



# ANNUAL GROWTH PROFILE

UPDATE 2011



POPULATION & HOUSING

CONSTRUCTION

ZONING

PLATTING

LAND USE

TRANSPORTATION

## ABOUT THE ANNUAL GROWTH PROFILE

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 Annual 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 2011. 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 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 2011.

## 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 2011 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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## ABOUT THE ANNUAL GROWTH PROFILE, CONTINUED

Several factors, also present in 2010, continued to influence growth and development in Arlington in 2011.

### POPULATION AND HOUSING

The estimated population at the end of 2010 was 365,942 residents, according to estimates from the Community Development and Planning Department in the City of Arlington. Over the course of 2011, Arlington's population grew by approximately 0.2 percent to an estimated 366,500 residents and 145,184 housing units. The vast majority of this growth was south of Interstate 20, as it has been for the past few years.

### CONSTRUCTION

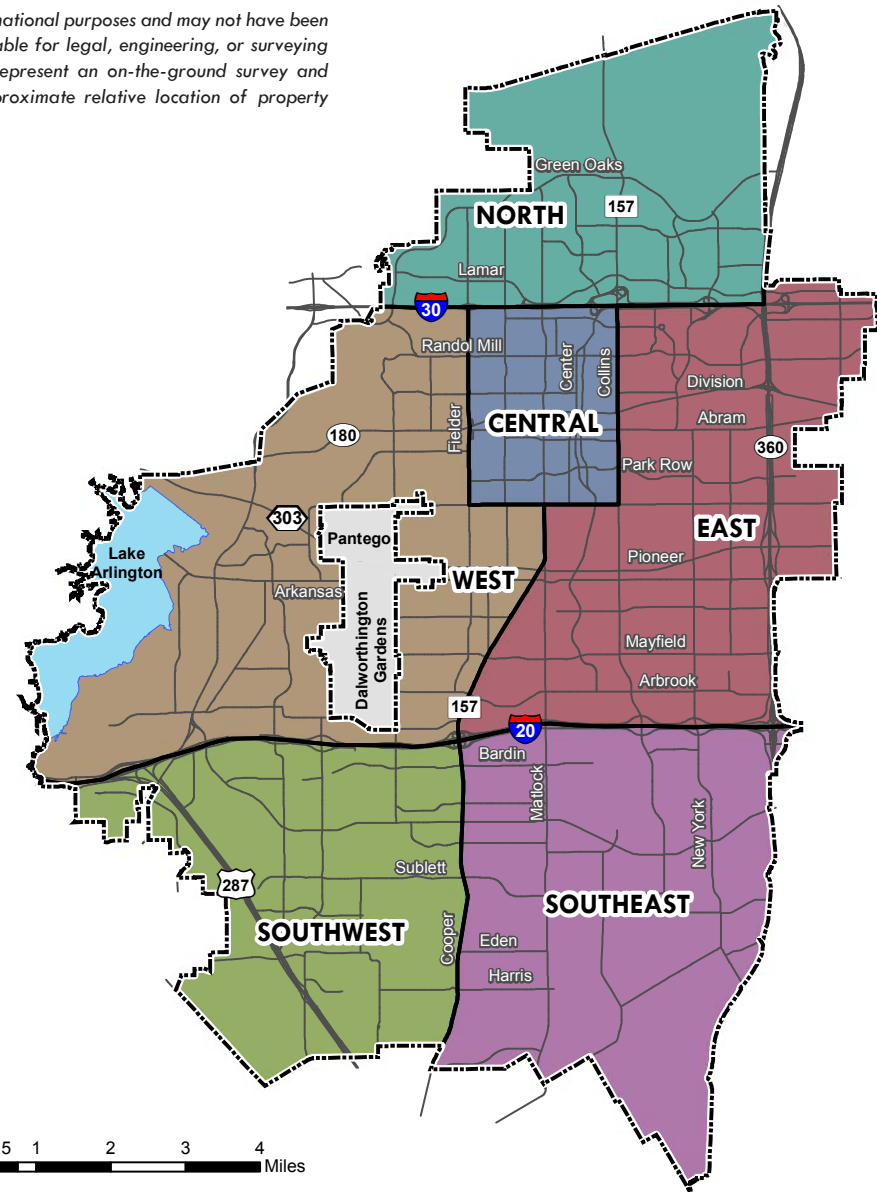
The total number of permits issued in 2011 was 4,083, increasing from last year's total by 11 percent. The value of building permits increased in 2011 by 17 percent.

### ZONING

55 percent of the land in Arlington was zoned for residential uses and low density residential is the majority of this share. During 2011, there were 25 requests for zoning changes or development plan/concept brief approval, 17 requests for Specific Use Permits, and six requests for Substitute Landscape Plans. These requests totaled 3,115 acres, a drastic increase from last year's 340 acres, because of multiple revisions to the planned development for Viridian in north Arlington. The number of total cases also decreased, from 51 cases to 48. Of the 48 total requests, 29 cases were approved.

### SECTOR MAP

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.*



Source: City of Arlington Community Development and Planning

- POPULATION & HOUSING
- CONSTRUCTION
- ZONING
- PLATTING
- LAND USE
- TRANSPORTATION

# EXECUTIVE SUMMARY

## ABOUT THE ANNUAL GROWTH PROFILE, CONTINUED

### PLATTING

Plats filed in 2011 created 244 lots, an increase of 230 percent from 2010. This increase in lots is largely due to the filing of the Viridian Village IA Addition, which accounted for more than 184 lots by itself. However, the acreage involved decreased by 26 percent, from 352 acres in 2010 to 262 acres in 2011.

### LAND USE

A majority of the land in Arlington is developed, but the City still contained more vacant developable land in 2011 than that of cities with similar population sizes across the nation. This indicates that Arlington still has potential for growth. Not including areas for Lake Arlington and the roadways, Arlington was dominated by residential land uses, occupying 37 percent of the City. Vacant developable land was the City's next largest land use category at 15 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 2011 was South Cooper Street between West Arbrook Lane and West Pleasant Ridge. The other top traveled segments were along South Cooper Street, Matlock Road, and East Pioneer Parkway.

Airport activity decreased slightly in 2011 to 77,911 takeoffs and landings, a 3 percent decrease from 2010. This was due to the general downturn in the economy.

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## ANNUAL GROWTH SUMMARY, 2011

|                       |                        | End of Year 2010 | End of Year 2011 | Percent Change |
|-----------------------|------------------------|------------------|------------------|----------------|
| <b>Population</b>     | Total Population       | 365,942          | 366,500          | 0.2%           |
| <b>Housing</b>        | Total Housing Units    | 144,965          | 145,184          | 0.2%           |
|                       | Single Family Homes    | 99,830           | 99,983           | 0.2%           |
|                       | Multi-family Homes     | 45,042           | 45,108           | 0.2%           |
|                       | Other                  | 93               | 93               | 0%             |
| <b>Construction</b>   | Total Building Permits | 3,665            | 4,083            | 11%            |
|                       | Value                  | \$192,150,858    | \$225,144,367    | 17%            |
| <b>Zoning Change</b>  | Acres                  | 365              | 3,115            | 753%           |
| <b>Platting</b>       | Acres                  | 352              | 262              | -26%           |
|                       | Lots                   | 74               | 244              | 230%           |
| <b>Transportation</b> | Airport Operations     | 80,433           | 77,911           | -3%            |

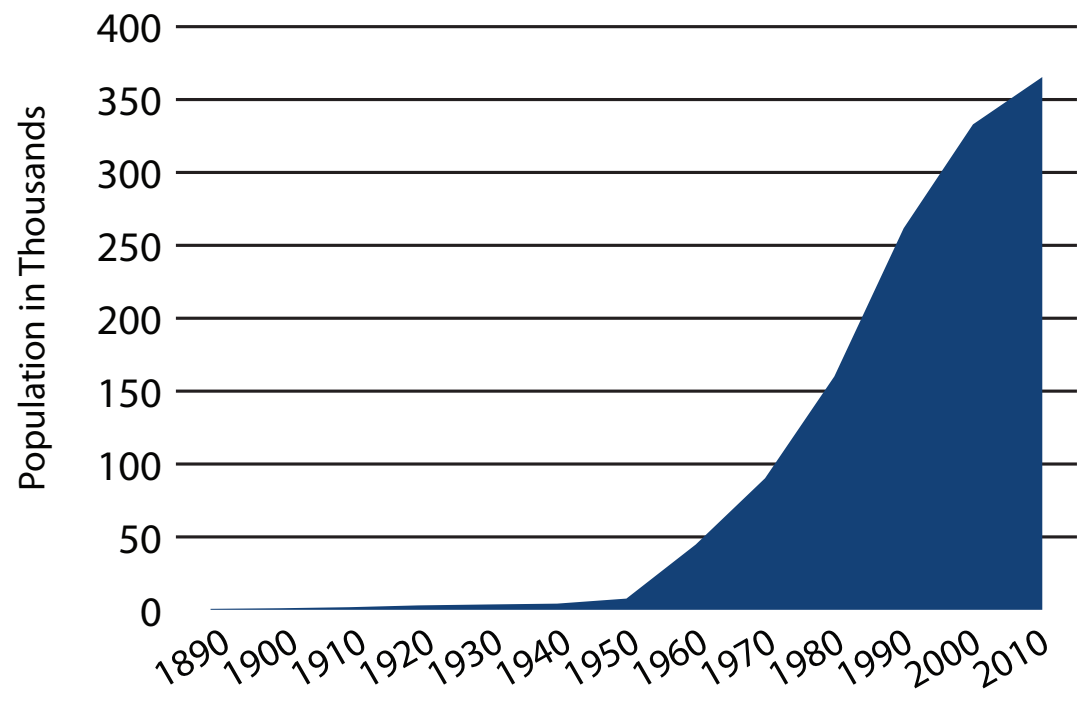
Source: City of Arlington, Community Development and Planning and Arlington Municipal Airport

## 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 to 1990), the opening of Interstate 20 and Dallas/Fort Worth International Airport in the mid-1970s, and a strong regional economy all contributed to a peak in population growth during the 1980s, when Arlington added 101,000 new residents. By 2010, the population was more than 47 times greater than it was in 1950.

POPULATION GROWTH BY DECENNIAL CENSUS, 1890-2010



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

DECENNIAL POPULATION GROWTH, 1900-2010

| Year              | 1900  | 1910  | 1920  | 1930  | 1940  | 1950  | 1960   | 1970   | 1980    | 1990    | 2000    | 2010    |
|-------------------|-------|-------|-------|-------|-------|-------|--------|--------|---------|---------|---------|---------|
| <b>Population</b> | 1,079 | 1,794 | 3,031 | 3,661 | 4,240 | 7,692 | 44,775 | 90,229 | 160,113 | 261,721 | 332,969 | 365,438 |
| <b>Change</b>     | 415   | 715   | 1,237 | 630   | 579   | 3,452 | 37,083 | 45,454 | 69,884  | 101,608 | 71,248  | 32,469  |
| <b>% Change</b>   | 62.5% | 66.3% | 68.6% | 20.8% | 15.8% | 81.4% | 482.1% | 101.5% | 77.5%   | 63.5%   | 27.2%   | 8.9%    |

Source: U.S. Census Bureau, Census of Population and Housing (1900-2010)

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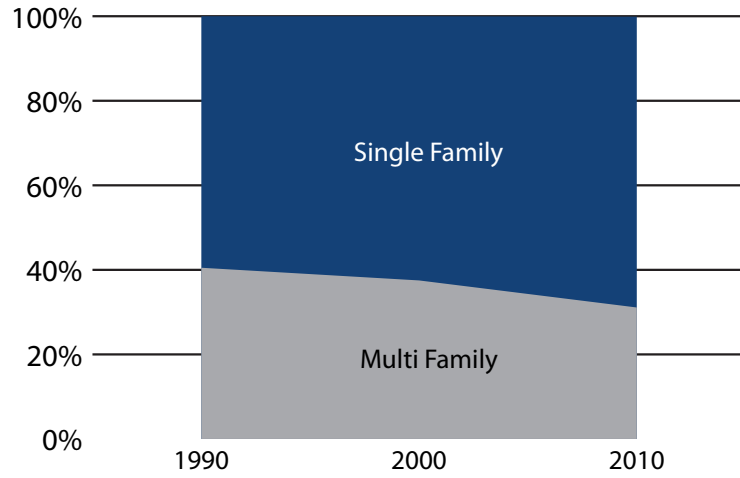
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## HISTORIC TRENDS, CONTINUED

During the 2000s, the number of total housing units in Arlington grew by 9.5 percent - rising from 132,203 in April of 2000 to 144,805 in April of 2010. This housing unit growth rate is smaller than the one experienced in the 1990s, which was 16.3 percent. The focus of development between 2000 and 2010 was south of Interstate 20, with 65 percent (over 11,000 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 2000 and 2010, the share of total housing units in Arlington that are classified as single family increased. Year-end 2000 housing estimates indicated a housing mix of 62.5 percent single family and 37.5 percent multi-family. As of year-end 2010, the housing distribution had shifted to 68.8 percent single family, 31.1 percent multi-family, and 0.1 percent considered other units (see Appendix A for category definitions).

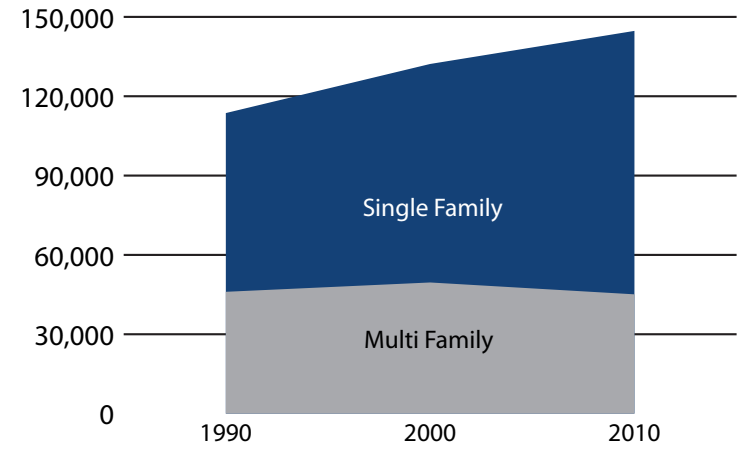
HOUSING MIX, 1990-2010



SHARE OF CITYWIDE DECENNIAL GROWTH, 1990-2010

|      | Central | East   | North  | Southeast | Southwest | West   | Citywide |
|------|---------|--------|--------|-----------|-----------|--------|----------|
| 1990 | 9,859   | 30,859 | 21,140 | 9,943     | 12,745    | 29,087 | 113,636  |
| 2000 | 10,263  | 32,470 | 23,146 | 18,020    | 16,666    | 31,638 | 132,203  |
| 2010 | 9,869   | 32,900 | 22,799 | 26,955    | 19,072    | 32,920 | 144,515  |

NUMBER OF HOUSING UNITS, 1990-2010



Source: City of Arlington, Community Development and Planning

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# POPULATION & HOUSING

## CURRENT CONDITIONS

During 2011, the City of Arlington added an estimated 558 residents and 219 housing units, representing a 0.2 percent gain in population and a 0.2 percent gain in housing units from the end of 2010.

The City's population was estimated at 366,500 at the end of 2011. Population growth during 2011 was concentrated in the Southeast Planning Sector, which added 301 new residents during the year and had the third highest population growth rate (0.4 percent) of the sectors. The Central Sector, with an additional 110 residents, represented the highest population growth rate (0.5 percent). All but the West Sector displayed some population growth. Due to many single family demolitions near Rush Creek, the West Sector lost 108 residents.

Looking at population growth by census tract, the map on page 8 indicates that of the areas of the City that had a change in population, the majority experienced population gains of less than 0.5 percent,

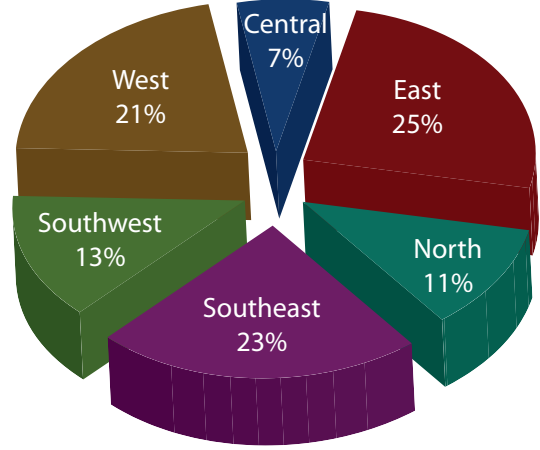
with the heaviest growth concentrated in South Arlington. Housing growth mirrors that of the population, with South Arlington experiencing the largest share (171 units) of housing growth in 2011.

Although population and housing growth have consistently occurred south of Interstate 20, the rate of development has remained steady since 2010. In 2011, only two census tract areas experienced greater than two percent population change. Three tracts displayed a one to two percent growth, and the remainder of the City experienced growth of less than one percent, with five tracts experiencing a slight decrease in population.

The City's total population is distributed more evenly than 2011 population growth implies, with the East and Southeast Sectors accounting for 176,029 (more than 48 percent) of the City's total population.

Housing growth within the City continued to be predominately single family in 2011. Of the 284 new housing units completed (not

SHARE OF CITYWIDE POPULATION AT END OF 2011



Source: City of Arlington Community Development and Planning

## ANNUAL POPULATION AND HOUSING GROWTH, 2011

| Sector       | December 31, 2010 |                | End of Year 2011 |                | Change 2011             |                          |                         |                      |                              |
|--------------|-------------------|----------------|------------------|----------------|-------------------------|--------------------------|-------------------------|----------------------|------------------------------|
|              | Housing Units     | Population     | Housing Units    | Population     | Housing Units Completed | Housing Units Demolished | Change in Housing Units | Change in Population | Percent Change in Population |
| Central      | 9,810             | 23,950         | 9,871            | 24,060         | 69                      | 8                        | 61                      | 110                  | 0.5%                         |
| East         | 32,941            | 91,954         | 32,952           | 91,985         | 14                      | 3                        | 11                      | 31                   | 0.03%                        |
| North        | 22,812            | 40,037         | 22,826           | 40,077         | 14                      | 0                        | 14                      | 40                   | 0.1%                         |
| Southeast    | 27,100            | 83,743         | 27,206           | 84,044         | 106                     | 0                        | 106                     | 301                  | 0.4%                         |
| Southwest    | 19,282            | 49,251         | 19,347           | 49,435         | 69                      | 4                        | 65                      | 184                  | 0.4%                         |
| West         | 33,020            | 77,007         | 32,982           | 76,899         | 12                      | 50                       | -38                     | -108                 | -0.1%                        |
| <b>Total</b> | <b>144,965</b>    | <b>365,942</b> | <b>145,184</b>   | <b>366,500</b> | <b>284</b>              | <b>65</b>                | <b>219</b>              | <b>558</b>           | <b>0.2%</b>                  |

Source: City of Arlington, Community Development and Planning

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## CURRENT CONDITIONS, CONTINUED

considering the demolitions), 77 percent were classified as single family dwelling units. At the end of 2011, the overall mix of housing types was 69 percent (99,983 units) single family, 31 percent (45,108 units) multi-family, and 0.06 percent (93 units) considered Other.

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest and West Sectors in 2011. The housing mix was more evenly distributed in the Central and East Sectors with 49 percent and 57 percent, respectively, of the total dwelling units being single family. The North Sector had the greatest proportion of multi-family units, with 67 percent of the units being multi-family. It also had the largest number of multi-family units (15,367). The second largest number of multi-family units was found in the East Sector (14,006). These two sectors accounted for almost two-thirds (65 percent) of the City's multi-family housing stock in 2011, while having just 38 percent of the City's total housing stock.

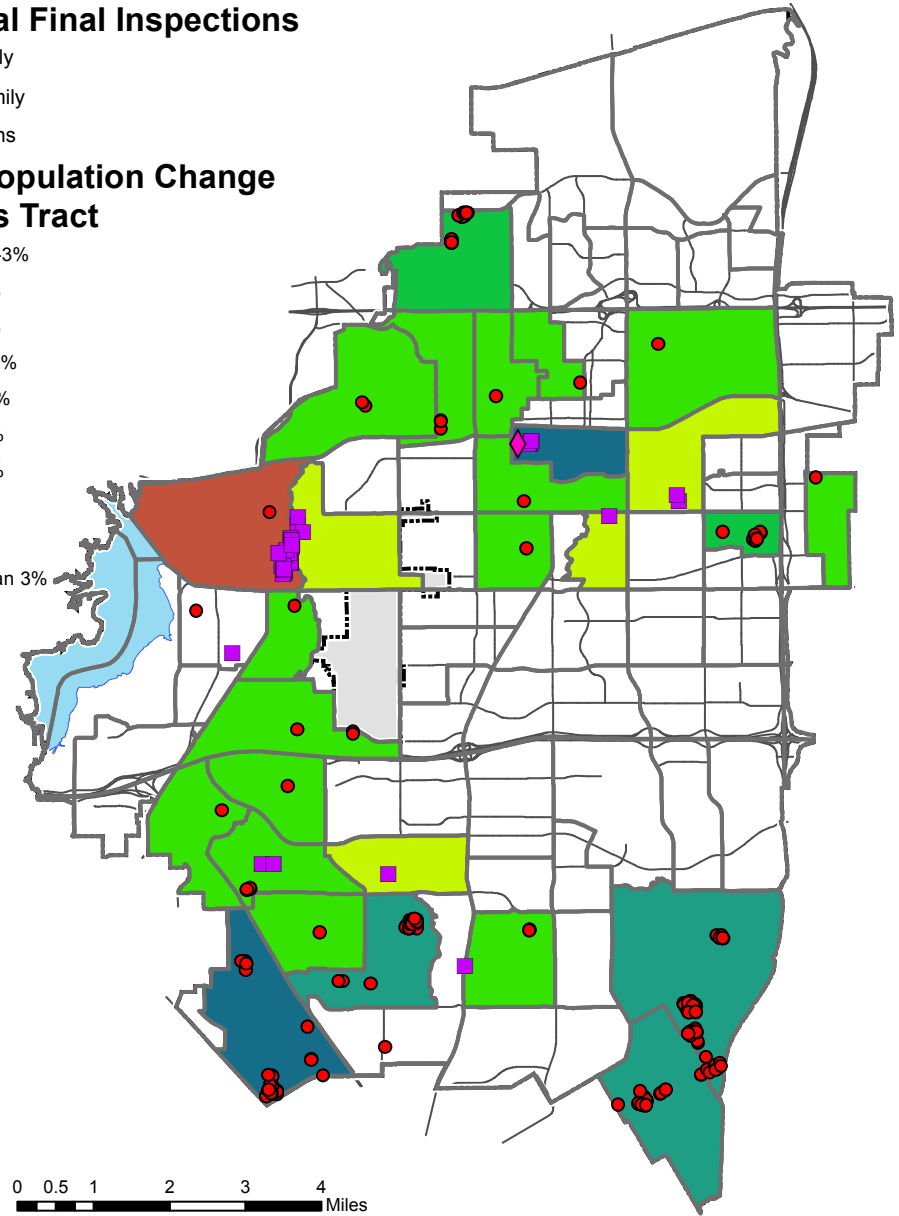
## RESIDENTIAL FINAL INSPECTIONS & POPULATION CHANGE, 2011

### Residential Final Inspections

- ◆ Multi-family
- Single family
- Demolitions

### Percent Population Change by Census Tract

- Less than -3%
- -3% to -2%
- -2% to -1%
- -1% to -0.5%
- -0.5% to 0%
- 0% to 0.5%
- 0.5% to 1%
- 1% to 2%
- 2% to 3%
- Greater than 3%
- 0%



Source: City of Arlington, Community Development and Planning

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# POPULATION & HOUSING

## CURRENT CONDITIONS, CONTINUED

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 developed land.

## HOUSING UNIT CHANGE BY SECTOR AND TYPE, 2011

| Sector          | Year End 2010 (units) |               |           | 2011 Change in Housing Units* |              |          | Year End 2011 (units) |               |           |
|-----------------|-----------------------|---------------|-----------|-------------------------------|--------------|----------|-----------------------|---------------|-----------|
|                 | Single Family         | Multi-Family  | Other     | Single Family                 | Multi-Family | Other    | Single Family         | Multi-Family  | Other     |
| Central         | 4,839                 | 4,971         | 0         | -5                            | 66           | 0        | 4,834                 | 5,037         | 0         |
| East            | 18,936                | 14,005        | 0         | 11                            | 0            | 0        | 18,947                | 14,005        | 0         |
| North           | 7,419                 | 15,367        | 26        | 14                            | 0            | 0        | 7,433                 | 15,367        | 26        |
| SE              | 25,077                | 2,023         | 0         | 106                           | 0            | 0        | 25,183                | 2,023         | 0         |
| SW              | 17,261                | 2,021         | 0         | 65                            | 0            | 0        | 17,326                | 2,021         | 0         |
| West            | 26,298                | 6,655         | 67        | -38                           | 0            | 0        | 26,260                | 6,655         | 67        |
| <b>Citywide</b> | <b>99,830</b>         | <b>45,042</b> | <b>93</b> | <b>153</b>                    | <b>66</b>    | <b>0</b> | <b>99,983</b>         | <b>45,108</b> | <b>93</b> |

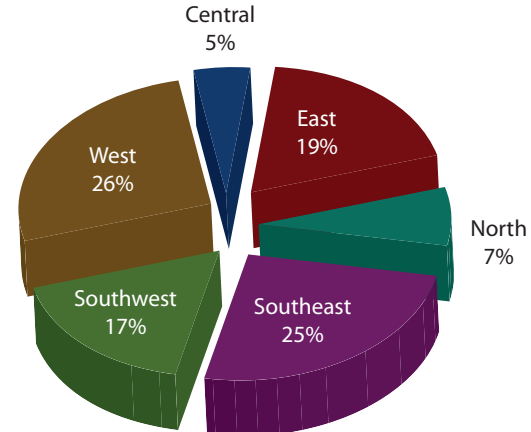
\* Change in housing units is equal to the new housing units completed minus any units demolished.  
 Source: City of Arlington, Community Development and Planning

## RESIDENTIAL DENSITY BY SECTOR, 2011

| Sector          | Housing Units  | Residentially Developed Land (acres) | Residential Density 2011 (housing units per acre) |
|-----------------|----------------|--------------------------------------|---|
| Central         | 9,871          | 1,225                                | 8.1   |
| East            | 32,952         | 4,079                                | 8.1   |
| North           | 22,826         | 2,450                                | 9.3   |
| SE              | 27,206         | 4,446                                | 6.1   |
| SW              | 19,347         | 4,733                                | 4.1   |
| West            | 32,982         | 6,532                                | 5.0   |
| <b>Citywide</b> | <b>145,184</b> | <b>23,465</b>                        | <b>6.2</b>  |

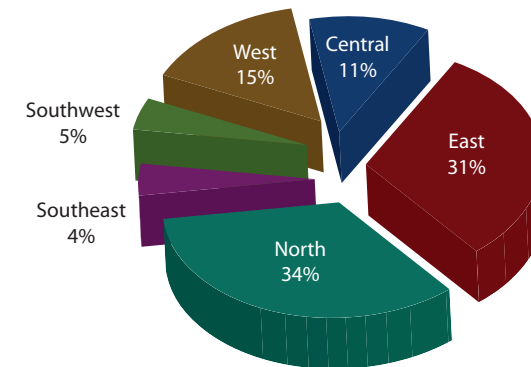
Source: City of Arlington, Community Development and Planning

## DISTRIBUTION OF SINGLE FAMILY HOUSING UNITS BY SECTOR, 2011



Source: City of Arlington, Community Development and Planning

## DISTRIBUTION OF MULTI-FAMILY HOUSING UNITS BY SECTOR, 2011



Source: City of Arlington, Community Development and Planning

## POPULATION & HOUSING

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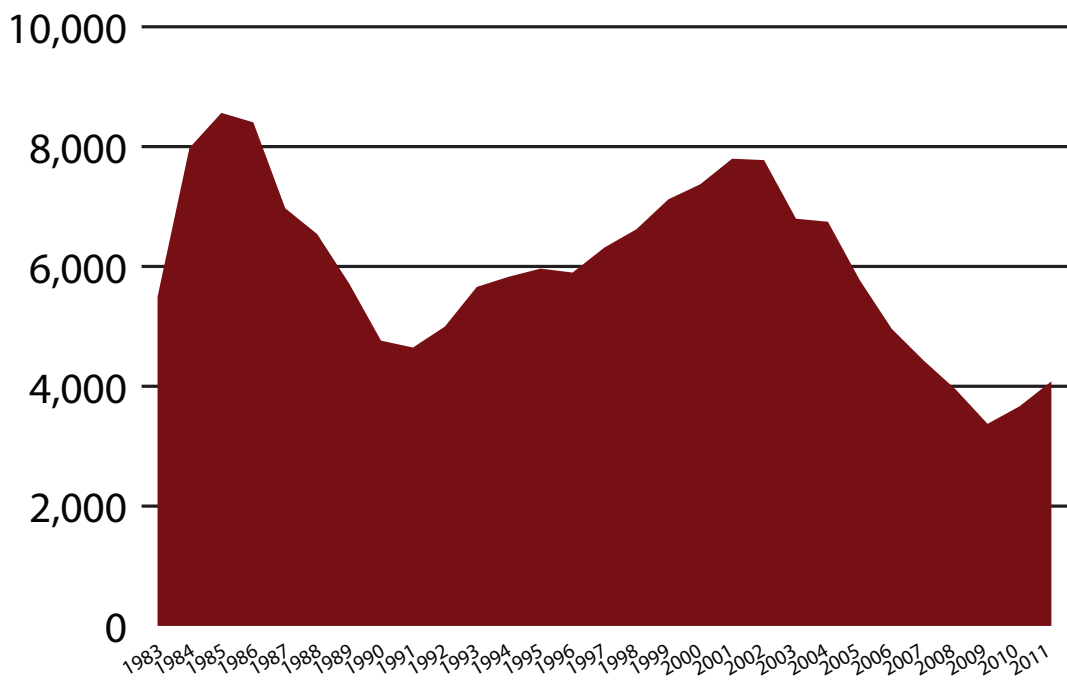
### LAND USE

### TRANSPORTATION

## HISTORIC TRENDS

The number of permits issued annually during the 1990s increased at a steady and gradual rate, as opposed to the rapid expansion and contraction experienced during the 1980s. This reflects the nature of economic development during that period, during which the City experienced more sustained economic expansion, as compared to the dramatic boom-bust cycle of the 1980s. In the first decade of the 2000s, we again experienced a decrease in the number of building permits, indicating the beginning stages of a new development cycle. This cycle can be seen in the increased permitting activity experienced during 2010 and 2011. In 2011, the City of Arlington issued a total of 4,083 building permits, an increase from 3,665 permits in 2010.

### TOTAL NUMBER OF PERMITS ISSUED BY YEAR, 1983-2011



Source: City of Arlington, Community Development and Planning

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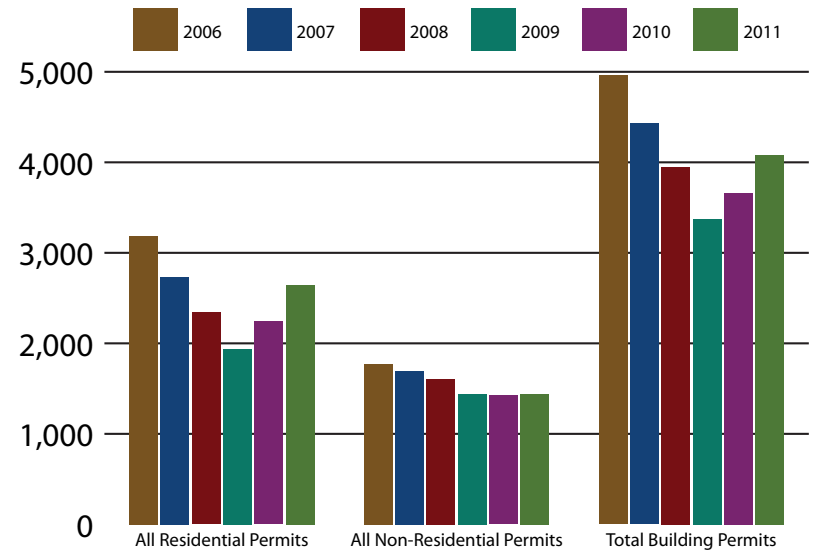
## TOTAL PERMITTING ACTIVITY

Compared to the year 2010 (3,665 permits), the total number of permits issued in 2011 (4,083 permits) reflected an increase of 11 percent. The total number of residential permits issued also increased in 2011, by 18 percent (2,644 permits). This indicates the beginning of a recovery from the housing crisis, which came to the forefront in 2007 and continued into 2009, due, in part, to an increasing number of foreclosures on sub-prime mortgages. Residential permits were about 65 percent of the total number of building permits in 2011. Non-residential permits also showed a slight increase, from 1,423 permits in 2010 to 1,439 in 2011, about 35 percent of the total permits.

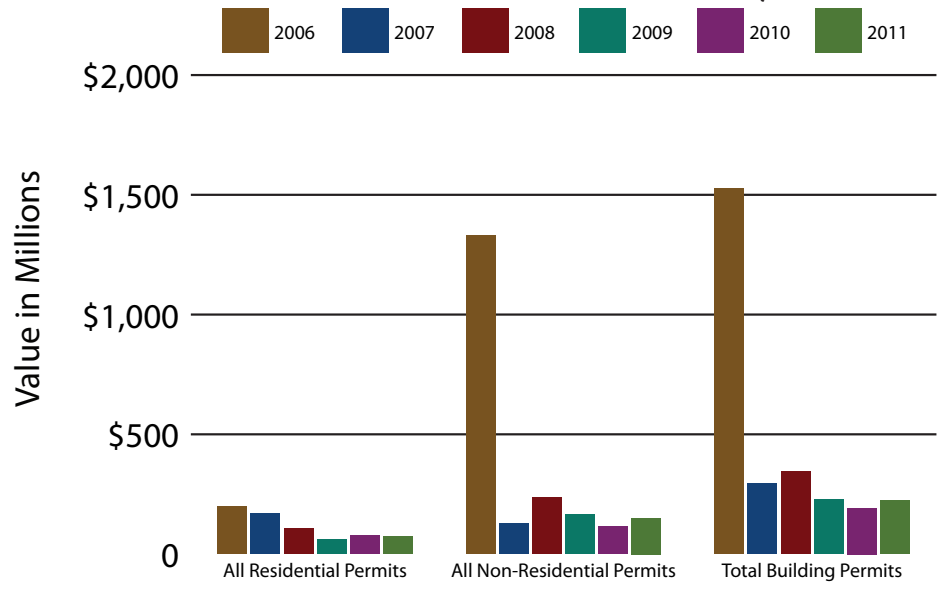
Total permitting activity does not give a complete picture of growth activity - permit value must also be examined. The value of total permits in 2011 was more than \$225 million, an increase of 17 percent from 2010. This reflects an almost \$35 million (30 percent) increase in non-residential permit value that accompanied the slight incline in permits issued.

There were some high-value construction projects included in this total permit value number. The most expensive of these was the construction of Trinity United Methodist Church on West Green Oaks Boulevard, a \$9.8 million project. Another high value project was the \$7 million parking garage for the Campus Edge Apartments on UTA Boulevard. Finally, there was the construction of the service building of Genesis Express, Inc, a new \$2.4 million building, located on Avenue D Street.

TOTAL NUMBER OF BUILDING PERMITS ISSUED BY CATEGORY, 2006-2011\*



TOTAL VALUE OF BUILDING PERMITS ISSUED BY CATEGORY, 2006-2011\*



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

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## RESIDENTIAL NEW CONSTRUCTION

Residential construction still comprised the majority of building permits issued in 2011. Looking specifically at residential new construction, permitting activity fell by 19 percent, from 284 permits during 2010 to 230 during 2011. All but one of these permits were for the construction of new houses.

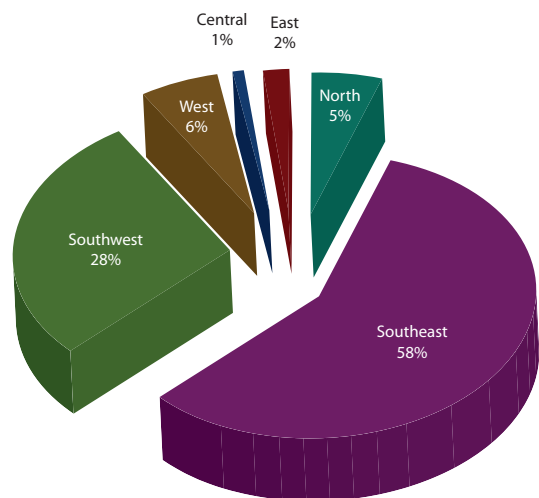
The one multi-family permit issued in 2011 was for 128 units. This was the Campus Edge Apartment Complex, a project valued at more than \$9 million, intended to house college students living near UTA.

Residential building activity continued to be focused in the Southeast Sector in 2011, where slightly more than half (133 permits) of the single family new construction occurred. The Southwest Sector experienced modest residential new construction activity, with 65 permits.

The average permit value for new single family construction was \$185,299 in 2011, an increase of almost \$20,000 from the previous year.

## SHARE OF RESIDENTIAL NEW CONSTRUCTION PERMITS, 2011

| All Single Family New Construction Permits |            |                     |                  |
|--|------------|---------------------|------------------|
| Sector                                     | Number     | Total Value         | Average Value    |
| Central                                    | 1          | \$120,000           | \$120,000        |
| East                                       | 5          | \$797,400           | \$159,480        |
| North                                      | 12         | \$3,076,136         | \$256,345        |
| Southeast                                  | 133        | \$22,285,553        | \$167,561        |
| Southwest                                  | 65         | \$12,165,031        | \$187,154        |
| West                                       | 13         | \$3,989,335         | \$306,872        |
| <b>Total</b>                               | <b>229</b> | <b>\$42,433,455</b> | <b>\$185,299</b> |



Source: City of Arlington, Community Development and Planning

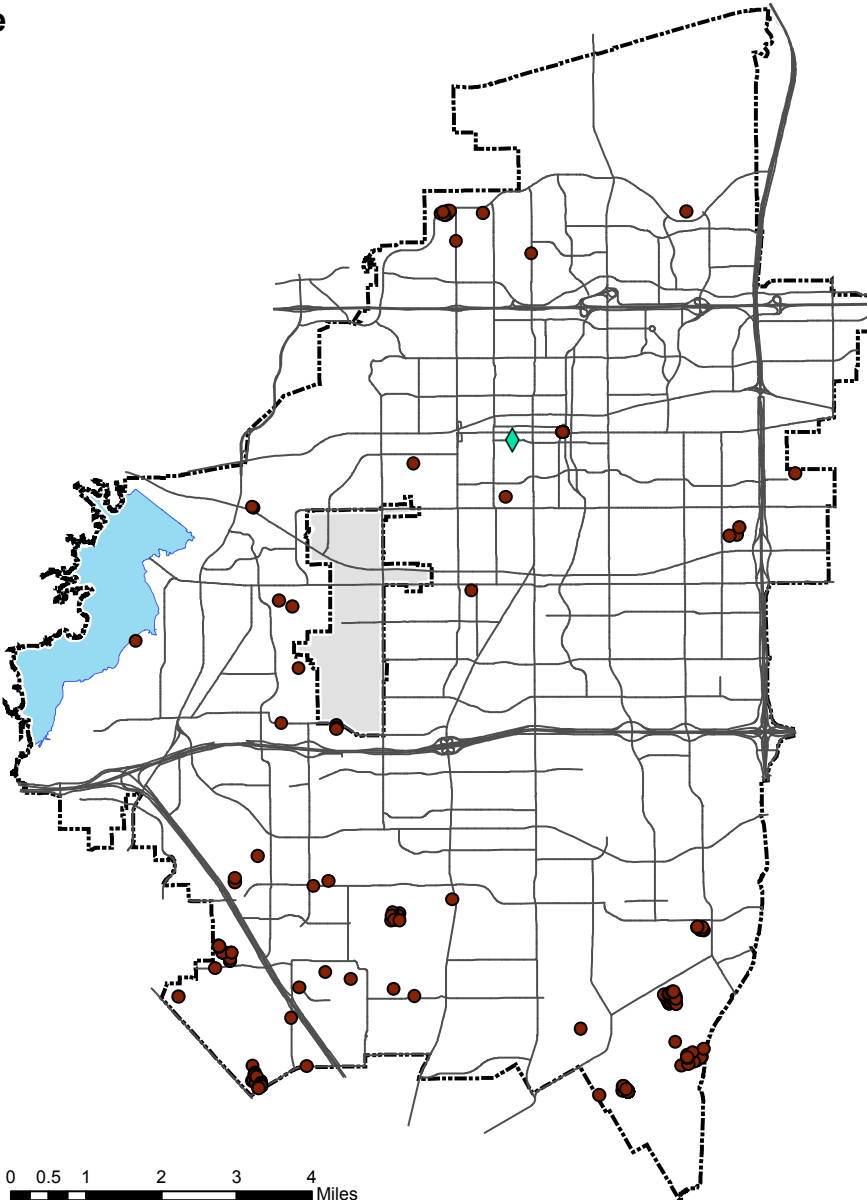
- POPULATION & HOUSING
- CONSTRUCTION**
- ZONING
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## RESIDENTIAL NEW CONSTRUCTION, CONTINUED

### RESIDENTIAL NEW CONSTRUCTION PERMITS, 2011

**Permit Type**

- ◆ Multi Family
- Single Family



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Source: City of Arlington, Community Development and Planning

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## NON-RESIDENTIAL NEW CONSTRUCTION

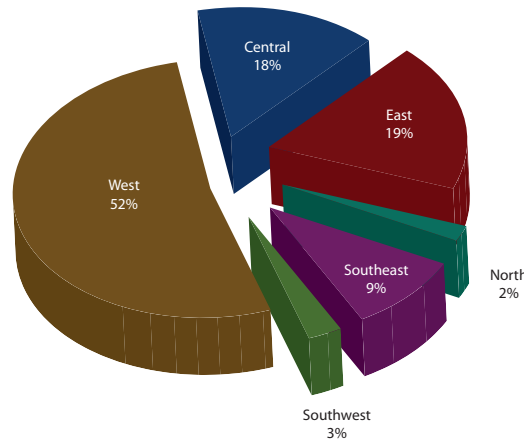
Non-residential new construction activity totaled about \$42 million in 2010 and increased to over \$55 million in 2011 - an increase of approximately 31 percent.

The West Sector had the largest portion of non-residential construction value, with 12 permits totaling \$28.8 million in value and an average value per project of \$2,398,442.

The East Sector had the most non-residential new construction permits issued (27), but the total value of the projects in the East Sector was just \$10.4 million with an average project value of \$383,664.

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

## SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION VALUE BY SECTOR, 2011



Source: City of Arlington, Community Development and Planning

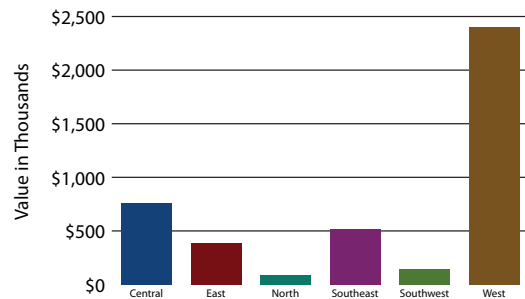
## NON-RESIDENTIAL NEW CONSTRUCTION VALUE BY SECTOR,\* 2011

| All Non-residential New Construction Permits |                     |                  |
|--|---------------------|------------------|
| Sector                                       | Total Value         | Average Value    |
| Central                                      | \$8,410,594         | \$764,599        |
| East   | \$10,358,923        | \$383,664        |
| North  | \$1,035,245         | \$86,270         |
| Southeast                                    | \$5,205,700         | \$520,570        |
| Southwest                                    | \$1,594,957         | \$144,996        |
| West   | \$28,781,300        | \$2,398,442      |
| <b>Total</b>                                 | <b>\$55,386,719</b> | <b>\$667,310</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

## AVERAGE VALUE OF NON-RESIDENTIAL NEW CONSTRUCTION BY SECTOR, 2011



Source: City of Arlington, Community Development and Planning

## LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUES, 2011

|    | Address                  | Sector  | Values      | Description                              |
|----|--------------------------|---------|-------------|--|
| 1  | 1200 W GREEN OAKS BLV    | West    | \$9,800,000 | Church                                   |
| 2  | 1001 UTA BLV Bldg A      | Central | \$7,085,540 | Parking Garage                           |
| 3  | 3421 AVE D ST            | East    | \$2,400,000 | Service of large diesel vehicles         |
| 4  | 3120 E PIONEER PWY       | East    | \$1,600,000 | Indoor/Outdoor Sport Complex             |
| 5  | 1075 W INTERSTATE 20 HWY | East    | \$1,500,000 | Restaurant                               |
| 6  | 1100 MANSFIELD WEBB RD   | SE      | \$1,297,900 | Restroom facility at Webb Community Park |
| 7  | 1200 W NATHAN LOWE RD    | SE      | \$1,250,000 | Retail/Wholesale Store                   |
| 8  | 200 N CENTER ST          | Central | \$903,170   | Restaurant                               |
| 9  | 3765 S COOPER ST         | East    | \$900,000   | Restaurant                               |
| 10 | 2908 E PIONEER PWY       | East    | \$800,000   | Gas Station                              |

Source: City of Arlington, Community Development and Planning

POPULATION & HOUSING

CONSTRUCTION

ZONING

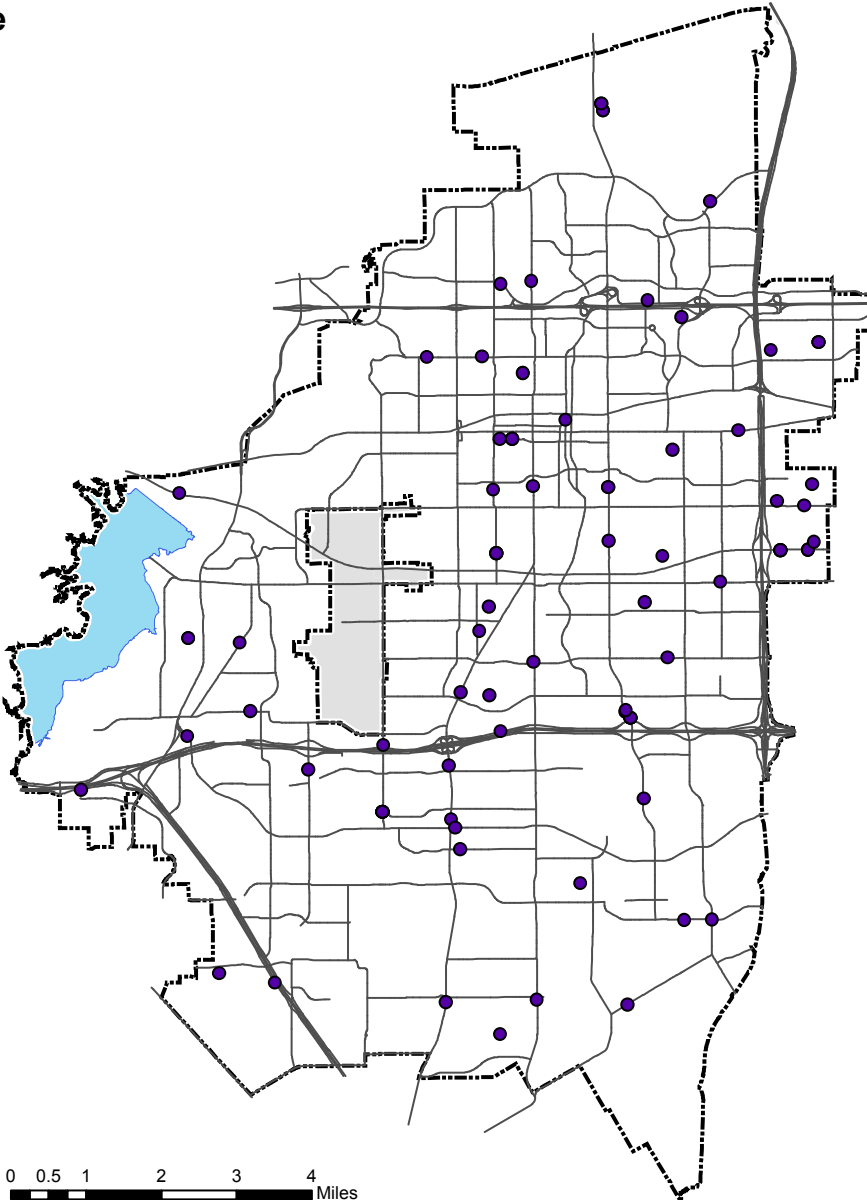
PLATTING

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## NON-RESIDENTIAL NEW CONSTRUCTION, 2011

**Permit Type**  
● Non-Residential



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Source: City of Arlington, Community Development and Planning

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## CURRENT CONDITIONS

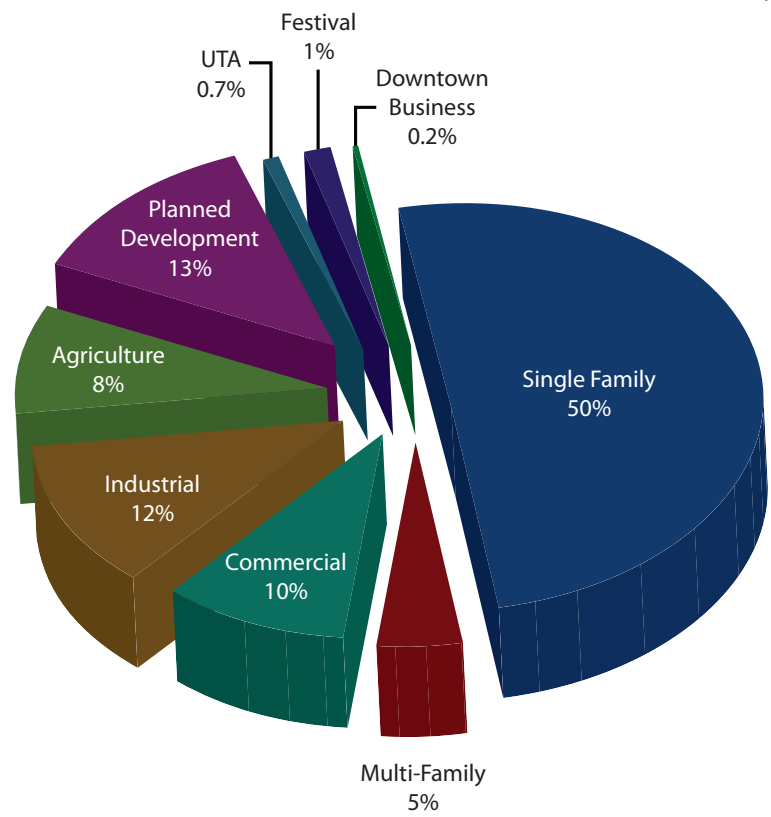
Approximately 55 percent of the land in Arlington was zoned for residential use in 2011, with low-density single family districts comprising the vast majority of this share (50 percent), and multi-family districts comprising the remaining 5 percent. The West Sector had almost three-fourths of its land zoned single-family residential.

Industrial and Planned Development (PD) zoning districts roughly comprised the same share of land, with Industrial accounting for approximately 12 percent of the City's land area and PD, 13 percent. It should be noted that land zoned as PD allows for both residential and non-residential uses. Commercial districts made up the next largest percentage of land area at 10 percent.

Approximately 43 percent of the City's industrially zoned land was located in the East Sector (which, as the third largest sector in the City, represents 20 percent of the City's total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. The East Sector also contained the largest shares of commercial (29 percent) and multi-family (35 percent) zoning districts.

The City's amount of agriculturally zoned land decreased slightly from last year due to new projects. A large percentage (71 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, 2011



Source: City of Arlington, Community Development and Planning

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## CURRENT CONDITIONS, CONTINUED

### ACRES OF LAND BY GENERALIZED ZONING CATEGORY AND SECTOR, 2011

| Zoning Category     | Central        | East            | North          | Southeast       | Southwest      | West            | Total           |
|---------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|-----------------|
| Single Family       | 1,449.9        | 4,016.7         | 2,220.8        | 4,817.3         | 5,174.7        | 7,904.2         | 25,583.7        |
| Multi-Family        | 206.4          | 810.7           | 444.0          | 161.9           | 215.5          | 466.5           | 2,304.9         |
| Commercial          | 484.7          | 1,399.9         | 435.4          | 1,286.4         | 483.4          | 786.7           | 4,876.4         |
| Industrial          | 63.5           | 2,636.3         | 873.5          | 1,825.0         | 130.7          | 585.5           | 6,114.5         |
| Agriculture         | 0.0            | 23.2            | 1,066.4        | 1,196.5         | 1,842.9        | 181.9           | 4,310.9         |
| Planned Development | 102.0          | 775.8           | 2,894.5        | 1,210.5         | 577.2          | 866.3           | 6,426.4         |
| UTA                 | 348.0          | 0.0             | 0.0            | 0.0             | 0.0            | 0.0             | 348.0           |
| Festival            | 0.0            | 397.7           | 290.6          | 0.0             | 0.0            | 0.0             | 688.3           |
| Downtown Business   | 106.2          | 0.0             | 0.0            | 0.0             | 0.0            | 0.0             | 106.2           |
| <b>Total</b>        | <b>2,760.7</b> | <b>10,060.2</b> | <b>8,225.2</b> | <b>10,497.6</b> | <b>8,424.3</b> | <b>10,791.1</b> | <b>50,759.1</b> |

Source: City of Arlington, Community Development and Planning

### SHARE OF LAND BY GENERALIZED ZONING CATEGORY AND SECTOR, 2011

| Zoning Category     | Central     | East        | North       | Southeast   | Southwest   | West        | Total       |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Single Family       | 53%         | 40%         | 27%         | 46%         | 61%         | 73%         | 50%         |
| Multi-Family        | 7%          | 8%          | 5%          | 2%          | 3%          | 4%          | 5%          |
| Commercial          | 18%         | 14%         | 5%          | 12%         | 6%          | 7%          | 10%         |
| Industrial          | 2%          | 26%         | 11%         | 17%         | 2%          | 5%          | 12%         |
| Agriculture         | 0%          | 0%          | 13%         | 11%         | 22%         | 2%          | 8%          |
| Planned Development | 4%          | 8%          | 35%         | 12%         | 7%          | 8%          | 13%         |
| UTA                 | 13%         | 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

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






















LAND USE

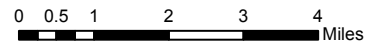
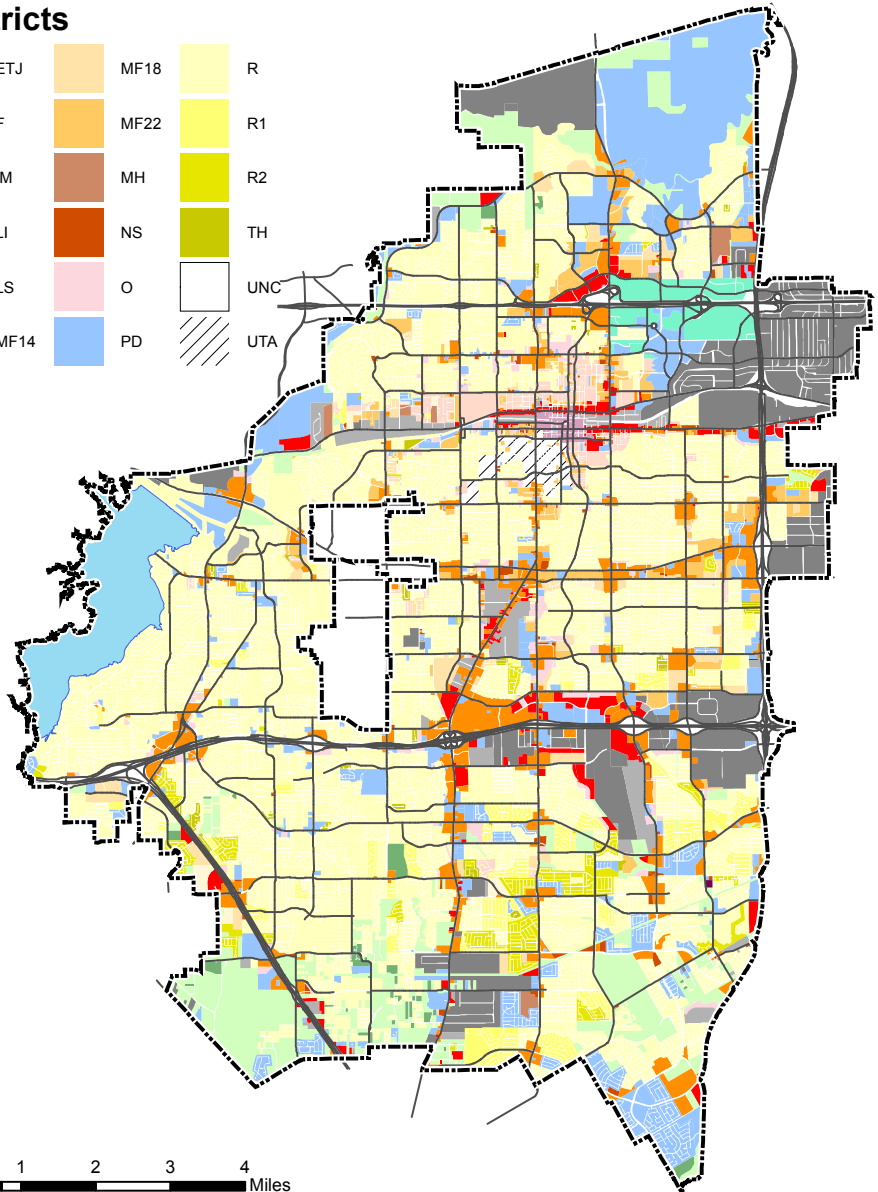
TRANSPORTATION

## CURRENT CONDITIONS, CONTINUED

### ZONING MAP, 2011

#### Zoning Districts

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



Source: City of Arlington, Community Development and Planning

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## VACANT LAND

Of the total vacant land in Arlington, just under 3,000 acres was in residential zoning districts. In addition, agriculturally zoned land, which has the potential to become residential, made up approximately 17 percent (1,861 acres) of Arlington's vacant land in 2011.

Looking more closely at general zoning categories, 43 percent of the land zoned for Agriculture uses was vacant. Annexed land is zoned 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. Fifty percent of the City's 6,426 acres of land zoned Planned Development were not yet developed in 2011, a 4 percent increase from 2010, likely due to new zoning cases being approved, but not yet completed.

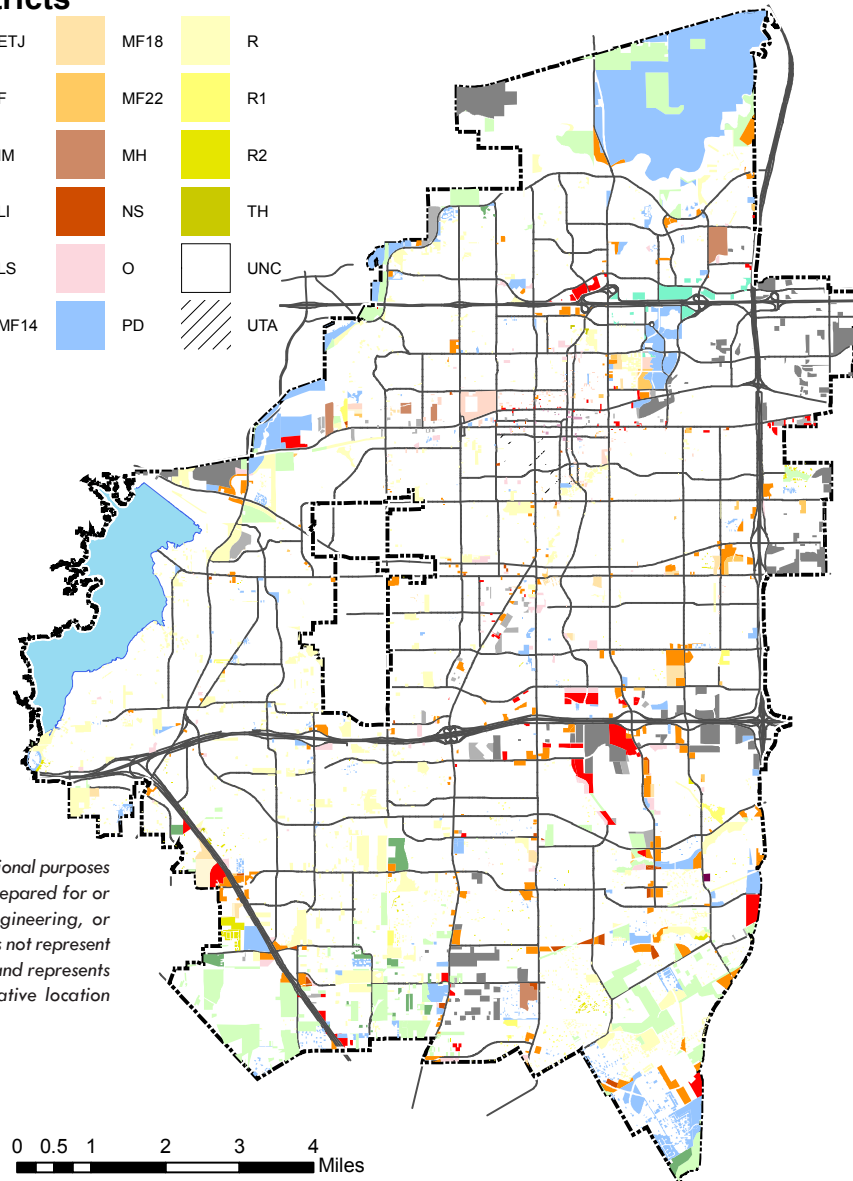
### ACRES OF VACANT LAND BY ZONING CATEGORY, 2011

| Zoning Category     | Total Acres   | Vacant Acres  | Percent Vacant |
|---------------------|---------------|---------------|----------------|
| Single Family       | 25,584        | 2,666         | 10%            |
| Multi-Family        | 2,305         | 245           | 11%            |
| Commercial          | 4,876         | 1,640         | 34%            |
| Industrial          | 6,114         | 1,512         | 25%            |
| Agriculture         | 4,311         | 1,861         | 43%            |
| Planned Development | 6,426         | 3,182         | 50%            |
| UTA                 | 348           | 41            | 12%            |
| Festival            | 688           | 106           | 15%            |
| Downtown Business   | 106           | 12            | 12%            |
| <b>Total</b>        | <b>50,759</b> | <b>11,265</b> | <b>22%</b>     |

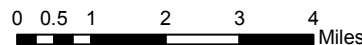
Source: City of Arlington, Community Development and Planning

### VACANT LAND BY GENERALIZED ZONING, 2011

#### Zoning Districts



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Source: City of Arlington, Community Development and Planning

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## ZONING ACTIVITY

In 2011, 19 requests (2,291 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. Six requests for administrative revisions to existing Planned Developments were also submitted, for a total of 25 cases. This is a decrease from 2010 when there were 30 requests. The acreage was quite large in 2011 because two revisions were submitted for the Viridian development in north Arlington.

There were also 17 requests (811 acres) for Specific Use Permits (SUPs) submitted during 2011. This is a decrease in the number of cases from 2010 (from 28) and a 582 percent increase in acreage. This large increase can be attributed to an SUP for the landfill in north Arlington. Of the 17 total SUP cases, 10 were for gas well drilling and production.

In 2011, six requests for a Substitute Landscape Plan (SLP) were made to the City of Arlington, with a total of 13 acres. This

is an increase from the four SLP requests in 2010, but a decrease in acreage (from 25 acres).

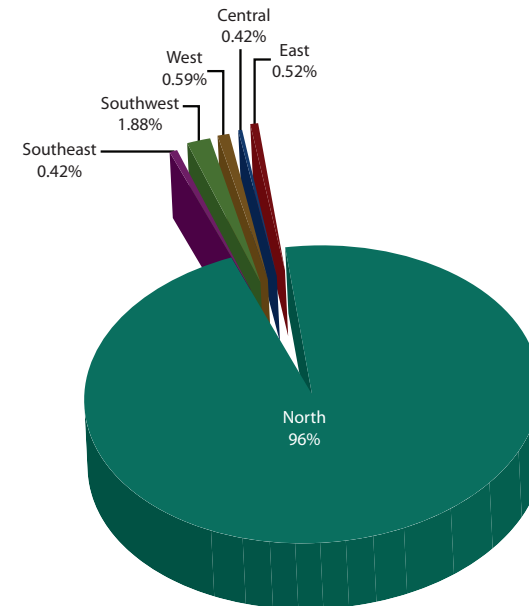
Of the 48 total requests for zoning changes, development plans, concept briefs, SUPs, and SLPs, 29 cases were approved, six cases were withdrawn, seven cases were still under review, one case was still awaiting Council, one case was administratively withdrawn, and four cases were denied.

There was one request from non-residential to residential zoning districts, in the West Sector, which was denied, representing approximately less than one acre. In 2010, requests for residential rezoning totaled 57 acres.

### RELATED ACTIVITY

One Planned Development, unrelated to a zoning change, was submitted in 2011, for a Burger King Restaurant on South Cooper Street. Additionally, 181 gas well permits were issued in 2011.

## ZONING CHANGE REQUESTS BY SECTOR, 2011 (PERCENT OF ACREAGE)



Source: City of Arlington, Community Development and Planning

## TEN LARGEST ZONING CASES BY ACREAGE, 2011

| Sector                | Case Number     | From          | To      | Acres  | City Council Action | Received   |
|-----------------------|-----------------|---------------|---------|--------|---------------------|------------|
| North Sector Plan     | PD11-16         | PD            | PD      | 81     | Approved            | 12/14/2011 |
| Southwest Sector Plan | ZA11-6          | PD            | O       | 55.066 | Denied              | 9/2/2011   |
| North Sector Plan     | ZA11-2          | A             | IM      | 30.906 | Approved            | 6/15/2011  |
| East Sector Plan      | PD11-9          | PD            | PD      | 11.697 | Approved            | 7/26/2011  |
| Southeast Sector Plan | PD11-11         | PD            | PD      | 10.541 | Withdrawn           | 8/19/2011  |
| East Sector Plan      | ZA11-1/P89-02R3 | PD            | PD      | 8.77   | Approved            | 2/25/2011  |
| Southwest Sector Plan | ZA11-4          | PD & R        | R       | 6.01   | Withdrawn           | 7/20/2011  |
| Southwest Sector Plan | PD11-2          | NS & O        | NS & PD | 5.196  | Approved            | 4/21/2011  |
| Central Sector Plan   | PD11-7          | O & CS & MF18 | PD      | 5.149  | Approved            | 6/29/2011  |
| Southwest Sector Plan | Z81-149/P84R1   | PD            | PD      | 4.426  | Admin Withdrawal    | 9/2/2011   |

Source: City of Arlington, Community Development and Planning

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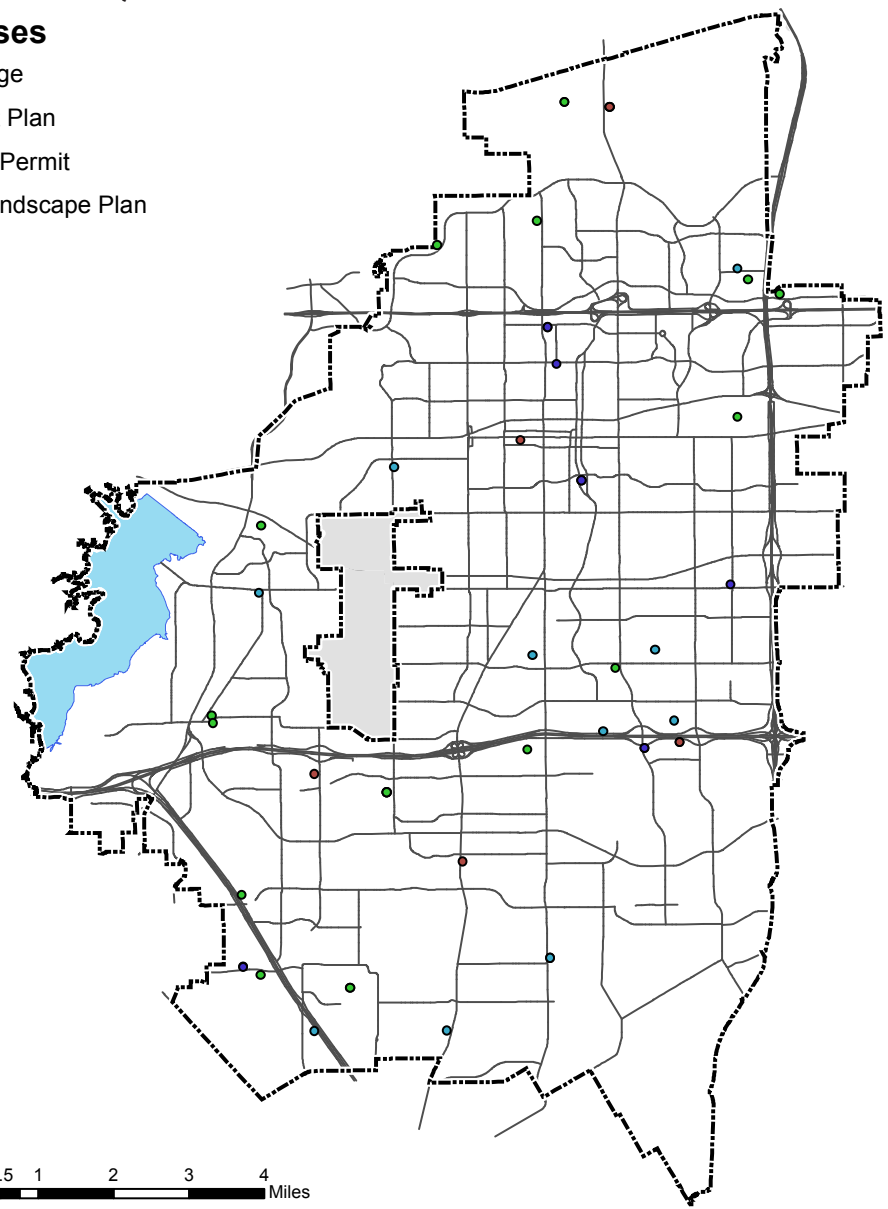
TRANSPORTATION

## ZONING ACTIVITY, CONTINUED

### ZONING CASE MAP, 2011

#### Zoning Cases

- Zoning Change
- Development Plan
- Specific Use Permit
- Substitute Landscape Plan



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Source: City of Arlington, Community Development and Planning

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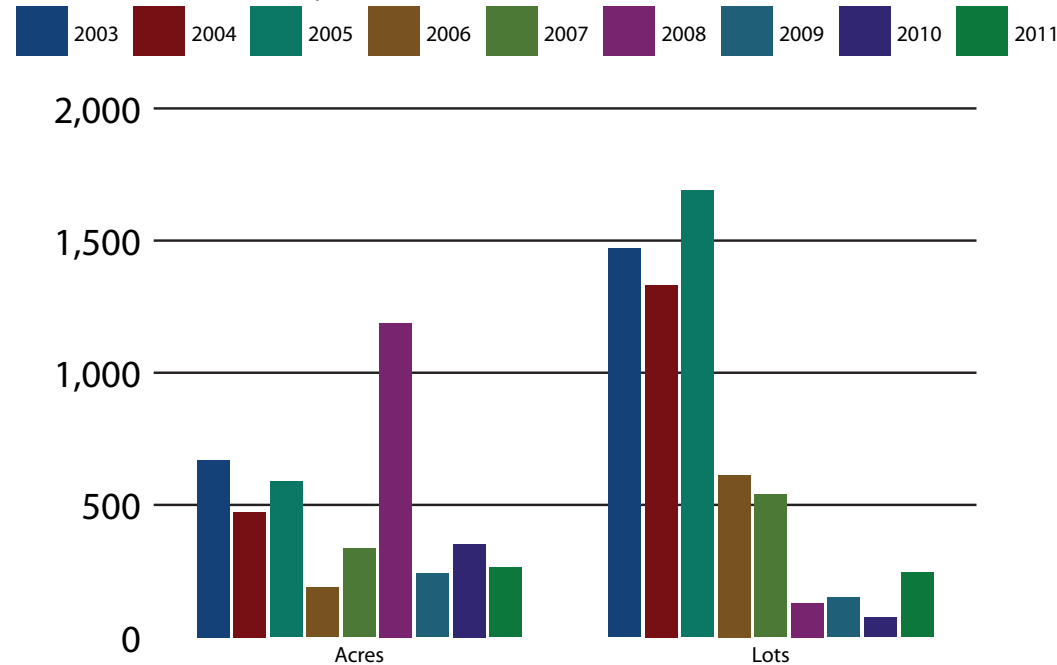
TRANSPORTATION

## 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 - 2011, the volume decreased from 2008. This is explained by the general downturn in the economy, which led to a decrease in development in 2009, with a slight upturn in 2010. In 2011 the number of platting cases dropped by just two, to 34 cases.

PLATTING ACTIVITY, 2003-2011



Source: City of Arlington, Community Development and Planning

## PLATS BY TYPE, 2003-2011

| Plat Type               | 2003      |              |            | 2004      |              |            | 2005      |              |            | 2006      |            |            | 2007      |            |            | 2008      |            |             | 2009      |            |            | 2010      |           |            | 2011      |            |            |
|-------------------------|-----------|--------------|------------|-----------|--------------|------------|-----------|--------------|------------|-----------|------------|------------|-----------|------------|------------|-----------|------------|-------------|-----------|------------|------------|-----------|-----------|------------|-----------|------------|------------|
|                         | Cases     | Lots         | Acres      | Cases     | Lots         | Acres      | Cases     | Lots         | Acres      | Cases     | Lots       | Acres      | Cases     | Lots       | Acres      | Cases     | Lots       | Acres       | Cases     | Lots       | Acres      | Cases     | Lots      | Acres      | Cases     | Lots       | Acres      |
| <b>Finals</b>           | 26        | 1,429        | 474        | 25        | 1,272        | 353        | 22        | 1,605        | 484        | 10        | 585        | 138        | 8         | 488        | 145        | 2         | 13         | 6           | 6         | 113        | 79         | 5         | 12        | 29         | 4         | 187        | 72         |
| <b>Showings (Minor)</b> | 24        | 37           | 167        | 4         | 7            | 7          | 8         | 9            | 22         | 1         | 1          | 0.3        | 7         | 10         | 20         | 7         | 9          | 21          | 3         | 3          | 31         | 2         | 2         | 2          | 5         | 6          | 53         |
| <b>Combinations</b>     | 2         | 2            | 29         | 14        | 53           | 113        | 14        | 77           | 83         | 11        | 27         | 48         | 7         | 21         | 31         | 11        | 46         | 560         | 1         | 5          | 3          | 4         | 10        | 47         | 1         | 1          | 14         |
| <b>Replats</b>          | 24        | 60           | 138        | 32        | 61           | 602        | 14        | 29           | 127        | 25        | 50         | 274        | 24        | 60         | 138        | 32        | 61         | 602         | 14        | 29         | 127        | 25        | 50        | 274        | 24        | 50         | 123        |
| <b>Total</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> | <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> | <b>36</b> | <b>74</b> | <b>352</b> | <b>34</b> | <b>244</b> | <b>262</b> |

\*Combination plats were introduced in 2003 and combine preliminary and final platting steps into one phase. A combination plat can be used for the development of 30 or fewer lots. Minor plats replaced Plat Showings in 2004 to be in line with Texas Municipal Local Government Code guidelines. Minor plats can be used for plats that create 4 or fewer lots and require no additional infrastructure. Replats were introduced into the analysis in 2007. They are used to subdivide land that has already been platted.

Source: City of Arlington, Community Development and Planning

POPULATION & HOUSING

CONSTRUCTION

ZONING

PLATTING

LAND USE

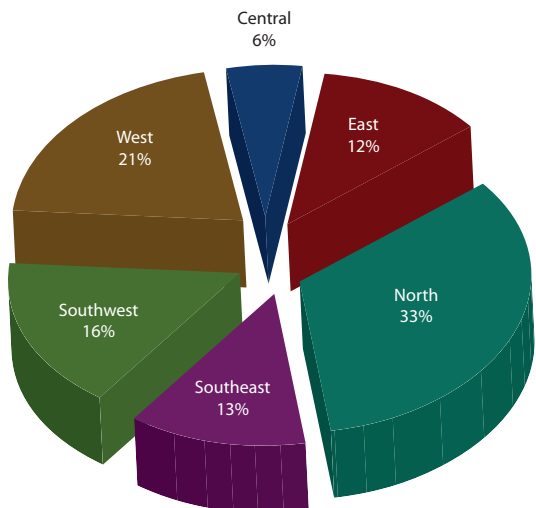
TRANSPORTATION

## CURRENT CONDITIONS

Since 2010, the number of lots created increased by 230 percent, but the number of acres platted decreased by 26 percent. This large increase in lots platted is due to the completion of the Viridian Village IA Addition, which accounted for more than 184 lots by itself.

Plats filed in 2011 involved 244 lots and 262 acres. The North Sector had the largest percentage of acreage platted at 33 percent. The largest plat in 2011 was also located in the North Sector, which was the previously mentioned Viridian Village IA Addition. The Southeast Sector showed the largest decrease in number of lots platted, changing from 23 to 12.

## SHARE OF ACREAGE PLATTED BY SECTOR, 2011



Represents filed final plats, combination plats, minor plats and replats.

Source: City of Arlington, Community Development and Planning

## LARGEST PLATS BY ACREAGE, 2011

| Name                                   | Type             | Acres      | Lots       | Sector    |
|--|------------------|------------|------------|-----------|
| <b>Viridian Village IA</b>             | Final Plat       | 44         | 184        | North     |
| <b>John Langley</b>                    | Minor Plat       | 39         | 1          | North     |
| <b>MT Johnson Survey</b>               | Final Plat       | 24         | 1          | West      |
| <b>Brookmeadow</b>                     | Replat           | 19         | 2          | Southeast |
| <b>L.F. Perkins</b>                    | Replat           | 17         | 2          | West      |
| <b>Thomas Beedy and Harvey Hawkins</b> | Combination Plat | 14         | 1          | Southwest |
| <b>Central Park Office Complex</b>     | Replat           | 13         | 3          | East      |
| <b>Arlington Tech Centre</b>           | Replat           | 12         | 2          | East      |
| <b>A.J. Russell Addition</b>           | Replat           | 9          | 2          | Southwest |
| <b>J.M. Henderson</b>                  | Replat           | 7          | 3          | Central   |
| <b>Total</b>                           |                  | <b>197</b> | <b>201</b> |           |

Represents filed final plats, combination plats, minor plats and replats.

Source: City of Arlington, Community Development and Planning

## PLATS FILED\* BY SECTOR, 2011

| Sector           | Plats     | Acres      | Lots       |
|------------------|-----------|------------|------------|
| <b>Central</b>   | 5         | 15         | 9          |
| <b>East</b>      | 5         | 31         | 12         |
| <b>North</b>     | 3         | 87         | 187        |
| <b>Southeast</b> | 8         | 33         | 12         |
| <b>Southwest</b> | 8         | 43         | 15         |
| <b>West</b>      | 5         | 54         | 9          |
| <b>Total</b>     | <b>34</b> | <b>262</b> | <b>244</b> |

Represents filed final plats, combination plats, minor plats and replats.

Source: City of Arlington, Community Development and Planning

POPULATION & HOUSING

CONSTRUCTION

ZONING

PLATTING

LAND USE

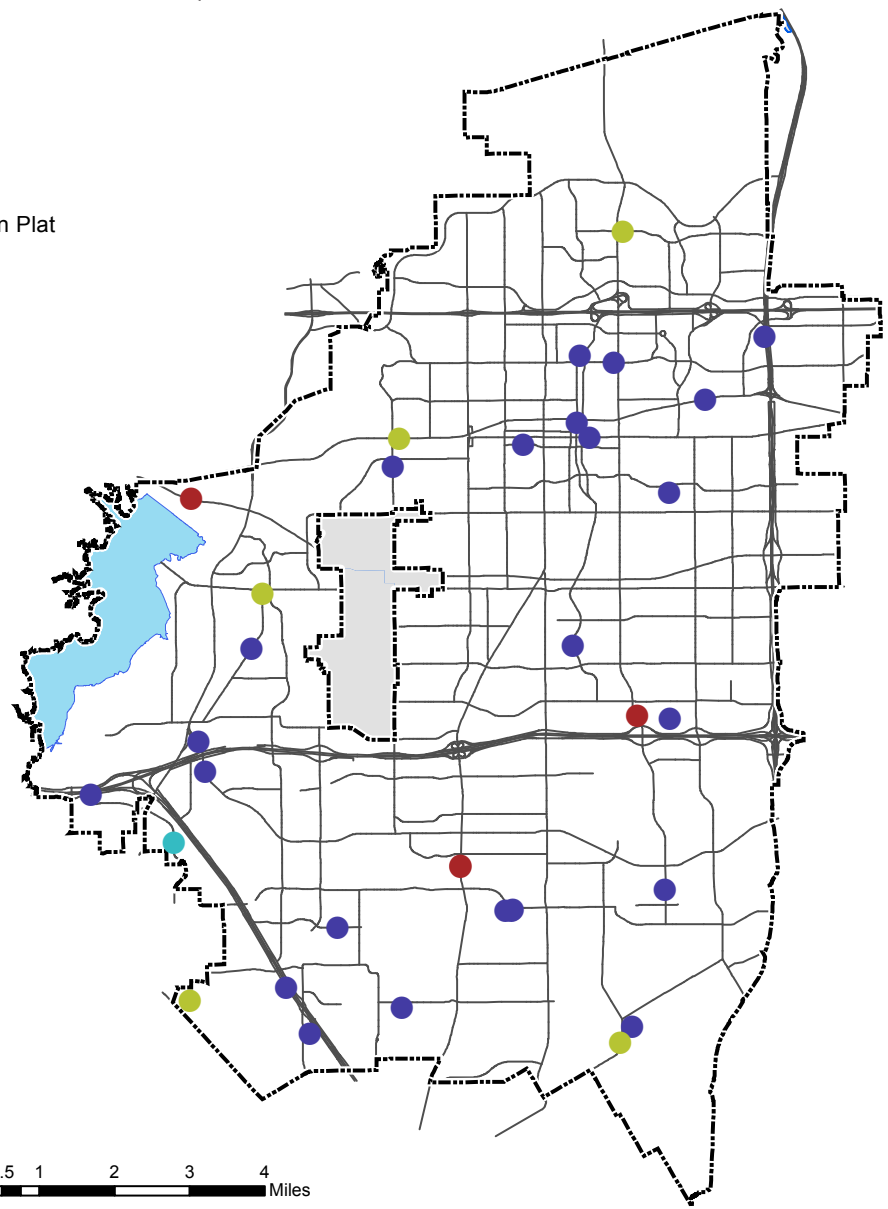
TRANSPORTATION

## CURRENT CONDITIONS, CONTINUED

### PLATTING ACTIVITY MAP, 2011

#### Plat Types

- Replat
- Minor Plat
- Final Plat
- Combination Plat



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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 2011, this included approximately 10,500 acres of roadways and transportation facilities along with over 50,000 acres of land either currently developed or that could be developed in the future. Roughly 77 percent of Arlington’s total area is developed. Factoring in undevelopable and undefined land, this leaves about 23 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 State Highway 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 more residential (multi-family and single family) land than other cities of similar size nationally. Residential uses occupied the largest proportion of land in the City in 2011 at 37 percent. Arlington also differed from the national average in the amount of vacant developable land remaining within the City, but just slightly more. Portions of the City, especially in the far north and far south, are still vacant. This vacant land ensures that the City’s population growth can be accommodated over the next 20 years. Arlington also has 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 (five percent) is small when compared nationally (seven percent). This is largely attributable to the fact that Arlington, unlike many cities of comparable size, is not a county seat. This

## GENERALIZED LAND USE, CITY AND NATIONAL AVERAGES, 2011

|   | Arlington | National Average* |
|---|-----------|-------------------|
| <b>Private</b>  |           |                   |
| <b>Residential</b>  | 37%       | 32%               |
| <b>Vacant- Developable</b>  | 15%       | 13%               |
| <b>Commercial (Business/Commercial, Office, Retail)</b>             | 7%        | 4%                |
| <b>Industrial (Manufacturing, Wholesale/Distribution/Warehouse)</b> | 3%        | 5%                |
| <b>Public</b>   |           |                   |
| <b>Parks/Open Space/Recreation</b>                                  | 6%        | 5%                |
| <b>Airport</b>  | 1%        | 3%                |
| <b>Institutional</b>  | 5%        | 7%                |
| <b>Streets/Utility Communications</b>                               | 18%       | 18%               |
| <b>Lake Arlington</b>   | 3%        |                   |
| <b>Undevelopable &amp; Undefined Area</b>                           | 4%        |                   |

\*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.

means that Arlington does not have as many county-owned structures such as a county jail. Arlington has 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.

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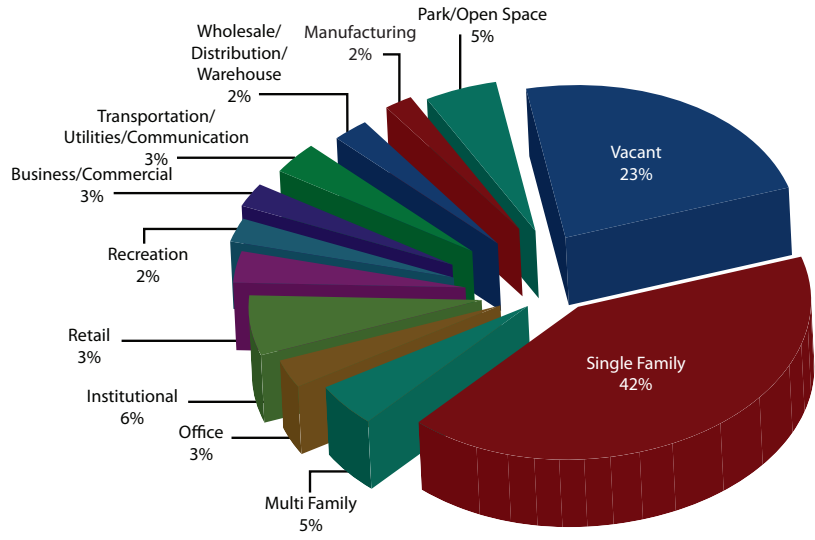
PLATTING

LAND USE

TRANSPORTATION

## LAND USE CHARACTERISTICS, CONTINUED

### GENERALIZED LAND USE, 2011



| General Land Use Categories                                    | Area (acres)    | Percent |
|--|-----------------|---------|
| <b>Vacant (Undefined + Undevelopable + Vacant Developable)</b> | 11,827.4        | 23%     |
| <b>Single Family</b>   | 21,139.5        | 42%     |
| <b>Multi-family</b>  | 2,325.9         | 5%      |
| <b>Office</b>  | 1,564.4         | 3%      |
| <b>Institutional</b>   | 3,240.7         | 6%      |
| <b>Retail</b>  | 1,725.4         | 3%      |
| <b>Recreation</b>  | 1,194.3         | 2%      |
| <b>Business/Commercial</b>                                     | 1,345.1         | 3%      |
| <b>Transportation/Utility/Communications</b>                   | 1,722.3         | 3%      |
| <b>Wholesale/Distribution/Warehousing</b>                      | 1,220.8         | 2%      |
| <b>Manufacturing</b>   | 979.7           | 2%      |
| <b>Park/Open Space</b>   | 2,487.7         | 5%      |
| <b>TOTAL</b>   | <b>50,773.2</b> |         |
| <b>City Land Total</b>   | <b>63,604.1</b> |         |
| <b>Arlington Lake Area</b>                                     | 1,957.2         |         |
| <b>Roadways</b>  | 10,540.4        |         |

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

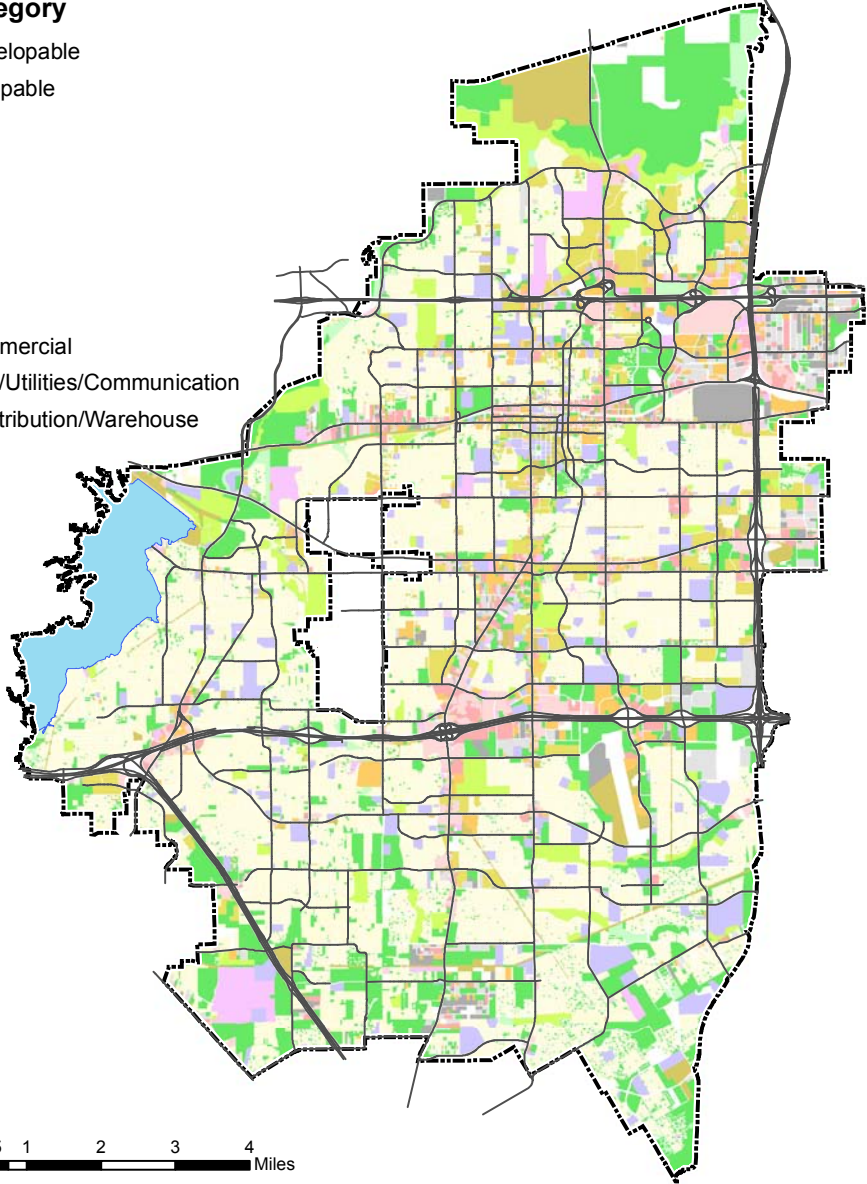
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LAND USE CHARACTERISTICS, CONTINUED

LAND USE, 2011

Land Use Category

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



*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.*

Source: City of Arlington, Community Development and Planning

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## GENERAL LAND USE

As mentioned previously, single family land uses comprised the largest portion of Arlington’s land area in 2011. 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 and Southwest Sectors also contained a large amount of vacant developable land, though there were still more acres in these sector designated for single family uses. Together, the North, Southeast, and Southwest Sectors contained 70 percent of the City’s vacant developable land.

Land devoted to multi-family uses was concentrated primarily in the North and East Sectors. The East Sector also contained the largest share of the City’s manufacturing, warehouse, business/commercial, office and retail land. This concentration of land uses reflects the location of the General Motors plant and the Great Southwest Industrial District. Other notable characteristics regarding land use distribution included a concentration of land devoted to parks/open space in the North and West. This reflects the location of River Legacy Park in North Arlington and the two golf courses (Lake Arlington and Shady Valley) in West Arlington.

## GENERALIZED LAND USE BY PLANNING SECTOR (ACRES), 2011

| Land Use Category                     | Central      | East          | North        | Southeast     | Southwest    | West          | Total         |
|---------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|---------------|
| Vacant Developable                    | 309          | 1,224         | 2,415        | 2,318         | 1,874        | 1,296         | 9,436         |
| Single Family                         | 1,034        | 3,341         | 1,644        | 4,321         | 4,600        | 6,199         | 21,139        |
| Multi-family                          | 191          | 738           | 805          | 125           | 133          | 333           | 2,326         |
| Office                                | 241          | 568           | 177          | 210           | 136          | 232           | 1,564         |
| Institutional                         | 478          | 715           | 200          | 921           | 390          | 536           | 3,241         |
| Retail                                | 109          | 862           | 100          | 190           | 238          | 227           | 1,725         |
| Recreation                            | 68           | 148           | 366          | 53            | 361          | 199           | 1,194         |
| Business/Commercial                   | 138          | 546           | 88           | 215           | 78           | 279           | 1,345         |
| Transportation/Utility/Communications | 108          | 232           | 634          | 387           | 95           | 266           | 1,722         |
| Wholesale/Distribution/Warehousing    | 17           | 635           | 77           | 300           | 75           | 117           | 1,221         |
| Manufacturing                         | 4            | 589           | 59           | 214           | 67           | 47            | 980           |
| Park/Open Space                       | 48           | 234           | 780          | 449           | 234          | 744           | 2,488         |
| Undefined (GIS error)                 | 30           | 253           | 511          | 672           | 97           | 147           | 1,710         |
| Undevelopable                         | 4            | 34            | 337          | 108           | 38           | 160           | 681           |
| <b>Land Use Total</b>                 | <b>2,779</b> | <b>10,119</b> | <b>8,192</b> | <b>10,483</b> | <b>8,415</b> | <b>10,784</b> | <b>50,773</b> |

Source: City of Arlington, Community Development and Planning

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## ROAD 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 traveling 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 in 2011, the most traveled road segment was South Cooper between West Arbrook and West Pleasant Ridge. This segment was the 3rd most traveled road segment in 2010, but had a 17 percent increase in traffic in 2011 to become the most traveled road segment. The other top traveled segments were along South Cooper, Matlock, and East Pioneer. Overall traffic volume decreased on the top ten road segments in 2011. The largest increase (1,143 percent) was seen on Silo Road between Betsy Ross and East Lynn Creek Drives. Another significant boost in traffic (with an increase of 708 percent) occurred on Southeast Green Oaks Boulevard between State Highway 360 and Sherburne Drive. The next major increase (247 percent) occurred on Wimbledon Drive between Petra and Sport Center Drives. There were also decreases in traffic at a number of locations. The largest decrease (69 percent) was seen on Sherry Street between Barton and Kimberly Drives.

## TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2011\*

| Rank | Street Name | From          | To               | Count  |
|------|-------------|---------------|------------------|--------|
| 1    | S Cooper**  | W Arbrook     | W Pleasant Ridge | 99,984 |
| 2    | S Cooper ** | Secretary     | Colorado         | 75,639 |
| 3    | S Cooper**  | Lynda         | Inwood           | 69,118 |
| 4    | S Cooper    | Colorado      | Station          | 68,208 |
| 5    | S Cooper    | Green Oaks    | W Nathan Lowe    | 67,515 |
| 6    | S Cooper    | UTA           | Greek Row        | 63,766 |
| 7    | Matlock     | Interstate 20 | Stephens         | 60,281 |
| 8    | E Pioneer   | Elm Point     | Willow Point     | 57,986 |
| 9    | E Pioneer   | Wynn          | Daniel           | 57,986 |
| 10   | S Cooper    | Oak Village   | Wimbledon        | 57,726 |

## TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2010\*

| Rank | Street Name | From          | To               | Count   |
|------|-------------|---------------|------------------|---------|
| 1    | S Cooper    | Colorado      | Station          | 108,804 |
| 2    | S Cooper**  | Secretary     | Colorado         | 89,790  |
| 3    | S Cooper**  | W Arbrook     | W Pleasant Ridge | 85,642  |
| 4    | S Cooper    | Hardisty      | Eden             | 79,306  |
| 5    | Matlock     | Interstate 20 | Stephens         | 77,145  |
| 6    | S Cooper    | New Center    | Bardin           | 73,448  |
| 7    | S Cooper    | Oak Village   | Wimbledon        | 62,153  |
| 8    | S Cooper**  | Lynda         | Inwood           | 61,547  |
| 9    | Matlock     | Highlander    | Interstate 20    | 56,542  |
| 10   | W Pioneer** | Center        | Coral            | 56,105  |

\* All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

\*\* This location was in the top ten traffic counts in 2009.

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

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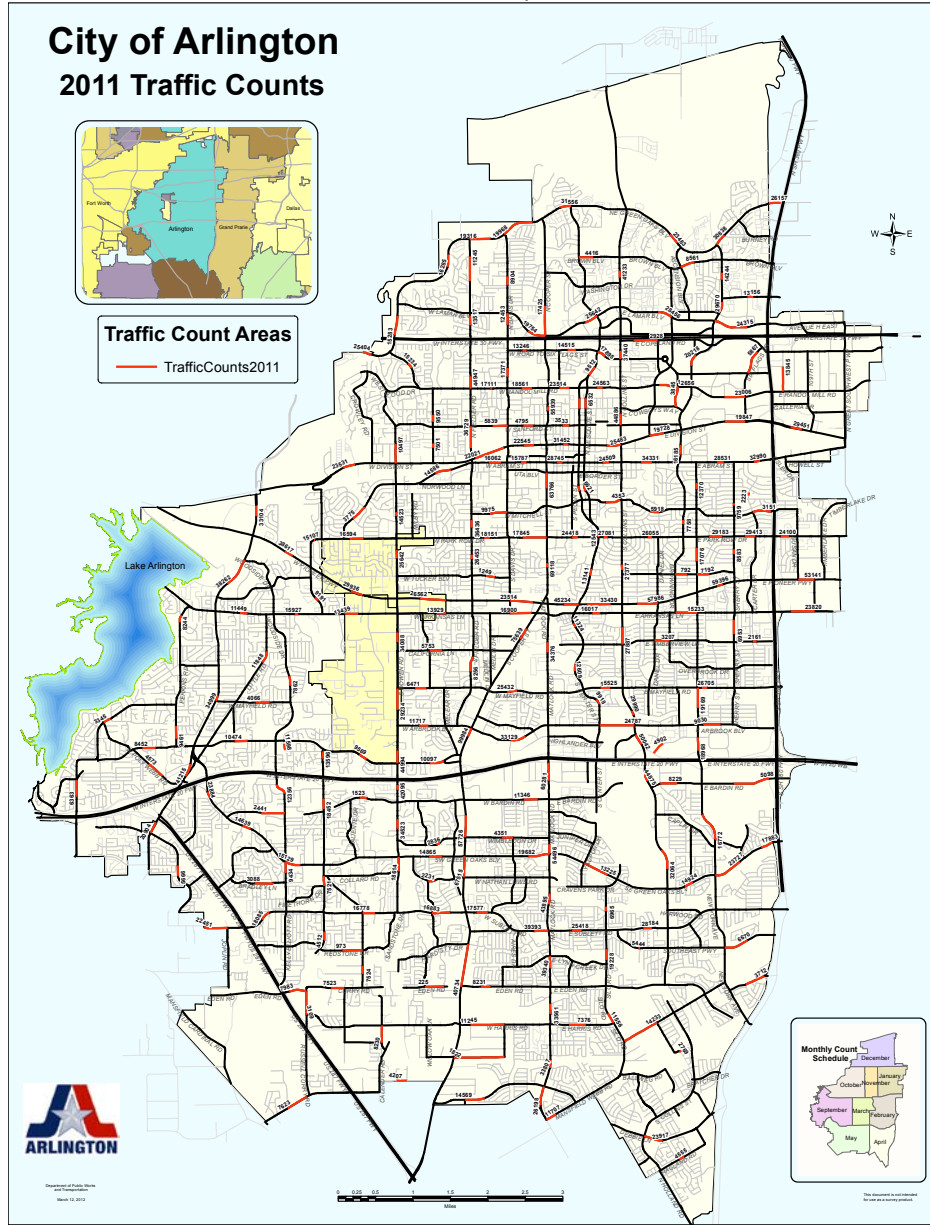
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## ROAD TRAFFIC, CONTINUED

### TRAFFIC COUNT BY ROAD SEGMENT, 2011



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 2011. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works and Transportation.

Full map is available here online at:  
<http://arlingtontx.gov/publicworks/trafficcountmaps.html>

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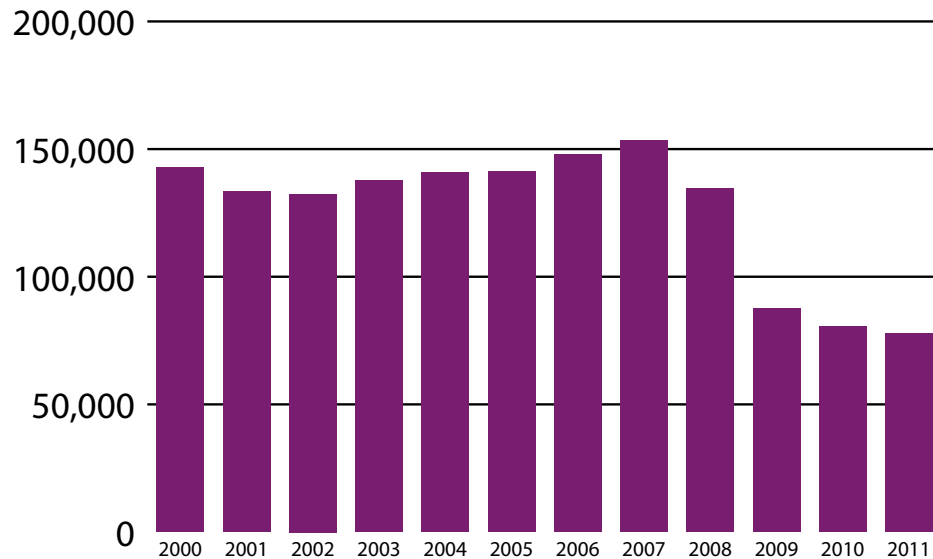
## AIRPORT ACTIVITY

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and SE Green Oaks Boulevard along South Collins Street. Since 1986, nearly \$50 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, a larger general aviation facility that relieves corporate, cargo, and general aviation traffic from commercial service airports such as Dallas-Fort Worth and Love Field airports. Arlington Municipal was named the 2011 Reliever Airport of the Year by TxDOT Aviation.

Several key improvements have enhanced safety of aircraft operations and the economic development potential of the Airport. The Air Traffic Control Tower (ATCT) opened in 2006, and radar and the automated flight data system were added in 2010. Installation of an Instrument Landing System (ILS) followed in 2007. The ILS assists aircraft approaching the runway during inclement weather conditions by providing precision horizontal and vertical guidance. An approach lighting system (MALSF) was built in 2009 to increase the capabilities of the ILS. The Federal Aviation Administration is adding STARS radar in the Control Tower, and extending the approach lighting, converting the MALSF to a MALSR system.

The Airport is strategically located in a competitive market, and trends in the number of aircraft operations have reflected the national economic climate. Operations had been steadily rising since 2002, until 2008. The dramatic downturn in the national economy negatively affected corporate travel and flight school operations. One air charter

AIRPORT OPERATIONS, 2000-2011



AIRPORT OPERATIONS, 2000-2011

| Year | Number of Operations | Percent Change |
|------|----------------------|----------------|
| 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%         |
| 2010 | 80,433               | -8.2%          |
| 2011 | 77,911               | -3.1%          |

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.

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## AIRPORT ACTIVITY, CONTINUED

company and a flight school both closed. However, the decline in aircraft operations is not reflective of the Airport's general level of economic activity. The trend is now toward more itinerant (visiting airport) operations, with more transient aircraft (especially corporate jets). Jet operations have risen as the Airport sees growth in its corporate and cargo business segments. The Airport also added its 24th business when AgustaWestland announced its testing and certification center for the AW609 tiltrotor would add 150 jobs to the Airport's employment base.

In 2010, the Airport constructed a new terminal building and terminal apron. The new two-story terminal building is silver LEED certified. Airport Operations and six aviation-related businesses currently occupy the terminal. Terminal office lease revenues help offset the expenses associated with the new building. The "green" building is designed to provide efficient and functional space for Aviation administration and operations personnel, and houses the Airport's mechanical and communication vaults. The lobby and conference room are available for use by Airport tenants, businesses, aviation-related groups, neighborhood association groups, City Council, and City departments. The apron expansion added 20 aircraft parking spaces and provides aircraft access to the door of the terminal building.

Funding for construction of a new 4,900 feet long west parallel taxiway, runway drainage improvements, new runway/taxiway signage, and a new west lighting equipment vault was awarded to the Airport in October 2011, accelerating the project by three years. Construction on the estimated \$8 million in



West Parallel Taxiway Construction

improvements is scheduled to be completed in November 2012.



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, is then applied to the number of net new dwelling units to arrive at the number of new residents. The occupancy rates and average household sizes came from estimates from the North Central Texas Council of Governments. This year, the Annual Growth Profile was revised back to Census 2010 data, using updated population multipliers.

|  |
|--|
| <p><b>Population Growth =</b><br/> <b>Occupancy Rate *</b><br/> <b>Household Size *</b><br/> <b>Net New Dwelling Units</b></p> <p>Single Family Occupancy Rate: 96.6%<br/> Multi-Family Occupancy Rate: 83.4%<br/> Single Family Household Size: 2.94<br/> Multi-Family Household Size: 2.25</p> |
|--|

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.

Additionally, the number of housing units based on type have been estimated based on the 2006-2010 American Community Survey (ACS) and the 2010 Census data. These estimated housing units were distributed throughout the City by sector by applying the ratio of single-family, multi-family, and other housing units from the ACS by census tract to the overall number of housing units by block from the 2010 Census.

Housing Units are divided into the following categories:

- Single Family: One structure, attached or detached; Duplexes; Townhomes; Condominiums; Manufactured Housing
- Multi-Family: Structures with 3 or more rented units
- Other: Boats; RVs

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APPENDIX B: HOUSING AND POPULATION GROWTH

| Sector       | Population 1/1/2011 | Total Housing Units 1/1/2011 | Demos     |          | New Housing |           | Total Housing Units 12/31/2011 | Population 12/31/2011 |
|--------------|---------------------|------------------------------|-----------|----------|-------------|-----------|--------------------------------|-----------------------|
|              |                     |                              | SF        | MF       | SF          | MF        |                                |                       |
| Central      | 23,950              | 9,810                        | 8         | 0        | 3           | 66        | 9,871                          | 24,060                |
| East         | 91,954              | 32,941                       | 3         | 0        | 14          | 0         | 32,952                         | 91,985                |
| North        | 40,037              | 22,812                       | 0         | 0        | 14          | 0         | 22,826                         | 40,077                |
| Southeast    | 83,743              | 27,100                       | 0         | 0        | 106         | 0         | 27,206                         | 84,044                |
| Southwest    | 49,251              | 19,282                       | 4         | 0        | 69          | 0         | 19,347                         | 49,435                |
| West         | 77,007              | 33,020                       | 50        | 0        | 12          | 0         | 32,982                         | 76,899                |
| <b>Total</b> | <b>365,942</b>      | <b>144,965</b>               | <b>65</b> | <b>0</b> | <b>218</b>  | <b>66</b> | <b>145,184</b>                 | <b>366,500</b>        |

Source: City of Arlington, Community Development and Planning

GROWTH BY QUARTER

| 1st Quarter 2011 | Population as of 1/1/2011 | Demos    |          | New Housing |          | Change in Population | Population as of 3/31/2011 |
|------------------|---------------------------|----------|----------|-------------|----------|----------------------|----------------------------|
|                  |                           | SF       | MF       | SF          | MF       |                      |                            |
| Central          | 23,950                    | 0        | 0        | 1           | 0        | 3                    | 23,953                     |
| East             | 91,954                    | 1        | 0        | 5           | 0        | 11                   | 91,965                     |
| North            | 40,037                    | 0        | 0        | 0           | 0        | 0                    | 40,037                     |
| Southeast        | 83,743                    | 0        | 0        | 14          | 0        | 40                   | 83,783                     |
| Southwest        | 49,251                    | 2        | 0        | 17          | 0        | 43                   | 49,294                     |
| West             | 77,007                    | 1        | 0        | 6           | 0        | 14                   | 77,021                     |
| <b>Total</b>     | <b>365,942</b>            | <b>4</b> | <b>0</b> | <b>43</b>   | <b>0</b> | <b>111</b>           | <b>366,053</b>             |

Source: City of Arlington, Community Development and Planning

| 2nd Quarter 2011 | Population as of 4/1/2011 | Demos    |          | New Housing |          | Change in Population | Population as of 6/30/2011 |
|------------------|---------------------------|----------|----------|-------------|----------|----------------------|----------------------------|
|                  |                           | SF       | MF       | SF          | MF       |                      |                            |
| Central          | 23,953                    | 0        | 0        | 1           | 0        | 3                    | 23,956                     |
| East             | 91,965                    | 0        | 0        | 6           | 0        | 17                   | 91,982                     |
| North            | 40,037                    | 0        | 0        | 1           | 0        | 3                    | 40,040                     |
| Southeast        | 83,783                    | 0        | 0        | 24          | 0        | 68                   | 83,851                     |
| Southwest        | 49,294                    | 1        | 0        | 24          | 0        | 65                   | 49,359                     |
| West             | 77,021                    | 0        | 0        | 2           | 0        | 6                    | 77,027                     |
| <b>Total</b>     | <b>366,053</b>            | <b>1</b> | <b>0</b> | <b>58</b>   | <b>0</b> | <b>162</b>           | <b>366,215</b>             |

Source: City of Arlington, Community Development and Planning

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APPENDIX B (CONTINUED): HOUSING AND POPULATION GROWTH

| 3rd Quarter 2011 | Population as of 7/1/2011 | Demos     |          | New Housing |          | Change in Population | Population as of 9/30/2011 |
|------------------|---------------------------|-----------|----------|-------------|----------|----------------------|----------------------------|
|                  |                           | SF        | MF       | SF          | MF       |                      |                            |
| Central          | 23,956                    | 8         | 0        | 0           | 0        | -23                  | 23,933                     |
| East             | 91,982                    | 2         | 0        | 2           | 0        | 0                    | 91,982                     |
| North            | 40,040                    | 0         | 0        | 9           | 0        | 26                   | 40,066                     |
| Southeast        | 83,851                    | 0         | 0        | 32          | 0        | 91                   | 83,942                     |
| Southwest        | 49,359                    | 1         | 0        | 11          | 0        | 28                   | 49,387                     |
| West             | 77,027                    | 28        | 0        | 2           | 0        | -74                  | 76,953                     |
| <b>Total</b>     | <b>366,215</b>            | <b>39</b> | <b>0</b> | <b>56</b>   | <b>0</b> | <b>48</b>            | <b>366,263</b>             |

Source: City of Arlington, Community Development and Planning

| 4th Quarter 2011 | Population as of 10/1/2011 | Demos     |          | New Housing |           | Change in Population | Population as of 12/31/2011 |
|------------------|----------------------------|-----------|----------|-------------|-----------|----------------------|-----------------------------|
|                  |                            | SF        | MF       | SF          | MF        |                      |                             |
| Central          | 23,933                     | 0         | 0        | 1           | 66        | 127                  | 24,060                      |
| East             | 91,982                     | 0         | 0        | 1           | 0         | 3                    | 91,985                      |
| North            | 40,066                     | 0         | 0        | 4           | 0         | 11                   | 40,077                      |
| Southeast        | 83,942                     | 0         | 0        | 36          | 0         | 102                  | 84,044                      |
| Southwest        | 49,387                     | 0         | 0        | 17          | 0         | 48                   | 49,435                      |
| West             | 76,953                     | 21        | 0        | 2           | 0         | -54                  | 76,899                      |
| <b>Total</b>     | <b>366,263</b>             | <b>21</b> | <b>0</b> | <b>61</b>   | <b>66</b> | <b>237</b>           | <b>366,500</b>              |

Source: City of Arlington, Community Development and Planning

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## APPENDIX C: TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2010 & 2011

|                                    | 2010         |                      | 2011         |                      | Annual Change |            |
|------------------------------------|--------------|----------------------|--------------|----------------------|---------------|------------|
|                                    | Permits      | Value                | Permits      | Value                | Permits       | Value      |
| <b>All Residential Permits</b>     | 2,242        | \$76,765,411         | 2,644        | \$74,564,997         | 18%           | -3%        |
| <b>All Non-Residential Permits</b> | 1,423        | \$115,385,447        | 1,439        | \$150,579,370        | 1%            | 31%        |
| <b>Total Building Permits</b>      | <b>3,665</b> | <b>\$192,150,858</b> | <b>4,083</b> | <b>\$225,144,367</b> | <b>11%</b>    | <b>17%</b> |

Source: City of Arlington, Community Development and Planning

## APPENDIX D: TOTAL BUILDING PERMITS ISSUED, 2010 & 2011

|                         | 2010    |              | 2011    |              | Annual Change |       |
|-------------------------|---------|--------------|---------|--------------|---------------|-------|
|                         | Permits | Value        | Permits | Value        | Permits       | Value |
| <b>Residential</b>      |         |              |         |              |               |       |
| <b>New Construction</b> |         |              |         |              |               |       |
| <b>Single Family</b>    | 283     | \$47,120,447 | 229     | \$42,433,455 | -19%          | -10%  |
| <b>Multi-family</b>     | 1       | \$7,185,000  | 1       | \$9,427,510  | 0%            | 31%   |
| <b>Other</b>            | 1,958   | \$22,459,964 | 2,414   | \$22,704,033 | 23%           | 1%    |
| <b>Non-Residential</b>  |         |              |         |              |               |       |
| <b>New Construction</b> | 98      | \$40,658,489 | 83      | \$55,386,719 | -15%          | 36%   |
| <b>Other</b>            | 1,325   | \$74,726,958 | 1,356   | \$95,192,651 | 2%            | 27%   |

Source: City of Arlington, Community Development and Planning

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## APPENDIX E (I): NEW CONSTRUCTION RESIDENTIAL BUILDING PERMITS ISSUED, 2011 (MONTHLY)\*

| New Residential<br>Month | Single Family |                     | Townhouse |            | Duplex   |            | Multi-Family |                    | All Permits |                     |
|--------------------------|---------------|---------------------|-----------|------------|----------|------------|--------------|--------------------|-------------|---------------------|
|                          | Permits       | Value               | Permits   | Value      | Permits  | Value      | Permits      | Value              | Permits     | Value               |
| January                  | 9             | \$1,450,150         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 9           | \$1,450,150         |
| February                 | 17            | \$3,958,795         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 17          | \$3,958,795         |
| March                    | 22            | \$4,103,925         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 22          | \$4,103,925         |
| April                    | 16            | \$2,808,859         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 16          | \$2,808,859         |
| May                      | 17            | \$2,958,525         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 17          | \$2,958,525         |
| June                     | 21            | \$3,188,695         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 21          | \$3,188,695         |
| July                     | 28            | \$5,040,085         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 28          | \$5,040,085         |
| August                   | 22            | \$4,169,927         | 0         | \$0        | 0        | \$0        | 1            | \$9,427,510        | 23          | \$13,597,437        |
| September                | 21            | \$4,144,815         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 21          | \$4,144,815         |
| October                  | 17            | \$2,996,039         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 17          | \$2,996,039         |
| November                 | 21            | \$4,255,125         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 21          | \$4,255,125         |
| December                 | 18            | \$3,358,515         | 0         | \$0        | 0        | \$0        | 0            | \$0                | 18          | \$3,358,515         |
| <b>Total</b>             | <b>229</b>    | <b>\$42,433,455</b> | <b>0</b>  | <b>\$0</b> | <b>0</b> | <b>\$0</b> | <b>1</b>     | <b>\$9,427,510</b> | <b>230</b>  | <b>\$51,860,965</b> |

Source: City of Arlington, Community Development and Planning

## APPENDIX E (II): NEW CONSTRUCTION RESIDENTIAL BUILDING PERMITS ISSUED, 2011 (BY SECTOR)

| Sector       | Single Family |                     | Townhouse |            | Multi-Family |            | Duplex   |                    | All Permits |                     |
|--------------|---------------|---------------------|-----------|------------|--------------|------------|----------|--------------------|-------------|---------------------|
|              | Permits       | Value               | Permits   | Value      | Permits      | Value      | Permits  | Value              | Permits     | Value               |
| Central      | 1             | \$120,000           | 0         | \$0        | 0            | \$0        | 1        | \$9,427,510        | 2           | \$9,547,510         |
| East         | 5             | \$797,400           | 0         | \$0        | 0            | \$0        | 0        | \$0                | 5           | \$797,400           |
| North        | 12            | \$3,076,136         | 0         | \$0        | 0            | \$0        | 0        | \$0                | 12          | \$3,076,136         |
| Southeast    | 133           | \$22,285,553        | 0         | \$0        | 0            | \$0        | 0        | \$0                | 133         | \$22,285,553        |
| Southwest    | 65            | \$12,165,031        | 0         | \$0        | 0            | \$0        | 0        | \$0                | 65          | \$12,165,031        |
| West         | 13            | \$3,989,335         | 0         | \$0        | 0            | \$0        | 0        | \$0                | 13          | \$3,989,335         |
| <b>Total</b> | <b>229</b>    | <b>\$42,433,455</b> | <b>0</b>  | <b>\$0</b> | <b>0</b>     | <b>\$0</b> | <b>1</b> | <b>\$9,427,510</b> | <b>230</b>  | <b>\$51,860,965</b> |

Source: City of Arlington, Community Development and Planning

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APPENDIX F: 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. Specific Use Permit required for day care; bed and breakfast inn.

"R" RESIDENTIAL: All non-residential uses as permitted in "E" plus: Single family detached dwelling on minimum 7,200 square foot lots.

"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 dwelling on minimum 5,000 square foot lots.

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

"D" DUPLEX: Duplex dwellings on minimum 6,000 square foot lots; townhouses allowed. Specific Use Permit required for day care and bed and breakfast inn.

"MF14" MEDIUM DENSITY MULTI-FAMILY: All uses permitted in "D" plus: Apartments at 14 dwelling units per acre; day care; women's shelter; supervised living facility. Specific Use Permit required for cemetery; nursing home; museum or art gallery.

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

"MF22" MEDIUM DENSITY MULTI-FAMILY: All uses permitted in "MF14" plus: Apartments at 22 dwelling units per acre.

NON-RESIDENTIAL ZONING DISTRICTS:

"O" OFFICE SERVICE: Offices; museum or art gallery; day care; women's shelter; crop production. Specific Use Permit required for cemetery; bed and breakfast inn; college, university, or seminary.

"NS" NEIGHBORHOOD SERVICE: All uses permitted in "O" plus: dry cleaning and laundry service; rental store; restaurant; auto parts and accessory sales; alcohol sales; general retail store. Specific Use Permit required for electric utility substation.

"LS" LOCAL SERVICE: All uses permitted in "NS" (except cemetery; women's shelter; crop production; college, university, or seminary; electric utility substation) plus: bed and breakfast inn, second hand goods; gasoline sales; sidewalk café.

"CS" COMMUNITY SERVICE: All uses permitted in "LS" (except for bed and breakfast inn) plus: cemetery; women's shelter; nursing home; supervised living facility; crop production; full service hotel; retail gun sales; large scale retail; auto service; car wash; vehicle rental; tattoo parlor; specialty paraphernalia; bail bond service; college, university, or seminary; mortuary or funeral chapel; hospital; electric utility substation. Specific Use Permit required for night club; limited service hotel; residence hotel; indoor gun range; commercial parking; mini-warehouse; halfway house; psychiatric hospital.

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APPENDIX F (CONTINUED): ZONING DISTRICT SUMMARY

"B" BUSINESS: All uses permitted in "CS" (except sidewalk café; large scale retail [requires SUP]) plus: night club; pawn shop; minor auto repair; motor vehicle sales; commercial parking; mini-warehouse; warehouse.

"LI" LIGHT INDUSTRIAL: All uses permitted in "B" (except nursing home; supervised living facility; day care; psychiatric hospital) plus: light manufacturing; bar; sexually oriented business; indoor gun range; major auto repair garage; commercial stables. Specific Use Permit required for: day care.

"IM" INDUSTRIAL MANUFACTURING: All uses permitted in "LI" (except hospital) plus: heavy manufacturing. Specific Use Permit required for prison; high impact use.

SPECIAL PURPOSE ZONING DISTRICTS:

"A" AGRICULTURE: Private stables and single family dwellings on minimum 5-acre lots. Specific Use Permit required for 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.

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

"DB" DOWNTOWN BUSINESS: Auto parts and accessory sales and service; gasoline sales; commercial parking; college, university, or seminary; day care; hospital; mortuary or funeral chapel; offices; night club; bed and breakfast inn; full service hotel; multi-family at maximum 32 dwelling units per acre with conditions; alcohol sales; bar; cleaning laundry; museum or art gallery; rental store; restaurant; second hand goods store; electric utility substation. Specific Use Permit required for limited service hotel; residence hotel; supervised living facility; townhouse; farmers market; bail bond service; minor auto repair; motor vehicle sales and rental.

"F" FESTIVAL: Recreation and/or entertainment facilities including: car wash; gasoline sales; commercial parking; day care; offices; full service hotel; alcohol sales; cleaning laundry; museum or art gallery; rental store (indoor); restaurant.; electric utility substation. Specific Use Permit required for night club; bed and breakfast inn; duplex; limited service hotel; multi-family; residence hotel; single family; townhouse; farmers market; motor vehicle sales; mini-warehouse.

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## APPENDIX F (CONTINUED): ZONING DISTRICT SUMMARY

### ZONING DISTRICT OVERLAYS:

**"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.

**"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.

**"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.

**"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.

**"ED" ENTERTAINMENT DISTRICT OVERLAY:** The Entertainment District Overlay is intended to provide a more sustainable mix of uses and activities, while promoting high quality development and an aesthetically pleasing environment in an area including two major

sports venues, Six Flags and Hurricane Harbor.

**"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.

**"CD" CONSERVATION DISTRICT OVERLAY:** Intended to protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm of existing neighborhoods.

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## APPENDIX G: ZONING DISTRICT ACREAGE BY SECTOR AS OF DECEMBER 2011

| Zoning District    | Citywide        | Central        | East            | North          | Southeast       | Southwest      | West            |
|--------------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|
| <b>A</b>           | 4,310.9         | 0.0            | 23.2            | 1,066.4        | 1,196.5         | 1,842.9        | 181.9           |
| <b>B</b>           | 1,079.0         | 126.6          | 303.9           | 162.7          | 291.8           | 89.3           | 104.8           |
| <b>CS</b>          | 2,996.7         | 205.2          | 926.1           | 222.9          | 791.3           | 311.1          | 540.2           |
| <b>D</b>           | 758.7           | 421.2          | 123.8           | 0.0            | 34.1            | 5.2            | 174.4           |
| <b>DB</b>          | 106.2           | 106.2          | 0.0             | 0.0            | 0.0             | 0.0            | 0.0             |
| <b>E</b>           | 259.6           | 0.0            | 0.0             | 29.1           | 34.6            | 195.9          | 0.0             |
| <b>ETJ</b>         | 6.7             | 0.0            | 0.0             | 6.7            | 0.0             | 0.0            | 0.0             |
| <b>F</b>           | 688.3           | 0.0            | 397.7           | 290.6          | 0.0             | 0.0            | 0.0             |
| <b>IM</b>          | 4,958.7         | 0.0            | 2,408.3         | 823.9          | 1,471.3         | 89.9           | 165.3           |
| <b>LI</b>          | 1,155.8         | 63.5           | 227.9           | 49.6           | 353.7           | 40.8           | 420.2           |
| <b>LS</b>          | 6.7             | 0.0            | 0.0             | 0.0            | 5.7             | 1.0            | 0.0             |
| <b>MF14</b>        | 224.4           | 13.0           | 54.2            | 0.0            | 30.1            | 81.8           | 45.3            |
| <b>MF18</b>        | 823.1           | 15.8           | 238.6           | 145.1          | 102.7           | 132.7          | 188.2           |
| <b>MF22</b>        | 1,257.4         | 177.5          | 517.9           | 298.9          | 29.0            | 1.0            | 233.0           |
| <b>MH</b>          | 164.7           | 0.0            | 0.0             | 67.9           | 39.9            | 0.0            | 57.0            |
| <b>NS</b>          | 189.6           | 25.7           | 36.9            | 8.1            | 66.5            | 18.8           | 33.6            |
| <b>O</b>           | 604.3           | 127.2          | 133.0           | 41.6           | 131.2           | 63.2           | 108.1           |
| <b>PD</b>          | 6,426.4         | 102.0          | 775.8           | 2,894.5        | 1,210.5         | 577.2          | 866.3           |
| <b>R</b>           | 22,020.3        | 1,024.2        | 3,630.1         | 2,099.5        | 3,229.3         | 4,513.4        | 7,523.8         |
| <b>R1</b>          | 1,306.6         | 0.0            | 128.8           | 0.2            | 911.7           | 200.0          | 65.9            |
| <b>R2</b>          | 889.1           | 0.0            | 96.0            | 8.1            | 535.9           | 213.6          | 35.5            |
| <b>TH</b>          | 184.6           | 4.6            | 37.9            | 16.0           | 31.9            | 46.7           | 47.6            |
| <b>UTA</b>         | 348.0           | 348.0          | 0.0             | 0.0            | 0.0             | 0.0            | 0.0             |
| <b>Grand Total</b> | <b>50,765.8</b> | <b>2,760.7</b> | <b>10,060.2</b> | <b>8,231.8</b> | <b>10,497.6</b> | <b>8,424.3</b> | <b>10,791.1</b> |

Source: City of Arlington, Community Development and Planning

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APPENDIX H: ZONING RECORD LOG, 2011

| Zoning Cases |           |                 |               |         |        |                     |            |
|--------------|-----------|-----------------|---------------|---------|--------|---------------------|------------|
| Quarter      | Sector    | Case Number     | From          | To      | Acres  | City Council Action | Received   |
| Q1           | Southeast | PD11-1          | CS            | PD      | 1.31   | Denied              | 2/15/2011  |
| Q1           | East      | ZA11-1/P89-02R3 | PD            | PD      | 8.77   | Approved            | 2/25/2011  |
| Q2           | Southwest | PD11-2          | NS & O        | NS & PD | 5.196  | Approved            | 4/21/2011  |
| Q2           | Southeast | PD11-5          | CS            | PD      | 1.31   | Approved            | 6/3/2011   |
| Q2           | North     | ZA11-2          | A             | IM      | 30.906 | Approved            | 6/15/2011  |
| Q2           | West      | PD11-6          | PD            | PD      | 3.142  | Approved            | 6/15/2011  |
| Q2           | West      | ZA11-3          | O             | D       | 0.245  | Denied              | 6/22/2011  |
| Q2           | Central   | PD11-7          | O & CS & MF18 | PD      | 5.149  | Approved            | 6/29/2011  |
| Q3           | Southwest | PD11-8          | B & A         | PD      | 1.88   | Approved            | 7/19/2011  |
| Q3           | Southwest | ZA11-4          | PD & R        | R       | 6.01   | Withdrawn           | 7/20/2011  |
| Q3           | North     | ZA11-5          | B & LI        | B       | 0.8294 | Application Review  | 7/20/2011  |
| Q3           | East      | PD11-9          | PD            | PD      | 11.697 | Approved            | 7/26/2011  |
| Q3           | Central   | PD11-10         | MF22          | PD      | 3.44   | Approved            | 8/12/2011  |
| Q3           | Southeast | PD11-11         | PD            | PD      | 10.541 | Withdrawn           | 8/19/2011  |
| Q3           | Southwest | ZA11-6          | PD            | O       | 55.066 | Denied              | 9/2/2011   |
| Q3           | Southwest | Z81-149/P84R1   | PD            | PD      | 4.426  | Admin Withdrawal    | 9/2/2011   |
| Q4           | North     | PD11-16         | PD            | PD      | 81     | Approved            | 12/14/2011 |
| Q4           | East      | PD11-17         | R             | PD      | 0.181  | Approved            | 12/22/2011 |

Source: City of Arlington, Community Development and Planning

| DEVELOPMENT PLANS |           |                 |                            |       |                     |            |
|-------------------|-----------|-----------------|----------------------------|-------|---------------------|------------|
| Quarter           | Sector    | Case Number     | For                        | Acres | City Council Action | Received   |
| Q1                | Southeast | PD08-3R1        | Admin Change: Masonry wall | 2.042 | Application Review  | 1/27/2011  |
| Q1                | Central   | PD10-5R1        | Admin change: Setbacks     | 3.836 | Approved            | 3/29/2011  |
| Q3                | North     | PD07-5R2 (AC)   | Amendment                  | 2063  | Application Review  | 8/16/2011  |
| Q3                | Southeast | DP11-1          | Burger King Restaurant     | 0.982 | Approved            | 8/17/2011  |
| Q3                | Southeast | PD08-3R2        | Admin change: Landscaping  | 2.042 | Application Review  | 9/27/2011  |
| Q4                | Southwest | Z05-13/B05-13R2 | Amendment                  | 0.792 | Application Review  | 10/27/2011 |
| Q4                | North     | PD07-5R2-ASP    | Alternate Sign Package     | 2063  | Approved            | 12/14/2011 |

Source: City of Arlington, Community Development and Planning

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APPENDIX H (CONTINUED): ZONING RECORD LOG, 2011

| Specific Use Permits |           |             |                                      |         |                     |            |
|----------------------|-----------|-------------|--------------------------------------|---------|---------------------|------------|
| Quarter              | Sector    | Case Number | For                                  | Acres   | City Council Action | Received   |
| Q1                   | West      | SUP11-1     | Gas Drilling                         | 4.291   | Approved            | 1/6/2011   |
| Q1                   | North     | SUP11-2     | Gas Drilling                         | 3.678   | Approved            | 1/19/2011  |
| Q1                   | East      | SUP7-3R1    | Gas Drilling                         | 5.223   | Approved            | 3/25/2011  |
| Q2                   | Southwest | SUP11-3     | Amenity Center                       | 0.574   | Approved            | 4/8/2011   |
| Q2                   | East      | SUP11-4     | Wireless Telecommunications Facility | 0.032   | Approved            | 6/13/2011  |
| Q2                   | North     | SUP11-5     | High Impact Use (Landfill)           | 743.423 | Approved            | 6/15/2011  |
| Q3                   | Southwest | SUP11-6     | Gas Drilling                         | 6.01    | Withdrawn           | 7/1/2011   |
| Q3                   | Southwest | SUP11-7     | Gas Drilling                         | 4.225   | Withdrawn           | 8/4/2011   |
| Q3                   | Southeast | SUP3-5R1    | Gasoline Sales                       | 1.719   | Approved            | 8/12/2011  |
| Q3                   | North     | SUP11-8     | Day Care                             | 0.8     | Approved            | 8/24/2011  |
| Q3                   | Southwest | SUP11-9     | Gas Drilling                         | 4.426   | Denied              | 9/2/2011   |
| Q3                   | West      | SUP11-10    | Day Care                             | 11.16   | Approved            | 9/22/2011  |
| Q3                   | West      | SUP11-11    | Gas Drilling                         | 6.245   | Withdrawn           | 9/23/2011  |
| Q3                   | West      | SUP11-12    | Gas Drilling                         | 5.347   | Application Review  | 9/28/2011  |
| Q4                   | Southwest | SUP11-13    | Gas Drilling                         | 8.446   | Approved            | 10/31/2011 |
| Q4                   | North     | SUP08-27R   | Gas Drilling                         | 3.66    | Submittal Review    | 12/8/2011  |
| Q4                   | Southeast | SUP11-14    | Auto Repair Garage, Major            | 2.017   | Awaiting Council    | 12/29/2011 |

Source: City of Arlington, Community Development and Planning

| Substitute Landscape Plans |           |             |                          |       |                     |            |
|----------------------------|-----------|-------------|--------------------------|-------|---------------------|------------|
| Quarter                    | Sector    | Case Number | For                      | Acres | City Council Action | Received   |
| Q1                         | Central   | SLP11-1     | La Michoacana            | 0.86  | Approved            | 1/21/2011  |
| Q1                         | East      | SLP11-2     | Family Dollar            | 1.307 | Approved            | 2/3/2011   |
| Q3                         | Southwest | SLP11-3     | Eden Glen Amenity Center | 0.574 | Approved            | 7/18/2011  |
| Q3                         | Central   | SLP11-4     | Center Court Apartments  | 3.44  | Approved            | 8/12/2011  |
| Q3                         | Central   | SLP11-5     | QuikTrip                 | 5.149 | Withdrawn           | 8/25/2011  |
| Q4                         | Southeast | SLP11-6     | QuikTrip                 | 1.719 | Approved            | 10/11/2011 |

Source: City of Arlington, Community Development and Planning

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## APPENDIX I: PLATS FILED, 2011

| QUARTER 1, 2011 |                                  |                  |               |           |           |
|-----------------|----------------------------------|------------------|---------------|-----------|-----------|
| Number          | Name                             | Type             | Acres         | Lots      | Sector    |
| 1               | Thomas Beedy and Harvey Hawkins  | Combination Plat | 14.128        | 1         | Southwest |
| 2               | Master Fibers Addition           | Minor Plat       | 4.753         | 2         | West      |
| 3               | Murray Estates                   | Replat           | 4.310         | 2         | North     |
| 4               | Seville Hills                    | Replat           | 0.160         | 1         | Southeast |
| 5               | Seville Addition                 | Replat           | 0.389         | 2         | Southeast |
| 6               | Seville Hills                    | Replat           | 1.077         | 3         | Southeast |
| 7               | A. Fox                           | Replat           | 2.058         | 3         | Southwest |
| 8               | Six Flags Business Park Addition | Replat           | 2.950         | 2         | East      |
| 9               | Q.T. 880 Addition                | Final Plat       | 3.240         | 1         | Southeast |
| 10              | KERBY ADDITION                   | Replat           | 3.893         | 1         | Central   |
| 11              | Blue Boar Estates                | Minor Plat       | 1.937         | 1         | Southwest |
| <b>11 Total</b> |                                  |                  | <b>38.895</b> | <b>19</b> |           |

Source: City of Arlington, Community Development and Planning

| QUARTER 2, 2011 |                             |            |                |            |           |
|-----------------|-----------------------------|------------|----------------|------------|-----------|
| Number          | Name                        | Type       | Acres          | Lots       | Sector    |
| 1               | John Langley                | Minor Plat | 39.000         | 1          | North     |
| 2               | Viridian Village IA         | Final Plat | 43.870         | 184        | North     |
| 3               | Central Park Office Complex | Replat     | 13.050         | 3          | East      |
| 4               | W. W. Warnell West          | Replat     | 2.828          | 1          | Southwest |
| 5               | David Strickland            | Replat     | 3.000          | 2          | Southwest |
| 6               | Brookmeadow                 | Replat     | 19.216         | 2          | Southeast |
| 7               | Francisco Escobar Survey    | Replat     | 3.977          | 1          | Southeast |
| 8               | Original Town of Arlington  | Replat     | 0.865          | 1          | Central   |
| <b>8 Total</b>  |                             |            | <b>125.806</b> | <b>195</b> |           |

Source: City of Arlington, Community Development and Planning

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APPENDIX I (CONTINUED): PLATS FILED, 2011

| QUARTER 3, 2011 |                                   |            |               |           |           |
|-----------------|-----------------------------------|------------|---------------|-----------|-----------|
| Number          | Name                              | Type       | Acres         | Lots      | Sector    |
| 1               | J.M. Henderson                    | Replat     | 6.858         | 3         | Central   |
| 2               | A.J. Russell Addition             | Replat     | 8.742         | 2         | Southwest |
| 3               | Original Town of Arlington        | Replat     | 2.610         | 3         | Central   |
| 4               | Pecan Acres                       | Replat     | 0.284         | 1         | Central   |
| 5               | L.F. Perkins                      | Replat     | 16.989        | 2         | West      |
| 6               | Mansfield Islamic Center Addition | Minor Plat | 3.684         | 1         | Southeast |
| 7               | Southeast Plaza Addition          | Replat     | 5.300         | 3         | West      |
| 8               | MT Johnson Survey                 | Final Plat | 23.568        | 1         | West      |
| <b>8 Total</b>  |                                   |            | <b>68.035</b> | <b>16</b> |           |

Source: City of Arlington, Community Development and Planning

| QUARTER 4, 2011 |                               |            |               |           |           |
|-----------------|-------------------------------|------------|---------------|-----------|-----------|
| Number          | Name                          | Type       | Acres         | Lots      | Sector    |
| 1               | Arlington Memory Care         | Minor Plat | 3.142         | 1         | West      |
| 2               | David Russell                 | Replat     | 5.540         | 3         | Southwest |
| 3               | Arlington Tech Centre         | Replat     | 11.699        | 2         | East      |
| 4               | R.P. Estes                    | Replat     | 4.441         | 2         | Southwest |
| 5               | Valley View Neighborhood Park | Replat     | 1.115         | 1         | East      |
| 6               | Pilant Acres                  | Replat     | 1.950         | 4         | East      |
| 7               | BK Nathan Lowe                | Final Plat | 0.983         | 1         | Southeast |
| <b>7 Total</b>  |                               |            | <b>28.870</b> | <b>14</b> |           |

Source: City of Arlington, Community Development and Planning

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## APPENDIX J: NEW CONSTRUCTION NON-RESIDENTIAL PERMITS ISSUED, 2011

| Month           | Permit Type             | Main Use                       | Address                         | Value              | Sector  |
|-----------------|-------------------------|--------------------------------|---------------------------------|--------------------|---------|
| January         | Utility & Miscellaneous | Misc Structures                | 1901 S COOPER ST                | \$73,750           | East    |
| January         | Utility & Miscellaneous | Misc Structures                | 1121 UTA BLV                    | \$18,666           | Central |
| January         | Utility & Miscellaneous | Misc Structures                | 2100 SOUTHEAST PWY              | \$7,800            | SE      |
| January         | Assembly                | Restaurant                     | 5297 S COOPER ST                | \$750,000          | SE      |
| January         | Residential             | Apartments (3+ dwelling units) | 4903 SILBER RD                  | \$94,425           | SW      |
| <b>January</b>  | <b>5 permits</b>        |                                |                                 | <b>\$944,641</b>   |         |
| <b>February</b> | <b>0 permits</b>        |                                |                                 | <b>\$0</b>         |         |
| March           | Assembly                | Indoor/Outdoor Sport Complex   | 3120 E PIONEER PWY              | \$1,600,000        | East    |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB5        | \$93,573           | SW      |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB1        | \$93,573           | SW      |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB2        | \$93,573           | SW      |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB3        | \$93,573           | SW      |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB6        | \$93,573           | SW      |
| March           | Educational             | Public/private School          | 5200 S BOWEN RD Unit PB4        | \$93,573           | SW      |
| March           | Utility & Miscellaneous | Misc Structures                | 1901 W RANDOL MILL RD           | \$25,000           | West    |
| <b>March</b>    | <b>8 permits</b>        |                                |                                 | <b>\$2,186,438</b> |         |
| April           | Assembly                | Restroom facility              | 1100 MANSFIELD WEBB RD          | \$1,297,900        | SE      |
| April           | Assembly                | Restaurant                     | 200 N CENTER ST                 | \$903,170          | Central |
| April           | Assembly                | Restaurant                     | 1075 W INTERSTATE 20 HWY        | \$1,500,000        | East    |
| April           | Storage                 | Warehousing/Storage            | 7361 S COOPER ST                | \$750,000          | SE      |
| April           | Utility & Miscellaneous | Misc Structures                | 1100 W LAMAR BLV                | \$4,000            | North   |
| April           | Educational             | Misc Structures                | 4501 W PLEASANT RIDGE RD Bldg B | \$130,000          | West    |
| <b>April</b>    | <b>6 permits</b>        |                                |                                 | <b>\$4,585,070</b> |         |
| May             | Educational             | Misc Structures                | 1200 S DAVIS DR                 | \$15,000           | Central |
| May             | Educational             | Public/private School          | 7900 TIN CUP DR                 | \$8,000            | SE      |
| May             | Assembly                | Indoor/Outdoor Sport Complex   | 3120 E PIONEER PWY Bldg A       | \$-                | East    |
| May             | Factory                 | Manufacturing                  | 1212 COLORADO LN                | \$150,000          | East    |
| May             | Mercantile              | Retail/Wholesale Store         | 1200 W NATHAN LOWE RD           | \$1,250,000        | SE      |
| May             | Utility & Miscellaneous | Misc Structures                | 2908 E PIONEER PWY              | \$20,000           | East    |
| May             | Utility & Miscellaneous | Gas Station Canopy             | 2908 E PIONEER PWY              | \$140,000          | East    |
| May             | Mercantile              | Gas Station                    | 2908 E PIONEER PWY              | \$800,000          | East    |
| <b>May</b>      | <b>8 permits</b>        |                                |                                 | <b>\$2,383,000</b> |         |

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APPENDIX J (CONTINUED): NEW CONSTRUCTION NON-RESIDENTIAL PERMITS ISSUED, 2011

| Month     | Permit Type             | Main Use                 | Address                   | Value               | Sector  |
|-----------|-------------------------|--------------------------|---------------------------|---------------------|---------|
| June      | Business                | Medical Office           | 1230 FLORIDA DR           | \$391,989           | East    |
| June      | Utility & Miscellaneous | Bank/Credit Union        | 3360 MATLOCK RD BLDG B    | \$22,000            | East    |
| June      | Utility & Miscellaneous | Misc Structures          | 7001 GOLF CLUB DR         | \$83,964            | SW      |
| June      | Storage                 | STORAGE                  | 2912 LITTLE RD Bldg B     | \$278,000           | West    |
| June      | Storage                 | Warehousing/Storage      | 616 106TH ST              | \$475,000           | East    |
| June      | Educational             | Public/private School    | 811 FULLER ST Unit PB1    | \$15,000            | Central |
| June      | <b>6 permits</b>        |                          |                           | <b>\$1,265,953</b>  |         |
| July      | Business                | Business Office          | 1325 W RANDOL MILL RD     | \$325,000           | Central |
| July      | Educational             | Public/private School    | 3001 QUAIL LN Unit PB2    | \$15,000            | West    |
| July      | Educational             | Public/private School    | 3001 QUAIL LN Unit PB3    | \$15,000            | West    |
| July      | Utility & Miscellaneous | Misc Structures          | 5900 INKS LAKE DR         | \$24,000            | SE      |
| July      | Assembly                | Church                   | 1200 W GREEN OAKS BLV     | \$9,800,000         | West    |
| July      | Assembly                | Restaurant               | 3765 S COOPER ST          | \$900,000           | East    |
| July      | Mercantile              | Misc Structures          | 7311 MATLOCK RD           | \$400,000           | SE      |
| July      | <b>7 permits</b>        |                          |                           | <b>\$11,479,000</b> |         |
| August    | Utility & Miscellaneous | Misc Structures          | 1200 S COOPER ST          | \$3,000             | Central |
| August    | Institutional           | Asst Living Facilities   | 7140 US 287 HWY           | \$791,130           | SW      |
| August    | Storage                 | Storage (Parking Garage) | 1001 UTA BLV Bldg A       | \$7,085,540         | Central |
| August    | Utility & Miscellaneous | Misc Structures          | 4646 S COOPER ST          | \$4,000             | SW      |
| August    | Business                | Business Office          | 4907 S COLLINS ST         | \$700,000           | SE      |
| August    | <b>5 permits</b>        |                          |                           | <b>\$8,583,670</b>  |         |
| September | Utility & Miscellaneous | Misc Structures          | 1500 CONVENTION CENTER DR | \$150,000           | East    |
| September | Educational             | Misc Structures          | 1800 JOYCE ST             | \$5,000             | East    |
| September | Educational             | Misc Structures          | 1900 S COLLINS ST         | \$5,000             | East    |
| September | Educational             | Misc Structures          | 2001 S DAVIS DR           | \$7,000             | West    |
| September | Mercantile              | Retail/Wholesale Store   | 4400 W GREEN OAKS BLV     | \$1,300             | West    |
| September | Utility & Miscellaneous | Misc Structures          | 1700 SOUTHEAST PWY        | \$18,000            | SE      |
| September | <b>6 permits</b>        |                          |                           | <b>\$186,300</b>    |         |
| October   | Business                | Business Office          | 4016 N COLLINS ST         | \$207,645           | North   |
| October   | Utility & Miscellaneous | Misc Structures          | 1001 UTA BLV              | \$27,320            | Central |
| October   | Utility & Miscellaneous | Warehousing/Storage      | 910 S COLLINS ST          | \$699               | Central |
| October   | Utility & Miscellaneous | Warehousing/Storage      | 910 S COLLINS ST          | \$2,199             | Central |
| October   | Mercantile              | Retail/Wholesale Store   | 2175 E ARKANSAS LN        | \$500,000           | East    |
| October   | Utility & Miscellaneous | Warehousing/Storage      | 1604 RIDGE HAVEN DR       | \$4,000             | North   |
| October   | <b>6 permits</b>        |                          |                           | <b>\$741,863</b>    |         |

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## APPENDIX J (CONTINUED): NEW CONSTRUCTION NON-RESIDENTIAL PERMITS ISSUED, 2011

| Month           | Permit Type             | Main Use                     | Address                       | Value               | Sector  |
|-----------------|-------------------------|------------------------------|-------------------------------|---------------------|---------|
| November        | Educational             | Public/private School        | 811 FULLER ST Unit PB2        | \$15,000            | Central |
| November        | Utility & Miscellaneous | Misc Structures              | 3421 AVE D ST                 | \$60,000            | East    |
| November        | Utility & Miscellaneous | Misc Structures              | 1025 HIGH POINT RD            | \$1,100             | East    |
| November        | Educational             | Public/private School        | 2001 S DAVIS DR Unit PB3      | \$15,000            | West    |
| November        | Educational             | Public/private School        | 2001 S DAVIS DR Unit PB4      | \$15,000            | West    |
| November        | Educational             | Public/private School        | 1101 TIMBERLAKE DR Unit PB2   | \$15,000            | East    |
| November        | Educational             | Public/private School        | 1400 REBECCA LN Unit PB3      | \$15,000            | East    |
| November        | Utility & Miscellaneous | Apartments                   | 1415 WISCASSET DR             | \$400,000           | East    |
| November        | Utility & Miscellaneous | Apartments                   | 3121 E PARK ROW DR            | \$250,000           | East    |
| November        | Utility & Miscellaneous | Towers                       | 2501 E ABRAM ST               | \$5,000             | East    |
| November        | Factory                 | Manufacturing                | 3200 BISHOP DR                | \$350,000           | East    |
| <b>November</b> | <b>11 permits</b>       |                              |                               | <b>\$1,141,100</b>  |         |
| December        | Educational             | Public/private School        | 2601 SHADOW RIDGE DR Unit PB2 | \$15,000            | North   |
| December        | Storage                 | Warehousing/Storage          | 1701 E MAYFIELD RD Bldg A     | \$9,000             | East    |
| December        | Educational             | Misc Structures              | 2101 BROWNING DR Unit PB1     | \$121,084           | East    |
| December        | Factory                 | Misc Structures              | 3421 AVE D ST                 | \$2,400,000         | East    |
| December        | Assembly                | Indoor/Outdoor Sport Complex | 5701 W PIONEER PWY            | \$480,000           | West    |
| December        | Utility & Miscellaneous | Misc Structures              | 3101 N COLLINS ST             | \$156,000           | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 4151 N COLLINS ST             | \$2,600             | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 3150 N COLLINS ST             | \$129,000           | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 4151 N COLLINS ST             | \$145,000           | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 3101 N COLLINS ST             | \$125,000           | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 4151 N COLLINS ST             | \$125,000           | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 3150 N COLLINS ST             | \$87,000            | North   |
| December        | Utility & Miscellaneous | Misc Structures              | 4005 N COLLINS ST             | \$35,000            | North   |
| December        | Business                | Medical Office               | 4602 PARK SPRINGS BLV         | \$60,000            | SW      |
| December        | Business                | Misc Structures              | 4311 S BOWEN RD               | \$18,000,000        | West    |
| <b>December</b> | <b>15 permits</b>       |                              |                               | <b>\$21,889,684</b> |         |
| <b>2011</b>     | <b>83 permits</b>       |                              |                               | <b>\$55,386,719</b> |         |

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