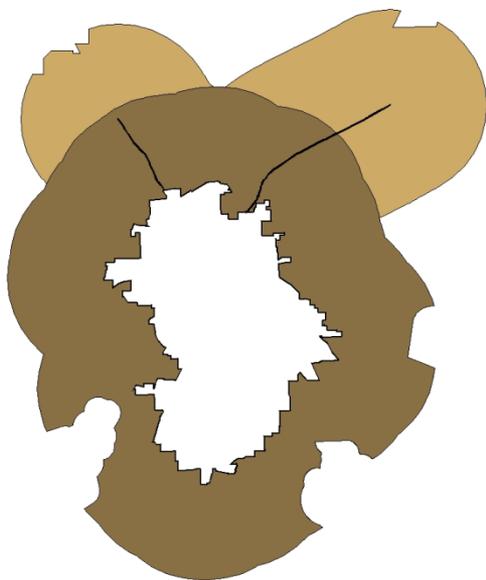


1979



Tyler's Expanding Boundaries

2001



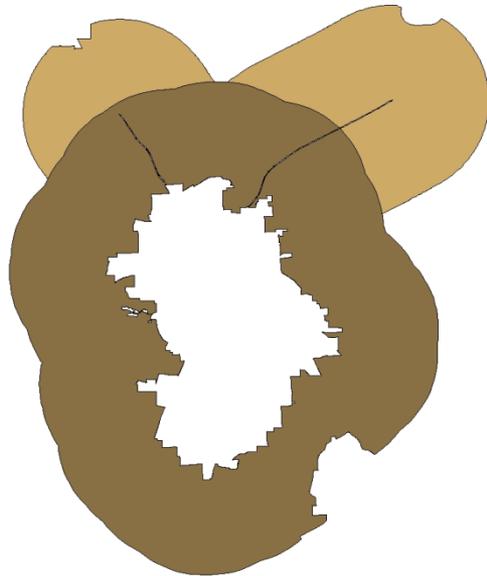
- Zone 1 (city limits)
- Zone 2 (city limits)
- Zone 3 (5 miles from highways)

2001



Tyler's Expanding Boundaries

2005



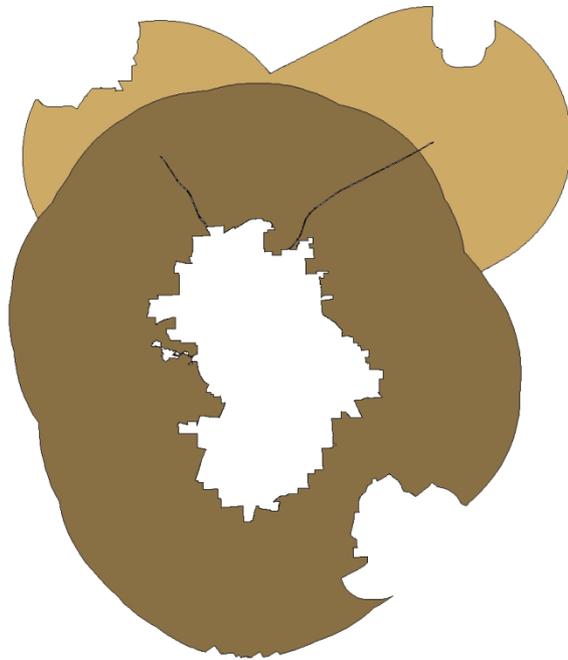
- Zone 1 (city limits)
- Zone 2 (3.5 miles)
- Zone 3 (3.5 miles from highways)

2005



Tyler's Expanding Boundaries

2006



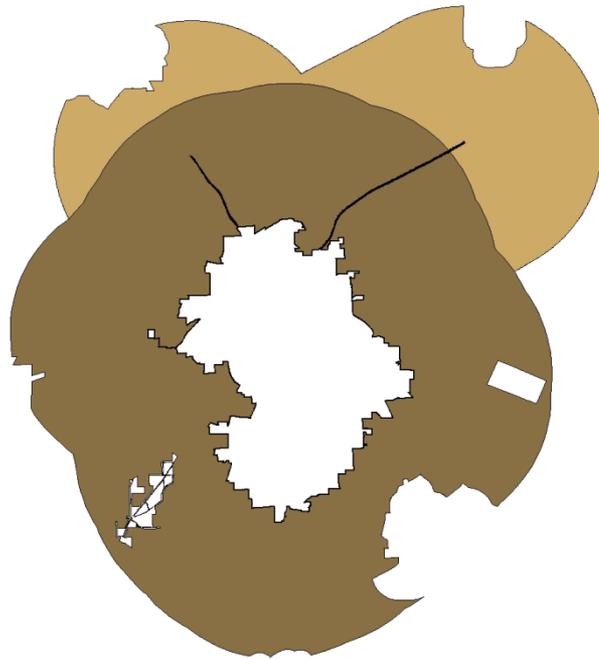
- Zone 1 (city limits)
- Zone 2 (5 miles)
- Zone 3 (5 miles from highways)

2006



Tyler's Expanding Boundaries

2009



- Zone 1 (city limits)
- Zone 2 (5 miles)
- Zone 3 (5 miles from highways)

2009



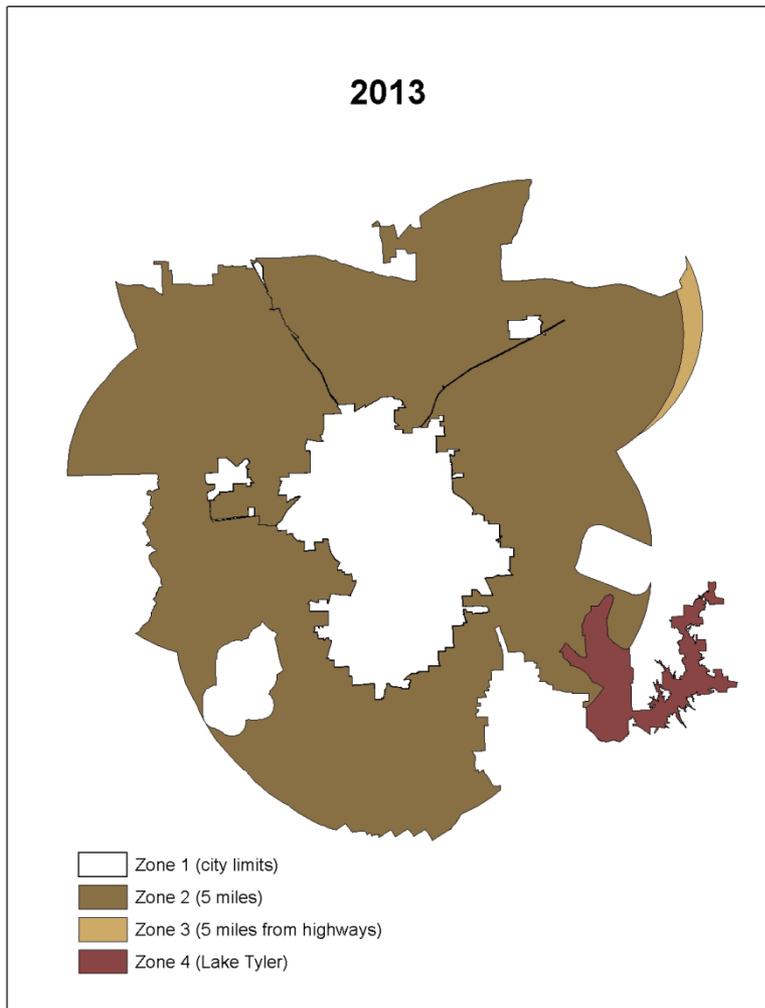
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2011



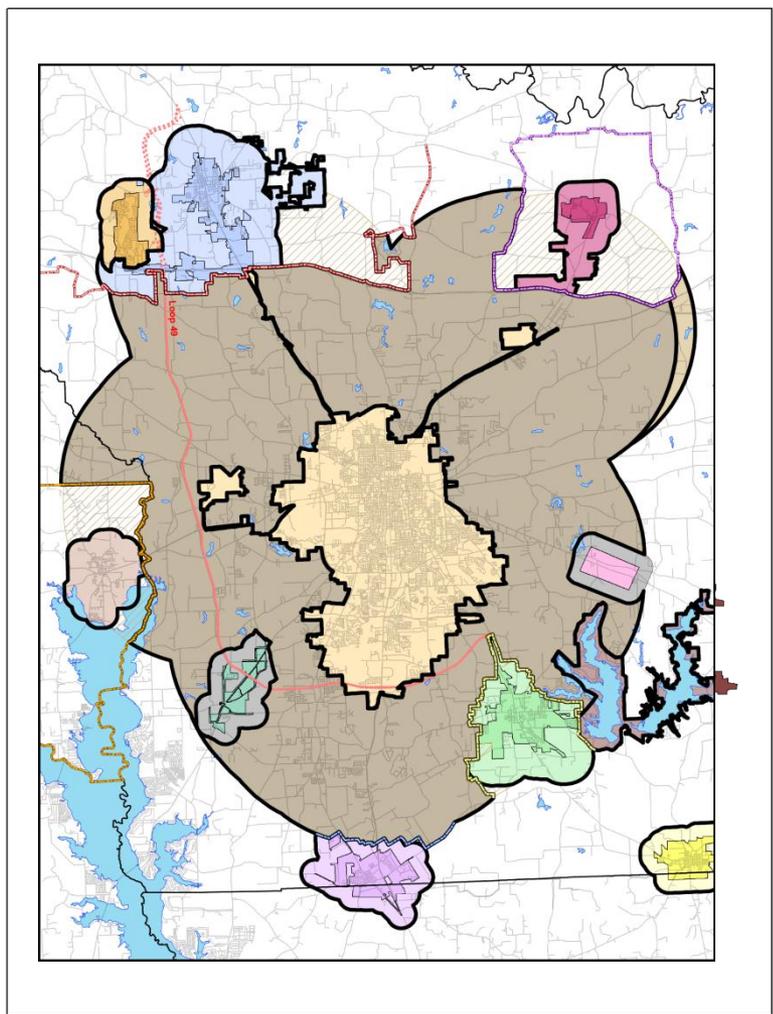
Tyler's Expanding Boundaries



2013



Tyler's Expanding Boundaries



2013



Growth and Development Considerations

Annexation Limitations

- Must be contiguous to city limits and within ETJ
- Cap on the amount of land which can be annexed within a calendar year
- Numerous exceptions



Growth and Development Considerations

Voluntary Annexation



Growth and Development Considerations

Requirements

- Maximum size
- All owners must sign petition
- Must establish original zoning
- Infrastructure extensions



Involuntary Annexation



Growth and Development Considerations

Fewer Than 100 Houses

- Establish Annexation Calendar
- Service plan
- Notice and two public hearings



Growth and Development Considerations

Larger Areas

- Three Year Annexation Plan
- Service plan
- Notification of all property owners and service providers



Growth and Development Considerations

Other Considerations

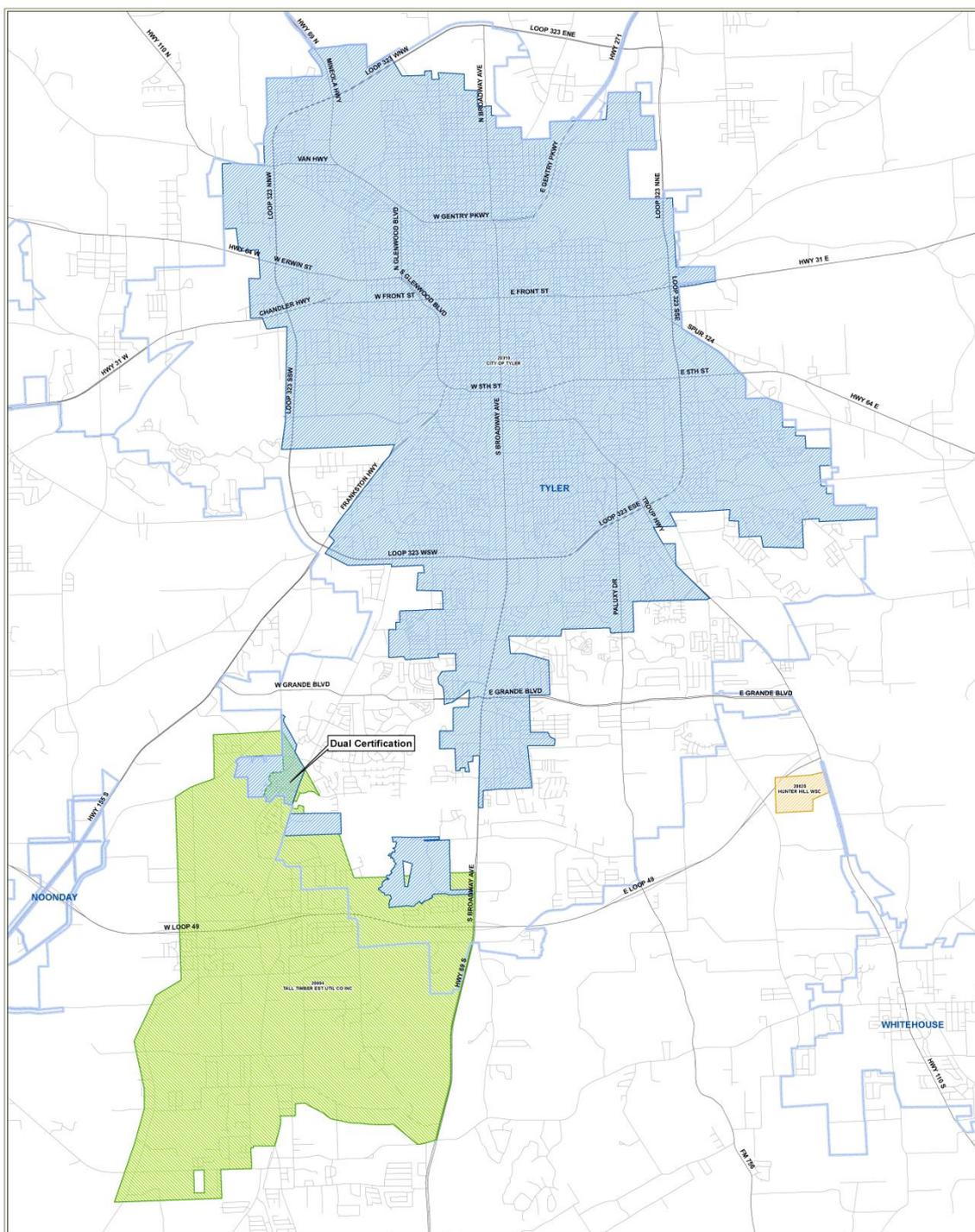
- 1,000-feet wide at narrowest point
- Industrial and AG Exemptions
- Development Agreements

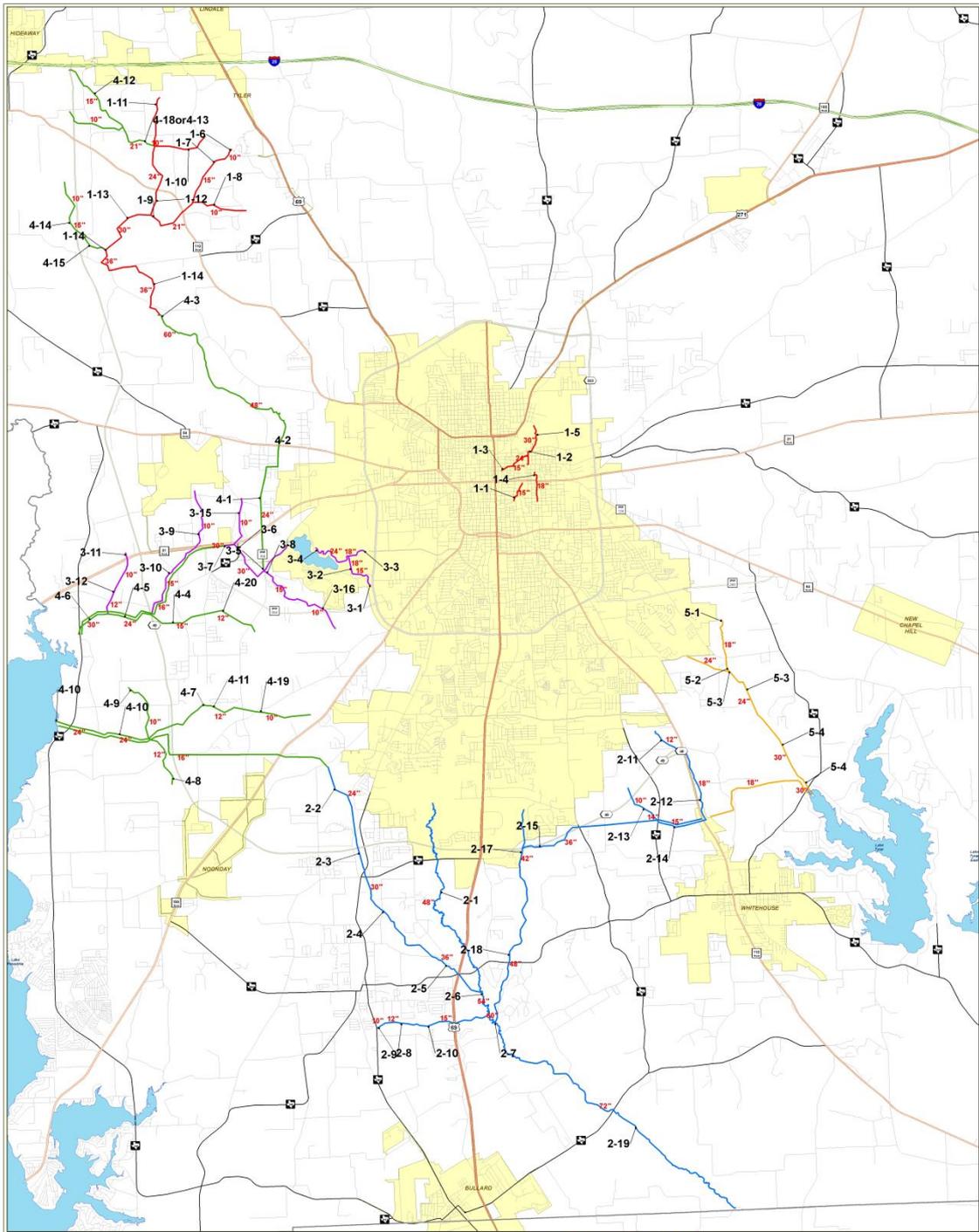
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Smith County Utility Services

Greg Morgan, Managing Director of Public Works



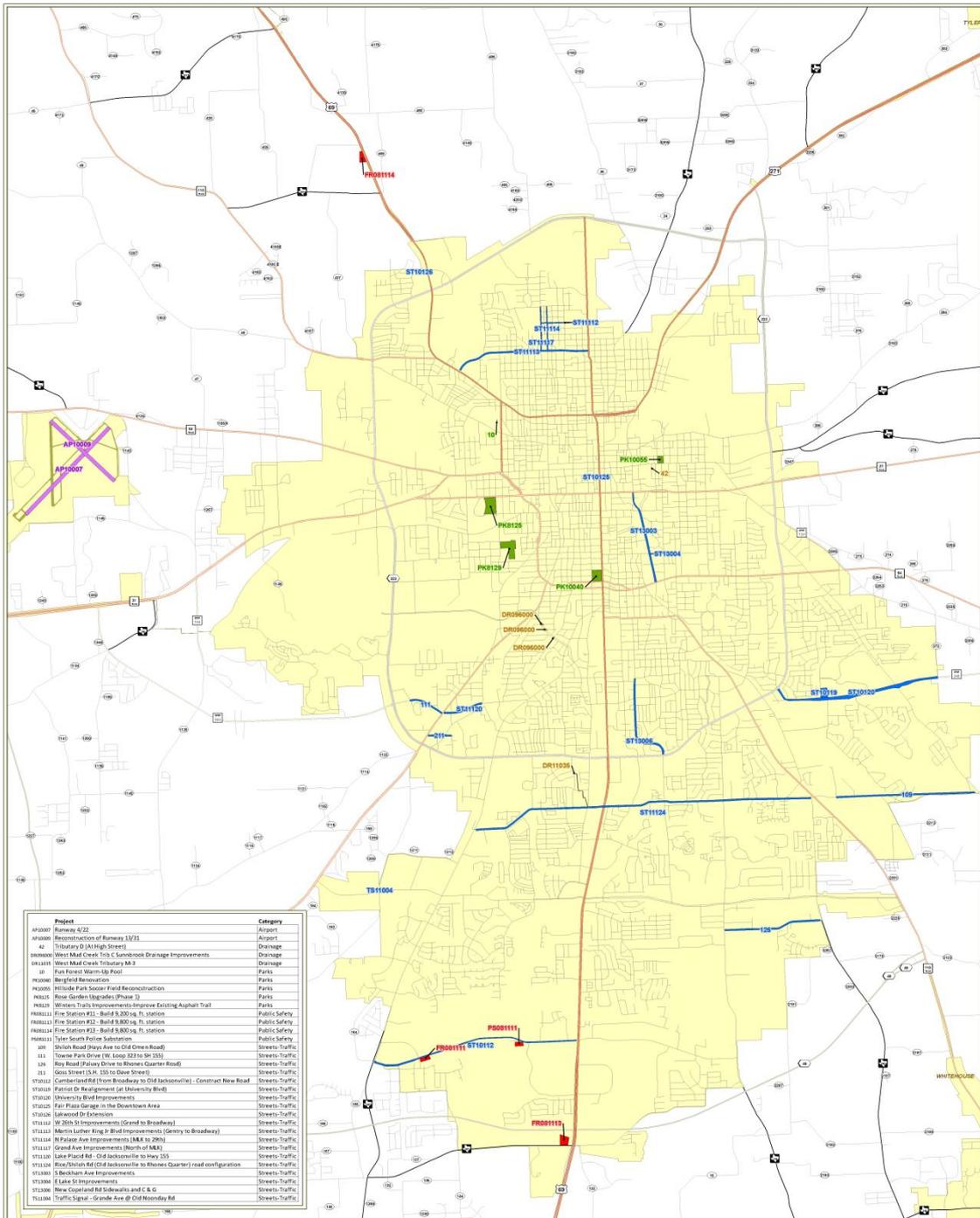


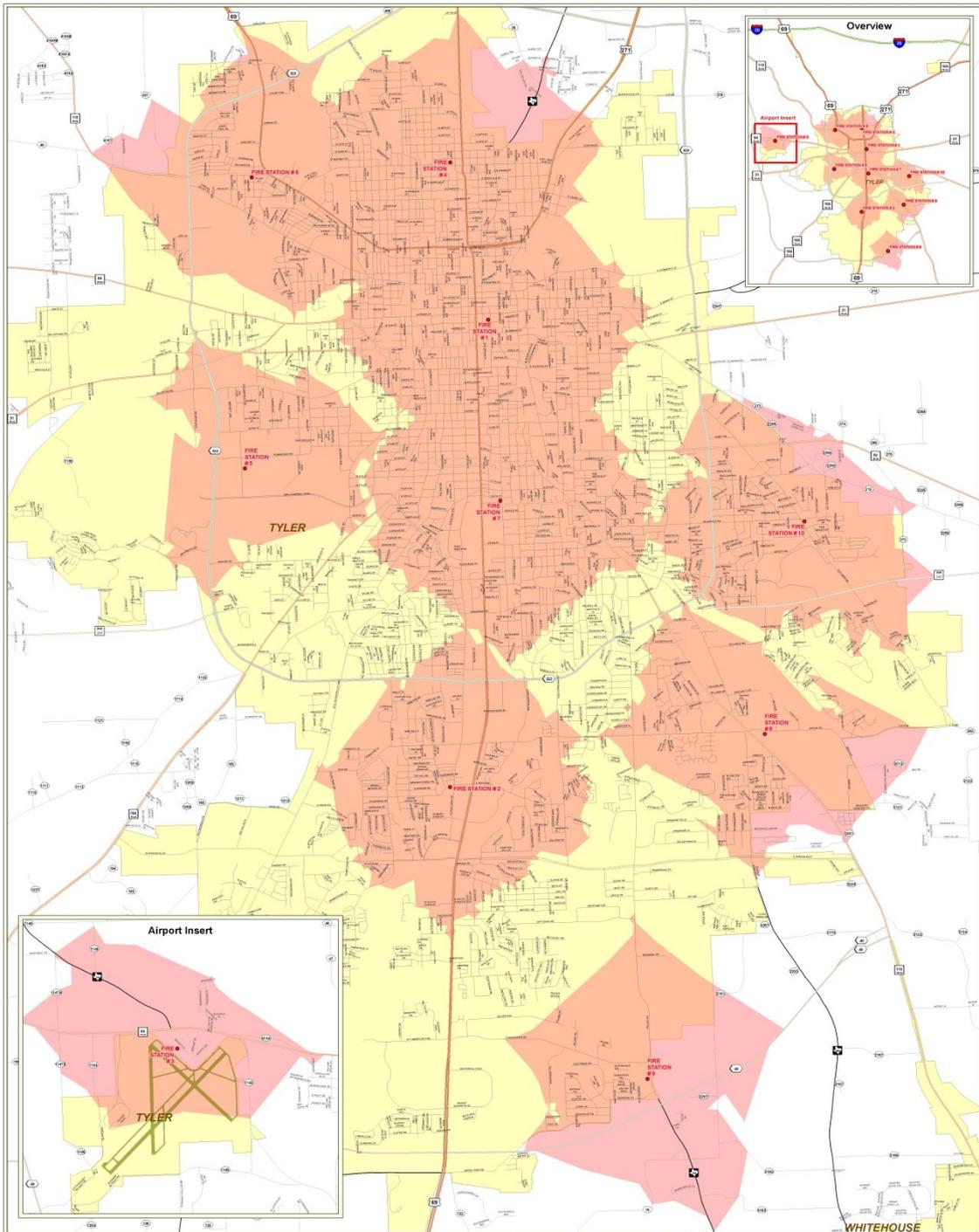
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Capital Improvement Projects

Carter Delleney, City Engineer





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Financial Considerations

Mark McDaniel, City Manager



Financial Considerations

Potential Costs

- Water and Sewer Installation
- Storm Sewer Upgrades
- Fire Hydrant Installation
- ESD Debt Payment



Financial Considerations

Potential Costs

- Street Improvements
- Traffic Sign/Signal Installation
- Street Light Installation
- New Personnel and Fleet Costs



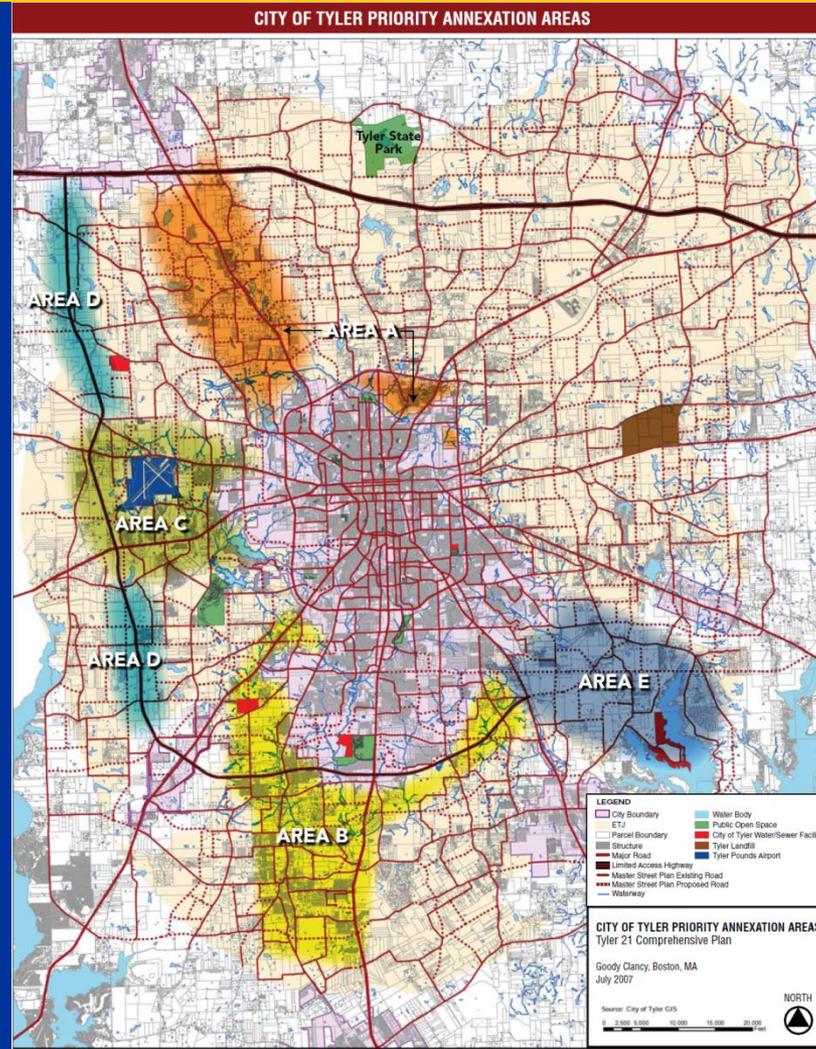
Financial Considerations

Potential Revenue

- Sales Tax
- Property Tax
- Water and Sewer Fees
- Solid Waste Fees

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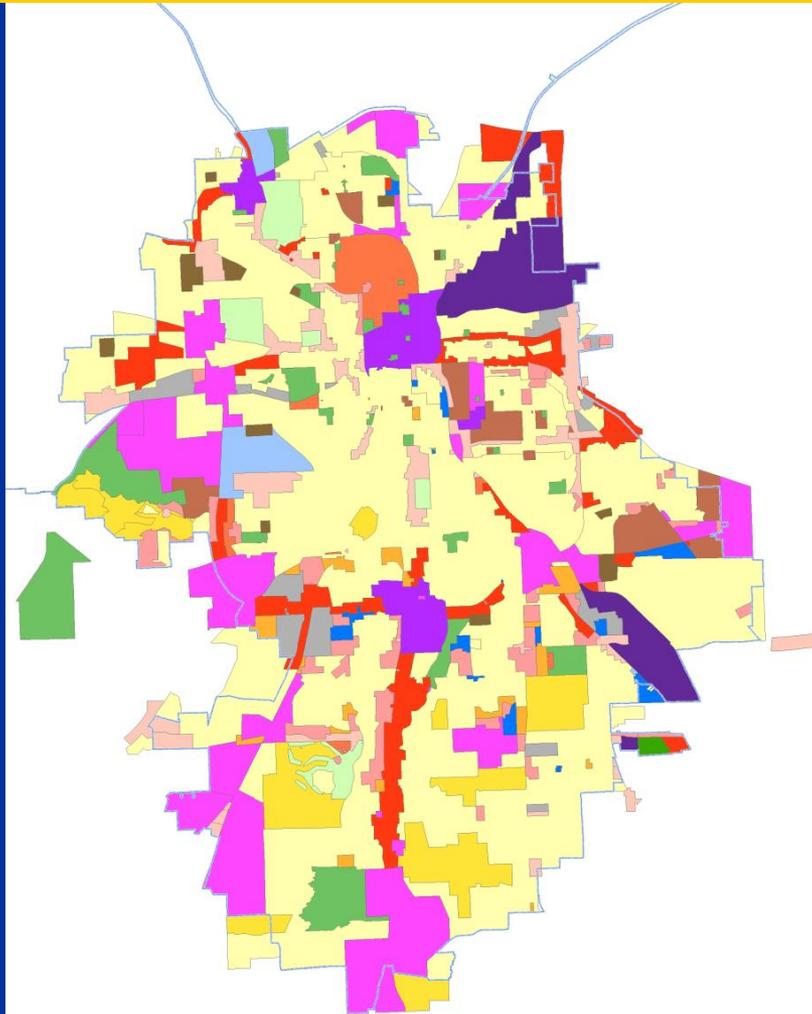
Annexation Exercise



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Future Land Use Guide Exercise





Wrap-Up / Next Steps

Next Meeting: Report Out

Steering Committee Meeting

– January 15th, Rose Garden Center

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Thank you for your time!

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