



Annual Growth Profile Update 2004





Annual Growth Profile Update 2004

Helpful Hints

Performance

Many of the files in the *Annual Growth Profile: 2004 Update* are quite large due to the maps and graphics on them. Older computers may experience difficulty opening these pages. Your CD-ROM device is not as fast as your computer's hard-drive. To enhance performance, copy the contents of the CD to a directory on your hard-drive and remove the CD. Using the copy on your hard-drive will decrease the time it takes to load pages.

Navigation

The Menu and Navigation Bar on the top and left-hand side of every page permits easy navigation through all the sections of the *Annual Growth Profile: 2004 Update*. To see information on a particular section, click on the section title and you will be taken directly to the beginning of that document. To return to the main menu click on the "Main Menu" button located below the "Print" button near the bottom of the Navigation Bar.

Viewing Maps

Many of the maps on the *Annual Growth Profile: 2004 Update* are quite detailed. To view a smaller portion of any map in more detail, use the zoom tool in the Acrobat Reader. To activate the zoom tool, press the button with the image of a magnifying glass on it. Your mouse arrow will become a magnifying glass icon. By holding down your mouse button, you may now draw a box around the area you wish to examine in more detail.

Printing

By pressing the "Print" button located near the bottom of the Navigation Bar you may choose through the pop-up menu what you wish to print. The printing options include printing the current page or the current section. As many of the files in the *Growth Profile* are large, containing detailed color maps, printing more than one document at once may take some time.

Acrobat Reader will not allow you to directly print a zoomed portion of a page. There is, however, a work-around. You may select an area and print it to fit the page. This effectively uses the software to zoom an area at print time. The following is an example of how this is done.

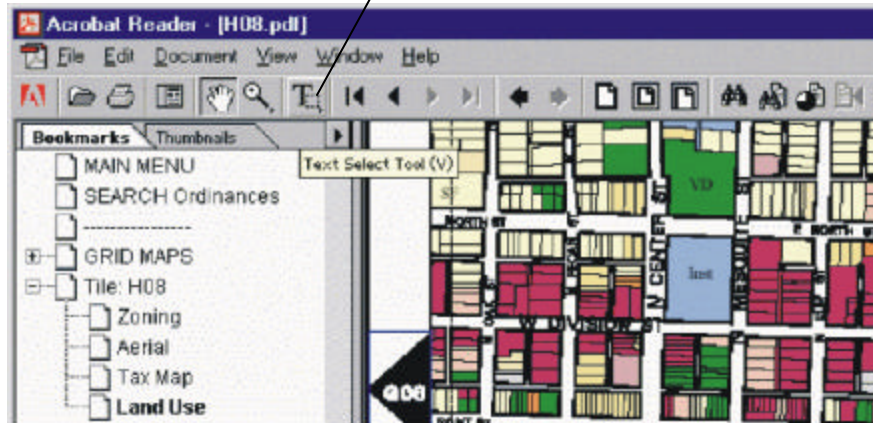


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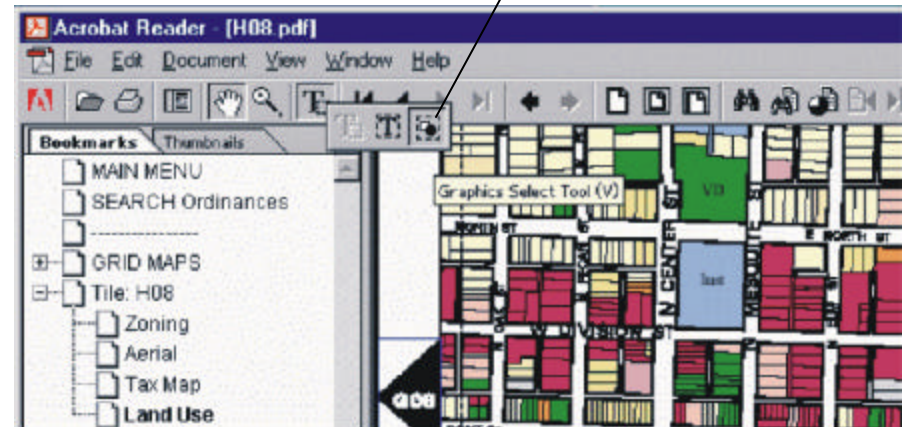
Helpful Hints

To Print a Zoomed Graphic:

Change the *Text Select Tool*...



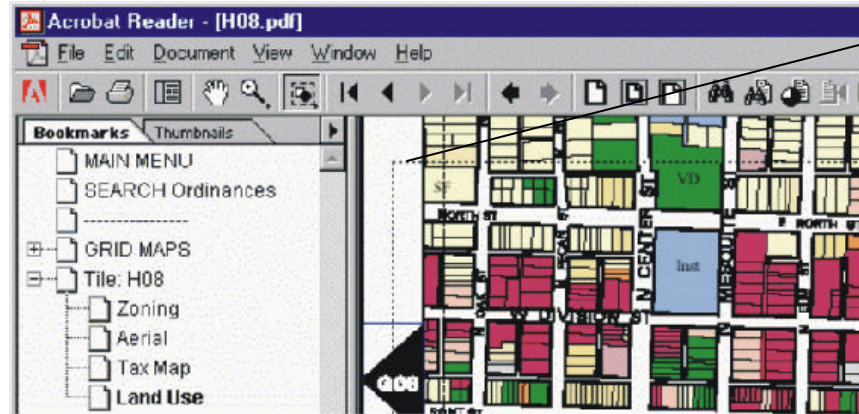
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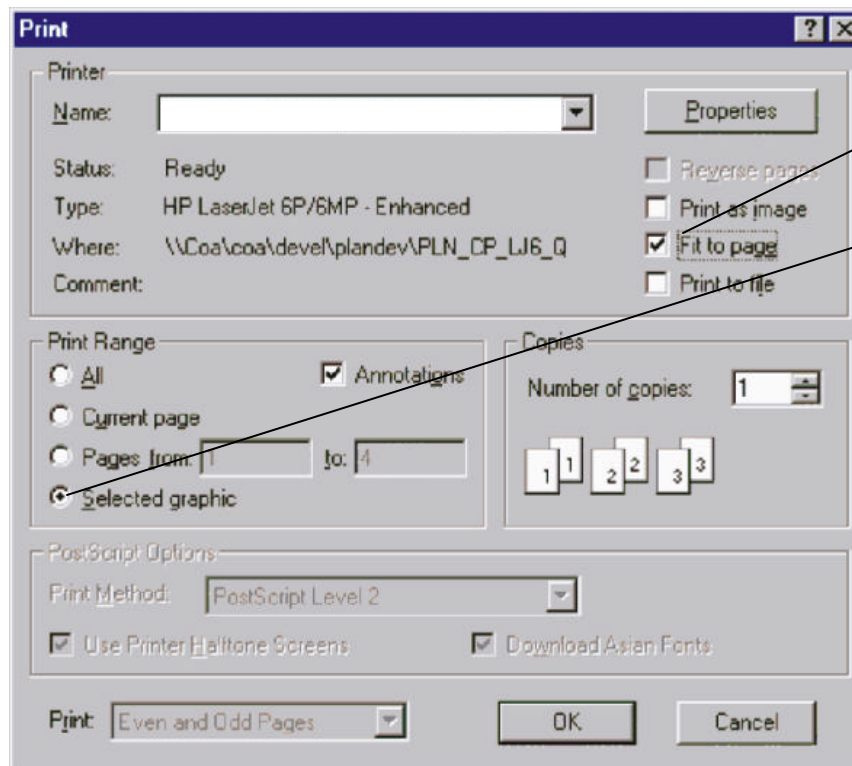
Helpful Hints



Select the area to be printed (see dotted line on graphic at left)



Click **Print** Button



Print to your printer making sure that:

Fit to Page is checked and

Selected Graphic is checked



Annual Growth Profile Update 2004

About the Annual Growth Profile

This year the *Annual Growth Profile* is once again being distributed in digital form. This distribution method facilitates the cost-effective use of many detailed and high-resolution color maps by a wider audience.

The *Growth Profile* is organized by six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use and Transportation. Maps have also been included in each of these sections to provide detailed information regarding growth and development trends within the City. Much of the discussion centers around trend comparisons among planning sectors. A sector map has been included in the Executive Summary for reference.

Population and Housing

Historic trends in population and housing growth are detailed in this section to provide some context to the changes experienced over the past year. This section provides current housing and population estimates by sector and an analysis of growth trends and sector densities.

Construction

Construction trends are analyzed through an investigation of building permit data, including specific analysis pertaining to residential and non-residential new construction. Maps detail the location of new construction activity.

Zoning

This section looks briefly at current zoning conditions as well as a breakdown of zoning activity that took place during calendar year 2004. Maps illustrating existing zoning and zoning activity are included in this section as well.

Platting

Platting activity is a gauge of future development activity. This is particularly true of final plats, combination plats and minor plats, which all create new lots for development. This activity is discussed in the context of trends over the past five years. A map indicates the location of plats that created lots in 2004.

Land Use

A discussion of how Arlington compares to national averages pertaining to the share of different land uses prefaces information on generalized land use by sector and a citywide land use map.

Transportation

This section discusses traffic activity in 2004 by looking at the busiest road segments. A discussion of airport activity and current improvement projects underway at the airport is also included.



Annual Growth Profile Update 2004

Executive Summary

Several factors, also present in 2003, continued to influence growth and development in Arlington during 2004. A sluggish recovery continued to hamper non-residential construction, and continued low mortgage rates have spurred residential development. This residential development has resulted in large gains in population over the past year.

Population and Housing

Arlington's population grew by 1.5 percent over last year to 359,814. Like 2003, in 2004 the vast majority of the population growth was in the Southeast Sector, which captured

nearly 54 percent of the new residential growth in Arlington last year. The number of total housing units in Arlington is an estimated 140,815 at year-end 2004.

Construction

The total number of permits issued was 6,797; reflecting an increase from last year's total by 0.8 percent.

The total number of residential permits issued fell to 4,564 (down 5.3 percent from last year). There was also a decrease of 7.6 percent in the total value (\$285.7 million).

Declines were also seen in the value of commercial and institutional building permits. Although commercial permits showed a marked increase of 19 percent to 2,090 permits, values fell to \$89.2 million (-17.7 percent). Institutional permits dropped by nearly 16 percent to 143 permits and values fell to \$49.3 million (-32.4 percent).

Annual Growth Summary, 2004

		Year End 2003	Year End 2004	Percent Change
Population		354,587	359,814	1.5%
Housing	Total Housing:	138,750	140,815	1.5%
	Single Family Homes:	88,721	90,220	1.7%
	Multi-family Homes:	50,029	50,595	1.1%
Construction	Total Building Permits:	6,746	6,797	0.8%
	Value:	\$490,542,915	\$424,192,032	-13.5%
Zoning	Acres:	2,614	797	-69.5%
Platting	Acres:	676	473	-30.0%
	Lots:	1,469	1,332	-9.3%
Land Use	Vacant Land (acres):	11,133	10,392	-6.7%
Transportation	Airport Operations:	137,800	140,800	2.2%



Annual Growth Profile Update 2004

Executive Summary

Zoning

59 percent of the land in Arlington is zoned for residential uses, and low density residential is the majority of this share. During 2004, there were 67 requests for zoning changes or development plan/concept brief approval, and 10 requests for Specific Use Permits. These requests were for a total of 2,692 acres. Of the 77 total requests, 47 cases were approved, 9 cases were either denied or denied a public hearing, 5 cases were withdrawn, 5 cases expired and 11 cases are still pending.

Platting

Plats filed in 2004 created 1,332 lots, a decline of 9.3 percent from 2003. The acreage involved fell by 30 percent, from 676 acres in 2003 to 473 acres last year. This would indicate more small-lot development in 2004.

Land Use

A majority of the land in the City is developed. However, the City still contains more vacant developable land than that of cities with similar population sizes across the nation. This indicates that Arlington still has a strong potential for growth. Arling-

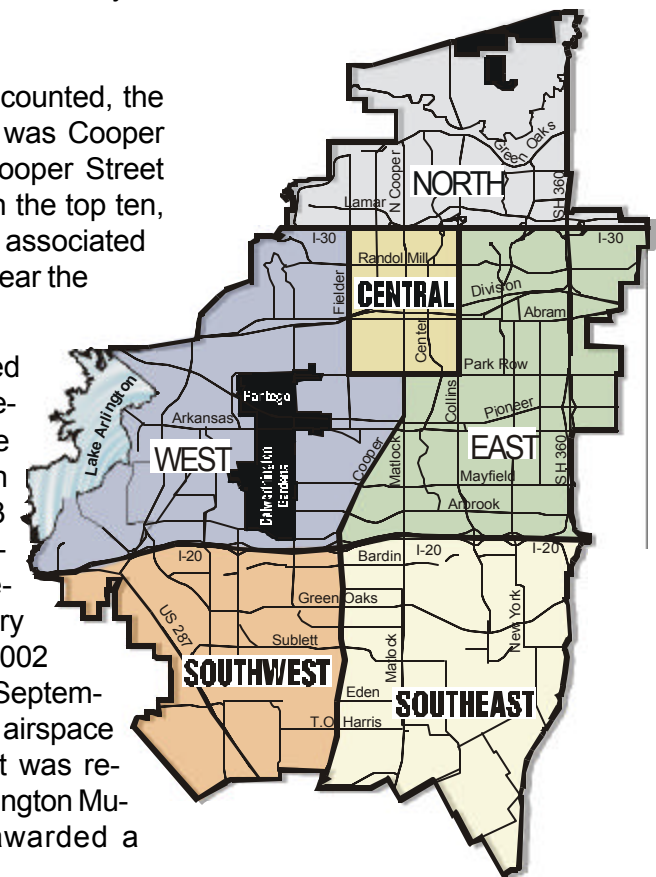
ton continues to be dominated by residential land uses occupying 45 percent of the City. Vacant developable land is the City's next largest land use at 22 percent. The North and Southeast Planning Sectors contain the most vacant land. This gives a good indication as to the direction of future growth in the City.

Transportation

Of the road segments counted, the most traveled in 2004 was Cooper Street. Once again, Cooper Street had seven segments in the top ten, with the heaviest traffic associated with the retail corridor near the Parks Mall.

Airport activity increased in 2004 to 140,800 take-offs and landings. The 4.0 percent increase in airport activity in 2003 and the 2.2 percent increase in 2004 are reversals of the temporary declines in 2001 and 2002 following the events of September 11, after which the airspace surrounding the airport was restricted. In 2003, the Arlington Municipal Airport was awarded a

\$1.1 million grant and an additional \$275,000 in 2004 through the Texas Department of Transportation (TxDOT) to fund the construction of an air traffic tower. The tower, which would improve safety and enhance the economic development potential of the airport will be completed in the fall of 2005.





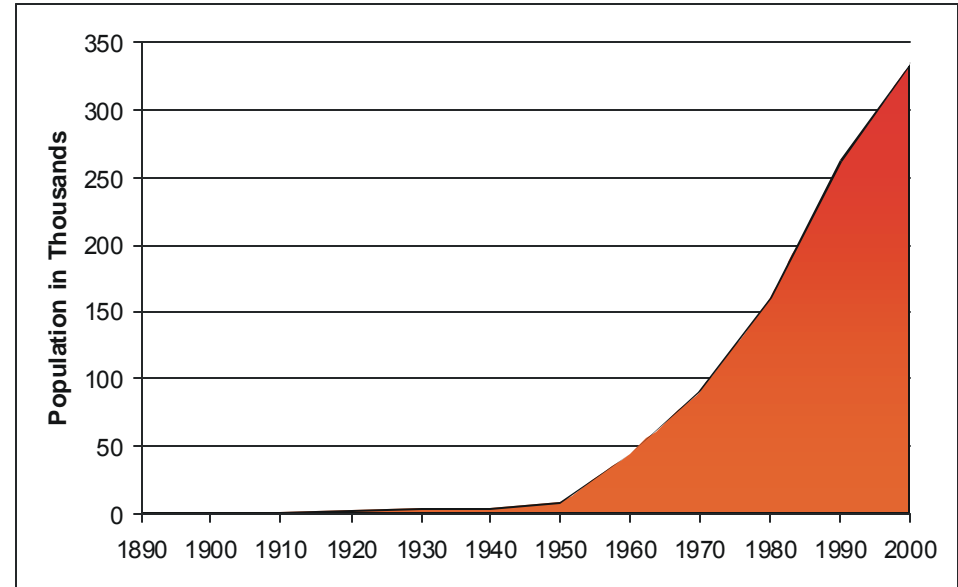
Population & Housing Trends

Historic Trends

From the City's founding through the Great Depression and World War II, population growth was slow, but continued at a steady pace. The surging economy of the post-war era and Arlington's location between the rapidly expanding major cities of Dallas and Fort Worth led to a dramatic increase in growth.

The post-war population boom in Arlington resulted in a city that was six times larger in 1960 than it was in 1950, climbing from 7,692 to 44,775. During the decades that followed, several factors running parallel to one another would facilitate the continued growth of the City. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 1950 - 1990), the opening of Interstate 20 and DFW International Airport in the mid-1970s, and a strong regional economy all built to

Population Growth by Decennial Census, 1890-2000



Source: U.S. Census Bureau, Census of Population and Housing (1890-2000)

a peak in population growth during the 1980s when Arlington added 101,000 new residents. By 2000, the population was more than 43 times greater than it was in 1950.

Decennial Population Growth, 1890-2000

Year	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Population	664	1,079	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969
Change	-	415	715	1,237	630	579	3,452	37,083	45,454	69,884	101,608	71,248
% Change	-	62.5%	66.3%	68.6%	20.8%	15.8%	81.4%	482.1%	101.5%	77.5%	63.5%	27.2%

Source: U.S. Census Bureau, Census of Population and Housing (1890-2000)

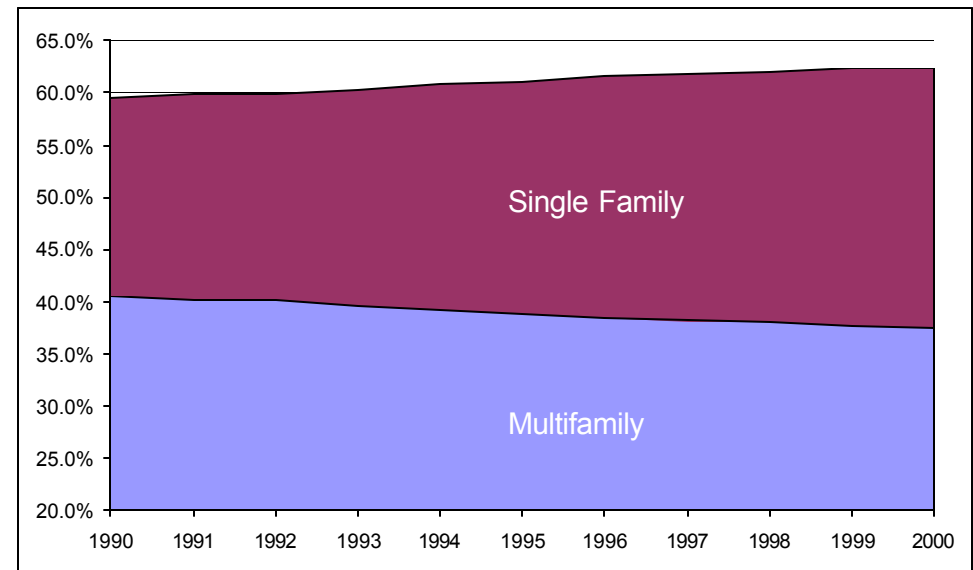


Population & Housing Trends

Historic Trends

During the 1990s, the number of total housing units in Arlington grew by 16.3 percent - rising from 113,636 to greater than 132,000 in 2000. The focus of development between 1990 and 2000 was south of Interstate 20, with nearly 65 percent (almost 12,000 units) of the housing constructed during the decade located there. Residential construction trends have favored single family development over multi-family development during the past several years. Between 1990 and 2000, the share of total housing units in Arlington that are classified as single family increased. Year-end 1990 housing estimates indicated a housing mix of 59.5 percent single family and 40.5 percent multi-family. As of year-end 2000, the housing distribution had shifted to 62.5 percent single family and 37.5 percent multi-family.

Housing Mix, 1990-2000



Source: City of Arlington, Planning and Development Services

Share of Citywide Decennial Growth, 1990-2000

	Central	East	North	Southeast	Southwest	West	Citywide
1990	9,859	30,859	21,140	9,943	12,745	29,087	113,636
1991	9,861	30,882	21,202	10,451	12,990	29,334	114,723
1992	9,860	30,913	21,879	10,929	13,266	29,540	116,390
1993	9,857	30,940	22,065	11,404	13,648	29,757	117,674
1994	10,045	30,966	22,221	11,996	13,974	30,041	119,246
1995	10,212	31,043	22,403	12,718	14,299	30,217	120,895
1996	10,213	31,120	22,947	13,614	14,685	30,357	122,939
1997	10,202	31,240	23,004	14,292	15,122	30,705	124,565
1998	10,157	31,757	23,042	15,257	15,569	31,126	126,908
1999	10,265	32,185	23,086	16,577	16,050	31,271	129,434
2000	10,263	32,470	23,146	18,020	16,666	31,638	132,203

Source: City of Arlington, Planning and Development Services



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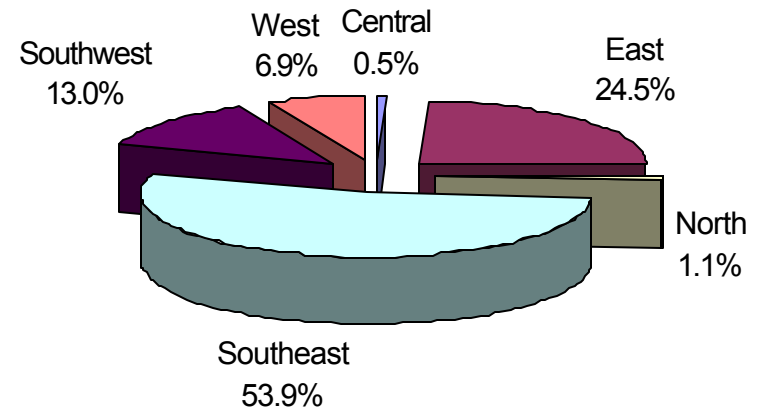
Population & Housing Trends

Current Conditions

During 2004, the City of Arlington added an estimated 5,227 residents and 2,065 housing units, representing almost 1.5 percent gain in population as well as in housing units compared to year-end 2003.

The City's population is now estimated to be 359,814. Growth was heavily concentrated in the Southeast Planning Sector, which added 2,817 new residents during the year. This represents 53.9 percent of the city's population growth in 2004. The Southeast had the highest population growth rate (4.4 percent) of all of the sectors. The East Sector with an additional 1,283 residents represented 24.5 percent of the City's population growth. This is a marked increase over the 5 percent representation of the City's population growth that the sector showed in the previous year.

Share of Population Growth by Sector, 2004



Source: City of Arlington, Planning and Development Services

Annual Population and Housing Growth, 2003-2004

Sector	2003		2004		Change 2003-2004				
	Housing Units	Population	Housing Units	Population	Housing Units Completed	Housing Units Demolished	Change in Housing Units	Change in Population	Percent Change in Population
Central	10,127	24,423	10,137	24,448	28	18	10	25	0.1%
East	32,685	91,336	33,192	92,619	511	4	507	1,283	1.4%
North	23,255	45,136	23,278	45,195	23	0	23	59	0.1%
Southeast	22,409	64,167	23,522	66,984	1,114	1	1,113	2,817	4.4%
Southwest	18,046	48,412	18,315	49,093	276	7	269	681	1.4%
West	32,228	81,113	32,371	81,475	158	15	143	362	0.4%
Total	138,750	354,587	140,815	359,814	2,110	45	2,065	5,227	1.5%

Source: City of Arlington, Planning and Development Services



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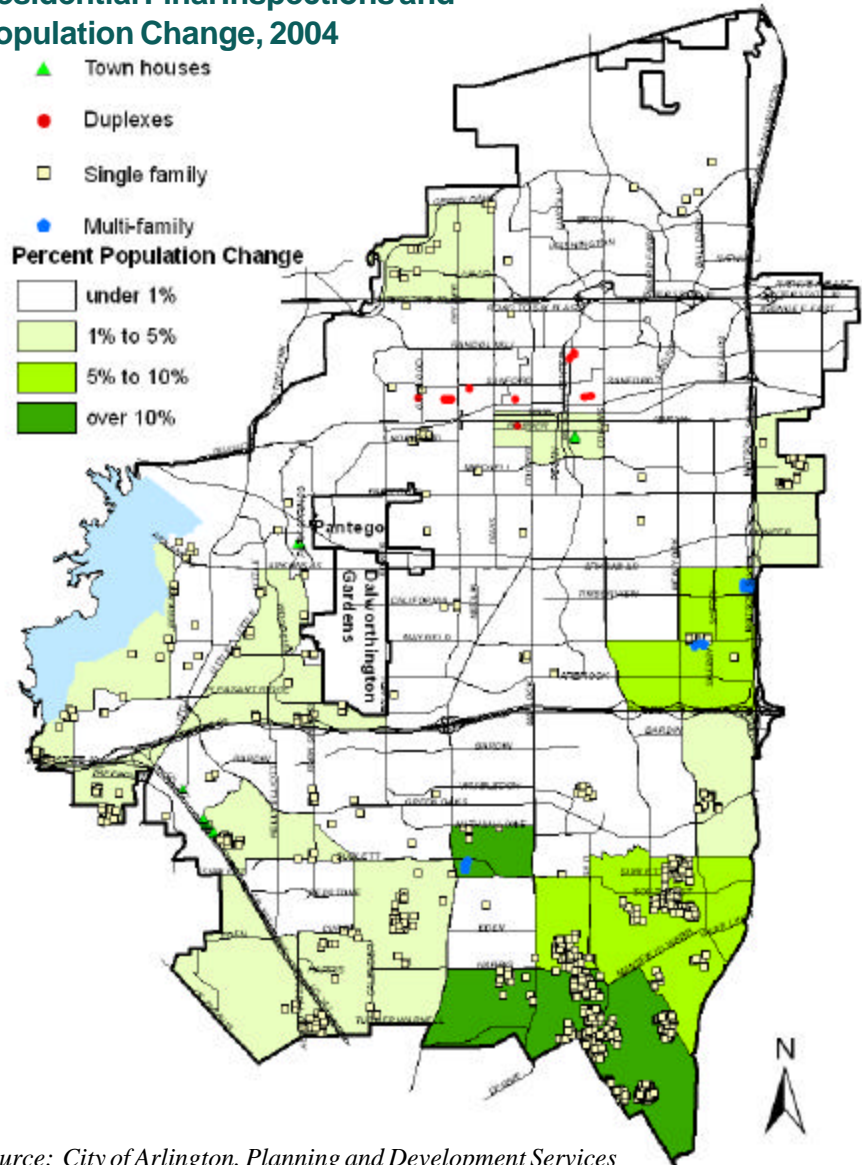
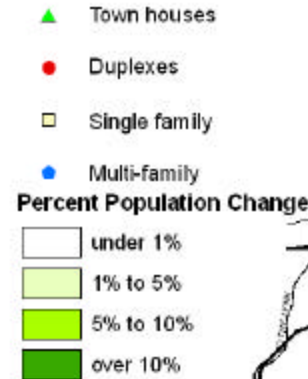
Population & Housing Trends

Looking at population growth by census tract, the map indicates that the majority of the City experienced population gains of less than one percent, with the heaviest growth concentrated in far southeast Arlington. Housing growth mirrors that of population growth, with Southeast Arlington experiencing the largest share (962 units) of single family housing growth. In 2004, the multi-family growth was primarily in the East Sector with 414 units. The only other growth of multi-family housing (152 units) was in the Southeast Sector.

Also of note is the area in the central portion of the City which exhibited a population gain of 0.1 percent. While still the smallest segment of the City's population, this is a reversal of a two-year loss in both population and housing. The Central Sector experienced construction of new single family units and a reduction of demolitions over the previous two years, for a net gain of 10 single family housing units this year.

The City's total population is distributed more evenly than current population growth. While the East and West Sectors continue to account for 174,094 (almost 50%) of the City's total population, there was a slight (almost 1%) shift in population from the West Sector to the Southeast Sector.

Residential Final Inspections and Population Change, 2004



Source: City of Arlington, Planning and Development Services

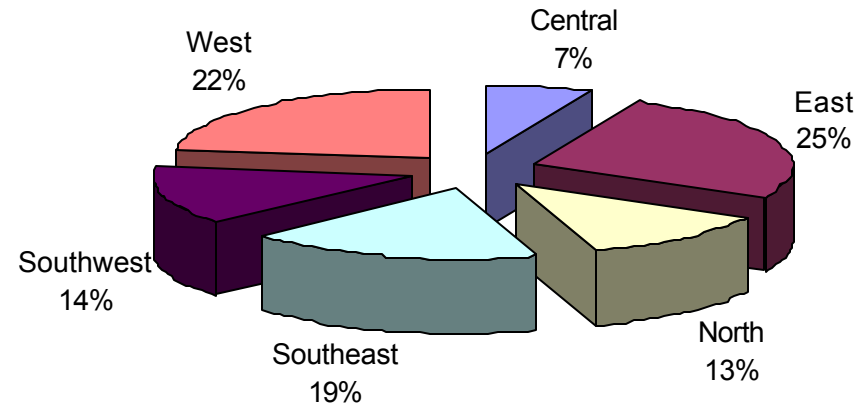


Population & Housing Trends

Housing growth within the City continues to be predominately single family. In 2004, of the 2,065 new housing units completed, 72.5 percent (1,499 units) were classified as single family dwelling units. Compared to last year, this represents a 20 percent decline of newly constructed single family units. Also the share of multi-family units increased from 6.8 percent in the year 2003 to 27.4 percent of the total new housing units completed in 2004. Despite, the shift in the mix of newly constructed housing types, at year-end 2004 the overall mix of housing types remained at 64 percent (90,220 units) single family and 36 percent (50,595 units) multi-family. This continued the trend of single family housing comprising the larger portion of the City's total housing stock.

The number of single family housing units heavily outweighs the number of multi-family units in the Southeast, Southwest and West Planning Sectors. The housing mix is more evenly distributed in the East Planning Sector with 52 percent of the total dwelling units being single family. The number of multi-family units remains consistently larger in the North (16,531) and Central Sectors (6,133). The East Sector has the second largest number of multi-family units.

Share of Citywide Population by Sector, 2004



Source: City of Arlington, Planning and Development Services

Housing Unit Change by Sector and Type, 2003-2004

Planning Sector	Year ending 2003 (from last year's AGP)		2004 Change in Housing Units*		Year End 2004	
	SF	MF	SF	MF	SF	MF
Central	3,994	6,133	10	0	4,004	6,133
East	17,113	15,572	93	414	17,206	15,986
North	6,724	16,531	23	0	6,747	16,531
Southeast	20,870	1,539	961	152	21,831	1,691
Southwest	15,510	2,536	269	0	15,779	2,536
West	24,510	7,718	143	0	24,653	7,718
Citywide	88,721	50,029	1499	566	90,220	50,595

* Change in housing units is equal to the new housing units completed minus any units demolished.

Source: City of Arlington, Planning and Development Services



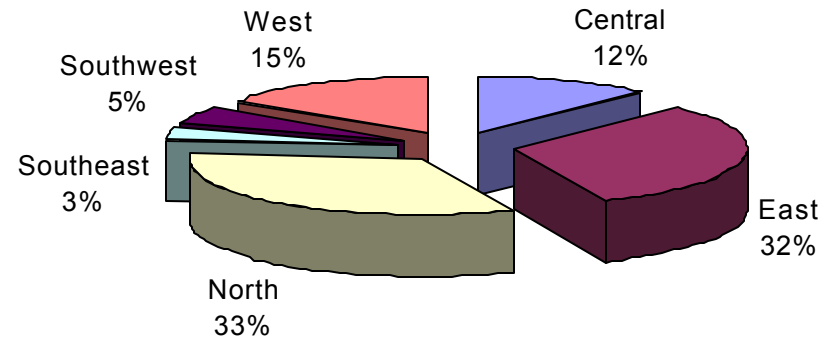
Population & Housing Trends

When combined with the North Sector, these two sectors account for slightly over two-thirds (64%) of the City's multi-family housing stock while having 23 percent of the City's total housing stock.

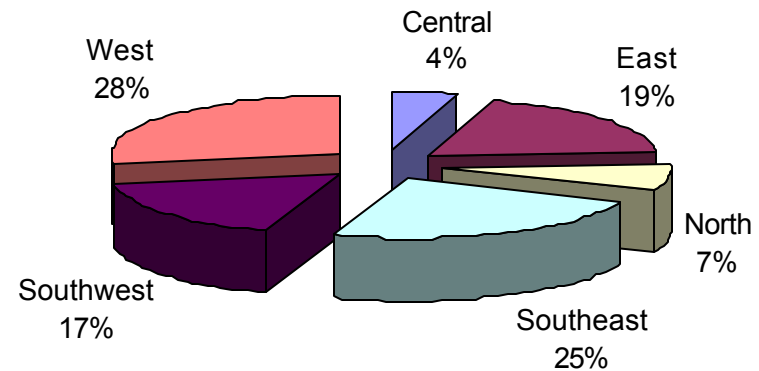
It is important to understand the impact that continued housing and population growth are having on the City's density. In 1996, the City of Arlington adopted target densities for each of the planning sectors as part of the City's Housing Goals and Policies. Some of these target densities were later revised through the sector planning process. Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land.

Overall, the City is not yet at the target density specified in the Housing Goals and Policies. Several of the planning sectors are below their target densities. The North Sector with its concentration of multi-family housing has already reached its target density. The Southeast Sector with its concentration of smaller lot development is fast approaching its target density. This is an important consideration as these two sectors have a high probability of seeing continued

Distribution of Multi-family Housing Units by Sector, 2004



Distribution of Single Family Housing Units by Sector, 2004



Source: City of Arlington, Planning and Development Services



Population & Housing Trends

development. The East Sector also has an existing density very close to its target density, indicating that higher density infill development is desirable for this area. The vacant land in the North Planning Sector is contained in the Lakes of Bird's Fort area. In the Southeast Sector, there are several tracts, approximately 3,200 acres, of vacant developable land. The West Sector, approaching its target density, is almost built out. The Sectors that indicate a high probability of continued development are the Central and Southwest Sectors.

In October 2004, the Arlington Housing Authority and the City of Arlington produced a report on Housing Needs Analysis for the City, with the help of BBC Research and Consulting (BBC). This Housing Needs Assessment contains a wide variety of qualitative and quantitative information about housing needs in the City of Arlington, for households of all types and income levels.

To view the full report, click on <http://www.ci.arlington.tx.us/housing/index.html> OR go to the Neighborhood Services Department webpage on the City of Arlington's website and click on Arlington Housing Authority (AHA).

Residential Density by Sector, 2004

Sector	Housing Units	Residentially Developed Land	Residential Density 2004	Target Density
Central	10,137	1,225	8.28	9.5
East	33,192	4,054	8.19	8.5
North	23,278	2,449	9.51	9.5
Southeast	23,522	4,313	5.45	5.5
Southwest	18,315	4,850	3.78	5
West	32,371	6,574	4.92	5
Citywide	140,815	23,465	6.00	6.6

Source: City of Arlington, Planning and Development Services



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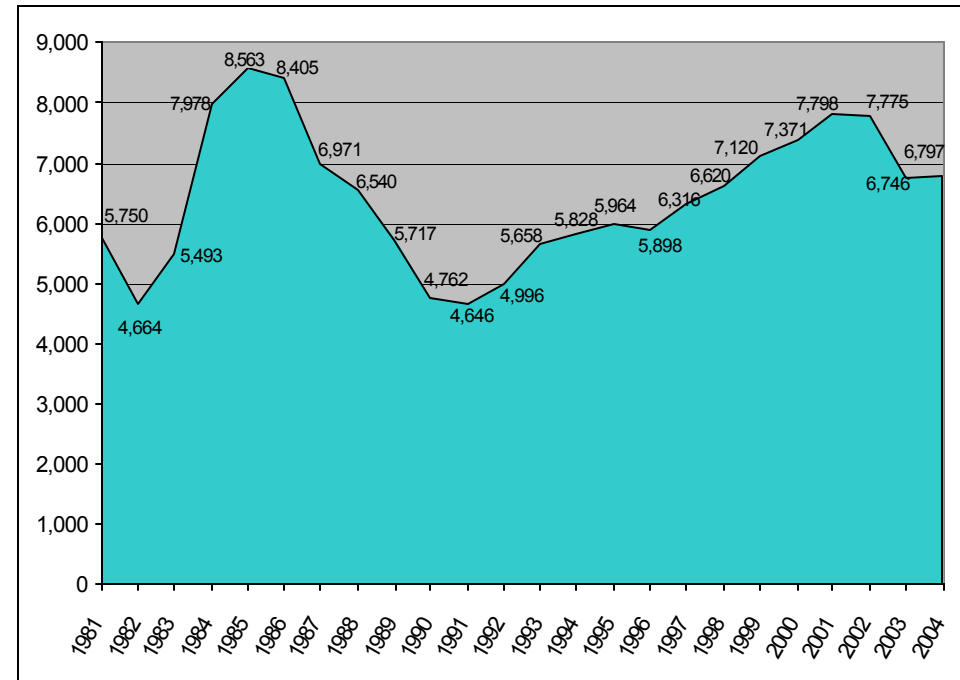
Construction

Historic Trends

The number of permits issued annually during the 1990s increased at a steady and gradual rate, as opposed to the rapid expansion and contraction experienced during the 1980s. This reflects the nature of economic development during that period, during which the City experienced more sustained economic expansion, as compared to the dramatic boom-bust cycle of the 1980s. In 2004, the City of Arlington issued a total of 6,797 building permits, which is slightly higher than the 6,746* issued in 2003. This indicates the beginning stages of a new development cycle.

* Permit total as in 2003 Annual Growth Profile.

Total Number of Permits Issued by Year, 1981-2004



Source: City of Arlington, Planning and Development Services



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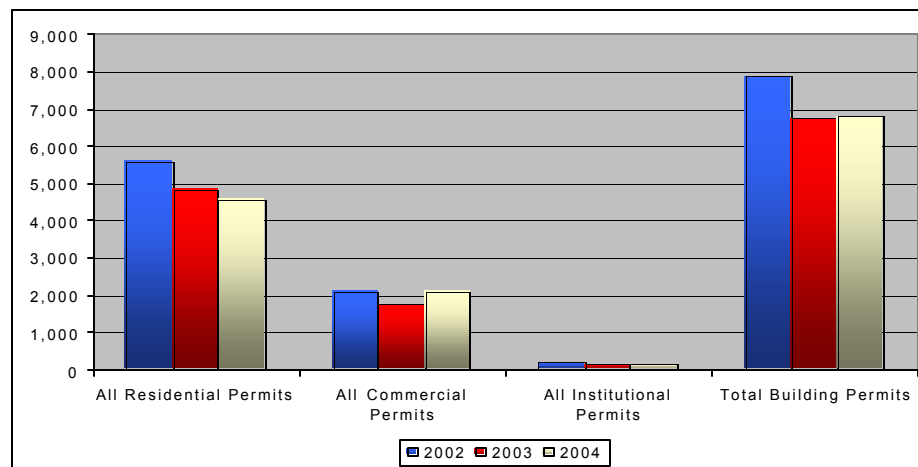
Construction

Total Permitting Activity

Indicators showing a slight upturn in the national economy are reflected locally by an increase in the number of building permits issued in 2004. The total number of permits issued was 6,797; reflecting an increase from last year's total by 0.75 percent. The total number of residential permits issued dropped to 4,564 (down 5.3 percent from last year) and comprised approximately two-thirds of the total building permits. Commercial permits showed a marked increase of 19 percent to 2,090 permits and institutional permits dropped by nearly 16 percent to 143 permits.

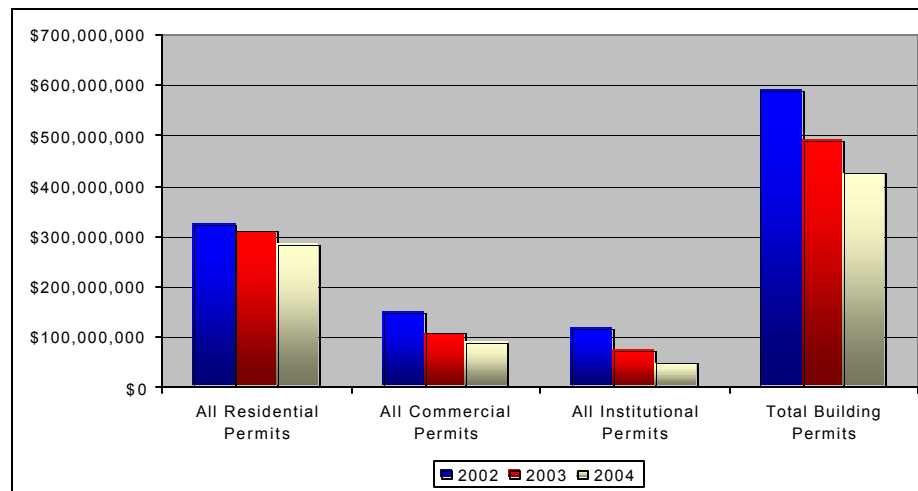
Just looking at growth in total permitting activity is not a complete picture, permit value must also be examined. The value of total permits in 2004 was over \$424 million, a decrease of over 13 percent from 2003. However, the largest value decline was in institutional permits, the most variable construction category. In 2004, institutional permits reached a value of approximately \$49 million, an almost 32 percent decrease from 2003. Institutional permits accounted for approximately 11 percent of all permit value

Total Number of Building Permits Issued by Category, 2002-2004*



Source: City of Arlington, Planning and Development Services

Total Value of Building Permits Issued by Category, 2002-2004*



* Information is for all permits received, including new construction, remodel, fence, sign and repair.
Source: City of Arlington, Planning and Development Services



Annual Growth Profile
Update 2004

Construction

in 2004. In 2003, institutional permits contributed almost 15 percent of all permit value. Residential and commercial permitting values both suffered smaller declines from 2003, \$23.5 million (-7.6 percent) and \$19.2 million (-17.7 percent) respectively.

During 2004, institutional permits continued to decline in its portion of non-residential permitting value. Four large institutional construction projects account for over half of the total permit values. Institutional construction projects that were permitted in 2004 included the \$8.5 million elementary school for the Mansfield ISD, the \$7.9 million Overcoming Faith Church and the \$3.8 million for Lake Arlington Baptist Church.

The largest commercial permits included \$14.6 million for WalMart on Randol Mill Road, \$8.8 million for general office space, and a \$5 million addition to the General Motors plant.

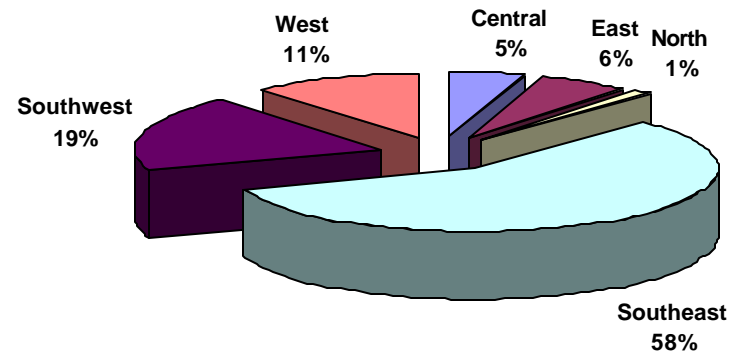
Residential New Construction

770 units.

Like previous years, residential construction continued to comprise the majority of building permits issued in 2004. Looking specifically at residential new construction, permit activity dropped by 7 percent, from 1,721 permits during 2003 to 1,598 during 2004. The overwhelming majority of these permits were for the construction of new single family homes. During 2004, there were 18 permits issued for multi-family developments, which represented 386 units. This indicates a significant decrease compared to 2003, in which there were 45 multi-family permits for

Building activity continued to be focused in the Southeast Sector, where more than 3/5th (909 permits) of the single family new construction occurred. Like last year, the Southwest and West Sectors experienced modest residential new construction activity, with 305 permits and 174 permits respectively.

Share of Residential New Construction Permits, 2004



Source: City of Arlington, Planning and Development Services



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Update 2004

Construction

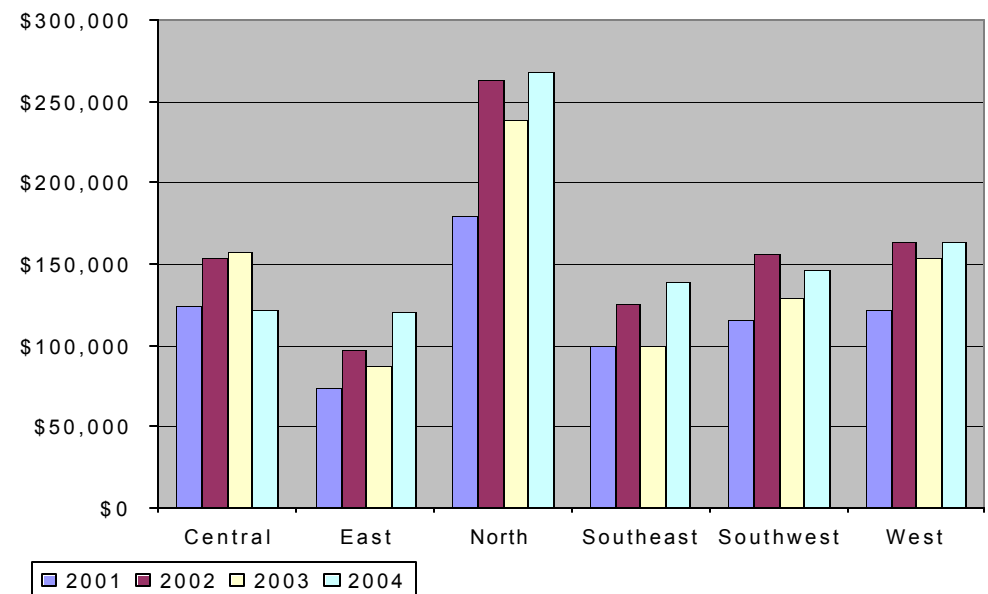
The number and value of permits decreased slightly in 2004 compared to 2003. The average permit values have gone down throughout the City, except in the East and Southeast Sectors. The North Sector continued to have the highest average permit value at \$267,278. This average permit value is \$81,422 less than the average for 2003, a decrease of 23 percent. The East Sector has the lowest average value, at \$119,113, which increased by 3 percent from the average value for 2003. The average permit value of single family dwelling units in the Central Sector decreased by almost 37 percent. Citywide, new single family construction remained relatively constant with the average permit value decreasing by approximately one percent (- \$2,060) from last year.

Average Permit Value for Single Family New Construction

	2001		2002		2003		2004	
	permits	average value	permits	average value	permits	average value	permits	average value
Central	16	\$123,573	8	\$152,625	17	\$193,834	80	121,693
East	89	\$72,341	70	\$97,314	60	\$115,511	93	119,113
North	38	\$179,109	21	\$261,972	34	\$348,700	19	267,278
Southeast	1,583	\$99,988	1,578	\$124,416	1,137	\$123,172	909	137,995
Southwest	470	\$115,080	408	\$155,675	285	\$174,356	305	146,144
West	273	\$120,897	143	\$163,029	143	\$205,417	174	162,198
Citywide	2,469	\$105,547	2,228	\$133,165	1,676	\$143,911	1,580	141,851

Includes permits issued for single family, duplex, and townhome new construction. Excludes fence, sign, auxiliary buildings, and permits issued for multi-family new construction. Reflects the number of permits issued and not necessarily the number of units.

Average Permit Value for Single Family New Construction by Sector, 2001-2004





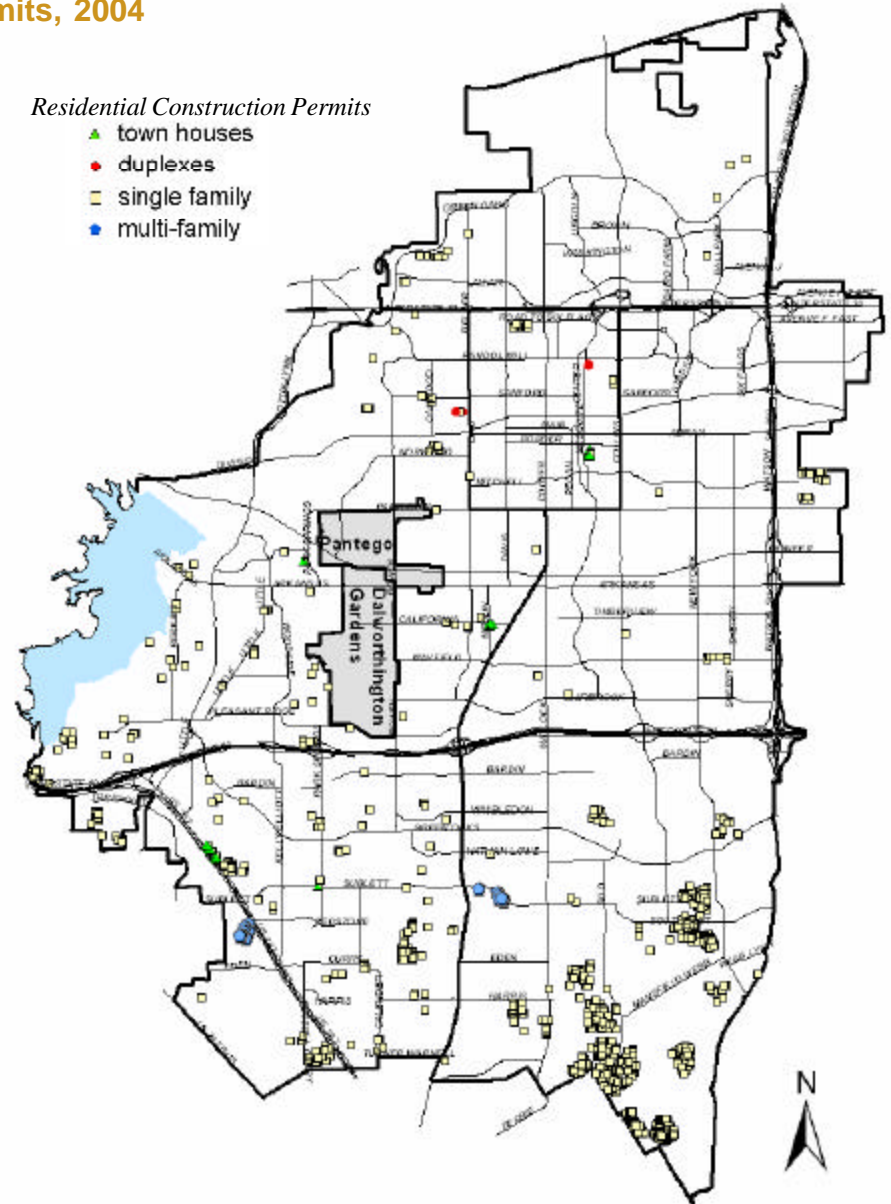
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Construction

Residential New Construction Permits, 2004

Residential Construction Permits

- ▲ town houses
- duplexes
- single family
- multi-family



*Excludes fence and sign permits



Annual Growth Profile
Update 2004

Construction

Non-residential New Construction

Non-residential new construction activity totaled over \$102 million in 2003, and in 2004, it decreased to \$92 million, a decrease of nine percent. This decrease is contributed more to commercial construction than institutional construction. In fact, total commercial permits totaled over \$55 million in 2004 - a decrease of \$10 million from 2003. Institutional permitting, in contrast, increased in 2004 from \$36 million to \$37 million, an increase of almost three percent.

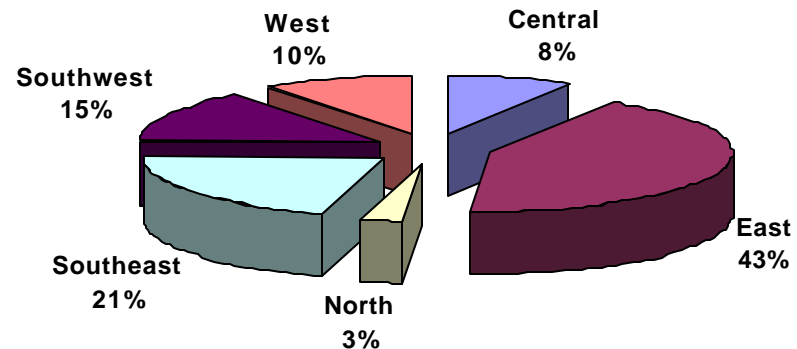
The East Sector again had the largest portion of the non-residential construction activity. In terms of commercial new construction, the value of the construction in the East Sector was greater than all of the other Sectors combined. Breaking these numbers down into average construction values, the East Sector led the City in commercial new construction projects, while the Southwest led the City with the highest average values for institutional construction.

Non-residential New Construction Value by Sector,* 2004

	Commercial		Institutional		Total Non-residential	
	Total Value	Average Value	Total Value	Average Value	Total Value	Average Value
Central	\$6,451,500.00	\$645,150	\$1,272,100.00	\$315,596	\$7,723,600	\$594,123
East	\$32,515,459.00	\$1,548,355	\$7,403,600.00	\$218,862	\$39,919,059	\$1,108,863
North	\$1,609,815.00	\$229,974	\$744,800.00	\$450,000	\$2,354,615	\$261,624
Southeast	\$6,655,948.00	\$237,712	\$12,886,450.00	\$1,196,705	\$19,542,398	\$610,700
Southwest	\$2,643,000.00	\$330,375	\$10,801,844.00	\$2,061,995	\$13,444,844	\$1,120,404
West	\$5,399,000.00	\$359,933	\$4,129,747.00	\$856,828	\$9,528,747	\$501,513
Total	\$55,274,722.00	\$621,064	\$37,238,541.00	\$1,163,704	\$92,513,263	\$764,572

Calculated from new construction permits. For locations in which multiple new construction permits were issued during the year, permit values were aggregated to find the total value of improvements for that location. Does not include fence, sign, and auxiliary buildings.

Share of Non-residential New Construction Value by Sector, 2004



Source: City of Arlington, Planning and Development Services



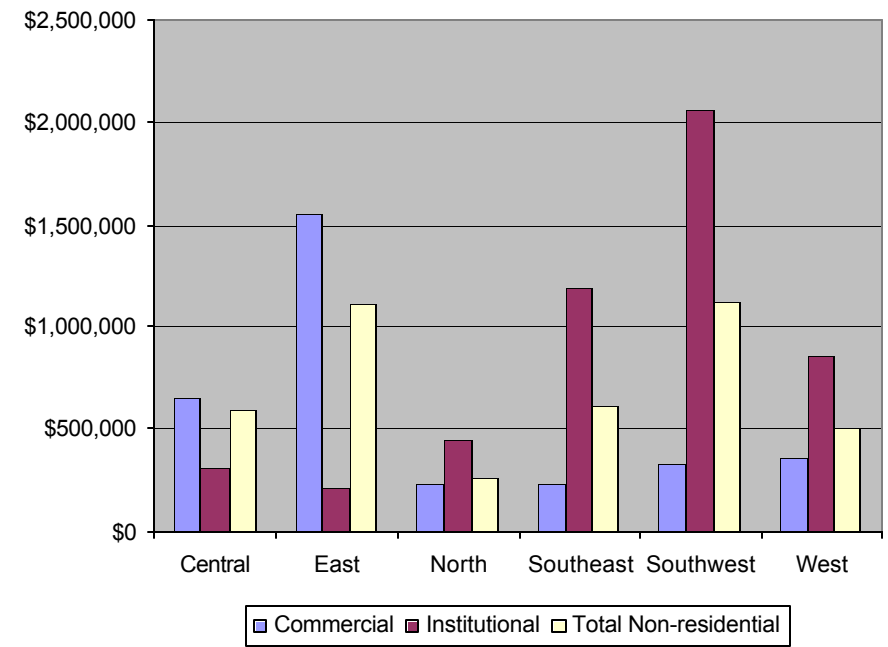
Annual Growth Profile Update 2004

Construction

Non-residential permitting fluctuates more than residential permitting, and commercial permit values fluctuate more than institutional permitting. Average values can be skewed by just a few high value projects. The top three highest value projects were in the East and Southeast Sectors.

The largest permit for new construction was for Walmart on Randol Mill Road with a permit value of \$14.6 million. The second was an institutional permit valued at \$8.5 million for a Junior High school at Webb Ferrell Road. The third was for a new elementary school on Dove Meadows Drive.

Average Value of Non-residential New Construction by Sector, 2004



Source: City of Arlington, Planning and Development Services

Largest Non-Residential New Construction Values, 2004

	Address	Sector	Values	Description
1	915 E RANDOL MILL RD	EAST	\$14,647,459	RETAIL STORE
2	1401 NOLAN RYAN EWY	EAST	\$8,849,000	GENERAL OFFICE BLDG
3	810 DOVE MEADOWS DR	SOUTHEAST	\$8,500,000	ELEMENTARY SCHOOL
4	6900 US 287 HWY	SOUTHWEST	\$7,899,547	CHURCH, CHAPEL
5	2914 LITTLE RD	WEST	\$3,780,000	CHURCH, CHAPEL
6	5415 MATLOCK RD	SOUTHEAST	\$3,500,000	CHURCH, CHAPEL
7	1501 NOLAN RYAN EWY	EAST	\$2,856,000	GENERAL RESEARCH LAB
8	5925 US 287 HWY	SOUTHWEST	\$2,600,000	CHURCH, CHAPEL
9	701 E ARBROOK BLV	EAST	\$2,400,000	SCHOOL/ OTHER EDUCATIONAL
10	200 LINCOLN SQUARE	CENTRAL	\$2,200,000	RETAIL STORE

Source: City of Arlington, Planning and Development Services

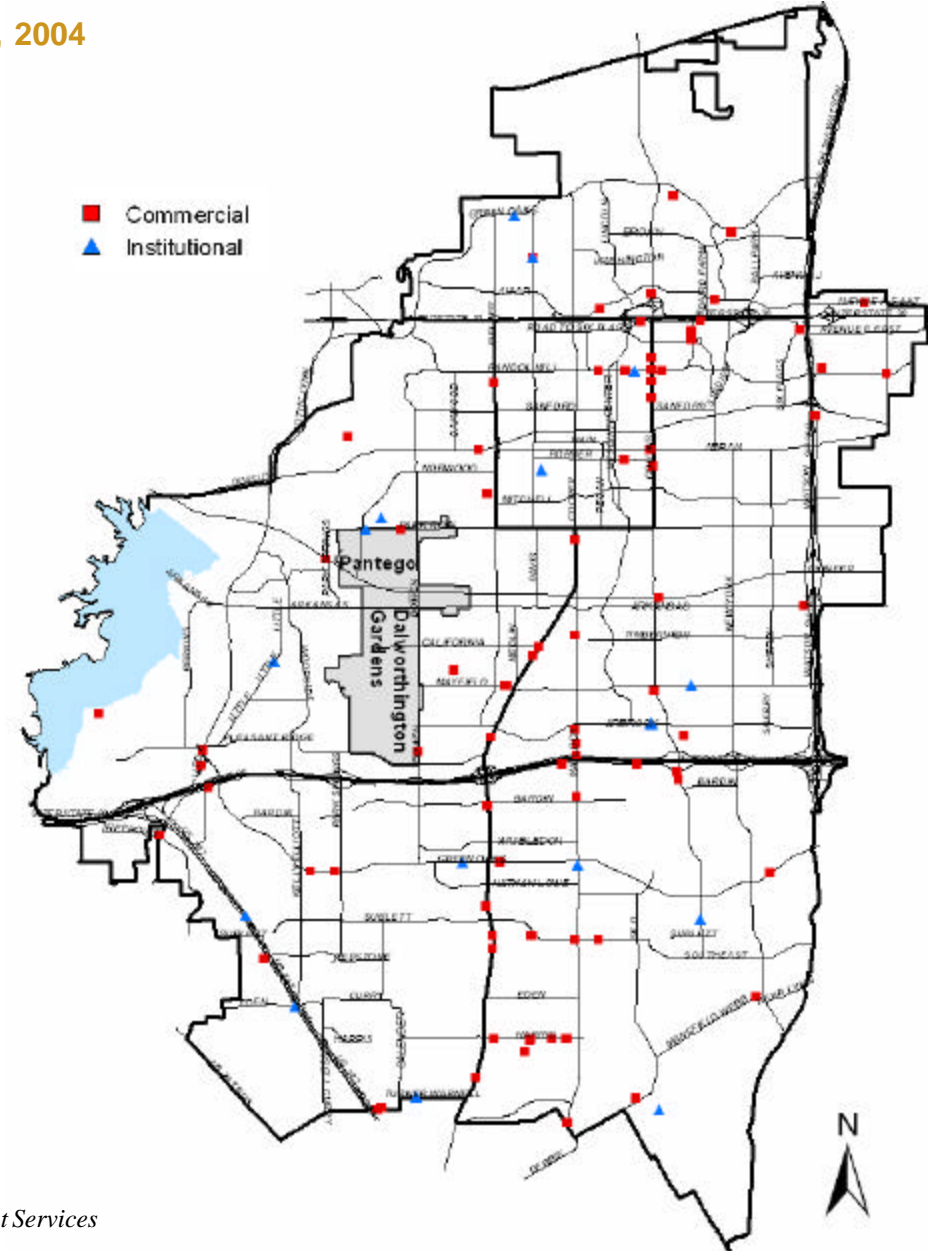


Annual Growth Profile Update 2004

Construction

Non-Residential New Construction, 2004

The North Sector, at \$2.35 million, accounted for the smallest portion (1 percent) of the City's non-residential new construction during the year. The North Sector, however, had a significant amount of permits for remodeling, indicative of an area with a growing potential for redevelopment.





Current Conditions

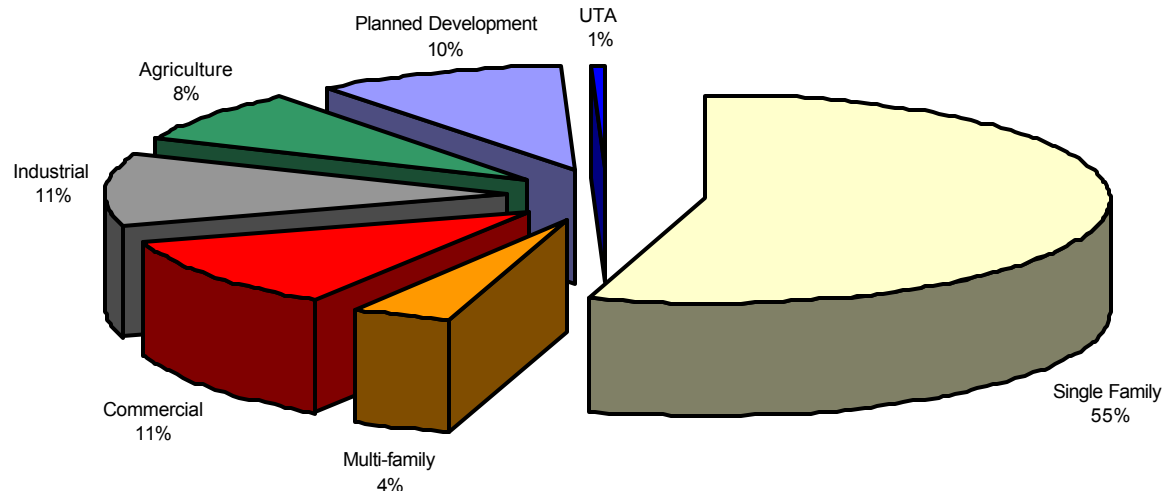
Approximately 59 percent of the land in Arlington is zoned for residential use, with low-density single family comprising the vast majority of this share. The next largest share of residentially zoned land is medium density (including townhomes, duplexes, and smaller lot single family uses). High-density multi-family comprises 4 percent of the land in the City.

Commercial, industrial and agricultural zoning districts all roughly comprise the same share of land, each accounting for 8 -11 percent of the City's land area. It should be noted that land zoned as Planned Development (PD) allows for both residential and non-residential uses.

Nearly half of the City's industrially zoned land is located in the East Planning Sector (third largest of the planning sectors, representing 19.8 percent of the City's land area).

This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District

Share of Land by Generalized Zoning Category and Sector, 2004



Source: City of Arlington, Planning and Development Services



and the General Motors plant. The East Sector also contains the largest shares of commercial and multi-family zoning districts, each containing 35 percent of the City's totals.

Over 70 percent of the City's agriculturally zoned land is south of Interstate

20, further emphasizing the potential for development in this area as these acres are converted to other uses. The West Sector contains more than one-third of the land area in the City's single family residential districts.

Acres of Land by Generalized Zoning Category and Sector, 2004

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	1775	5052	2760	6026	6126	11665	33403
Multi-family	249	924	485	195	229	539	2621
Commercial	737	2384	844	1468	565	961	6960
Industrial	84	3167	700	1969	144	692	6758
Agriculture		21	1134	1404	2182	209	4950
Planned Development	103	546	2675	1429	499	778	6030
UTA	413					0	413
Total	3362	12096	8598	12491	9745	14845	61136

Share of Land by Generalized Zoning Category and Sector, 2004

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	53%	42%	32%	48%	63%	79%	55%
Multi-family	7%	8%	6%	2%	2%	4%	4%
Commercial	22%	20%	10%	12%	6%	6%	11%
Industrial	3%	26%	8%	16%	1%	5%	11%
Agriculture	0%	0%	13%	11%	22%	1%	8%
Planned Development	3%	5%	31%	11%	5%	5%	10%
UTA	12%	0%	0%	0%	0%	0%	1%
Total	100%	100%	100%	100%	100%	100%	100%

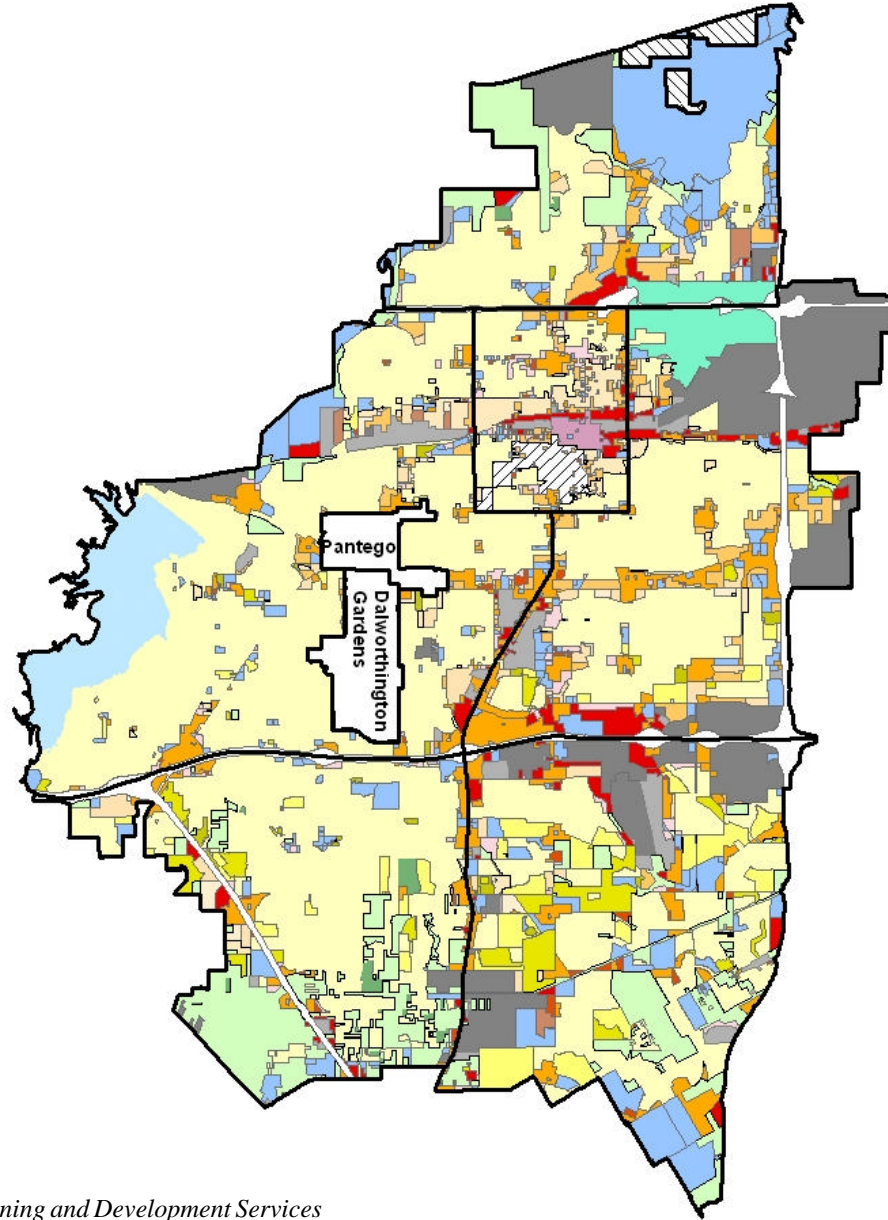
Source: City of Arlington, Planning and Development Services



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Zoning Map, 2004

- Zoning
- E
 - R
 - R1
 - R2
 - TH
 - D
 - MF14
 - MF18
 - MF22
 - O
 - NS
 - CS
 - B
 - LI
 - M
 - PD
 - A
 - MH
 - F
 - DB
 - ETJ
 - UTA
 - UNC





Annual Growth Profile
Update 2004

Acres of Vacant Land by Zoning Category

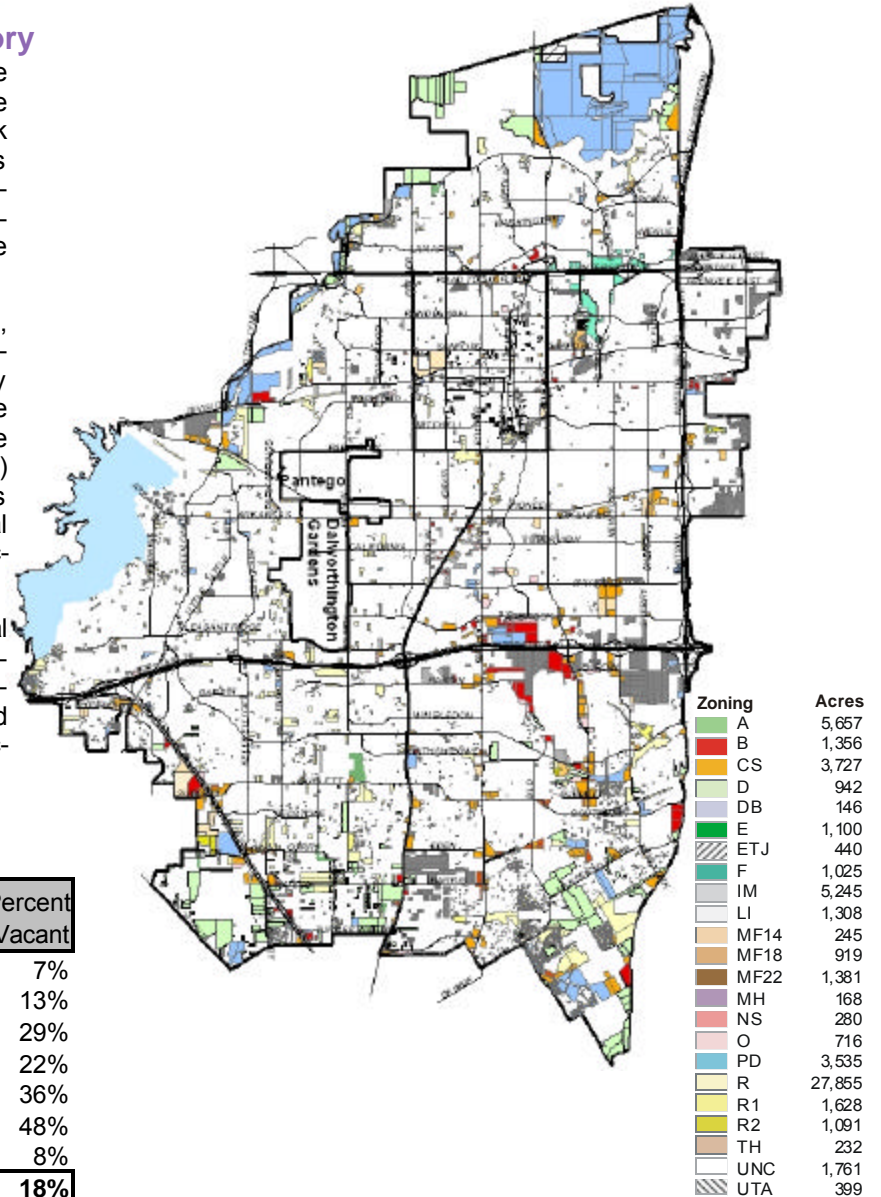
Of the total vacant land in Arlington, both developable and undevelopable, just over 2,400 acres is in single family residential zoning districts. In addition to this stock of residential land is agricultural zoned land, which has the potential to become residential, and makes up approximately 16 percent of Arlington's vacant land. Commercial districts comprise approximately one-fifth of the total vacant acreage in the city.

Looking more closely at general zoning categories, 36 percent of the land zoned for agriculture is currently vacant. Much of this land was zoned Temporary Agriculture upon annexation into the City and will be rezoned as it develops. Also, greater than half of the 6,030 acres of land zoned Planned Development (PD) are not yet developed, mainly in the Lakes of Birds Fort area, and to a smaller extent, large residential Planned Developments in the Southeast Planning Sector that have not yet completely built out.

Twenty-nine percent of the land zoned for commercial uses is vacant. Much of this vacant land, zoned Community Service (CS) and Business (B), is along the I-20 corridor. Most of the vacant industrial land remaining in Arlington is located in the Southeast Sector.

Vacant Land by Generalized Zoning Category, 2004

Zoning Category	Total Acres	Vacant Acres	Percent Vacant
Single Family	33,403	2,459	7%
Multi-family	2,621	337	13%
Commercial	6,960	1,999	29%
Industrial	6,758	1,487	22%
Agriculture	4,950	1,762	36%
Planned Development	6,030	2,902	48%
UTA	413	34	8%
Total	61,136	10,981	18%



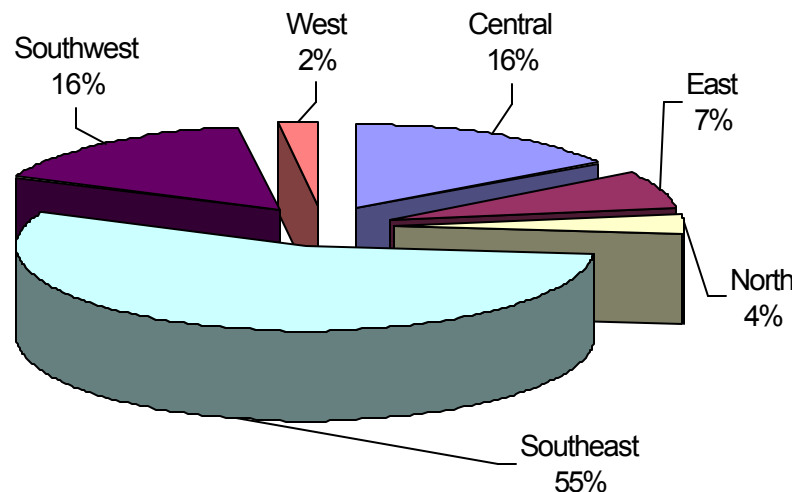
Source: City of Arlington, Planning and Development Services



Zoning Activity

In 2004, 67 requests (684.3 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. This is a slight decrease from the 70 requests in 2003 and a marked decrease in acreage from 2,578.8 acres in 2003 to 684.3 acres in 2004. There were also 10 requests (113.1 acres) for Specific Use Permits submitted during the past year. Of the 77 total requests, 47 cases (575.9 acres) were approved, 9 cases (84.3 acres) were either denied or denied a public hearing, 5 cases (55.2 acres) were withdrawn, 5 cases (4.1) acres expired and 11 cases (77.9 acres) are still pending.

Zoning Change Requests by Sector, 2004 (Percent of Acreage)



Source: City of Arlington, Planning and Development Services

Ten Largest Zoning Cases by Acreage, 2004

Case Number	Sector	From	To	Acreage	City Council Action
Z04-13	Southeast	A	CS	99.3	APPROVED
Z04-36	Southeast	BP-O & BP-LI	R	80.4	APPROVED
Z04-08	Southeast	A	R	59.6	DENIED P.H.
Z04-28/P04-28	Southeast	A	PD-CA /w DEV. PLAN	59.6	APPROVED
Z04-48/P04-48	Southeast	A, O, & BP-B	PD /w DEV. PLAN	48.7	WITHDRAWN
Z04-41	Southeast	A	CS (App. PD w/CB)	33.6	APPROVED
Z04-31	Southwest	A	E	27.5	APPROVED
Z04-25/P04-25	North	A	PD /w DEV. PLAN	21.4	APPROVED
Z04-60	Southeast	A	R	20.7	APPROVED
Z04-58/P04-58	East	PD (87-31)	PD /w DEV. PLAN	19.9	PENDING

Source: City of Arlington Planning and Development Services



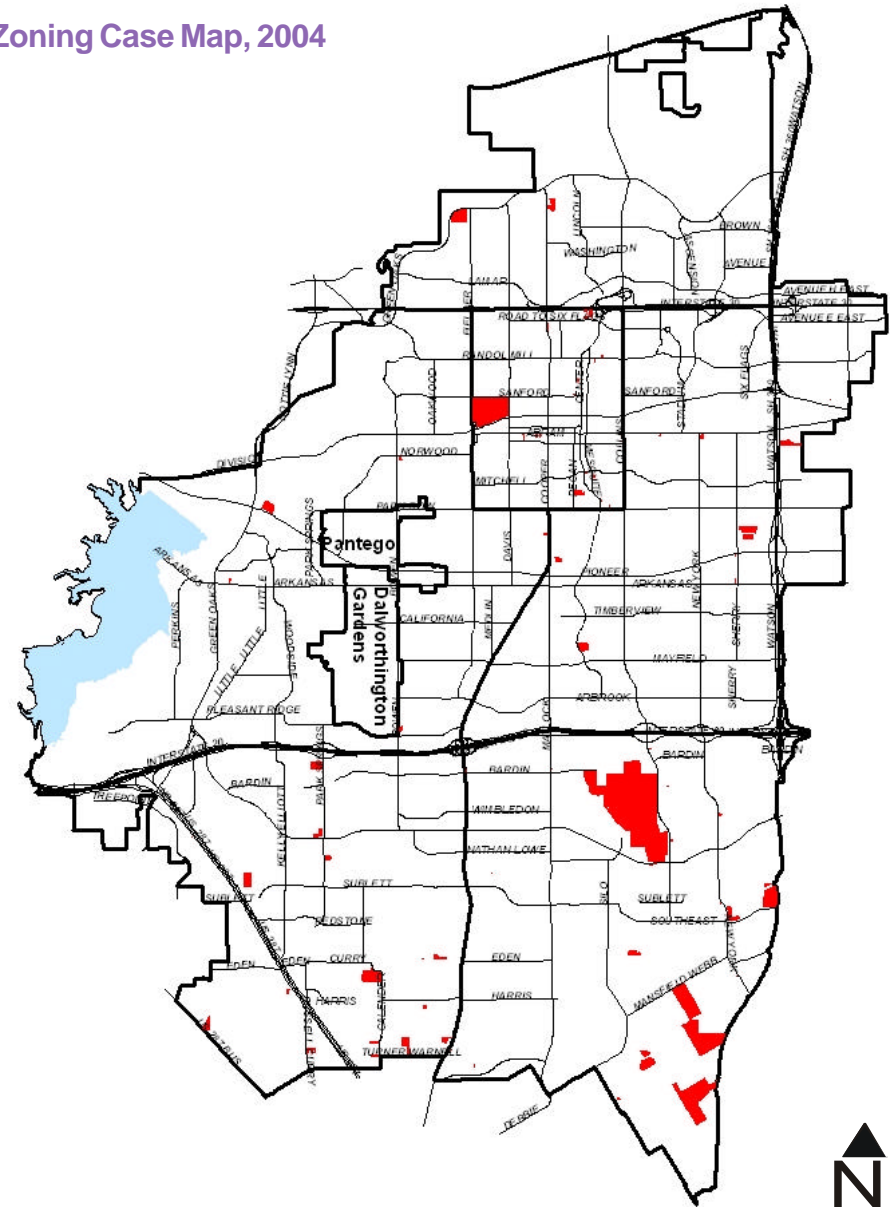
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Update 2004

Zoning Activity

A majority of the acreage involved in zoning change requests in 2004 was in the Southeast Planning Sector. The largest site for zoning change was 99.3 acres, from 'A' to 'CS', compared to last year, which had a Planned Development (Lakes of Bird's Fort) encompassing 1,843 acres.

The largest number of zoning requests in the Southeast Sector was from non-residential to residential categories, and represented approximately 316 acres of new residential land. This indicates a strong likelihood of a continued trend of residential construction being focused south of Interstate 20 as these tracts are developed.

Zoning Case Map, 2004



Platting



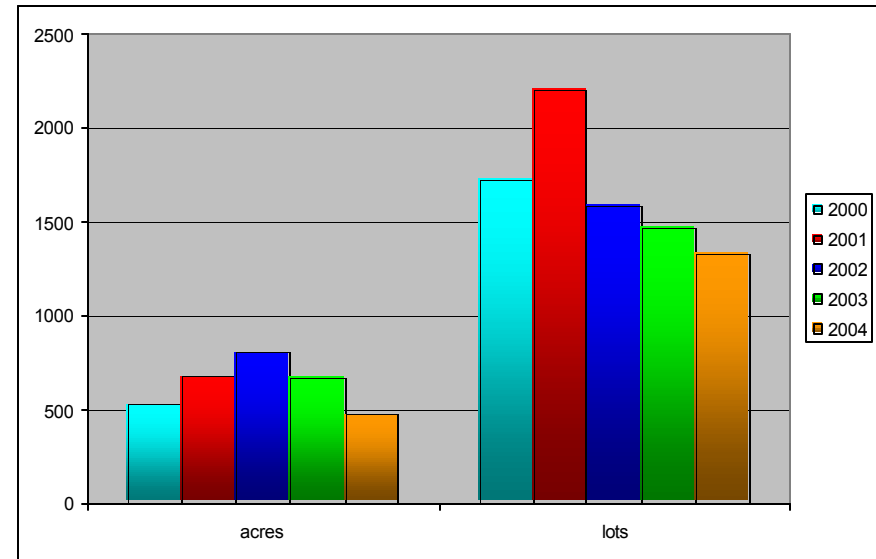
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Historic Trends

Platting activity is another indicator of development activity within the City as tracts of land are subdivided for new development. Specifically, final plats, combination plats and minor plats* are good measures of growth because they create new lots for development.

In the year 1999, 1,096 acres of land was platted containing 2,605 lots. But in the past five years, platting activity peaked only in 2002, reaching 1,587 lots and 807 acres. Development within the City of Arlington has slowed in comparison to the rapid expansion experienced in the region during the late 1990s. Although there is a continued strong demand for new home construction fueled by low interest rates, the City is experiencing fewer new plats due to reduced amounts of vacant developable land for which platting is required.

Platting Activity, 2000-2004



Source: City of Arlington, Planning and Development Services

Plats by Type, 2000-2004

Plat Type	2000			2001			2002			2003			2004		
	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres
Finals	20	1703	495	28	2171	575	29	1534	625	26	1429	474	25	1272	353
Showings	13	20	33	21	32	106	31	53	182	24	37	167	-	-	-
Minor Plats	-	-	-	-	-	-	-	-	-	-	-	-	4	7	7
Combinations	-	-	-	-	-	-	-	-	-	2	2	29	14	53	113
Total	33	1723	528	49	2203	681	60	1587	807	52	1469	670	43	1332	473

Source: City of Arlington, Planning and Development Services

*Combination plats were introduced in 2003 and combine preliminary and final platting steps into one phase. A combination plat can be used for the development of 30 or fewer lots. Minor Plats replaced Plat Showings in 2004 to be in line with the Texas Municipal Local Government Code guidelines. Minor plats can be used for plats that created 4 or fewer lots and require no additional infrastructure.

Platting



Annual Growth Profile Update 2004

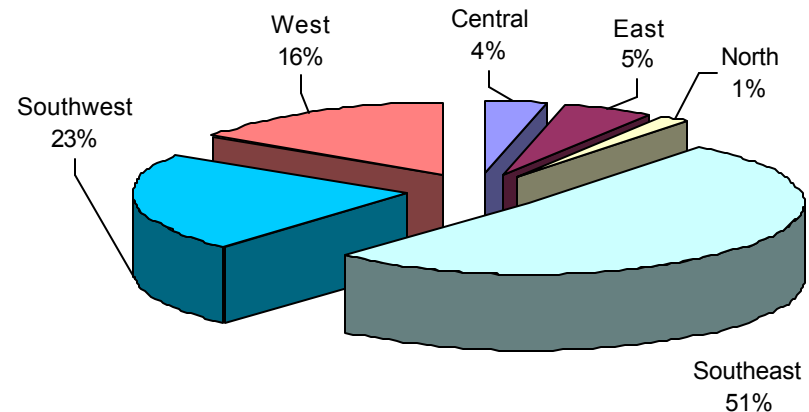
Current Conditions

Plats filed in 2004 involved 1,332 lots and 473 acres. This represents almost a 10 percent decrease in the number of lots created in 2004 as compared to 2003. While the number of plat cases declined by 17%, the acres involved fell by almost 30 percent. This indicates that, in 2004, the average size of lots created were much smaller than in 2003.

Platting activity continued the trend of being heavily concentrated south of Interstate 20, particularly in the Southeast Planning Sector. Residential development pressures and the relative abundance of vacant developable land continue to drive platting in this area. Similar to last year, the area south of Interstate 20 contained 74 percent of the acreage in final plats, minor plats, and combination plats.

Looking specifically at the Southeast Planning Sector, six of the ten largest plats with respect to acreage in 2004 are located in this portion of the City. However, as compared to 2003, there was almost 50% fewer lots and acres platted in 2004.

Share of Acreage Platted by Sector, 2004



Source: City of Arlington, Planning and Development Services.
Represents filed final plats, combination plats and minor plats.

Largest Plats by Acreage, 2004

Name	Type	Sector	Lots	Acres
Russell S B Lot 2	Combination Plat	Southwest	1	56
La Frontera Ph 2	Final Plat	Southeast	173	42
Ridge Point Lot 15 Blk 9	Final Plat	Southeast	1	41
Crossing at Ruidosa Ridge Phase 2	Final Plat	Southeast	111	29
La Frontera Ph 3	Final Plat	Southeast	124	27
Island Enchant Bay	Final Plat	West	82	27
Oak Meadow	Final Plat	Southwest	94	22
Sunset Hills	Final Plat	West	38	21
Cornerstone Lot 1R1 Blk 1	Final Plat	Southeast	1	19
La Frontera South Ph 1	Final Plat	Southeast	69	18
Total			694	300

Source: City of Arlington, Planning and Development Services.
Represents filed final plats, combination plats and minor plats.

Platting



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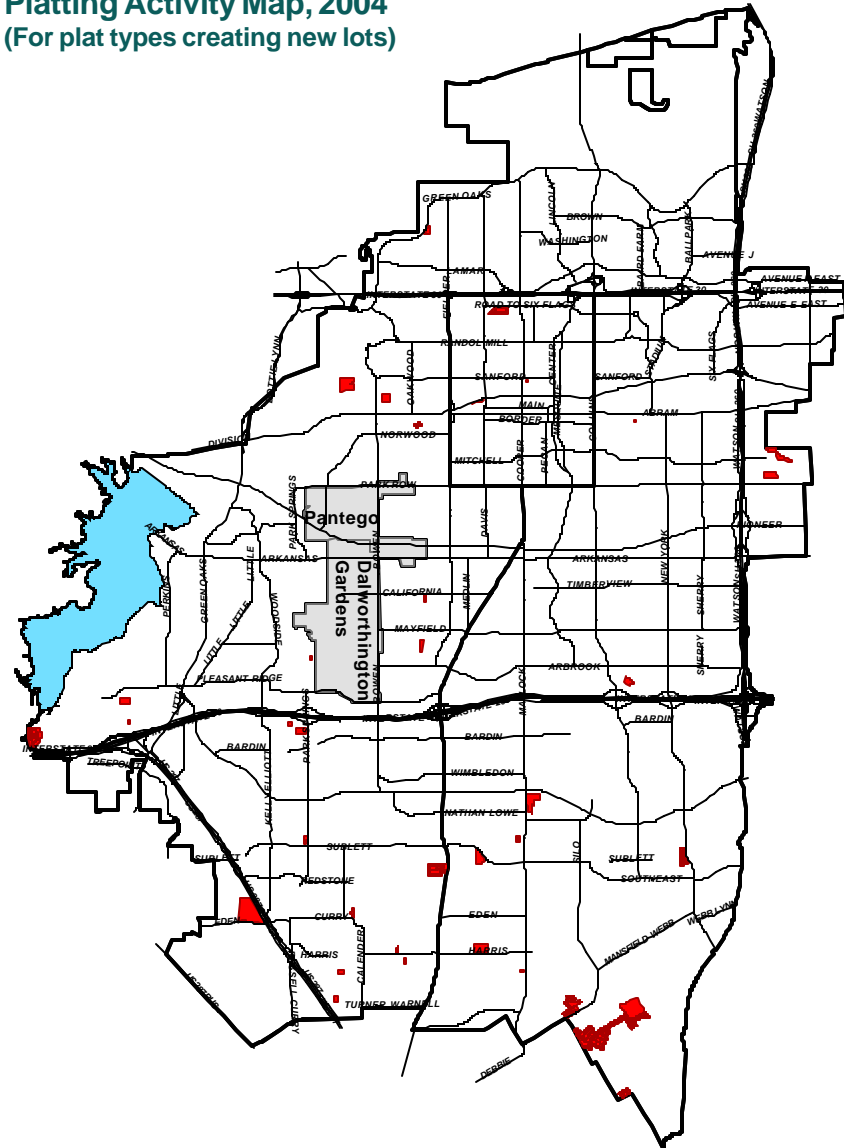
The shift in platting activity is more easily seen in total acreage plated. In the past two years, the East Sector was second to the Southeast Sector in both the largest number of acres and lots in platting activity. In 2004, the Southwest Sector had the second largest number of acreage plated. The West sector had the second largest number of lots created with a little over 1000% increase over 2003 figures.

Plats Filed* by Sector, 2004

Sector	Plats	Acreage	Lots
Central	3	18	84
East	5	25	140
North	1	7	19
Southeast	14	242	650
Southwest	11	107	130
West	9	76	309
Total	43	473	1,332

*Includes minor, final, and combination plats.
Source: City of Arlington,
Planning and Development Services

Platting Activity Map, 2004
(For plat types creating new lots)



Source: City of Arlington, Planning and Development Services

Land Use



Annual Growth Profile Update 2004

Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. This includes approximately 12,000 acres of roadways and 49,000 acres of land either currently developed or that can be developed in the future. About 80 percent of Arlington's total area has been developed. Factoring in undevelopable land, this leaves about 20 percent of Arlington's land area left to develop. An additional 458 acres are in the city's extraterritorial jurisdiction (ETJ) near its northern border. The ETJ is the remaining land the City can annex.

The City of Arlington has a more residential (multi-family and single family) mix than other cities of similar size nationally. Residential uses occupy the largest proportion of land in the City at 37 percent. Arlington differs from the national average in the amount of vacant developable land remaining within the City. Arlington is a relatively new city in terms of growth and development. A large portion of the City, especially in the far north and far south, is vacant. This vacant land ensures that the City's population growth can be

Generalized Land Use, City and National Averages

	Arlington*	National Average*
Private		
Residential	37.2%	32%
Vacant-Developable	16.5%	13%
Commercial (Business / Commercial, Office, Retail)	6.6%	4%
Industrial (Manufacturing, Wholesale/Distribution/Warehouse)	2.9%	5%
Public		
Parks / Open Space / Recreation	5.7%	5%
Airport	1.5%	3%
Institutional	4.8%	7%
Streets / Utility/ Communications	19.0%	18%

*Arlington percentages are based on total land area including roadways. National averages are for cities with a population over 250,000. All figures rounded to the closest whole percent.

Sources: City of Arlington, Planning and Development Services; Hartshorn, Truman. Interpreting the City: An Urban Geography, 2nd Edition. John Wiley & Sons, Inc. New York, 1992.

accommodated over the next 25 years. Arlington also has a larger share of land devoted to parks and open space, as well as land devoted to infrastructure compared to the national average. Despite the presence of the University of Texas and city government functions, the area dedicated to institutional land uses in Arlington (4.8%) is lesser by almost one-third as compared to the national average (7%). This is largely attributable to the fact that Arlington, unlike many cities of comparable size, is not a county seat. This means that

Arlington does not have as many county-owned structures such as a county courthouse or county jail. Arlington has only half as much land dedicated to airport use, as compared to cities of similar size, and the reason may be its proximity to the D/FW airport.

Land Use



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General Land Use

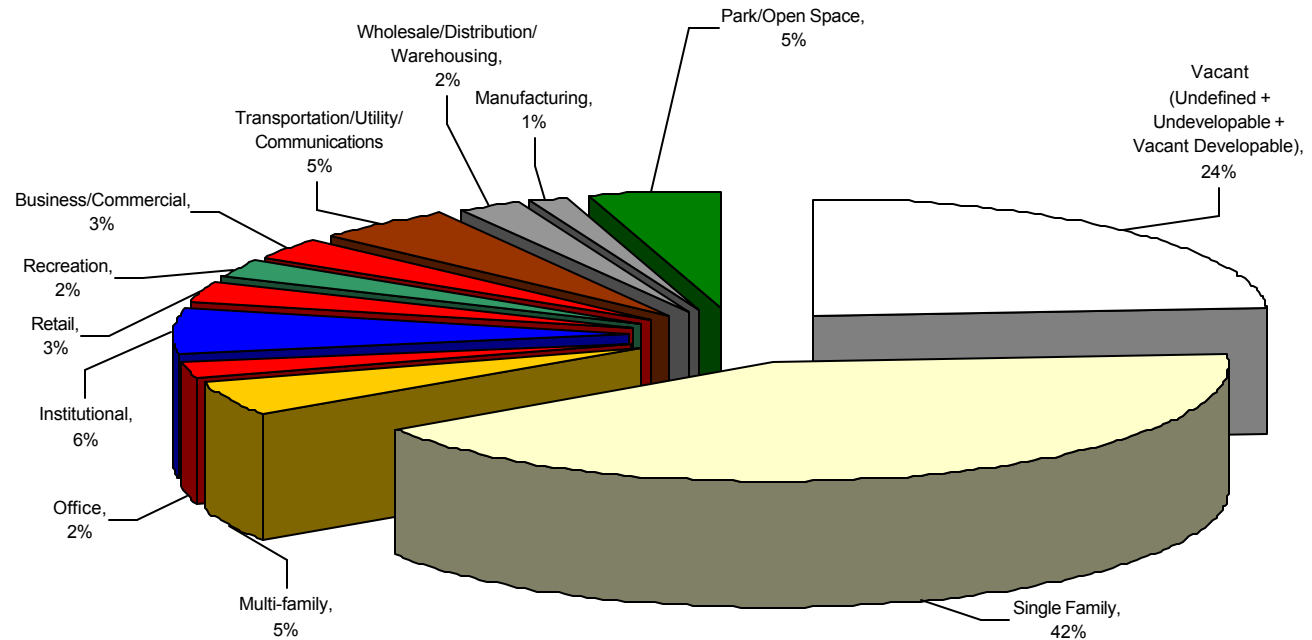
As mentioned previously, single family land uses comprise the largest portion of Arlington's land area. This statement also holds true for each of the planning sectors with the exceptions being the North and Southeast Sectors. Both of these sectors con-

tain large amounts of vacant developable land. Together, the North and Southeast Sectors contain greater than half of the City's vacant and developable land.

Last year, over 741 acres of vacant developable land were converted to other uses. This is just over half of

the vacant land developed in 2003 (1450 acres). This and the lower permit levels indicate that there has been a decline in new development.

Generalized Land Use, 2004



Source: City of Arlington, Planning and Development Services

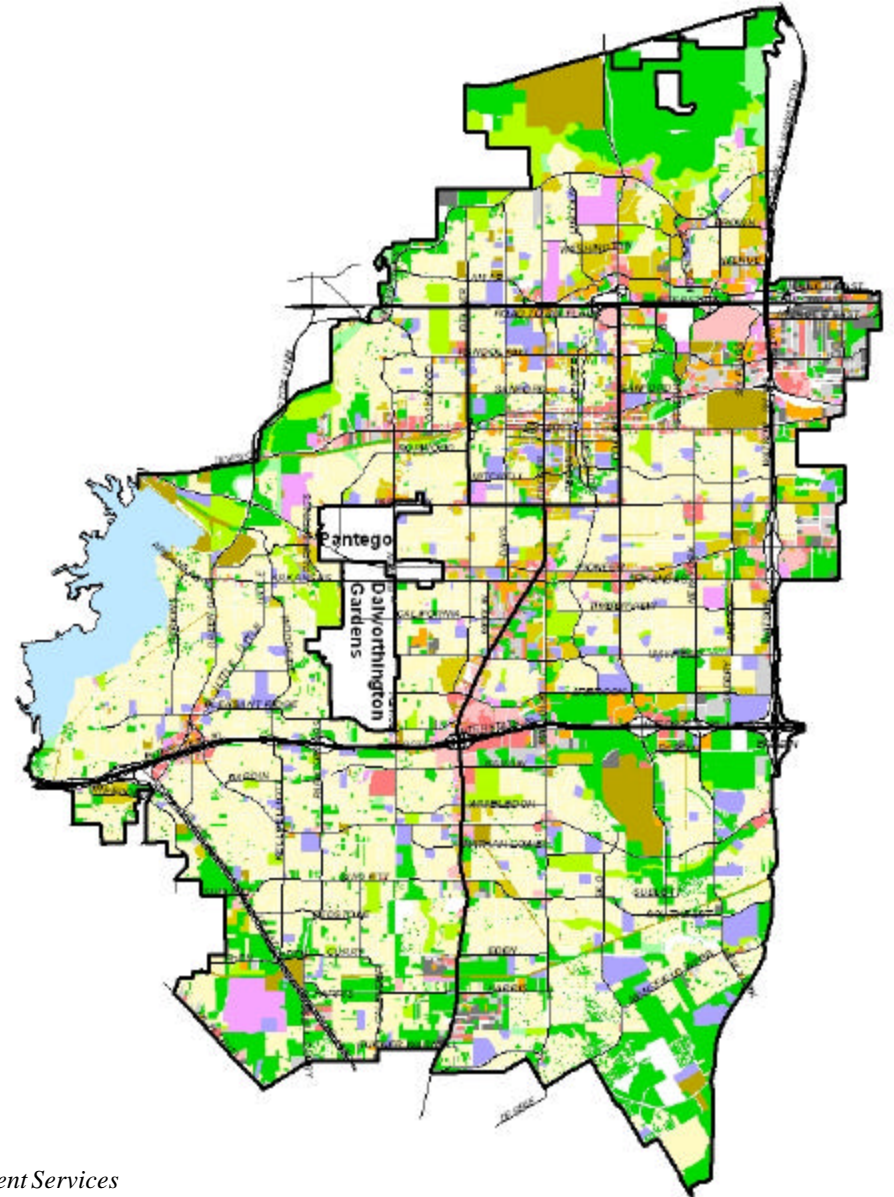
Land Use



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Land Use, 2004

- Land Use
- Vacant -Undevelopable
 - Vacant-Developable
 - Single Family
 - Multi Family
 - Office
 - Institutional
 - Retail
 - Recreation
 - Business/Commercial
 - Transportation/Utilities/Communication
 - Wholesale/Distribution/Warehouse
 - Manufacturing
 - Park/Open



Land Use

Annual Growth Profile
Update 2004

Land devoted to multi-family uses is concentrated primarily in the North and East Sectors. The East Sector also contains the largest share of the City's manufacturing, warehouse, business/commercial, and retail land. This concentration of land uses reflects the location of the General Motors plant, the Great Southwest Industrial District and the City's major shopping malls in the East Sector. Other notable characteristics regarding land use distribution include a concentration of land devoted to

parcs/open space in the North and West Sectors, reflecting the location of River Legacy Park in North Arlington and open space around Lake Arlington in the western portion of the City.

Generalized Land Use by Planning Sector (Acres), 2004

Land Use Category	Central	East	North	Southeast	Southwest	West	Total
Undefined (GIS problem)	48	356	172	314	112	130	1132
Undevelopable	5	34	303	50	24	173	589
Vacant Developable	317	1423	2426	3221	1804	1201	10392
Single Family	1033	3340	1665	4188	4716	6239	21182
Multi-family	192	733	784	125	134	347	2315
Office	189	450	153	101	47	210	1151
Institutional	508	640	176	839	362	532	3057
Retail	123	751	93	150	195	220	1532
Recreation	55	227	363	7	352	185	1189
Business/Commercial	139	589	99	223	154	282	1486
Transportation/Utility/Communications	111	499	671	641	147	383	2452
Wholesale/Distribution/Warehousing	20	623	79	238	104	113	1177
Manufacturing	6	354	50	134	62	50	656
Park/Open Space	24	233	759	418	247	746	2426
Land Use Total	2769	10253	7793	10650	8460	10810	50735

Source: City of Arlington, Planning and Development Services



Annual Growth Profile Update 2004

Transportation

Traffic

The growth in Arlington's population and the continued development of retail and other commercial structures continue to place heavier demands upon City roadways. The map on the following page shows the number of vehicles counted that traveled on a street segment over a 24-hour period.

The Department of Public Works counts traffic on Arlington streets along road segments using special mechanical counters. Not every street is visited every year, and different areas of the City are measured according to the schedule which can be found on the following page.

Of the road segments counted, the most traveled road segment in 2004 was Cooper St. between California and Medlin. While the top traveled segments continue to be along Cooper St. near the Parks Mall, the overall traffic count in the area has been slightly reduced and is more evenly dispersed across these segments as compared to last year. Often used as alternative routes to the Parks Mall, Bowen Rd and Matlock Rd also experienced a decrease in traffic count.

Top Ten Road Segments by Traffic Volume, 2004*

Rank	Street Name	From	To	Count
1	Cooper	California	Medlin	51,636
2	Cooper	Interstate 20**	Bardin	51,465
3	Cooper	Wimbledon	Bardin	51,375
4	Collins	Lamar	Interstate 30	49,527
5	Cooper	California	Arkansas	47,109
6	Cooper	Arbrook	Interstate 20	47,040
7	Cooper	Green Oaks**	Nathan Lowe	39,243
8	Matlock	Arbrook	Interstate 30	37,170
9	Cooper	Eden**	Hardisty	36,688
10	Collins	Brown	Washington	35,072

Top Ten Road Segments by Traffic Volume, 2003*

Rank	Street Name	From	To	Count
1	Cooper	Interstate 20	Bardin	59,837
2	Matlock	Interstate 20	Stephens	48,570
3	Cooper	Arbrook	Pleasant Ridge	47,988
4	Collins	Eden	Sanford	45,058
5	Matlock	Wimbledon	Green Oaks	44,829
6	Cooper	Eden	Hardisty	43,888
7	Cooper	Green Oaks	Nathan Lowe	41,935
8	Collins	Interstate 20	Bardin	39,606
9	S. Bowen	Pleasant Ridge	Pleasant Circle S	38,853
10	Pioneer Pkwy	Dudley	Southridge	35,970

*All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends.

**This location was in the top ten traffic counts in 2003.

Source: City of Arlington, Department of Public Works

Note: Traffic on all road segments is not necessarily counted every year.

Transportation



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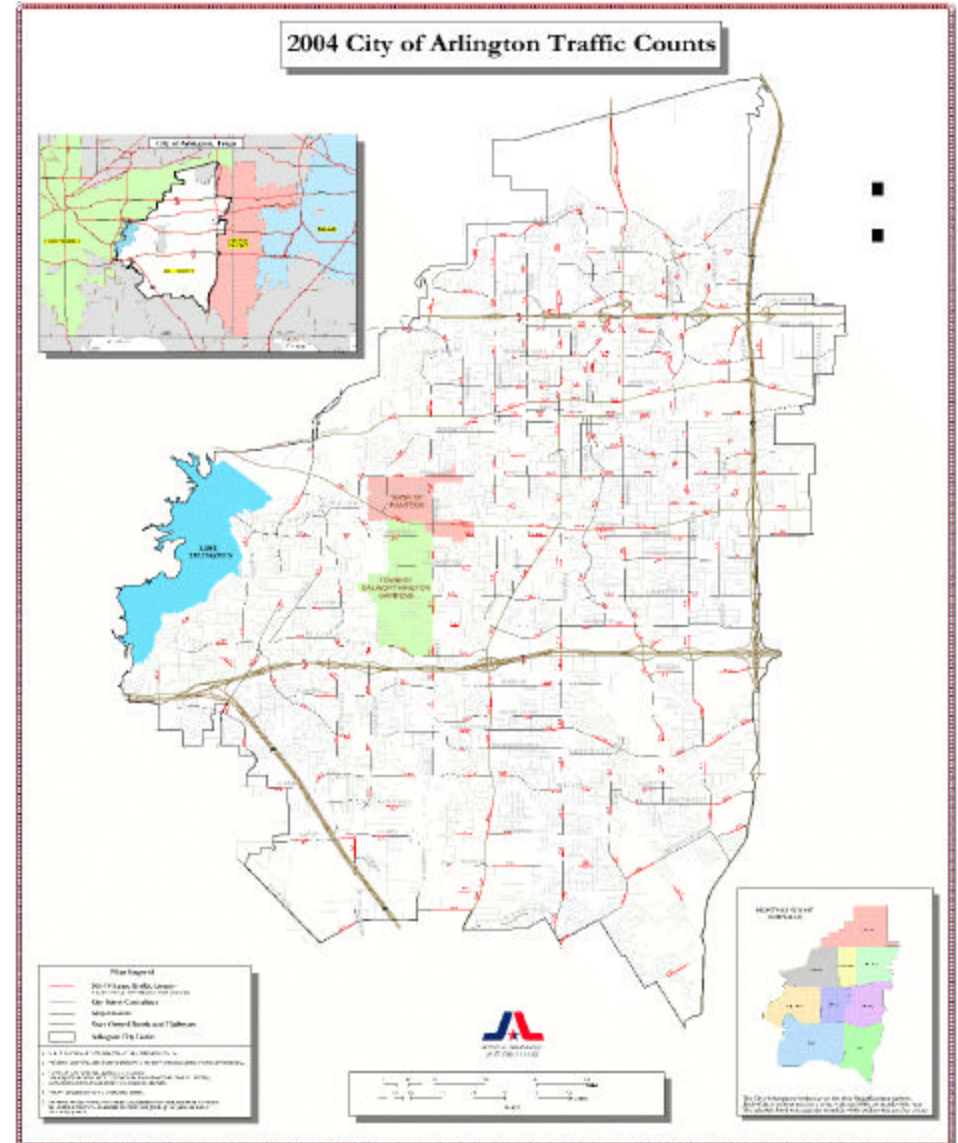
Traffic Count by Road Segment, 2004

There were significant increases in traffic counts on a number of streets in 2004. The largest increase (221%) in traffic was seen at Collins immediately north of Interstate 30 with 27,175 additional cars. Lamar Street also showed a significant increase in daily traffic as did the western portion of Pioneer Parkway. Southeast Arlington showed a noticeable drop at a number of locations. The Cooper Street exit off of Interstate 30 and the roads around the University of Texas at Arlington show a significant increase due to increased enrollment at the University.

This map must be viewed electronically to be clearly read. To view traffic counts, use the zoom function.

All traffic counts are one-time two-way counts over a 24-hour period (excluding weekends). Traffic counts are highly variable. No adjustments have been made for seasonal, day of week, or other trends. No averaging has been performed. Data was collected during 2004. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works.

Traffic Count Data and map produced by the Department of Public Works. Map published on 4-7-05 by the Department of Public Works.



Zoom in to view traffic counts.



Annual Growth Profile Update 2004

Transportation

Airport Activity

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard along South Collins Street in Southeast Arlington. The Airport offers Class "B" airspace. Since 1986, \$38 million from all funding sources has been invested in the infrastructure of the airport, and in 1991, the Federal Aviation Administration (FAA) designated the airport as a "reliever" airport for the Dallas-Fort Worth International Airport. Reliever airports are defined by the FAA as a facility that relieves corporate and general aviation traffic from the larger airport (in this case DFW International), and meets requirements pertaining to

Airport Operations, 1990-2004

Year	Number of Operations	Percent Change
1990	108,100	-
1991	111,143	2.8%
1992	114,186	2.7%
1993	117,229	2.7%
1994	120,272	2.6%
1995	123,315	2.5%
1996	126,358	2.5%
1997	129,401	2.4%
1998	132,444	2.4%
1999	137,300	3.7%
2000	142,870	4.1%
2001	133,336	-6.7%
2002	132,403	-0.7%
2003	137,800	4.1%
2004	140,800	2.2%

Source: Arlington Municipal Airport

runway length, the size of the metro area it serves, and the number of aircraft operating from the facility.

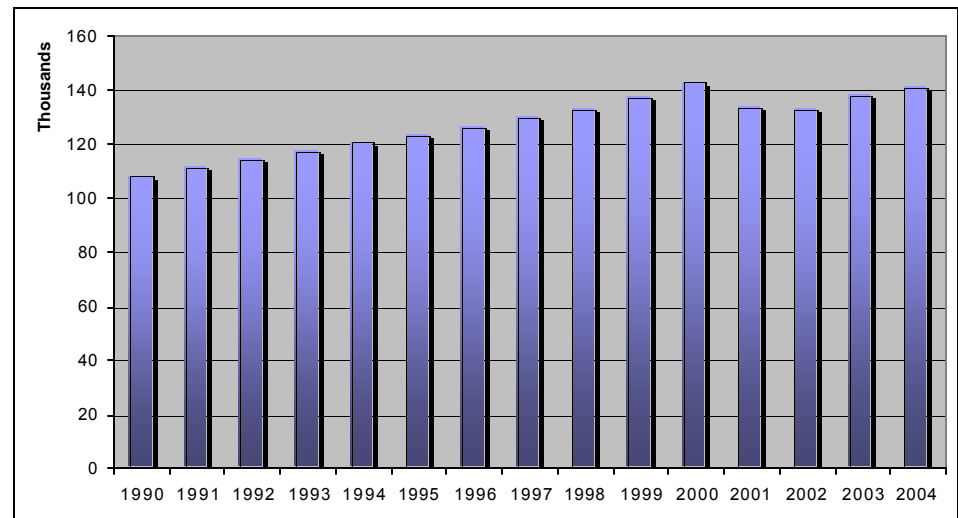
A \$1.1 million grant was awarded in 2003 and an additional \$275,000 was awarded in 2004 through Texas Department of Transportation (TxDOT) to fund the construction of an air traffic control tower at the airport. This will enhance safety of aircraft operations and the economic development poten-

tial of the airport. The tower is scheduled to be completed in the fall of 2005.

In 2004, two new corporate hangars totaling approximately 20,000 square feet were constructed by a private developer and immediately occupied by three aviation related businesses.

In December 2004, \$2.5 million for the installation of an Instrument Landing System (ILS) and an approach lighting

Airport Operations, 1990-2004



Source: Arlington Municipal Airport

Operations are defined as take-offs or landings.

Due to the events of September 11, 2001, the airspace surrounding the airport was restricted. This caused a temporary reduction in operations that negatively impacted the annual operations totals for 2001.

Transportation



Annual Growth Profile Update 2004

system for the airport was ear marked for FAA funding in the Omnibus Bill. The ILS will assist aircraft approaching the runway during inclement weather conditions by providing precession horizontal and vertical guidance. This will increase the capability of the airport to operate during inclement weather and increase the safety of those operations.

The Arlington Municipal Airport participates in the TxDOT counter program, which accurately measures airport operations (take-offs or landings). Arlington's airport is strategically located in a competitive market, and over the past few years has seen a general upward trend in the number of departures and landings. In 2002, there was a slight decrease in operations due to the general economic state of the aviation industry and the events surrounding September 11, 2001. Airport operations reached a low point in 2002 after which the operations levels have seen a steady increase. By the end of 2004, the growth rate had returned to a healthy level of 4.1% with the number of operations just under its highest historic level of 2002.

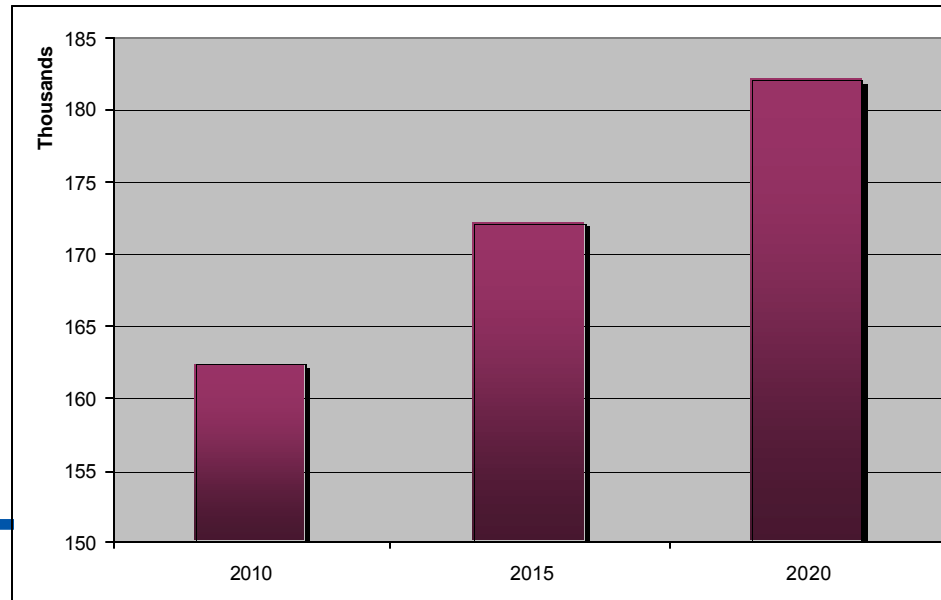
Projected Operations, 2010-2020

Year	Number of Operations	Percent Change
2010	162,381	7.2%*
2015	172,128	6.0%*
2020	182,000	5.7%*

Source: January 2000 Airport Master Plan Update, GRW Willis, Inc.

*Percent change in total operations over a five-year period.

Projected Operations (In Thousands), 2010-2020

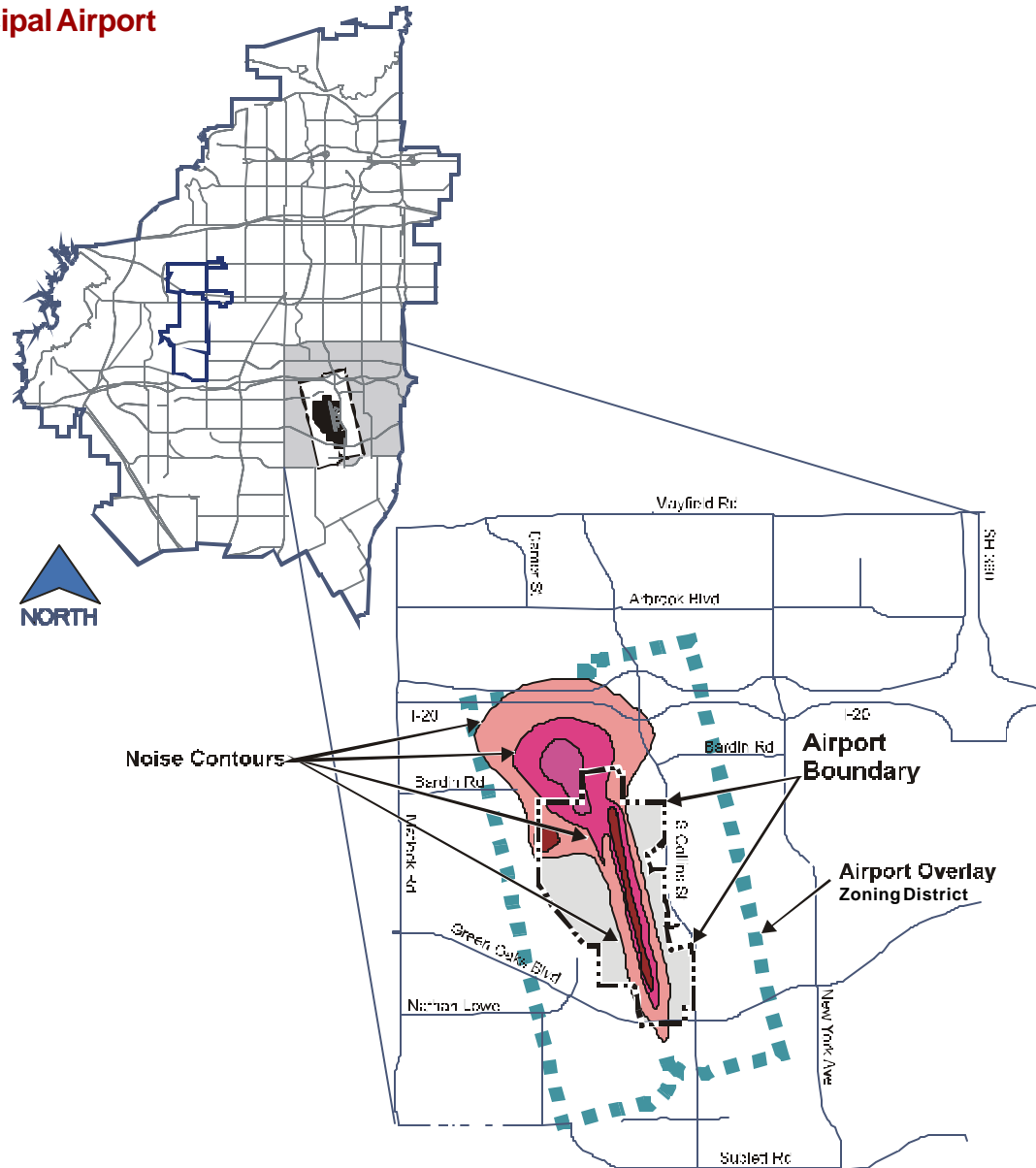


Transportation



Annual Growth Profile Update 2004

Arlington Municipal Airport





Appendix A: Population and Housing Methodology

Population growth is calculated from the number of net new dwelling units added to the housing stock. The number of net new dwelling units is derived by subtracting the number of residential units demolished and/or moved out of the City from the number of residential final inspections completed. Based on where final residential inspections and home demolitions are located, we can estimate not only the growth (or decline) in population, but where these changes are happening within the City.

A population multiplier, based on occupancy and average household size for the City of Arlington from the 2000 Census, is then applied to the number of net new dwelling units to arrive at the number of new residents. Currently, occupancy rates and household size data are not yet available by housing type (i.e. multi-family and single family), and thus, the multiplier used to calculate population growth reflects the average household size and occupancy rate of the entire housing stock.

Population Growth =

Occupancy rate (95.5%) * Household size (2.65) * Net new dwelling units

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive new population estimates for the City as a whole and each planning sector.



Appendix B: Housing and Population Growth

January 1, 2004 to December 30, 2004							
	Population End of 2003	Demolitions		New Housing		Population Change	Population End of 2004
		Single Family	Multi- family	Single Family	Multi- family		
Central	24,423	18	0	28	0	25	24,448
East	91,336	4	0	97	414	1,283	92,619
North	45,136	0	0	23	0	59	45,195
Southeast	64,167	1	0	962	152	2,817	66,984
Southwest	48,412	7	0	276	0	681	49,093
West	81,113	15	0	158	0	362	81,475
Total	354,587	45	0	1,544	566	5,227	359,814



Appendix B (Continued): Housing and Population Growth

Growth by Quarter

1st Quarter 2004

	Jan 1, 2004 Population	Demolitions		New Housing		Population Change	
		Single Family	Multi- family	Single Family	Multi- family	Mar 31, 2004 Population	
Central	24,423	13	0	7	0	(15)	24,408
East	91,336	1	0	18	74	230	91,566
North	45,136	0	0	7	0	18	45,154
Southeast	64,167	0	0	249	0	630	64,797
Southwest	48,412	1	0	46	0	114	48,526
West	81,113	2	0	30	0	71	81,184
Total	354,587	17	0	357	74	1,048	355,634

2nd Quarter 2004

	April 1, 2004 Population	Demolitions		New Housing		Population Change	
		Single Family	Multi- family	Single Family	Multi- family	June 30, 2004 Population	
Central	24,408	1	0	3	0	5	24,413
East	91,566	0	0	22	148	430	91,996
North	45,154	0	0	6	0	15	45,169
Southeast	64,797	0	0	203	0	514	65,311
Southwest	48,526	3	0	74	0	180	48,706
West	81,184	4	0	37	0	84	81,268
Total	355,634	8	0	345	148	1,227	356,861



Appendix B (Continued): Housing and Population Growth

Growth by Quarter

3rd Quarter 2004

	July 1, 2004 Population	Demolitions		New Housing		Population Change Sept 30, 2004 Population	
		Single Family	Multi- family	Single Family	Multi- family		
Central	24,413	2	0	10	0	20	24,433
East	91,996	1	0	26	72	245	92,242
North	45,169	0	0	5	0	13	45,182
Southeast	65,311	0	0	257	20	701	66,012
Southwest	48,706	0	0	102	0	258	48,967
West	81,268	4	0	50	0	116	81,384
Total	356,862	7	0	450	92	1,354	358,216

4th Quarter 2004

	Oct 1, 2004 Population	Demolitions		New Housing		Population Change Dec 31, 2004 Population	
		Single Family	Multi- family	Single Family	Multi- family		
Central	24,433	2	0	8	0	15	24,448
East	92,242	2	0	31	120	377	92,619
North	45,182	0	0	5	0	13	45,195
Southeast	66,012	1	0	253	132	972	66,984
Southwest	48,964	3	0	54	0	129	49,093
West	81,384	5	0	41	0	91	81,475
Total	358,217	13	0	392	252	1,597	359,814

Source: City of Arlington, Planning and Development Services.



Appendix C: Total Building Permits Issued by Category, 2004

	2003		2004		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	4820	\$309,224,409	4564	\$285,727,341	-5.3%	-7.6%
All Commercial Permits	1755	\$108,403,588	2090	\$89,187,432	19.1%	-17.7%
All Institutional Permits	171	\$72,914,918	143	\$49,277,259	-16.4%	-32.4%
Total Building Permits	6746	\$490,542,915	6797	\$424,192,032	0.8%	-13.5%

Source: City of Arlington, Planning and Development Services.

Appendix D: Total Building Permits Issued, 2004

Construction Activity	Permits	Value (\$)
Residential		
New Construction		
Single Family	1581	\$224,125,149
Multi-Family	18	\$14,802,352
Other	2965	\$46,799,840
Commercial		
New Construction	89	\$55,274,722
Other	2001	\$33,912,710
Institutional		
New Construction	32	\$37,238,541
Other	111	\$12,038,718
Grand Total	6797	\$424,192,032

Source: City of Arlington, Planning and Development Services.



Appendix E: Zoning District Summary

Note: This summary is for illustrative purposes only. Some uses listed have conditions attached. For a complete listing of all permitted uses and conditions consult the Zoning Ordinance.

Residential Zoning Districts

"E" ESTATE: Single family detached dwellings on minimum 10,000 square foot lots; church; Specific Use Permit required for day care facility; bed and breakfast inn; no mobile homes.

"R" RESIDENTIAL: Single family detached dwellings on minimum 7,200 square foot lots; schools; parks; churches; utility distribution lines. Non-residential uses as permitted in "E".

"R1" RESIDENTIAL: All uses permitted in "R" plus: Single family detached dwellings on minimum 6,000 square foot lots.

"R2" RESIDENTIAL: All uses permitted in "R1" plus: Single family detached dwellings on 5,000 square foot lots.

"TH" TOWNHOUSE: All non-residential uses permitted in "E" plus: Townhouses (attached single family) on 3,600 square foot lots.

"D" DUPLEX: Duplex dwellings on minimum 6,000 square foot lots, the density and building types primarily for transition from areas of lower density; townhouses allowed; Specific Use Permit required for day care facility; bed and breakfast inn.

"MF14" MEDIUM DENSITY MULTI-FAMILY: All uses permitted in "D" plus: Apartments at 14 dwelling units per acre; boarding, fraternity, and sorority house; Specific Use Permit required for nursing homes.

"MF18" MEDIUM DENSITY MULTI-FAMILY: All uses permitted in "MF14" plus: Apartments at 18 dwelling units per acre.

"MF22" HIGH DENSITY MULTI-FAMILY: All uses permitted in "MF18" plus: Apartments at 22 dwelling units per acre.

Non-residential Zoning Districts

"O" OFFICE SERVICE: Office for a doctor, dentist, attorney, architect, CPA, engineer, psychologist, chiropractor, podiatrist; general business office not offering on-premise sale, rental, or repair of goods; veterinarian clinic; mortgage banking company; optometrist office; day care center; church; bed and breakfast inn; public/private school; and customarily incidental uses.

"NS" NEIGHBORHOOD SERVICE: All uses permitted in "O" plus: Convenience store; supermarket; beauty shop; dry cleaning and laundry service; rental store; health studio; drug store; florist; nursing home; restaurant with no drive-in service or on-site consumption of alcoholic beverages; private vocational schools; pet shop - indoor only; and auto parts accessory sales and service.

"CS" COMMUNITY SERVICE: All uses permitted in "NS" (except for bed and breakfast inn) plus: Car wash; bank; savings and loan; custom craft work; building, landscape materials, and lumber sales; whole-



Annual Growth Profile Update 2004

Appendices

sale supply business; teen club; hospital; garment cleaners; garden shop; greenhouse or nursery; restaurant with drive-in/pick-up service with consumption of alcoholic beverages; theater; hotel or motel; indoor retail sales; inside recreation uses; Specific Use Permit required for night-clubs and scientific research labs.

"B" BUSINESS: All uses permitted in "CS" plus: Motor vehicle sales and rental; muffler shop; minor motor vehicle repair garage; trade school; pawn shop; trailer park; pet shop (no outside runs); medical or scientific research lab; warehouse; recreation uses; and package liquor stores.

"LI" LIGHT INDUSTRIAL: All uses permitted in "B" (except day care and nursing homes) plus: Contractor's plant; electrical component assembly; manufacturing shop and storage yard; bars; heavy machinery sales and storage; kennel with outside runs; hospital; veterinary hospital; outside storage with conditions; adult entertainment establishment; used motor vehicle parts; auto body paint shop; collision services and dismantling; small appliance manufacture; warehouse or distribution center;

machine or welding shop; commercial stables; newspaper and commercial printing; salvage or reclamation of products (indoor); spray painting or motor vehicle conversion; Specific User Permit required for schools and day care facility.

"IM" INDUSTRIAL MANUFACTURING: All uses permitted in "LI" (except hospitals) plus: Manufacture of wood, paper, and plastic products, paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry; some uses allowed in this district require a Specific Use Permit.

"A" AGRICULTURE: Farm; ranch; plant nursery; other agricultural uses; public and private schools; parks; churches; and single family dwellings on minimum 5-acre lots.

"MH" MANUFACTURED HOME: Manufactured home parks and sub-

divisions with incidental uses. Minimum 10-acre sites.

"PD" PLANNED DEVELOPMENT: Any residential or non-residential uses allowed within the City shall be permitted under this zoning. Specific permitted uses for each "PD" will be determined at the time the district is approved.

"AP" AIRPORT OVERLAY: Special use and development regulations are applied to those properties which are impacted by the noise and flight patterns around Arlington Municipal Airport.

"LP" LANDMARK PRESERVATION OVERLAY: Intended to protect and preserve those buildings, structure sites, and areas of historical or cultural importance.

"BP" BUSINESS PARK OVERLAY: Special use and development standards are applied in this district to promote high-quality, high-intensity, mixed-use development in close proximity to controlled access freeways and other appropriate locations throughout the City.

"F" FESTIVAL: Recreation and/or



Annual Growth Profile Update 2004

Appendices

entertainment facilities including: Amusement park, night club, movie theater, park, general retail, restaurant, hotel/motel, general business office, farmer's market, parking facilities, and gasoline sales with associated convenience store. A Specific Use Permit (SUP) is required for single family, duplex, multi-family, and bed and breakfast.

"DB" DOWNTOWN BUSINESS: Office, specialized retail, institutional, cultural and multi-family including: Theater, restaurant, night club, open air vending, general business office, farmer's market, parking facilities, gasoline sales with associated convenience store, bed and breakfast, hotel, sidewalk cafe, antique shop, copy center, business school, cleaning laundry. A Specific Use Permit (SUP) is required for restaurant drive-through, multi-family, and farmer's markets.



Appendix F: Acreage by Zoning District and Sector, December, 2004

Zoning District	City-wide	Central	East	North	Southeast	Southwest	West
A	5,139	-	22	1,160	1,525	2,230	203
B	1,383	164	492	192	315	93	127
CS	3,489	236	1,057	266	885	376	669
D	971	524	153	-	42	32	221
DB	151	151	-	-	-	-	-
E	147	-	-	23	1	123	-
ETJ	-	-	-	-	-	-	-
F	1,045	0	714	331	-	-	-
IM	5,464		2,901	642	1,597	99	225
LI	1,343	84	266	58	424	43	468
MF14	254	16	66		35	87	51
MF18	953	23	280	155	131	141	223
MF22	1,422	211	586	329	29	1	265
MH	174	-	-	73	42	-	60
NS	262	32	48	10	107	25	39
O	741	147	152	45	182	72	143
PD	5,776	101	459	2,652	1,335	465	765
R	28,943	1,255	4,556	2,629	3,910	5,390	11,203
R1	1,693	-	163	0	1,197	253	80
R2	1,134	-	128	12	695	257	43
TH	241	5	52	21	40	60	62
UTA	414	414	-	-	-	-	-
Grand Total	61,138	3,362	12,095	8,597	12,491	9,746	14,846

Source: City of Arlington, Planning and Development Services.



Annual Growth Profile Update 2004

Appendices

Appendix G: Zoning Record Log, 2004

Quarter	Sector	Case Number	From	To	Acres	Received	City Council Action
Q1	Central	Z04-01	MF18 & MF22	O	2.0	01-06-04	APPROVED
Q1	Southwest	Z04-02	A	R	17.1	01-06-04	DENIED
Q1	Southeast	Z04-03	A	R	5.6	01-06-04	APPROVED
Q1	Central	Z04-04	O	NS	0.6	01-20-04	APPROVED
Q1	Southeast	Z04-05/B04-05	CS	PD /w CON. BRIEF	0.7	01-20-04	WITHDRAWN
Q1	Southwest	Z04-06/B04-06	PD (B97-40)	PD /w CON. BRIEF	5.1	01-20-04	APPROVED
Q1	Southwest	Z04-07/P04-07	E	PD /w DEV. PLAN	4.6	02-03-04	APPROVED
Q1	Southeast	Z04-08	A	R	59.6	02-03-04	DENIED P.H.*
Q1	East	Z04-09	CS	B	0.5	02-03-04	DENIED P.H.*
Q1	Central	Z04-10/B04-10	O	PD-CA /w CON.BRIEF	1.9	02-03-04	EXPIRED
Q1	Central	Z04-11/B04-11	O & MF22	PD-CA /w CON.BRIEF	1.0	02-24-04	EXPIRED
Q1	Central	Z04-12/P04-12	O	PD-CA /w DEV. PLAN	1.0	02-03-04	App. 1 st.**
Q1	Southeast	Z04-13	A	R	99.3	02-24-04	APPROVED
Q1	West	Z04-14	R	O	2.3	03-09-04	APPROVED
Q1	East	Z04-15/P04-15	MF22 & CS	PD-CA /w DEV. PLAN	2.4	03-09-04	DENIED P.H.*
Q1	Southwest	Z04-16/P04-16	A	PD /w DEV. PLAN	10.0	03-23-04	APPROVED
Q1	West	Z04-17	O	CS	1.1	03-23-04	APPROVED
Q1	Central	Z04-18	R	CS	1.9	03-23-04	APPROVED
Q1	Central	Z04-19	R	CS	1.5	03-23-04	APPROVED
Q1	Central	Z04-20	R	CS	2.7	03-23-04	APPROVED
Q1	Southeast	Z04-21	R1	D	0.2	03-23-04	APPROVED
Q2	Central	P04-30	MF22	MF22 /w DEV.PLAN	0.7	05-04-04	DENIED P.H.*
		P04-30	MF22	MF22 /w DEV.PLAN			EXPIRED
Q2	West	Z04-22/P04-22	D	PD /w DEV. PLAN	1.2	04-06-04	APPROVED



Annual Growth Profile Update 2004

Appendices

Appendix G (Continued): Zoning Record Log, 2004

Quarter	Sector	Case Number	From	To	Acres	Received	City Council Action
Q2	Central	Z04-23	O	D	0.3	04-06-04	DENIED P.H.*
		Z04-23/P04-23	O	PD /w DEV. PLAN			EXPIRED
Q2	Southeast	Z04-24	A	R	0.6	04-06-04	APPROVED
Q2	North	Z04-25/P04-25	A	PD /w DEV. PLAN	21.4	04-06-04	DENIED P.H.*
		Z04-25/P04-25	A	PD /w DEV. PLAN			APPROVED
Q2	West	Z04-26/P04-26	O	PD-CA /w DEV. PLAN	12.0	05-04-04	APPROVED
Q2	Central	Z04-27/B04-27	O	PD /w CON. BRIEF	0.6	05-04-04	APPROVED
Q2	Southeast	Z04-28/P04-28	A	PD-CA /w DEV. PLAN	59.6	05-04-04	APPROVED
Q2	Central	Z04-29	O	CS	0.3	05-04-04	DENIED P.H.*
Q2	Southwest	Z04-31	A	E	27.5	05-18-04	APPROVED
Q2	East	Z04-32/B98-06-R1	PD	PD /w REV . C. BRIEF	4.7	05-18-04	APPROVED
Q2	Southwest	Z04-33	A	IM	9.4	05-18-04	DENIED P.H.*
		Z04-33/P04-33	A	IM			PENDING
Q2	Central	Z04-34/P04-34	R & MF18	PD /w DEV. PLAN	5.3	05-18-04	App. 1 st.**
Q2	Southwest	Z04-35/P04-35	R	PD /w DEV. PLAN	12.4	06-15-04	APPROVED
Q2	Southeast	Z04-36	BP-O & BP-LI	R	80.4	06-15-04	APPROVED
Q2	Southwest	Z04-37	PD (P88-09)	CS	2.2	06-15-04	DENIED
Q2	Central	Z04-38	R	O	0.5	06-15-04	APPROVED
Q2	West	Z04-39	R	CS	1.3	06-15-04	EXPIRED
		Z04-39/P04-39	R	PD /w DEV. PLAN			PENDING
Q3	Southeast	Z04-40	MF18	O	0.4	07-20-04	APPROVED
Q3	Southeast	Z04-41	A	CS (App. PD w/CB)	33.6	07-20-04	APPROVED
Q3	Central	Z04-42/P04-42	R	PD /w DEV. PLAN	0.4	07-20-04	APPROVED
Q3	Central	Z04-43	R	O	0.4	07-20-04	APPROVED
Q3	Southeast	Z04-44	A	NS	0.7	08-03-04	WITHDRAWN



Annual Growth Profile Update 2004

Appendices

Appendix G (Continued): Zoning Record Log, 2004

Quarter	Sector	Case Number	From	To	Acres	Received	City Council Action
Q3	Southwest	Z04-45	A	E	1.7	08-03-04	APPROVED
Q3	East	Z04-46	R	NS	0.6	08-17-04	PENDING
Q3	Southwest	Z04-47/P04-47	A	PD-CA /w DEV. PLAN	6.4	08-17-04	APPROVED
Q3	Southeast	Z04-48/P04-48	A, O, & BP-B	PD /w DEV. PLAN	48.7	08-17-04	WITHDRAWN
Q3	Central	Z04-49/B04-49	O	PD /w CON. BRIEF	0.3	08-17-04	EXPIRED
Q3	Southeast	Z04-50	O	CS	0.9	09-07-04	APPROVED
Q3	Southeast	Z04-51	A	R	0.6	09-07-04	APPROVED
Q3	Southwest	Z04-52/B04-52	A	PD /w CON. BRIEF	2.0	09-07-04	APPROVED
Q3	Southwest	Z04-53	A	E	3.2	09-07-04	APPROVED
Q3	Central	Z04-54	D	O	0.2	09-21-04	APPROVED
Q3	East	Z04-55/P04-55	O & B	PD /w DEV. PLAN	11.1	09-21-04	APPROVED
Q4	Southeast	B04-61	PD	PD /w NEW C. BRIEF	10.8	11-02-04	App. 1 st.**
Q4	East	P04-56	MF14 & MF18	MF /w DEV. PLAN	9.1	10-05-04	APPROVED
Q4	Central	P05-04	PD /w CON. BRIEF	PD /w DEV. PLAN	0.6	12-21-04	PENDING
Q4	Southwest	P95-28-R7	PD	PD /w REV. D. PLAN	6.3	11-02-04	APPROVED
Q4	East	Z04-57	CS	B	1.8	10-05-04	DENIED P.H.*
Q4	East	Z04-58/P04-58	PD (87-31)	PD /w DEV. PLAN	19.9	10-05-04	PENDING
Q4	North	Z04-59/P04-59	A & R	PD /w DEV. PLAN	8.0	10-05-04	PENDING
Q4	Southeast	Z04-60	A	R	20.7	10-05-04	APPROVED
Q4	Southeast	Z04-62	A	CS	3.7	11-02-04	APPROVED
Q4	Southeast	Z05-01	A & R	CS	5.5	11-30-04	APPROVED
Q4	East	Z05-02	MF18 & MF22	O	5.9	11-30-04	APPROVED
Q4	Southwest	Z05-03/B05-03	R, MF18 & CS	PD /w CON. BRIEF	19.2	11-30-04	PENDING

*Public Hearing

**Approved on first reading



Appendix G (Continued): Zoning Record Log, 2004

Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	Received	City Council Action
Q1	Southwest	SUP04-01	MONOPOLE TOWER IN "B" - MAX. 150 FT.	0.1	02-24-04	DENIED
Q2	Southeast	SUP04-02	SONIC RESTURANT IN "BP-IM" (AP-2)	1.1	04-20-04	APPROVED
Q3	Central	SUP04-03	PHILANTHROPIC USE (MASONIC HOME)	103.4	08-03-04	APPROVED
Q3	Central	SUP04-05	RESIDENTIAL USE IN "DB "	0.1	09-07-04	WITHDRAWN
Q3	East	SUP04-04	DAYCARE (ADULT) IN "IM"	0.3	08-17-04	DENIED P.H.*
Q3	Southeast	SUP04-06	AMENITY CENTER IN "PD" (P01-64)	0.7	09-07-04	APPROVED
Q3	Southeast	SUP04-07	Starbucks < 5000 Sq Ft in "BP-B"	0.6	09-21-04	APPROVED
Q4	Southeast	SUP04-08	Starbucks < 5000 Sq Ft in "BP-CS"	0.2	10-19-04	APPROVED
Q4	Southeast	SUP05-01	Miniwarehouse & Office/warehouse in "CS"	4.9	11-30-04	WITHDRAWN
Q4	Southeast	SUP05-02	Day Care in "A"	1.8	12-21-04	PENDING

Substitute Landscape Plans

Quarter	Sector	Case Number	For	Acres	Received	City Council Action
Q1	Southeast	S04-01	BACKYARD SOLUTIONS (Z04-05)	0.7	01-20-04	WITHDRAWN
Q1	Southeast	S04-02	REGENCY BAPTIST CHURCH	1.4	01-20-04	APPROVED
Q1	Southwest	S04-03	PARK SPRINGS BIBLE CHURCH	3.7	02-03-04	APPROVED
Q2	West	S04-04	HARTWELL ENVIRONMENTAL	1.6	05-18-04	APPROVED
Q3	Central	S04-05	PECAN STREET LOFTS (P04-34)	5.3	07-06-04	APPROVED
Q3	Southwest	S04-06	GENE SCHRICKEL, Jr. PARK	9.2	07-06-04	APPROVED
Q3	East	S04-07	ABC RETAIL	0.6	07-20-04	APPROVED
Q3	Central	S04-08	MOUNT OLIVE BAPTIST CHURCH	0.5	07-20-04	APPROVED
Q3	Central	S04-09	ACUPUNCTURE CLINIC (P04-42)	0.4	08-03-04	APPROVED
Q3	West	S04-10	REMAX OFFICE CENTER	2.3	08-17-04	APPROVED
Q3	Central	S04-11	THE POPCORN STORE (B04-49)	0.3	08-17-04	EXPIRED
Q4	Southwest	S04-12	ARLINGTON MUNICIPAL AIRPORT	425.6	10-05-04	APPROVED
Q4	Central	S04-13	KING INSURANCE AGENCY	0.4	10-19-04	APPROVED
Q4	Southeast	S04-14	STARBUCKS COFFEE (SUP04-07)	0.6	10-05-04	APPROVED
Q4	East	S05-01	OTOLARYNGOLOGY ASSOCIATES	5.9	12-21-04	APPROVED

*Public Hearing

**Approved on first reading



Appendix H: Plats Filed, 2004

Quarter	Sector	Name & Description	Type Plat	Acres	Lots Created
Q1	Central	Daggett E Lot 84	Combination Plat	2.0	1
Q1	Southeast	Bacara Ranch Lot 1	Combination Plat	10.7	1
Q1	Southwest	Russell S B Lot 2	Combination Plat	55.6	1
Q1	Southwest	Abbott B R Lots 5 & 6	Combination Plat	2.4	2
Q1	East	Parks at Susan Drive	Final Plat	9.2	85
Q1	Southeast	La Frontera Ph 2	Final Plat	41.8	173
Q1	Southeast	Harris Crossing Ph 1D	Final Plat	9.4	36
Q1	Southwest	Village at St Ives	Final Plat	3.8	15
Q1	Southwest	Greenspoint Lots 13R, 15-20 Blk 2	Final Plat	1.6	7
Q1	West	Island Enchant Bay	Final Plat	26.6	82
Q2	Southeast	South Ridge Hills Ph 5	Combination Plat	1.3	7
Q2	East	Woods of Timberlake Ph 4	Final Plat	4.6	25
Q2	Southwest	Castlewood Est Lot 12 Blk 1	Final Plat	3.2	1
Q2	West	Sunset Hills	Final Plat	20.5	38
Q2	West	Wesley Commons	Final Plat	9.5	126
Q2	West	Palo Pinto Place	Final Plat	3.1	15
Q2	West	Melear Place Lot 1	Minor Plat	3.9	1



Appendix H (Continued): Plats Filed, 2004

Quarter	Sector	Name & Description	Type Plat	Acres	Lots Created
Q3	East	Ramey R Lots 27 & 28	Combination Plat	6.5	2
Q3	East	Highland Club Lot 1-3	Combination Plat	1.0	4
Q3	Southeast	Matlock Townhomes	Combination Plat	2.5	24
Q3	Southwest	Gene Schrickel Jr Pk Lot 1	Combination Plat	9.6	1
Q3	Southwest	Churman Lots 1-3	Combination Plat	1.8	3
Q3	West	Jenab Est Lots 1-3	Combination Plat	1.0	3
Q3	West	Watson T H Lot 17	Combination Plat	1.0	1
Q3	Central	Pinehurst Meadows	Final Plat	15.3	81
Q3	Southeast	Crossing at Ruidosa Ridge Phase 2	Final Plat	28.8	111
Q3	Southeast	Cornerstone Lot 1R1 Blk 1	Final Plat	19.0	1
Q3	West	Tuscany Lakes	Final Plat	7.5	42
Q3	Southwest	Throckmorton R M Lots 5 & 6	Minor Plat	1.1	2
Q4	Southeast	GPKL Commercial Lots 1 & 2	Combination Plat	15.5	2
Q4	West	Chen Meadow Lot 1	Combination Plat	2.2	1
Q4	East	Woods of Timberlake Ph 3B	Final Plat	3.5	24
Q4	North	Highland Villas	Final Plat	6.8	19
Q4	Southeast	Ridge Point Lot 15 Blk 9	Final Plat	41.4	1
Q4	Southeast	La Frontera Ph 3	Final Plat	27.1	124
Q4	Southeast	La Frontera South Ph 1	Final Plat	17.7	69
Q4	Southeast	Josiah Village	Final Plat	13.6	54
Q4	Southeast	Villas La Fontera S Ph 1	Final Plat	12.4	46
Q4	Southeast	Ridge Point	Final Plat	0.8	1
Q4	Southwest	Oak Meadow	Final Plat	21.8	94
Q4	Southwest	Sublett Acres Lots 2 & 4 Blk 1	Final Plat	3.9	2
Q4	Central	Davis Sol Lots 79 & 80	Minor Plat	0.5	2
Q4	Southwest	Warnell W W West Lots 37 & 38	Minor Plat	1.7	2