City of Tyler UDC Update

Steering Committee Kick-Off

September 30, 2026

Meeting Agenda

- Welcome
- Table Introductions
- Roles & Responsibilities
- Purpose, Scope & Background of the UDC Review
- Framework for Categorizing UDC Priorities
- Table Exercise
- Expectations for the Review Process
- Establishing Review Priorities
- Questions and Next Steps

Project Team

City Staff



Heather Nick, AICP
Assistant City Manager



Kyle Kingma, AICP
Planning Director

Consultant
(Freese and Nichols)



Chance Sparks, FAICP
Project Manager



David Jones, AICP
Asst. Project Manager



Wilson Kerr, AICP
Asst. Project Manager

Committee Representation

- Design professionals
- Engineers
- Surveyors
- Business community
- Development community
- Strategic planning and legal professionals

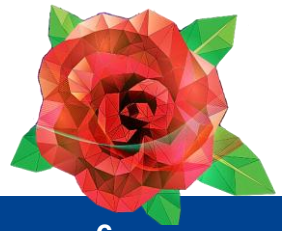
Committee Introductions (Table)

10 Minutes

- Your name…
- What part of Tyler you live in…
- One word for what you hope this committee accomplishes…

Purpose and Role of the Committee

- **Guidance and Alignment:** Work with the City of Tyler and planning team to ensure the updated UDC reflects the community's needs, values, and long-term vision.
- **Active Participation:** Collaborate on the UDC update process and provide input on key changes and recommendations.
- **Meetings and Events:** Attend Steering Committee meetings and participate in public engagement activities when possible.
- **Community Involvement:** Encourage friends, neighbors, and networks to get involved and share their ideas throughout the process.
- **Project Champions:** Promote and support the Tyler UDC update and help build momentum for its adoption and implementation.

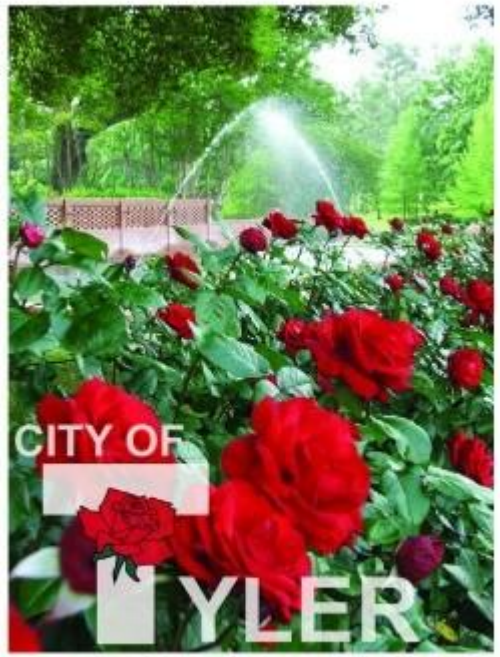


Project Context

TYLER TOMORROW

City of Tyler, TX | Comprehensive Plan





Unified Development Code

Chapter 10 of the Tyler Code of Ordinances

Project Schedule

Task		2026						2027			
		J	A	S	O	N	D	J	F	M	A
Module 1	Zoning Districts and Uses			●							
Module 2	General Provisions and Development Standards										
Module 3	Subdivision Regulations										
Discussion Draft											

Framework for Categorizing UDC Updates

UDC updates driven by:

- Substantial (Plan implementation, emerging trends)
- State-Mandated
- Clarifications

TYLER TOMORROW
City of Tyler, TX | Comprehensive Plan

Tyler Tomorrow Implementation

- 25 code-related implementation strategies





Tyler Tomorrow Implementation Strategies

LAND USE & DEVELOPMENT

Land Use and Development

- Zoning regulations (uses, dimensional standards, etc)
- Tree ordinance and nature-based stormwater solutions
- Redevelopment and infill development
- Allow for a variety of housing types, including affordable housing options and mixed-use development.
- Floodplain/flood prevention regulations

Tyler Tomorrow Implementation Strategies

HOUSING & NEIGHBORHOODS

Housing and Neighborhoods

- Encourage adaptive reuse of vacant commercial properties.
- Address barriers to and provide for compatible missing middle housing on infill lots.
- Evaluate dimensional standards to encourage infill development.

Tyler Tomorrow Implementation Strategies

INFRASTRUCTURE, PUBLIC FACILITIES, & SERVICES

Infrastructure, Public Facilities, and Services

- Enhance the resilience of infrastructure to more frequent and severe flooding.
- Consider development incentives for low-impact development that reduces water consumption.

Tyler Tomorrow Implementation Strategies

TRANSPORTATION & MOBILITY

Transportation and Mobility

- Evaluate minimum street and pedestrian connectivity standards in proposed developments.
- Updates for driveway spacing, cross access, and right-turn deceleration lanes.

Potential Substantial/Comp Plan Implementation

- New uses
  - Residential
    - Single-Family Residence, Zero Lot Line, ADUs
    - Multi Family (small, 3-9 units)
    - Live-Work Units
    - Mixed-Use Development
  - Public/Civic
    - Rail Station
    - Commercial Drone Staging/Launching Facility
  - Industrial
    - High-Impact Industrial Uses/Data Centers

Trending Topic: Data Centers

- Address the performance of data centers as high-resource use facilities to minimize their impacts to public infrastructure and surrounding uses.
- Performance metrics are established to maintain overall efficiency and effective use of water and power.
- Noise and other factors are also required to be mitigated.
- A plan is required for the decommissioning of the facility when it is no longer needed.

State-Mandated Changes

- Update Home Occupation definition to match the State's definition
- Update language related to public notice and protest
- Other updates for consistency with law changes

Clarification Changes

- Revise, consolidate, and remove certain uses
- Add or revise definitions to use terms
- Update the use tables to reflect best practices
- Include more graphics

Exercise #1

- Reasons why topics need to be addressed in UDC Update.

- In the Table's collective opinion, sort the listed topics (or others) as either being **driven by** Tyler Tomorrow Plan Implementation, Emerging Trends, or State-Mandated…

Expectations for the Review Process

- How the committee will evaluate potential UDC changes
- Focus on clear, consistent, predictable, administrable regulations
- Balancing property rights, development, neighborhoods, and community objectives
- Use of data, best practices, and professional planning principles

Exercise #2

- Using your worksheet, rank your table's top 3 priority topics for the UDC review, and flag anything important you think is missing from the list.

- 20 minutes then report out.



Next Steps

- Working groups (sign up on form or reach out to staff)
- Receive proposed updates for Module 1 from City Staff via email:
  - Zoning
  - Land Use
- Review proposed updates prior to next meeting in early November.

References

Thank you!

Any Questions?