



# Annual Growth Profile

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# About the Annual Growth Profile



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This year the *Annual Growth Profile* is 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 2009. 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 is also included in the 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 2009.

### 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 2009 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 2008, continued to influence growth and development in Arlington in 2009.

### Population and Housing

Arlington's population and housing grew by 0.03 percent over the previous year to an estimated 367,540 residents and 143,868 housing units. The vast majority of this growth was in the Southeast Sector, as it has been for the past few years.

### Annual Growth Summary, 2009

		Year End 2008	Year End 2009	Percent Change
Population		367,416	367,540	0.03%
<b>Housing:</b>	Total Housing	143,819	143,868	0.03%
	Single Family Homes	93,782	94,011	0.24%
	Multi-family Homes	50,037	49,857	-0.36%
<b>Construction:</b>	Total Building Permits	3,948	3,373	-15%
	Value	\$343,165,074	\$227,100,587	-34%
<b>Zoning Change:</b>	Acres	892	939	5%
<b>Platting:</b>	Acres	1,188	240	-80%
	Lots	129	150	16%
<b>Transportation:</b>	Airport Operations	134,599	87,619	-35%

Source: City of Arlington, Community Development and Planning

### Construction

The total number of permits issued in 2009 was 3,373; reflecting a decrease from last year's total by 15 percent. The value of building permits also decreased in 2009, by 34 percent.

### Zoning

58 percent of the land in Arlington is zoned for residential uses, and low density residential is the majority of this share. During 2009, there were 36 requests for zoning changes or development plan/concept brief approval, and 31 requests for Specific Use Permits. These requests totaled 939 acres,

a 5 percent increase from last year's 892 acres. However, the number of total cases decreased from 80 to 67. Of the 67 total requests, 43 cases were approved.

### Platting

Plats filed in 2009 created 150 lots, an increase of 16 percent from 2008. However, the acreage involved decreased by 80 percent, from 1,188 acres in 2008 to 240 acres in 2009. The dramatic decrease in acreage was due, in large part, to the replat at the Airport in 2008, which involved more than 500 acres.

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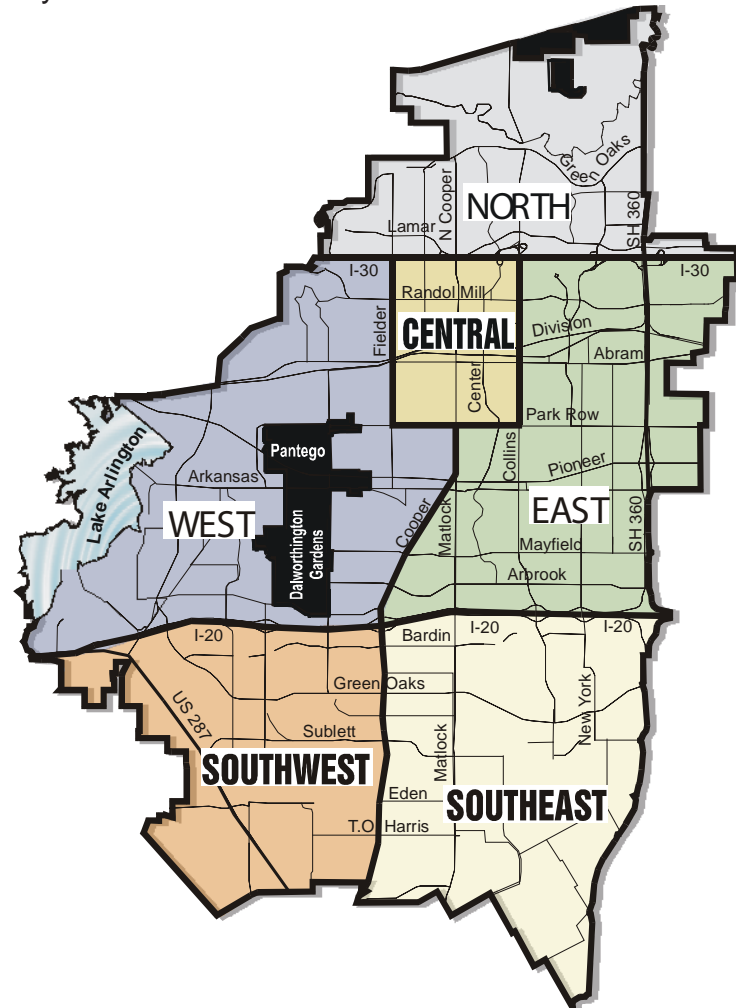
## Land Use

A majority of the land in Arlington is developed, but the City still contained more vacant developable land in 2009 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 48 percent of the City. Vacant developable land was the City's next largest land use category at 18 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 2009 was S Cooper St between Inwood Dr and Lynda Ln. The other top traveled segments were along S Cooper St, Collins St, Matlock Rd, Pioneer Pkwy and Lamar Blvd.

Airport activity decreased in 2009 to 87,619 takeoffs and landings, a 35 percent decrease from 2008. This was due to the general downturn in the economy.



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# Population & Housing Trends



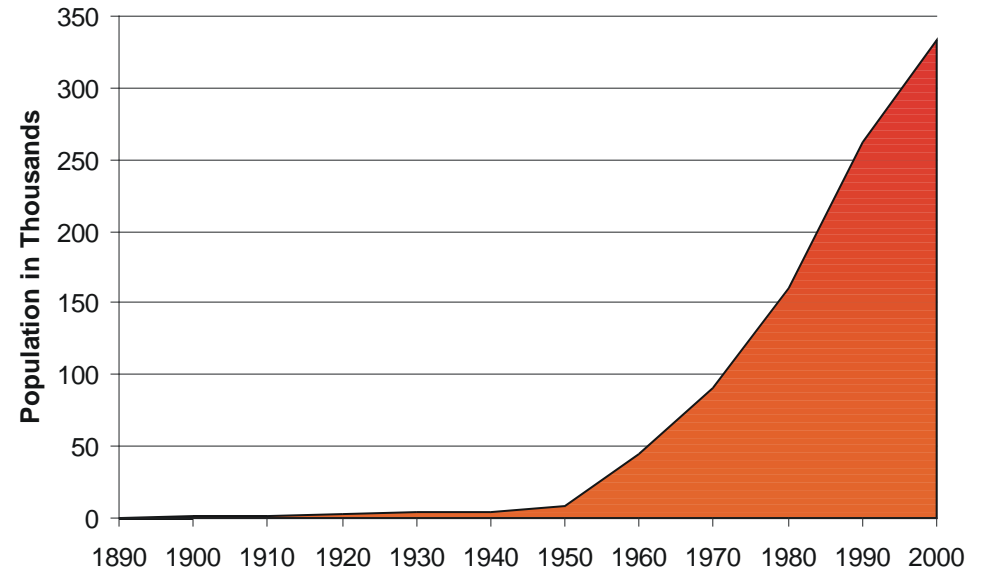
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### Historic Trends

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)

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# Population & Housing Trends



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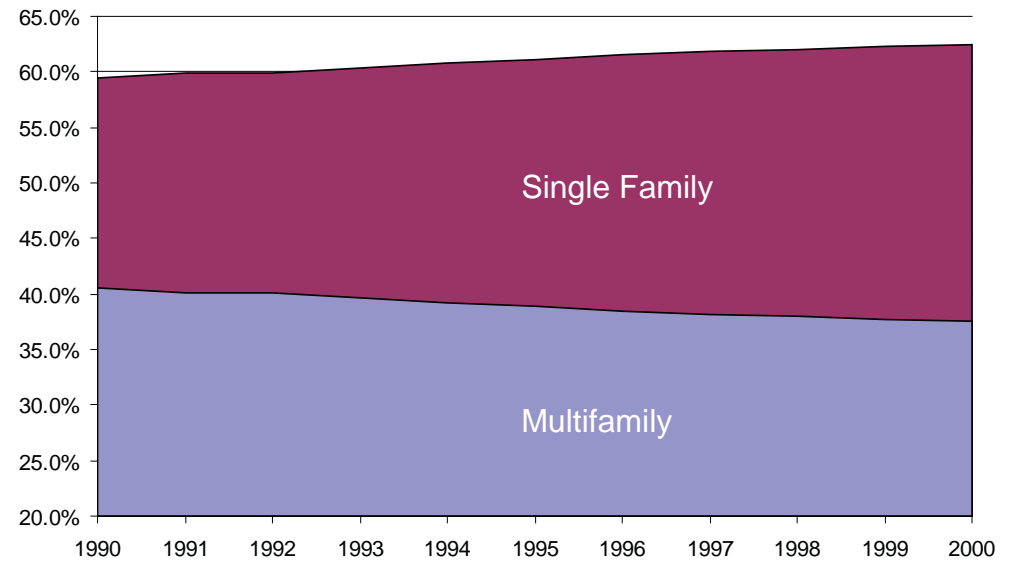
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### Historic Trends

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

# Population & Housing Trends



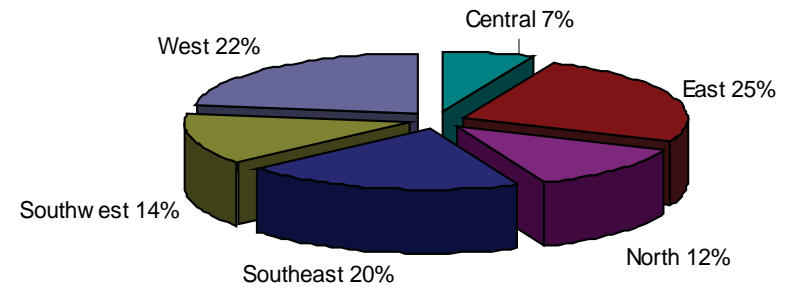
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### Current Conditions

During 2009, the City of Arlington added an estimated 124 residents and 49 housing units, representing almost a 0.03 percent gain in population as well as in housing units compared to year-end 2008.

The City's population was estimated to be 367,540 in 2009. Growth was heavily concentrated in the Southeast Planning Sector, which added 311 new residents during the year (this was offset by demolitions in the North Sector) and had the highest population growth rate (0.42 percent) of all the sectors. The Southwest Sector, with an additional 80 residents, represented the next highest population growth rate (0.40 percent). All but the North Sector displayed some population growth. Due to multi-family demolitions, the North Sector lost 635 residents.

### Share of Citywide Population at the end of the year 2009



Source: City of Arlington, Community Development and Planning

### Annual Population and Housing Growth, 2008-2009

Sector	2008		2009		Change 2008-2009				
	Housing Units	Population	Housing Units	Population	Housing Units Completed	Housing Units Demolished	Change in Housing Units	Change in Population	Percent Change in Population
Central	10,146	24,471	10,204	24,618	141	83	58	147	0.60%
East	32,403	90,623	32,441	90,719	53	15	38	96	0.11%
North	23,353	45,386	23,102	44,750	40	291	-251	-635	-1.40%
SE	26,206	73,776	26,329	74,087	124	1	123	311	0.42%
SW	19,004	50,836	19,084	51,039	87	7	80	202	0.40%
West	32,707	82,324	32,708	82,327	16	15	1	3	0.00%
<b>Total</b>	<b>143,819</b>	<b>367,416</b>	<b>143,868</b>	<b>367,540</b>	<b>461</b>	<b>412</b>	<b>49</b>	<b>124</b>	<b>0.03%</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 South Arlington. Housing growth mirrors that of the population, with South Arlington experiencing the largest share (211 units) of housing growth in 2009.

Although population and housing growth have consistently occurred south of Interstate 20 and that trend continued in 2009, the rate of development has been slowing. In 2009, only one census tract area experienced greater than 5 percent population change, with the reason for the high growth rate in this area being the completion of an apartment complex within a relatively small tract. Five tracts displayed a 1 to 5 percent growth, and the remainder of the City experienced growth of less than 1 percent, with many tracts actually declining.

The City's total population is distributed more evenly than 2009 population growth implies, though the East and West Sectors continued to account for 173,046 (more than 47 percent) of the City's total population.

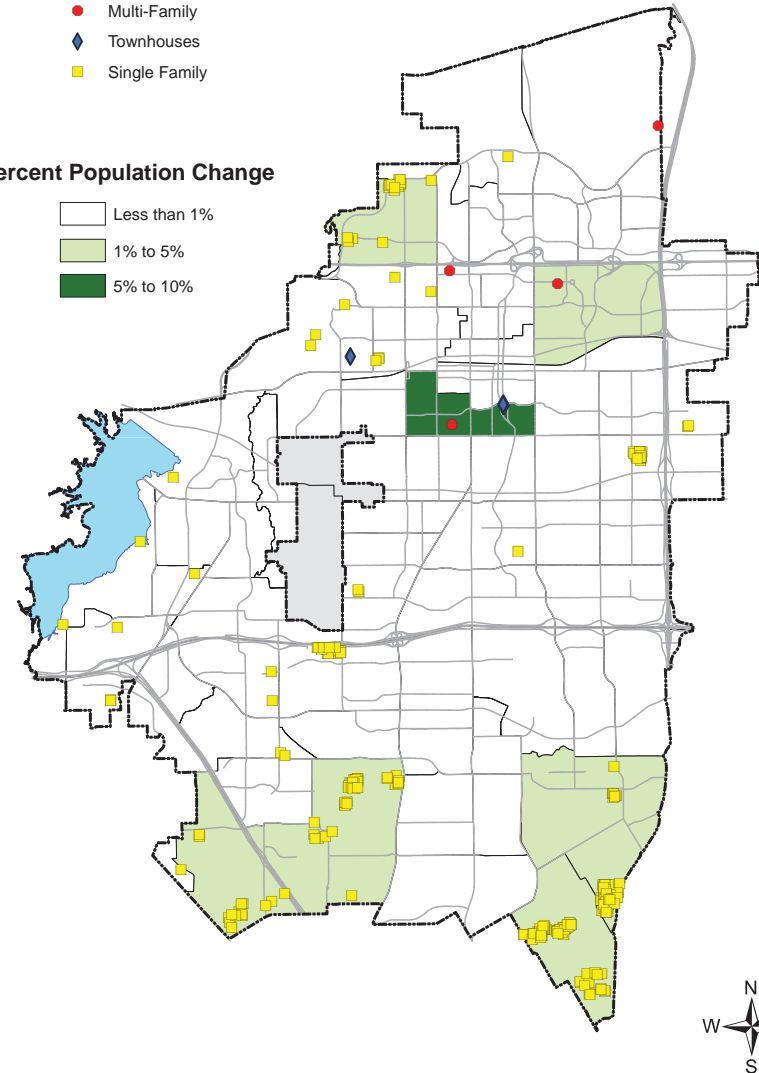
### Residential Final Inspections and Population Change, 2009

#### Residential Final Inspections

- Multi-Family
- ◆ Townhouses
- Single Family

#### Percent Population Change

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





# Population & Housing Trends



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Housing growth within the City continued to be predominately single family in 2009. Of the 461 new housing units completed (*not considering the demolitions*), 62 percent were classified as single family dwelling units. This actually represented the largest percentage of multi-family dwelling units that have been completed in the City in a number of years. At the end of 2009, the overall mix of housing types almost remained the same, at 65 percent (94,011 units) single family and 35 percent (49,857 units) multi-family.

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest and West Sectors in 2009. The housing mix was more evenly distributed in the East 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 (15,154). The largest number of multi-family units has been consistently found in the North Sector (16,262). These two sectors accounted for almost two-thirds (63 percent) of the City's multi-family housing stock in 2009, while having 39 percent of the City's total housing stock.

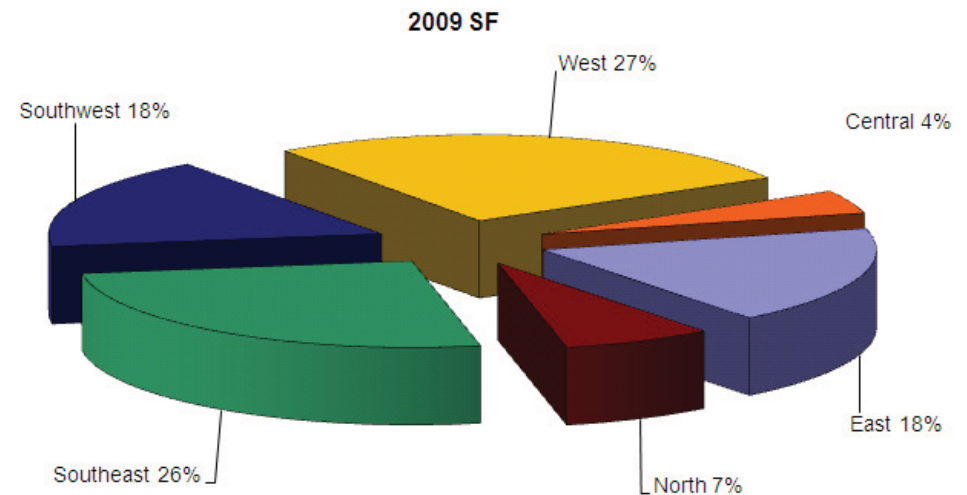
### Housing Unit Change by Sector and Type, 2008-2009

Sector	Year End 2008		2009 Change in Housing Units*		Year End 2009	
	SF	MF	SF	MF	SF	MF
Central	4,111	6,035	-2	60	4,109	6,095
East	17,278	15,125	9	29	17,287	15,154
North	6,822	16,531	18	-269	6,840	16,262
SE	24,287	1,919	123	0	24,410	1,919
SW	16,268	2,736	80	0	16,348	2,736
West	25,016	7,691	1	0	25,017	7,691
<b>Citywide</b>	<b>93,782</b>	<b>50,037</b>	<b>229</b>	<b>-180</b>	<b>94,011</b>	<b>49,857</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, 2009



Source: City of Arlington, Community Development and Planning

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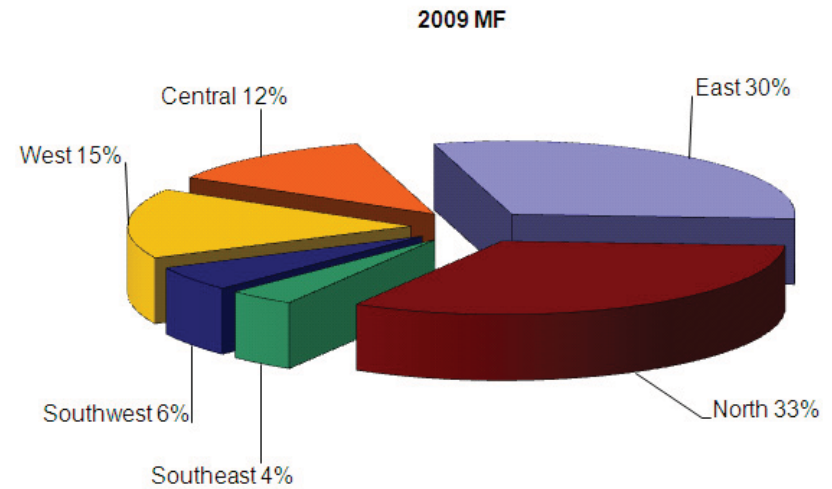
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It is important to understand the impact that continued housing and population growth have on the City's density. Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land.

### Distribution of Multi-family Housing Units by Sector, 2009



Source: City of Arlington, Community Development and Planning

### Residential Density by Sector, 2009

Sector	Housing Units	Residentially Developed Land	Residential Density 2009
Central	10,204	1,235	8.26
East	32,441	4,043	8.02
North	23,102	2,530	9.13
SE	26,329	4,763	5.53
SW	19,084	4,804	3.97
West	32,708	6,539	5.00
<b>Citywide</b>	<b>143,868</b>	<b>23,914</b>	<b>6.02</b>

Source: City of Arlington, Community Development and Planning

# Construction

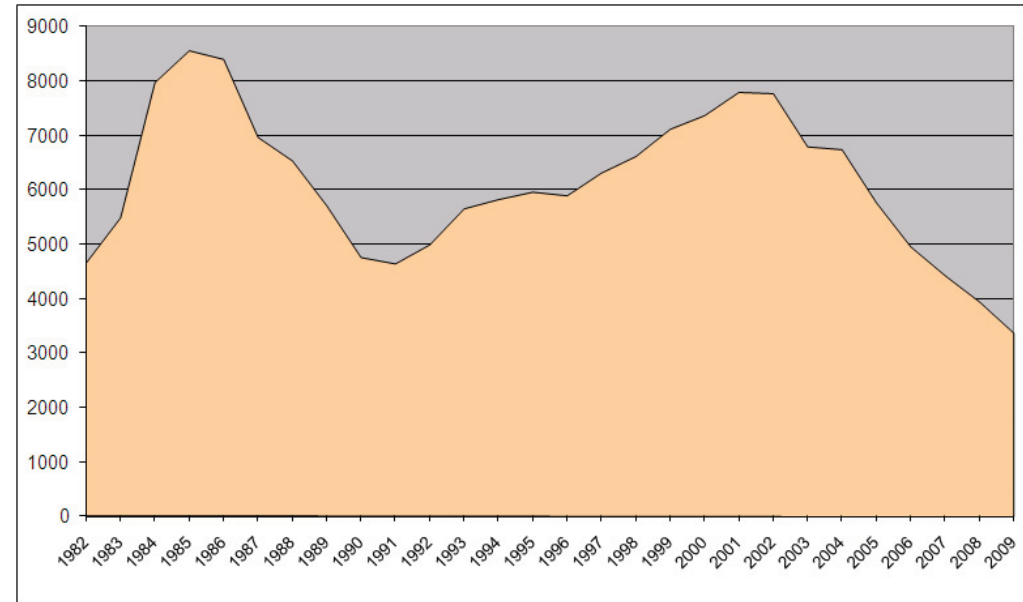


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## Historic Trends

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 2009, the City of Arlington issued a total of 3,373 building permits.

Total Number of Permits Issued by Year, 1982-2009



Source: City of Arlington, Community Development and Planning

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### Total Permitting Activity

Compared to the year 2008 (3,948 permits), the total number of permits issued in 2009 (3,373 permits) reflected a decrease of 15 percent. The total number of residential permits issued dropped by 17 percent (1,934 permits). This could be related to the housing crisis, which came to the forefront in 2007 and has continued into 2009, due, in part, to an increasing number of foreclosures on sub-prime mortgages. However, residential permits still calculated to be about 57 percent of the total number of building permits in 2009. Commercial permits showed a decrease of 11 percent to 1,304 permits in 2009. Institutional permits stayed relatively consistent, going from 133 permits in 2008 to 135 in 2009.

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 2009 was more than \$227 million, a decrease of 34 percent from 2008.

However, Institutional permits increased greatly in value in 2009, reaching a value of approximately

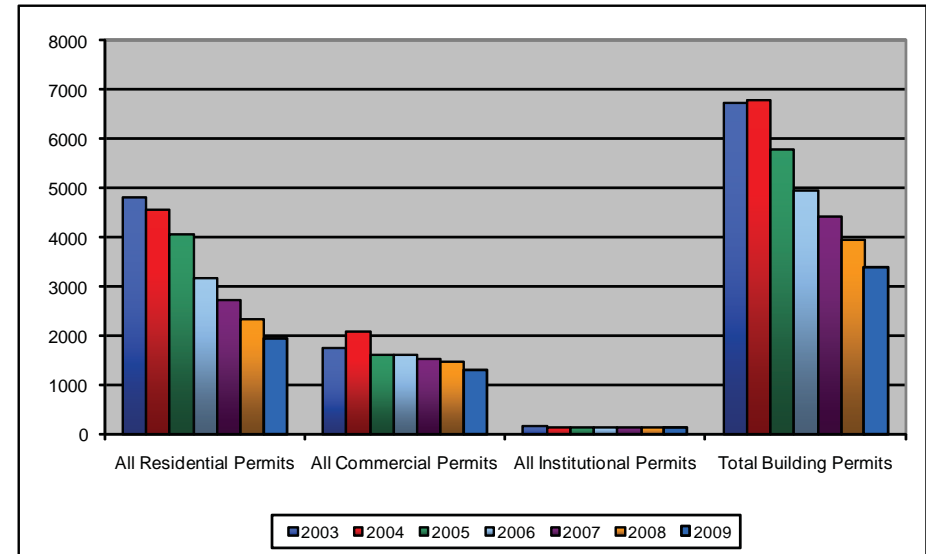
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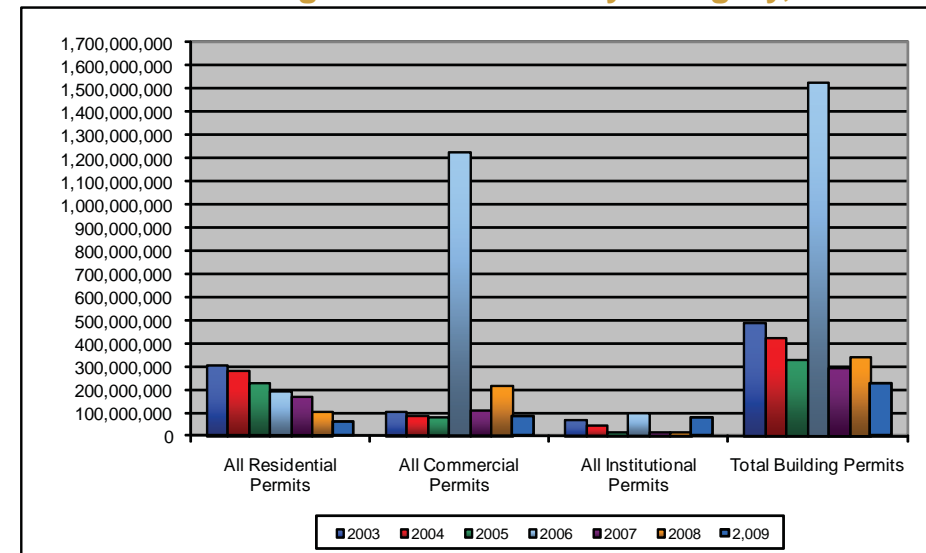
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### Total Number of Building Permits Issued by Category, 2003-2009\*



### Total Value of Building Permits Issued by Category, 2003-2009\*



\* 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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\$77.4 million, more than a 300 percent increase from 2008. Institutional permits accounted for 34 percent of all permit value in 2009, while in 2008, institutional permits accounted for only 5.6 percent of all permit value. On the other hand, Commercial permitting values took a big hit in 2009, going from \$218.6 million to just over \$88 million, a 60 percent decrease. Residential permit values, at \$61.1 million, also suffered a decline of 42 percent from 2008.

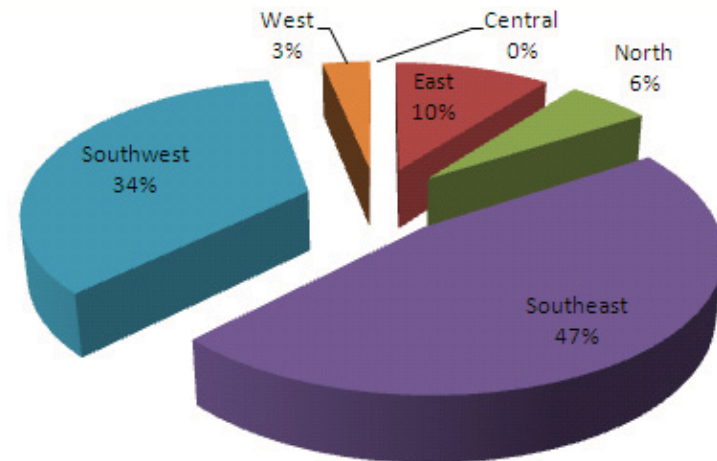
The highest value institutional construction projects in 2009 included a new TCC SE campus building on Southeast Pkwy (\$35.6 million), the Baylor Orthopedic & Spine Hospital on Highlander Blvd (\$16.5 million) and the Tate Springs Baptist Church Phase II Addition on Little Road (\$3.06 million). The highest valued commercial permit was a modification to the Cowboy's stadium scoreboard (\$7.3 million), next was the Vistar North Texas storage facility on New York Ave (\$3.29 million) and last, a remodel to the Walmart store on E Randol Mill Road (\$2.85 million).

### Residential New Construction

Although residential permit values decreased, residential construction comprised the majority of building permits issued in 2009. Looking specifically at residential new construction, permit activity dropped by 41 percent, from 427 permits during 2008 to 251 during 2009. The overwhelming majority of these permits were for the construction of new houses.

There was also only one multi-family permit issued in 2009 for 22 units. This is a decrease when compared to 2008, in which there were 3 multi-family permits issued for 149 units.

### Share of Residential New Construction Permits, 2009



Source: City of Arlington, Community Development and Planning

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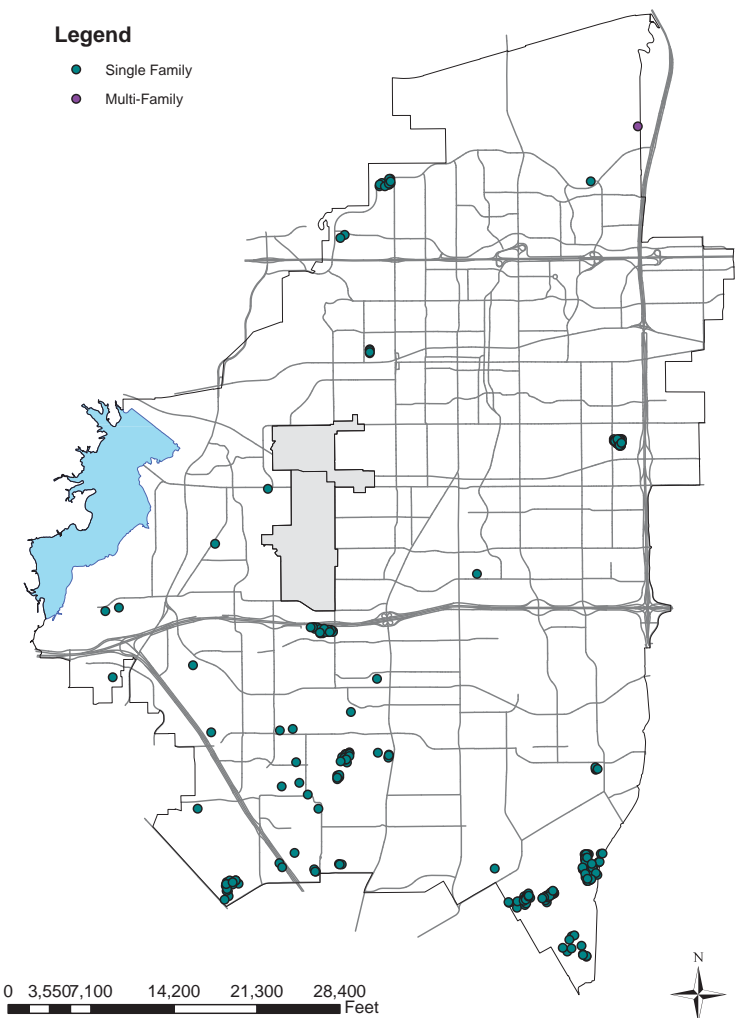
Residential building activity continued to be focused in the Southeast Sector in 2009, where slightly less than half (117 permits) of the single family new construction occurred. The Southwest and East Sectors experienced modest residential new construction activity, with 86 permits and 26 permits respectively.

The average permit value for new single family construction was \$165,857 in 2009, an increase of \$10,043 from the previous year.

All Single Family New Construction Permits			
Sector	Number	Total Value	Average Value
Central	0	\$0	\$0
East	26	\$3,658,925.00	\$140,727.89
North	13	\$3,414,682.00	\$262,667.85
Southeast	117	\$17,956,683.00	\$153,475.92
Southwest	86	\$14,994,848.00	\$174,358.70
West	8	\$1,439,161.00	\$179,895.13
<b>Total</b>	<b>250</b>	<b>\$41,464,299.00</b>	<b>\$165,857.20</b>

Source: City of Arlington, Community Development and Planning

## Residential New Construction Permits, 2009



Source: City of Arlington, Community Development and Planning

# Construction



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### Non-residential New Construction

Non-residential new construction activity totaled about \$158 million in the year 2008 and decreased to \$81.8 million in 2009 - a loss of approximately 48 percent.

The Southeast Sector had the largest portion of the non-residential construction activity, with the East Sector having the second largest. Breaking these numbers down into categories, the Southeast Sector led the City in commercial new construction projects in terms of the total permit value and led in average permit value. The Southeast Sector also led the City in institutional new construction projects in total and average permit value. The Institutional numbers are somewhat skewed, though, as one permit accounted for more than half of the total value in this category.

Generally, non-residential permitting fluctuates more than residential permitting, though that is not always the case.

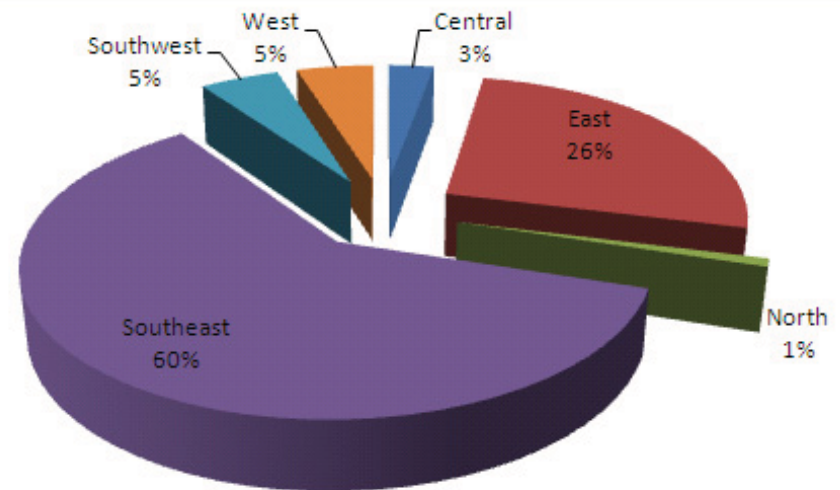
### Non-residential New Construction Value by Sector,\* 2009

Sector	Commercial		Institutional		Total Non-residential	
	Total Value	Average Value	Total Value	Average Value	Total Value	Average Value
Central	\$2,282,500.00	\$380,416.67	\$33,700.00	\$16,850.00	\$2,316,200.00	\$289,525.00
East	\$4,260,013.00	\$387,273.91	\$17,084,354.00	\$1,314,181.08	\$21,344,367.00	\$889,348.63
North	\$660,239.50	\$132,047.90	\$59,500.00	\$29,750.00	\$719,739.50	\$102,819.93
SE	\$13,634,452.00	\$802,026.59	\$35,742,633.00	\$3,971,403.67	\$49,377,085.00	\$1,899,118.65
SW	\$3,644,000.00	\$520,571.43	\$425,050.00	\$106,262.50	\$4,069,050.00	\$369,913.64
West	\$890,000.00	\$178,000.00	\$3,074,350.00	\$1,537,175.00	\$3,964,350.00	\$566,335.71
<b>Total</b>	<b>\$25,371,204.50</b>	<b>\$497,474.60</b>	<b>\$56,419,587.00</b>	<b>\$1,763,112.09</b>	<b>\$81,790,791.50</b>	<b>\$985,431.22</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 2009



Source: City of Arlington, Community Development and Planning

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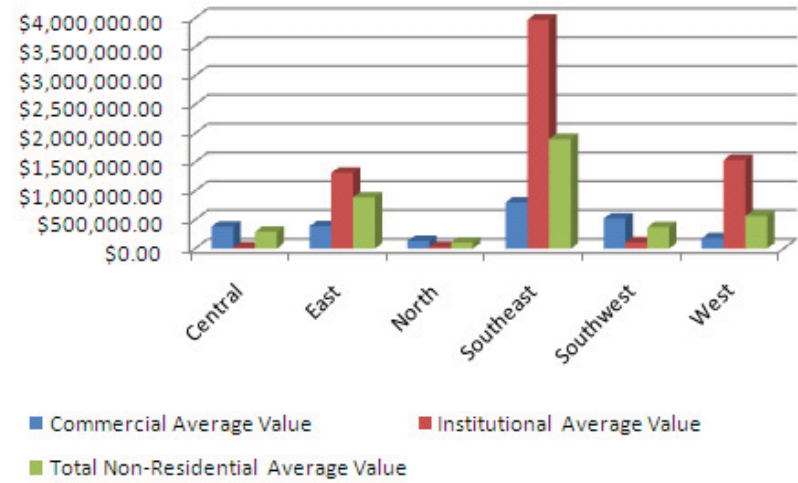


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Average Value of Non-residential New Construction by Sector, 2009



Source: City of Arlington, Community Development and Planning

Largest Non-Residential New Construction Values, 2009

	Address	Sector	Values	Description
1	2100 SE PKWY BLDG C	SE	\$35,600,000.00	COLLEGE BUILDING
2	707 HIGHLANDER BLVD	E	\$16,500,000.00	HOSPITAL
3	4001 LITTLE RD	W	\$3,060,000.00	CHURCH
4	230 E STEPHENS ST	SE	\$2,500,000.00	WAREHOUSING
5	1000 W BARDIN RD	SE	\$2,450,000.00	PUBLIC SPORTS CENTER
6	5414 S COLLINS ST	SE	\$2,000,000.00	WAREHOUSING
7	1015 W HARRIS RD	SE	\$2,000,000.00	COMPRESSOR BUILDING
8	1015 W HARRIS RD	SE	\$2,000,000.00	MISCELLANEOUS BUILDING
9	5100 W SUBLETT RD	SW	\$1,500,000.00	RETAIL CENTER
10	210 LINCOLN SQUARE	Central	\$1,250,000.00	RESTAURANT

Source: City of Arlington, Community Development and Planning



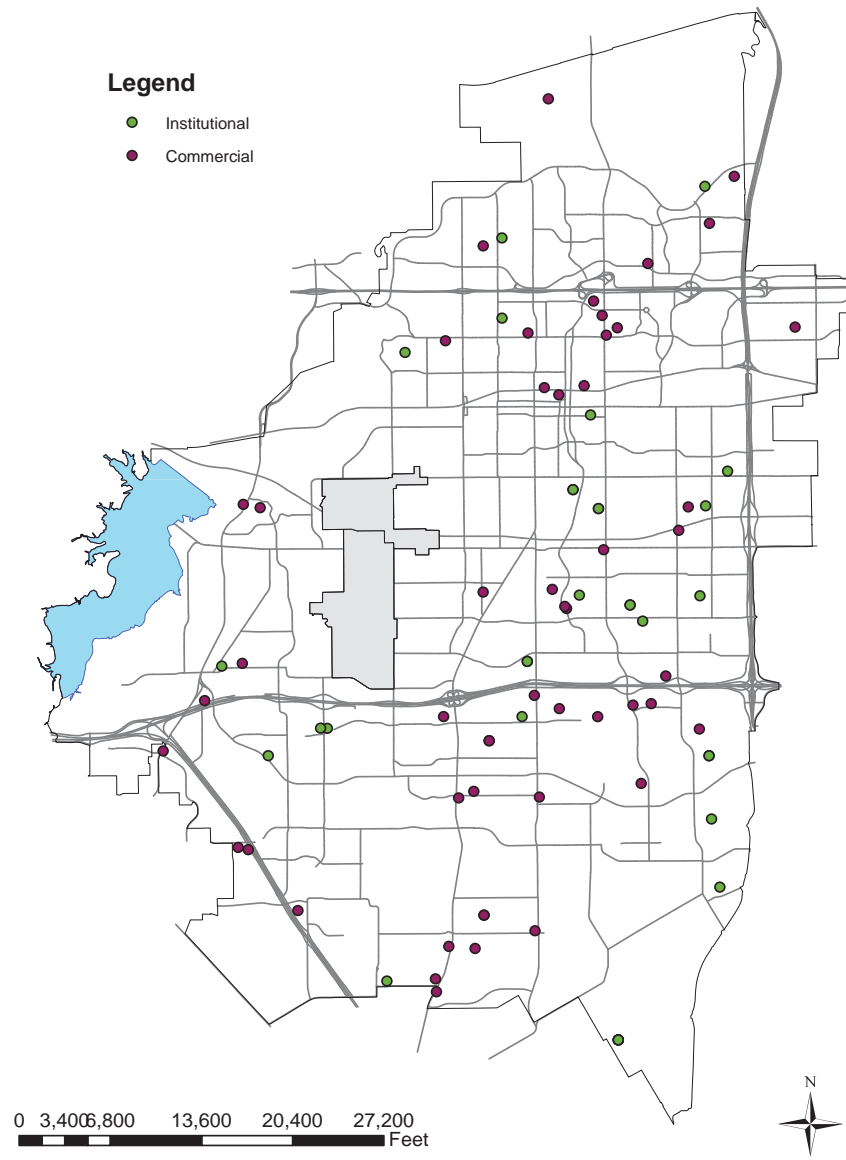
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### Non-residential New Construction, 2009



Source: City of Arlington, Community Development and Planning

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## Current Conditions

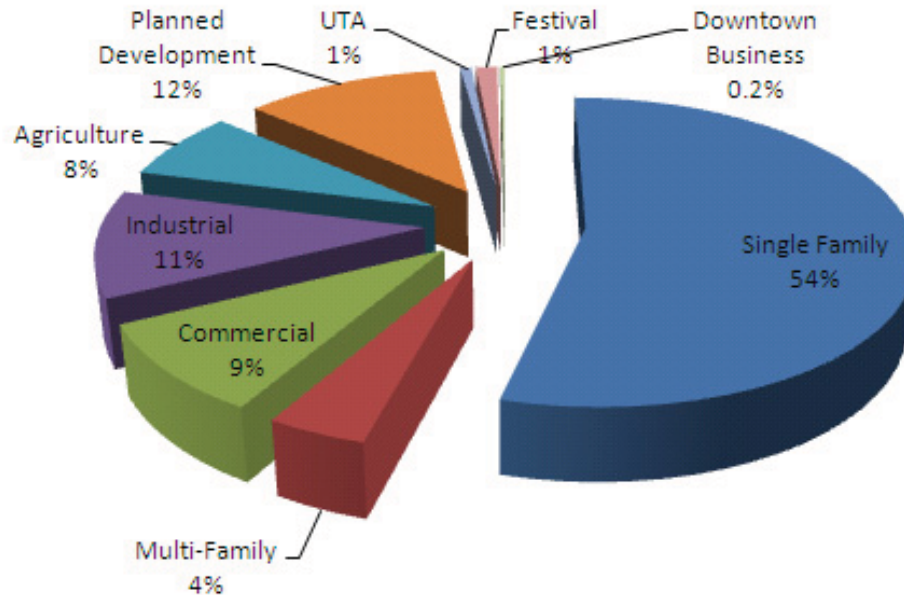
Approximately 58 percent of the land in Arlington was zoned for residential use in 2009, with low-density single family comprising the vast majority of this share (54 percent), and multi-family comprising the remaining 4 percent. The West Sector had over three-fourths of its land zoned single-family residential.

Industrial and Planned Development (PD) zoning districts roughly comprised the same share of land, with Industrial accounting for approximately 11 percent of the City's land area and PD 12 percent. It should be noted that land zoned as Planned Development 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 (36 percent) zoning districts.

The City's amount of agriculturally zoned land decreased slightly from last year due to new projects. A large percentage (72 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, 2009



Source: City of Arlington, Community Development and Planning


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### Acres of Land by Generalized Zoning Category and Sector, 2009

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	1,751.72	5,051.55	2,759.30	6,078.21	6,247.11	11,504.91	33,402.06
Multi-Family	246.02	918.62	484.84	176.88	222.11	535.51	2,584.72
Commercial	598.96	1,643.45	511.16	1,468.50	554.67	955.84	5,735.33
Industrial	84.05	3,167.73	888.20	1,943.38	143.87	691.92	6,920.05
Agriculture	0.00	23.57	1,039.71	1,277.82	1,967.55	208.63	4,518.97
Planned Development	120.18	855.91	3,027.00	1,541.67	610.35	948.15	7,107.96
UTA	413.77	0.00	0.00	0.00	0.00	0.12	413.89
Festival	0.22	450.04	329.87	0.00	0.00	0.00	780.62
Downtown Business	148.15	0.00	0.00	0.00	0.00	0.00	148.15
<b>Total</b>	<b>3,363.07</b>	<b>12,111.37</b>	<b>9,040.08</b>	<b>12,484.46</b>	<b>9,745.66</b>	<b>14,845.08</b>	<b>61,611.75</b>

### Share of Land by Generalized Zoning Category and Sector, 2009

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	52%	42%	31%	49%	64%	77%	54%
Multi-Family	7%	8%	5%	1%	2%	4%	4%
Commercial	18%	14%	6%	12%	6%	6%	9%
Industrial	2%	26%	10%	16%	1%	5%	11%
Agriculture	0%	0%	12%	10%	20%	1%	7%
Planned Development	4%	7%	33%	12%	6%	6%	12%
UTA	12%	0%	0%	0%	0%	0%	1%
Festival	0%	4%	4%	0%	0%	0%	1%
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

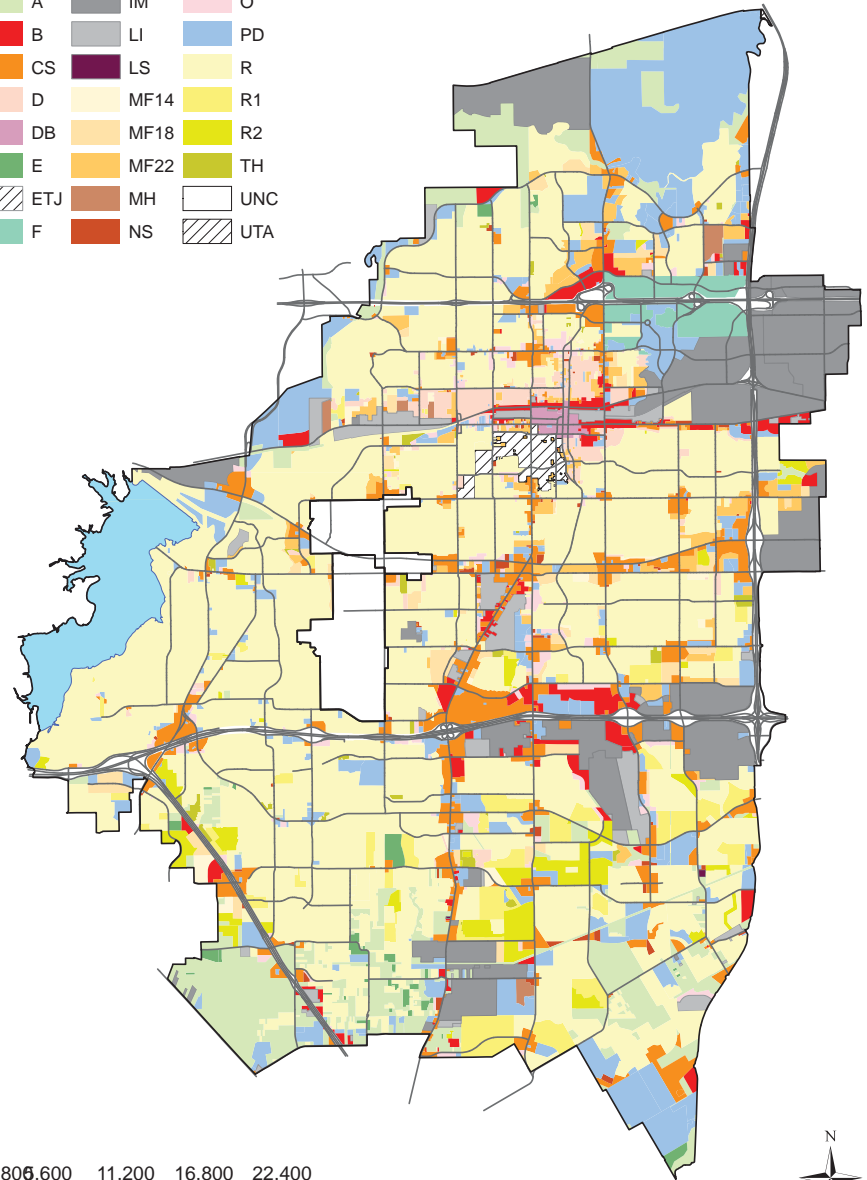


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Zoning Map, 2009

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



0 2,806,600 11,200 16,800 22,400  
Feet



Source: City of Arlington, Community Development and Planning

# Zoning



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The total acres of vacant land decreased in 2009 from 2008. Of the total vacant land in Arlington, just under 2,000 acres were in 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 15 percent (1,378 acres) of Arlington's vacant land in 2009.

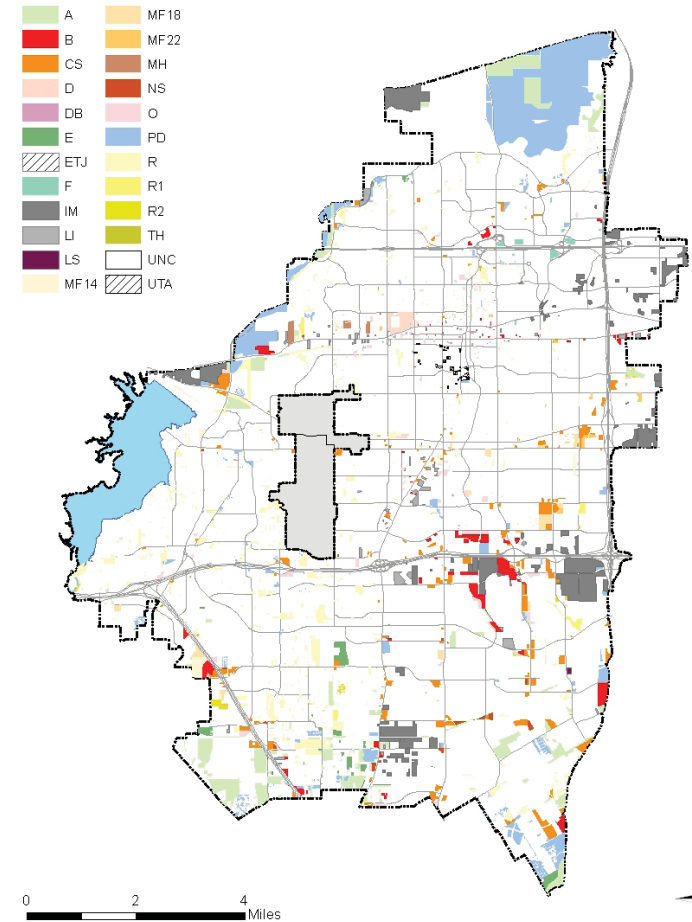
Looking more closely at general zoning categories, 30 percent of the land zoned for Agriculture uses was vacant. This was a 2 percent decrease from the previous year. Annexed land is zoned Temporary Agriculture upon annexation into the City and is typically rezoned as it develops. The largest single section of vacant land in the City is zoned Planned Development and is slated to become part of the Viridian PD. Thirty-nine percent of the City's 7,108 acres of land zoned Planned Development were not yet developed in 2009, a 2 percent decrease from 2008, simply due to projects being completed.

### Vacant Land by Generalized Zoning, 2009

Zoning Category	Total Acres	Vacant Acres	Percent Vacant
Single Family	33,402	1,647	5%
Multi-Family	2,585	267	10%
Commercial	5,735	1,483	26%
Industrial	6,920	1,554	22%
Agriculture	4,519	1,378	30%
Planned Development	7,108	2,740	39%
UTA	414	25	6%
Festival	781	45	6%
Downtown Business	148	9	6%
<b>Total</b>	<b>61,612</b>	<b>9,149</b>	<b>15%</b>

Source: City of Arlington, Community Development and Planning

### Acres of Vacant Land by Zoning Category, 2009



Source: City of Arlington, Community Development and Planning

# Zoning



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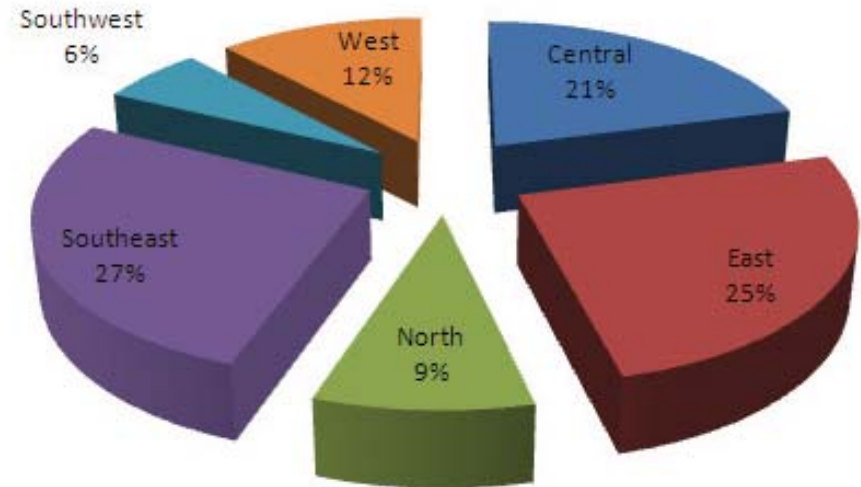
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## Zoning Activity

In 2009, 23 requests (754 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. Thirteen requests for administrative revisions to existing Planned Developments were also submitted, for a total of 36 cases. This is a decrease in number from 2008 when there were 46 requests but an increase in total acreage (654 acres). There were also 31 requests (185 acres) for Specific Use Permits (SUPs) submitted during 2009. This is a small decrease in the number of cases from 2008 (34 to 31), but a 22 percent decrease in acreage. Of the 31

## Zoning Change Requests by Sector, 2009 (Percent of Acreage)



Source: City of Arlington, Community Development and Planning

## Ten Largest Zoning Cases by Acreage, 2009

Sector	Case Number	From	To	Acres	City Council Action	Received
North Sector Plan	PD07-5R1	PD	PD07-5	644.2	Approved	4/13/2009
North Sector Plan	SUP09-30 (see	PD	PD	43.6	Application Review	12/2/2009
North Sector Plan	PD09-10	MH	PD	38.448	Application Review	8/28/2009
East Sector Plan	Z06-40/P06-40R1	IM	Glorypark PD	18.9	Admin Withdrawal	4/30/2009
Southeast Sector Plan	PD09-2	MF18	PD for MF22	18.613	Approved	4/7/2009
East Sector Plan	SUP09-28	R1	R-1	13.661	Approved	11/3/2009
West Sector Plan	SUP09-18	R	R	13.66	Approved	9/1/2009
Southeast Sector Plan	SUP09-1	O: MF18	O: MF-18	12.117	Approved	1/7/2009
Southeast Sector Plan	ZA09-10	IM	CS	11.657	Approved	9/24/2009
Southeast Sector Plan	SUP09-25	CS	CS	8.148	Application Review	10/7/2009

Source: City of Arlington, Community Development and Planning

# Zoning



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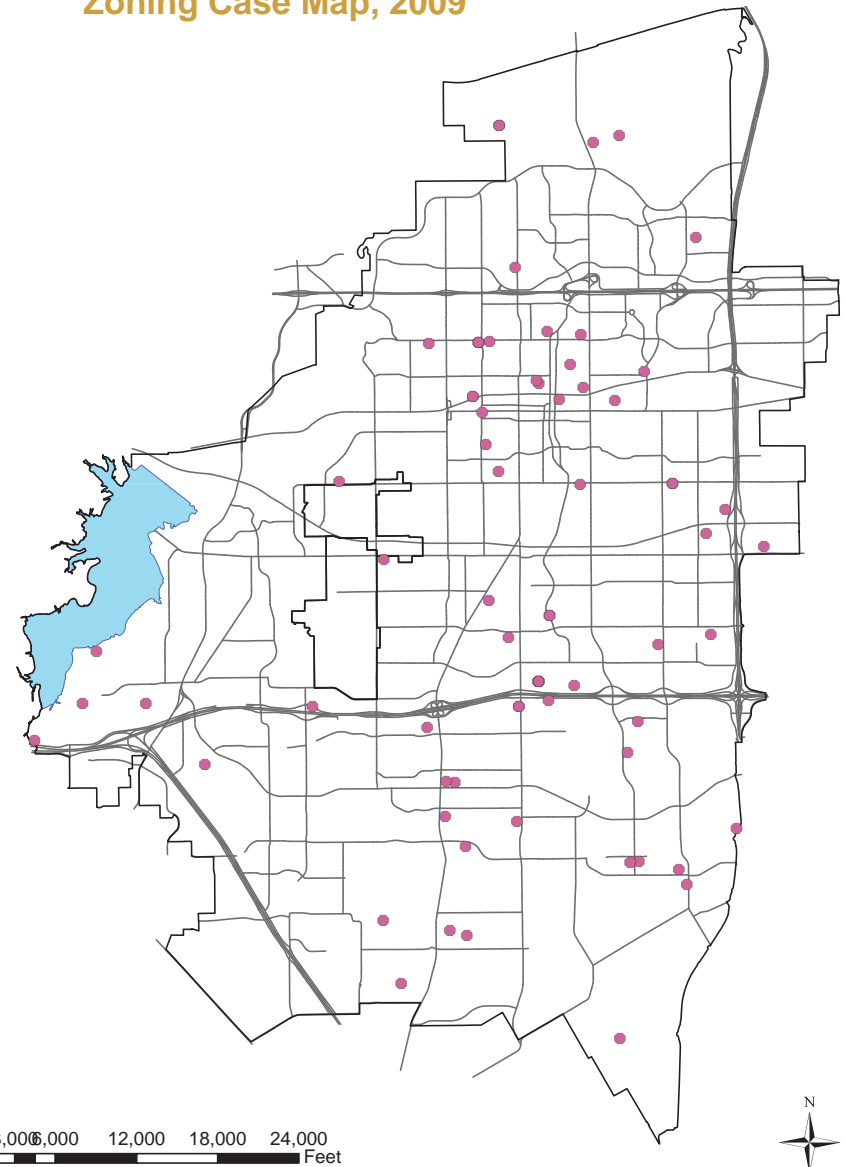
total SUP cases, 24 were for gas well drilling and production. Of the 67 total requests, 43 cases were approved, 8 cases were withdrawn, 4 cases were still under review, 4 cases were still awaiting Council, 4 cases were still awaiting the Planning & Zoning Commission, 3 cases were administratively withdrawn and 1 case was denied.

### Zoning Activity

A majority of the acreage involved in zoning change requests in 2009 was in the North Sector. This was due to the amendment to the Viridian PD, which includes 644 acres.

There were only two requests from non-residential to residential zoning districts, and they were in the South-west Sector and represented approximately four acres. Both requests were approved. In 2008, 15 total acres were approved for residential rezoning.

Zoning Case Map, 2009



# Platting



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## Historic Trends

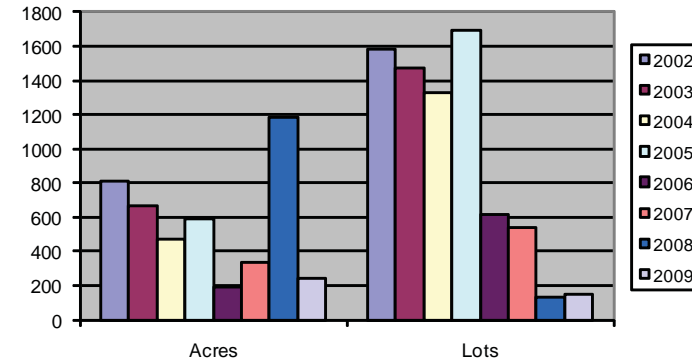
Platting activity is another indicator of development activity within the City, as tracts of land are subdivided or combined for new developments. Specifically, final plats, combination plats and minor plats\* are good measures of growth because they create new lots for development.

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 in 2007 and 2008, the City instead saw an increase in replats. While replats still represented the largest category in 2009, the numbers greatly decreased from 2008. This is explained by the general downturn in the economy, which led to a decrease in development in 2009.

Since 2008, the number of lots created increased by 16 percent, but the number of acres platted decreased by 80 percent. The decrease in acres platted is largely due to the

\*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

## Platting Activity, 2002-2009



## Plats by Type, 2002-2009

Plat Type	2002			2003			2004			2005		
	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	29	1,534	625	26	1,429	474	25	1,272	353	22	1,605	484
Showings (Minor)	31	53	182	24	37	167	4	7	7	8	9	22
Combinations	-	-	-	2	2	29	14	53	113	14	77	83
<b>Total</b>	<b>60</b>	<b>1,587</b>	<b>807</b>	<b>52</b>	<b>1,469</b>	<b>670</b>	<b>43</b>	<b>1,332</b>	<b>473</b>	<b>44</b>	<b>1,691</b>	<b>589</b>
Plat Type	2006			2007			2008			2009		
	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	10	585	138	8	488	145	2	13	6	6	113	79
Minor Plats	1	1	0.3	7	10	20	7	9	21	3	3	31
Combinations	11	27	48	7	21	31	11	46	560	1	5	3
Replats	-	-	-	24	60	138	32	61	602	14	29	127
<b>Total</b>	<b>22</b>	<b>613</b>	<b>187</b>	<b>46</b>	<b>579</b>	<b>334</b>	<b>52</b>	<b>129</b>	<b>1188</b>	<b>24</b>	<b>150</b>	<b>240</b>

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.

Source: City of Arlington, Community Development and Planning



# Platting



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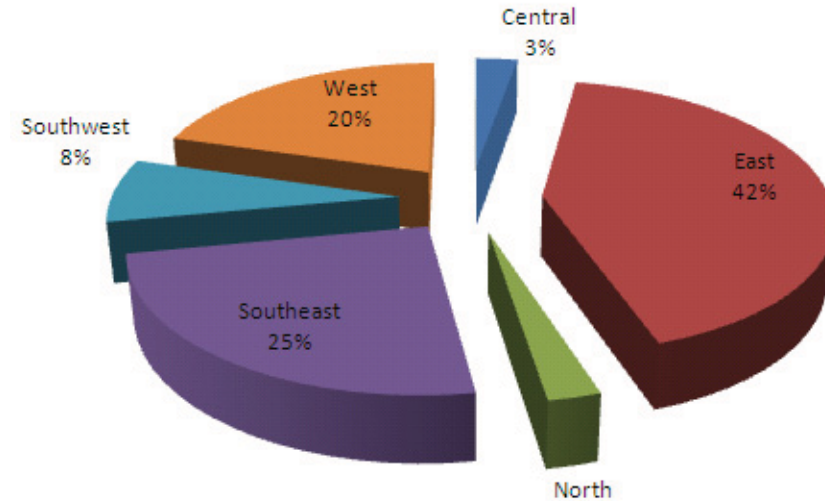
completion of the Arlington Municipal Airport Addition in 2008, which accounted for 503 acres and somewhat skewed the data. The increase in lots can be attributed to the fact that there were two new residential subdivisions created in 2009, and only one in 2008.

### Current Conditions

Plats filed in 2009 involved 150 lots and 240 acres. In a variation from previous years, the East Sector had the largest percentage of acreage platted at 42 percent. The largest plat in 2009 was also located in the East Sector. However, the East Sector still showed a decrease in overall acres platted, as did every sector. The Southeast Sector, going from 796 acres to 59, had the most significant decrease, but, again, the large number in 2008 was due to the Airport plat.

The overall number of lots created increased from 2008, but this was all in the Southeast Sector. All of the other sectors showed declines in number of lots created. The Southeast Sector increased from 35 lots to 115. This represented the two new residential subdivisions that were established.

### Share of Acreage Platted by Sector, 2009



Source: City of Arlington, Community Development and Planning Represents filed final plats, combination plats, minor plats and replats

### Largest Plats by Acreage, 2009

Name	Type	Area (Acres)	Lots Created	Sector
Pioneer 360 Business Center	Replat	72.33	4	East Sector
Oakridge Athletic Complex	Final Plat	24.14	1	West Sector
Deer Creek Phase 3B Phase 1	Final Plat	20.85	38	Southeast Sector
Deer Creek Section 3C	Final Plat	20.79	70	Southeast Sector
O.S. Gray Park	Minor Plat	19.75	1	West Sector
Arlington Highlands	Replat	10.41	2	East Sector
Lot 65 T.O. Harris Addition	Minor Plat	9.8	1	Southwest Sector
Central Park Office Complex	Replat	8.95	4	East Sector
Pioneer 360 Business Center	Replat	8.14	3	East Sector Plan
Duke Addition Final Plat	Final Plat	6.53	1	Southeast Sector
<b>Total</b>		<b>202</b>	<b>125</b>	

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

# Platting



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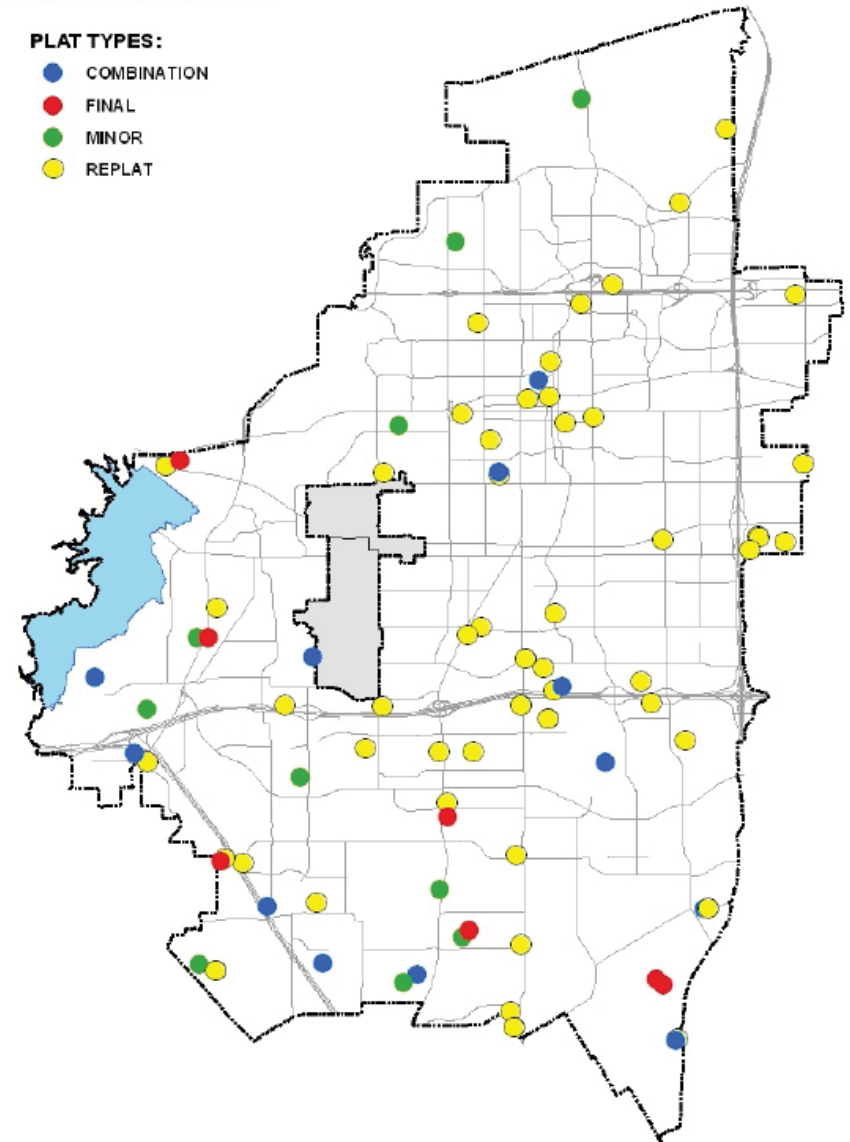
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Platting Activity Map, 2009

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



Plats Filed\* by Sector, 2009

Sector	Plats	Acreage	Lots
Central	3	6.61	9
East	5	101.27	15
North	1	5.98	1
Southeast	7	58.92	115
Southwest	5	18.05	6
West	3	49.09	4
<b>Total</b>	<b>24</b>	<b>240</b>	<b>150</b>

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

Source: City of Arlington, Community Development and Planning


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## Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. In 2009, this included approximately 12,500 acres of roadways and transportation facilities along with 50,000 acres of land either currently developed or that could be developed in the future. Roughly 85 percent of Arlington's total area had been developed. Factoring in undevelopable and undefined land, this left about 14 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 Express in the North Sector. The majority of this area will eventually become the Viridian Planned 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 2009 at 38 percent. Arlington also differed from the national average in the amount of vacant developable land remaining within the City, but just slightly.

## Generalized Land Use, City and National Averages

	Arlington	National Average*
Private		
Residential	38%	32%
Vacant- Developable	14%	13%
Commercial (Business/Commercial, Office, Retail)	7%	4%
Industrial (Manufacturing, Wholesale/Distribution/Warehouse)	3%	5%
Public		
Parks/Open Space/Recreation	7%	5%
Airport	1%	3%
Institutional	5%	7%
Streets/Utility Communications	19%	18%
Lake Arlington	3%	
Undevelopable & Undefined Area	1%	

\*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.

Portions 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 DFW International Airport.

# Land Use



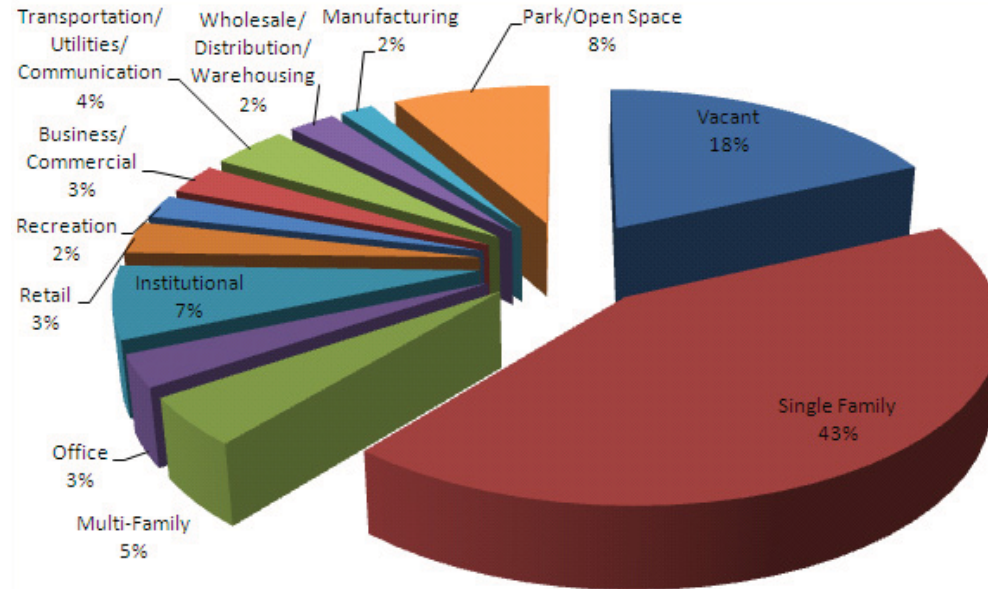
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**Generalized Land Use, 2009**

General Land Use Categories	Area (acres)	%
Vacant (Undefined + Undevelopable + Vacant Developable)	9226.36	18%
Single Family	21620.31	43%
Multi-family	2293.63	5%
Office	1528.77	3%
Institutional	3440.75	7%
Retail	1512.83	3%
Recreation	1104.86	2%
Business/Commercial	1429.34	3%
Transportation/Utility/Communications	2027.71	4%
Wholesale/Distribution/Warehousing	1256.05	2%
Manufacturing	880.45	2%
Park/Open Space	4176.11	8%
<b>TOTAL</b>	<b>50,497.17</b>	
<b>City Land Total</b>	<b>62,994.73</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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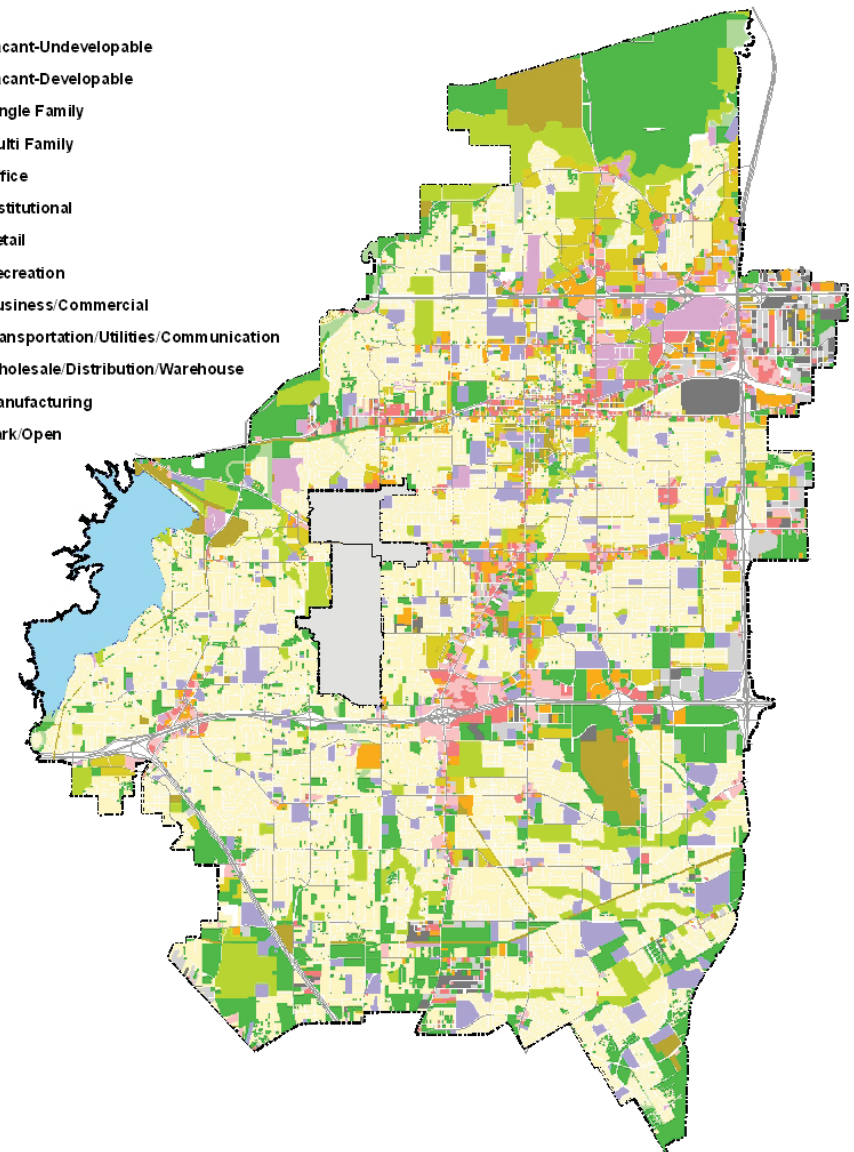
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Land Use, 2009

- 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



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## General Land Use

As mentioned previously, single family land uses comprised the largest portion of Arlington's land area in 2009. 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. This reflects the location of River Legacy Park in North Arlington.

## Generalized Land Use by Planning Sector (Acres), 2009

Land Use Category	Central	East	North	Southeast	Southwest	West	Total
Vacant Developable	14.29	32.26	5.41	7.85	11.16	16.45	87.41
Single Family	2.94	9.71	147.36	26.57	33.50	175.95	396.03
Multi-family	253.55	987.30	2550.49	2191.04	1551.41	1209.13	8742.92
Office	1045.90	3325.04	1736.54	4638.15	4670.72	6203.96	21620.31
Institutional	189.59	717.83	793.13	124.80	133.61	334.67	2293.63
Retail	221.06	539.69	209.33	170.40	130.29	258.01	1528.77
Recreation	499.95	713.75	226.42	946.88	482.98	570.77	3440.75
Business/Commercial	110.80	640.60	99.77	195.09	237.80	228.76	1512.83
Transportation/Utility/Communications	65.91	496.96	253.49	16.14	39.05	233.31	1104.86
Wholesale/Distribution/Warehousing	147.12	631.47	86.35	218.85	65.82	279.72	1429.34
Manufacturing	104.10	204.05	662.10	616.17	95.50	345.79	2027.71
Park/Open Space	14.24	721.82	78.85	228.78	96.44	115.92	1256.05
Undefined (GIS error)	4.33	583.04	9.64	170.10	67.37	45.96	880.45
Undevelopable	83.73	437.34	1300.99	926.21	733.19	694.65	4176.11
<b>Land Use Total</b>	<b>2757.50</b>	<b>10040.87</b>	<b>8159.86</b>	<b>10477.05</b>	<b>8348.84</b>	<b>10713.05</b>	<b>50497.17</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 place heavy demands on 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 2009 was S Cooper between Inwood Dr and Lynda Ln. This segment was the 7th most traveled road segment in 2008, but had a 6 percent increase in traffic in 2009 to become the most traveled road segment. The other top traveled segments were along S Cooper, Collins, Matlock, Pioneer and Lamar. Traffic volume was down in the top ten road segments in 2009, but there were still a number of increases. The largest

### Top Ten Road Segments by Traffic Volume, 2009\*

Rank	Street Name	From	To	Count
1	S Cooper**	Lynda	W Inwood	54,772
2	Collins	Washington	Woodard	53,327
3	S Cooper**	W Arbrook	W Pleasant Ridge	51,723
4	S Cooper**	W Border	W Second	50,947
5	Matlock	Station	Mirabell	50,435
6	S Cooper**	Secretary	Colorado	45,855
7	S Cooper**	Colorado	Station	45,307
8	Pioneer	S Center	Coral	40,207
9	Lamar	Summer Bay	Baird Farm	39,619
10	Matlock	Cravens Park	Lovingham	38,969

### Top Ten Road Segments by Traffic Volume, 2008\*

Rank	Street Name	From	To	Count
1	Matlock**	Cornfield	SW Green Oaks	61,889
2	S Cooper	New Center	W Bardin	60,806
3	S Cooper**	W Arbrook	W Pleasant Ridge	57,943
4	S Cooper**	Colorado	Station	54,614
5	Matlock	E Interstate 20	E Stephens	52,873
6	S Cooper	Oak Village	Wimbledon	52,699
7	S Cooper**	Lynda	W Inwood	51,521
8	S Cooper**	Secretary	Colorado	50,172
9	Matlock**	Highlander	E Interstate 20	47,209
10	S Cooper**	Hardisty	Eden	43,088

\* 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 2007.

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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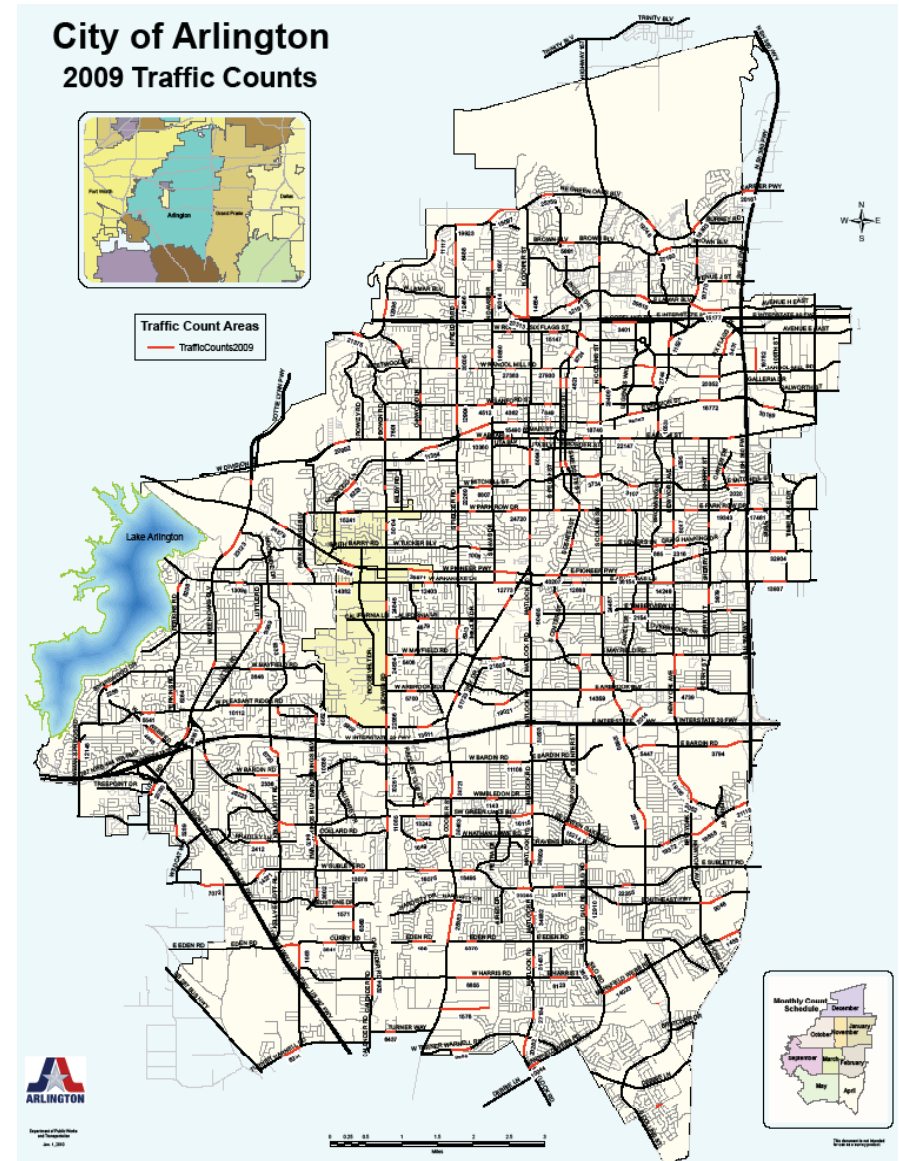
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increase (907 percent) was seen at S Fielder Rd between Maverick and Scenic Drives. The other significant boosts in traffic (between 220 and 337 percent respectively) occurred on Turnery Way between Summer Glen Dr and S Cooper St, on Little Rd between Huntwick Blvd and Sandy Oak Ct and on 106th St between Glenn Dr and E Randol Mill Road. There were also decreases in traffic at a number of locations. The largest decrease (78 percent) was seen on Park Springs Blvd between Cheek Run and Wentworth Drives.

*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 2009. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works and Transportation.*

## Traffic Count by Road Segment, 2009



Traffic Count data generated and map published by the Department of Public Works and Transportation.

Zoom in to view traffic counts. 32



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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, \$40 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.

The Arlington Municipal Airport accurately measures airport operations as one measure of activity. 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 events surrounding September 11, 2001. Operations had been steadily rising since 2002, until 2008. The general downturn in the

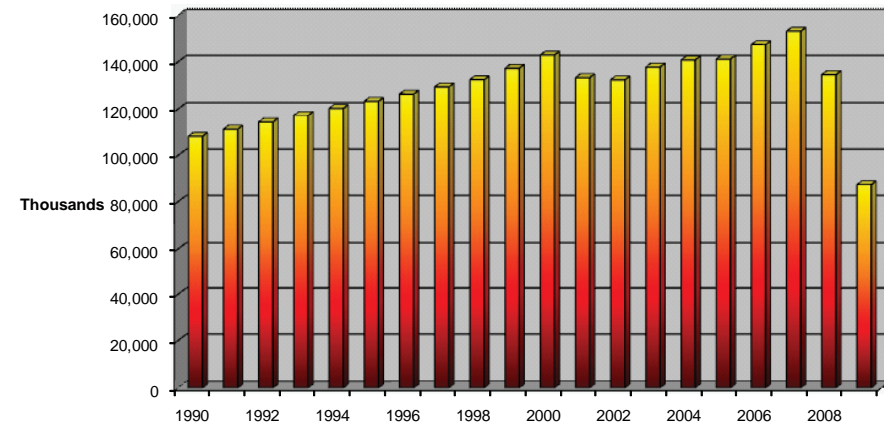
## Airport Operations, 1990-2009

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%
2008	134,599	-12.3%
2009	87,619	-34.9%

Source: Arlington Municipal Airport Operations are defined as takeoffs 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. The general downturn in the economy in 2008 also had negative effects on the number of airport operations.

## Airport Operations, 1990-2009



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economy at this time also negatively affected operations, which dipped down below 2003 levels and have continued to decline.

This has not prevented progress at the airport, though. An air traffic control tower was constructed in September 2006, and the installation of an Instrument Landing System (ILS) was completed in December 2007. These improvements have enhanced safety of aircraft operations and the economic development potential of the airport. \$1.6 million in FAA funding was earmarked in December 2009 for an approach lighting system to be installed at the airport, which will increase the capabilities of the ILS. The ILS assists aircraft approaching the runway during inclement weather conditions by providing precession horizontal and vertical guidance. The approach lighting system provides a precession visual reference.

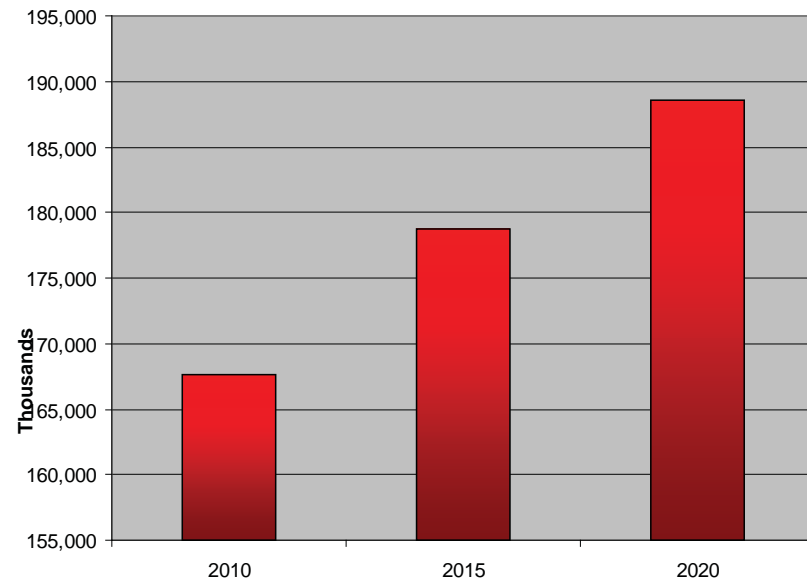
Various grants have been awarded through TxDOT's Aviation Division for improvements such as pavement rehabilitation, various taxiways and taxi lanes, new runway and taxiway lighting systems and electronic security gates. Two current projects are underway at the airport, which were partially funded with grants from TxDOT Aviation. These include the expansion of the terminal aircraft parking apron and the replacement of the existing terminal building. The apron expansion will increase the number of available aircraft parking spaces by 20 and provide aircraft access to the air-side door of the new terminal building. Project completion is scheduled for October 2010.

## 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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The new two-story terminal will be a silver LEED certified building with a portion of the space available to be leased by aviation-related businesses. Terminal office lease revenues will help offset the annual operations and maintenance expenses associated with the new building. The lobby and conference room will be enlarged to meet the demand for use by neighborhood association groups, the airport tenant safety committee, aviation related governmental agency meetings, town hall meetings, airport operations meetings and City departmental meetings.

The terminal building's primary user is the City of Arlington's Aviation Office; therefore, the "green" building is designed to provide efficient and functional use of Aviation administration space, Operations and Maintenance crew area and after-hour air traffic advisory services, runway/taxiway lighting system vault and electronic and communication controls for air navigation aids. Project completion is scheduled for December 2010.



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

	Population 2008	2008 Total Housing Units	Demos		New Housing		2009 Total Housing Units	Population 2009
			SF	MF	SF	MF		
Central	24,471	10,146	18	65	16	125	10,204	24,618
East	90,623	32,403	15	0	24	29	32,441	90,719
North	45,386	23,353	0	291	18	22	23,102	44,750
Southeast	73,776	26,206	1	0	124	0	26,329	74,087
Southwest	50,836	19,004	7	0	87	0	19,084	51,039
West	82,324	32,707	15	0	16	0	32,708	82,327
<b>Total</b>	<b>367,416</b>	<b>143,819</b>	<b>56</b>	<b>356</b>	<b>285</b>	<b>176</b>	<b>143,868</b>	<b>367,540</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 2009	Population as of 1-Jan-09	Demos		New Housing		Change in Population	Population as of 31-Mar-09
		SF	MF	SF	MF		
Central	24,472	2	0	0	0	-5	24,467
East	90,622	0	0	4	0	10	90,632
North	45,387	0	0	4	0	10	45,397
Southeast	73,776	0	0	17	0	43	73,819
Southwest	50,836	0	0	15	0	38	50,874
West	82,323	3	0	9	0	15	82,338
<b>Total</b>	<b>367,416</b>	<b>5</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>111</b>	<b>367,527</b>

Source: City of Arlington, Community Development and Planning

2nd Quarter 2009	Population as of 1-Apr-09	Demos		New Housing		Change in Population	Population as of 30-June-09
		SF	MF	SF	MF		
Central	24,467	0	28	1	0	-68	24,399
East	90,632	0	0	1	0	3	90,635
North	45,397	0	0	4	0	10	45,407
Southeast	73,819	0	0	34	0	86	73,905
Southwest	50,874	0	0	27	0	68	50,942
West	82,338	0	0	2	0	5	82,343
<b>Total</b>	<b>367,527</b>	<b>0</b>	<b>28</b>	<b>69</b>	<b>0</b>	<b>104</b>	<b>367,631</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 2009	Population as of 1-July-09	Demos		New Housing		Change in Population	Population as of 30-Sept-09
		SF	MF	SF	MF		
Central	24,399	10	37	15	125	235	24,634
East	90,635	0	0	5	0	13	90,648
North	45,407	0	291	4	0	-726	44,681
Southeast	73,905	0	0	22	0	55	73,960
Southwest	50,942	0	0	21	0	53	50,995
West	82,343	0	0	5	0	13	82,356
<b>Total</b>	<b>367,631</b>	<b>10</b>	<b>328</b>	<b>72</b>	<b>125</b>	<b>-357</b>	<b>367,274</b>

Source: City of Arlington, Community Development and Planning

4th Quarter 2009	Population as of 1-Oct-09	Demos		New Housing		Change in Population	Population as of 31-Dec-09
		SF	MF	SF	MF		
Central	24,634	6	0	0	0	-15	24,619
East	90,648	15	0	14	29	71	90,719
North	44,681	0	0	6	22	71	44,752
Southeast	73,960	1	0	51	0	126	74,086
Southwest	50,995	7	0	24	0	43	51,038
West	82,356	12	0	0	0	-30	82,326
<b>Total</b>	<b>367,274</b>	<b>41</b>	<b>0</b>	<b>95</b>	<b>51</b>	<b>266</b>	<b>367,540</b>

Source: City of Arlington, Community Development and Planning

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### Appendix C: Total Building Permits Issued by Category, 2009

	2008		2009		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	2,342	\$105,442,850	1,934	\$61,188,852	-14%	-42%
All Commercial Permits	1,473	\$218,635,220	1,304	\$88,515,480	-11%	-60%
All Institutional Permits	133	\$19,087,004	135	\$77,396,255	2%	305%
<b>Total Building Permits</b>	<b>3,948</b>	<b>\$343,165,074</b>	<b>3,373</b>	<b>\$227,100,587</b>	<b>-15%</b>	<b>-34%</b>

Source: City of Arlington, Community Development and Planning

### Appendix D: Total Building Permits Issued, 2009

	2008		2009	
	Permits	Value (\$)	Permits	Value (\$)
<b>Residential</b>				
New Construction				
Single Family	427	\$65,351,027	250	\$41,464,299
Multi-family	3	\$19,650,000	1	\$2,155,000
Other	1,912	\$20,441,822	1,683	\$17,569,5533
<b>Commercial</b>				
New Construction	91	\$144,500,300	51	\$25,371,205
Other	1,382	\$74,134,919	1,253	\$63,144,275
<b>Institutional</b>				
New Construction	30	\$13,187,052	32	\$56,419,587
Other	103	\$5,899,952	103	\$20,976,668

Source: City of Arlington, Community Development and Planning



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#### Appendix D (i) : New Construction Residential Building Permits Issued, 2009 (monthly)\*

New Residential Months	Single Family Residential		Townhouse		Duplex		Multi-Family	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value
January	10	\$1,570,845	0	\$0	0	\$0	0	\$0
February	24	\$3,739,104	0	\$0	0	\$0	0	\$0
March	18	\$3,124,420	0	\$0	0	\$0	0	\$0
April	16	\$2,684,580	0	\$0	0	\$0	1	\$2,155,000
May	29	\$4,517,550	0	\$0	0	\$0	0	\$0
June	32	\$6,062,743	0	\$0	0	\$0	0	\$0
July	36	\$5,965,195	0	\$0	0	\$0	0	\$0
August	40	\$5,930,664	0	\$0	0	\$0	0	\$0
September	15	\$2,781,419	0	\$0	0	\$0	0	\$0
October	8	\$1,807,405	0	\$0	0	\$0	0	\$0
November	6	\$914,664	0	\$0	0	\$0	0	\$0
December	16	\$2,365,710	0	\$0	0	\$0	0	\$0
<b>Total</b>	<b>392</b>	<b>\$41,464,299</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$2,155,000</b>

Source: City of Arlington, Community Development and Planning

#### Appendix D (ii) : New Construction Residential Building Permits Issued, 2009 ( by Sector)

Sector	SF Permits		Townhouse Permits		Multi-Family Permits		Duplex Permits		All Permits	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
Central	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
East	26	\$3,658,925	0	\$0	0	\$0	0	\$0	26	\$3,658,925
North	13	\$3,414,682	0	\$0	1	\$2,155,000	0	\$0	14	\$5,569,682
Southeast	117	\$17,956,683	0	\$0	0	\$0	0	\$0	117	\$17,956,683
Southwest	86	\$14,994,848	0	\$0	0	\$0	0	\$0	86	\$14,994,848
West	8	\$1,439,161	0	\$0	0	\$0	0	\$0	8	\$1,439,161
<b>Total:</b>	<b>250</b>	<b>\$41,464,299</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$2,155,000</b>	<b>0</b>	<b>\$0</b>	<b>251</b>	<b>\$43,619,299</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;

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restaurant with no drive-in service or 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; bail bond ser-

vice; 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 assem-

bly; 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, 2009**

Zoning District	Citywide	Central	East	North	Southeast	Southwest	West
A	4518.97	0.00	23.57	1039.71	1277.82	1967.55	208.63
B	1268.49	164.49	386.50	189.80	313.71	94.22	119.52
CS	3520.16	247.19	1052.20	262.46	927.14	362.02	667.03
D	938.65	520.24	153.24	0.00	41.89	7.23	216.06
DB	148.15	148.15	0.00	0.00	0.00	0.00	0.00
E	281.22	0.00	0.00	30.95	34.73	215.54	0.00
ETJ	0.19	0.00	0.00	0.19	0.00	0.00	0.00
F	780.62	0.22	450.54	329.87	0.00	0.00	0.00
IM	5625.84	0.00	2901.03	830.84	1567.85	101.44	224.63
LI	1294.21	84.05	266.70	57.36	375.53	42.43	467.29
LS	7.62	0.00	0.00	0.00	6.47	1.14	0.00
MF14	251.41	15.41	63.84	0.00	34.92	86.47	50.76
MF18	919.35	21.11	272.17	155.68	112.59	134.70	222.90
MF22	1413.96	209.5	582.61	329.16	29.37	0.94	261.85
MH	174.53	0.00	0.00	72.68	41.56	0.00	60.29
NS	231.79	32.59	47.87	10.44	75.85	25.50	39.52
O	707.27	154.69	156.88	48.46	145.33	71.79	129.77
PD	7107.96	120.18	855.91	3027.00	1541.67	610.35	948.15
R	28923.32	1226.33	4556.49	2622.60	4036.23	5431.95	11040.68
R1	1692.21	0.00	163.77	0.17	1191.12	254.75	82.33
R2	1151.04	0.00	126.16	11.61	692.14	277.66	43.29
TH	241.09	5.15	51.89	21.29	40.54	59.98	62.26
UTA	413.89	413.77	0.00	0.00	0.00	0.00	0.12
<b>Grand Total</b>	<b>61611.75</b>	<b>3363.07</b>	<b>12111.37</b>	<b>9040.08</b>	<b>12486.46</b>	<b>9745.66</b>	<b>14845.08</b>

Source: City of Arlington, Community Development and Planning

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## Appendix G: Zoning Record Log, 2009

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q1	East	ZA09-1	MF18 : MF14	O	3.569	Approved	2/2/2009
Q1	East	PD90-27R2	PD	PD	8.0951	Approved	2/26/2009
Q1	Central	P09-1	O (Office)	O	3.439	Withdrawn	3/26/2009
Q2	Central	PD07-9R1	PD	PD	0.54	Approved	4/6/2009
Q2	Southeast	PD09-2	MF18	PD for MF22 and O	18.613	Approved	4/7/2009
Q2	Central	PD07-15R2	PD	PD	4.976	Approved	4/8/2009
Q2	North	PD07-5R1	PD	PD	644.2	Approved	4/13/2009
Q2	Southeast	PD06-8R1	PD	PD	0	Application Complete	4/14/2009
Q2	North	PD09-5	A : R	PD	0.0207	Approved	4/28/2009
Q2	East	ZA09-3	R	O	0.3	Approved	4/29/2009
Q2	East	Z06-40/P06-40R1	IM	Glorypark PD	18.9	Admin Withdrawal	4/30/2009
Q2	West	PD09-3	CS	CS	2.271	Approved	5/6/2009
Q2	Southeast	PD05-27R1	PD	PD	1.645	Approved	6/2/2009
Q2	East	P05-08R17	PD	PD	75	Approved	6/9/2009
Q3	Central	PD09-8	R	PD	1.012	Withdrawn	7/8/2009
Q3	Central	ZA09-5	R	O	1.012	Approved	7/16/2009
Q3	Central	PD09-9	PD	PD	1.83	Withdrawn	8/7/2009
Q3	Central	ZA09-6	D	DN-MF22	0.3149	Withdrawn	8/10/2009
Q3	East	P05-08R18	PD	PD	0.000001	Admin Withdrawal	8/11/2009
Q3	Central	ZA09-8	PD : D	D	0.31	Awaiting Council	8/12/2009
Q3	North	PD09-10	MH	PD	38.448	Application Review	8/28/2009
Q3	Southeast	PD09-11	PD	PD	3.24	Approved	8/31/2009
Q3	East	P05-08R19	PD	PD	0.000001	Approved	9/2/2009
Q3	Southwest	ZA09-9	A	E	2	Approved	9/9/2009

Source: City of Arlington, Community Development and Planning

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### Appendix G (Continued): Zoning Record Log, 2009

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q3	Southeast	ZA09-10	IM	CS	11.657	Approved	9/24/2009
Q3	Southwest	PD89-45R15	PD	PD	1	Approved	9/25/2009
Q4	North	ZA09-11	R	O	0.853	Awaiting P & Z	10/16/2009
Q4	East	P05-45R1	PD	PD	23.2	Denied	10/16/2009
Q4	Southwest	ZA09-12	A	E	1.851	Approved	10/23/2009
Q4	Central	ZA09-13	R	CS	0.558	Approved	10/26/2009
Q4	East	P05-08R20	PD	PD	0.000001	Approved	11/17/2009
Q4	East	PD98-61R2	PD	PD	3.6	Approved	12/7/2009
Q4	East	P05-08R21	PD	PD	75	Approved	12/7/2009
Q4	Central	P127R	PD	PD	1.69	Approved	12/8/2009
Q4	West	PD02-28R1	PD	PD	0.182	Admin Withdrawal	12/16/2009



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### Appendix G (Continued): Zoning Record Log, 2009

Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Southeast	SUP09-1	Gas Well Drilling & Production	12.117	Approved	1/7/2009
Q1	East	SUP09-2	Gas Well Drilling & Production	5.924	Approved	1/9/2009
Q1	Southwest	SUP09-3	Gas Well Drilling & Production	3.68	Approved	2/17/2009
Q1	Southeast	SUP09-4	Gas Well Drilling & Production	2.755	Approved	3/6/2009
Q1	Southeast	SUP09-5	Gas Well Drilling & Production	5.426	Approved	3/13/2009
Q1	North	SUP09-6	Wireless Telecommunications Facilities	0.0207	Withdrawn	3/19/2009
Q2	West	SUP09-7	Gas Well Drilling & Production	3.488	Approved	4/9/2009
Q2	West	SUP09-8	Recreation, Outside	2.379	Withdrawn	4/14/2009
Q2	West	SUP09-9	Gas Well Drilling & Production	4.419	Approved	4/17/2009
Q2	Southeast	SUP09-10	Gas Well Drilling & Production	3.875	Awaiting Council	4/23/2009
Q2	Southeast	SUP09-11	Gas Well Drilling & Production	6.53	Approved	5/1/2009
Q2	Southeast	SUP09-12	Gas Well Drilling & Production	3.384	Withdrawn	6/16/2009
Q3	Southeast	SUP09-14	Wireless Telecommunications Facilities	0.057	Approved	7/21/2009
Q3	Central	SUP09-13	Commercial, Other Than Listed	0.132	Approved	8/7/2009
Q3	Central	SUP09-15	Gas Well Drilling & Production	7.412	Awaiting Council	8/12/2009
Q3	Southeast	SUP09-17	Gas Well Drilling & Production	2.244	Approved	8/14/2009
Q3	East	SUP09-16	Gas Well Drilling & Production	2.988	Approved	8/14/2009
Q3	West	SUP09-18	Gas Well Drilling & Production	13.66	Approved	9/1/2009
Q3	West	SUP09-19	Gas Well Drilling & Production	4.879	Approved	9/1/2009
Q3	East	SUP09-20	Gas Well Drilling & Production	3.31	Approved	9/11/2009
Q3	East	SUP09-21	Gas Well Drilling & Production	5.601	Approved	9/11/2009
Q3	East	SUP09-23	Gas Well Drilling & Production	3.984	Approved	9/16/2009
Q3	Southeast	SUP09-24	Gas Well Drilling & Production	4.003	Awaiting Council	9/29/2009

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### Appendix G (Continued): Zoning Record Log, 2009

Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q4	Southeast	SUP09-25	Gas Well Drilling & Production	8.148	Application Review	10/7/2009
Q4	Southeast	SUP09-26	Gas Well Drilling & Production	6.123	Application Review	10/7/2009
Q4	Southeast	SUP09-27	Commercial, Other Than Listed	1.15	Withdrawn	10/26/2009
Q4	East	SUP09-28	Church	13.661	Approved	11/3/2009
Q4	Central	SUP09-29	Gas Well Drilling & Production	4.379	Awaiting P & Z	11/18/2009
Q4	North	SUP09-30 (see description field)	Gas Well Drilling & Production	43.6	Application Review	12/2/2009
Q4	Southeast	SUP09-27	Commercial, Other Than Listed	1.15	Approved	12/10/2009
Q4	West	SUP10-8	Wireless Telecommunications Facilities	0.0492	Awaiting P & Z	12/16/2009
Q4	Central	SUP09-31	Gas Well Drilling & Production	4.704	Awaiting P & Z	12/21/2009

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### Appendix G (Continued): Zoning Record Log, 2009

Substitute Landscape Plans						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	East	SLP09-1	Central Park Office Complex	1.18	Approved	1/15/2009
Q2	East	SLP09-2	Greater Community Missionary Baptist Church	1.416	Approved	6/12/2009
Q4	Central	SLP09-3	Mount Olive Baptist Church	0.18	Application Review	10/21/2009
Q4	Southeast	SLP09-4	Magic Dentistry	0.33	Approved	10/28/2009

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### Appendix H: Plats Filed, 2009

Quarter 1, 2009

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	French Market	Replat	1.44	2	East
2	Gonzales Estates	Replat	1.5999	2	Southwest
3	Summit at Sublett	Final Plat	4.312	1	Southwest
4	Q. T. 880	Final Plat	2.4374	2	Southeast
5	Moore, Dobkins, & Estes Subdivision	Replat	5.202	2	West
6	T.O. Harris Addition	Minor Plat	9.8	1	Southwest
<b>6 Total</b>			<b>24.791</b>	<b>10</b>	

Quarter 2, 2009

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Pioneer 360 Business Center	Replat	72.33	4	East
2	Morgan Addition	Replat	1.068	2	Central
3	William Stephens	Replat	1.848	2	Southeast
4	Calvin	Replat	1.605	1	Southeast
5	J.E. Wilson	Replat	0.491	1	Southwest
6	O.S. Gray Park	Minor Plat	19.7515	1	West
7	Q.T. 950 Addition	Replat	4.8636	1	Southeast
<b>7 Total</b>			<b>101.957</b>	<b>12</b>	

Source: City of Arlington, Community Development and Planning

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## Appendix H (Continued): Plats Filed, 2009

Quarter 3, 2009

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Deer Creek	Final Plat	20.847	38	Southeast
2	Central Park Office Complex	Replat	8.947	4	East
3	William O'Neal	Replat	5.982	1	North
<b>3 Total</b>			<b>35.776</b>	<b>43</b>	

Quarter 4, 2009

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Duke Addition	Final Plat	6.533	1	Southeast
2	Oakridge Athletic Complex	Final Plat	24.135	1	West
3	Arlington Highlands	Replat	10.414	2	East
4	Sol Davis	Combination Plat	2.857	5	Central
5	Original Town of Arlington	Replat	2.684	2	Central
6	Deer Creek	Final Plat	20.786	70	Southeast
7	Mark Miller	Minor Plat	1.851	1	Southwest
8	Pioneer 360	Replat	8.14	3	East
<b>8 Total</b>			<b>77.4</b>	<b>85</b>	

Source: City of Arlington, Community Development and Planning

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### Appendix I: New Construction Commercial Permits Issued, 2009

Month	Permit Type	Main Use	Address	Value	Sector
January	Business	Business Office	800 MOSIER VALLEY RD BLDG E	\$150,000	North
January	Assembly	Misc Structures	2800 S CENTER ST	\$400,000	East
January	Mercantile	Retail/Wholesale Store	4306 MATLOCK RD	\$500,000	Southeast
<b>3 permits</b>				<b>\$1,050,000</b>	
February	Utility & Miscellaneous	Misc Structures	1351 E BARDIN RD	\$48,000	Southeast
February	Utility & Miscellaneous	Misc Structures	1900 W GREEN OAKS BLVD	\$360,000	West
February	Storage	Warehousing/Storage	230 E STEPHENS ST	\$2,500,000	Southeast
<b>3 permits</b>				<b>\$2,908,000</b>	
March	Utility & Miscellaneous	Misc Structures	201 W FRONT ST	\$8,500	Central
March	Storage	Warehousing/Storage	504 E NORTH ST	\$29,000	Central
March	Utility & Miscellaneous	Unoccupied Utility Bldg	5429 MATLOCK RD	\$175,000	Southeast
March	Utility & Miscellaneous	Unoccupied Utility Bldg	1621 E LAMAR BLVD	\$175,000	North
March	Business	Retail/Wholesale Store	5071 LITTLE SCHOOL RD	\$300,000	Southwest
March	Assembly	Restaurant	4431 S COLLINS ST	\$400,000	Southeast
March	Business	Misc Structures	5100 W SUBLETT RD	\$1,500,000	Southwest
<b>7 permits</b>				<b>\$2,587,500</b>	
April	Utility & Miscellaneous	Misc Structures	4925 NEW YORK AVE	\$28,890	Southeast
April	Assembly	Restaurant	5745 W INTERSTATE 20 HWY	\$450,000	West
<b>2 permits</b>				<b>\$478,890</b>	
May	Utility & Miscellaneous	Misc Structures	2400 NE GREEN OAKS BLVD	\$30,000	North
May	Storage	Repair/Processing	700 110TH ST	\$540,000	East
<b>2 permits</b>				<b>\$570,000</b>	
June	Utility & Miscellaneous	Carports	801 W RANDOL MILL RD	\$10,000	Central
June	Utility & Miscellaneous	Misc Structures	7095 US 287 HWY	\$30,000	Southwest
June	Utility & Miscellaneous	Misc Structures	1703 E INTERSTATE 20 HWY	\$30,000	East
June	Utility & Miscellaneous	Misc Structures	1105 W NATHAN LOWE RD	\$30,000	Southeast
June	Utility & Miscellaneous	Unmanned Equipment Shelter	4051 MORRIS LN	\$30,000	West
June	Utility & Miscellaneous	Misc Structures	2115 SONORA DR	\$45,000	North
June	Business	Business Office	2907 MEDLIN DR	\$202,500	East
June	Business	Gas Station	5601 S COOPER ST	\$254,000	Southeast

Source: City of Arlington, Community Development and Planning

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### Appendix I (Continued): New Construction Commercial Permits Issued, 2009

June	Storage	Warehousing/Storage	7818 S COOPER ST	\$704,000	Southwest
June	Assembly	Misc Structures	1000 W BARDIN RD	\$2,450,000	Southeast
<b>10 permits</b>				<b>\$3,785,500</b>	
July	Business	Business Office	1000 W BARDIN RD	\$35,000	Southeast
July	Business	Office	7410 S COOPER ST	\$350,000	Southwest
July	Business	Office/warehouse	1104 ENTERPRISE PLACE	\$400,000	Southeast
July	Storage	Warehousing/Storage	5414 S COLLINS ST	\$2,000,000	Southeast
<b>4 permits</b>				<b>\$2,815,000</b>	
August	Mercantile	Retail/Wholesale Store	4638 S COOPER ST	\$10,000	Southwest
August	Utility & Miscellaneous	Tower	1809 NEW YORK AVE	\$30,000	East
August	Mercantile	Retail/Wholesale Store	800 E ARKANSAS LN	\$250,000	East
August	Business	Medical Office	8015 S COOPER ST	\$259,562	Southeast
August	Business	Bank/Credit Union	1001 N COLLINS ST	\$1,100,000	East
August	Assembly	Restaurant	210 LINCOLN SQUARE SC	\$1,250,000	Central
August	Business	Office	2301 BALLPARK WAY	\$260,240	North
<b>7 permits</b>				<b>\$3,159,802</b>	
September	Utility & Miscellaneous	Misc Structures	510 PRAIRIE ST	\$35,000	Central
September	Business	Gas Station	701 W HARRIS RD	\$254,000	Southeast
September	Assembly	Restaurant	6300 US 287 HWY	\$750,000	Southwest
<b>3 permits</b>				<b>\$1,039,000</b>	
October	Utility & Miscellaneous	Tower	1730 W RANDOL MILL RD	\$20,000	West
October	Utility & Miscellaneous	Misc Structures	600 E BARDIN RD	\$300,000	Southeast
October	Business	Medical Office	3131 S CENTER ST	\$347,513	East
<b>3 permits</b>				<b>\$667,513</b>	
November	Utility & Miscellaneous	Restaurant	1015 CEDARLAND BLVD	\$10,000	East
November	Business	Medical Office	1900 E PIONEER PKWY	\$700,000	East
November	Business	Bank/Credit Union	1300 N COLLINS ST	\$950,000	Central
November	Utility & Miscellaneous	Misc Structures	1015 W HARRIS RD	\$2,000,000	Southeast
November	Utility & Miscellaneous	Misc Structures	1015 W HARRIS RD	\$2,000,000	Southeast
<b>5 permits</b>				<b>\$5,660,000</b>	
December	Business	Medical Office	3101 S CENTER ST	\$650,000	East
<b>1 permit</b>				<b>\$650,000</b>	
<b>51 permits</b>				<b>\$25,371,205</b>	

Source: City of Arlington, Community Development and Planning

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### Appendix J: New Construction Institutional Permits Issued, 2009

Month	Permit Type	Main Use	Address	Value	Sector
January	Educational	Misc Structures	4001 LITTLE RD	\$3,060,000	West
January	Institutional	Hospital	707 HIGHLANDER BLVD	\$16,500,000	East
<b>2 permits</b>				<b>\$19,560,000</b>	
March	Utility & Miscellaneous	Warehousing/Storage	1420 E MAYFIELD RD	\$1,754	East
<b>1 permit</b>				<b>\$1,754</b>	
April	Utility & Miscellaneous	Warehousing/Storage	4515 SW GREEN OAKS BLVD	\$500	Southwest
April	Utility & Miscellaneous	Misc Structures	2201 N DAVIS DR	\$5,500	North
April	Educational	Misc Structures	1700 S CENTER ST	\$11,000	East
April	Educational	Misc Structures	1700 S CENTER ST	\$11,000	East
April	Utility & Miscellaneous	Misc Structures	1219 N DAVIS DR	\$30,000	Central
April	Business	Business Office	2100 SOUTHEAST PKWY	\$35,600,000	Southeast
<b>6 permits</b>				<b>\$35,658,000</b>	
May	Educational	Public/Private School	5615 PARK SPRINGS BLVD	\$11,900	Southwest
May	Utility & Miscellaneous	Hospital	707 HIGHLANDER BLVD	\$25,000	East
<b>2 permits</b>				<b>\$36,900</b>	
June	Assembly	Parking Lighting	801 W BARDIN RD	\$62,000	Southeast
<b>1 permit</b>				<b>\$62,000</b>	
July	Educational	Auxiliary Classroom	3100 DANIEL DR	\$21,100	East
July	Educational	Public/Private School	1900 S COLLINS ST	\$108,000	East
July	Educational	Public/Private School	1900 S COLLINS ST	\$108,000	East
July	Educational	Public/Private School	1900 SHERRY ST	\$149,000	East
<b>4 permits</b>				<b>\$386,100</b>	
August	Educational	Public/Private School	2301 E PARK ROW DR	\$3,000	East
August	Educational	Public/Private School	2101 Highbank DR	\$12,600	Southeast
August	Educational	Public/Private School	2101 E SUBLETT RD	\$14,350	Southeast
August	Educational	Public/Private School	901 CHESTNUT DR	\$14,350	West
August	Educational	Public/Private School	2101 Highbank DR	\$25,200	Southeast
<b>5 permits</b>				<b>\$69,500</b>	

Source: City of Arlington, Community Development and Planning



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### Appendix J (Continued): New Construction Institutional Permits Issued, 2009

Month	Permit Type	Main Use	Address	Value	Sector
September	Utility & Miscellaneous	Misc Structures	600 DEBBIE LN	\$2,883	Southeast
September	Utility & Miscellaneous	Misc Structures	600 DEBBIE LN	\$6,919	Southeast
September	Utility & Miscellaneous	Misc Structures	600 DEBBIE LN	\$8,841	Southeast
September	Utility & Miscellaneous	Misc Structures	600 DEBBIE LN	\$9,840	Southeast
September	Educational	Misc Structures	2101 OVERBROOK DR	\$80,000	East
September	Assembly	Church	2501 TURNER WAY	\$409,650	Southwest
<b>6 permits</b>				<b>\$518,133</b>	
October	Educational	Public/Private School	2900 BARRINGTON PLACE	\$12,500	East
<b>1 permit</b>				<b>\$12,500</b>	
November	Educational	Public/Private School	2601 SHADOW RIDGE DR	\$54,000	North
November	Educational	Public/Private School	3100 DANIEL DR	\$54,000	East
<b>2 permits</b>				<b>\$108,000</b>	
December	Utility & Miscellaneous	Misc Structures	605 E BORDER ST	\$3,700	Central
December	Storage	Warehousing/Storage	4620 PARK SPRINGS BLVD BLDG A	\$3,000	Southwest
<b>2 permits</b>				<b>\$6,700</b>	
<b>32 permits</b>				<b>\$56,419,587</b>	