



# Annual Growth Profile

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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 2007. 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. Replatting activity was also included in this year's analysis. Replats are an important addition to the platting section because as the City becomes increasingly more built out, the number of acres that have never

been platted is dwindling. Therefore, replats need to be counted in order to accurately gauge development activity. A map indicates the location of plats that created lots in 2007.

### 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 2007 by looking at the busiest road segments. A discussion of airport activity and current improvement projects underway at the airport is also included.



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Several factors, also present in 2006, continued to influence growth and development in Arlington in 2007.

### Population and Housing

Arlington's population and housing grew by 0.6 percent over the previous year to an estimated 366,470 residents and 143,445 housing units. The vast majority of this growth was in the Southeast Sector, as it has been for the past few years.

### Construction

The total number of permits issued in 2007 was 4,429; reflecting a decrease from last year's total by 11 percent.

The value of building permits also decreased dramatically (81 percent), due to a few high dollar permits issued in 2006 that were absent in 2007.

### Zoning

58 percent of the land in Arlington was zoned for residential uses, and low density residential was the majority of this share. During 2007, there were 63 requests for zoning changes or development

plan/concept brief approval, and 17 requests for Specific Use Permits. These requests totaled 1,540 acres, a fairly significant increase from last year's 52 requests for 630 acres. Of the 80 total requests, 56 cases were approved.

### Platting

Plats filed in 2007 created 579 lots, a decrease of 5.5 percent from 2006. However, the acreage involved increased by 79 percent, from 187 acres in 2006 to 335 acres in 2007. These percentages are somewhat skewed, as last year's totals did not include replats.

### Annual Growth Summary, 2007

		Year End 2006	Year End 2007	Percent Change
Population		364,369	366,470	0.6%
<b>Housing:</b>	Total Housing	142,615	143,445	0.6%
	Single Family Homes	92,464	93,294	0.9%
	Multi-family Homes	50,151	50,151	0%
<b>Construction:</b>	Total Building Permits	4,959	4,429	-11%
	Value	\$1,526,350,683	\$295,258,320	-80.7%
<b>Zoning Change:</b>	Acres	630	1,540	144.4%
<b>Platting:</b>	Acres	187	335	78.6%
	Lots	613	579	-5.5%
<b>Transportation:</b>	Airport Operations	147,700	153,413	3.9%

Source: City of Arlington, Community Development and Planning

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### Land Use

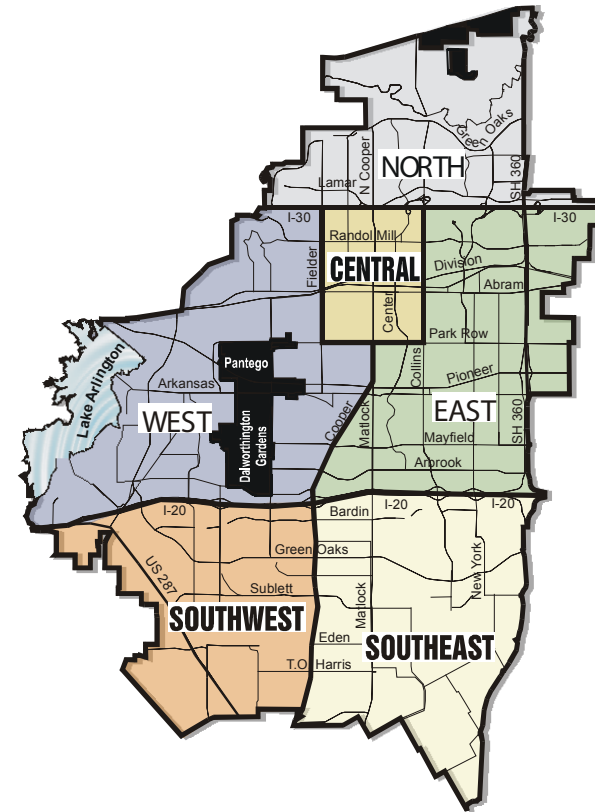
A majority of the land in Arlington is developed, but the City still contained more vacant developable land in 2007 than that of cities with similar population sizes across the nation. This indicates that Arlington still has potential for growth. After taking out the areas for the lake and the roadways, Arlington was dominated by residential land uses, occupying 47 percent of the City. Vacant developable land was the City's next largest land use category at 20 percent. The North, mainly the Viridian area, and Southeast Planning Sectors contained 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 2007 was S Cooper Street between W Arbrook Blvd and W Pleasant Ridge Rd. The other top traveled segments were spread throughout the City, though they were mostly along S Cooper St.

Airport activity increased in 2007 to 153,413 take-offs and landings, a four percent increase from 2006.

In 2004, \$2.5 million in FAA funding was allocated for the installation of an Instrument Landing System (ILS) and an approach lighting system for the airport. The ILS became operational in December 2007.



# Population & Housing Trends



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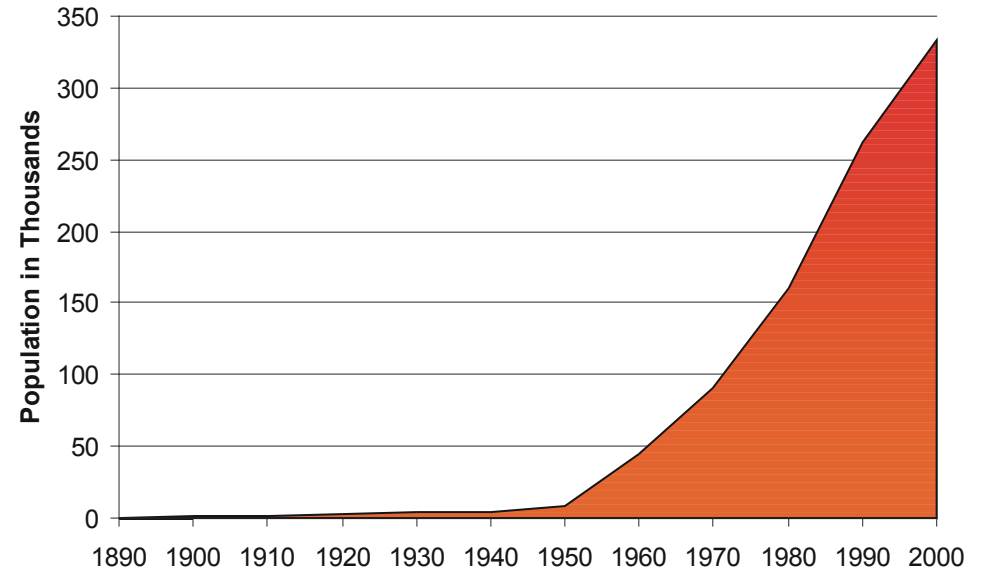
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### Historic Trends

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 a peak in

### Population Growth by Decennial Census, 1890-2000



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

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

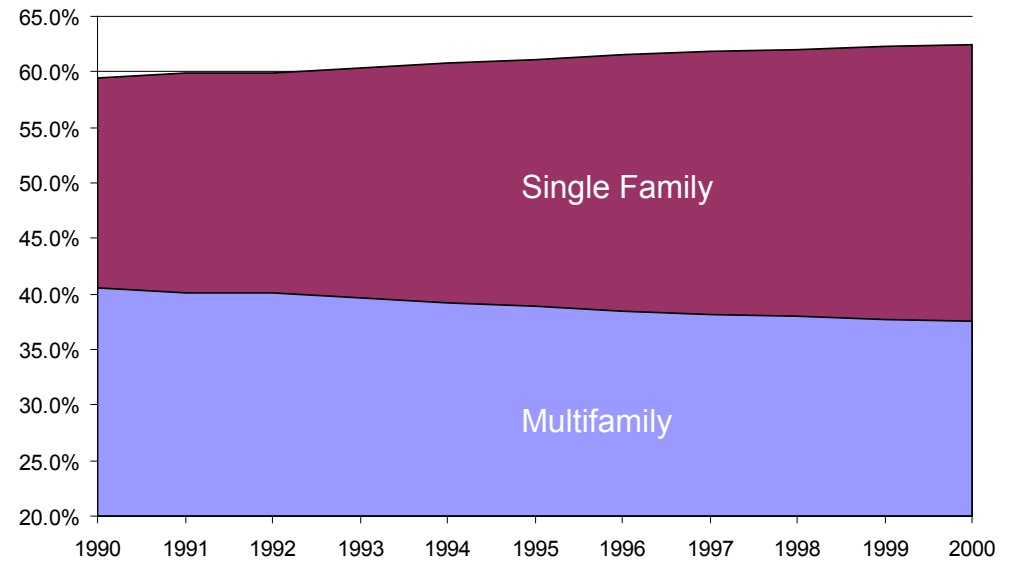


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### Historic Trends

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, Community Development and Planning

### 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, Community Development and Planning

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# Population & Housing Trends



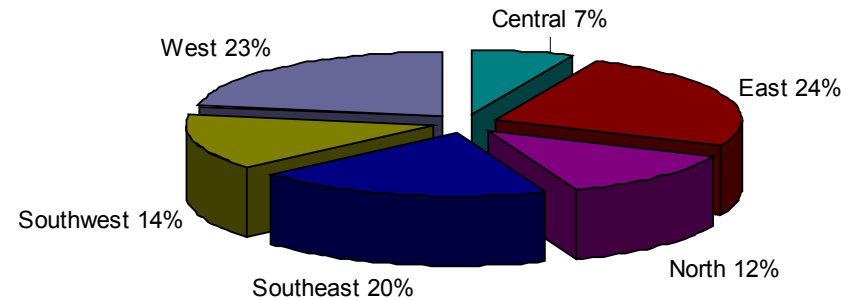
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### Current Conditions

During 2007, the City of Arlington added an estimated 2,101 residents and 830 housing units, representing almost a 0.6 percent gain in population as well as in housing units compared to year-end 2006.

The City's population was estimated to be 366,470 in 2007. Growth was heavily concentrated in the Southeast Planning Sector, which added 1,508 new residents during the year and had the highest population growth rate (more than 2 percent) of all the sectors. The Southwest Sector, with an additional 332 residents, represented the next highest population growth rate (0.66 percent). All six sectors displayed some population growth. The Central Sector represented the smallest amount with an addition of 3 housing units and 8 residents.

### Share of Citywide Population at the end of the year 2007



Source: City of Arlington, Community Development and Planning

### Annual Population and Housing Growth, 2006-2007

Sector	2006		2007		Change 2006-2007				
	Housing Units	Population	Housing Units	Population	Housing Units Completed	Housing Units Demolished	Change in Housing Units	Change in Population	Percent Change in Population
Central	10,238	24,704	10,241	24,712	4	1	3	8	0.03%
East	32,379	90,562	32,396	90,605	20	3	17	43	0.05%
North	23,316	45,292	23,334	45,338	18	0	18	46	0.10%
SE	25,339	71,582	25,935	73,090	596	0	596	1508	2.11%
SW	18,757	50,211	18,888	50,543	131	0	131	332	0.66%
West	32,586	82,018	32,651	82,182	65	0	65	164	0.20%
<b>Total</b>	<b>142,615</b>	<b>364,369</b>	<b>143,445</b>	<b>366,470</b>	<b>834</b>	<b>4</b>	<b>830</b>	<b>2101</b>	<b>0.58%</b>

Source: City of Arlington, Community Development and Planning

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# Population & Housing Trends



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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 Southeast Arlington. Housing growth mirrors that of the population, with Southeast Arlington experiencing the largest share (596 units) of single family housing growth in 2007. There was no new multi-family growth in 2007.

Although population and housing growth have consistently occurred south of Interstate 20 and that trend continued in 2007, the rate of development has been slowing. In 2007, no area experienced greater than 10 percent population change and only one area in the southeastern tip of the City increased more than 5 percent, with the remainder of the City experiencing 0 to 5 percent growth.

The City's total population is distributed more evenly than 2007 population growth implies, though the East and West Sectors continued to account for 172,787 (more than 47 percent) of the City's total population.

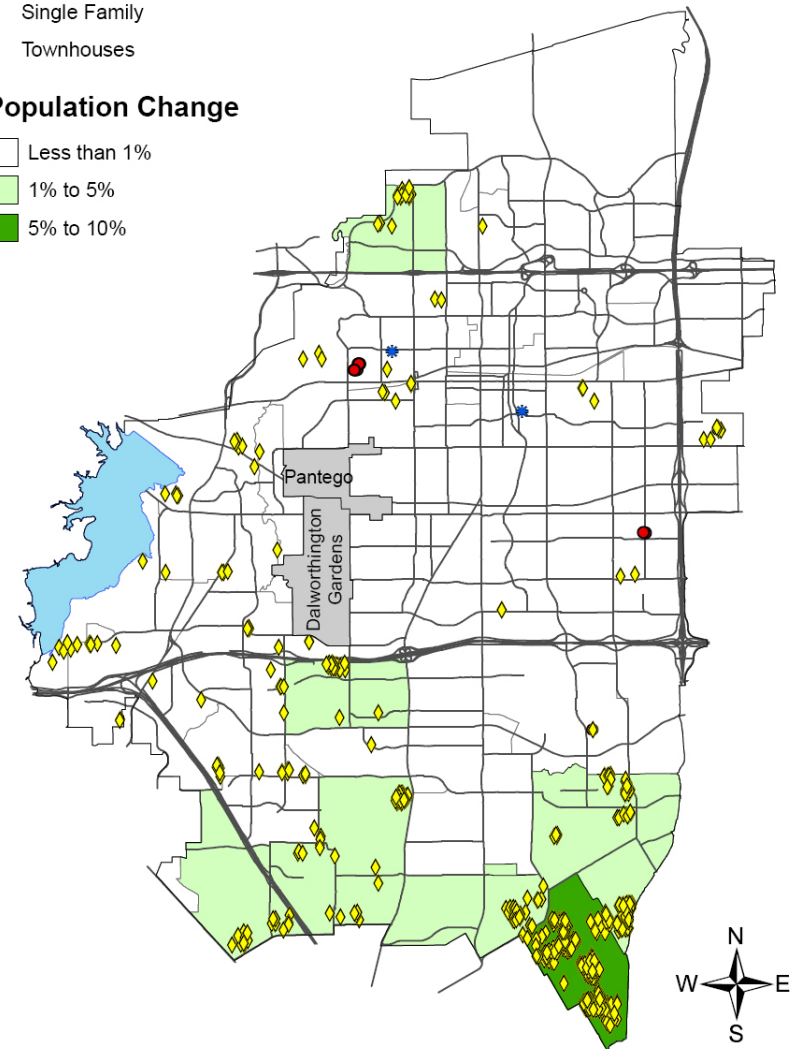
### Residential Final Inspections and Population Change, 2007

#### Residential Final Inspections

- \* Duplexes
- ♦ Single Family
- Townhouses

#### Percent Population Change

- Less than 1%
- 1% to 5%
- 5% to 10%



Source: City of Arlington, Community Development and Planning



# Population & Housing Trends



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Housing growth within the City continued to be predominately single family in 2007. Of the 834 new housing units completed (*not considering the demolitions*), 100 percent were classified as single family dwelling units. Compared to the previous year, this represented a 11 percent increase of newly constructed single family units as a share of total housing growth. The share of multi-family units decreased from 17 percent in the year 2006 to 0 percent of the total new housing units completed in 2007. Despite the shift in the mix of newly constructed housing types, at the end of 2007, the overall mix of housing types almost remained the same, at 65 percent (93,294 units) single family and 35 percent (50,151 units) multi-family.

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest and West Planning Sectors in 2007. The housing mix was more evenly distributed in the East Planning Sector with 53 percent of the total dwelling units being single family. However, the East sector also had the second largest number of multi-family units (15,141). The largest number of multi-family units has been consistently found in the North sector (16,531). These two

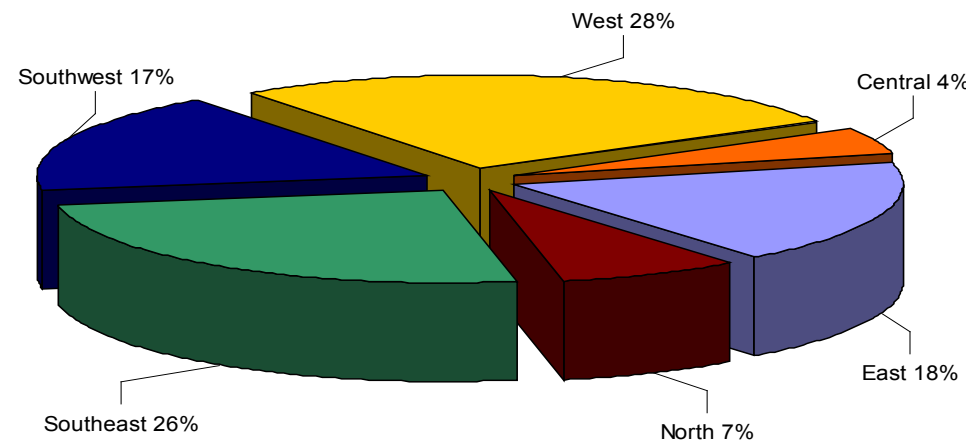
### Housing Unit Change by Sector and Type, 2006-2007

Sector	Year ending 2006 (from last year's AGP)		2007 Change in Housing Units*		Year End 2007	
	SF	MF	SF	MF	SF	MF
Central	4,105	6,133	3	0	4,108	6,133
East	17,238	15,141	17	0	17,255	15,141
North	6,785	16,531	18	0	6,803	16,531
SE	23,420	1,919	596	0	24,016	1,919
SW	16,021	2,736	131	0	16,152	2,736
West	24,895	7,691	65	0	24,960	7,691
<b>Citywide</b>	<b>92,464</b>	<b>50,151</b>	<b>830</b>	<b>0</b>	<b>93,294</b>	<b>50,151</b>

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

Source: City of Arlington, Community Development and Planning

### Distribution of Single Family Housing Units by Sector, 2007



Source: City of Arlington, Community Development and Planning

# Population & Housing Trends

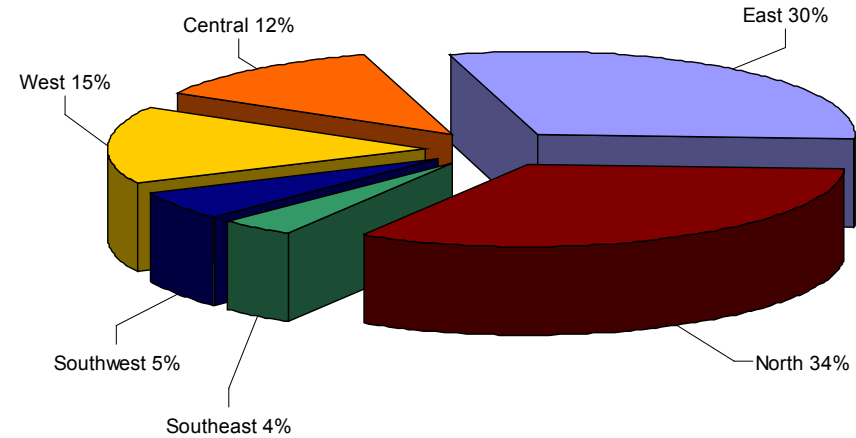


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sectors accounted for almost two-thirds (63 percent) of the City's multi-family housing stock in 2007, while having 39 percent of the City's total housing stock.

It is important to understand the impact that continued housing and population growth have on the City's density. Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land.

### Distribution of Multi-family Housing Units by Sector, 2007



Source: City of Arlington, Community Development and Planning

### Residential Density by Sector, 2007

Sector	Housing Units	Residentially Developed Land	Residential Density 2006
Central	10,241	1,221	8.39
East	32,396	4,034	8.03
North	23,334	2,482	9.40
SE	25,935	4,517	5.74
SW	18,888	4,905	3.85
West	32,651	6,610	4.94
<b>Citywide</b>	<b>143,445</b>	<b>23,769</b>	<b>6.04</b>

Source: City of Arlington, Community Development and Planning

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# Construction



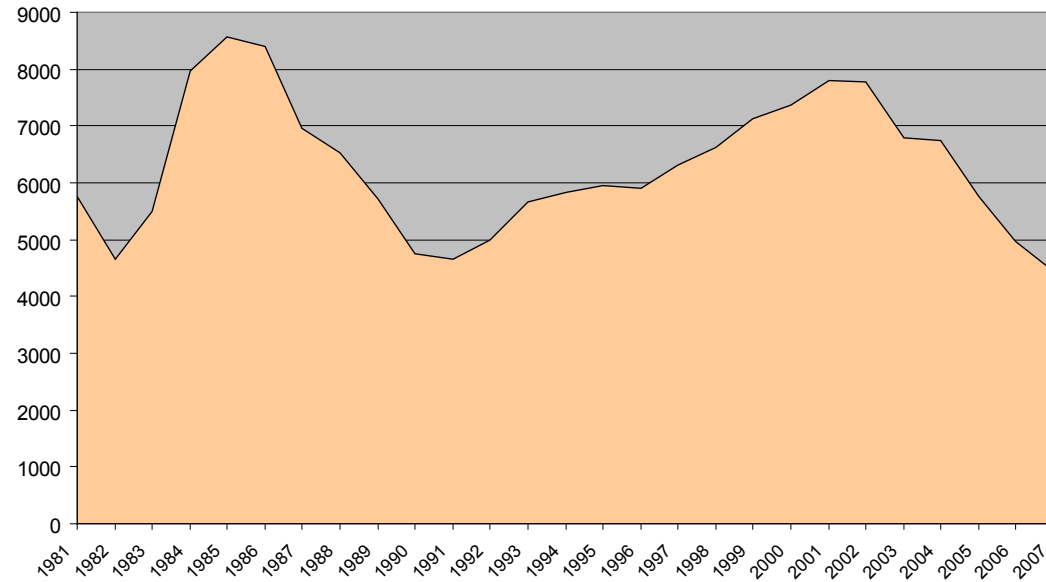
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### Historic Trends

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. However in the 2000s, we are again experiencing a decrease in the number of building permits. This indicates the beginning stages of a new development cycle. In 2007, the City of Arlington issued a total of 4,429 building permits.

Total Number of Permits Issued by Year, 1981-2007



Source: City of Arlington, Community Development and Planning

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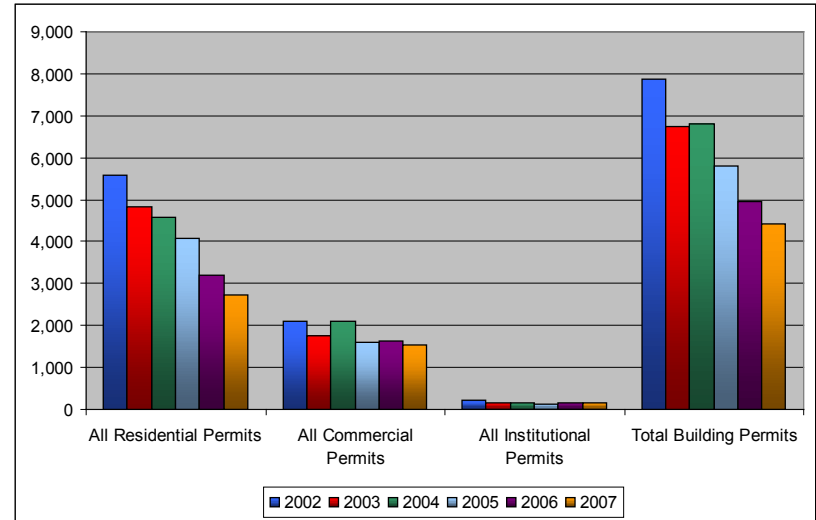
### Total Permitting Activity

Compared to the year 2006 (4,959 permits), the total number of permits issued in 2007 (4,429 permits) reflected a decrease of 11 percent. The total number of residential permits issued dropped by 14 percent (2,735 permits). This could be related to the housing crisis, which came to the forefront in 2007, due, in part, to an increasing number of foreclosures on sub-prime mortgages. However, residential permits still calculated to be about 62 percent of the total number of building permits in 2007. Commercial permits showed a decrease of 5 percent to 1,545 permits in 2007. Institutional permits actually increased from 142 permits to 149 (5 percent).

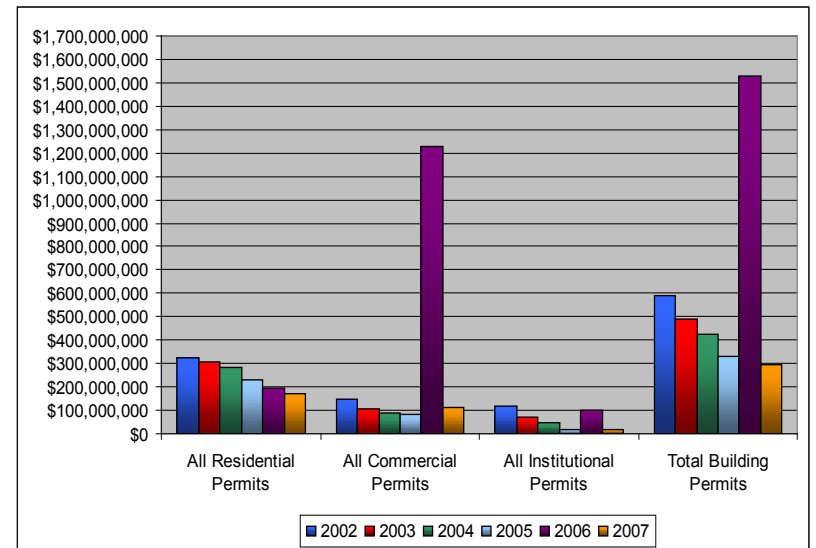
Total permitting activity does not give a complete picture of growth activity, though; permit value must also be examined. The value of total permits in 2007 was almost \$300 million, a decrease of 81 percent from 2006. This is due to the issuance of a few high-dollar non-residential permits in 2006, which were noticeably absent in 2007.

Institutional permits, which typically are the most variable construction

### Total Number of Building Permits Issued by Category, 2002-2007\*



### Total Value of Building Permits Issued by Category, 2002-2007\*



\* Information is for all permits received, including new construction, remodel, fence and sign. Source of building permits graphs: City of Arlington, Community Development and Planning

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category, decreased significantly in 2007. Institutional permits reached a value of approximately \$16.9 million, an 83 percent decrease from 2006. Institutional permits accounted for 5.7 percent of all permit value in 2007, while in 2006, institutional permits accounted for 6.7 percent of all permit value. Commercial permitting values decreased significantly from 2006 by \$1.12 billion (1,017 percent). This billion dollar decrease reflects the \$1 billion Cowboys Stadium permit that was issued in 2006. If that permit is removed from the analysis, the numbers are much closer. Residential permit values, at \$168 million, suffered a decline of 15 percent from 2006.

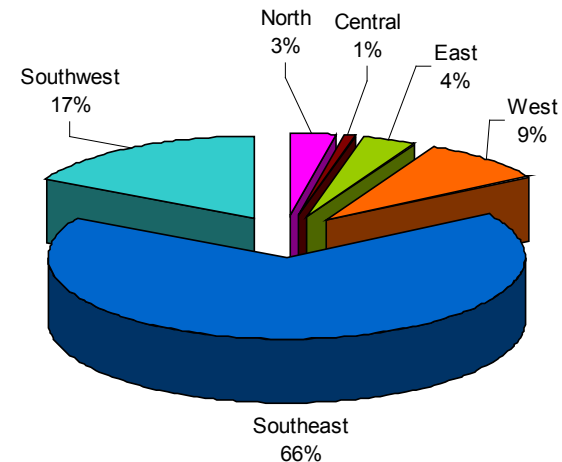
The highest value institutional construction projects in 2007 included a new police station on SW Green Oaks Blvd (\$4.3 million), a new animal services center on SE Green Oaks Blvd (\$3.5 million), and a renovation of fire station #4 on W Randol Mill Rd (\$1.54 million). The three highest valued commercial permits were a Holiday Inn on Wet-n-Wild Way (\$8 million), a Hampton Inn on Brookhollow Plaza (\$6.25 million), and a Wal-Mart on US 287 Hwy (\$6 million).

### Residential New Construction

Although residential permit values decreased, residential construction comprised the majority of building permits issued in 2007. Looking specifically at residential new construction, permit activity dropped by 30 percent, from 1,170 permits during 2006 to 817 during 2007. The overwhelming majority of these permits were for the construction of new houses.

There were also 10 multi-family permits issued in 2007 for 279 units. This indicates an increase when compared to 2006, in which there were no multi-family permits issued.

### Share of Residential New Construction Permits, 2007



Source: City of Arlington, Community Development and Planning

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Building activity continued to be focused in the Southeast Sector in 2007, where almost two-thirds (538 permits) of the single family new construction occurred. As in 2006, the Southwest and West Sectors experienced modest residential new construction activity, with 138 permits and 70 permits respectively.

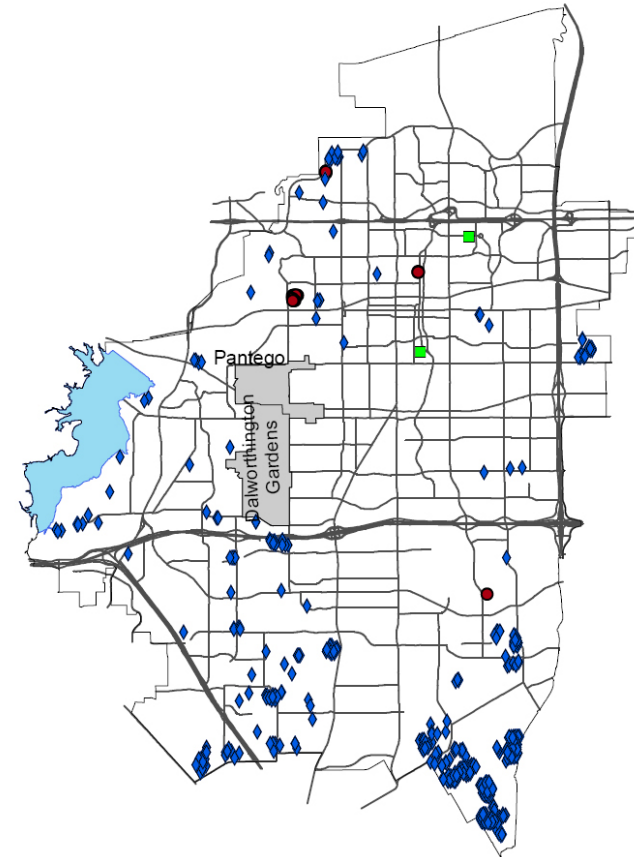
The average permit value for new single family construction was \$154,512 in 2007, an increase of \$1,049 from the previous year.

All Single Family New Construction Permits			
Sector	Number	Total Value	Average Value
Central	7	\$722,205.00	\$103,172.14
East	29	\$2,922,663.40	\$100,781.50
North	25	\$6,786,000.00	\$271,440.00
Southeast	538	\$76,120,505.00	\$141,487.93
Southwest	138	\$28,111,883.00	\$203,709.30
West	70	\$10,027,759.00	\$143,253.70
<b>Total</b>	<b>807</b>	<b>\$124,691,015.40</b>	<b>\$154,511.79</b>

Source: City of Arlington, Community Development and Planning

## Residential New Construction Permits, 2007

- Multi-Family
- ◆ Single Family
- Townhouses



\*Excludes fence and sign permits

Source: City of Arlington, Community Development and Planning



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### Non-residential New Construction

Non-residential new construction activity totaled about \$1.26 billion in the year 2006 and decreased to \$64 million in 2007 - a loss of approximately 95 percent. This large decrease is primarily due to high dollar permits issued in 2006 that were already discussed.

In a shift from previous years, the Southeast Sector had the largest portion of the non-residential construction activity, with the East Sector having the second largest number of permits and the North Sector the second highest permit value. Breaking these numbers down into categories, the North Sector led the City in commercial new construction projects in terms of the total permit value and average permit value, though there were only four new projects in this sector. The Southeast Sector led the City in institutional new construction projects in total and average permit value.

It should be noted that average values can be skewed by just a few high value projects. An example of this is shown in the North

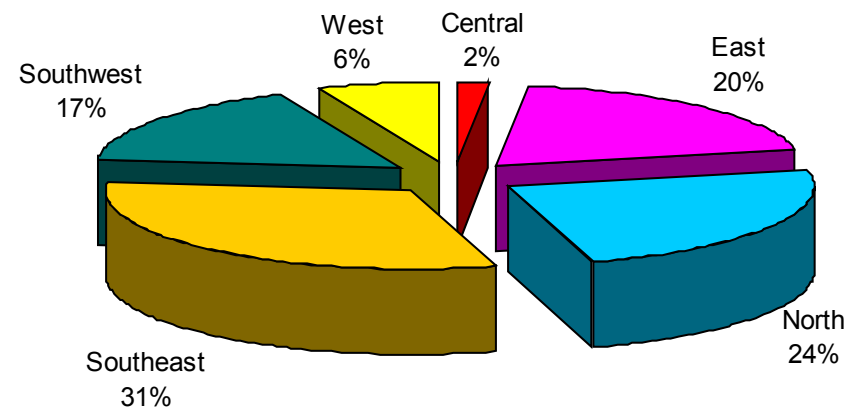
### Non-residential New Construction Value by Sector,\* 2007

Sector	Commercial		Institutional		Total Non-residential	
	Total Value	Average Value	Total Value	Average Value	Total Value	Average Value
Central	\$315,000.00	\$157,500.00	\$737,400.00	\$73,740.00	\$1,052,400.00	\$87,700.00
East	\$12,305,363.00	\$647,650.68	\$462,365.00	\$57,795.63	\$12,767,728.00	\$472,878.81
North	\$14,632,000.00	\$3,658,000.00	\$754,465.00	\$75,446.50	\$15,386,465.00	\$1,099,033.21
SE	\$11,873,281.60	\$593,664.08	\$7,901,455.00	\$718,314.09	\$19,774,736.60	\$637,894.73
SW	\$10,910,000.00	\$1,558,571.43	\$0.00	\$0.00	\$10,910,000.00	\$1,558,571.43
West	\$3,332,802.00	\$833,200.50	\$765,965.00	\$76,596.50	\$4,098,767.00	\$292,769.07
<b>Total</b>	<b>\$53,368,446.60</b>	<b>\$953,007.98</b>	<b>\$10,621,650.00</b>	<b>\$216,768.36</b>	<b>\$63,990,096.60</b>	<b>\$609,429.49</b>

*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.*

*Source: City of Arlington, Community Development and Planning*

### Share of Non-residential New Construction Value by Sector 2007



*Source: City of Arlington, Community Development and Planning*

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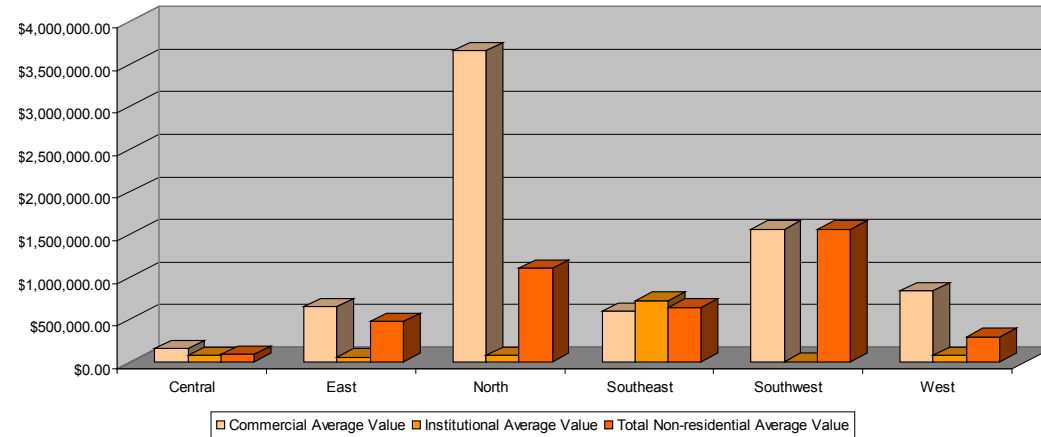
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Sector where two multi-million dollar hotel permits caused the North Sector to lead the City in commercial new construction value. Generally, non-residential permitting fluctuates more than residential permitting, and commercial permit values fluctuate more than institutional permitting, though that is not always the case.

The largest permit for new construction was for a Holiday Inn with a permit value of \$8 million. The second largest was for a Hampton Inn, valued at \$6.25 million. The third highest was a commercial permit valued at \$6 million for a Wal-Mart retail store.

Average Value of Non-residential New Construction by Sector, 2007



Source: City of Arlington, Community Development and Planning

Largest Non-Residential New Construction Values, 2007

	Address	Sector	Values	Description
1	1311 WET N WILD WAY	North	\$8,000,000.00	FULL SERVICE HOTEL
2	2200 BROOKHOLLOW PLAZA DR	North	\$6,250,000.00	FULL SERVICE HOTEL
3	4800 US 287 HWY	SW	\$6,000,000.00	LARGE SCALE RETAIL
4	1030 SW GREEN OAKS BLV	SE	\$4,250,000.00	POLICE STATION
5	3501 MATLOCK RD	East	\$4,210,000.00	MEDICAL OFFICES
6	1000 SE GREEN OAKS BLV	SE	\$3,500,000.00	ANIMAL SERVICES CENTER
7	241 E INTERSTATE 20 HWY	East	\$1,800,000.00	RESTAURANT
8	5401 PARK SPRINGS BLV	SW	\$1,750,000.00	GROCERY STORE
9	6507 S COOPER ST	SE	\$1,537,550.00	RETAIL STORE
10	6407 S COOPER ST	SE	\$1,537,550.00	RETAIL STORE

Source: City of Arlington, Community Development and Planning

# Construction



# Annual Growth Profile UPDATE 2007

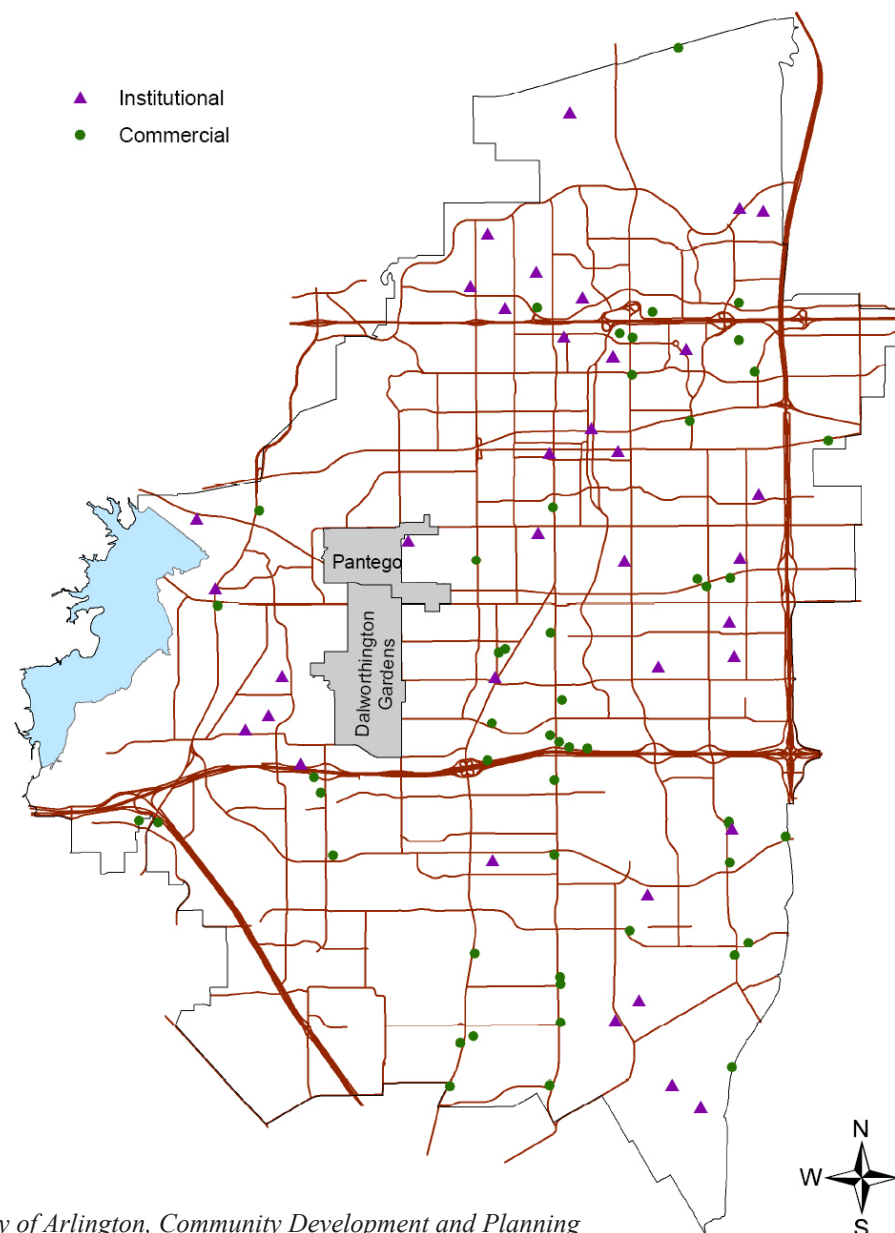
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### Non-Residential New Construction, 2007



Source: City of Arlington, Community Development and Planning



# Zoning



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### Current Conditions

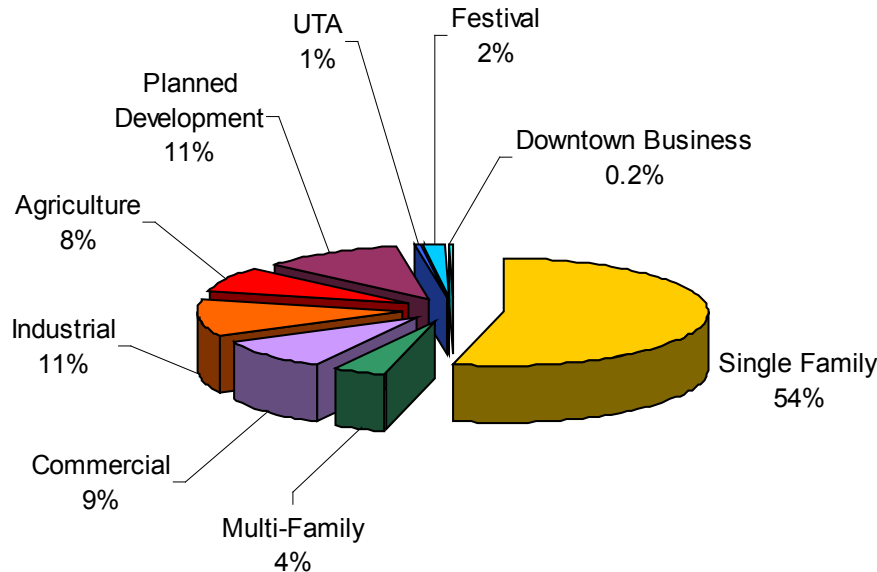
Approximately 58 percent of the land in Arlington was zoned for residential use in 2007, with low-density single family comprising the vast majority of this share (54 percent), and multi-family comprising the remaining 4 percent. The West sector had over three-fourths of its land zoned single-family residential.

Industrial and Planned Development (PD) zoning districts roughly comprised the same share of land, each accounting for approximately 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. Commercial districts made up the next largest percentage of land area at 9 percent.

Approximately 46 percent of the City's industrially zoned land was located in the East Sector (which, as the third largest sector in the City, represents 20 percent of the City's total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. The East Sector also contained the largest shares of commercial (29 percent) and multi-family (35 percent) zoning districts.

Although the City's agriculturally zoned land increased from last year due to annexation, a large percentage (70 percent) of it is still located south of Interstate 20, further emphasizing the potential for development in this area as these acres are converted to other uses.

### Share of Land by Generalized Zoning Category, 2007



Source: City of Arlington, Community Development and Planning


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### Acres of Land by Generalized Zoning Category and Sector, 2007

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	1,762.20	5,052.53	2,758.72	6,055.40	6,224.39	11,505.34	33,358.57
Multi-Family	246.99	923.27	484.66	194.81	221.92	535.59	2,607.25
Commercial	593.44	1,638.56	507.47	1,459.21	557.12	953.99	5,709.79
Industrial	84.82	3,167.03	887.97	1,949.58	144.75	692.30	6,926.45
Agriculture	0.00	23.57	1,221.85	1,347.44	1,993.71	208.70	4,795.28
Planned Development	113.57	844.43	2,850.23	1,490.10	602.15	950.15	6,850.64
UTA	413.59	0.00	0.00	0.00	0.00	0.12	413.71
Festival	0.10	707.13	330.16	0.00	0.00	0.00	1,037.39
Downtown Business	148.77	0.00	0.00	0.00	0.00	0.00	148.77
<b>Total</b>	<b>3,363.48</b>	<b>12,356.54</b>	<b>9,041.06</b>	<b>12,496.54</b>	<b>9,744.04</b>	<b>14,846.19</b>	<b>61,847.85</b>

### Share of Land by Generalized Zoning Category and Sector, 2007

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	52%	41%	31%	48%	64%	77%	54%
Multi-Family	7%	7%	5%	2%	2%	4%	4%
Commercial	18%	13%	6%	12%	6%	6%	9%
Industrial	3%	26%	10%	16%	1%	5%	11%
Agriculture	0%	0%	14%	11%	20%	1%	8%
Planned Development	3%	7%	32%	12%	6%	6%	11%
UTA	12%	0%	0%	0%	0%	0%	1%
Festival	0%	6%	4%	0%	0%	0%	2%
Downtown Business	4%	0%	0%	0%	0%	0%	0.2%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: City of Arlington, Community Development and Planning

# Zoning



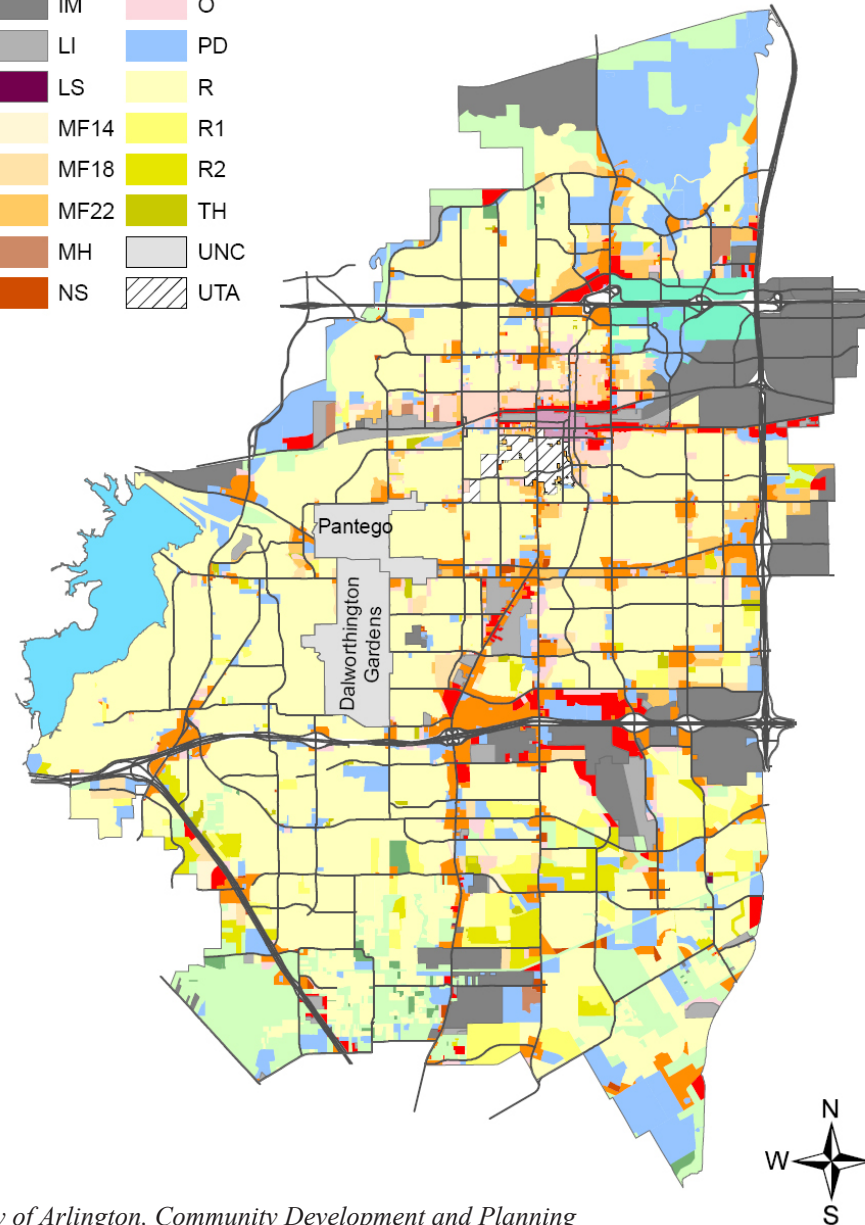
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### 2007 ZONING DISTRICTS

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

### Zoning Map, 2007



Source: City of Arlington, Community Development and Planning

# Zoning



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The total acres of vacant land slightly increased in 2007 from 2006, due, primarily, to the annexation that was approved in the North Sector. Of the total developable vacant land in Arlington, just over 2,000 acres was in single family residential zoning districts. In addition to this stock of residential land was agriculturally zoned land, which has the potential to become residential and made up approximately 18 percent (1,883 acres) of Arlington's vacant land in 2007.

Looking more closely at general zoning categories, 39 percent of the land zoned for Agriculture uses was vacant. This was a 4 percent increase from the previous year, primarily due to the previously mentioned annexation. Annexed land is zoned Temporary Agriculture upon annexation into the City and is typically rezoned as it develops. However, this particular area is already slated to become part of the Viridian Planned Development. The Viridian PD makes up roughly half of the City's vacant land. Forty-three percent of the City's 6,851 acres of land zoned Planned Development (PD) were not yet developed in 2007, a 10 percent decrease from 2006, simply due to projects being completed.

### Vacant Land by Generalized Zoning, 2007

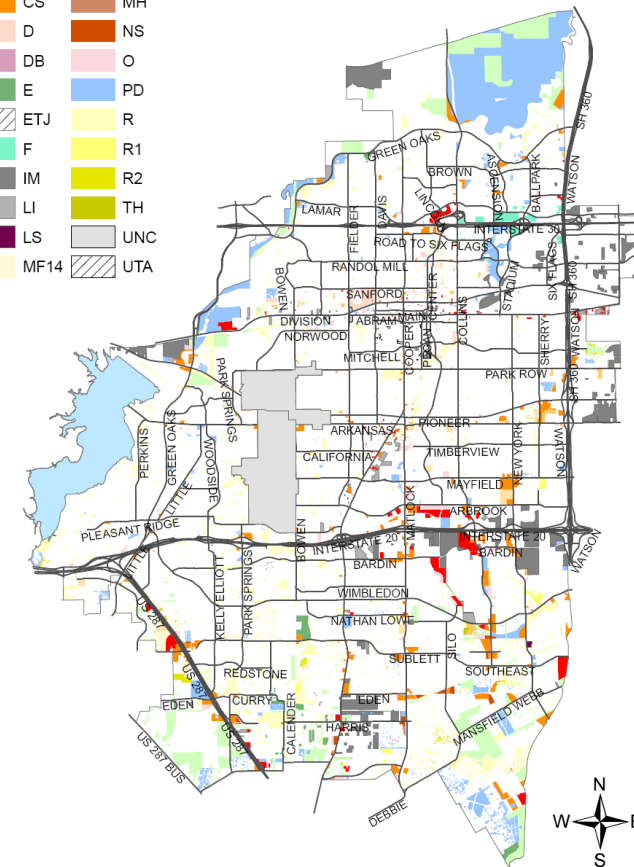
Zoning Category	Total Acres	Vacant Acres	Percent Vacant
Single Family	33,359	2,131	6%
Multi-Family	2,607	291	11%
Commercial	5,710	1,597	28%
Industrial	6,926	1,530	22%
Agriculture	4,795	1,883	39%
Planned Development	6,851	2,949	43%
UTA	414	22	5%
Festival	1,037	218	21%
Downtown Business	149	10	6%
<b>Total</b>	<b>61,848</b>	<b>10,630</b>	<b>17%</b>

Source: City of Arlington, Community Development and Planning

### Acres of Vacant Land by Zoning Category, 2007

#### Zoning Districts

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



Source: City of Arlington, Community Development and Planning



# Zoning

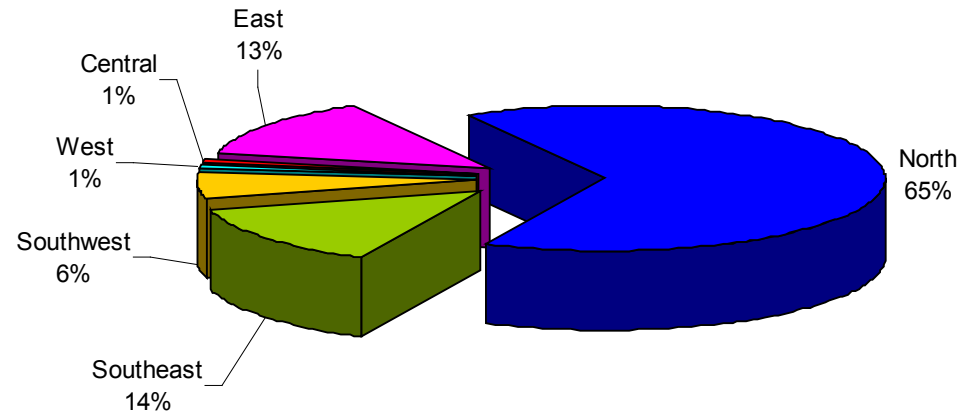


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## Zoning Activity

In 2007, 63 requests (1,465.61 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. This is an increase from 48 requests (611.59 acres) in 2006. There were also 17 requests (74.3 acres) for Specific Use Permits submitted during 2007. Of the 80 total requests, 56 cases (1,411 acres) were approved, 13 cases (87 acres) were administratively withdrawn, 6 cases (21 acres) were denied, 4 cases (19 acres) were withdrawn by the applicant and one case (2 acres) was continued. The large number of administrative withdrawals was

## Zoning Change Requests by Sector, 2006 (Percent of Acreage)



Source: City of Arlington, Community Development and Planning

## Ten Largest Zoning Cases by Acreage, 2007

Source: City of Arlington, Community Development and Planning

Sector	Case Number	From	To	Acres	City Council Action	Received
North Sector Plan	PD07-5	PD	PD	874	Approved	3/16/2007
East Sector Plan	PD07-4	BP-PD	BP-PD	75	Approved	3/9/2007
East Sector Plan	P05-08R10	BP-PD	BP-PD	75	Approved	3/13/2007
East Sector Plan	P05-08R12	BP-PD	BP-PD	75	Approved	12/19/2007
Southeast Sector Plan	PD04-28R1	PDCA	PD-R	59.6	Approved	11/28/2007
Southeast Sector Plan	ZA07-12	A	CS	48.2	Admin. Withdrawal	8/2/2007
East Sector Plan	PD07-18	B	PD-B and PD-CS	19.4	Approved	8/20/2007
Southwest Sector Plan	PD07-8	PD	PD	19.1	Approved	3/28/2007
Southwest Sector Plan	Z07-09/B07-09	E	PD-E	17.5	Approved	1/9/2007
Southwest Sector Plan	PD07-11	PD-E	PD-E	17.5	Approved	5/10/2007

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# Zoning



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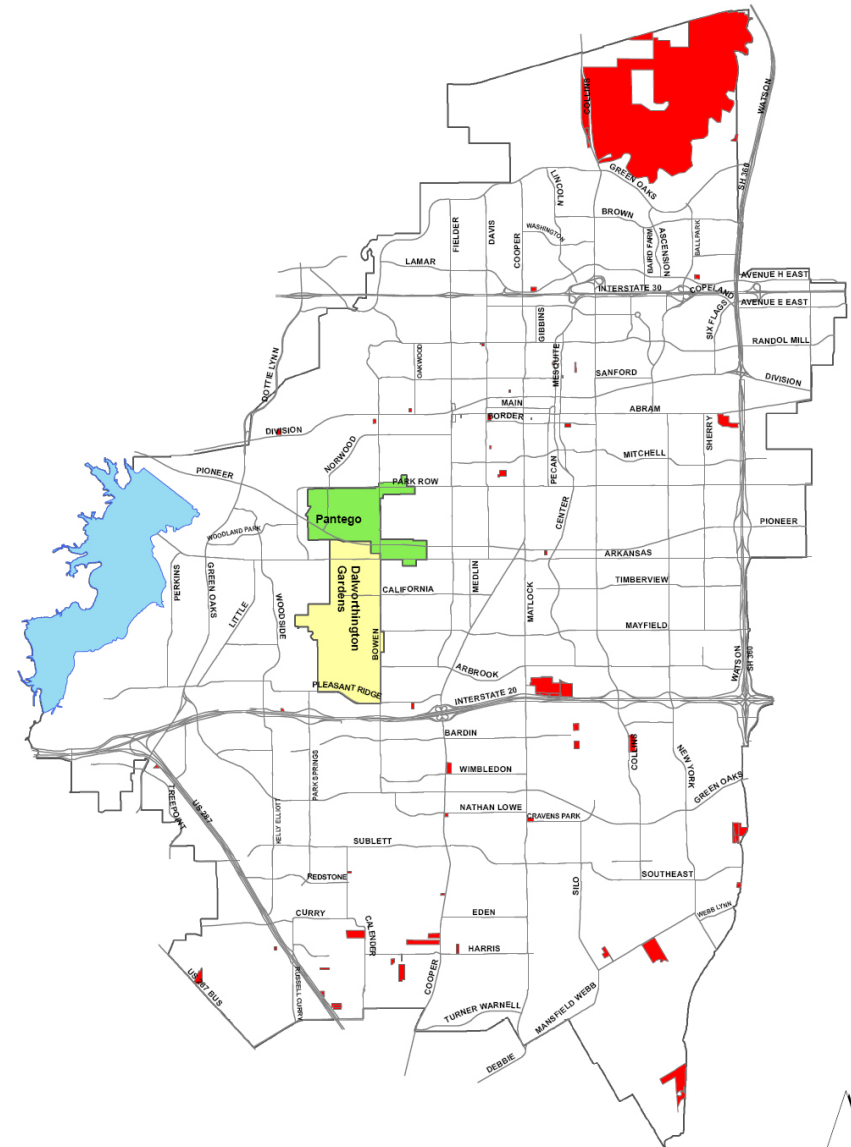
due to the fact that during the year, the City changed the zoning requirements for gas well drilling. So, eight rezoning cases were administratively withdrawn and resubmitted as SUP cases. Gas well drilling in general was the source of a large portion of the rezonings in 2007.

## Zoning Activity

A majority of the acreage involved in zoning change requests in 2007 was in the North Sector. This was due to the 874-acre PD rezoning request for the Viridian development.

The largest number of requests from non-residential to residential zoning districts were in the Southwest Sector, and represented approximately 9 acres of newly zoned residential land. This was an 87 percent decrease from the 67 acres of land that were converted to residential zoning in 2006.

Zoning Case Map, 2007



Source: City of Arlington, Community Development and Planning

# Platting



# Annual Growth Profile

## UPDATE 2007

### Historic Trends

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

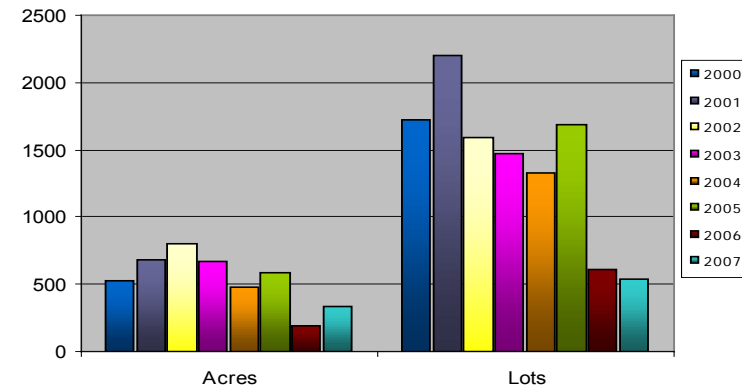
After an increase in platting activity in 2005, Arlington began to see a decrease in activity. This is possibly due to the limited amount of vacant developable land remaining in the City, which is why for the past two years, the City has instead seen an increase in replats.

Since 2006, the number of lots created decreased by 12 percent and the number of acres platted increased by 79 percent. The increase in acres platted is largely due to the introduction of replats in 2007, which accounted for 138 acres. Replats also totaled more than 50 percent of the total cases in 2007.

Source: City of Arlington, Community Development and Planning

\*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 Texas Municipal Local Government Code guidelines. Minor plats can be used for plats that create 4 or fewer lots and require no additional infrastructure. Replats were introduced into the analysis in 2007. They are used to subdivide land that has already been platted.

### Platting Activity, 2000-2007



### Plats by Type, 2000-2007

Plat Type	2000			2001			2002			2003		
	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	1,703	495	28	2,171	575	29	1,534	625	26	1,429	474
Showings	13	20	33	21	32	106	31	53	182	24	37	167
Combinations	-	-	-	-	-	-	-	-	-	2	2	29
<b>Total</b>	<b>33</b>	<b>1,723</b>	<b>528</b>	<b>49</b>	<b>2,203</b>	<b>681</b>	<b>60</b>	<b>1,587</b>	<b>807</b>	<b>52</b>	<b>1,469</b>	<b>670</b>
Plat Type	2004			2005			2006			2007		
	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	25	1,272	353	22	1,605	484	10	585	138.4	8	488	145
Minor Plats	4	7	7	8	9	22	1	1	0.3	7	10	20
Combinations	14	53	113	14	77	83	11	27	48.2	7	21	31
Replats	-	-	-	-	-	-	-	-	-	24	60	138
<b>Total</b>	<b>43</b>	<b>1,332</b>	<b>473</b>	<b>44</b>	<b>1,691</b>	<b>589</b>	<b>22</b>	<b>613</b>	<b>186.9</b>	<b>46</b>	<b>579</b>	<b>334</b>

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# Platting



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had the most lots created overall with 381. The East Sector had the second most lots created with 107, which was an increase of 99 lots from 2006. However, 98 of those lots were from a single plat.

The Southeast and East Sectors combined totaled 488 of the 579 lots created in 2007.

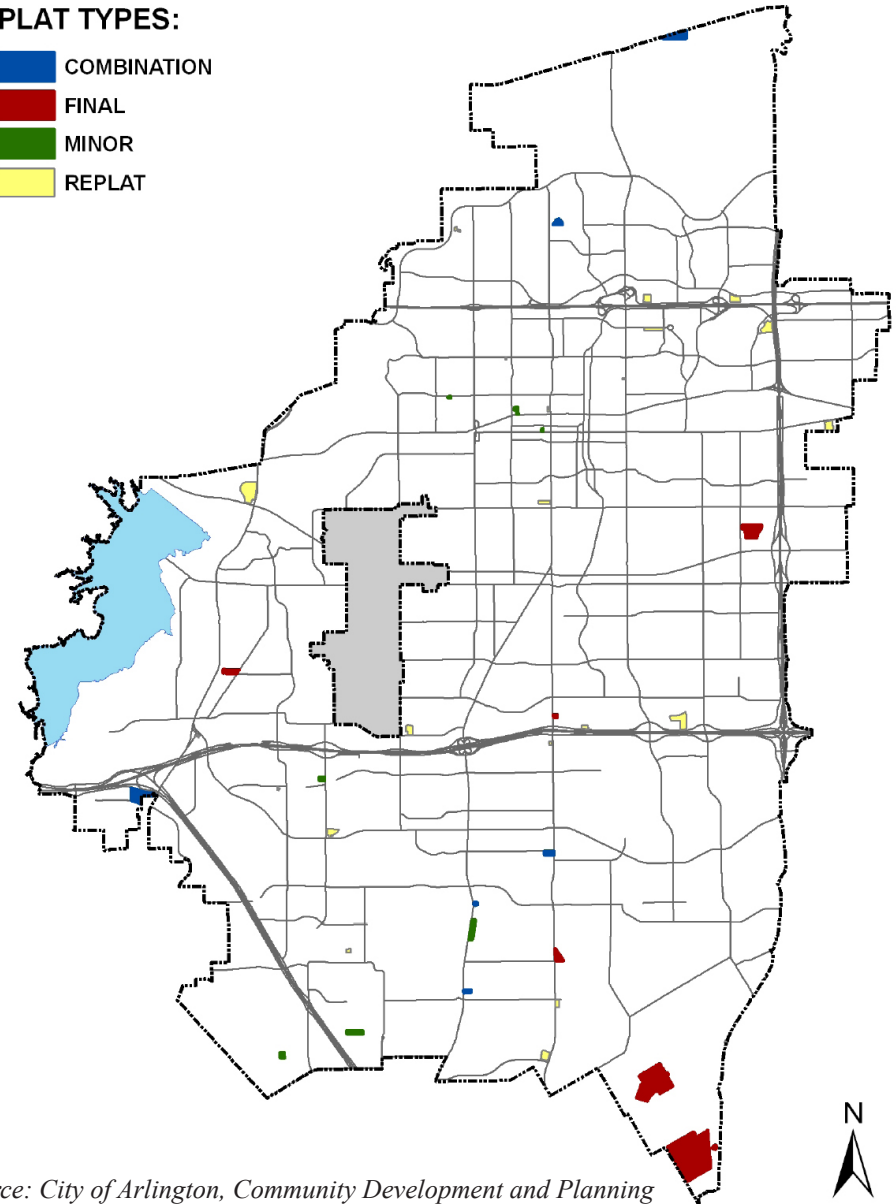
### Plats Filed\* by Sector, 2007

Sector	Plats	Acreage	Lots
Central	6	7	8
East	6	68	107
North	7	47	32
Southeast	15	147	381
Southwest	8	22	18
West	4	43	33
<b>Total</b>	<b>46</b>	<b>334</b>	<b>579</b>

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

### Platting Activity Map, 2007

- PLAT TYPES:**
- COMBINATION
  - FINAL
  - MINOR
  - REPLAT



*Source: City of Arlington, Community Development and Planning*

# Land Use



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### Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. In 2007, this included approximately 13,000 acres of roadways and transportation facilities along with 49,400 acres of land either currently developed or that could be developed in the future. Roughly 82 percent of Arlington's total area had been developed. Factoring in undevelopable and undefined land, this left about 15.6 percent of Arlington's land area that could still be developed. In 2007, the City annexed approximately 450 vacant acres of its extraterritorial jurisdiction (ETJ) located east of S.H. 157 and south of the Trinity Railway Expressway in the North Sector. The majority of this area will eventually become the Viridian mixed use development.

The City of Arlington has a more residential (multi-family and single family) mix than other cities of similar size nationally. Residential uses occupied the largest proportion of land in the City in 2007 at 37.5 percent. Arlington also differed from the national average in the amount of vacant developable land remaining within the City. Por-

### Generalized Land Use, City and National Averages

	Arlington	National Average*
Private		
Residential	37.5%	32%
Vacant- Developable	15.6%	13%
Commercial (Business/Commercial, Office, Retail)	6.9%	4%
Industrial (Manufacturing, Wholesale/Distribution/Warehouse)	3.0%	5%
Public		
Parks/Open Space/Recreation	6.0%	5%
Airport	0.8%	3%
Institutional	5.1%	7%
Streets/Utility Communications	20.6%	18%
Lake Arlington	3.1%	
Undevelopable & Undefined Area	2.2%	

\*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, *Community Development and Planning*; Hartshorn, Truman. *Interpreting the City: An Urban Geography, 2nd Edition.* John Wiley & Sons, Inc. New York, 1992.

tions of the City, especially in the far north and far south, were still vacant. This vacant land ensures that the City's population growth can be accommodated over the next 20 years. Arlington also had a larger share of land devoted to commercial uses, compared to the national average. Despite the presence of the University of Texas at Arlington and City government functions, the area dedicated to institutional land uses in Arlington (5 percent) was

small when compared nationally (7 percent). 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 jail. Arlington had only about a quarter as much land dedicated to an airport use, as compared to cities of similar size, and the reason may be its proximity to the D/FW International Airport.

# Land Use



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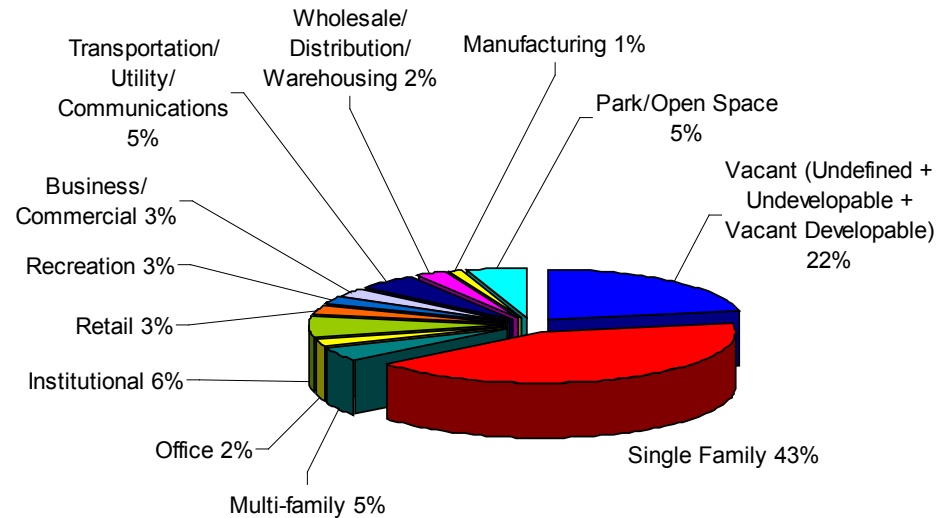
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### Generalized Land Use, 2007

General Land Use Categories	Area (acres)	%
Vacant (Undefined + Undevelopable + Vacant Developable)	11,278.64	22%
Single Family	21,472.55	42%
Multi-family	2,296.03	5%
Office	1,231.13	2%
Institutional	3,205.73	6%
Retail	1,628.62	3%
Recreation	1,307.59	3%
Business/Commercial	1,489.06	3%
Transportation/Utility/Communications	2,476.03	5%
Wholesale/Distribution/Warehousing	1,269.64	2%
Manufacturing	660.93	1%
Park/Open Space	2,493.38	5%
<b>TOTAL</b>	<b>50,809.33</b>	
<b>City Land Total</b>	<b>63,306.89</b>	
Arlington Lake Area	1,957.20	
Roadways	10,540.36	

Source: City of Arlington, Community Development and Planning



Please note that Transportation/ Utility/ Communications do not include the roadways  
 Source: City of Arlington, Community Development and Planning

# Land Use



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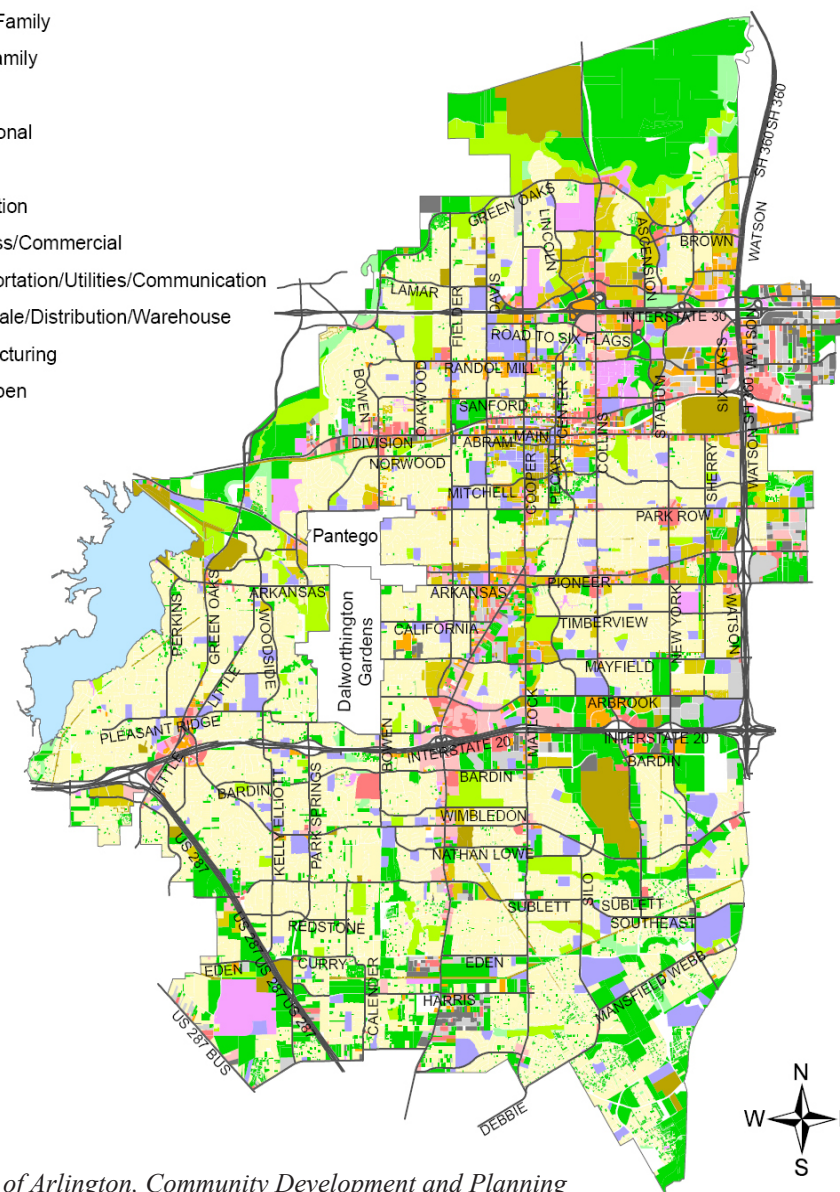
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- Vacant-Undevelopable
- Vacant-Developable
- Single Family
- Multi Family
- Office
- Institutional
- Retail
- Recreation
- Business/Commercial
- Transportation/Utilities/Communication
- Wholesale/Distribution/Warehouse
- Manufacturing
- Park/Open

### Land Use, 2007



Source: City of Arlington, Community Development and Planning



# Land Use



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### General Land Use

As mentioned previously, single family land uses comprised the largest portion of Arlington's land area in 2007. This statement also held true for each of the planning sectors with the exception of the North Sector. Vacant developable land comprised the largest portion of the North Sector's land area, most of which will soon be developed as Viridian. The Southeast Sector also contained a large amount of vacant developable land, though there were still more acres in this sector

designated for single family uses. Together, the North and Southeast Sectors contained greater than half of the City's vacant developable land.

Land devoted to multi-family uses was concentrated primarily in the North and East Sectors. The East Sector also contained the largest share of the City's manufacturing, warehouse, business/commercial, office and retail land. This concentration of land uses reflects the location of the General Motors plant and the Great Southwest Industrial

District. Other notable characteristics regarding land use distribution included a concentration of land devoted to parks/open space in the North and West Sectors, such as 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), 2007

Land Use Category	Central	East	North	Southeast	Southwest	West	Total
Vacant Developable	298.82	1,290.92	2,879.51	2,679.3	1,630.96	1,112.87	9,892.48
Single Family	10,30.97	3,313.97	1,691.44	4,391.52	4,771.05	6,272.77	21,472.55
Multi-family	189.68	720.13	790.54	125.04	133.63	337	2,296.03
Office	196.1	462.03	193.59	106.43	60.85	212.11	1,231.13
Institutional	611.09	649.48	175.7	849.78	366.06	553.61	3,205.73
Retail	103.09	810.7	92.64	182.8	223.35	216.03	1,628.62
Recreation	20.9	350.8	365.75	16.31	362.07	191.74	1,307.59
Business/Commercial	137.04	588.47	96.77	222.97	156.99	286.82	1,489.06
Transportation/Utility/Communications	121.2	496.22	672.76	645.28	144.15	393.29	2,476.03
Wholesale/Distribution/Warehousing	25.79	688.95	78.8	243.77	110.54	120.86	1,269.64
Manufacturing	5.7	354.57	50.44	139.05	61.89	49.28	660.93
Park/Open Space	26.79	241.81	780.13	456.69	247.8	740.16	2,493.38
Undefined (GIS error)	11.05	71.65	45.75	324.73	124.73	166.97	744.89
Undevelopable	1.96	44.19	279.77	101.64	37.45	176.26	641.27
<b>Land Use Total</b>	<b>2780.18</b>	<b>10083.89</b>	<b>8193.59</b>	<b>10485.31</b>	<b>8431.52</b>	<b>10829.77</b>	<b>50809.33</b>

Source: City of Arlington, Community Development and Planning

# Transportation



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### 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 and Transportation 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 throughout the year.

Of the road segments counted, the most traveled road segment in 2007 was S Cooper between W Arbrook and W Pleasant Ridge. This segment, which is located adjacent to the Parks Mall, was absent in the most traveled road segments in 2006, but had a 72% increase in traffic to return to the top ten list as the most traveled road segment in 2007. The other top traveled segments, though spread throughout the City Sectors, are mainly along

### Top Ten Road Segments by Traffic Volume, 2007\*

Rank	Street Name	From	To	Count
1	S Cooper***	W Arbrook	W Pleasant Ridge	64,348
2	S Cooper**	Colorado	Station	59,417
3	S Cooper**	Lynda	W Inwood	50,444
4	N Collins**	N Collins Sb I30 Ewb Rmp	E Lamar	48,497
5	S Cooper	Secretary	Colorado	48,382
6	Matlock**	Highlander	E Interstate 20	46,026
7	S Cooper**	Hardisty	Eden	43,088
8	S Cooper**	SW Green Oaks	W Nathan Lowe	42,736
9	S Cooper	W Border	W Second	41,217
10	Matlock***	Cornfield	SW Green Oaks	40,422

### Top Ten Road Segments by Traffic Volume, 2006\*

Rank	Street Name	From	To	Count
1	N Collins***	N Collins Sb I30 Ewb Rmp	E Lamar	49,700
2	Matlock***	E Interstate 20	E Stephens	47,350
3	Matlock	Highlander	E Interstate 20	46,026
4	Matlock	Amber Ridge	Matlock Meadow	45,737
5	N Collins***	E Sanford	Peach	45,058
6	S Cooper***	Hardisty	Eden	43,088
7	S Cooper***	New Center	W Bardin	42,767
8	S Cooper***	Colorado	Station	42,454
9	S Cooper***	SW Green Oaks	W Nathan Lowe	42,377
10	S Cooper	Lynda	W Inwood	41,459

\* 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 2006.

\*\*\* This location was in the top ten traffic counts in 2005.

Source: City of Arlington, Department of Public Works and Transportation

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

# Transportation



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S Cooper. Overall, traffic primarily increased in 2007. The largest increases (346 and 260 percents respectively) were seen at Parks Springs Blvd between Wentworth Dr and Creek Run and Bowman Springs Rd between Enchanted Bay Blvd and Columbia Dr. The other significant boosts in traffic (between 100 and 150 percent) occurred at various segments of W Green Oaks Blvd, Curry Rd, and S Center St. There were also decreases in traffic at a number of locations. The largest decreases (90 percent) were seen at W Sublett Rd between Matlock Rd and Ivy Glen Dr and Tucker Blvd between Goldenrod Ln and Wren Dr.

*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 2007. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works.*

## Traffic Count by Road Segment, 2007

### City of Arlington 2007 Traffic Counts



Traffic Count data generated and map published on 1-27-08 by the Department of Public Works and Transportation.

Zoom in to view traffic counts.



# Transportation



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### Airport Activity

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and SE Green Oaks Boulevard along S Collins Street in Southeast Arlington. Since 1986, \$38 million 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 runway length, the size of the metro area it serves, and the number of aircraft operating from the facility.

A \$1.375 million grant was awarded through Texas Department of Transportation (TxDOT) to fund the construction of an air traffic control tower at the airport. This has enhanced safety of aircraft operations and the economic development potential of the airport. The tower became operational in September 2006.

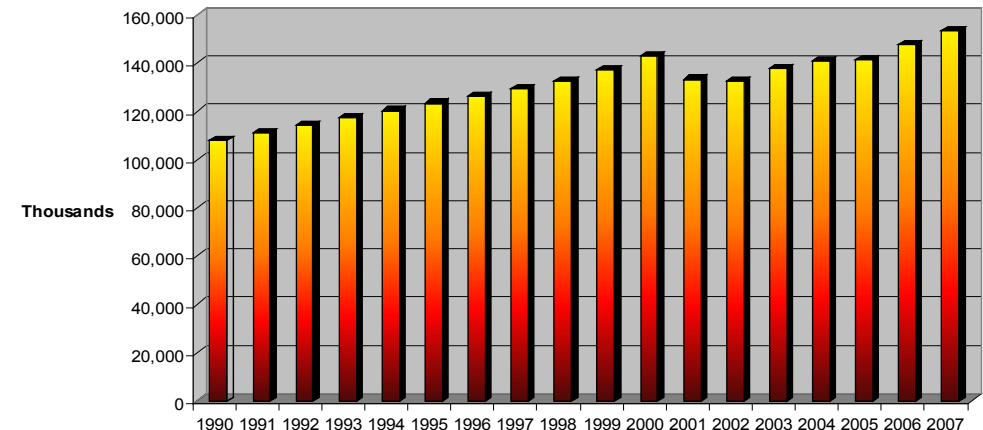
### Airport Operations, 1990-2007

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%
2005	141,200	0.3%
2006	147,700	4.6%
2007	153,413	3.0%

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.

### Airport Operations, 1990-2007





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In December 2004, \$2.5 million in FAA funding was earmarked for the installation of an Instrument Landing System (ILS) and an approach lighting system for the airport. The ILS assists aircraft approaching the runway during inclement weather conditions by providing precision 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 ILS became operational in December 2007.

A \$2.285 million two year grant was awarded in July 2005 through TxDOT's Aviation Division for the design and construction of a pavement rehabilitation project to include repairs and improvements to various taxiways and taxilanes at the airport. The design phase was completed in November of 2006 and the construction phase will be completed in January 2008. In September 2006, the aircraft control tower became operational.

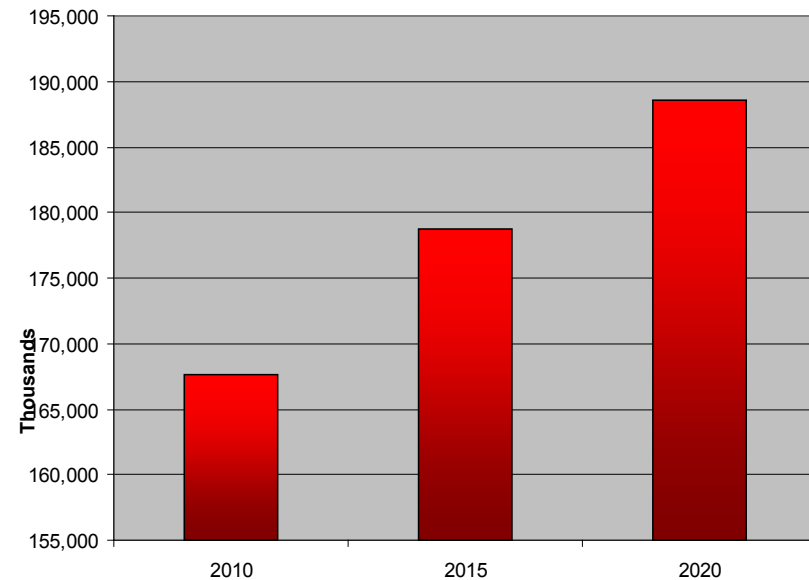
In addition to traffic control, the Arlington Municipal Airport also accurately measures airport operations. The airport is strategically located in a competitive market, and over the past few years has seen a general upward trend in the number of departures and landings. In 2002, there was a slight 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. The airport recently secured two grants from TxDOT aviation for the expansion of the terminal aircraft parking apron and for the replacement of the existing terminal building.

### Projected Operations, 2010-2020

Year	Number of Operations	Percent Change
2010	167,650	18.7%*
2015	178,700	6.6%
2020	188,600	5.5%

Source: 2007 Airport Master Plan, Coffman Associates  
 \* Percent change from the 2005 Actual Operations

### Projected Operations (In Thousands), 2010-2020



Source: City of Arlington, Community Development and Planning

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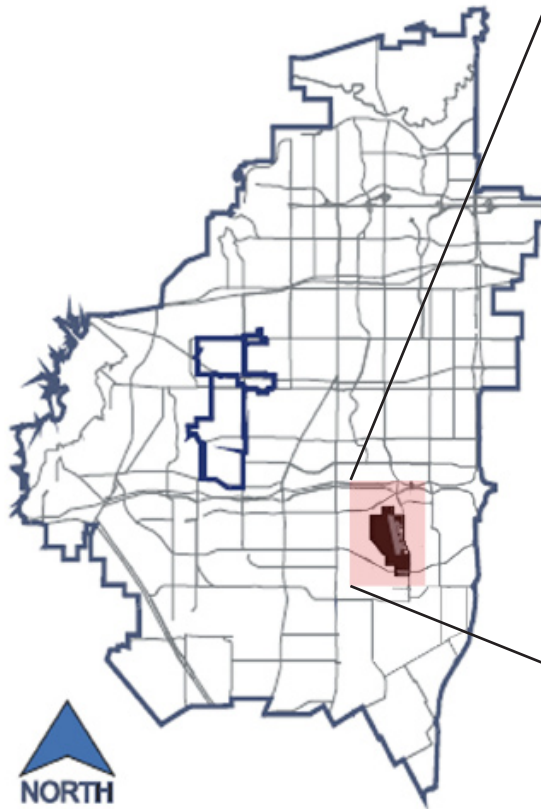
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### Arlington Municipal Airport



Source: 2007 Airport Master Plan, Coffman Associates

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### 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.

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### Appendix B: Housing and Population Growth

January 1, 2007- December 31,2007	Population 2006	2006 Total Housing Units	Demos		New Housing		2007 Total Housing Units	Population 2007
			SF	MF	SF	MF		
Central	24,704	10,238	1	0	4	0	10,241	24,712
East	90,562	32,379	3	0	20	0	32,396	90,605
North	45,292	23,316	0	0	18	0	23,334	45,338
Southeast	71,582	25,339	0	0	596	0	25,935	73,090
Southwest	50,211	18,757	0	0	131	0	18,888	50,543
West	82,018	32,586	0	0	65	0	32,651	82,182
<b>Total</b>	<b>364,369</b>	<b>142,615</b>	<b>4</b>	<b>0</b>	<b>834</b>	<b>0</b>	<b>143,445</b>	<b>366,470</b>

Source: City of Arlington, Community Development and Planning



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### Appendix B (Continued): Housing and Population Growth

#### Growth by Quarter

1st Quarter 2007	Population as of 1-Jan-07	Demos		New Housing		Change in Population	Population as of 31-Mar-07
		SF	MF	SF	MF		
Central	24,703	0	0	2	0	5	24,709
East	90,561	0	0	3	0	8	90,570
North	45,292	0	0	4	0	10	45,302
Southeast	71,583	0	0	169	0	428	72,010
Southwest	50,212	0	0	42	0	106	50,317
West	82,018	0	0	14	0	35	82,053
<b>Total</b>	<b>364,369</b>	<b>0</b>	<b>0</b>	<b>234</b>	<b>0</b>	<b>592</b>	<b>364,961</b>

Source: City of Arlington, Community Development and Planning

2nd Quarter 2007	Population as of 1-Apr-07	Demos		New Housing		Change in Population	Population as of 30-June-07
		SF	MF	SF	MF		
Central	24,709	0	0	2	0	5	24,714
East	90,570	0	0	6	0	15	90,585
North	45,302	0	0	7	0	18	45,320
Southeast	72,010	0	0	187	0	473	72,483
Southwest	50,317	0	0	25	0	63	50,381
West	82,053	0	0	23	0	58	82,112
<b>Total</b>	<b>364,961</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>633</b>	<b>365,594</b>

Source: City of Arlington, Community Development and Planning

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### Appendix B (Continued): Housing and Population Growth

#### Growth by Quarter

3rd Quarter 2007	Population as of 1-July-07	Demos		New Housing		Change in Population	Population as of 30-Sept-07
		SF	MF	SF	MF		
Central	24,714	1	0	0	0	-3	24,712
East	90,585	2	0	4	0	5	90,590
North	45,320	0	0	2	0	5	45,325
Southeast	72,483	0	0	144	0	364	72,847
Southwest	50,381	0	0	29	0	73	50,454
West	82,112	0	0	11	0	28	82,139
<b>Total</b>	<b>365,594</b>	<b>3</b>	<b>0</b>	<b>190</b>	<b>0</b>	<b>473</b>	<b>366,067</b>

Source: City of Arlington, Community Development and Planning

4th Quarter 2007	Population as of 1-Oct-07	Demos		New Housing		Change in Population	Population as of 31-Dec-07
		SF	MF	SF	MF		
Central	24,712	0	0	0	0	0	24,712
East	90,590	1	0	7	0	15	90,605
North	45,325	0	0	5	0	13	45,338
Southeast	72,847	0	0	96	0	243	73,090
Southwest	50,454	0	0	35	0	89	50,543
West	82,139	0	0	17	0	43	82,182
<b>Total</b>	<b>366,067</b>	<b>1</b>	<b>0</b>	<b>160</b>	<b>0</b>	<b>402</b>	<b>366,470</b>

Source: City of Arlington, Community Development and Planning

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### Appendix C: Total Building Permits Issued by Category, 2007

	2006		2007		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	3,188	\$196,888,977	2,735	\$168,439,686.86	-14%	-14%
All Commercial Permits	1,629	\$1,227,947,708	1,545	\$109,964,662.26	-5%	-1017%
All Institutional Permits	142	\$101,513,998	149	\$16,853,970.70	5%	-83%
<b>Total Building Permits</b>	<b>4,959</b>	<b>\$1,526,350,683</b>	<b>4,429</b>	<b>\$295,258,319.82</b>	<b>-11%</b>	<b>-81%</b>

Source: City of Arlington, Community Development and Planning

### Appendix D: Total Building Permits Issued, 2007

	2006		2007	
	Permits	Value (\$)	Permits	Value (\$)
<b>Residential</b>				
New Construction				
Single Family	1,170	\$179,551,524.40	807	\$124,691,015.40
Multi-family	0	\$0.00	0	\$22,795,800.00
Other	2,018	\$17,337,452.00	1,918	\$20,952,871.46
<b>Commercial</b>				
New Construction	136	\$1,177,045,817.00	56	\$53,368,446.60
Other	1,493	\$50,901,891.00	1,489	\$56,596,215.66
<b>Institutional</b>				
New Construction	24	\$79,302,947.00	49	\$10,621,650.00
Other	118	\$22,211,051.00	100	\$6,232,320.70

Source: City of Arlington, Community Development and Planning

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#### Appendix D(i) : New Construction Residential Building Permits Issued, 2007 (monthly)\*

New Residential Months	Single Family Residential		Townhouse		Multi-Family	
	Permits	Value	Permits	Value	Permits	Value
January	84	\$12,095,402.00	0	\$0.00	0	\$0.00
February	111	\$16,331,563.00	0	\$0.00	0	\$0.00
March	104	\$15,003,165.00	0	\$0.00	0	\$0.00
April	72	\$10,887,171.40	4	\$383,080.00	0	\$0.00
May	77	\$13,147,729.00	4	\$401,540.00	0	\$0.00
June	45	\$8,725,686.00	13	\$1,249,045.00	0	\$0.00
July	62	\$10,300,393.00	0	\$0.00	0	\$0.00
August	48	\$7,001,551.00	4	\$330,864.00	1	\$11,000,000.00
September	44	\$8,115,299.00	9	\$1,087,867.00	0	\$0.00
October	37	\$7,388,175.00	16	\$1,240,620.00	0	\$0.00
November	40	\$6,120,942.00	0	\$0.00	9	\$11,795,800.00
December	31	\$4,689,383.00	2	\$191,540.00	0	\$0.00
<b>Total</b>	<b>755</b>	<b>\$119,806,459.40</b>	<b>52</b>	<b>\$4,884,556.00</b>	<b>10</b>	<b>\$22,795,800.00</b>

Source: City of Arlington, Community Development and Planning

\* There were no duplex permits issued in 2007

#### Appendix D(ii) : New Construction Residential Building Permits Issued, 2007 ( by Sector)

Sector	SF Permits		Townhouse Permits		Multi-Family Permits		All Permits	
	No.	Value	No.	Value	No.	Value	No.	Value
Central	2	\$239,320.00	5	\$482,885.00	1	\$11,000,000.00	8	\$11,722,205.00
East	29	\$1,948,476.40	0	\$0.00	9	\$11,795,800.00	38	\$14,718,463.40
North	16	\$5,698,133.00	9	\$1,087,867.00	0	\$0.00	25	\$6,786,000.00
Southeast	536	\$75,910,505.00	2	\$210,000.00	0	\$0.00	538	\$76,120,505.00
Southwest	138	\$28,111,883.00	0	\$0.00	0	\$0.00	138	\$28,111,883.00
West	34	\$6,923,955.00	36	\$3,103,804.00	0	\$0.00	70	\$10,027,759.00
<b>Total:</b>	<b>755</b>	<b>\$119,806,459.40</b>	<b>52</b>	<b>\$4,884,556.00</b>	<b>10</b>	<b>\$22,795,800.00</b>	<b>817</b>	<b>\$147,486,815.40</b>

Source: City of Arlington, Community Development and Planning



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### 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; schools; churches. Specific Use Permit required for day care facility; bed and breakfast inn; university; philanthropic institution; personal care facility; country club with golf course; no mobile/manufactured 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 minimum 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; personal care facility; women’s shelter; day care; boarding; fraternity and sorority house. Specific Use Permit required for nursing homes; private club; lodge or fraternal organization; cemetery; museum or art gallery.

“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; crop production; mortgage banking company; optometrist office; church; public/private school; country club with golf course; public park or playground; museum or art gallery; customarily incidental uses; veterinary clinic; day care; office uses; private club; women’s shelter; yacht club; lodge or fraternal organization. Specific Use Permit required for cemetery; university/college; philanthropic institution; bed and breakfast inn.

“NS” NEIGHBORHOOD SERVICE: All uses permitted in “O” plus: Convenience store; supermarket; beauty shop; dry cleaning and laundry service; rental store; health studio; drugstore; florist; nursing home; restaurant with no drive-in service or

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on-site consumption of alcoholic beverages; private vocational schools; pet shop - indoor only; auto parts and accessory sales; massage therapy; alcohol sales; supervised living facility; antique shop; business school; catering service; copy center; general retail store; museum or art gallery; personal household service.

**"LS" LOCAL SERVICE:** All uses permitted in "NS" (except crop production; university/college; cemetery; women's shelter) plus: Philanthropic institution; bed and breakfast inn; indoor theatre; banquet hall; wedding chapel; recreation-inside; sidewalk café; second hand goods; gasoline sales; radio or TV studio; swimming pool accessory sales and service; custom and craft work.

**"CS" Community Service:** All uses permitted in "LS" (except for bed and breakfast inn) plus: Crop production; university/college; cemetery; women's shelter; nursing home; supervised living facility; hotel; teen club; bowling alley; skating rink; car wash; plant sales; building and landscape materials; lumber sales; retail gun sales; boat service and sales; large scale retail; auto service; car wash; vehicle rental; tattoo parlor; specialty paraphernalia sales; bailbond service; wholesale supply business;

bank; savings and loan; custom craft work; food processing; mortuary or funeral chapel; hospital; recycling center; wrecker service. Specific Use Permit required for nightclub; motel; residence motel; indoor gun range; commercial parking; mini-warehouse; halfway house; psychiatric hospital; scientific research lab; transit passenger terminal.

**"B" BUSINESS:** All uses permitted in "CS" (except sidewalk café) plus: Motor vehicle sales and rental; muffler shop; minor auto repair garage; general retail store; commercial parking; commercial kennel; building maintenance and service; commercial cleaners; cold storage plant; warehouse; trade school; pawn shop; trailer park; pet shop (no outside runs); medical or scientific research lab; emergency shelter; recreation uses; package liquor store. Specific User Permit required for large scale retail; psychiatric hospital; halfway house.

**"LI" LIGHT INDUSTRIAL:** All uses permitted in "B" (except day care; supervised living facility; nursing home; psychiatric hospital) plus: Major auto repair garage; distribution center; light manufacturing; contractor's plant; electrical component assembly; manufacturing shop and storage

yard; bar; heavy machinery sales and storage; outside storage with conditions; sexually oriented business; used motor vehicle parts; auto body paint shop; collision services and dismantling; small appliance manufacture; machine or welding shop; commercial stable; newspaper and commercial printing; salvage or reclamation of products (indoor); spray painting or motor vehicle conversion. Specific Use Permit required for school; day care facility; hotel; gun club or outdoor target range.

**"IM" INDUSTRIAL MANUFACTURING:** All uses permitted in "LI" (except hospital) plus: Manufacture of wood, paper, and plastic products; paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; heavy manufacturing; 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. Specific Use Permit required for horse or auto racing; asphalt or concrete plant; livestock sales; high impact use; outdoor salvage of products; prison.

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#### Special Purpose Zoning Districts:

**“A” AGRICULTURE:** Farm; ranch; plant nursery; other agricultural uses; public or private school; park; church; and single family dwelling on minimum 5-acre lot. Specific Use Permit required for university/college; day care.

**“MU” MIXED USE:** Established to provide areas in which a variety of housing types exists among neighborhood-serving commercial and institutional uses. The intent is to establish architectural character and to encourage pedestrian-oriented activities in key locations of Arlington and to encourage redevelopment in those areas deemed appropriate.

**“MH” MANUFACTURED HOME:** Manufactured home parks and subdivisions with incidental uses. Minimum 10-acre sites. Crop production permitted.

**“PD” PLANNED DEVELOPMENT:** Any residential or non-residential use 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. Specific Use Permit required for day care; school; philanthropic institution.

**“F” FESTIVAL:** Recreation and/or entertainment facilities including: Amusement park; teen club; movie theater; park; general retail; general business office; parking facility; major tourist attraction; private club or organization; inside recreation; day care; school; gasoline sales with associated convenience store. Specific Use Permit required for single family; duplex; multi-family; hotel; horse and auto racing; night club; restaurant;

farmers market; bed and breakfast inn.

**“DB” DOWNTOWN BUSINESS:** Office, specialized retail, institutional, cultural and multi-family including: Theater; restaurant; night club; open air vending; general business office; parking facility; gasoline sales with associated convenience store; bed and breakfast inn; hotel; sidewalk café; antique shop; copy center; business school; cleaning laundry. Specific Use Permit required for restaurant drive-through; multi-family; farmer’s market.

**“DN” DOWNTOWN NEIGHBORHOOD OVERLAY:** This area was established to aid in the revitalization of the transition area surrounding the Downtown Business (DB) area. Special use and development standards are applied in this district to promote a mixture of uses in a high quality, high density, pedestrian-oriented setting.

**“LCMU” LAMAR/COLLINS MIXED USE OVERLAY:** Special use and development standards are applied in this district to promote high-quality, high-density, mixed-use development in a specific north Arlington location.

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## “VG” VILLAGE ON THE GREEN AT TIERRA VERDE OVERLAY:

Established to provide an area which will be a financially and environmentally sustainable community memorable for its rural character, village-like atmosphere, mix of high quality housing options and complementary commercial activity.

## “ED” ENTERTAINMENT DISTRICT OVERLAY:

Established to incorporate mixed uses and promote high quality development and an aesthetically pleasing environment for the Entertainment District.



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### Appendix F: Acreage by Zoning District and Sector, as of December, 2007

Zoning District	Citywide	Central	East	North	Southeast	Southwest	West
A	4795.28	0.00	23.57	1221.85	1347.44	1993.71	208.70
B	1267.57	164.10	387.06	189.59	313.73	93.97	119.12
CS	3498.63	246.31	1051.78	262.38	906.60	364.41	667.16
D	940.86	522.40	153.16	0.00	41.82	7.11	216.38
DB	148.77	148.77	0.00	0.00	0.00	0.00	0.00
E	256.30	0.00	0.00	31.28	31.59	193.44	0.00
ETJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F	1037.39	0.10	707.13	330.16	0.00	0.00	0.00
IM	5632.78	0.31	2901.22	830.61	1574.70	101.31	224.63
LI	1293.67	84.51	265.81	57.36	374.88	43.44	467.67
LS	8.07	0.00	0.00	0.00	6.47	1.60	0.00
MF14	253.59	15.46	65.40	0.00	34.86	86.96	50.90
MF18	939.06	21.15	274.90	155.51	130.58	134.02	222.90
MF22	1414.59	210.38	582.97	329.15	29.36	0.94	261.79
MH	174.53	0.00	0.00	72.68	41.56	0.00	60.29
NS	239.07	31.57	48.04	10.32	84.35	25.47	39.32
O	696.45	151.46	151.69	45.18	148.05	71.68	128.39
PD	6850.64	113.57	844.43	2850.23	1490.10	602.15	950.15
R	28892.29	1234.65	4557.13	2621.66	4007.82	5430.52	11040.50
R1	1697.87	0.00	163.79	0.17	1196.67	254.33	82.92
R2	1155.87	0.00	126.26	11.61	695.40	279.33	43.26
TH	240.85	5.15	52.18	21.32	40.54	59.67	62.00
UNC	18.48	0.00	0.00	0.00	0.00	0.00	18.48
UTA	413.71	413.59	0.00	0.00	0.00	0.00	0.12
<b>Grand Total</b>	<b>61866.33</b>	<b>3363.48</b>	<b>12356.54</b>	<b>9041.06</b>	<b>12496.54</b>	<b>9744.04</b>	<b>14864.67</b>

Source: City of Arlington, Community Development and Planning

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### Appendix G: Zoning Record Log, 2007

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q4-2006	East	Z07-01/B07-01	D	PD-O	0.36	Approved	11/28/2006
Q4-2006	Southwest	Z07-02	A	E	2.00	Approved	11/28/2006
Q4-2006	West	Z07-03/B07-03	R	PD-R	0.82	Approved	11/28/2006
Q4-2006	Southeast	Z07-04	A	PD-LI, PD-IM & PD-A	9.84	Approved	11/28/2006
Q4-2006	North	Z07-05/P07-05	PD	PD-IM	15.06	Approved	11/28/2006
Q4-2006	West	Z07-06	DN-R	DN-O	2.31	Approved	12/22/2006
Q4-2006	North	Z07-07/P07-07	CS	PD-MF14	3.27	Approved	12/22/2006
Q4-2006	Southeast	Z07-08	A	CS	3.12	Approved	12/22/2006
Q1	Southwest	Z07-09/B07-09	E	PD-E	17.5	Approved	1/9/2007
Q1	Southwest	Z07-10/B07-10	CS	PD-CS	1.44	Denied	1/9/2007
Q1	West	Z07-11/B07-11	R	PD-O	0.58	Approved	1/9/2007
Q1	Southwest	Z07-12	A	E	2.33	Approved	1/23/2007
Q1	Southwest	Z07-13/B07-13	A	E & PD-LS	1.69	Approved	2/6/2007
Q1	Southeast	Z07-14	A	CS	9.02	Approved	2/5/2007
Q1	Southeast	PD07-1	NS, CS and O	PD-MF14	12.02	Withdrawn	2/23/2007
Q1	Central	PD07-2	R	PD-O	0.24	Withdrawn	3/6/2007
Q1	Southwest	PD07-3	PD-CS	PD-CS	1.386	Admin Withdrawal	3/8/2007
Q1	East	PD07-4	BP-PD	BP-PD	75	Approved	3/9/2007
Q1	Southwest	ZA07-4	A	LS	0.98	Approved	3/9/2007
Q1	East	P05-08R10	BP-PD	BP-PD	75	Approved	3/13/2007
Q1	Central	ZA07-5	D	R	0.4	Approved	3/13/2007
Q1	Southeast	ZA07-6	A	CS	4.29	Denied	3/13/2007
Q1	North	PD07-5	PD	PD	874	Approved	3/16/2007
Q1	Central	PD07-6	PD	PD	0.6	Approved	3/16/2007

Source: City of Arlington, Community Development and Planning

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### Appendix G (Continued): Zoning Record Log, 2007

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q1	North	PD07-7	F with SUP	F with modified SUP	2.58	Approved	3/25/2007
Q1	Southwest	PD07-8	PD	PD	19.1	Approved	3/28/2007
Q2	East	ZA07-7	PD	LS	1.25	Denied	4/5/2007
Q2	Central	PD07-9	NS	PD-MF14	0.54	Approved	4/18/2007
Q2	West	PD07-10	B	PD-IM	3.136	Approved	5/8/2007
Q2	Southwest	PD07-11	PD-E	PD-E	17.5	Approved	5/10/2007
Q2	Southeast	ZA07-8	A	IM	3.11	Admin Withdrawal	5/15/2007
Q2	Central	ZA07-9	DN-MF22	DN-NS	0.144	Approved	5/16/2007
Q2	Southeast	ZA07-10	A	O	2.36	Approved	6/1/2007
Q2	Southwest	PD07-12	CS	PD-CS	1.44	Approved	6/9/2007
Q2	West	PD07-13	O	PD-LS	3.558	Withdrawn	6/14/2007
Q2	Southwest	ZA07-11	A	R	0.612	Approved	6/18/2007
Q3	Southeast	PD07-14	R	PD-LS	6.702	Approved	7/16/2007
Q3	Central	PD07-15	R	PD-MF22	4.976	Approved	7/19/2007
Q3	West	PD07-16	LI	PD-IM	1.14	Admin Withdrawal	7/26/2007
Q3	West	PD07-17	LI	PD-IM	1.32	Admin Withdrawal	7/26/2007
Q3	Southeast	ZA07-12	A	CS	48.2	Admin Withdrawal	8/2/2007
Q3	Southwest	ZA07-13	A	R	0.71	Denied	8/6/2007
Q3	East	PD07-18	B	PD-B and PD-CS	19.398	Approved	8/20/2007
Q3	Southeast	ZA07-14/PD07-32	A	PD-CS	8.275	Approved	8/22/2007
Q3	Southwest	ZA07-15	A	E	1.96	Approved	8/28/2007
Q3	North	PD07-19	PD	PD-IM	4.373	Admin Withdrawal	8/29/2007
Q3	Central	PD07-20	D	PD-TH	1.82	Approved	8/30/2007
Q3	North	PD07-21	R	PD	2.948	Admin Withdrawal	8/31/2007

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### Appendix G (Continued): Zoning Record Log, 2007

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q3	Southwest	PD07-22	A	PD-CS	6.33	Approved	9/14/2007
Q3	Southeast	PD07-23	A	PD-IM	3.23	Approved	9/19/2007
Q3	Southeast	PD07-24	A	PD-IM	6.143	Admin Withdrawal	9/19/2007
Q3	Southeast	PD07-25	A	PD-CS	4.4	Approved	9/19/2007
Q4	Southeast	PD07-26	BP-B	PD-IM	2.332	Admin Withdrawal	10/1/2007
Q4	Southwest	PD07-27	PD-B	PD-IM	3.788	Admin Withdrawal	10/3/2007
Q4	Southeast	PD07-28	IM	PD-IM	9.838	Admin Withdrawal	10/3/2007
Q4	Southeast	PD07-29	PD-CS	PD-CS	1.5794	Continued	11/5/2007
Q4	Central	PD07-30	DB	PD-DB	2.167	Approved	11/9/2007
Q4	Central	PD07-31	PD-TH	PD-TH	0.6	Approved	11/16/2007
Q4	Southeast	PD04-28R1	PDCA	PD-R	59.6	Approved	11/28/2007
Q4	East	Z94-42/P94-42R2	PD	PD	14.334	Approved	12/12/2007
Q4	Southwest	PD07-34	CP-D	PD-O	4.878	Approved	12/14/2007
Q4	East	P05-08R12	BP-PD	BP-PD	75	Approved	12/19/2007
Q4	West	ZA07-16	R	O	0.98	Approved	12/28/2007



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Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Southeast	SUP07-1	Amenity Center	0.66	Approved	1/23/2007
Q1	North	SUP07-2	Gas Well Drilling & Production	7.015	Approved	2/6/2007
Q1	East	SUP07-3	Gas Well Drilling & Production	3.586	Approved	3/6/2007
Q2	West	SUP07-4	Gas Well Drilling & Production	5.24	Approved	6/4/2007
Q2	Central	SUP07-5	Motel	3.41	Withdrawn	6/29/2007
Q3	West	SUP07-6	Mini-warehouse Facility	6.166	Denied	7/17/2007
Q3	Southeast	SUP07-7	Wireless Telecommunications Facility	0.011	Approved	9/14/2007
Q3	East	SUP07-8	Motor Vehicle Sales	6.889	Denied	9/14/2007
Q4	Southeast	SUP07-10	Gas Well Drilling & Production	6.143	Approved	10/26/2007
Q4	North	SUP07-11	Gas Well Drilling & Production	4.373	Approved	10/26/2007
Q4	West	SUP07-12	Gas Well Drilling & Production	1.14	Admin Withdrawal	10/26/2007
Q4	West	SUP07-13	Gas Well Drilling & Production	1.32	Admin Withdrawal	10/26/2007
Q4	Southwest	SUP07-14	Gas Well Drilling & Production	3.788	Approved	10/26/2007
Q4	Southwest	SUP07-15	Gas Well Drilling & Production	9.44	Approved	10/26/2007
Q4	North	SUP07-9	Gas Well Drilling & Production	2.948	Approved	10/26/2007
Q4	Southeast	SUP07-16	Gas Well Drilling & Production	2.332	Approved	11/30/2007
Q4	Southeast	SUP07-17	Gas Well Drilling & Production	9.838	Approved	11/30/2007

Source: City of Arlington, Community Development and Planning

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### Appendix G (Continued): Zoning Record Log, 2007

Substitute Landscape Plans						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q4-2006	North	S07-01	Ethanol Transfer Station	15.06	Approved	11/28/2006
Q4-2006	Southwest	S07-02	The Village at Forest Hills	3.3	Approved Administratively	12/22/2006
Q1	East	SLP07-1	TXU Electric Utility Substation	7.849	Admin Withdrawal	3/26/2007
Q2	East	SLP07-2	Tom Lackey Allstate Insurance	0.49	Approved Administratively	6/22/2007
Q3	East	S06-04R1	Townhouse Development	5.3489	Approved Administratively	7/17/2007
Q3	Central	SLP07-3	The Wing Apartments	0.54	Approved	7/27/2007
Q3	East	SLP07-4	Parsonage	0.9	Approved Administratively	9/21/2007
Q4	Southeast	SLP07-5	Village at Sports Center	6.702	Approved	10/3/2007
Q4	West	SLP07-6	Tate Springs Baptist Church	10.602	Continued Indefinitely	11/28/2007

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## Appendix H: Plats Filed, 2007

Quarter 1, 2007

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	O. Medlin Addition	Replat	5	1	Central
2	Brookhollow/Arlington	Replat	7	2	North
3	Prestonwood Estates	Replat	2	3	North
4	Pleasant Ridge Acres	Replat	7	1	West
5	Mateden Addition	Final Plat	1	1	Southeast
6	Cooper-Hardisty	Minor Plat	8	1	Southeast
7	Forest Park	Replat	0	2	Central
8	Toliver Acres Addition	Replat	1	1	Central
9	Owl Creek Estates	Replat	8	2	Southeast
<b>9 Total</b>			<b>39</b>	<b>14</b>	

Quarter 2, 2007

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Southwind PH3B	Final Plat	38	103	Southeast
2	Southwind Addition PH3A	Final Plat	22	117	Southeast
3	Daouk Estates	Combination Plat	3	5	North
4	Laguna Village	Replat	7	7	Southwest
5	Runnymede Woods Phase 1	Final Plat	7	29	West
6	La Frontera South, Phase 3	Final Plat	37	138	Southeast
7	Orion Park	Replat	29	2	West
8	Southwest Crossing	Combination Plat	3	4	Southeast
9	Dallas Fort Worth Rail Terminal Addition	Combination Plat	15	1	North
10	Garden Acres Addition	Minor Plat	2	3	Southwest
11	W. O'Neal	Replat	5	14	North
12	Ballpark Estates	Replat	5	1	East
<b>12 Total</b>			<b>173</b>	<b>424</b>	

Source: City of Arlington, Community Development and Planning

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### Appendix H (Continued): Plats Filed, 2007

Quarter 3, 2007

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Arlington Highland Addition	Replat	3	2	East
2	Deer Creek	Replat	1	1	Southeast
3	Six Flags Business Park Addition	Replat	12	3	East
4	Mateden Addition 4	Final Plat	1	1	Southeast
5	Hollow Creek Estates	Replat	2	2	Southwest
6	Green Acre Gardens	Replat	1	1	Southwest
7	Hunn	Minor Plat	2	1	Southwest
<b>7 Total</b>			<b>21</b>	<b>11</b>	

Quarter 4, 2007

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	J.M. Thomas	Replat	0	3	Southeast
2	Daouk Estates	Combination Plat	3	5	Southwest
3	Deriso Development Addition	Combination Plat	2	1	Southeast
4	Southland Acre Addition	Replat	1	1	Southeast
5	Highway Park Addition	Replat	0	2	Central
6	Orion Park	Replat	12	2	North
7	Matthew Maise Addition	Combination Plat	1	1	Southwest
8	Cinnamon Creek Estates	Final Plat	21	98	East
9	Nathan Lowe	Combination Plat	3	4	Southwest
10	Franco Addition	Minor Plat	6	2	Southwest
11	Falak Addition	Replat	3	3	Southeast
12	Sunny Graham Addition	Minor Plat	0	1	Central
13	Silver Belle Estates Addition	Replat	8	1	East

Source: City of Arlington, Community Development and Planning



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### Appendix H (Continued): Plats Filed, 2007

Quarter 4, 2007 (Continued)

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
14	Daggett Addition	Minor Plat	1	1	Central
15	W W Warnell West	Minor Plat	1	1	Southwest
16	Arlington Highlands East	Final Plat	19	1	Southeast
17	Southeast Plaza Addition	Replat	1	1	West
18	Arlington Tech Centre	Replat	19	2	East
<b>18 Total</b>	<b>18 Total</b>		<b>102</b>	<b>130</b>	

Source: City of Arlington, Community Development and Planning

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### Appendix I: New Commercial Permits Issued, 2007

Month	Permit Type	Main Use	Address	Permit No.	Value	Activity
January	Mercantile	Retail/Wholesale Store	2135 Southeast Parkway	115111	\$700,000.00	New Construction
January	Business	Medical Office	3501 Matlock Road	110639	\$4,210,000.00	New Construction
January	Mercantile	Retail/Wholesale Store	7221 Matlock Road	108260	\$700,000.00	New Construction
January	Business	Medical Office	2309 W. Green Oaks Boulevard	115530	\$526,802.00	New Construction
January	Mercantile	Misc Structures	3811 S. Cooper Street Suite T30	116621	\$10,000.00	New Construction
January	Business	Business Office	4508 Matlock Road	105075	\$350,000.00	New Construction - Shell
					<b>\$6,496,802.00</b>	<b>5-New; 1-Shell</b>
February	Business	Warehousing/Storage	7316 Business Place	111315	\$24,903.60	New Construction - Shell
					<b>\$24,903.60</b>	<b>1-Shell</b>
March	Business	Bank/Credit Union	2200 New York Avenue	103538	\$797,963.00	New Construction
					<b>\$797,963.00</b>	<b>1-New</b>
April	Utility & Miscellaneous	Misc Structures	2501 SE Green Oaks Boulevard	118041	\$50,000.00	New Construction
April	Storage	Warehousing/Storage	615 Six Flags Drive	118210	\$135,000.00	New Construction
April	Mercantile	Retail/Wholesale Store	6751 Matlock Road	105639	\$550,000.00	New Construction - Shell
April	Business	Medical Office	1217 Florida Drive	116244	\$350,000.00	New Construction
April	Business	Bank/Credit Union	3800 Matlock Road	101807	\$750,000.00	New Construction
					<b>\$1,835,000.00</b>	<b>4-New; 1-Shell</b>
May	Mercantile	Retail/Wholesale Store	800 E. Sublett Road	116056	\$720,027.00	New Construction - Shell
May	Mercantile	Retail/Wholesale Store	8020 Matlock Road	116985	\$780,000.00	New Construction
May	Business	Retail/Wholesale Store	5521 New York Avenue	111162	\$350,000.00	New Construction
May	Assembly	Restaurant	1400 N. Collins Street	105049	\$75,000.00	New Construction
May	Mercantile	Retail/Wholesale Store	6407 S. Cooper Street	118275	\$1,537,550.00	New Construction - Shell
May	Mercantile	Retail/Wholesale Store	6401 S. Cooper Street	118273	\$1,172,500.00	New Construction - Shell
May	Mercantile	Retail/Wholesale Store	6507 S. Cooper Street	118274	\$1,537,550.00	New Construction - Shell
May	Mercantile	Retail/Wholesale Store	6501 S. Cooper Street	118272	\$1,071,000.00	New Construction - Shell
May	Business	Office Building	3910 W Interstate 20 Highway Suite 100	103192	\$500,000.00	New Construction
May	Business	Business Office	3910 W Interstate 20 Highway Suite 150	107629	\$250,000.00	New Construction
May	Business	Business Office	5009 New York Avenue	109917	\$124,998.00	New Construction - Shell
May	Business	Business Office	5007 New York Avenue	101297	\$124,998.00	New Construction
May	Business	Retail/Wholesale Store	5401 Park Springs Boulevard	117106	\$1,750,000.00	New Construction
May	Mercantile	Retail/Wholesale Store	127 E. Interstate 20 Highway	106101	\$850,000.00	New Construction - Shell
May	Business	Restaurant	5410 Matlock Road	107148	\$350,000.00	New Construction
					<b>\$11,193,623.00</b>	<b>8-New; 7-Shell</b>
June	Mercantile	Retail/Wholesale Store	4800 US 287 Highway	100473	\$6,000,000.00	New Construction
					<b>\$6,000,000.00</b>	<b>1-New</b>

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### Appendix I (Continued): New Commercial Permits Issued, 2007

Month	Permit Type	Main Use	Address	Permit No.	Value	Activity
July	Assembly	Amusement Center	2201 E. Road to Six Flags Street Suite 520	112938	\$10,000.00	New Construction
July	Business	Restaurant	4001 Matlock Road	115211	\$1,000,000.00	New Construction
July	Business	Business Office	731 Station Drive	108158	\$400,000.00	New Construction
July	Business	Gas Station	945 W. Lamar Boulevard	115907	\$150,000.00	New Construction
July	Business	Professional/Medical Office	2911 Medlin Drive	110276	\$248,400.00	New Construction - Shell
July	Storage	Warehousing/Storage	340 Stadium Drive	104427	\$75,000.00	New Construction - Shell
					<b>\$1,883,400.00</b>	<b>4-New; 2-Shell</b>
August	Business	Restaurant	241 E. Interstate 20 Highway	109850	\$1,800,000.00	New Construction
					<b>\$1,800,000.00</b>	<b>1-New</b>
September	Business	Retail/Wholesale Store	6851 Matlock Road	114498	\$1,034,650.00	New Construction - Shell
September	Residential	Hotel/Motel	1311 Wet N Wild Way	113551	\$8,000,000.00	New Construction
September	Business	Retail/Wholesale Store	1220 S. Cooper Street	113492	\$240,000.00	New Construction
September	Business	Business Office	4500 Eules South Main Road	109260	\$232,000.00	New Construction
					<b>\$9,506,650.00</b>	<b>3-New; 1-Shell</b>
October	Business	Restaurant	5010 US 287 Highway	113406	\$1,500,000.00	New Construction
October	Business	Retail/Wholesale Store	8011 S. Cooper Street	116949	\$523,442.00	New Construction - Shell
October	Business	Retail/Wholesale Store	3112 E. Abram Street	114460	\$175,000.00	New Construction
October	Utility & Miscellaneous	Retail/Wholesale Store	2000A E. Pioneer Parkway	118022	\$12,000.00	New Construction
October	Business	Retail/Wholesale Store	6516 New York Avenue	114283	\$71,663.00	New Construction - Shell
October	Business	Business Office	925 N. Collins Street	119526	\$49,000.00	New Construction
October	Assembly	Restaurant	1409 N. Collins Street	114882	\$632,000.00	New Construction
					<b>\$2,963,105.00</b>	<b>5-New; 2-Shell</b>
November	Business	Misc Structures	1726 Deer Crossing Drive	117243	\$100,000.00	New Construction
November	Business	Medical Office	4602 Park Springs Boulevard	112232	\$60,000.00	New Construction
					<b>\$160,000.00</b>	<b>2-New</b>
December	Assembly	Restaurant	1155 W. Arbrook Boulevard	117865	\$800,000.00	New Construction
December	Business	Misc Structures / Fire Station	1820 S. Fielder Road	112984	\$1,200,000.00	New Construction
December	Residential	Hotel/Motel	2200 Brookhollow Drive	116551	\$6,250,000.00	New Construction
December	Business	Business Office	7420 S. Cooper Street	116750	\$850,000.00	New Construction
December	Storage	Warehousing/Storage	2151 Browning Drive	120076	\$1,000.00	New Construction
December	Business	Business Office	1261 W. Green Oaks Boulevard	120512	\$803,000.00	New Construction
December	Business	Business Office	1281 W. Green Oaks Boulevard	120510	\$803,000.00	New Construction
					<b>\$10,707,000.00</b>	<b>8-New</b>
<b>Total</b>					<b>\$53,368,446.60</b>	<b>43-New; 14-Shell</b>

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### Appendix J: New Institutional Permits Issued, 2007

Month	Permit Type	Main Use	Address	Permit No.	Value	Activity
February	Utility & Miscellaneous	Misc Structures	313 N. Center Street	118134	\$2,000.00	New Construction
February	Educational	Education	818 W. Park Row Drive	101825	\$40,500.00	New Construction
February	Educational	Education	1400 W. Lamar Boulevard	101834	\$40,500.00	New Construction
February	Educational	Education	4501 W. Pleasant Ridge Road	101835	\$40,500.00	New Construction
February	Educational	Educational	2000 Sam Houston Drive	101836	\$40,500.00	New Construction
February	Educational	Educational	7001 Silo Road	101837	\$40,500.00	New Construction
February	Educational	Educational	2101 Highbank Drive	101842	\$40,500.00	New Construction
					<b>\$245,000.00</b>	<b>7-New</b>
March	Educational	Educational	2001 Van Buren Drive	101949	\$40,500.00	New Construction
March	Educational	Educational	2001 Van Buren Drive	101942	\$40,500.00	New Construction
March	Utility & Miscellaneous	Misc Structures	712 W. Abram Street	103150	\$4,650.00	New Construction
					<b>\$85,650.00</b>	<b>3-New</b>
April	Utility & Miscellaneous	Misc Structures	800D Mosier Valley Road	101699	\$59,000.00	New Construction
April	Utility & Miscellaneous	Public Park	2409 Burney Place	114482	\$315,000.00	New Construction
April	Institutional	Misc Structures	1000 SE. Green Oaks Boulevard	112586	\$3,500,000.00	New Construction
April	Assembly	Church	500 W. Road to Six Flags	112280	\$700,000.00	New Construction
April	Business	Business Office	1030 SW. Green Oaks Boulevard	111669	\$4,250,000.00	New Construction
					<b>\$8,824,000.00</b>	<b>5-New</b>
May	Educational	Educational Portable	3100 Daniel Drive	105261	\$14,000.00	New Construction
May	Commercial	Educational	1900 Sherry Street	105258	\$14,000.00	New Construction
					<b>\$28,000.00</b>	<b>2-New</b>
June	Assembly	Church	5011 W. Pleasant Ridge Road	107720	\$0.00	New Construction
					<b>\$0.00</b>	<b>1-New</b>
July	Utility & Miscellaneous	Misc Structures	5900 W. Pioneer Parkway	110675	\$200,000.00	New Construction
July	Business	Business Office	700 E. Abram Street	102527	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	8100 Webb Ferrell Road	111238	\$4,800.00	New Construction
July	Educational	Public/private School Through the 12th Grade	8100 Webb Ferrell Road	111236	\$4,800.00	New Construction
July	Educational	Public/private School Through the 12th Grade	8100 Webb Ferrell Road	111235	\$4,800.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1200 Ballweg Road	111242	\$4,800.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1200 Ballweg Road	111240	\$4,800.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1200 Ballweg Road	111239	\$4,800.00	New Construction
July	Educational	Educational	818 W. Park Row Drive	110049	\$41,655.00	New Construction
July	Educational	Educational	2411 Winewood Lane	110050	\$41,655.00	New Construction
July	Educational	Educational	1900 S. Collins Street	110051	\$41,655.00	New Construction
July	Educational	Educational	2121 Margret Drive	110052	\$41,655.00	New Construction
July	Educational	Educational	3200 Woodside Drive	110101	\$41,655.00	New Construction

Source: City of Arlington, Community Development and Planning



# Appendices



## Annual Growth Profile

### UPDATE 2007

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### Appendix J (Continued): New Institutional Permits Issued, 2007

Month	Permit Type	Main Use	Address	Permit No.	Value	Activity
July	Educational	Education	2000 N. Fielder Road	110102	\$41,655.00	New Construction
July	Educational	Education	601 E. Harris Road	110104	\$41,655.00	New Construction
July	Utility & Miscellaneous	Misc Structures	2100 W. Green Oaks Boulevard	108000	\$250,000.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1100 Roosevelt Street Unit PBB2	112760	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1100 Roosevelt Street Unit PBB1	112760	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1305 N. Center Street Unit PBA6	112760	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1305 N. Center Street Unit PBA5	112760	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1305 N. Center Street Unit PBA4	112760	\$0.00	New Construction
July	Educational	Public/private School Through the 12th Grade	1305 N. Center Street Unit PBA3	112760	\$30,750.00	New Construction
July	Utility & Miscellaneous	Misc Structures	3232 S. Cooper Street	112661	\$8,900.00	New Construction
					<b>\$810,035.00</b>	<b>23-New</b>
August	Educational	Education	2601 Shadow Ridge Drive	110106	\$41,655.00	New Construction
					<b>\$41,655.00</b>	<b>1-New</b>
September	Educational	Public/private School Through the 12th Grade	4015 W. Interstate 20 Highway D	116095	\$55,000.00	New Construction
September	Educational	Public/private School Through the 12th Grade	4015 W. Interstate 20 Highway E	116093	\$55,000.00	New Construction
					<b>\$110,000.00</b>	<b>2-New</b>
October	Educational	Educational	21011 Overbrook Drive	116731	\$41,655.00	New Construction
October	Utility & Miscellaneous	Misc Structures	1500 NW. Green Oaks Boulevard	119442	\$50,000.00	New Construction
					<b>\$91,655.00</b>	<b>2-New</b>
November	Utility & Miscellaneous	Misc Structures	1601 Nolan Ryan Expressway	119685	\$260,000.00	New Construction
November	Educational	Educational	2315 Stonegate Street Unit PB01	118928	\$41,655.00	New Construction
					<b>\$301,655.00</b>	<b>2-New</b>
December	Utility & Miscellaneous	Misc Structures	800 Mosier Valley Road	122435	\$84,000.00	New Construction
					<b>\$84,000.00</b>	<b>1-new</b>
<b>Total</b>					<b>\$10,621,650.00</b>	<b>49-New</b>

Source: City of Arlington, Community Development and Planning