

# Responsible Residential Development: An Overview of Tyler, Texas's Residential Building Permits

By: Autumn VanBuskirk

## Introduction

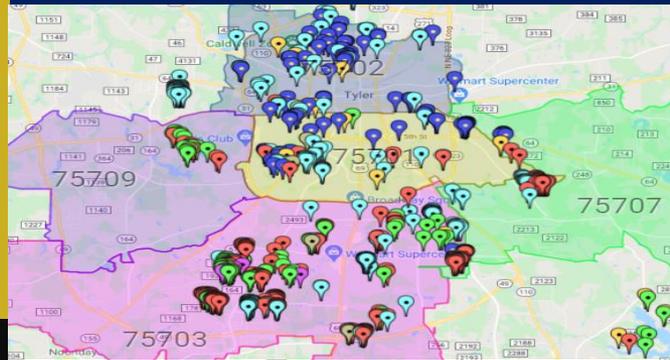
- Residential development “generates employment and demand in financial and other services, other goods-producing industries and utilities” along with better living situations for a community (“Residential Construction Industry,” 2005)
- Tyler, Texas City Council voted to reduce minimum home size as part of an incentives program to draw home builders and new businesses to the city's north end (Holland, 2020).
- This study aims to identify if there is a concentration of residential building permits, specifically for high- or low-end housing, in Tyler, Texas from 2017-2019.

## Methods

1. Residential building permit PDFs were collected for 2017-2019 from the City of Tyler website.
2. Data from PDFs were input into ZeeMaps, including location; value; date; contractor; and permit fee.
3. Data from ZeeMaps was converted into Excel sheet and calculated based on building permit location and value.

## Results

- **870 residential building permits were issued in Tyler, Texas from 2017-2019**
  - **47% were issued in the 75703 zip code**
  - **16% were issued in 75701**
  - **15% were issued in 75707**
  - **11% were issued in 75702**
  - **7% were issued in 75704**
  - **3% were issued in 75709**



- **In addition to having the majority of residential development, the 75703 zip code also had the most high-end residential building permits**
  - **67% of homes valued at \$300,000-\$500,000**
  - **74% of homes valued at \$500,000-\$1,000,000**
  - **100% of homes valued over \$1,000,000**

## Conclusion/Discussion

- In 2017-2019, South Tyler was issued the most residential building permits as well as the majority of high-end developments.
- City of Tyler and other private entities are working to meet the housing needs of North Tyler through building projects and incentives programs

## References

- The residential construction industry. (2005). *Perspectives on Labour and Income*, 17(3), 54-60.
- Holland, B. (2020, September 23). City reduces minimum home size for incentive program to attract builders to North Tyler. *KLTV*.

## Acknowledgements and Contact

Faculty Mentor: Dr. Matthew Kelly  
Contact Information:  
Autumn VanBuskirk  
avanbuskirk@patriots.uttyler.edu  
[autumnmichele811@gmail.com](mailto:autumnmichele811@gmail.com)  
More Information:  
<https://informingtylertexas.wordpress.com/visualization/>