



Annual Growth Profile

Update 2015



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EXECUTIVE SUMMARY

ABOUT THE ANNUAL GROWTH PROFILE

As in previous years, the Annual Growth Profile is being produced and distributed in digital form. Digital distribution facilitates efficient and cost-effective sharing and use of the document as well as the many high-resolution images located herein.

The Annual Growth Profile is organized into sections defining six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use, and Transportation. Informational graphics, and maps have also been included in each of these sections so as to provide detailed locational information regarding growth and development trends throughout the City. A Planning Sector map has been included for reference in the Appendix.

POPULATION AND HOUSING

Changes and trends in City population and housing totals are detailed in this section. Historic tallies are provided to facilitate understanding of City demographic trends within today's development context. Current housing and population estimates, analysis of growth trends, and Planning Sector densities are also detailed.

CONSTRUCTION

In this section, investigation of building permit data yields detailed descriptions of new residential and non-residential construction trends for Planning Sectors and the City as a whole. Maps and graphics detail the location of new construction activity and relative numbers.

ZONING

Current zoning conditions as well as a calendar-year (2015) breakdown of zoning activities are included. Additionally, maps illustrating existing zoning and zoning activity are provided.

PLATTING

As platting activity is a gauge of future development activity, this section records the number and location of new lots through use of final, combination, minor, and vacated plats over a five year timeframe. Replatting, in existing areas is also included in the analysis to accurately define redevelopment activity. Plats filed in 2015 are indicated in section graphics.

LAND USE

Arlington's generalized land use is discussed in this section for the City as a whole as well as by Planning Sector.

TRANSPORTATION

Vehicular and air traffic is discussed in the Transportation section. Here vehicular traffic is assessed utilizing average daily traffic (ADT) measures by City road segment. Airport activity and current improvement projects are summarized.



SUMMARY OF FINDINGS

POPULATION AND HOUSING

As estimated by the City's Community Development and Planning Department, the 2015 total estimated population was 369,569 residents and 146,034 housing units. The population rose 0.1 percent from the 2014 estimate of 369,306 residents with the majority of this growth occurring in the northeastern and southwestern tips of the City.

CONSTRUCTION

There were a total of 5,580 building permits issued in 2015, up 3.6 percent from the 2014 total of 5,384. The total value of building permits increased dramatically in 2015 by 47.3 percent to a total value of \$531,827,051.

ZONING

Just over 63 percent of the land in Arlington was zoned for residential uses with low density residential comprising the majority of this share. During 2015, there were 28 requests for zoning changes or development plan approval and 7 requests for Specific Use Permits. These requests totaled 525.6 acres, a significant increase from the 2014 total of 376.7 acres. The number of total cases also increased

from 32 to 35. Of the 35 total requests, 28 cases were approved.

PLATTING

Plats filed in 2015 created 749 lots, an increase of 55.7 percent over 2014. This increase in lots is largely due to the Calendar Crossing development in the southwest sector (73 lots), and Viridian Village in the north (297 lots across all plats). Total platted acreage increased by 21.5 percent to approximately 435 acres in 2015 from 358 acres in 2014.

LAND USE

Arlington's developed areas remained dominated by residential uses which comprised 62.9 percent of all land use types within the City. Vacant-Developable land occupied the second largest land use in the City comprising 12.0 percent of Arlington's total land uses.

TRANSPORTATION

The most traveled road segments in 2015 (of those counted) were South Cooper Street between Wimbledon Road and Oak Village Boulevard and Matlock Road between Interstate

20 and Highlander Boulevard. The remaining top traveled segments were along Matlock Road (between Interstate 20 and Stephens), Cooper Street, and East Pioneer Parkway.

The number of operations (takeoffs and landings) at the airport saw a 14.3 percent annual increase in 2015. This rise in airport operations was partially due to a regional economic recovery as well as a new 4,900 ft. west parallel taxiway completed in 2012. The construction of the Center Street Bridge will also provide for better vehicle access, with the next phase extending the road beside the Airport to Green Oaks Blvd, making it more appealing to those who utilize the airport.



POPULATION & HOUSING

HISTORIC TRENDS

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

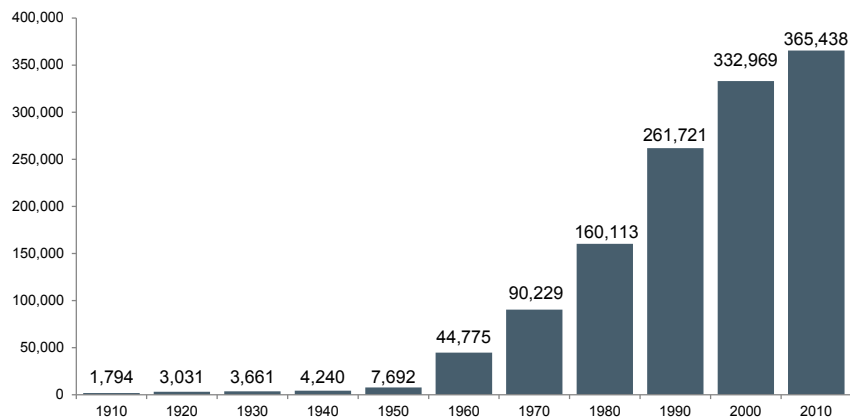
Following the War, the City's population grew six times larger between 1950 and 1960 from 7,692 to 44,775 people. During the decades that followed, several factors facilitated the continued growth of the City. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 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 increase 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.

SHARE OF CITYWIDE DECENNIAL GROWTH, 1990-2000

Year	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	144,805

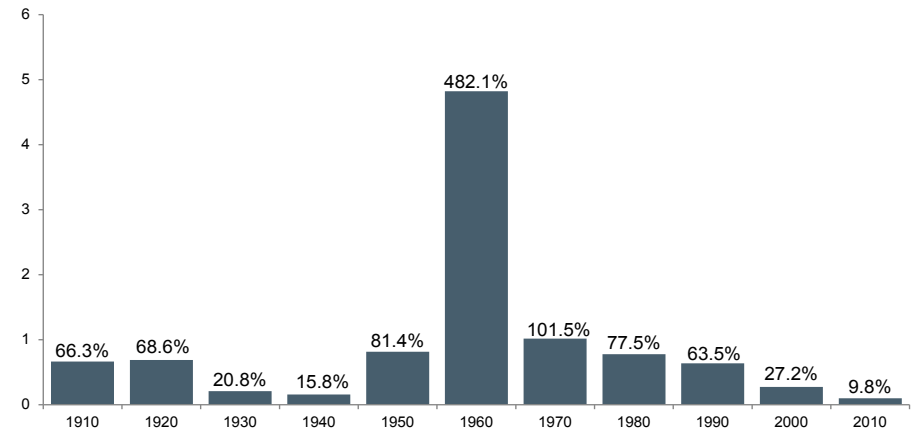
Source: U.S. Census Bureau

POPULATION GROWTH BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

POPULATION GROWTH RATE BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

DECENNIAL POPULATION GROWTH, 1990-2010

Year	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969	365,438
Change	715	1,237	630	579	3,452	37,083	45,454	69,884	101,608	71,248	32,469
% Change	66.3%	68.6%	20.8%	15.8%	81.4%	482.1%	101.5%	77.5%	63.5%	27.2%	9.8%

Source: U.S. Census Bureau

During the decade from 2000 to 2010, the number of total housing units in Arlington grew by 9.5 percent – rising from 132,203 to 144,805 total units. This housing unit growth rate is smaller than the one experienced during the 1990s, which was 16.3 percent.

The geographic focus of residential development for the most recent decade was south of Interstate 20, with 65 percent (11,000+ units) of construction totals. Residential construction trends have favored single family development over multi-family development during the past several years. Between 2000 and 2010, the share of single family housing units in Arlington increased compared to multi-family totals. Year-end 2000 housing estimates indicated a housing mix of 62.5 percent single family and 37.5 percent multi-family housing units. By 2010, the housing distribution had shifted to 68.8 percent single family, 31.1 percent multi-family housing units, and 0.1 percent considered other units (boats, or RVs).

CURRENT CONDITIONS

In 2015, the City of Arlington added an estimated 263 residents and had a net loss of 8 housing units, representing a 0.1 percent gain in population and a negligible percent loss in housing units (146,042 units in 2014 and 146,034 units in 2015).

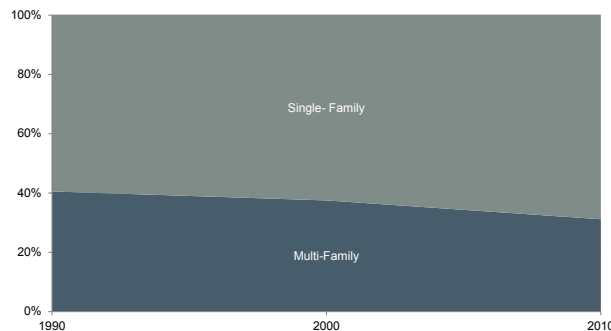
The City's population was estimated at 369,569 at the end of 2015, a gain of less than one percent. Population growth during 2015 was concentrated in the Southwest, East and West Sectors of the City. Collectively, these areas accounted for 100% of total population growth (639 new residents) during the year, and witnessed population growth rates of 0.7, 0.2 and 0.1 percent respectively. The population only increased in three of the six Planning Sectors, with the Central, Southeast and North Sectors losing six, eight, and 362 people respectively. The City's total population distribution remains consistent with 2014 as

no sector demonstrated any significant change in their share of the total population.

The three sectors experiencing population growth in 2015 (East, Southwest, and West) accounted for 59.5 percent of the City's total population while the three most populated Sectors (East, Southeast and West) accounted for 68.9 percent of the City's total population.

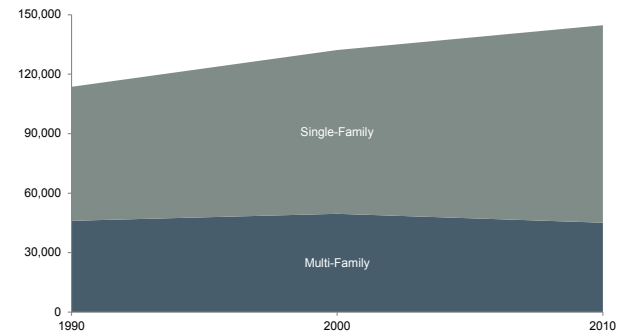
Single family unit construction dominated city-wide growth in 2015. At the end of 2015, single family homes comprised 69.6 percent (101,593 units) of the City's total housing stock while multi-family represented the remaining 30.4 percent (44,608 units). Despite the construction of 94 new multi-family units in the East sector, there was still a net decrease of 378 multi-family units due to the demolition of 472 aging multi-family units at the site of the future Arlington Commons development.

HOUSING MIX, 1990-2010



Source: City of Arlington, Community Development Planning

TOTAL HOUSING UNITS, 1990-2010



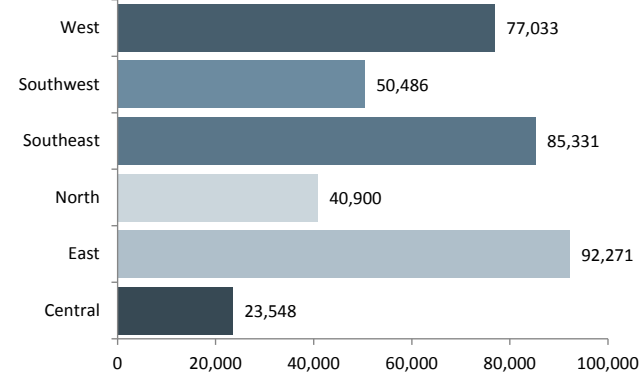
Source: City of Arlington, Community Development Planning

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest, and West Sectors in 2015. The housing mix was more evenly distributed in the Central and East Sectors with 50.3 percent and 57.4 percent, respectively, of the total Sector dwelling units being single family. The North Sector had the greatest proportion of multifamily units, with 64.8 percent. It also had the largest number of multi-family units (14,895) in 2015. The second largest number of multi-family units was found in the East Sector (14,079). These two sectors accounted for almost two-thirds

of the City’s multifamily housing stock in 2015, while maintaining just under 20 percent of the City’s total housing stock.

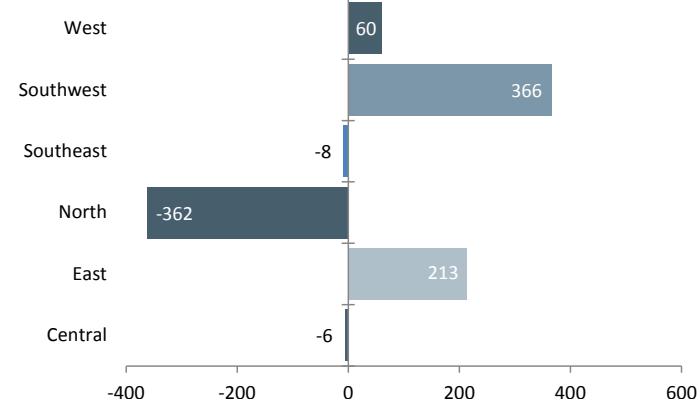
As Arlington’s population and housing stock continue to grow, the impact on the City’s density cannot be overlooked. As the city grows, the ratio of total population to residentially developed land will increase. That being said, in 2015, the average number of housing units per acre of residentially developed land remained unchanged from 2014 at approximately six units.

POPULATION DISTRIBUTION BY PLANNING SECTOR, 2015



Source: City of Arlington, Community Development Planning

DISTRIBUTION OF TOTAL POPULATION CHANGE BY PLANNING SECTOR, 2015



Source: City of Arlington, Community Development Planning

ANNUAL POPULATION & HOUSING GROWTH, 2015

Sector	2014		2015		Total New Units	Total Demolished Units	Unit Change	Population Change	Percent Population Change
	Housing Units	Population	Housing Units	Population					
Central	9,604	23,554	9,602	23,548	5	7	-2	-6	-0.02%
East	32,971	92,058	33,071	92,271	101	1	100	213	0.2%
North	23,243	41,262	22,990	40,900	219	472	-253	-362	-0.9%
Southeast	27,662	85,339	27,659	85,331	0	3	-3	-8	-0.01%
Southwest	19,588	50,120	19,717	50,486	133	4	129	366	0.7%
West	32,974	76,973	32,995	77,033	26	5	21	60	0.1%
Total	146,042	369,306	146,034	369,569	484	492	-8	263	0.1%

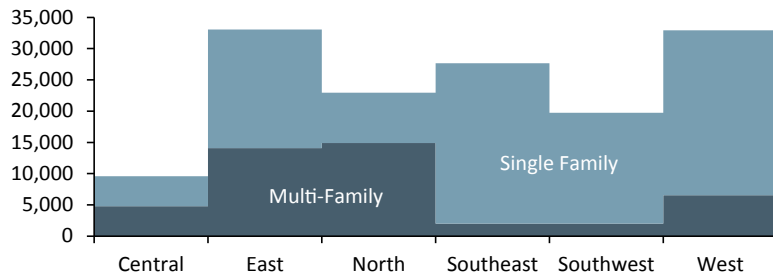
Source: City of Arlington, Community Development Planning

RESIDENTIAL DENSITY BY PLANNING SECTOR, 2015

Sector	Housing Units	Residentially Developed Land (acres)	Residential Density 2015 (housing units per acre)
Central	9,602	1,133.7	8.5
East	33,071	4,046.8	8.2
North	22,990	2,596.1	8.9
Southeast	27,659	4,797.5	5.8
Southwest	19,717	4,935.6	4.0
West	32,995	6,625.2	5.0
Citywide	146,034	24,134.9	6.1

Source: City of Arlington, Community Development Planning

HOUSING UNIT COUNTS BY PLANNING SECTOR & TYPE, 2015



Source: City of Arlington, Community Development Planning

HOUSING UNIT CHANGE BY PLANNING SECTOR & TYPE, 2015

Sector	Total 2014 Unit Count			2015 Unit Change*			Total 2015 Unit Count		
	Single-Family	Multi-Family	Other**	Single-Family	Multi-Family	Other	Single-Family	Multi-Family	Other
Central	4,829	4,775	0	-2	0	0	4,827	4,775	0
East	18,986	13,985	0	6	94	0	18,992	14,079	0
North	7,850	15,367	26	219	-472	0	8,069	14,895	26
Southeast	25,639	2,023	0	-3	0	0	25,636	2,023	0
Southwest	17,567	2,021	0	129	0	0	17,696	2,021	0
West	26,352	6,555	67	21	0	0	26,373	6,555	67
Total	101,223	44,726	93	370	-378	0	101,593	44,348	93

Source: City of Arlington, Community Development Planning

*Housing unit change equals new housing units complete minus any units demolished.

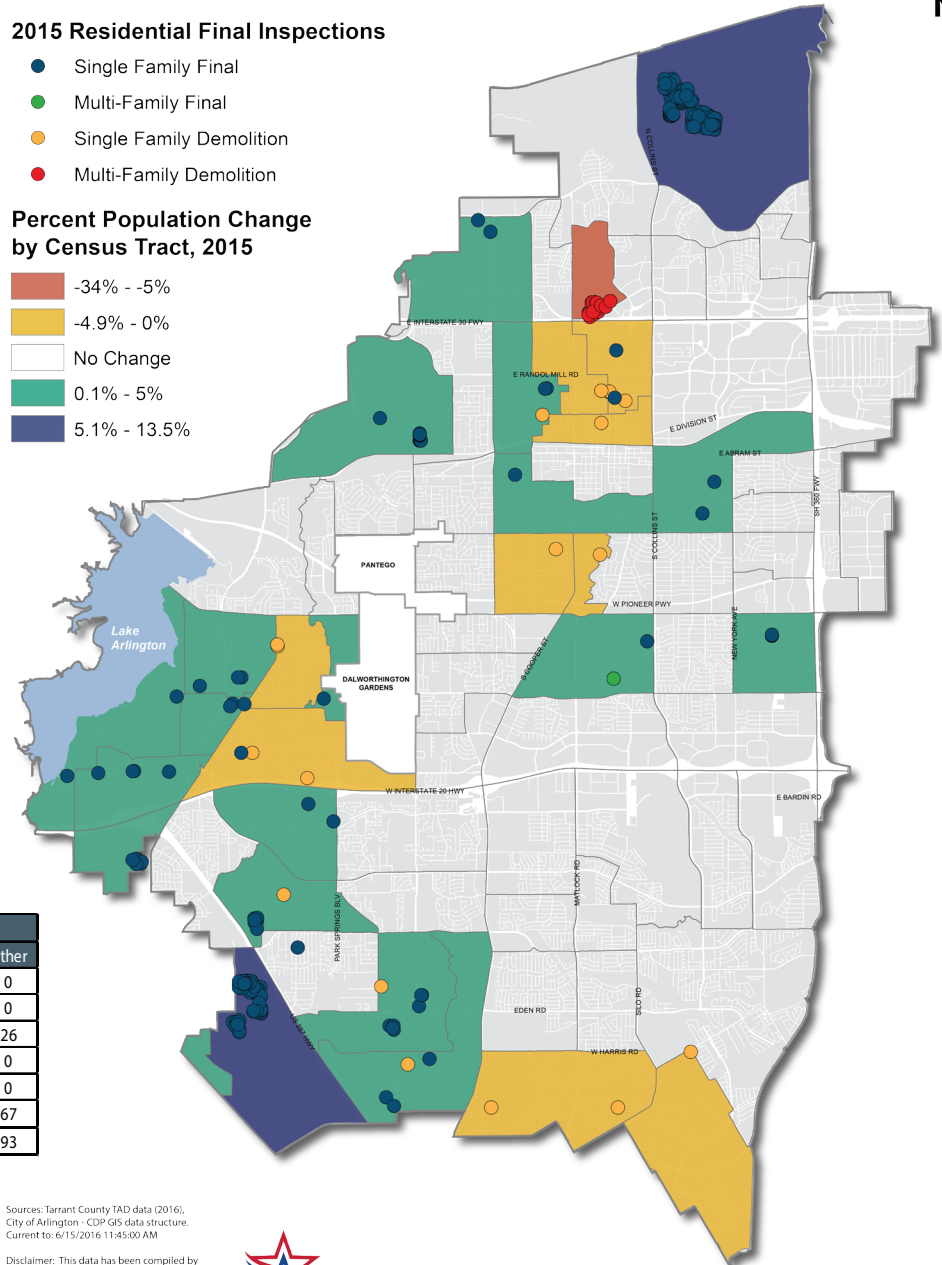
**Other includes Boats and RVs

2015 Residential Final Inspections

- Single Family Final
- Multi-Family Final
- Single Family Demolition
- Multi-Family Demolition

Percent Population Change by Census Tract, 2015

- 34% - -5%
- 4.9% - 0%
- No Change
- 0.1% - 5%
- 5.1% - 13.5%



Sources: Tarrant County TAD data (2016), City of Arlington - CDP GIS data structure. Current to: 6/15/2016 11:45:00 AM

Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



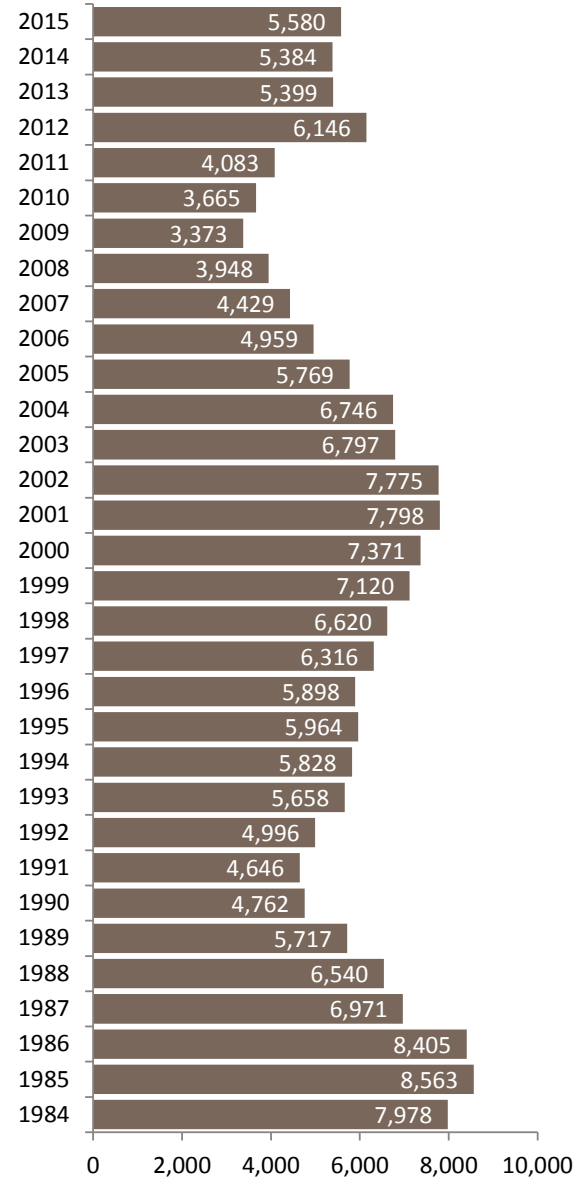
CONSTRUCTION

HISTORIC TRENDS

Over the past thirty years, the City of Arlington has experienced significant fluctuation in the total number of building permits issued, seemingly mirroring the economic health on regional, state and national levels. For example, the City experienced a significant increase in total building permits issued during the economic boom of the 1980s and then a decrease in the early nineties, again, mirroring the health of the economy. Building permit totals began to recover in the mid-90s only to again dip to their lowest point in 2009 during the Great Recession of the latter decade. As the economy recovered, so too did the recovery for building permits which reached a seven year high (6,146 permits) in 2012.

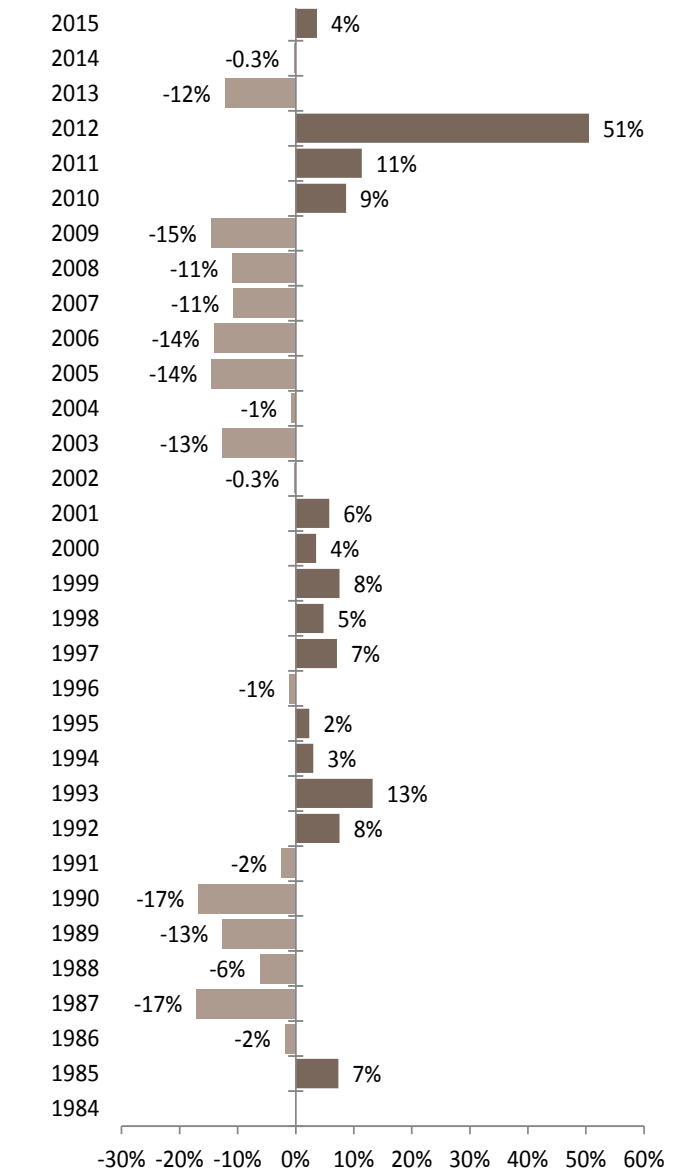
Likewise, development activity within the City of Arlington throughout 2015 demonstrated continued growth, albeit at a slightly slower rate as the City issued a total of 5,580 building permits throughout the year. That being said, despite the minimal increase in total number of permits issued, the total value of building permits increased an unprecedented 47.3 percent to over \$531 million.

TOTAL NUMBER OF ISSUED PERMITS BY YEAR, 1984-2015



Source: City of Arlington, Community Development Planning

ANNUAL RATE OF CHANGE FOR TOTAL PERMITS ISSUED, 1984-2015



Source: City of Arlington, Community Development Planning

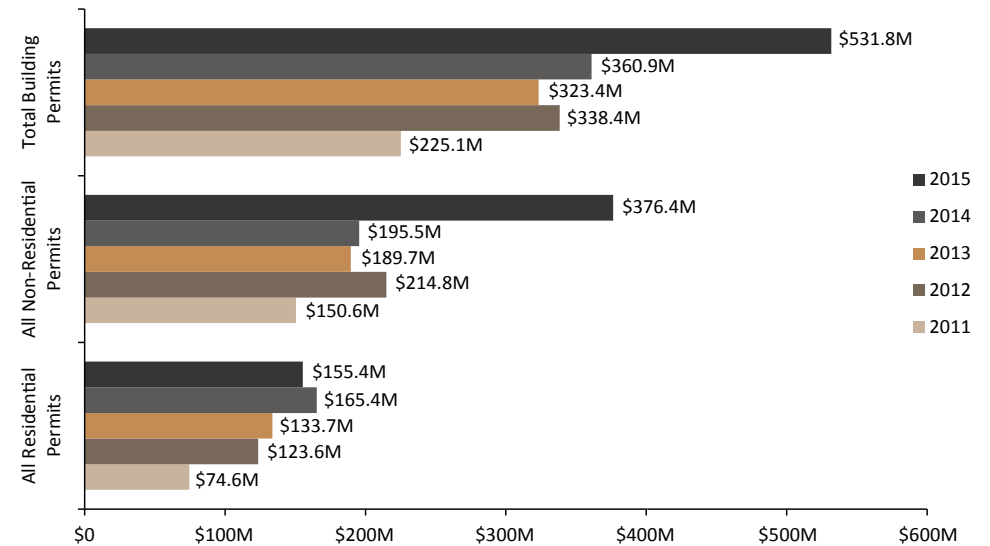
TOTAL PERMITTING ACTIVITY

The total number of building permits issued in 2015 increased approximately 3.6 percent between 2014 (5,384 permits) and 2015 (5,580 permits). The total number of residential permits increased by 4.9 percent to 3,848 permits in 2015; while the number of non-residential permits increased by only 1.1 percent to 1,732 permits.

The slight increase in residential permits reflects a cautious recovery for the housing market in post-recession Arlington. Residential permits represent 68.9 percent of the total number of building permits issued, though only 29.2 percent of the total value of all permits in 2015.

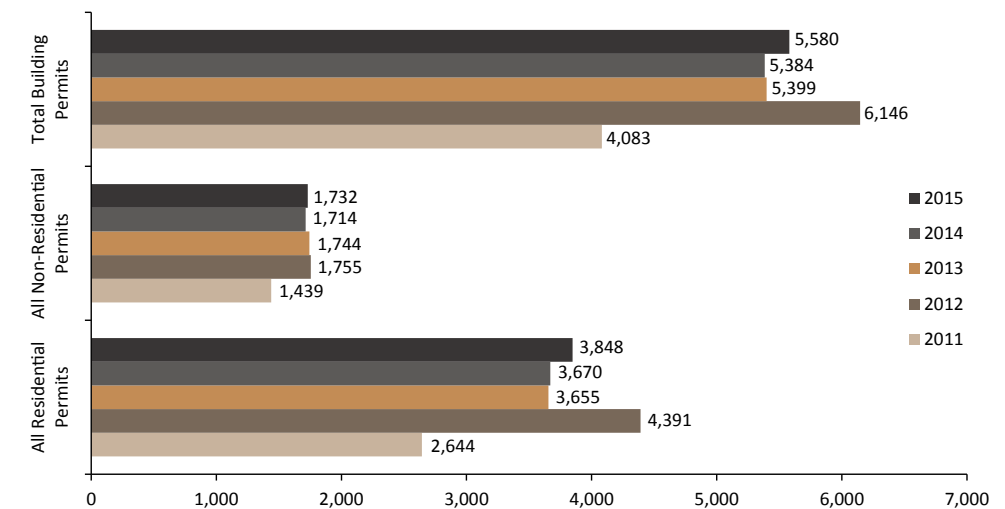
The number of permits issued provides only a partial indicator of development health. Permit valuation indicates the potential economic impact of the new development. The total value of building permits in 2015 was in excess of \$531 million, representing an increase of 47.3 percent over 2014. Despite the significant increase in total permit valuation, single family new construction permits decreased 14.9 percent in value from 2014 to 2015, with multi-family new construction permit value increasing about one percent. The overwhelming majority of total building permit value occurred in non-residential development, and in particular, non-residential new construction permits, which were valued at approximately \$238 million, a 172.0 percent increase from 2014 values. All other non-residential new construction permits (e.g. additions, remodels, etc.) were valued at over \$138 million, an increase of 28.0 percent from 2014 values. High value projects included educational facilities, additional storage, hotels, several retail and warehouse structures, as well as, churches, restaurants, and a broad range of several other significant projects.

TOTAL VALUE OF PERMITS ISSUED BY CATEGORY, 2011-2015



Source: City of Arlington, Community Development Planning

TOTAL PERMITS ISSUED BY CATEGORY, 2011-2015



Source: City of Arlington, Community Development Planning

RESIDENTIAL NEW-CONSTRUCTION

Residential new construction permits comprised approximately 6.7 percent of the total permits issued in 2015, decreasing from 9.0 percent in 2014. The total number of residential new construction decreased (22.2 percent) over the previous year's total, decreasing from 483 to 376 total permits.

Residential building activity remained high for the North Sector of the City in 2015 where 56.4 percent (211 permits) of the single family new construction permits were located. Likewise, the Southwest Sector of Arlington also posted high residential permit activity for the second year in a row drawing more than one-third of all residential permits issued (133 permits). Rounding out the top three, the West Sector garnered 5 percent of the total residential new construction permits in 2015.

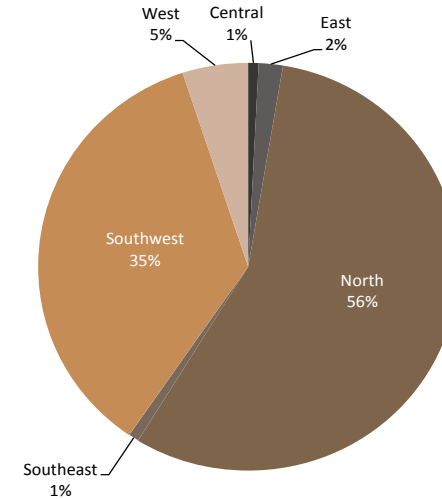
On average, the value of a single family residential construction permit in 2015 was \$235,737, increasing 6.9 percent from 2014. Multi-family new construction permit value remained nearly the same between 2014 and 2015 (around \$34 million), though value per permit increased 556 percent to \$17,189,495 due to the fact that there were only two permits issued in 2015 (as opposed to 13 in 2014). A significant portion of the total value of residential new construction permits came from the development of 101 Center in Downtown Arlington, a new mixed used development with proposed grand floor office and retail space. This permit alone accounted for over \$26 million of the total permit valuation for 2015.

SHARE OF RESIDENTIAL NEW CONSTRUCTION PERMITS BY PLANNING SECTOR, 2015

Sector	Number	Total Value	Average Value
Central	3	\$26,481,400	\$8,827,133
East	7	\$900,000	\$128,571
North	211	\$55,837,598	\$264,633
Southeast	3	\$503,000	\$167,667
Southwest	133	\$33,949,668	\$255,261
West	19	\$4,872,985	\$256,473
Total	376	\$122,544,651	\$325,917

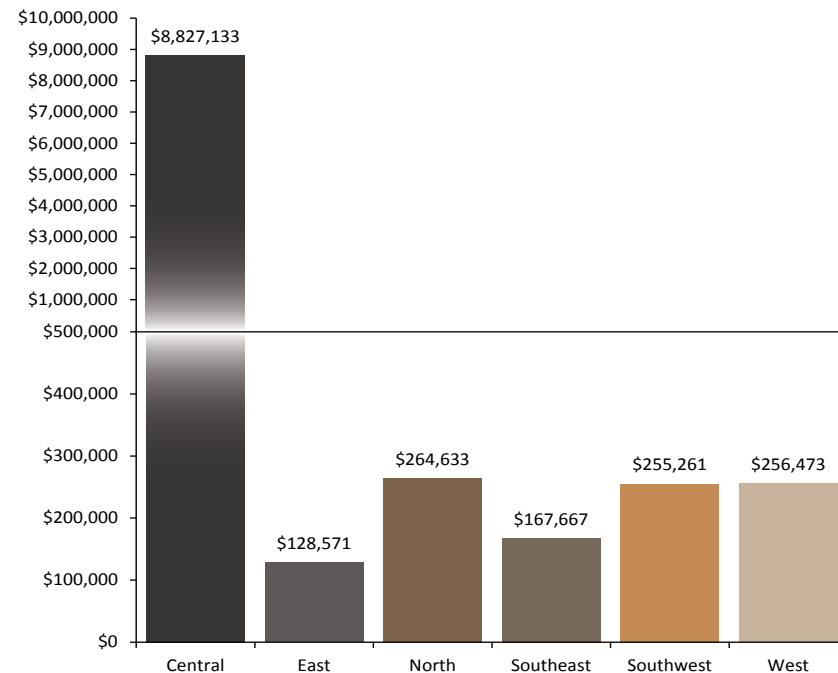
Source: City of Arlington, Community Development Planning

SHARE OF RESIDENTIAL NEW CONSTRUCTION PERMITS BY PLANNING SECTOR, 2015



Source: City of Arlington, Community Development Planning

AVERAGE VALUE OF RESIDENTIAL NEW-CONSTRUCTION PERMITS BY PLANNING SECTOR, 2015



Source: City of Arlington, Community Development Planning

NON-RESIDENTIAL NEW-CONSTRUCTION

Non-residential new construction activity totaled approximately \$87.6 million in 2014, but increased 172.0 percent to \$238,298,862 in 2015.

The distribution of non-residential new construction permits occurred predominantly in the East and Southeast planning sectors (76.3 percent total), with 58.3 percent of permits issued in the East alone. Permits issued in the East sector accounted for 34.7 percent (over \$82.5 million) of the total value of all non-residential new construction permits while those issued in the Southeast sector accounted for 32.9 percent of the total value (about \$78.3 million).

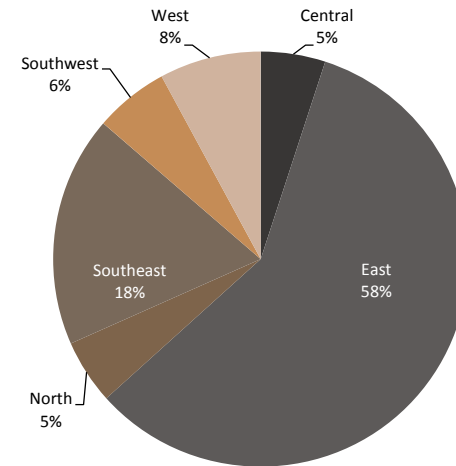
Though the total number of non-residential new construction permits increased by 19 permits in 2015, the total value of these permits increased more than two and a half times. This increase was due to a number of high value construction projects, spurred by corporations such as General Motors as well as a \$663.1 million Arlington Independent School District (AISD) bond package. In fact, three of the top four highest valued non-residential new construction permits issued in 2015 were for educational facilities.

SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION PERMITS BY SECTOR, 2015

Sector	Number	Total Value	Average Value
Central	7	\$5,056,284	\$722,326
East	81	\$82,583,693	\$1,019,552
North	7	\$36,087,794	\$5,155,399
Southeast	25	\$78,289,154	\$3,131,566
Southwest	8	\$13,751,740	\$1,718,968
West	11	\$22,530,197	\$2,048,200
Total	139	\$238,298,862	\$1,714,380

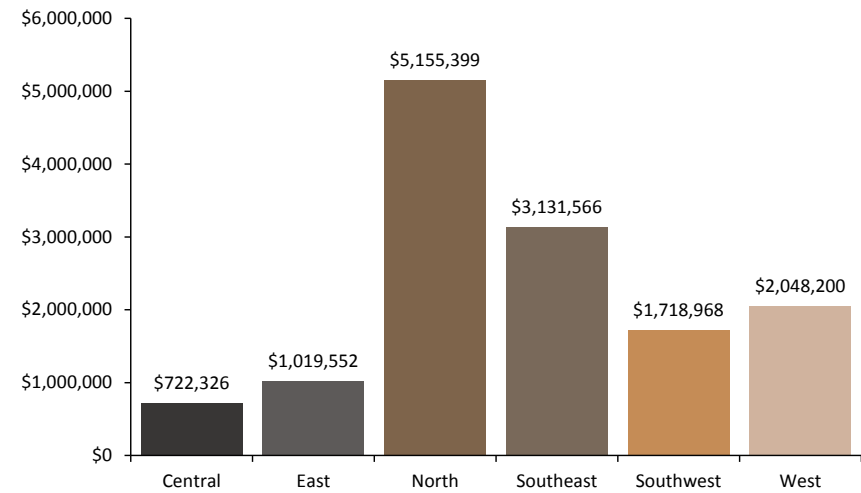
Source: City of Arlington, Community Development Planning

SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION PERMITS BY SECTOR, 2015



Source: City of Arlington, Community Development Planning

AVERAGE VALUE OF NON-RESIDENTIAL NEW CONSTRUCTION PERMITS BY SECTOR, 2015



Source: City of Arlington, Community Development Planning

The remaining ten highest valued permits included a new parking garage at the General Motors facility, warehouse distribution centers in the Southeast Planning Sector sports complexes and the Heartis Arlington Assisted Living Facility in the City's Southwest. In total, the ten highest value non-residential new construction permits totaled approximately \$132.5 million.

The average value per permit was highest in the North Sector at \$5,155,399, due to the construction of a new elementary school and only seven total permits issued for that sector alone. The remaining Sectors displayed average permit values between \$722,326 and \$3,131,566.

LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUES, 2015

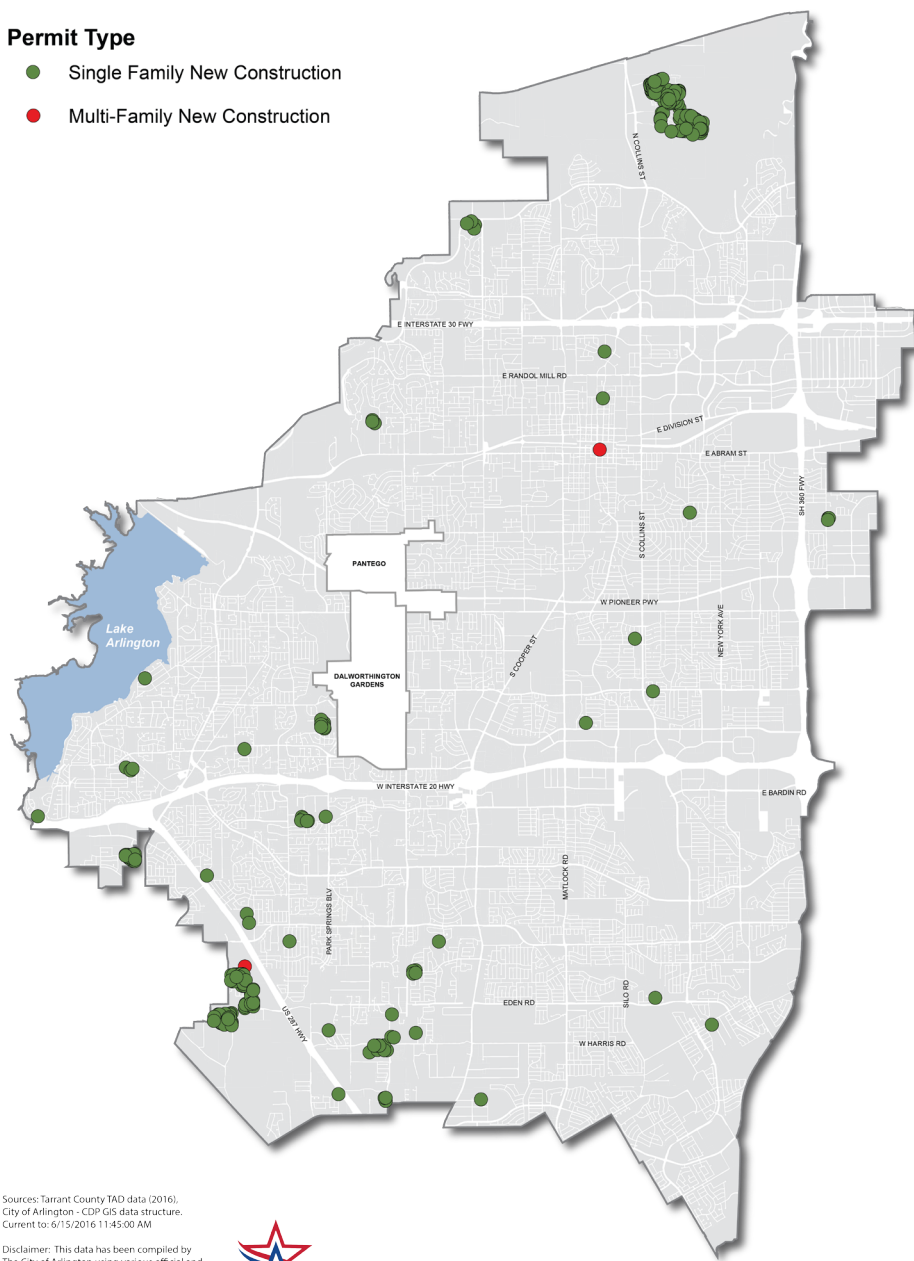
Address	Sector	Value	Description
2020 BAIRD FARM ROAD	North	\$21,161,748	School (ISD)
2515 E ABRAM STREET	East	\$18,280,000	Parking Garage
3609 S CENTER STREET	East	\$16,590,000	School (ISD)
5700 PETRA DRIVE	Southeast	\$14,100,000	School (ISD)
1111 W BARDIN ROAD	Southeast	\$11,080,000	Warehouse Distribution - Building B
931 W BARDIN ROAD	Southeast	\$11,080,000	Warehouse Distribution - Building A
2060 SAM HOUSTON DRIVE	East	\$10,225,907	Indoor/Outdoor Sport Complex
4608 W MAYFIELD ROAD	West	\$10,033,007	Indoor/Outdoor Sport Complex
1811 SAM J CURLEE DRIVE	North	\$10,004,646	Indoor/Outdoor Sport Complex
3424 W INTERSTATE 20 HIGHWAY	Southwest	\$10,001,439	Asst Living Facilities
Total		\$132,556,747	

Source: City of Arlington, Community Development Planning



Permit Type

- Single Family New Construction
- Multi-Family New Construction



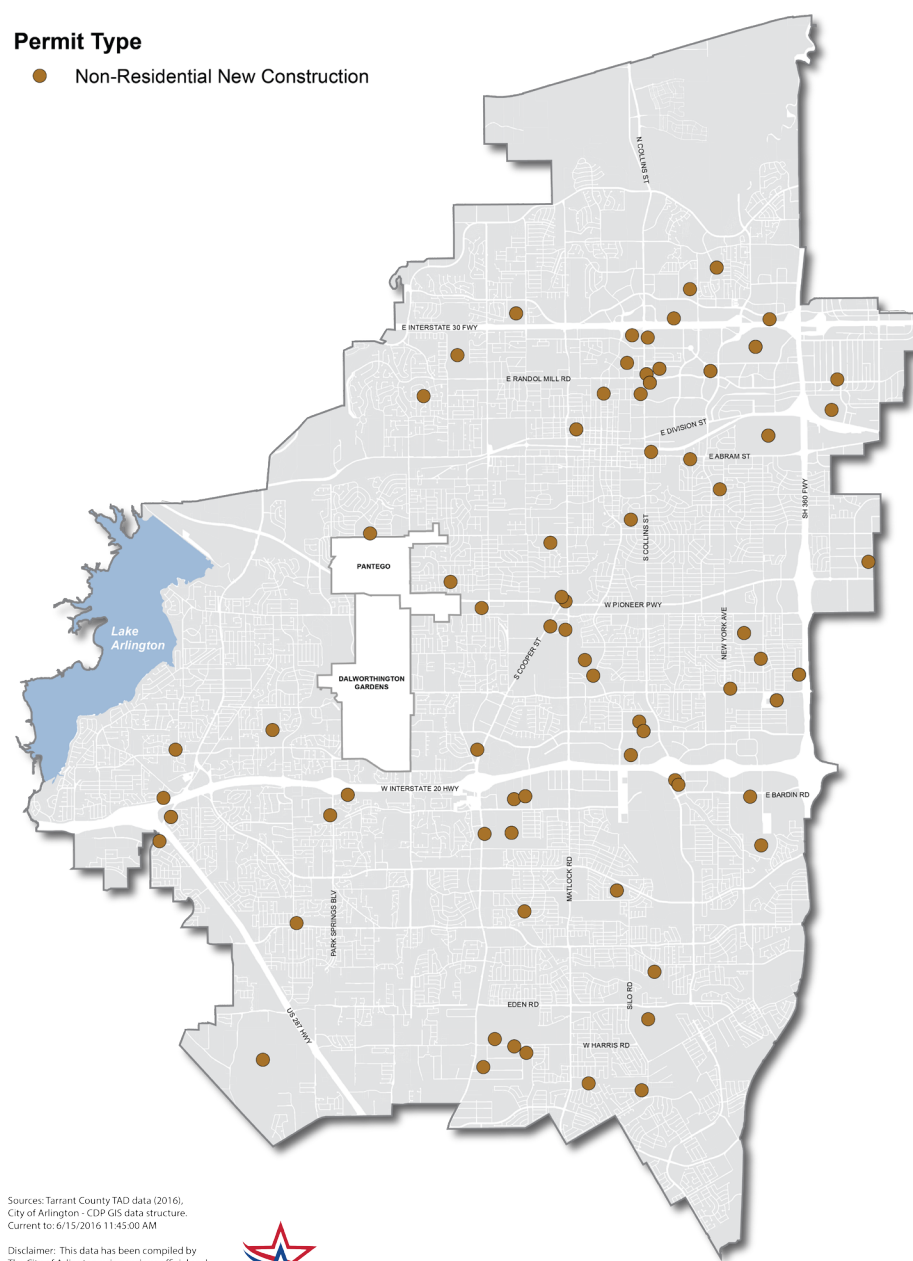
Sources: Tarrant County TAD data (2016),
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Permit Type

- Non-Residential New Construction



Sources: Tarrant County TAD data (2016),
 City of Arlington - CDP GIS data structure.
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ZONING

CURRENT CONDITIONS

Approximately 63 percent of the land in Arlington was zoned for residential use in 2015, with Single Family districts comprising the vast majority (48.1 percent) of the total zoned area. Multi-Family districts comprised the remaining 6.1 percent. The West Sector retained the highest proportion of Single Family acreage for any sector in the City at approximately 70 percent.

Following Single Family, Industrial districts (including Light Industrial and Industrial Manufacturing), and Planned Development (PD) districts account for the second highest percentage of zoned acreage within the City. Of the two district groups, PD accounted for 13.2 percent of all total zoned acreage within the City while the combined industrial districts (IM and LI) comprised 12.0 percent. It should be noted that land zoned as PD allows for both residential and non-residential uses.

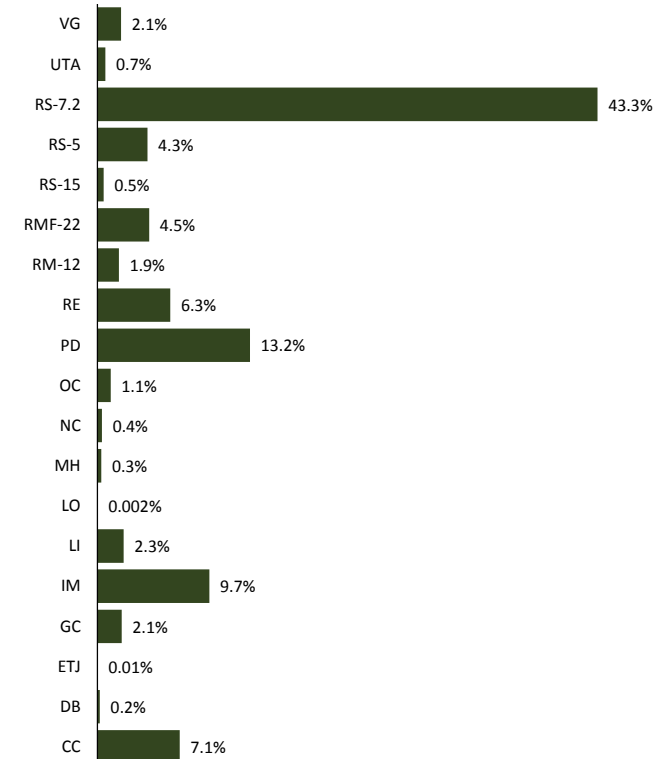
Approximately 26 percent of the City's combined industrially zoned land remained located in the East Sector of the City (which, as the second largest sector

in the City, represents about 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.

Commercial zoning districts (Community Commercial, General Commercial, Neighborhood Commercial, and Office Commercial districts) followed the residential and industrial zoning district groups in terms of the total zoned acreage within the City of Arlington accounting for an overall share of 10.7 percent.

Following the June 2014 adoption of the new Unified Development Code, previously existing zoning categories transitioned to new district classification on July 10, 2014. A number of zoning district categories are not yet represented in the zoning map but are available for future classification. These districts include Regional Mixed-Use, Neighborhood Mixed-Use, Business Park, Highway Commercial, and Residential Single Family 20 zoning districts.

SHARE OF LAND BY ZONING CATEGORY, 2015



Source: City of Arlington, Community Development Planning

VACANT LAND

Vacant developable parcels account for 6,098.3 acres of zoned land in Arlington. Of these parcels, 2,080.6 acres remained located within residential zoning districts. Approximately 24 percent of land zoned for Planned Development (PD) was classified as vacant-developable. This land is scattered throughout Arlington, though much of the land around the Viridian development in the City's northeast falls into this category.

ZONING ACTIVITY

Following the adoption of the Unified Development Code (UDC) in 2014, the Alternative Equivalent Compliance (AEC) process 10.4.22 was adopted. The AEC process allowed staff to administratively deviate from landscape standards, thus eliminating the Substitute Landscape Plan (SLP) process. The AEC process allows staff to deviate from a number of UDC sections focusing on landscaping, design standards, transportation/connectivity, and many more without the need for approval from the Planning and Zoning Commission and City Council. The remaining zoning processes were retained.

In 2015, 35 requests totaling approximately 525.4 acres were received for zoning cases, development plans, and Specific Use Permits. There were six requests for zoning changes (6.8 acres) and 22 development plans (505.8 acres) submitted in 2015. Of the 22 development plans, four were handled administratively (17.5 acres), and 18 were submitted for consideration to the Planning and Zoning Commission and City Council. A total of five Specific Use Permits (SUP) were submitted in 2015, totaling 12.8 acres, and of these, one was denied and one was withdrawn from consideration. None of the SUPs included zoning amendments. Three of the approved zoning cases included changes from residential to non-residential zoning districts, each transitioning to either commercial or limited office classification.

TOTAL ACREAGE BY ZONING AND PLANNING SECTOR, 2015

Zoning District	North	West	Central	East	Southwest	Southeast	Total
CC	508.8	535.7	205.2	1,275.7	311.1	784.0	3,620.5
DB	0.0	0.0	105.2	0.0	0.0	0.0	105.2
ETJ	6.7	0.0	0.0	0.0	0.0	0.0	6.7
GC	162.8	104.8	126.1	289.9	89.3	291.8	1,064.7
IM	813.3	137.5	0.0	2,409.6	89.9	1,471.3	4,921.6
LI	50.1	419.2	63.5	227.9	40.8	352.5	1,154.0
LO	0.0	0.6	0.4	0.0	0.0	0.0	1.0
MH	67.9	57.0	0.0	0.0	0.0	39.9	164.8
NC	8.1	31.7	25.7	38.7	19.8	72.2	196.2
OC	41.6	102.1	122.6	128.5	55.9	129.8	580.5
PD	2,948.5	950.0	112.8	842.6	634.4	1,221.7	6,710.0
RE	1,065.8	173.1	0.0	23.2	750.7	1,188.4	3,201.2
RM-12	16.0	221.7	424.1	161.7	51.9	66.0	941.4
RMF-22	420.3	466.5	202.1	809.2	210.4	161.9	2,270.4
RS-15	29.1	0.0	0.0	0.0	197.1	42.3	268.5
RS-5	8.2	101.4	0.0	225.0	414.0	1,447.7	2,196.3
RS-7.2	2,099.6	7,488.4	1,024.8	3,629.9	4,515.6	3,229.4	21,987.7
UTA	0.0	0.0	348.0	0.0	0.0	0.0	348.0
VG	0.0	0.0	0.0	0.0	1,041.2	0.0	1,041.2
TOTAL	8,246.8	10,789.7	2,760.5	10,061.9	8,422.1	10,498.9	50,779.9

Source: City of Arlington, Community Development Planning

Of the 35 total requests for zoning changes, development plans, and SUPs:

- 28 cases were approved;
- 3 cases were withdrawn;
- 1 cases were still under review;
- 3 cases were denied.

RELATED ACTIVITY

Thirty-two gas well permits were issued in 2015; a significant increase from 2014 totals (6 permits).



SHARE OF LAND BY ZONING CATEGORY AND PLANNING SECTOR, 2015

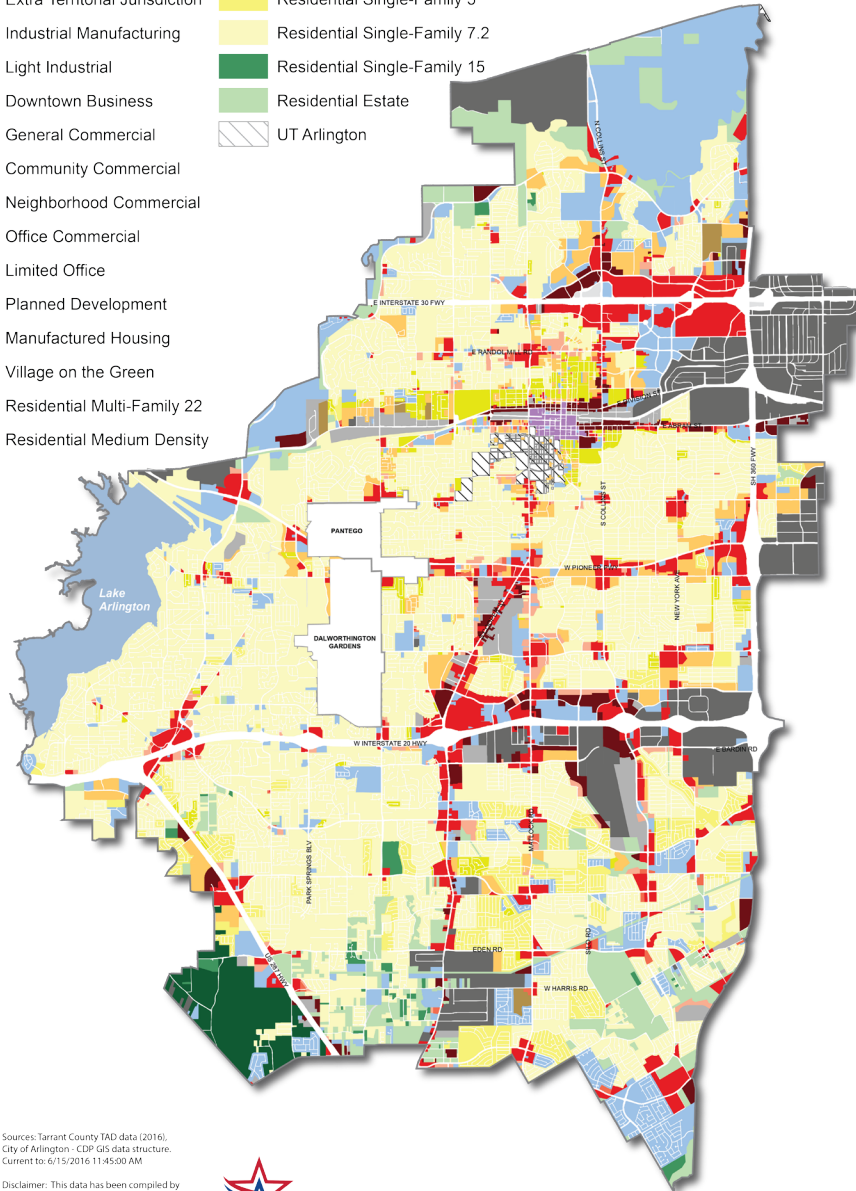
Zoning District	North	West	Central	East	Southwest	Southeast	Share
CC	6.2%	5.0%	7.4%	12.7%	3.7%	7.5%	7.1%
DB	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	0.2%
ETJ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.01%
GC	2.0%	1.0%	4.6%	2.9%	1.1%	2.8%	2.1%
IM	9.9%	1.3%	0.0%	23.9%	1.1%	14.0%	9.7%
LI	0.6%	3.9%	2.3%	2.3%	0.5%	3.4%	2.3%
LO	0.0%	0.006%	0.014%	0.0%	0.0%	0.0%	0.002%
MH	0.8%	0.5%	0.0%	0.0%	0.0%	0.4%	0.3%
NC	0.1%	0.3%	0.9%	0.4%	0.2%	0.7%	0.4%
OC	0.5%	0.9%	4.4%	1.3%	0.7%	1.2%	1.1%
PD	35.8%	8.8%	4.1%	8.4%	7.5%	11.6%	13.2%
RE	12.9%	1.6%	0.0%	0.2%	8.9%	11.3%	6.3%
RM-12	0.2%	2.1%	15.4%	1.6%	0.6%	0.6%	1.9%
RMF-22	5.1%	4.3%	7.3%	8.0%	2.5%	1.5%	4.5%
RS-15	0.4%	0.0%	0.0%	0.0%	2.3%	0.4%	0.5%
RS-5	0.1%	0.9%	0.0%	2.2%	4.9%	13.8%	4.3%
RS-7.2	25.5%	69.4%	37.1%	36.1%	53.6%	30.8%	43.3%
UTA	0.0%	0.0%	12.6%	0.0%	0.0%	0.0%	0.7%
VG	0.0%	0.0%	0.0%	0.0%	12.4%	0.0%	2.1%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: City of Arlington, Community Development Planning




















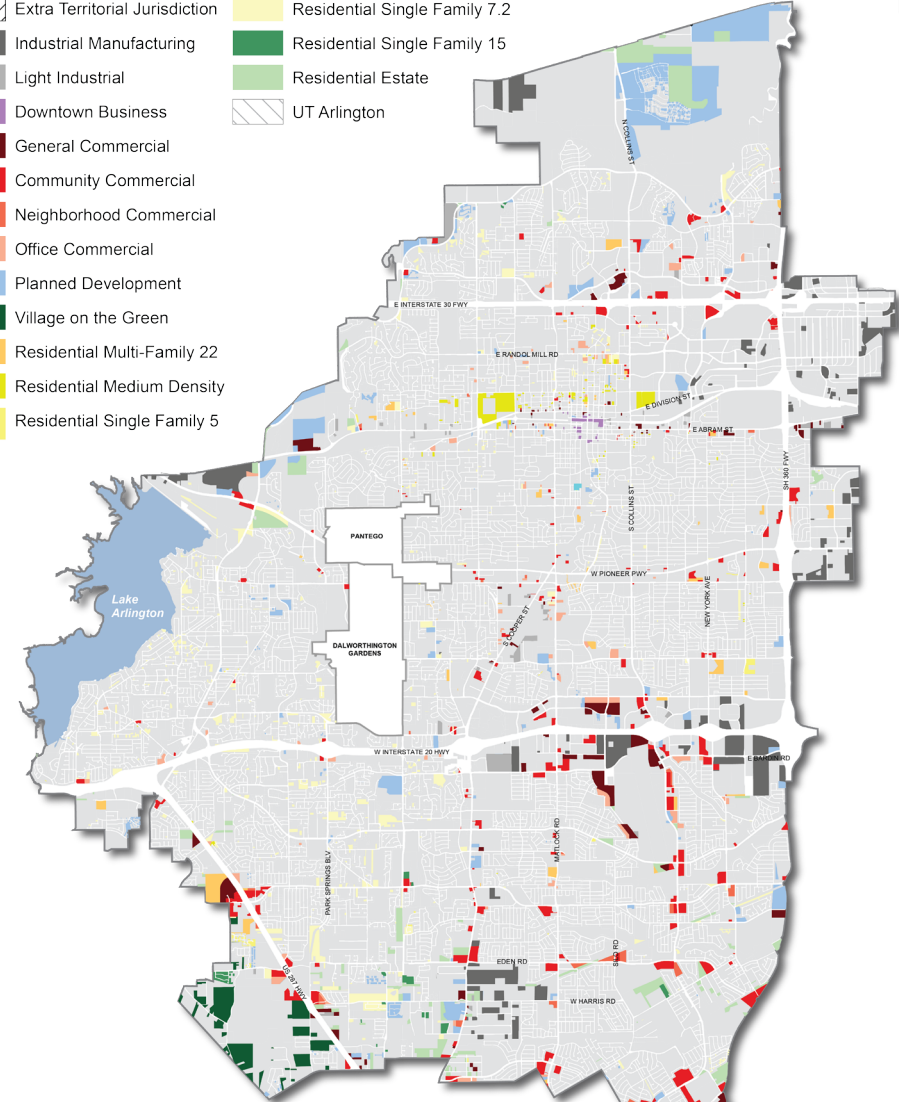
Zoning Map

-  Extra Territorial Jurisdiction
-  Industrial Manufacturing
-  Light Industrial
-  Downtown Business
-  General Commercial
-  Community Commercial
-  Neighborhood Commercial
-  Office Commercial
-  Limited Office
-  Planned Development
-  Manufactured Housing
-  Village on the Green
-  Residential Multi-Family 22
-  Residential Medium Density
-  Residential Single-Family 5
-  Residential Single-Family 7.2
-  Residential Single-Family 15
-  Residential Estate
-  UT Arlington



Vacant Developable Parcels by Zoning District

-  Extra Territorial Jurisdiction
-  Industrial Manufacturing
-  Light Industrial
-  Downtown Business
-  General Commercial
-  Community Commercial
-  Neighborhood Commercial
-  Office Commercial
-  Planned Development
-  Village on the Green
-  Residential Multi-Family 22
-  Residential Medium Density
-  Residential Single Family 5
-  Residential Single Family 7.2
-  Residential Single Family 15
-  Residential Estate
-  UT Arlington



Sources: Tarrant County TAD data (2016).
 City of Arlington - CDP GIS data structure.
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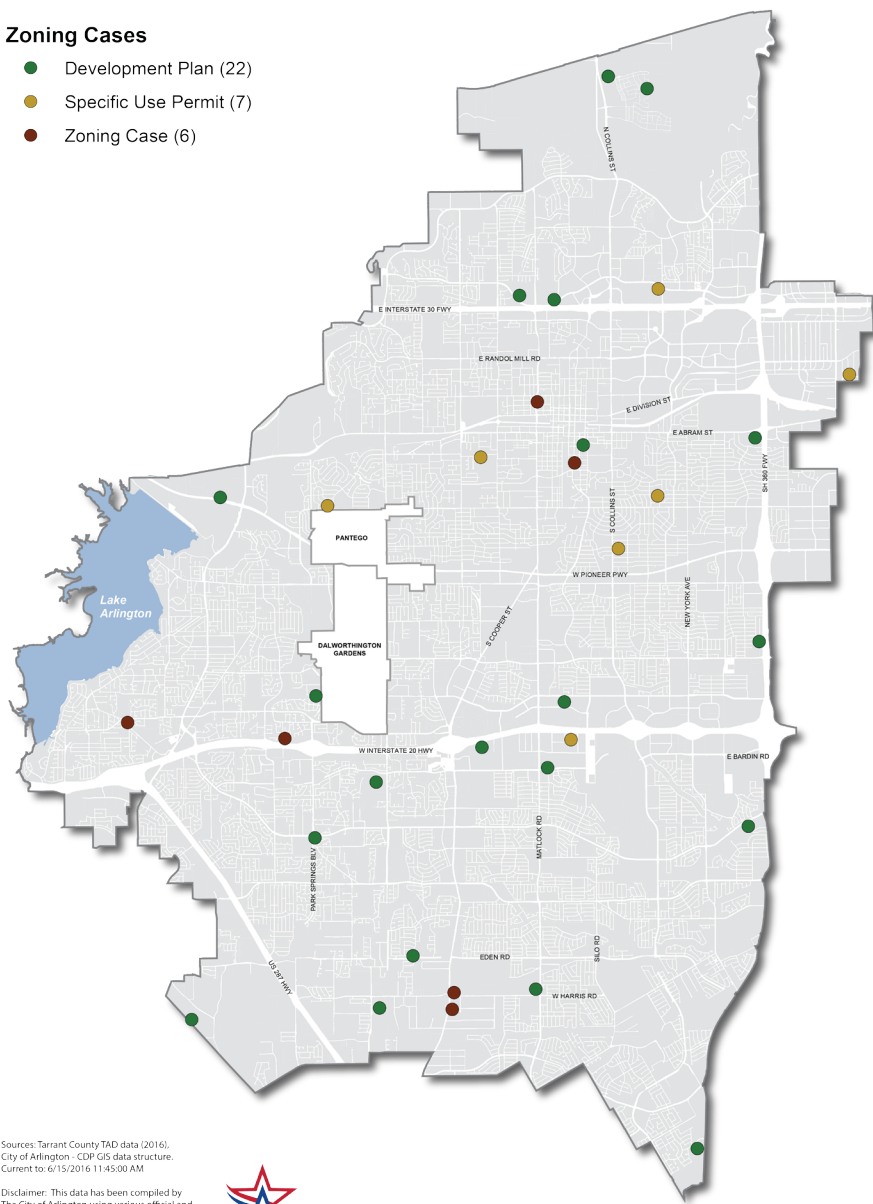
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Zoning Cases

- Development Plan (22)
- Specific Use Permit (7)
- Zoning Case (6)



TEN LARGEST ZONING CASES BY ACREAGE

Rank	Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
1	4	North	PD07-5R3-DP5	PD	PD	284.1	Approved	12/8/2015
2	1	Southeast	PD15-1	PD	PD	48.2	Approved	1/6/2015
3	2	Southwest	PD12-17R1	PD	PD	40.8	Approved	5/8/2015
4	4	Southwest	PD13-18R1	PD	PD	27.1	Approved	11/19/2015
5	2	North	PD07-5R3-DP3	PD	PD	14.9	Approved	5/12/2015
6	4	North	PD15-11	PD	PD	13.8	Approved	11/4/2015
7	3	East	PD15-7	GC	PD	11.3	Approved	8/6/2015
8	2	North	PD07-5R3-DP4	PD	PD	10.0	Approved	6/23/2015
9	4	Southeast	PD15-13	CC	PD	9.1	Approved	12/28/2015
10	2	Southeast	P87-43AC1	PD	PD	8.9	Approved	5/8/2015

Source: City of Arlington, Community Development Planning



Sources: Tarrant County TAD data (2016), City of Arlington - CDP GIS data structure, Current to: 6/15/2016 11:45:00 AM

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PLATTING

HISTORIC TRENDS

Registered plats provide another indicator of development activity within the City, as tracts of land are subdivided or combined to accommodate new growth and a changing economic landscape. The incorporation of final, minor, and combination plats create new lots within the City.

Post-recession Arlington is demonstrating a steady development trend, averaging just under 39 cases per year since 2011. Continuing a seven-year trend, replats comprised the majority of platting cases filed with the City in 2015; however, such activity remains indicative of a stable community nearing build-out.

LARGEST PLATS BY ACREAGE, 2015

Plat Name	Plat Type	Acres	Lots	Sector
Bardin Industrial Lots 1, 2, and 3, Block 1	Combination	72.2	3	Southeast
John Russell Addition Lot 1R	Replat	38.6	1	Southwest
Calender Crossing	Replat	27.4	73	Southwest
Bardin First Industrial Addition Lots 1 & 2, Block 1	Combination	23.7	2	Southeast
Viridian 1E3	Final	23.4	105	North
Arlington Commerce Center Phase 3 Lot 1, Block 3	Final	18.9	1	Southeast
Champions Park Lots 1, 2, & 3, Block 1	Replat	13.9	3	North
Martha Walker Park Addition Lot 1, Block 1	Minor	12.7	1	Southwest
Schooler Tracts Addition Lots 11R1A & 11R1B	Replat	10.5	2	West
JM Thomas Addition Lots 8, 9, 10	Replat	10.5	3	Southeast
Total		251.8	194	

Source: City of Arlington, Community Development Planning

FILED PLATS BY PLANNING SECTOR, 2015

Sector	Plats	Acres	Lots
Central	5	7.6	8
East	10	51.2	24
West	10	45.5	79
Southwest	6	93.8	79
Southeast	12	150.7	26
North	12	86.3	311
Total	55	435.1	527

Source: City of Arlington, Community Development Planning

Note: Totals represent filed final plats, combination plats, minor plats, and replats.

Source: City of Arlington, Community Development and Planning

PLATTING BY TYPE, 2011-2015

Plat Type	2011			2012			2013			2014			2015		
	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Final	4	187	72	5	295	70	5	404	88	9	406	156	8	358	84
Minor	5	6	53	10	14	133	6	6	14	6	9	39	13	20	39
Combination	1	1	14	0	0	0	0	0	0	1	1	4	2	5	96
Replat	24	50	123	20	40	149	24	327	257	19	70	147	30	139	215
Vacated	0	0	0	0	0	0	0	0	0	0	0	0	2	5	1
Total	34	244	262	35	349	352	35	737	359	35	486	346	55	527	435

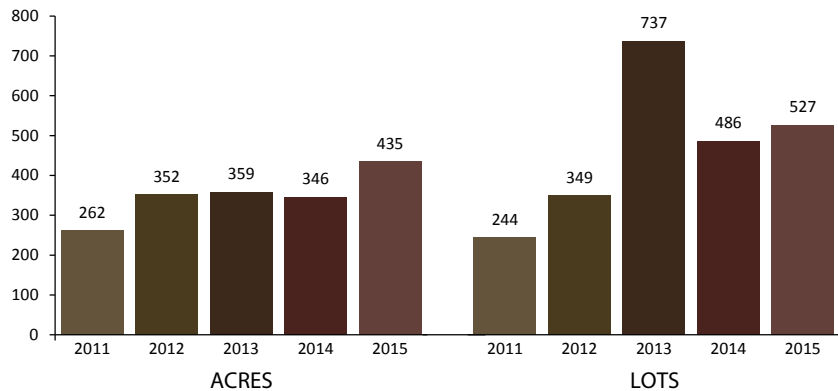
Source: City of Arlington, Community Development Planning

CURRENT CONDITIONS

Since 2014, the number of lots increased by 8.4 percent, and the number of acres platted increased by 25.7 percent. Two development efforts in 2015 comprise the majority of new lots created in 2015: Viridian development with 296 total lots (five plats), and Calender Crossing which entailed the creation of 73 lots.

Plats filed in 2015 included 527 lots on approximately 435 acres. With industrial development on Bardin Road and numerous residential plats, the City's Southeast, Southwest and North Sectors provided the largest total area of plats in 2015 contributing 76.0 percent of the annual total.

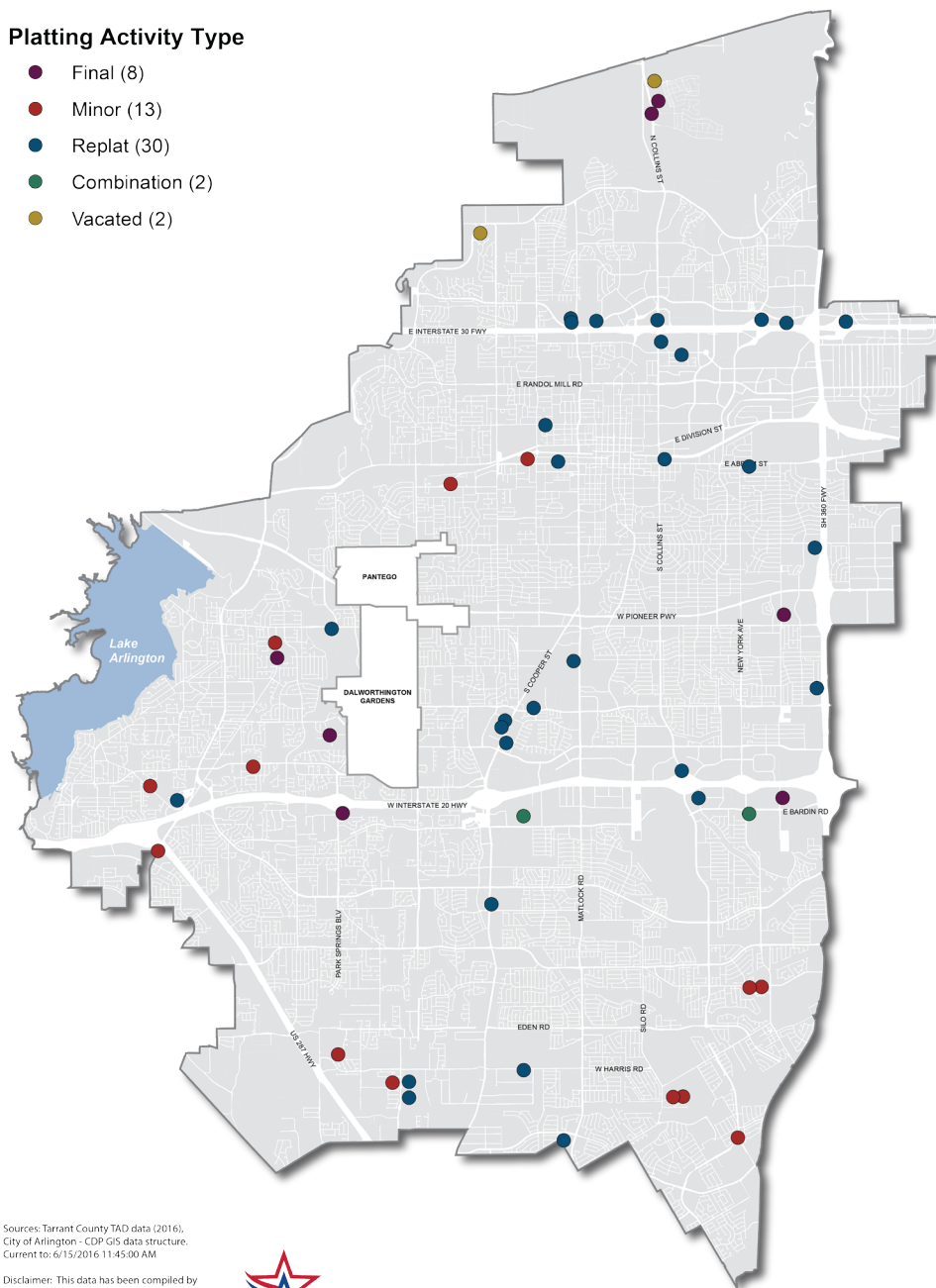
PLATTING ACTIVITY, 2011-2015



Source: City of Arlington, Community Development Planning

Platting Activity Type

- Final (8)
- Minor (13)
- Replat (30)
- Combination (2)
- Vacated (2)



Sources: Tarrant County TAD data (2016), City of Arlington - CDP GIS data structure. Current to: 6/15/2016 11:45:00 AM

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LAND USE

LAND USE CHARACTERISTICS

Arlington encompasses 99.7 square miles or roughly 64,000 acres. As of 2015, 43,114.4 acres of the City were developed as well as an additional 10,982.4 acres for roadways and transportation facilities. About 12 percent of City's land is considered vacant and developable.

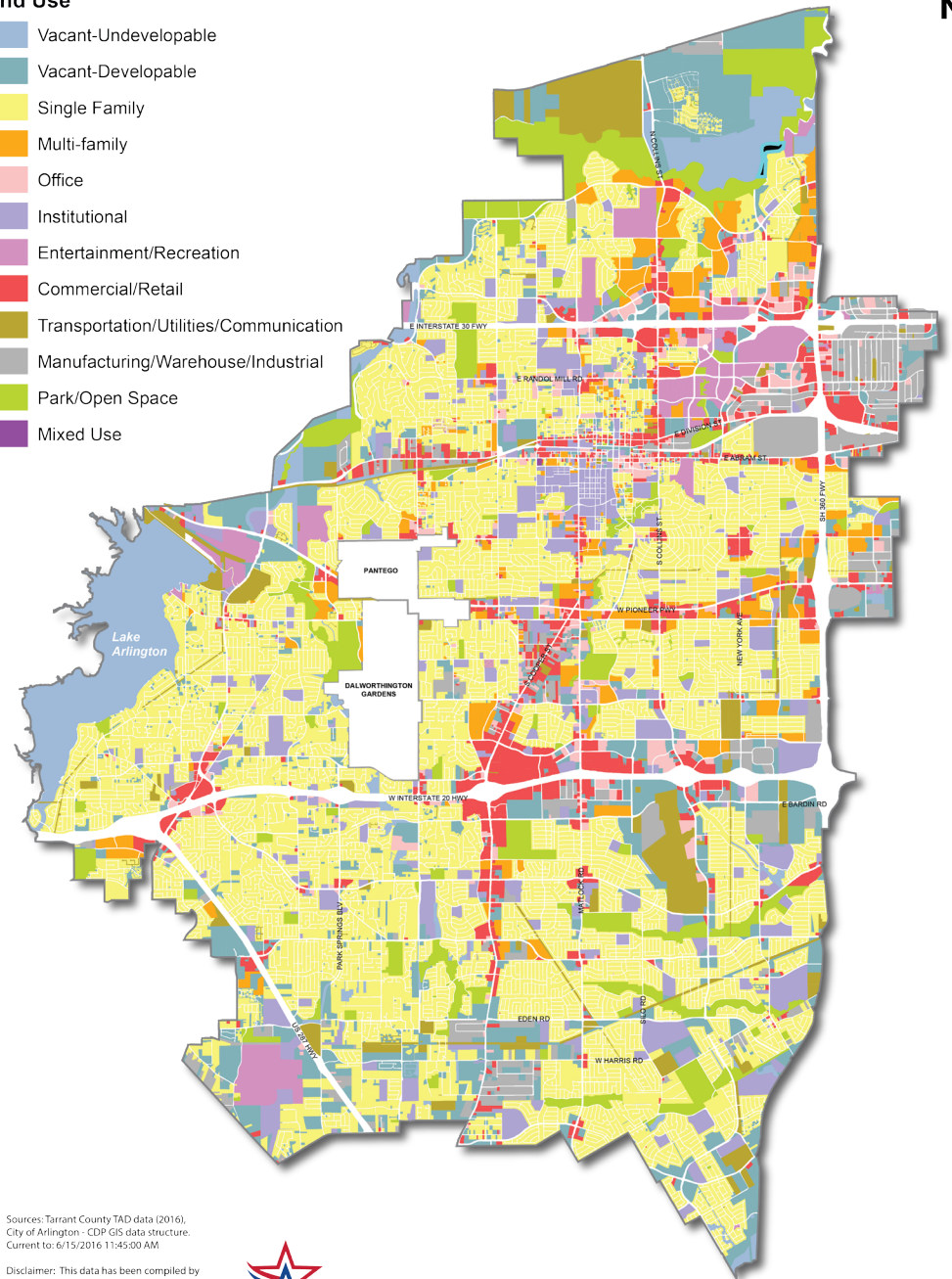
LAND USE CHARACTERISTICS, 2015

Land Use Category	Area (acres)	Share (%)
Amusement, Fixed, Recreation	6.4	0.01%
Business/Commercial	0.4	0.001%
Commercial/Retail	3,106.6	6.1%
Entertainment/Recreation	1,613.9	3.2%
Institutional (6)	4,141.5	8.2%
Manufacturing/Warehouse/Industrial	2,785.2	5.5%
Mixed Use	3.2	0.01%
Multi-Family	2,255.3	4.5%
Office	1,086.5	2.1%
Park/Open	3,820.0	7.5%
Single Family	21,880.4	43.2%
Transportation/Utilities/Communication	2,415.0	4.8%
Vacant-Developable	6,098.3	12.0%
Vacant-Undevelopable	1,451.8	2.9%
TOTAL	50,664.5	100.0%
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadways	10,982.4	

Source: City of Arlington, Community Development Planning

Land Use

- Vacant-Undevelopable
- Vacant-Developable
- Single Family
- Multi-family
- Office
- Institutional
- Entertainment/Recreation
- Commercial/Retail
- Transportation/Utilities/Communication
- Manufacturing/Warehouse/Industrial
- Park/Open Space
- Mixed Use



Sources: Tarrant County TAD data (2016), City of Arlington - CDP GIS data structure. Current to: 6/15/2016 11:45:00 AM

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0 0.5 1 2 Mi.

GENERAL LAND USE

The largest portion of Arlington's land area was devoted to Single Family land use in 2015 with 43.2 percent of the total land area. Single family residential development in the West Planning Sector alone accounted for 12.4 percent of the City's total land area with the Southwest and Southeast Sectors close behind with nine percent each.

Land devoted to Multi-Family uses was concentrated primarily in the North and East Sectors, with 9.3 and 7.5 percent of land in each of these sectors devoted to multi-family development. The East Sector also contained the largest share of the City's Manufacturing/Warehouse/

Industrial and Commercial/Retail uses at 56.9 percent and 40.5 percent, respectively.

Other significant land use concentrations, specifically Parks/Open space occur in the North, Southeast and West sectors. This reflects the location of River Legacy Park in North Arlington, the linear park system and Harold Patterson Sports Center in Southeast Arlington, and two golf courses (Lake Arlington and Shady Valley) in West Arlington. Arlington's Central Planning Sector contains the entirety of business/commercial and mixed-use land while all land designated as Amusement/Fixed/Recreation currently falls within the City's West Planning Sector.

LAND USE BY SECTOR, 2015

Land Use Categories	North	West	Central	East	Southwest	Southeast	Total
Amusement, Fixed, Recreation	0.0	6.4	0.0	0.0	0.0	0.0	6.4
Business/Commercial	0.0	0.0	0.4	0.0	0.0	0.0	0.4
Commercial/Retail	267.5	551.1	268.1	1,258.5	258.2	503.2	3,106.6
Entertainment/Recreation	366.7	314.3	2.6	605.5	322.4	2.5	1,613.9
Institutional	216.2	736.4	810.3	753.0	610.1	1,015.5	4,141.5
Manufacturing/Warehouse/Industrial	122.9	248.1	19.7	1,584.5	245.6	564.4	2,785.2
Mixed Use	0.0	0.0	3.2	0.0	0.0	0.0	3.2
Multi-Family	756.4	349.6	139.5	752.0	133.1	124.7	2,255.3
Office	161.1	131.0	180.1	409.5	95.4	109.5	1,086.5
Park/Open	1,501.0	631.0	72.8	307.1	390.2	917.9	3,820.0
Single Family	1,839.6	6,275.6	994.3	3,294.8	4,803.3	4,672.7	21,880.4
Transportation/Utilities/Communication	722.3	404.5	25.3	286.9	173.0	803.0	2,415.0
Vacant-Developable	1,444.6	759.8	238.8	776.0	1,239.2	1,639.7	6,098.3
Vacant-Undevelopable	772.1	372.6	3.8	49.5	131.9	121.9	1,451.8
Total	8,170.3	10,780.5	2,758.8	10,077.3	8,402.4	10,475.2	50,664.5

Source: City of Arlington, Community Development Planning

TRANSPORTATION

ROAD TRAFFIC

City wide growth yield increased traffic volumes on many of Arlington's major thoroughfares as well as local streets. The map on the following page details vehicle counts along street segments during a metered 24-hour period.

The Department of Public Works and Transportation counts traffic on Arlington streets on individual road segments using mechanical counters. Every effort is made to keep data current on road volumes, but every street is not visited every year, and different areas of the City are measured at different times throughout the year.

Of the road segments counted in 2015, the most traveled segment was South Cooper Street between Wimbledon Drive and Oak Village Boulevard.

On average, traffic volume decreased by 8.7 percent for the City's top ten most traveled road segments in 2014. Moreover, traffic volume decreased substantially for thoroughfare segments that ranked within the City's ten most traveled roads. For example, Cooper Street between Bardin Road and New Center Street decreased by roughly 9.8 percent. Likewise, Pioneer Parkway between Willow Point Drive and Elm Point Drive decreased by 5.3 percent. In contrast, traffic volume along Cooper Street between Oak Village Boulevard and Wimbledon Drive increased by 1.2 percent.

TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2015

Rank	Route	From	To	Count
1	Cooper	Wimbledon	Oak Village	61,352
2	Cooper	Bardin	New Center	59,077
3	Matlock	Stephens	Interstate 20	58,998
4	Cooper	Eden	Hardisty	52,416
5	Matlock	Interstate 20	Highlander	50,970
6	Pioneer	Willow Point	Elm Point	47,787
7	Matlock	Matlock Meadow	Amber Ridge	46,422
8	Matlock	Lovingham	Cravens Park	44,513
9	Collins	Lamar	Collins SB I30 EWB	43,824
10	Pioneer	Daniel	Wynn	43,230

Note: 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.

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

TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2014

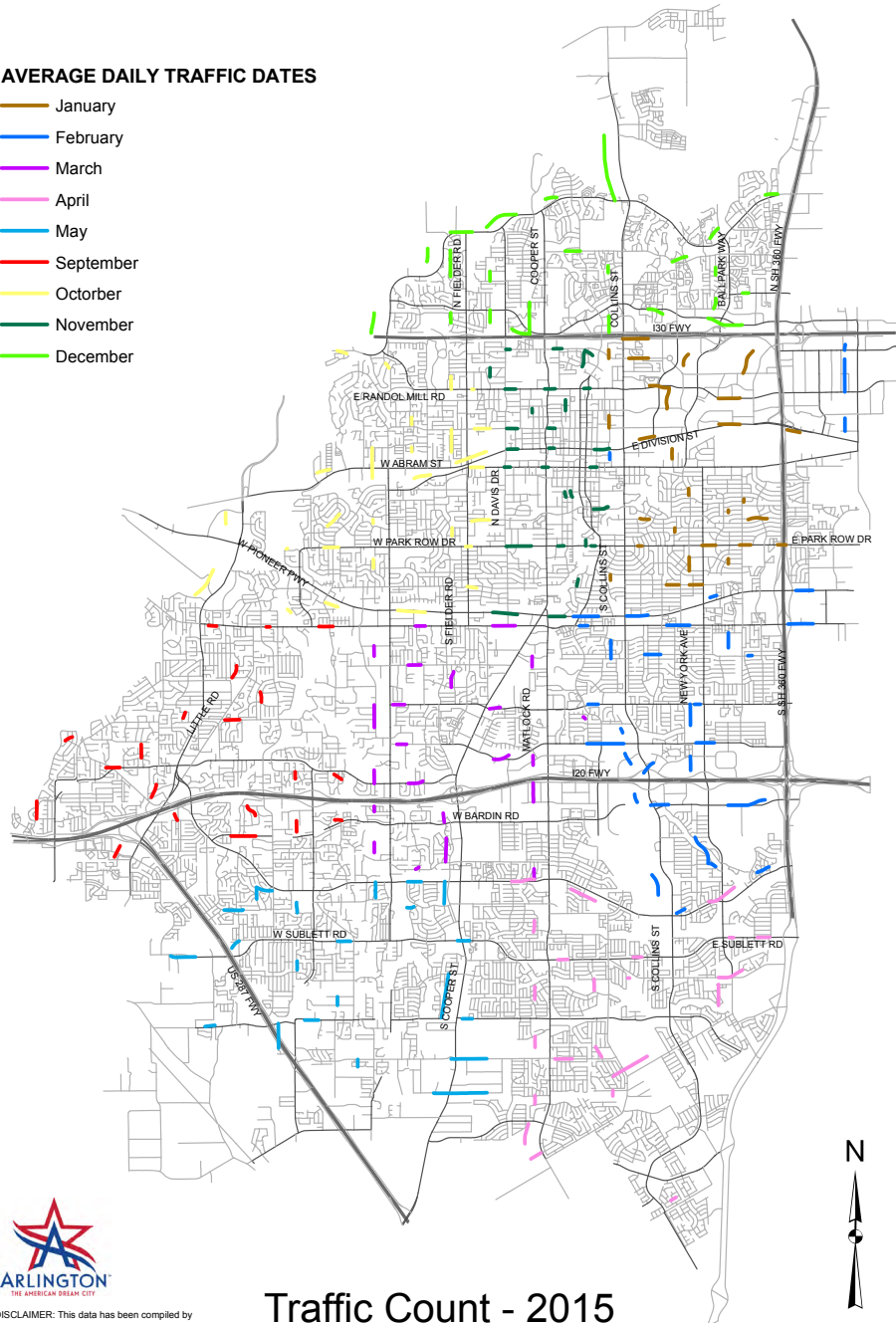
Rank	Route	From	To	Count
1	Cooper	Bardin	New Center	65,490
2	Cooper	Station	Colorado	63,319
3	Cooper	Pleasant Ridge	Arbrook	62,699
4	Cooper	Wimbledon	Oak Village	60,623
5	Cooper	Nathan Lowe	Green Oaks	54,616
6	Cooper	Inwood	Lynda	52,290
7	Cooper	Colorado	Secretary	48,080
8	Matlock	Stephens	Interstate 20	49,751
9	Pioneer	Willow Point	Elm Point	50,461
10	Pioneer	Daniel	Wynn	49,574

Note: 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.

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

AVERAGE DAILY TRAFFIC DATES

- January
- February
- March
- April
- May
- September
- October
- November
- December



Traffic Count - 2015



DISCLAIMER: This data has been compiled by the city of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of the data, no such guarantee is given or implied. Contact info: (817) 459-6595

Date: 3/29/2016

1 inch = 6,000 ft.

AIRPORT ACTIVITY

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard, along South Collins Street. The Federal Aviation Administration (FAA) has designated Arlington Municipal 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.

Trends in the number of aircraft operations have reflected the national economic climate. Aircraft operations rose steadily from 2002 through 2008. The recession in 2009 negatively affected corporate travel and flight school operations, and the general aviation industry was one of the last to emerge from recession. The number of total operations is increasing, and since 2012, jet operations have risen about 56 percent as the Airport sees growth in its corporate and cargo business segments.

The growth is largely due to several key improvements that have enhanced aircraft safety and bolstered economic development at the Airport. Since 1986, nearly \$75 million of federal, state, and local funds have been invested in the infrastructure. The Air Traffic Control Tower received the automated flight data system in 2010, and the FAA recently upgraded the STARS radar system in the Tower. The Instrument Landing System (ILS) was upgraded in 2013, when an additional 1,000 feet was added, completing the conversion to the more sophisticated MALS system. The ILS is critical to the Airport’s corporate and cargo business segments, allowing operations to continue in poor weather. Purchase of snow and ice removal equipment allows the Airport to maintain operations during periods of frozen precipitation.

The building was certified by the U.S. Green Building Council as LEED “Gold”, a designation awarded for environmentally-friendly design. In 2012, the Airport expanded west with the construction of the West Parallel Taxiway due to little room for development on the east side. Construction of the Center Street Bridge will further enhance vehicle access to the Airport, with the next phase extending to Green Oaks Blvd.



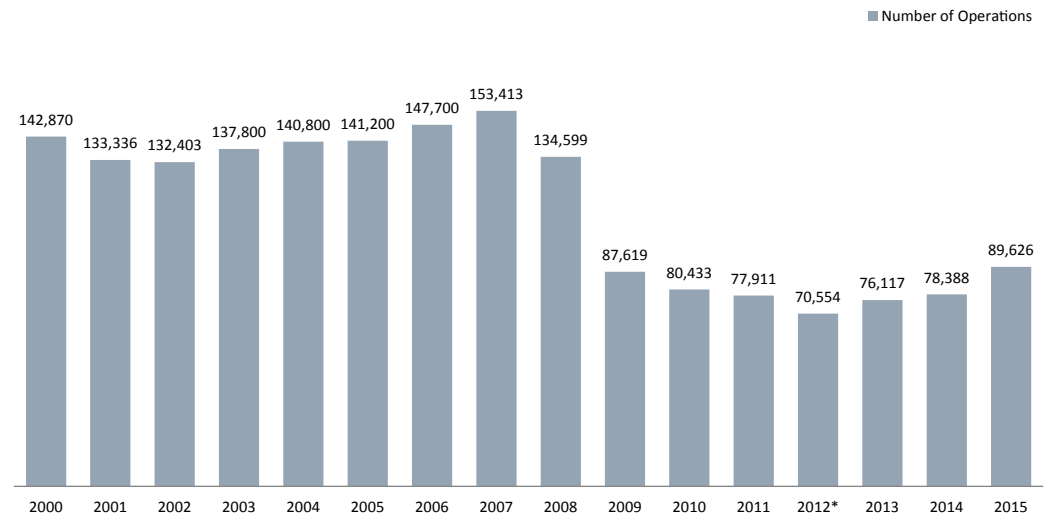
AIRPORT OPERATIONS 2000-2015

Year	Number of Operations	Percent Change from Prior Year
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	3.9%
2008	134,599	-12.3%
2009	87,619	-34.9%
2010	80,433	-8.2%
2011	77,911	-3.1%
2012*	70,554	-9.4%
2013	76,117	7.9%
2014	78,388	3.0%
2015	89,626	14.3%

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

*During 2012, construction of the west parallel taxiway required full and partial runway closures, restricting aircraft operations for four months.

NUMBER OF OPERATIONS 2000-2015



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

APPENDIX A: POPULATION & 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. In 2011, the Annual Growth Profile was revised back to Census 2010 data, using updated population multipliers.

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.

POPULATION GROWTH =
OCCUPANCY RATE * HOUSE-
HOLD SIZE * NET NEW
DWELLING UNITS

SINGLE FAMILY OCCUPANCY
RATE: 96.6%

MULTI-FAMILY OCCUPANCY
RATE: 83.4%

SINGLE FAMILY HOUSEHOLD
SIZE: 2.94

MULTI-FAMILY HOUSEHOLD
SIZE: 2.25

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



APPENDIX B: HOUSING & POPULATION GROWTH

GROWTH BY SECTOR

Sector	2014		Demolition		New Housing		2015	
	Housing Units	Population	Single-Family	Multi-Family	Single-Family	Multi-Family	Housing Units	Population
Central	9,604	23,554	7	0	5	0	9,602	23,548
East	32,971	92,058	1	0	7	94	33,071	92,252
North	23,217	41,262	0	472	219	0	22,990	40,998
Southeast	27,662	85,339	3	0	0	0	27,659	85,331
Southwest	19,588	50,120	4	0	133	0	19,717	50,486
West	32,907	76,973	5	0	26	0	32,995	77,033
Total	145,949	369,306	20	472	390	94	146,034	369,647

Source: City of Arlington, Community Development Planning

GROWTH BY QUARTER

1st Quarter	1/1/2015 Population	Demolition		New Housing		Change in Population	3/31/2015 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,554	3	0	0	0	-9	23,545
East	92,058	1	0	5	0	11	92,070
North	41,262	0	0	59	0	168	41,429
Southeast	85,339	2	0	0	0	-6	85,334
Southwest	50,120	3	0	32	0	82	50,202
West	76,973	1	0	4	0	9	76,981
Total	369,306	10	0	100	0	256	369,561

Source: City of Arlington, Community Development Planning

2nd Quarter	4/1/2015 Population	Demolition		New Housing		Change in Population	6/30/2015 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,545	2	0	3	0	3	23,548
East	92,070	0	0	0	94	176	92,246
North	41,429	0	472	63	0	-707	40,723
Southeast	85,334	0	0	0	0	0	85,334
Southwest	50,202	0	0	38	0	108	50,310
West	76,981	1	0	9	0	23	77,004
Total	369,561	3		113	94	-397	369,164

3rd Quarter	7/1/2015 Population	Demolition		New Housing		Change in Population	9/30/2015 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,548	1	0	0	0	-3	23,545
East	92,246	0	0	2	0	6	92,252
North	40,723	0	0	43	0	122	40,845
Southeast	85,334	1	0	0	0	-3	85,331
Southwest	50,310	1	0	42	0	116	50,426
West	77,004	1	0	12	0	31	77,035
Total	369,164	4	0	99	0	270	369,434

4th Quarter	10/1/2015 Population	Demolition		New Housing		Change in Population	12/31/2015 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,545	1	0	2	0	3	23,548
East	92,252	0	0	0	0	0	92,252
North	40,845	0	0	54	0	153	40,998
Southeast	85,331	0	0	0	0	0	85,331
Southwest	50,426	0	0	21	0	60	50,486
West	77,035	2	0	1	0	-3	77,033
Total	369,434	3	0	78	0	213	369,647

Source: City of Arlington, Community Development Planning

APPENDIX C: TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2014 & 2015

	2014		2015		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	3670	\$165,407,494	3848	\$155,402,241	4.9%	-6.0%
All Non-Residential Permits	1714	\$195,543,949	1732	\$376,424,810	1.1%	92.5%
Total Building Permits	5384	\$360,951,443	5580	\$531,827,051	3.6%	47.3%

Source: City of Arlington, Community Development Planning

APPENDIX D: TOTAL BUILDING PERMITS ISSUED, 2014 & 2015

	2014		2015		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
Residential						
New Construction						
Single Family	470	\$103,650,955	374	\$88,165,662	-20.4%	-14.9%
Multi-Family	13	\$34,032,660	2	\$34,378,989	-84.6%	1.0%
Other	3187	\$27,723,879	3472	\$32,857,590	8.9%	18.5%
Non-Residential						
New Construction	118	\$87,613,180	76	\$104,640,900	-35.6%	19.4%
Other	1596	\$107,930,769	1656	\$271,783,910	3.8%	151.8%

Source: City of Arlington, Community Development Planning



APPENDIX E: 2015 PERMITS FOR RESIDENTIAL NEW CONSTRUCTION

PERMITS BY MONTH

Month	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
January	28	\$6,216,571	0	\$0	0	\$0	0	\$0	28	\$6,216,571
February	22	\$6,313,920	0	\$0	0	\$0	0	\$0	22	\$6,313,920
March	36	\$8,078,248	0	\$0	0	\$0	0	\$0	36	\$8,078,248
April	42	\$8,849,463	0	\$0	0	\$0	0	\$0	42	\$8,849,463
May	19	\$4,378,884	0	\$0	0	\$0	0	\$0	19	\$4,378,884
June	31	\$7,459,496	0	\$0	0	\$0	0	\$0	31	\$7,459,496
July	42	\$9,293,605	0	\$0	0	\$0	0	\$0	42	\$9,293,605
August	39	\$8,834,980	0	\$0	0	\$0	0	\$0	39	\$8,834,980
September	28	\$6,584,009	0	\$0	0	\$0	0	\$0	28	\$6,584,009
October	28	\$7,396,447	0	\$0	0	\$0	0	\$0	28	\$7,396,447
November	29	\$7,925,635	0	\$0	0	\$0	2	\$34,378,989	31	\$42,304,624
December	30	\$6,834,404	0	\$0	0	\$0	0	\$0	30	\$6,834,404
Total	374	\$88,165,662					2	\$34,378,989		\$122,544,651

Source: City of Arlington, Community Development Planning

PERMITS BY PLANNING SECTOR

Sector	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Central	2	\$361,400	0	\$0	0	\$0	1	\$26,120,000	0	\$0
East	7	\$900,000	0	\$0	0	\$0	0	\$0	0	\$0
North	211	\$55,837,598	0	\$0	0	\$0	0	\$0	0	\$0
Southeast	3	\$503,000	0	\$0	0	\$0	0	\$0	0	\$0
Southwest	132	\$25,690,679	0	\$0	0	\$0	1	\$8,258,989	0	\$0
West	19	\$4,872,985	0	\$0	0	\$0	0	\$0	0	\$0
Total	374	\$88,165,662					2	\$34,378,989		\$0

Source: City of Arlington, Community Development Planning

APPENDIX F: 2015 PERMITS FOR NON-RESIDENTIAL NEW CONSTRUCTION

Month	Permit Type	Main Use	Address	Value	Sector
January	Assembly	Restaurant	4929 S COOPER STREET	\$275,000	Southeast
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$9,000	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$1,500	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$75,000	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$2,500	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$35,000	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$1,500	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$500	East
January	Assembly	Assembly/Disassembly	900 E RANDOL MILL ROAD	\$500	East
January	Business	Medical Office	3050 S CENTER STREET	\$1,384,213	East
January	Utility & Miscellaneous	Church	3101 W PARK ROW DRIVE	\$19,000	West
Sub-Total	11			\$1,803,713	
February	Utility & Miscellaneous	Utilities	7501 S COOPER STREET Bldg A	\$43,000	Southeast
February	Assembly	Church	4600 HIGHWOOD DRIVE	\$1,200,000	Southwest
February	Utility & Miscellaneous	Towers	2822 SHERRY STREET Unit Cell 2	\$33,000	East
February	Business	Retail/Wholesale Store	1500 E ABRAM STREET Bldg A	\$35,000	East
February	Utility & Miscellaneous	Utilities	2210 S FIELDER ROAD Bldg B	\$90,000	West
Sub-Total	5			\$1,401,000	
March	Business	Amusement Park	2201 E ROAD TO SIX FLAGS STREET Unit 923	\$85,000	East
March	Utility & Miscellaneous	Unmanned Utility/Existing Site	2201 E ROAD TO SIX FLAGS STREET Unit 902	\$40,000	East
March	Storage	Warehousing/Storage	823 N CENTER STREET	\$2,250	Central
March	Utility & Miscellaneous	Warehousing/Storage	6007 W PLEASANT RIDGE ROAD	\$2,795	West
March	Business	Medical Office	1915 E MAYFIELD ROAD	\$1,600,000	East
March	Utility & Miscellaneous	Amusement Park	2915 E DIVISION STREET	\$3,300	East
March	Educational	School (ISD)	5700 PETRA DRIVE	\$14,100,000	Southeast
Sub-Total	7			\$15,833,345	
April	Factory	Assembly/Disassembly	7317 E COMMERCIAL BOULEVARD	\$480,000	Southeast
April	Assembly	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$25,000	East
April	Assembly	Utilities	816 N COLLINS STREET	\$5,000	Central
April	Assembly	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$2,000	East
April	Assembly	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$2,000	East
April	Assembly	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$2,000	East
April	Institutional	Asst Living Facilities	3424 W INTERSTATE 20 HIGHWAY	\$10,001,439	Southwest
April	Business	Fire Station	2921 E RANDOL MILL ROAD	\$3,000,000	East
April	Business	Fitness Center	1117 W HARRIS ROAD	\$600,000	Southeast
April	Educational	Utilities	500B HOUSTON STREET	\$16,017	Central
April	Educational	Utilities	500C HOUSTON STREET	\$16,017	Central
Sub-Total	12			\$14,151,473	

May	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$43,000	East
May	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$43,000	East
May	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$19,590	East
May	Business	Medical Office	4747 LITTLE ROAD	\$2,400,000	Southwest
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB6	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB7	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB2	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB3	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB4	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB5	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB8	\$15,000	East
May	Educational	School (ISD)	701 E ARBROOK BOULEVARD Unit PB1	\$15,000	East
Sub-Total	12			\$2,625,590	
June	Educational	Utilities	2020 W TUCKER BOULEVARD	\$2,889	West
June	Mercantile	Auto Lube Center	2401 S COOPER STREET	\$700,000	East
June	Utility & Miscellaneous	Retaining Wall	3424 W INTERSTATE 20 HIGHWAY	\$29,301	Southwest
June	Educational	School (ISD)	600 SE GREEN OAKS BOULEVARD Unit PB4	\$15,000	Southeast
June	Educational	School (ISD)	600 SE GREEN OAKS BOULEVARD Unit PB1	\$15,000	Southeast
June	Educational	School (ISD)	600 SE GREEN OAKS BOULEVARD Unit PB2	\$15,000	Southeast
June	Educational	School (ISD)	701 THARP STREET Unit PB3	\$15,000	Central
June	Educational	School (ISD)	600 SE GREEN OAKS BOULEVARD Unit PB3	\$15,000	Southeast
June	Educational	School (ISD)	2000 SAM HOUSTON DRIVE Unit PB9	\$15,000	East
June	Residential	Hotel/Motel	521 E INTERSTATE 20 HIGHWAY	\$8,000,000	East
June	Mercantile	Retail/Wholesale Store	711 W PIONEER PARKWAY	\$550,000	West
June	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET Unit 318-3	\$30,000	East
June	Utility & Miscellaneous	Retaining Wall	4747 LITTLE ROAD	\$56,000	Southwest
June	Utility & Miscellaneous	Retaining Wall	2525 E ABRAM STREET	\$1,000,000	East
June	Utility & Miscellaneous	Utilities	1000 W BARDIN ROAD	\$20,000	Southeast
Sub-Total	15			\$10,478,190	
July	Educational	School (ISD)	604 NEW YORK AVENUE Unit PB1	\$15,000	East
July	Utility & Miscellaneous	Carpports	1000 W BARDIN ROAD	\$5,330	Southeast
July	Assembly	Restaurant	2300 E LAMAR BOULEVARD	\$1,400,000	North
July	Utility & Miscellaneous	Carpports	3050 S CENTER STREET	\$22,000	East
July	Storage	Warehousing/Storage	1008 W HARRIS ROAD	\$598,500	Southeast
July	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	7001 GOLF CLUB DRIVE	\$45,000	Southwest
July	Assembly	Restaurant	1505 N COLLINS STREET	\$1,500,000	East
Sub-Total	7			\$3,585,830	
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB1	\$600,000	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB10	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB2	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB3	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB4	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB5	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB6	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB7	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB8	\$1	East
August	Assembly	School (Other than ISD) Through the 12th Grade	2350 E MAYFIELD ROAD Unit PB9	\$1	East
August	Mercantile	Retail/Wholesale Store	1111 E ABRAM STREET	\$500,000	East
August	Storage	Warehousing/Storage	4620 PARK SPRINGS BOULEVARD	\$4,000	Southwest
August	Storage	Parking Garage	2515 E ABRAM STREET	\$18,280,000	East
August	Educational	School (ISD)	2020 BAIRD FARM ROAD	\$21,161,748	North
Sub-Total	14			\$40,545,757	

September	Residential	Hotel/Motel	4550 WAXWING DRIVE	\$7,000,000	Southeast
September	Assembly	Church	4211 W SUBLETT ROAD	\$16,000	Southwest
September	Utility & Miscellaneous	Retaining Wall	2525 E ABRAM STREET	\$2,280,000	East
September	Institutional	Business Office	701 SECRETARY DRIVE	\$243,904	East
September	Assembly	Undetermined use (Shell Buildings Only)	1000 W BARDIN ROAD	\$5,401	Southeast
September	Assembly	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$5,000	East
September	Educational	School (ISD)	950 SOUTHEAST PARKWAY	\$150,000	Southeast
September	Educational	School (ISD)	3609 S CENTER STREET	\$16,590,000	East
September	Educational	School (ISD)	1400 W LAMAR BOULEVARD	\$91,400	North
Sub-Total	9			\$26,381,705	
October	Utility & Miscellaneous	Warehousing/Storage	901 CHESTNUT DRIVE Bldg B	\$4,000	West
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg A	\$7,362,651	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg I	\$1,753,375	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg C	\$392,000	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg E	\$392,000	East
October	Storage	Warehouse Distribution	3000 S WATSON ROAD Bldg F	\$336,000	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg B	\$336,000	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg D	\$336,000	East
October	Storage	Warehouse Distribution	3000 S WATSON ROAD Bldg L	\$254,000	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg K	\$254,000	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg H	\$240,276	East
October	Storage	Warehousing/Storage	3000 S WATSON ROAD Bldg M	\$169,000	East
October	Educational	School (Other than ISD) Through the 12th Grade	1309 N CENTER STREET	\$5,000,000	Central
October	Educational	School (ISD)	2201 ASCENSION BOULEVARD Unit PB4	\$15,000	North
October	Educational	School (ISD)	2201 ASCENSION BOULEVARD Unit PB5	\$15,000	North
October	Utility & Miscellaneous	Utilities	1901 W RANDOL MILL ROAD	\$269,229	West
October	Utility & Miscellaneous	Carports	2100 S COOPER STREET	\$3,000	West
October	Assembly	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$8,000	East
October	Assembly	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$8,000	East
October	Storage	Warehouse Distribution	1111 W BARDIN ROAD	\$11,080,000	Southeast
October	Storage	Warehouse Distribution	931 W BARDIN ROAD	\$11,080,000	Southeast
October	Mercantile	Retail/Wholesale Store	5045 LITTLE SCHOOL ROAD	\$1,200,000	Southwest
Sub-Total	22			\$40,507,531	
November	Educational	Indoor/Outdoor Sport Complex	2060 SAM HOUSTON DRIVE	\$10,225,907	East
November	Educational	Indoor/Outdoor Sport Complex	4608 W MAYFIELD ROAD	\$10,033,007	West
November	Educational	Indoor/Outdoor Sport Complex	1811 SAM J CURLEE DRIVE	\$10,004,646	North
November	Educational	Indoor/Outdoor Sport Complex	2051 HIGHBANK DRIVE	\$9,979,976	Southeast
November	Educational	Indoor/Outdoor Sport Complex	1004 W PARK ROW DRIVE	\$9,806,277	West
November	Educational	Indoor/Outdoor Sport Complex	7017 SILO ROAD	\$9,393,880	Southeast
November	Utility & Miscellaneous	Utilities	2800 S CENTER STREET Bldg B	\$43,000	East
November	Assembly	Church	805 MANSFIELD WEBB ROAD	\$800,000	Southeast
November	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1000 BALLPARK WAY	\$17,168	East
November	Storage	Warehouse Distribution	2250 E BARDIN ROAD	\$8,400,000	Southeast
November	Utility & Miscellaneous	Utilities	201 E LONESOME DOVE TRAIL	\$180,000	Southeast
November	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET Unit 1113	\$150,000	East
November	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET Bldg 1108	\$100,000	East
Sub-Total	13			\$69,133,861	
December	Utility & Miscellaneous	Utilities	2525 E ABRAM STREET	\$1,800,000	East
December	Business	Parking Garage	1351 HORTON CIRCLE	\$3,400,000	North
December	Assembly	Restaurant	4000 S COOPER STREET	\$1,100,000	West
December	Business	Hotel/Motel	4251 S COLLINS STREET	\$4,000,000	Southeast
December	Storage	Automotive Repair Garage	3324 PINWOOD DRIVE	\$1,500,000	East
December	Utility & Miscellaneous	Retaining Wall	1111 W BARDIN ROAD	\$29,157	Southeast
December	Utility & Miscellaneous	Retaining Wall	931 W BARDIN ROAD	\$8,910	Southeast
December	Mercantile	Retail/Wholesale Store	424 LINCOLN SQUARE SC	\$2,000	Central
December	Assembly	Restaurant	1015 CEDARLAND BOULEVARD	\$1,400	East
December	Assembly	Restaurant	1015 CEDARLAND BOULEVARD	\$1,400	East
December	Mercantile	Retail/Wholesale Store	1003 N COLLINS STREET	\$4,000	East
December	Mercantile	Retail/Wholesale Store	1003 N COLLINS STREET	\$4,000	East
Sub-Total	12			\$11,850,867	

Source: City of Arlington, Community Development Planning

APPENDIX G: ZONING DISTRICT SUMMARY

RESIDENTIAL ZONING DISTRICTS

Residential Estate| RE

Large-lot (minimum one acre) single-family detached residential uses, accessory development, and select agricultural activities.

Residential Single-Family 20| RS-20

Large-lot (roughly one-half acre) single-family detached residential uses and accessory development.

Residential Single-Family 15|RS-15

Single-family detached residential uses and typical accessory development at low densities (minimum 15,000-square foot lots).

Residential Single-Family 7.2| RS-7.2

Single-family detached residential uses and typical accessory development at low densities (minimum 7,200-square foot lots).

Residential Single-Family 5| RS-5

Single-family detached residential uses and typical accessory development at medium densities (minimum 5,000-square foot lots).

Residential Medium Density 12|RM-12

Intended to encourage a wide range of low- to medium-density housing types,

especially single-family attached, duplexes, and townhouse projects, though single-family detached is also allowed to meet the diverse needs of city residents. Maximum residential density is limited to 12 units per gross acre.

Residential Multi-Family 22| RMF-22

Provides opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre, which are designed to be compatible with their sites and surroundings.

Village on the Green| VG

Provides an area in southwest Arlington that will be a financially and environmentally sustainable residential community memorable for its rural character, village-like atmosphere, and mix of high-quality housing options. Residential development in the VG district is subject to the design and development standards in Section 5.5.5 of the UDC.

Manufactured Housing (OBSOLETE DISTRICT)| MH

Provides accommodations for a specific form of housing. Provides appropriate standards for density, spacing, and use, a separate district is created and designed for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks, courts, and subdivisions. The district is obsolete and may not be requested as a district for a zoning amendment following the effective date of the UDC.

NON-RESIDENTIAL ZONING DISTRICTS

LIMITED OFFICE| LO

Intended to provide for the development of small-scale, low-intensity professional office uses near or adjacent to residential neighborhoods. The district encourages the conversion of existing residential structures to offices uses, provided that the office use is compatible in scale, character, and intensity with adjacent residential uses. Office Commercial| OC

Provides areas primarily for high-quality office development and selected retail uses that serve community and citywide needs.

Neighborhood Commercial| NC

Provides sites for businesses serving the daily needs of nearby residential areas and for small-scale offices. Development should be compatible in scale, character, and intensity with adjacent residential development, and the district's standards are intended to prevent significant adverse effects on adjacent residential areas. This district should be located adjacent to residential uses.

Community Commercial| CC

Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial

recreation; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

General Commercial| GC

Provides sites for a broad range of commercial uses including automobile sales and services, car washes, restaurants, offices, warehousing, and commercial services. Sites should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. This district is primarily intended for development of freestanding commercial structures along arterial streets in older sections of the city that are experiencing redevelopment.

Highway Commercial| HC

Provides sites for commercial uses including automobile sales and services, hotels, drive-through and drive-in restaurants, offices, warehousing, and commercial services. These uses are subject to frequent view by the public and visitors to Arlington, and they should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. Strip development is discouraged.

Business Park| BP

Intended to provide and protect sites for offices, research and development facilities, support commercial services, and limited industrial activities including non- nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting. Downtown Business| DB Provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.

Light Industrial| LI

Intended to provide for the development of research, light industrial, processing, warehousing and other indoor light industrial uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Industrial Manufacturing| IM

Provide for the development of heavy industrial and manufacturing uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Neighborhood Mixed Use| NMU

Intended to encourage the redevelopment of traditional suburban commercial centers as higher-density, mixed-use, urban-scale districts. The NMU area is intended to include commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods, for example, grocery and convenience stores, drug stores, religious assembly, and personal household services. Multi-family residential and office uses are also allowed. Residential uses are encouraged on the upper floors of nonresidential establishments.. There are no maximum lot sizes, but residential densities are limited to a maximum of 40 units per gross acre.

Regional Mixed Use| RMU

Established to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a concentrated mix of land uses. The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, restaurants, theaters, hotels, and dense office development. Development should facilitate and encourage pedestrian travel between residential and non-residential uses. Transit facilities and pedestrian-friendly elements are important components of development in these centers, in order to reduce demand for auto travel as well as increase visual interest. RMU centers are generally at least 20 acres or larger in size. There are no maximum lot sizes, but residential densities are limited to a maximum of 100 units per gross acre.

OVERLAY DISTRICTS
Airport Overlay| APO

The purpose and intent of this district is to regulate the development of noise sensitive land uses so as to promote compatibility between the Airport and the surrounding land uses; to prevent the encroachment of incompatible uses surrounding the Airport; and to promote the public health, safety and welfare of property users.

Conservation District Overlay| CDO

Intended to recognize the need to preserve, protect, and enhance the value of the unique and distinctive residential neighborhoods and commercial areas that contribute to the overall character and identity of the city, and to provide a means of conserving the distinctive atmosphere or character of the areas by protecting or enhancing their significant architectural or cultural attributes.

Downtown Neighborhood Overlay| DNO

Intended to protect and enhance the character and function of the downtown business and lodging areas, and to attract new residential development to provide energy and support to the downtown area. Mixed-use projects that encourage pedestrian activity and serve local residents and visitors are preferred. Design standards are required to ensure that structures in the downtown area exhibit a distinctive, high quality character, and that surrounding neighborhoods are adequately buffered from the more intense development intended in this district.

Entertainment District Overlay| EDO

Intended to create an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington. New development and redevelopment in the EDO district is guided by development standards intended to promote a unifying identity for the “ED” as a whole through a complementary mix of land uses and physical design.

Lamar Collins Mixed Use Overlay| LCMUO

Intended to promote high quality, high- density, mixed-use development in this area in North Arlington. New development and redevelopment in the LCMUO district is intended to encourage pedestrian-oriented activities through a complementary mix of land uses and physical design.

Landmark Preservation Overlay| LPO

Intended to provide for the protection, preservation, and enhancement of buildings, structures, sites, and areas of architectural, historical, archaeological, or cultural importance or value. Specifically, this district has the following expressed purposes: To stabilize and improve property values, to encourage neighborhood conservation, to foster civic pride in the beauty and accomplishments of the past, to protect and enhance the city's attraction to tourists and visitors, to strengthen and help diversify the economy of the city, and to promote the use of historical, cultural and architectural landmarks for the education, pleasure, and welfare of the community.

APPENDIX H: ZONING TABLES, 2015

ZONING CASES

Quarter	Sector	Case Number	From	To	Acres	Case Type	Proposed Use	City Council Action	Received
Q1	Southeast	PD15-1	PD	PD	48.2	Development Plan	Dwelling, single-family detached	Approved	1/6/2015
Q1	Southwest	PD15-6	VG	GC	0.9	Development Plan	NURSURY	Approved	1/16/2015
Q2	Southwest	PD12-17R1	PD	PD	40.8	Development Plan		Approved	5/8/2015
Q2	North	PD07-5R3-DP3	PD	PD	14.9	Development Plan	Dwelling, single-family detached	Approved	5/12/2015
Q2	North	PD07-5R3-DP4	PD	PD	10.0	Development Plan	Dwelling, townhouse	Approved	6/23/2015
Q2	Southeast	P87-43AC1	PD	PD	8.9	Development Plan	Motor vehicle sales, new	Approved	5/8/2015
Q2	West	PD15-5	PD	IM	8.4	Development Plan	Manufacturing, light	Approved	6/5/2015
Q2	Southeast	SUP15-3	CC	CC	2.8	SUP	Hotel, limited service	Approved	4/24/2015
Q2	North	SUP15-2	CC	CC	2.0	SUP	Restaurant with drive-through	Denied	4/10/2015
Q2	Southwest	PD15-4	PD	PD	1.5	Development Plan	Dwelling, single-family detached	Approved	4/1/2015
Q2	West	ZA15-3	RS-7.2	LO	0.6	Zoning Case	office	Approved	4/21/2015
Q2	Central	SUP15-4	RS-7.2	RS-7.2	0.5	SUP	Dwelling, single-family detached	Approved	5/18/2015
Q2	East	SUP15-5	RS-7.2	RS-7.2	0.2	SUP	Dwelling, single-family detached	Withdrawn	6/29/2015
Q3	East	PD15-7	GC	PD	11.3	Development Plan	Manufacturing, light	Approved	8/6/2015
Q3	West	PD15-9	RS-7.2	PD	3.8	Development Plan	Dwelling, single-family detached	Approved	8/13/2015
Q3	Southeast	PD15-8	PD	PD	3.0	Development Plan	Self-storage facility	Withdrawn	7/31/2015
Q3	East	SUP10-23R2	IM	N/A	2.4	SUP	N/A	Approved	7/22/2015
Q3	Southeast	ZA15-4	RE : LI	CC	2.3	Zoning Case	General Retail	Denied	7/31/2015
Q3	Central	ZA15-6	RMF-22	RS-7.2	1.1	Zoning Case	Dwelling, single-family detached	Approved	8/6/2015
Q3	Southwest	PD15-10	PD	PD	0.8	Development Plan	Car wash	Application Review	9/24/2015
Q3	West	ZA15-5	RM-12	OC	0.4	Zoning Case	day care	Approved	7/31/2015
Q3	Central	ZA15-7	RM-12	CC	0.3	Zoning Case		Approved	9/15/2015
Q3	West	SUP15-7	RS-7.2	RS-7.2	0.2	SUP	Secondary Living Unit	Approved	8/5/2015
Q3	East	PD15-5	PD		0.2	Development Plan		Approved	7/21/2015
Q3	North	PD07-5R3AC8	N/A		0.1	Development Plan		Approved	9/23/2015
Q4	North	PD07-5R3-DP5	PD	PD	284.1	Development Plan	Dwelling, townhouse	Approved	12/8/2015
Q4	Southwest	PD13-18R1	PD	PD	27.1	Development Plan		Approved	11/19/2015
Q4	North	PD15-11	PD	PD	13.8	Development Plan	Gasoline sales	Approved	11/4/2015
Q4	Southeast	PD15-13	CC	PD	9.1	Development Plan	Independent senior living facility	Approved	12/28/2015
Q4	Southeast	PD15-12	CC : RE	PD	6.7	Development Plan	Package liquor store	Withdrawn	10/20/2015
Q4	North	DP14-2R	N/A	PD	5.6	Development Plan	Multi FAMILY	Approved	12/8/2015
Q4	East	SUP15-8	RS-7.2	RS-7.2	4.8	SUP	Religious assembly	Approved	10/21/2015
Q4	East	PD15-2R1	OC		3.8	Development Plan		Approved	12/21/2015
Q4	Central	DP13-9R	DB		2.9	Development Plan		Approved	11/17/2015
Q4	Southeast	ZA15-8	RE	LI	2.1	Zoning Case	No use proposed	Denied	11/5/2015

Source: City of Arlington, Community Development Planning



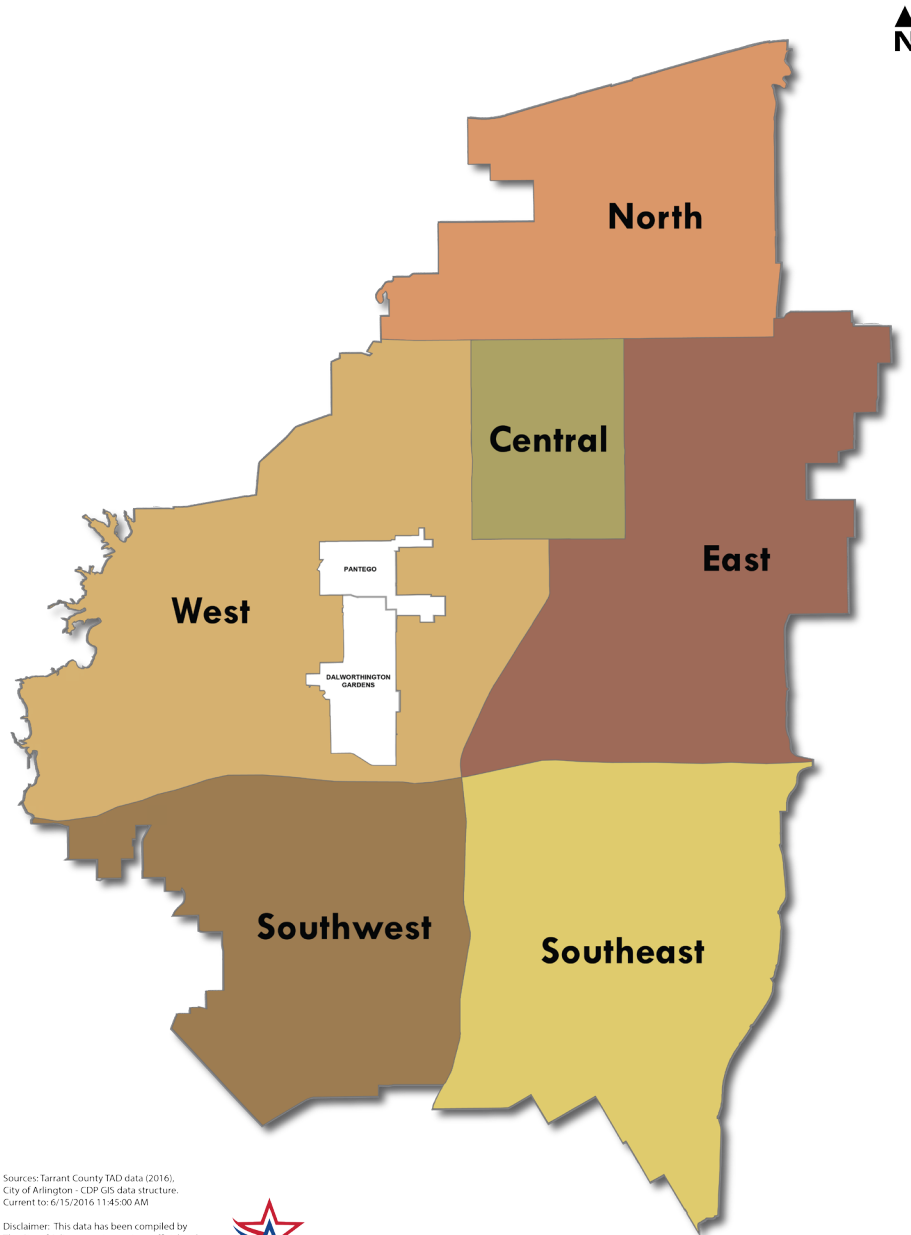
APPENDIX I: PLATS, 2015

Quarter	Plate Name	Plat Type	Acreage	No of Lots	Planning Sector
Q1	JM Thomas Addition Lots 8, 9, 10	Replat	10.5	3	Southeast
	Shelton Addition Lots 1 & 2, Block 1	Minor	1.5	2	West
	Witte Place Lots 2-4, 6-18, 20-24, and 1X, 5X, 19X, and 25X, Block 1	Final	6.5	25	West
	Eltroy Heights Addition Lots 1 & 2, Block A	Replat	1.6	2	Central
	Heartis Arlington Park Springs Addition Lot 2, Block 1	Final	7.3	1	Southwest
	Viridian 1E1B	Final	7.2	36	North
	Southwest Plaza Addition Lots 1 & 2, Block 2R	Replat	9.3	2	West
	Viridian 1E1A Lots 41R, 42R, 47R & 48R & Viridian 1B Lots 40R1 & 113R1	Replat	1.1	6	North
	Green's Field Addition Section III, Lots 1A1R1 & 1A1R2, Block 8R	Replat	6.8	2	North
	JW Lane Addition Lots 14R1, 14R2, 14R3, 14R4, 14R5, 14R6 & 14R7, Block 1	Replat	8.7	7	East
	Arlington South Industrial Park Lots 13AR, 14AR & 14BR, Block I	Replat	3.8	3	Southeast
	Sub-Total		64.1	89	
	Q2	John Russell Addition Lot 1R	Replat	38.7	1
Lueg Trust Lots 1 & 2, Block 1		Minor	3.2	2	Southwest
A Newton Addition Lots 73A1 & 73A2		Replat	2.0	2	East
P Caldwell Addition Lots 11R1 & 11R2		Replat	2.3	2	East
Westpointe Business Center Lots 1R1B1 & 1R1B2, Block 1		Replat	5.5	2	Southeast
Woodland Springs Lot 10, Block 3		Minor	4.6	1	Southwest
The Estates on Rush Creek Lots 3RAR1, 3RBR1 & ARX, Block 1		Replat	3.7	3	West
Escobar Addition Lot 1		Minor	1.0	1	Southeast
Green's Field Addition Section III, Lots 5 & 1A1R3, Block 8R		Replat	7.5	2	North
Springridge Addition Lot 1BR, Block 35		Replat	8.5	1	East
Do Addition Lots 1 & 2 Block 1		Minor	0.9	2	Southeast
Sub-Total			77.7	19	

Q3	J Blackwell Addition Lots 34R1 & 34R2	Replat	2.6	2	Central
	Southwoods Addition Lots 1 & 2, Block 6	Replat	4.1	2	West
	Poly Webb Place Lot 1, Block 1	Minor	0.4	1	West
	Dalby Acres Addition Lot 1R3	Replat	1.8	1	East
	Hillcrest Addition Lots 19E1 & 19E2, Block 7	Replat	0.3	2	Central
	The Village at Ballpark Addition Lot 3R1, Block 1	Replat	2.5	1	North
	Park Highlands Lot 36R, Block 2 - Vacated (back to what is was in 2013 - 3 lots)	Vacated	0.6	3	North
	Collins Webb Addition Lots 1 & 2, Block 1	Minor	6.2	2	Southeast
	Arlington Veterinary Center Lots 1 & 2, Block 1	Minor	2.5	2	West
	Robert R Ramey Addition Lot 14R1	Replat	9.8	1	East
	Grace Vineyard Church Lot 1, Block 1	Minor	2.6	1	Central
	Lervik Addition Lots 1R1A and 2R1, Block 1	Replat	1.9	2	East
	Viridian 1E3	Final	23.4	105	North
	Bardin Industrial Lots 1, 2, and 3, Block 1	Combination	72.2	3	Southeast
	Knott's Landing on Little Road	Final	6.7	39	West
	Parkway Central Lots AR1 & AR2, Block 5	Replat	10.3	2	North
	William Stephens Addition Lots 48R1, 64A2R1 & 64A2R2	Replat	5.5	3	Southeast
	Sub-Total		153.3	172	
Q4	GSID Industrial Community No 1 Lots 1R & 2R Block 10	Replat	6.6	2	East
	Calender Crossing	Replat	27.4	73	Southwest
	Bardin First Industrial Addition Lots 1 & 2, Block 1	Combination	23.7	2	Southeast
	Martha Walker Park Addition Lot 1, Block 1	Minor	12.7	1	Southwest
	Vo Addition Lots 1, 2 & 3 Block 1	Minor	1.6	3	Southeast
	Ballpark Estates Lots 22R1 & 22R2, Block A	Replat	5.0	2	East
	The Machi Family Lot 1, Block 1	Minor	0.5	1	West
	Viridian Village 1G	Final	10.0	147	North
	Arlington Heights Addition Lot 21R1 Block 1	Replat	0.5	1	Central
	F. Escobar North Addition Lot 11	Minor	1.0	1	Southeast
	Brookhollow/Arlington Site 1A3A & Site 1A3B Block 8	Replat	3.0	2	North
	Champions Park Lots 1, 2, & 3, Block 1	Replat	13.9	3	North
	Arlington Commerce Center Phase 3 Lot 1, Block 3	Final	18.9	1	Southeast
	Schooler Tracts Addition Lots 11R1A & 11R1B	Replat	10.5	2	West
	Viridian 1E2 Lots 33R 7 34 R, Block 63 - Vacated (back to the final plat 11/17/2014)	Vacated	0.2	2	North
	Pioneer Village Lots 1, 2, 3, and 4, Block 1	Final	4.7	4	East
	Sub-Total		140.0	247	

Source: City of Arlington, Community Development Planning

APPENDIX J: PLANNING SECTORS



Sources: Tarrant County TAD data (2016).
 City of Arlington - CDP GIS data structure.
 Current to: 6/15/2016 11:45:00 AM

Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.

