



# ANNUAL DEVELOPMENT PROFILE

## Update 2018





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# EXECUTIVE SUMMARY

## BACKGROUND

The Annual Development Profile has been produced since 2003 and is meant to provide a summary of development changes within Arlington over the previous year. It is organized into sections defining six development measures: Housing, Construction, Zoning, Platting, Land Use, and Transportation. Graphics and maps are included in each of these sections so as to provide detailed locational information regarding development trends throughout the City. A sub-areas map has been included (right) for reference throughout the report.

## HOUSING

Changes and trends in the City's housing unit totals are detailed in this section. Historic tallies are provided to facilitate understanding of the City's housing trends within today's development context. Current housing estimates, analysis of growth trends, and sub-area densities are also detailed.

## CONSTRUCTION

This section provides descriptions of new residential and non-residential construction trends for the City as a whole as well as sub-areas. Maps and graphics detail the location of new construction activity and relative numbers.

## ZONING

Current zoning conditions as well as a calendar-year (2018) 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 processed in 2018 are indicated in section graphics.

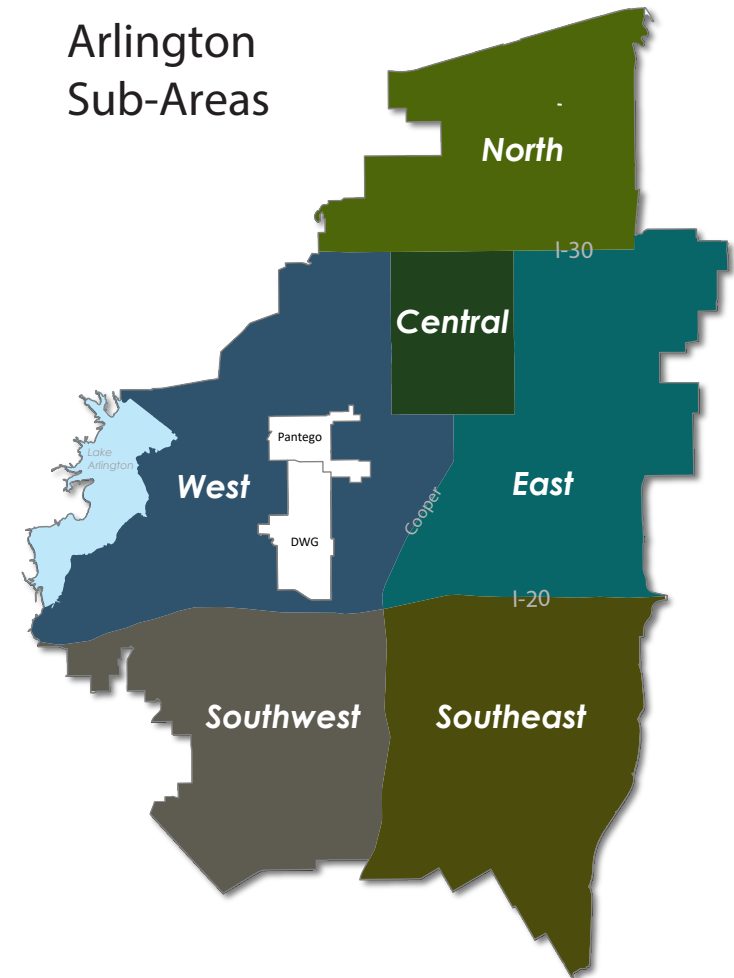
## LAND USE

Arlington's parcel land use is discussed in this section for the City as a whole as well as by sub-area.

## TRANSPORTATION

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

## Arlington Sub-Areas





# SUMMARY OF FINDINGS

## HOUSING

There were a total of 148,056 housing units spread throughout Arlington by the end of 2018. The Central sub-area of Arlington saw a decrease of 102 housing units while the North saw an increase of 688 total units. At roughly seventy percent, single family housing units represent the majority of housing units in Arlington. According to the most recent American Community Survey (ACS) 5-Year Estimates, Arlington's total population reached 388,225. More detailed information regarding population can be found in the Socioeconomic Profile located on the City of Arlington's website.

## CONSTRUCTION

There were a total of 7,683 building permits issued in 2018, a 10.3 percent increase from the 2017 total of 6,965 permits. While the number of building permits increased, the total value of building permits decreased by 42.6 percent to a total value of \$921,742,452. This is likely due to a higher volume of lower value projects.

## ZONING

At 62.5 percent, most of the land in Arlington is zoned for residential uses with Single Family residential categories comprising the majority of residential zoning. In 2018, there were 35 requests for zoning changes or development plan approval and 11 requests for Specific Use Permits. These requests totaled 256.8 acres. Of the 46 total requests, 34 cases were approved.

## PLATTING

Plats processed in 2018 created 1,022 lots, an increase of 28.4 percent from 2017. The majority of lots were part of four primary developments: Viridian, Highcroft Estates and Day Additions. Total newly platted acreage decreased by 19.7 percent to approximately 505 acres in 2018 from 632 acres in 2017.

## LAND USE

Arlington's developed areas remained dominated by residential uses which comprised 48.3 percent of all land use types within the City. Vacant-developable land occupied the second largest land use in the City comprising 11.5 percent of Arlington's total acreage. The majority of this vacant-developable land is zoned for residential or planned development uses, with a large portion located on land where development within Viridian will occur.

## TRANSPORTATION

The most traveled road segments in 2018 (of those counted) were Cooper Street between Wimbledon Drive and Oak Village Boulevard and Cooper Street between Station Drive and Colorado Circle. The remaining top-traveled road segments occurred along Matlock Road, Collins Street and Pioneer Parkway.

For the second year since 2012, the airport saw a decrease in the number of operations (takeoffs and landings), with 25.2 percent fewer takeoffs and landings than in 2017. Still, with 73,147 airport operations, activity has increased 3.7 percent since 2012.



# HOUSING

## HISTORIC TRENDS

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

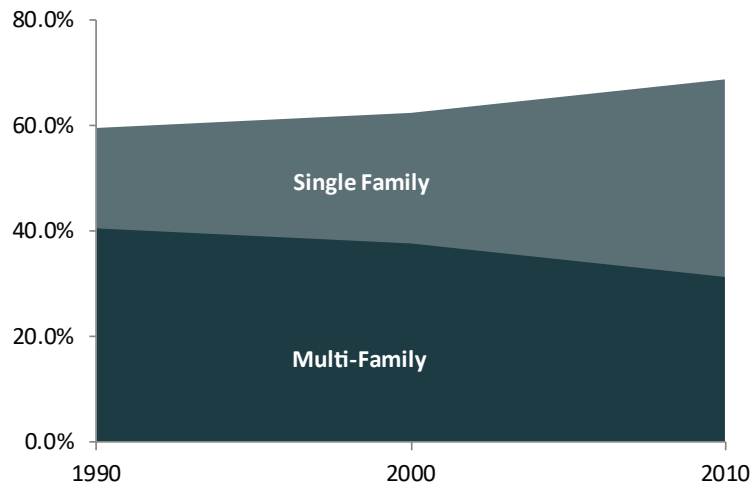
totals. Residential construction trends favored single family development over multi-family development between 2000 and 2010. Throughout the decade, the share of single family housing units in Arlington increased compared to multi-family totals. Year-end 2000 housing estimates indicated a housing mix 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).

### HOUSING UNITS BY TYPE AND SUB-AREA, 1990-2010

Year	Central		East		North		Southeast		Southwest		West		Citywide		Citywide Totals	Share	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF		SF	MF
1990	4,094	5,765	16,345	14,514	5,567	15,573	8,852	1,091	10,653	2,092	22,075	7,012	67,586	46,050	113,636	59.5%	40.5%
2000	4,022	6,241	16,902	15,568	6,635	16,511	16,751	1,269	14,346	2,320	23,966	7,672	82,622	49,581	132,203	62.5%	37.5%
2010	4,846	5,023	18,895	14,005	7,406	15,367	24,991	2,023	17,195	2,021	26,285	6,655	99,618	45,094	144,712	68.8%	31.1%

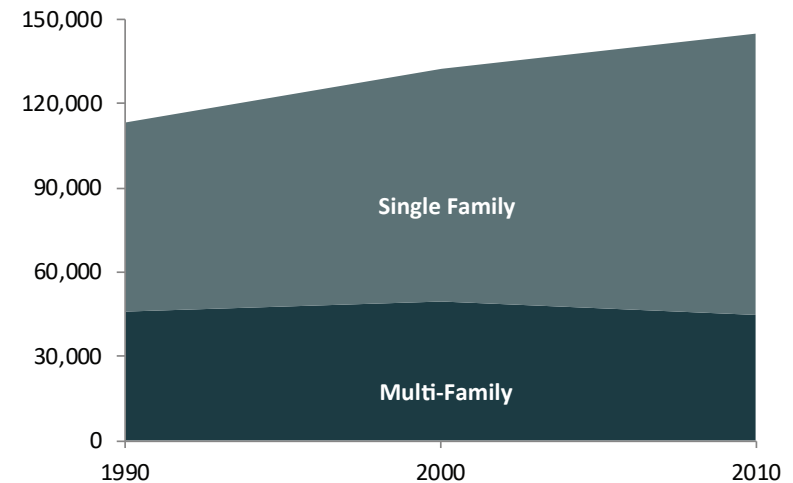
Source: U.S. Census Bureau

### HOUSING UNIT MIX, 1990-2010



Source: U.S. Census Bureau

### TOTAL HOUSING UNITS, 1990-2010



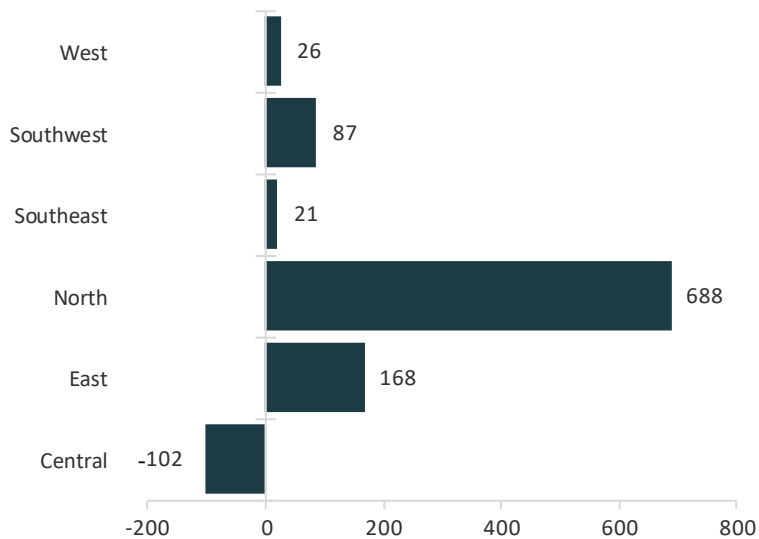
Source: U.S. Census Bureau

## CURRENT CONDITIONS

In 2018, the City of Arlington had a net increase of 888 housing units, representing a 0.6 percent increase from 2017 (147,168 units in 2017 and 148,056 units in 2018).

The east and west sub-areas of Arlington contained the highest number of total housing units at over 33,000 housing units each, respectively. While the east saw 168 completed housing units (167 of which were multi-family), the west saw an increase of 26 housing units (all single family). The north saw an increase of 688 total completed housing units, attributed to single family development in Viridian as well as a single multi-family development along Lamar.

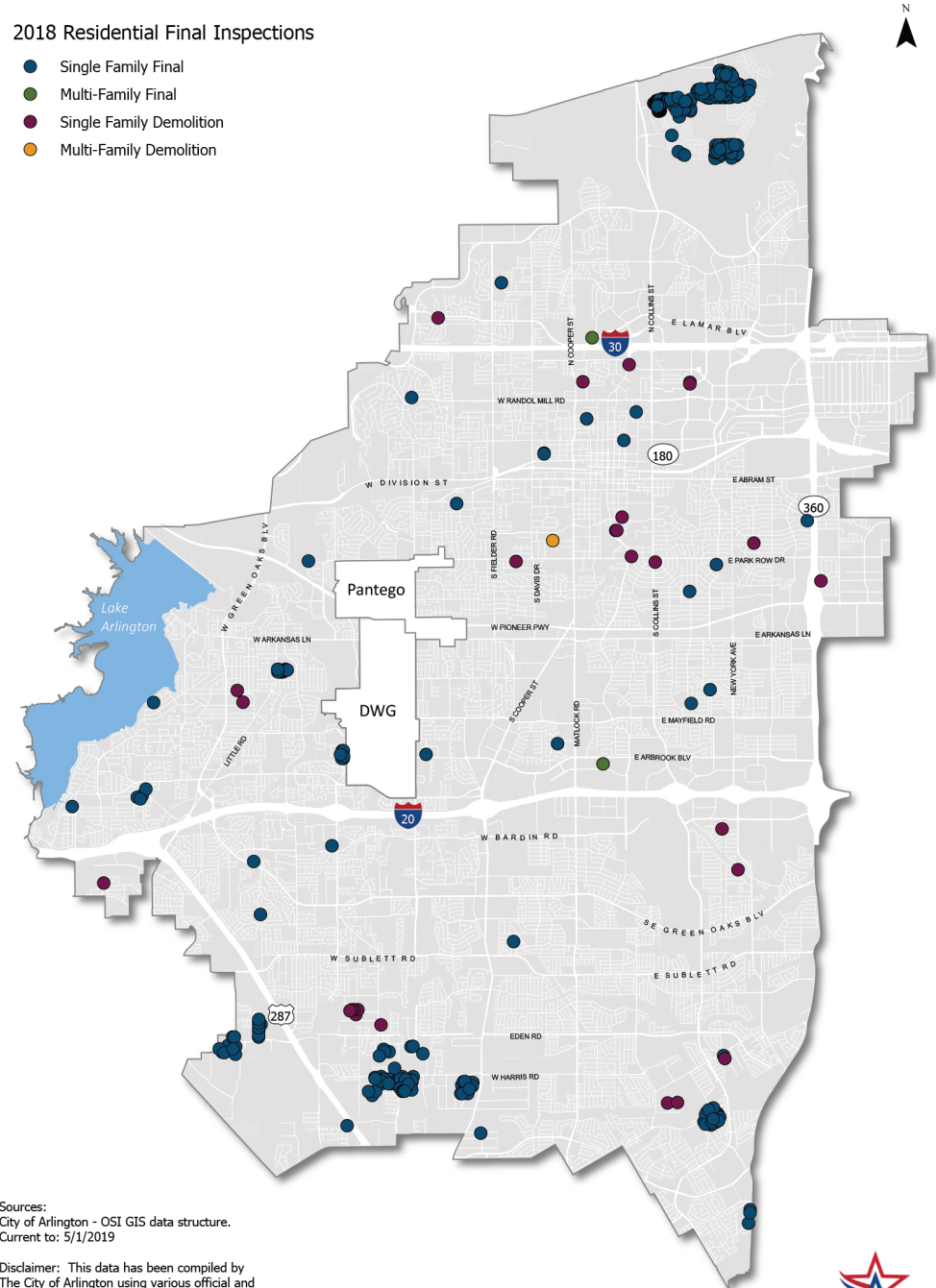
## HOUSING UNIT CHANGE BY SUB-AREA, 2018



Source: City of Arlington, Office of Strategic Initiatives

## 2018 Residential Final Inspections

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



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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.

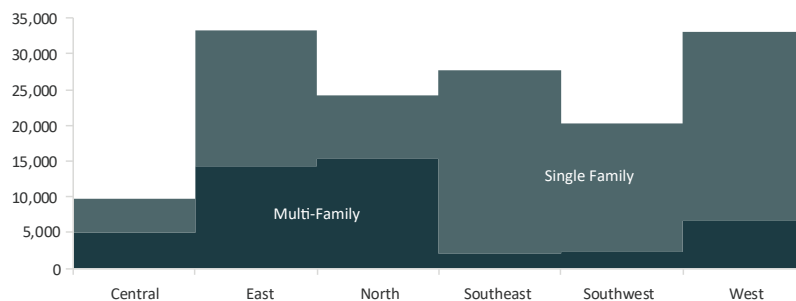
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In contrast to previous years, multi-family unit construction was not far behind single family unit construction in 2018, though the total number of single family units remained more than double than that of multi-family units. At the end of 2018, single family homes comprised 69.4 percent (102,797 units) of the City's total housing stock while multi-family represented the remaining 30.6 percent (45,259 units).

As in previous years, the number of single family housing units heavily outweighed the number of multi-family units in the southeast, southwest, and west sub-areas of Arlington in 2018. The housing mix was more evenly distributed in the east, where single family housing units represented 57.1 percent of the total housing stock. Two sub-areas, central and north, saw a continued majority share of multifamily housing units in 2018, with multifamily units representing 50.9 percent of the housing stock in the central area and 63.2 percent in the north. The north sub-area had the most total multifamily units at the end of 2018 with 15,248 while the east was close behind with 14,246 total units.

HOUSING UNIT COUNTS BY SUB-AREA, 2018



Source: City of Arlington, Office of Strategic Initiatives

HOUSING UNIT CHANGE BY SUB-AREA, 2018

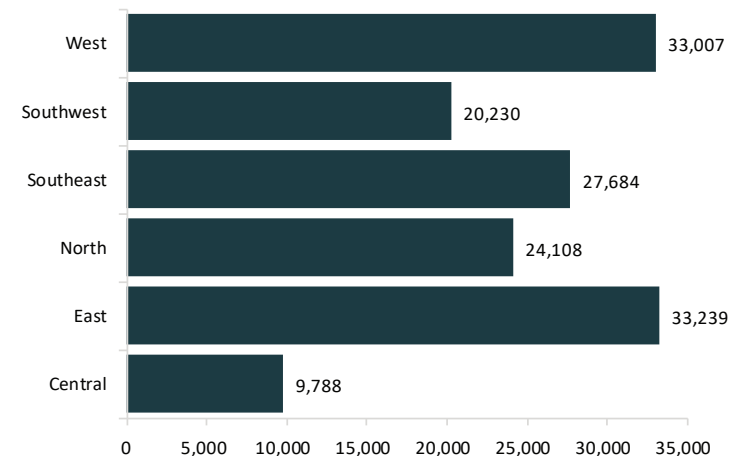
Sub-Area	Total 2017 Unit Count			2018 Unit Change*			Total 2018 Unit Count		
	Single-Family	Multi-Family	Other**	Single-Family	Multi-Family	Other	Single-Family	Multi-Family	Other
Central	4,811	5,079	0	-1	-101	0	4,810	4,978	0
East	18,992	14,079	0	1	167	0	18,993	14,246	0
North	8,525	14,895	26	335	353	0	8,860	15,248	26
Southeast	25,640	2,023	0	21	0	0	25,661	2,023	0
Southwest	17,934	2,209	0	87	0	0	18,021	2,209	0
West	26,426	6,555	67	26	0	0	26,452	6,555	67
Total	102,328	44,840	93	469	419	0	102,797	45,259	93

Source: City of Arlington, Office of Strategic Initiatives

These two sub-areas accounted for 65.2 percent of the City's multi-family housing stock in 2018, while maintaining 38.7 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 2018, the average number of housing units per acre of residentially developed land remained unchanged from 2017 at approximately six units per acre.

HOUSING UNIT DISTRIBUTION BY SUB-AREA, 2018



Source: City of Arlington, Office of Strategic Initiatives

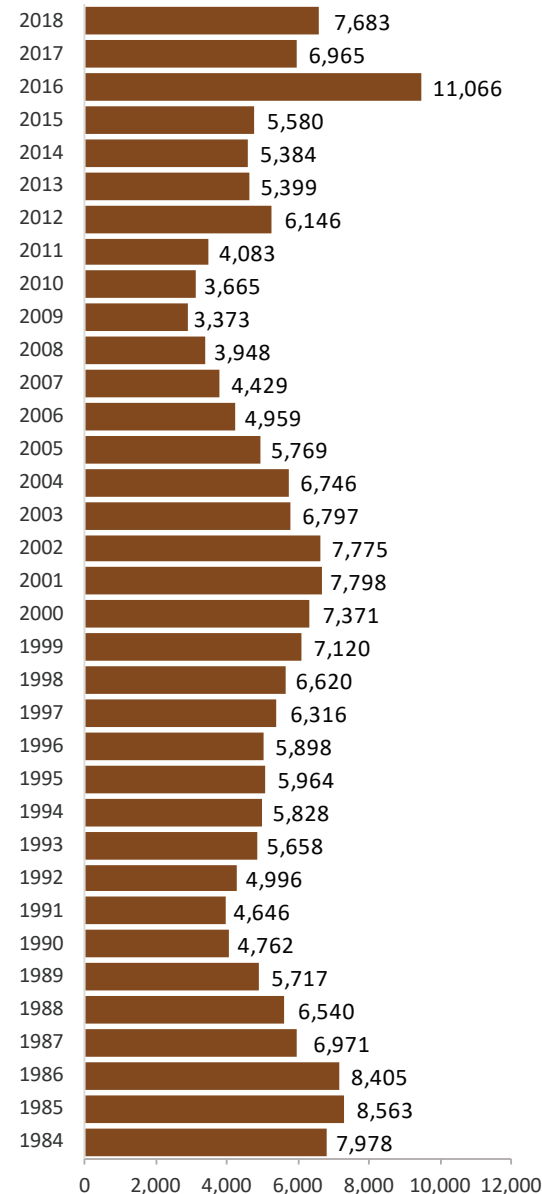
# CONSTRUCTION

## HISTORIC TRENDS

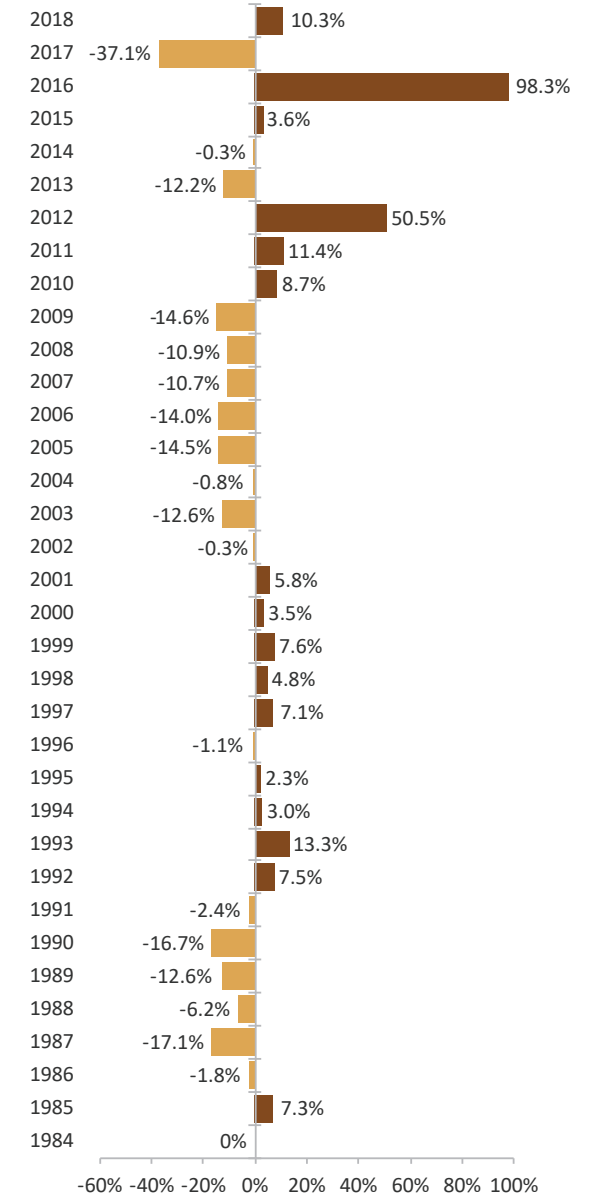
Over the past thirty years, the City of Arlington has experienced significant fluctuation in the total number of building permits issued, seemingly mirroring economic health on regional, state and national levels. For example, the City experienced a significant increase in total building permits issued during the economic boom of the 1980s and then a decrease in the early nineties. 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, building permits increased and reached a thirty-three year high (11,066 permits) in 2016.

Likewise, development activity within the City of Arlington throughout 2018 demonstrated general growth with a 10.3 percent increase in the total number of permits issued. Bad weather in the Spring of 2016 resulted in an overwhelmingly high number of reroof permits (41.8 percent of the total number of building permits issued were for reroofing), resulting in what looks like a hyperbolic decrease in development activity. Despite a decrease in the total value of building permits between 2017 and 2018, the estimated construction value still totaled \$921,742,453, the second highest total in the past five years. This decrease in total value was due to the permitting of Texas Live! and the new Globe Life Field in 2017, which contributed to the high dollar value of permits in that year.

TOTAL NUMBER OF ISSUED PERMITS  
BY YEAR, 1984 - 2018



ANNUAL RATE OF CHANGE FOR TOTAL  
PERMITS ISSUED, 1984 - 2018



Source: City of Arlington, Office of Strategic Initiatives



## TOTAL PERMITTING ACTIVITY

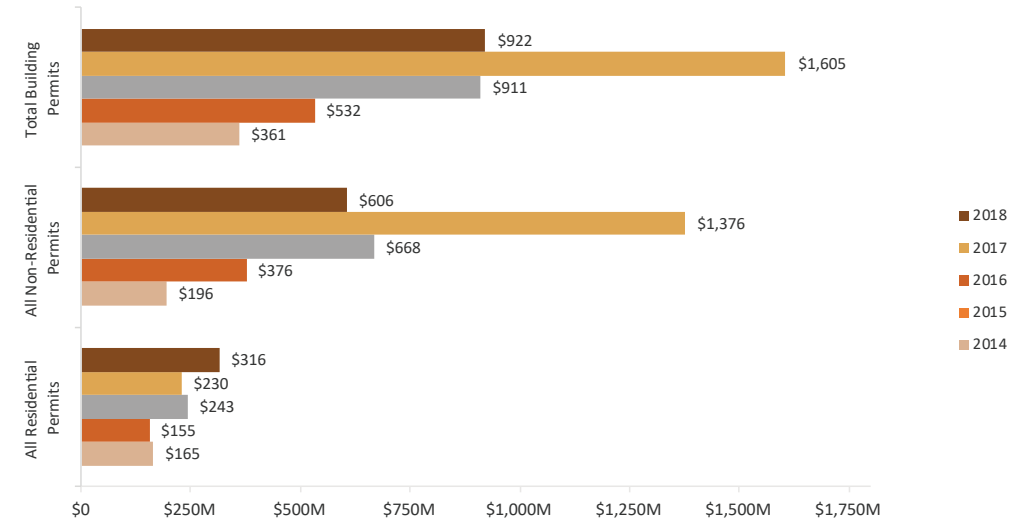
The total number of building permits issued increased 10.3 percent between 2017 (6,965 permits) and 2018 (7,683 permits). The total number of residential permits increased by 7.8 percent to 5,722 permits in 2018; while the number of non-residential permits increased by 18.3 percent to 1,961 permits.

The increase in total number of residential permits between 2017 and 2018 was due to an increase in both new construction (single family and multi-family) and non-new construction activity (remodels, additions, etc.).

The total number of new construction permits (single family and multi-family), increased to 667 in 2018 from 517 in 2017 with the total value of these permits increasing 42.2 percent to \$251,352,705. Residential permits represented 74.5 percent of the total number of building permits issued, though only 34.2 percent of the total value of all permits in 2018 (compared to 14.3 percent of the total value in 2017).

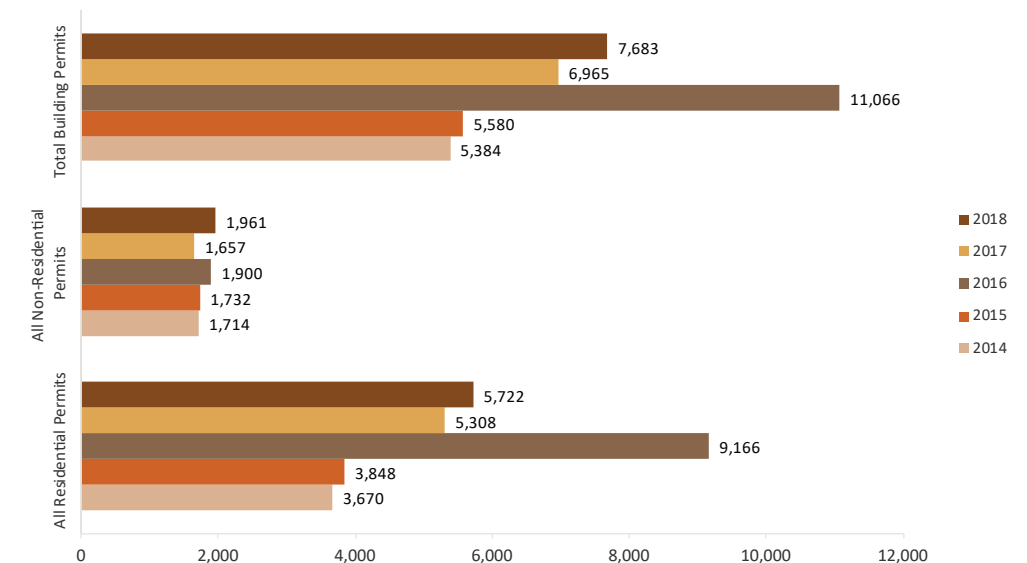
The number of permits issued provides only a partial indicator of development health. Permit valuation indicates the potential economic impact of the new development. The total value of building permits in 2018 was in excess of \$921 million, representing a decrease of 42.6 percent over 2017, but an increase of 1.2 percent from 2016. Due to an increase in both total number of permits as well as value, the average residential permit value increased 10.5 percent to \$376,841 in 2018. The total number of single family new construction permits increased 28.4 percent from 2017 to 2018, while the total number of multi-family new construction permits increased 57.1 percent. Non-Residential additions, remodels, sign and other permits (non-new construction) accounted for the majority of total building permit value in 2018 at \$371,921,331, an 18.3 percent increase over 2017 values.

## TOTAL VALUE OF ISSUED PERMITS BY CATEGORY, 2018



Source: City of Arlington, Office of Strategic Initiatives

## TOTAL NUMBER OF ISSUED PERMITS BY CATEGORY, 2018



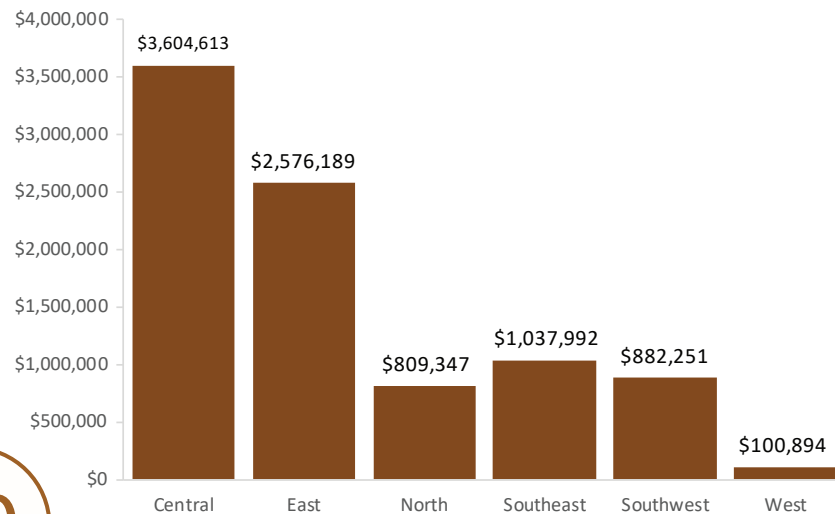
Source: City of Arlington, Office of Strategic Initiatives

## NON-RESIDENTIAL NEW-CONSTRUCTION

While the total number of non-residential new construction permits increased by 18.4 percent between 2017 and 2018, the total value of these permits decreased 78.2 percent to \$234,252,077. This large decrease in value is due primarily to large construction projects such as Texas Live! and Globe Life Field in 2017. The total value of non-residential new construction permits decreased 17.5 percent from 2016 values.

Non-residential new construction value was concentrated in the east, with permits there accounting for \$126,233,243, 53.9 percent of the City-wide total. Much of the permit value in the east was spurred by the construction of schools, storage, and warehousing facilities. High-value projects varied by type throughout the City, with parking garage, childcare facility, and golf course/tennis court projects rounding out the top ten highest value non-residential permit values in 2018. The west saw the lowest total permit value for non-residential new construction at \$2,320,557 (about one percent of the total value City-wide).

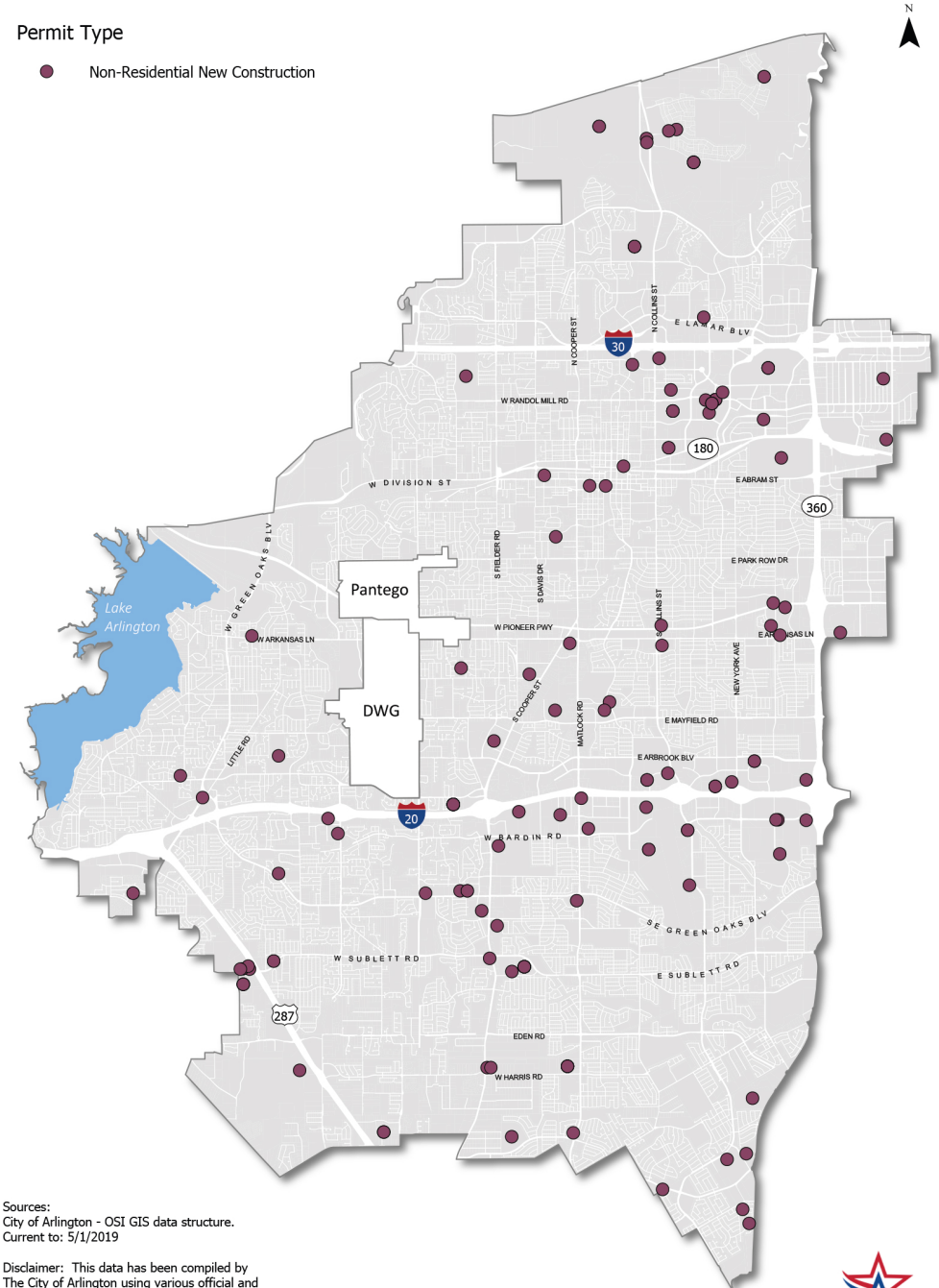
### AVERAGE VALUE OF NON-RESIDENTIAL NEW-CONSTRUCTION PERMITS BY SUB-AREA, 2018



Source: City of Arlington, Office of Strategic Initiatives

#### Permit Type

● Non-Residential New Construction



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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.

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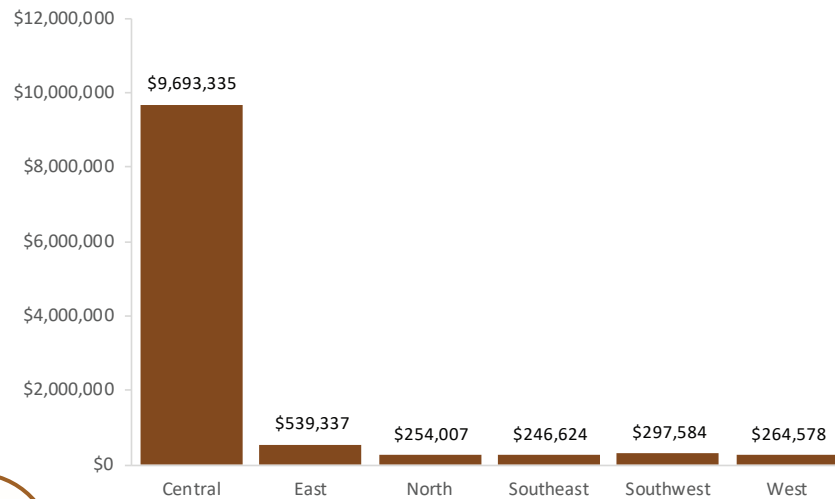


## RESIDENTIAL NEW-CONSTRUCTION

Residential new construction permits comprised approximately 8.7 percent of the total number of permits issued in 2018, increasing from 7.4 percent in 2017. The total number of residential new construction permits increased 28.8 percent over the previous year's total, from 518 to 667 total permits.

Residential building activity occurred primarily in the north and southeast sub-areas of the City in 2018, where 82.0 percent (547 permits) of residential new construction permits were located, totaling \$137,620,177 in value. With just eight residential new construction permits (three single family and five multi-family), the central sub-area saw a total permit value reach \$77,546,679. This high valuation was due to multiple large apartment complexes including Park Place and other student-focused developments in and around Downtown Arlington. The east sub-area saw five new construction permits for multi-family developments (\$6,382,717 total value) while the southeast had a single permit valued at \$9,105,000 for multi-family development.

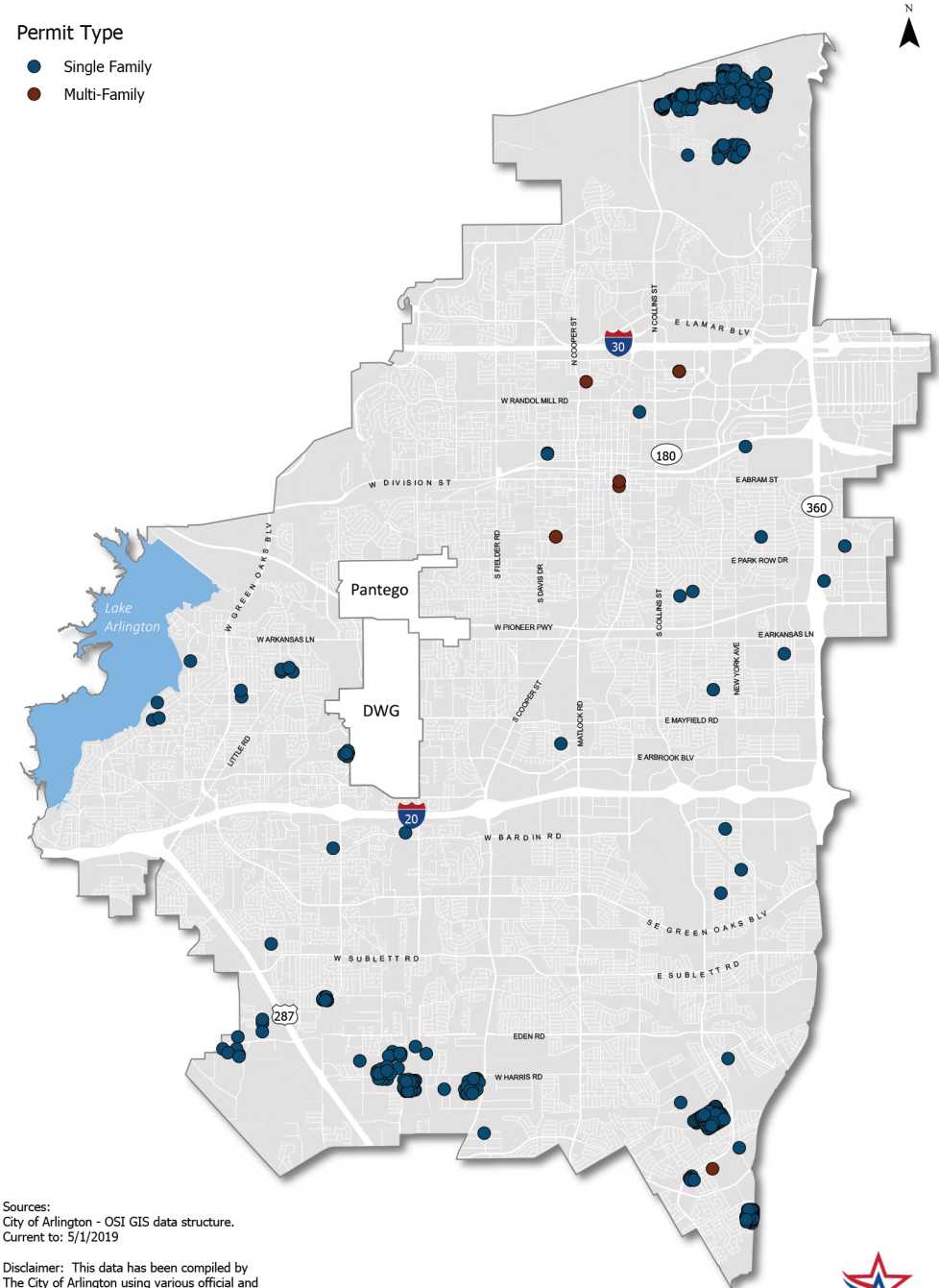
### AVERAGE VALUE OF RESIDENTIAL NEW-CONSTRUCTION PERMITS BY SUB-AREA, 2018



Source: City of Arlington, Office of Strategic Initiatives

#### Permit Type

- Single Family
- Multi-Family



Sources:  
City of Arlington - OSI GIS data structure.  
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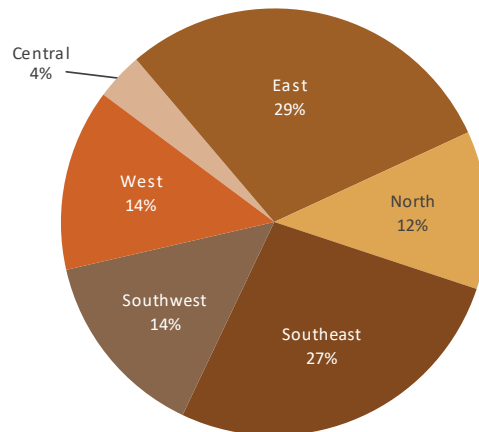
## LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUE

Address	Sub-Area	Value	Description
900 E Sanford St.	East	\$44,807,510	School (ISD)
1001 E Division St.	East	\$39,390,040	School (ISD)
201 UTA Blvd.	Central	\$11,300,000	Child Care Facility
313 N Great Southwest Pkwy	East	\$8,270,000	Warehousing/Storage
848 Benge Dr.	Central	\$8,112,679	Parking Garage
701 Brown Blvd.	North	\$7,847,777	Golf Course/Tennis Courts
7700 S Watson Rd.	Southeast	\$7,580,402	School (ISD)
1071 W Turner Warnell Rd.	Southeast	\$5,981,897	School (ISD)
2275 E Int. 20 Hwy.	East	\$5,300,192	Warehouse Distribution
1040 W Sublett Rd.	Southeast	4681786	Mini-Warehouse
<b>TOTAL</b>		<b>\$138,590,497</b>	

Source: City of Arlington, Office of Strategic Initiatives

The average value of a single family residential new construction permit in 2017 was \$241,959, decreasing 3.5 percent from 2017. The average value of a multifamily new construction permit was \$8,420,704 in 2018, increasing 21.3 percent from 2017. Total multi-family new construction permit value increased 90.6 percent between 2017 and 2018 to \$92,627,746. A significant portion of the total value of residential new construction permits came from single family development in Viridian (north) and multi-family development in the central portion of the City.

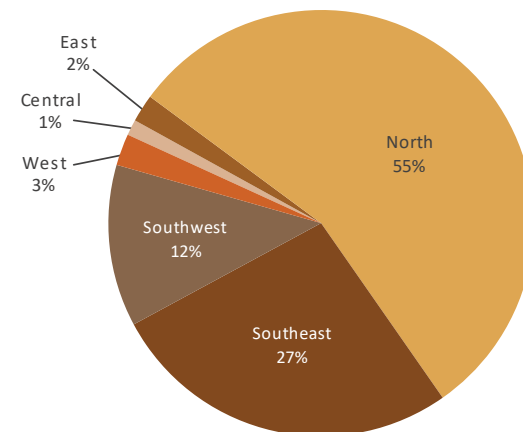
## SHARE OF NON-RESIDENTIAL NEW-CONSTRUCTION PERMITS BY SUB-AREA, 2018



Sub-Area	Number	Total Value	Average Value
Central	6	\$21,627,679	\$3,604,613.17
East	49	\$126,233,243	\$2,576,188.63
North	20	\$16,186,939	\$809,346.95
Southeast	45	\$46,709,634	\$1,037,991.87
Southwest	24	\$21,174,025	\$882,251.04
West	23	\$2,320,557	\$100,893.78
<b>Total</b>	<b>167</b>	<b>\$234,252,077</b>	<b>\$1,402,707</b>

Source: City of Arlington, Office of Strategic Initiatives

## SHARE OF RESIDENTIAL NEW-CONSTRUCTION PERMITS BY SUB-AREA, 2018



Sub-Area	Number	Total Value	Average Value
Central	8	\$77,546,679	\$9,693,335
East	14	\$7,550,717	\$539,337
North	368	\$93,474,487	\$254,007
Southeast	179	\$44,145,690	\$246,624
Southwest	82	\$24,401,883	\$297,584
West	16	\$4,233,249	\$264,578
<b>Total</b>	<b>667</b>	<b>\$251,352,705</b>	<b>\$376,841</b>

Source: City of Arlington, Office of Strategic Initiatives



# ZONING

## CURRENT CONDITIONS

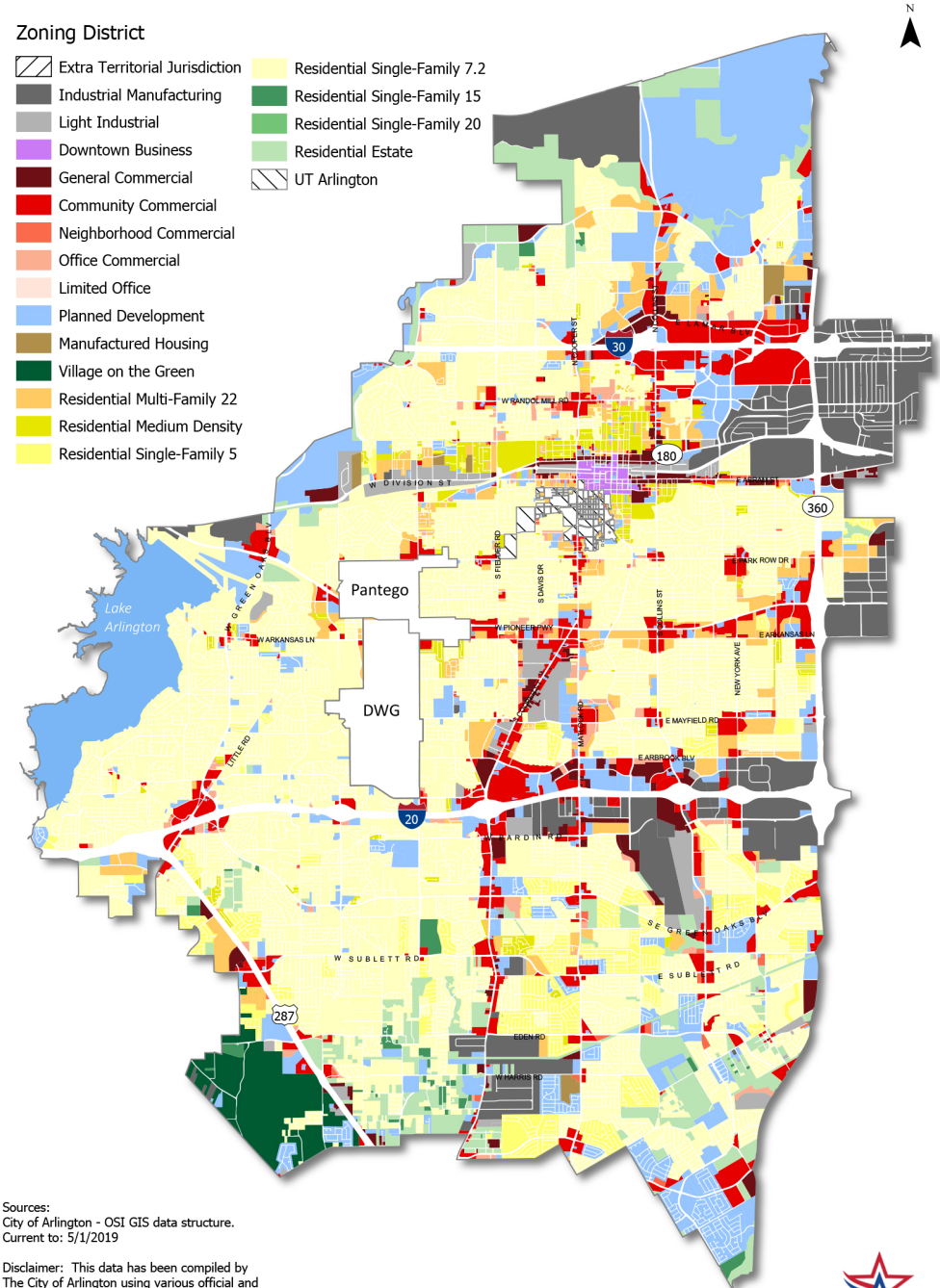
In keeping with the historic trend, 62.5 percent of the land in Arlington was zoned for residential use in 2018, with single-family districts comprising the majority (50.1 percent) of the total zoned area. The remaining area was comprised of Multi-Family, Manufactured Housing, Residential Estate and Village on the Green at Tierra Verde zoning districts. The west retained the highest proportion of single family zoned acreage for any area of the City at over seventy percent.

Following single-family, industrial districts (including Light Industrial and Industrial Manufacturing) and Planned Development (PD) districts accounted for more than a quarter of zoned acreage within the City. Of the two district groups, PD accounted for 13.8 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 26.2 percent of the City's combined industrially zoned land remained located in the east portion of the City (which, as the second largest sub-area of 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 districts in terms of the total zoned acreage within the City of Arlington with an overall share of 10.5 percent.

### Zoning District

- |                                |                               |
|--------------------------------|-------------------------------|
| Extra Territorial Jurisdiction | Residential Single-Family 7.2 |
| Industrial Manufacturing       | Residential Single-Family 15  |
| Light Industrial               | Residential Single-Family 20  |
| Downtown Business              | Residential Estate            |
| General Commercial             | UT Arlington                  |
| 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    |                               |

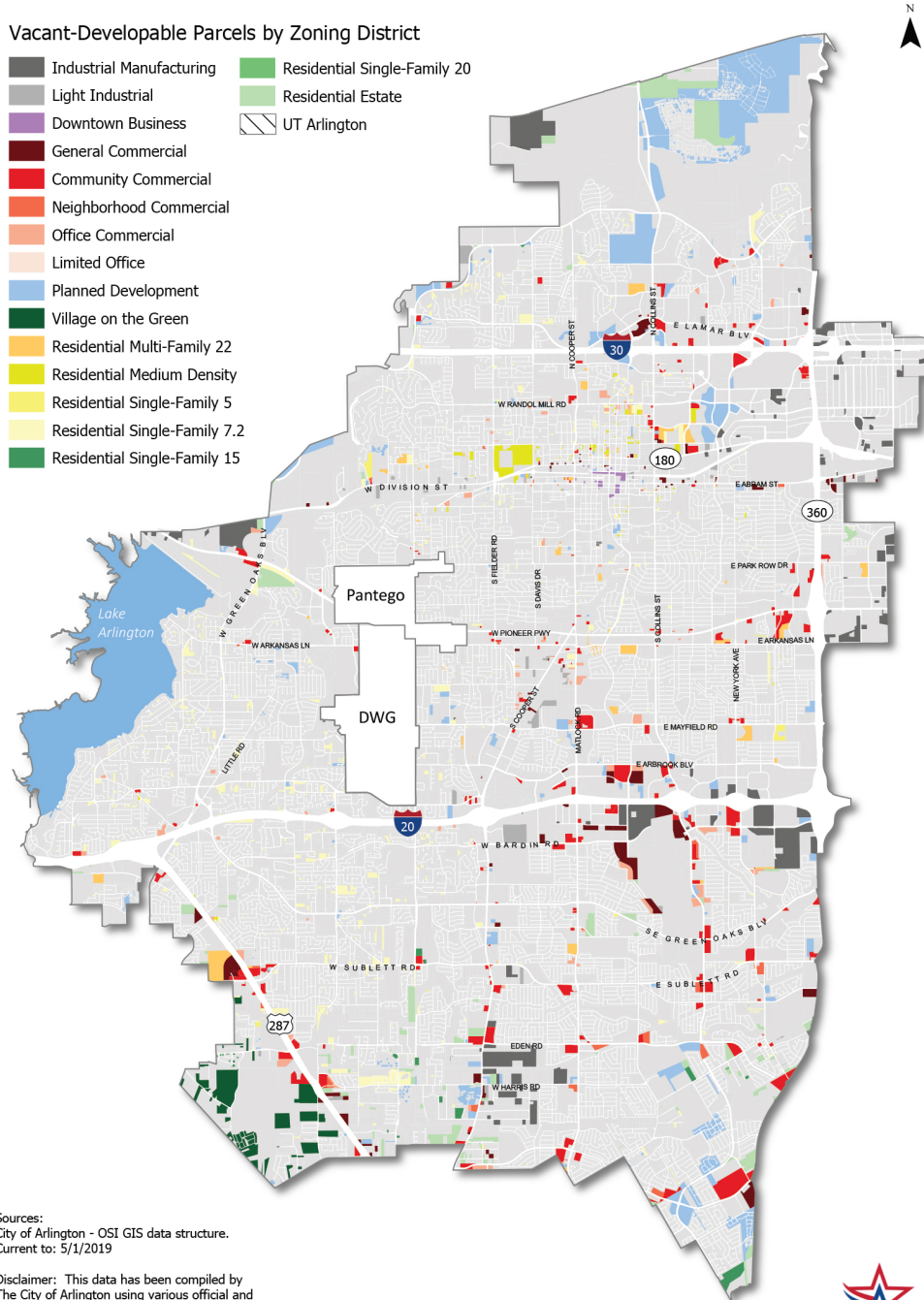
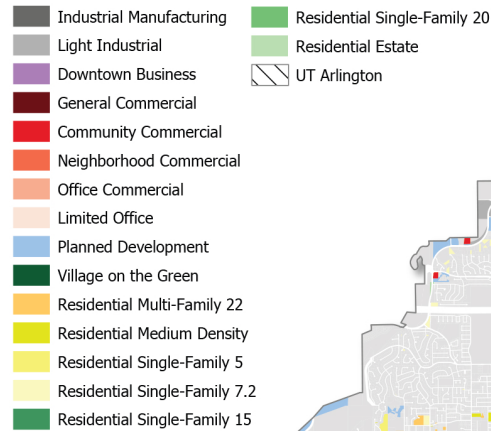


Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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## Vacant-Developable Parcels by Zoning District



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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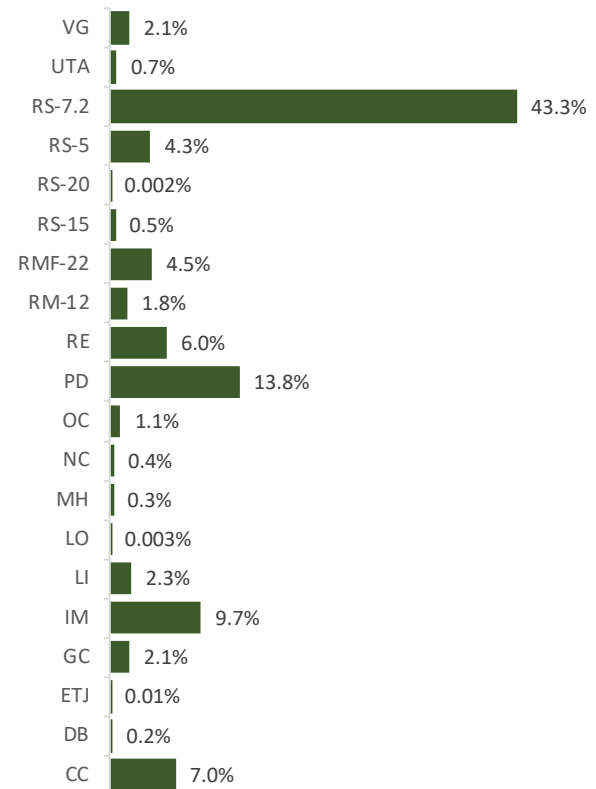


A number of zoning district categories are not yet represented in the zoning map but are available for future classification. These districts include Regional Mixed-Use, Neighborhood Mixed-Use, Business Park, and Highway Commercial zoning districts.

## VACANT LAND

Vacant-developable parcels accounted for 5802.8 acres of zoned land in Arlington. Of these parcels, 1,840.4 acres remained located within residential zoning districts (31.8%). Approximately 23.5 percent of land zoned for Planned Development (PD) was classified as vacant-developable. Vacant-developable land is scattered throughout Arlington.

## SHARE OF LAND BY ZONING CATEGORY, 2018



Source: City of Arlington, Office of Strategic Initiatives

## TEN LARGEST ZONING CASES BY ACREAGE, 2018

Rank	Quarter	Sub-Area	Case Number	From	To	Acres	Status	Received
1	3	West	PD18-15	RE : RS-7.2	PD	58.8	Approved	8/10/2018
2	4	North	PD18-23	RMF-22	PD	15.9	Approved	12/5/2018
3	1	Southeast	PD18-2	CC	PD	14.6	Denied	2/14/2018
4	2	North	PD07-5R4-DP9	PD	PD	12.0	Application Review	5/18/2018
5	1	East	ZA18-1	N/A	N/A	9.2	Withdrawn	2/26/2018
6	4	West	PD18-16	CC	PD	8.8	Application Review	11/28/2018
7	2	East	PD18-9	GC : OC	GC	8.6	Withdrawn	5/9/2018
8	4	Central	PD18-33	LI	PD	8.5	Approved	10/17/2018
9	1	Southeast	SUP18-1	GC	GC	8.2	Approved	2/23/2018
10	3	North	PD07-5R4-DP10	PD	PD	7.2	Approved	9/20/2018

Source: City of Arlington, Office of Strategic Initiatives

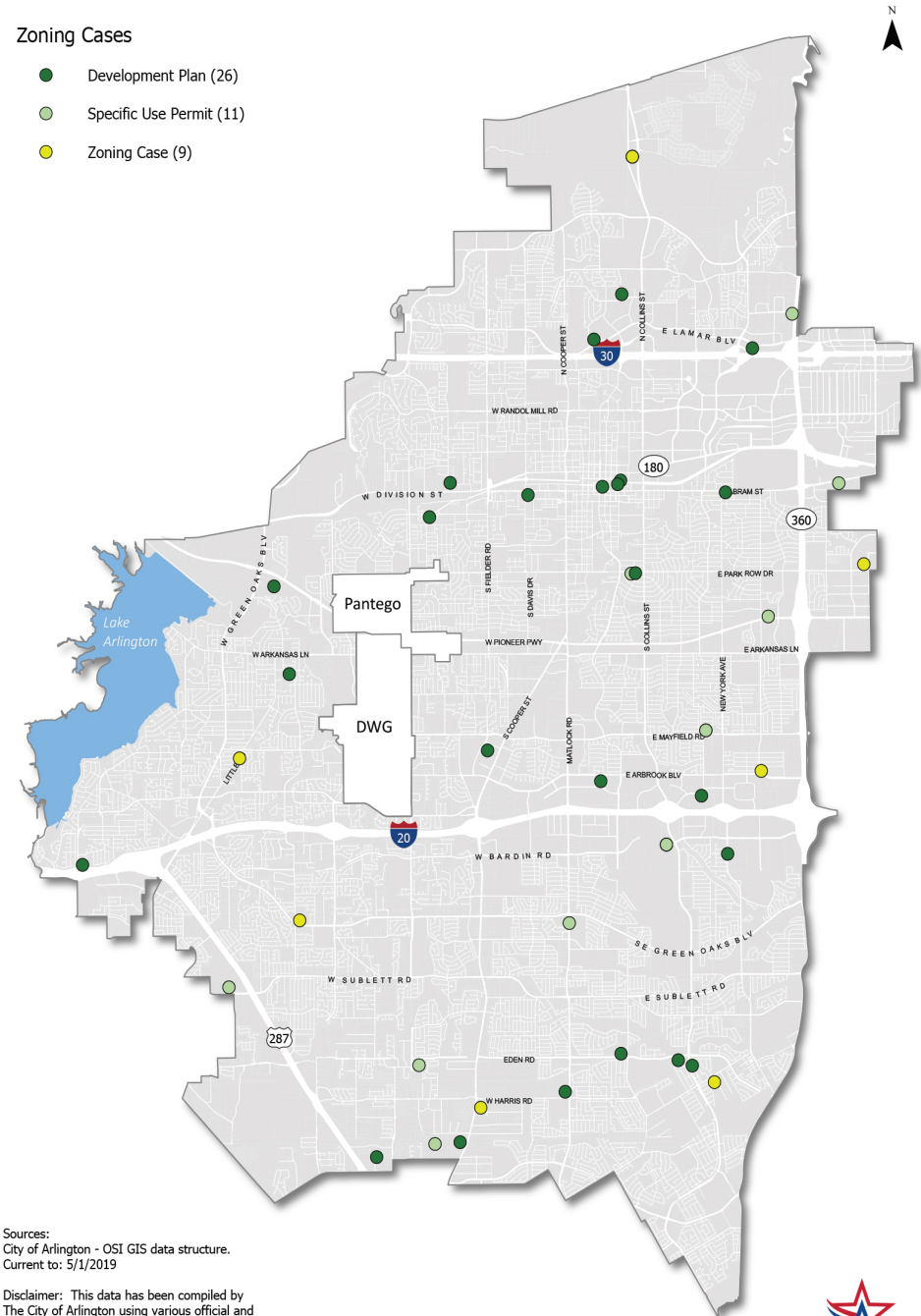
## ZONING ACTIVITY

Following the adoption of the Unified Development Code (UDC) in 2014, the Alternative Equivalent Compliance (AEC) process was adopted. 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 2018, 46 requests totaling approximately 256.8 acres were received for zoning cases, development plans, and specific use permits. There were 9 requests for zoning changes (41.9 acres), 26 development plans (189.0 acres), and 11 specific use permits (SUP) (27.6 acres) submitted in 2017. Of the 26 development plans, 20 were approved, two are under review, two were withdrawn, one was denied and one is still awaiting Council consideration.

## Zoning Cases

- Development Plan (26)
- Specific Use Permit (11)
- Zoning Case (9)



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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.

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Of the 11 SUPs submitted in 2018, seven were approved, three were withdrawn, and one was denied. None of the SUPs included zoning amendments. Of the 46 total requests for zoning changes, development plans, and SUPs:

- 34 cases were approved;
- 3 cases were still under review;
- 6 cases were withdrawn;
- 2 case was denied; and,
- 1 case is awaiting City Council or the Planning and Zoning Commission

#### RELATED ACTIVITY

Nine gas well permits were issued in 2018, an increase from the 2017 total of three permits.



#### SHARE OF LAND BY ZONING DISTRICT AND SUB-AREA, 2018

Zoning District	North	West	Central	East	Southwest	Southeast	Share
CC	6.1%	4.9%	7.1%	12.7%	3.6%	6.9%	7.0%
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%	2.7%	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%	0.005%	0.003%
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%	0.6%	0.4%
OC	0.5%	0.9%	4.2%	1.2%	0.7%	1.2%	1.1%
PD	36.2%	8.9%	4.9%	8.7%	7.6%	13.4%	13.8%
RE	12.6%	1.6%	0.0%	0.2%	8.9%	10.3%	6.0%
RM-12	0.2%	2.0%	15.3%	1.6%	0.6%	0.6%	1.8%
RMF-22	5.1%	4.3%	7.4%	7.9%	2.5%	1.5%	4.5%
RS-15	0.4%	0.0%	0.0%	0.0%	2.3%	0.4%	0.5%
RS-20	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
RS-5	0.1%	0.9%	0.0%	2.2%	4.9%	13.7%	4.3%
RS-7.2	25.5%	69.4%	36.9%	36.1%	53.7%	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%

#### TOTAL ACREAGE BY ZONING DISTRICT AND SUB-AREA, 2018

Zoning District	North	West	Central	East	Southwest	Southeast	Total
CC	498.9	530.1	195.1	1,281.8	300.8	721.8	3,528.5
DB	0.0	0.0	103.6	0.0	0.0	0.0	103.6
ETJ	6.5	0.0	0.0	0.0	0.0	0.0	6.5
GC	162.8	104.8	125.6	273.0	89.7	290.7	1,046.6
IM	813.3	137.5	0.0	2,409.6	89.9	1,470.5	4,920.8
LI	50.1	417.6	63.3	227.9	40.8	351.8	1,151.5
LO	0.0	0.6	0.4	0.0	0.0	0.5	1.5
MH	67.9	57.0	0.0	0.0	0.0	39.9	164.8
NC	8.1	31.7	25.7	38.8	19.8	66.5	190.6
OC	38.7	102.1	117.2	118.9	55.9	130.5	563.3
PD	2,983.8	957.1	134.2	872.9	643.0	1,399.3	6,990.3
RE	1,042.6	168.2	0.0	23.2	745.5	1,076.7	3,056.2
RM-12	16.0	220.4	422.2	161.7	51.9	66.0	938.2
RMF-22	417.6	466.5	204.9	799.0	211.4	161.9	2,261.3
RS-15	29.1	0.0	0.0	0.0	195.7	43.3	268.1
RS-20	0.0	0.0	0.0	0.0	0.0	0.9	0.9
RS-5	8.2	101.4	0.0	225.0	414.0	1,431.1	2,179.7
RS-7.2	2,099.5	7,489.2	1,018.9	3,629.9	4,520.4	3,228.6	21,986.5
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	8,243.1	10,784.2	2,759.1	10,061.7	8,420.0	10,480.0	50,748.1

# PLATTING

## HISTORIC TRENDS

Registered plats provide another indicator of development activity within the City. Plats 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 fifty cases per year since 2014. Continuing a five-year trend, replats comprised the majority of platting cases filed with the City in 2018; however, such activity remains indicative of a stable community nearing build-out.

## CURRENT CONDITIONS

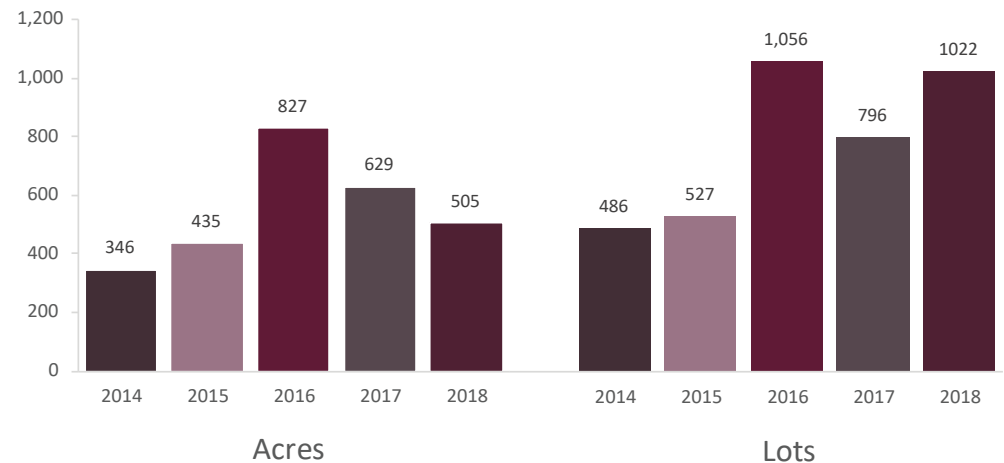
Between 2017 and 2018, the number of platted lots increased by 28.4 percent, while the number of acres platted decreased by 19.7 percent. Four plats comprised more than two thirds of the total number of platted lots in 2018: Viridian 2B (180 lots), Viridian 3A (271 lots), Highcroft Estates (134 lots), and Day Addition (105 lots).

## LARGEST PLATS BY ACREAGE, 2018

Plat Name	Plat Type	Acreage	No of Lots	Sub-Area
Viridian 2B	Final	52.1	180	North
Viridian 3A	Final	51.4	271	North
Highcroft Estates	Final	45.1	134	Southwest
Arlington ISD Fine Arts Addition Lots 1 & 2, Block A	Replat	28.5	2	Central
Day Addition	Final	25.6	105	Southeast
Alpha Square Addition Lots 1A & 2A Block 1B	Replat	20.6	2	East
GSID Industrial Community No. 1 Sites 7A, 7B, 7C & 7D Block 13	Replat	19.4	4	East
Classic CDJRF Addition Lot 1 Block 1	Replat	16.4	1	East
Great Southwest - South Great Southwest Industrial District Site 45R	Replat	14.1	1	East
The Ballpark Addition Lot 1 Block B	Replat	14.1	1	East

Source: City of Arlington, Office of Strategic Initiatives

## PLATTING ACTIVITY, 2018



Source: City of Arlington, Office of Strategic Initiatives

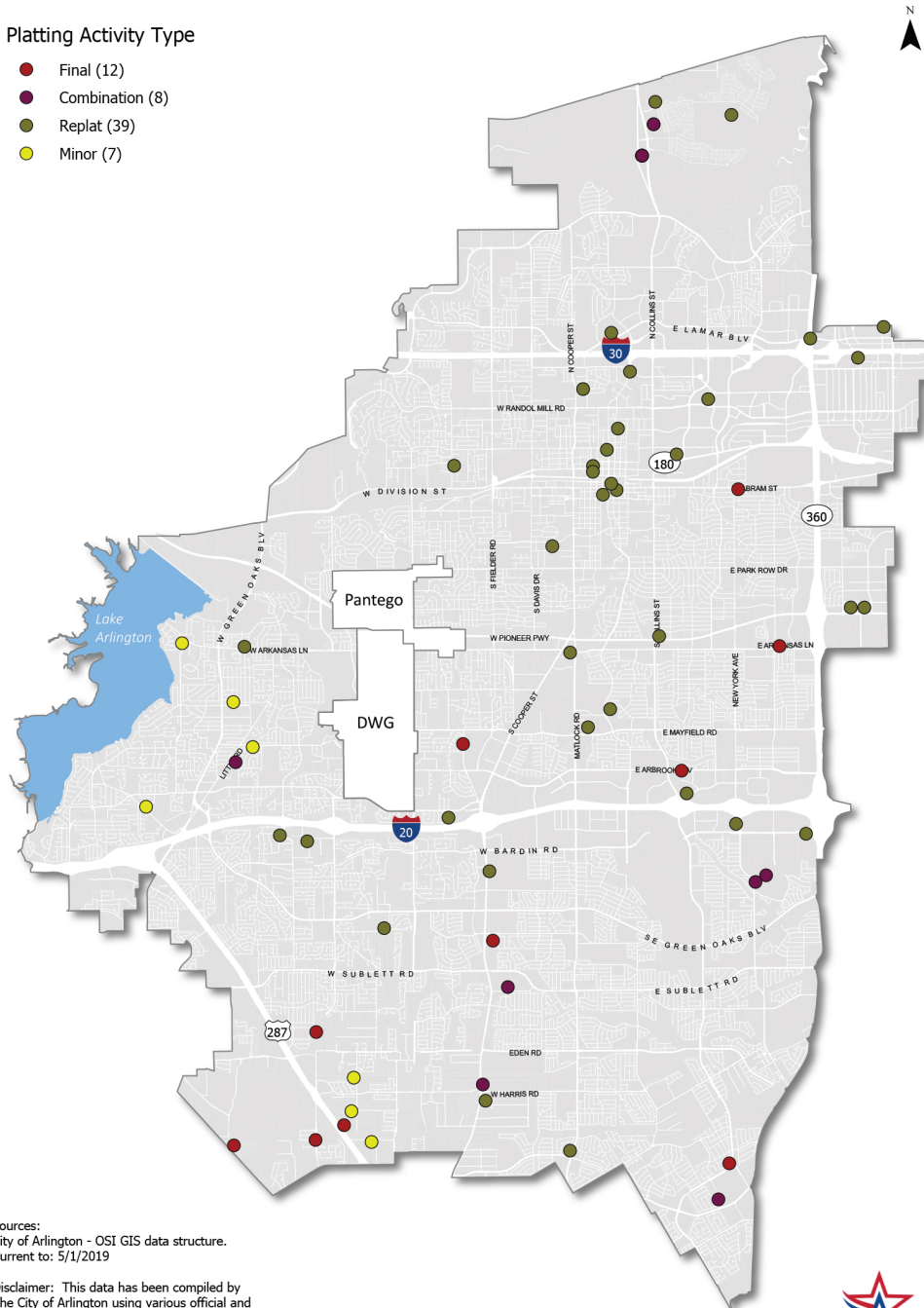
## PLATTING BY TYPE, 2014-2018

Plat Type	2014			2015			2016			2017			2018		
	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Final	9	406	156	8	358	84	10	735	611	12	733	209	12	872	217
Minor	6	9	39	13	20	39	9	15	17	10	13	218	7	9	11
Combination	1	1	4	2	5	96	3	3	58	5	7	21	8	11	31
Replat	19	70	147	30	139	215	22	303	141	21	43	181	39	130	246
Vacated	0	0	0	2	5	1	0	0	0	0	0	0	0	0	0
Total	35	486	346	55	527	435	44	1,056	827	48	796	629	66	1,022	505

Source: City of Arlington, Office of Strategic Initiatives

## Platting Activity Type

- Final (12)
- Combination (8)
- Replat (39)
- Minor (7)



Plats processed in 2018 included 1,022 lots on approximately 505 acres. The City's north and east areas accounted for 52.9 percent of the total platted acreage (267 acres), split evenly between the two. The southeast and southwest accounted for a combined 33.5 percent of platted acreage while the remaining central and west areas experienced 11.1 and 2.6 percent of the total platted acreage.

## FILED PLATS BY SUB-AREA, 2018

Sub-Area	Plats	Acres	Lot
Central	11	56	16
East	14	133	126
West	8	13	40
Southwest	11	88	189
Southeast	12	81	121
North	10	134	530
Total	66	505	1022

Source: City of Arlington, Office of Strategic Initiatives



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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.



# LAND USE

## LAND USE CHARACTERISTICS

Arlington encompasses approximately 99 square miles or roughly 64,000 acres. As of 2018, 43,481.5 acres of the City were developed and an additional 11,039.0 acres were used for roadways and transportation facilities. About 11.4 percent of City's land is considered vacant and developable.

## LAND USE CHARACTERISTICS, 2018

Land Use Categories	Area (acres)	Share (%)
Vacant-Undevelopable	1,361.4	2.7%
Vacant-Developable	5,765.0	11.4%
Single Family	22,177.0	43.8%
Multi-Family	2,327.5	4.6%
Office	1,047.5	2.1%
Institutional	4,159.1	8.2%
Entertainment/Recreation	1,269.5	2.5%
Commercial/Retail	3,219.3	6.4%
Transportation/Utilities/Communication	2,451.0	4.8%
Manufacturing/Warehouse/Industrial	2,871.8	5.7%
Park/Open	3,952.2	7.8%
Mixed Use	6.6	0.01%
<b>Total</b>	<b>50,607.9</b>	<b>100.0%</b>
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadway	11,039.0	

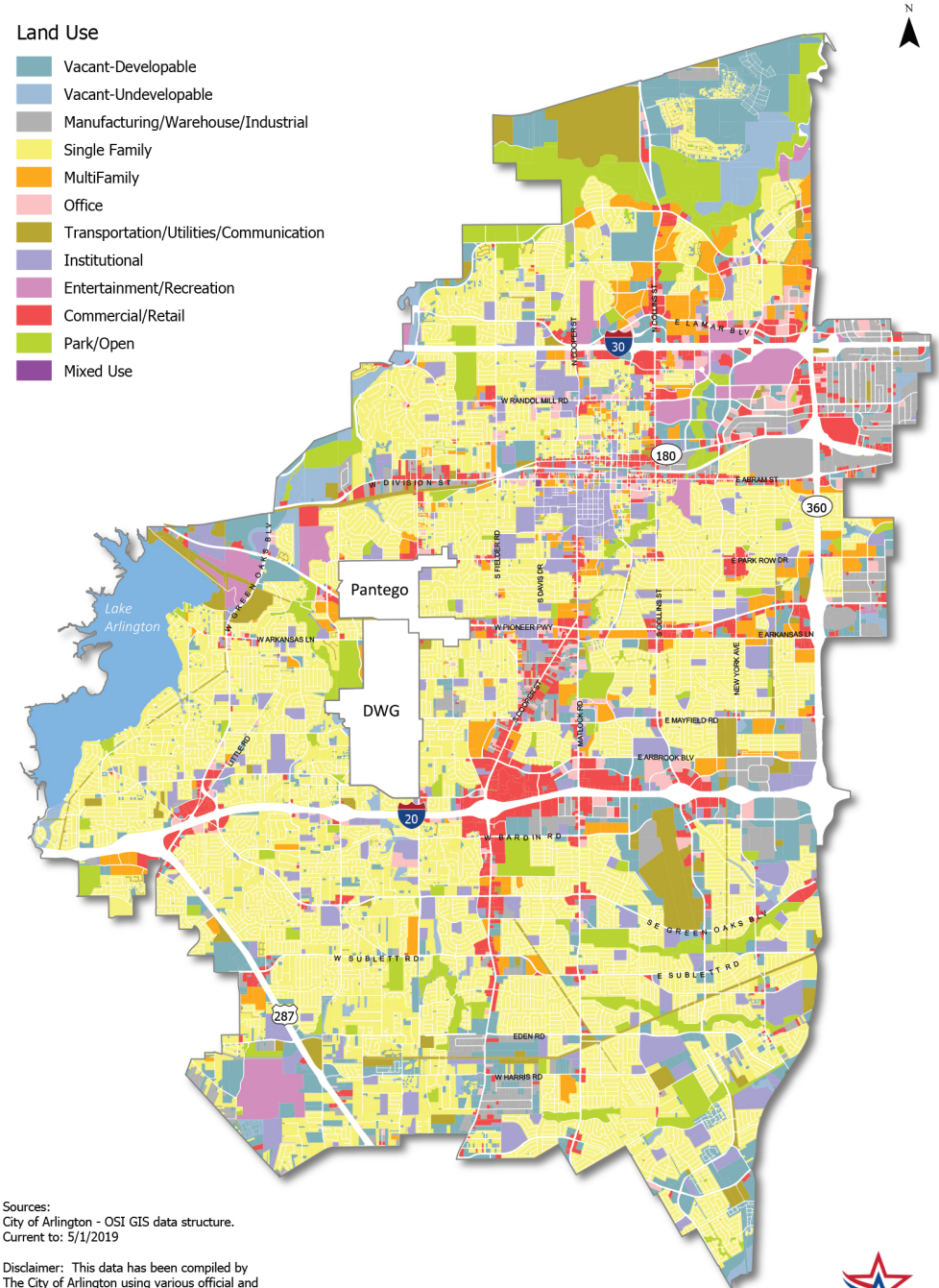
Source: City of Arlington, Office of Strategic Initiatives

## LAND USE AUDIT

In late 2016, a land use audit was performed in order to validate the current land use layer. Using the latest available aerial photography, tax parcel information, and land use data, the entire city was reviewed parcel by parcel, and when appropriate, revised to represent its current land use. The Land Use map included in this document reflects the updated land use as well as any changes made since the audit.

### Land Use

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



Sources:  
City of Arlington - OSI GIS data structure.  
Current to: 5/1/2019

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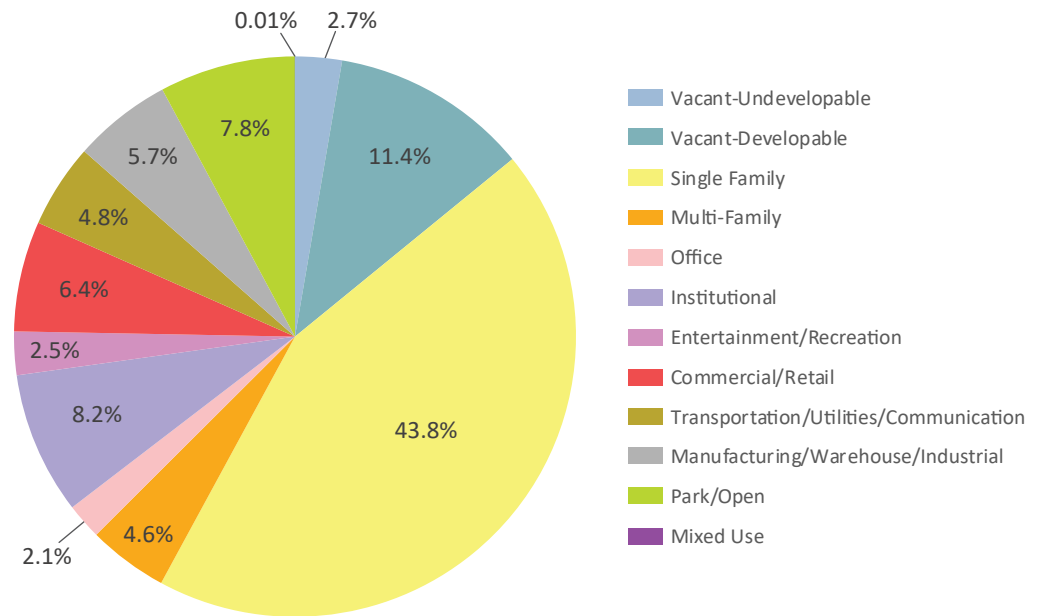
## GENERAL LAND USE

The largest portion of Arlington's land area was devoted to single family land use in 2018 with 43.7 percent of the total land area. Single family residential development in the west sub-area alone accounted for 12.4 percent of the City's total land area with the southwest and southeast sub-areas close behind with 9.8 and 9.2 percent.

Land devoted to multi-family uses was concentrated primarily in the north and east, with multi-family land comprising at 8.9 and 7.3 percent of total land within in those areas, respectively. The north and east Sectors contain 63.0 percent of the City's total acreage of multi-family development. The east also contained the largest share of the City's manufacturing/warehouse/industrial and commercial/retail uses at 56.2 percent and 39.2 percent, respectively.

Other significant land use concentrations, specifically parks/open space, occurred in the north, reflecting the location of River Legacy Park, though parkland is also spread throughout the City through the linear park system. Manufacturing/warehouse/industrial land, though spread throughout the City, was particularly concentrated in the City's east area, reflecting the location of the Great Southwest Industrial District.

### LAND USE SHARE, 2018



Source: City of Arlington, Office of Strategic Initiatives

### LAND USE BY SUB-AREA, 2018

Land Use Categories	North	West	Central	East	Southwest	Southeast	Total
Vacant-Undevelopable	529.2	446.1	3.2	105.3	156.3	121.3	1,361.4
Vacant-Developable	1,600.9	571.7	247.8	835.1	978.8	1,589.5	5,823.8
Single-family	1,996.3	6,260.7	979.9	3,296.6	4,953.8	4,630.9	22,118.2
Multi-Family	727.7	338.8	146.2	739.2	206.7	168.9	2,327.5
Office	154.3	126.4	168.5	409.1	93.2	96.0	1,047.5
Institutional	218.6	797.9	806.9	741.2	600.5	994.0	4,159.1
Entertainment/Recreation	208.0	291.7	1.5	445.9	322.4	0.0	1,269.5
Commercial/Retail	294.7	582.7	275.4	1,262.5	278.1	525.9	3,219.3
Transportation/Utilities/Communication	743.2	476.3	27.3	278.7	177.1	748.4	2,451.0
Manufacturing/Warehouse/Industrial	108.7	255.7	19.4	1,615.3	237.3	635.4	2,871.8
Park/Open	1,556.4	645.9	80.5	345.4	390.0	934.0	3,952.2
Mixed Use	0.0	0.0	6.6	0.0	0.0	0.0	6.6
	8,138.0	10,793.9	2,763.2	10,074.3	8,394.2	10,444.3	50,607.9

Source: City of Arlington, Office of Strategic Initiatives

# 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.

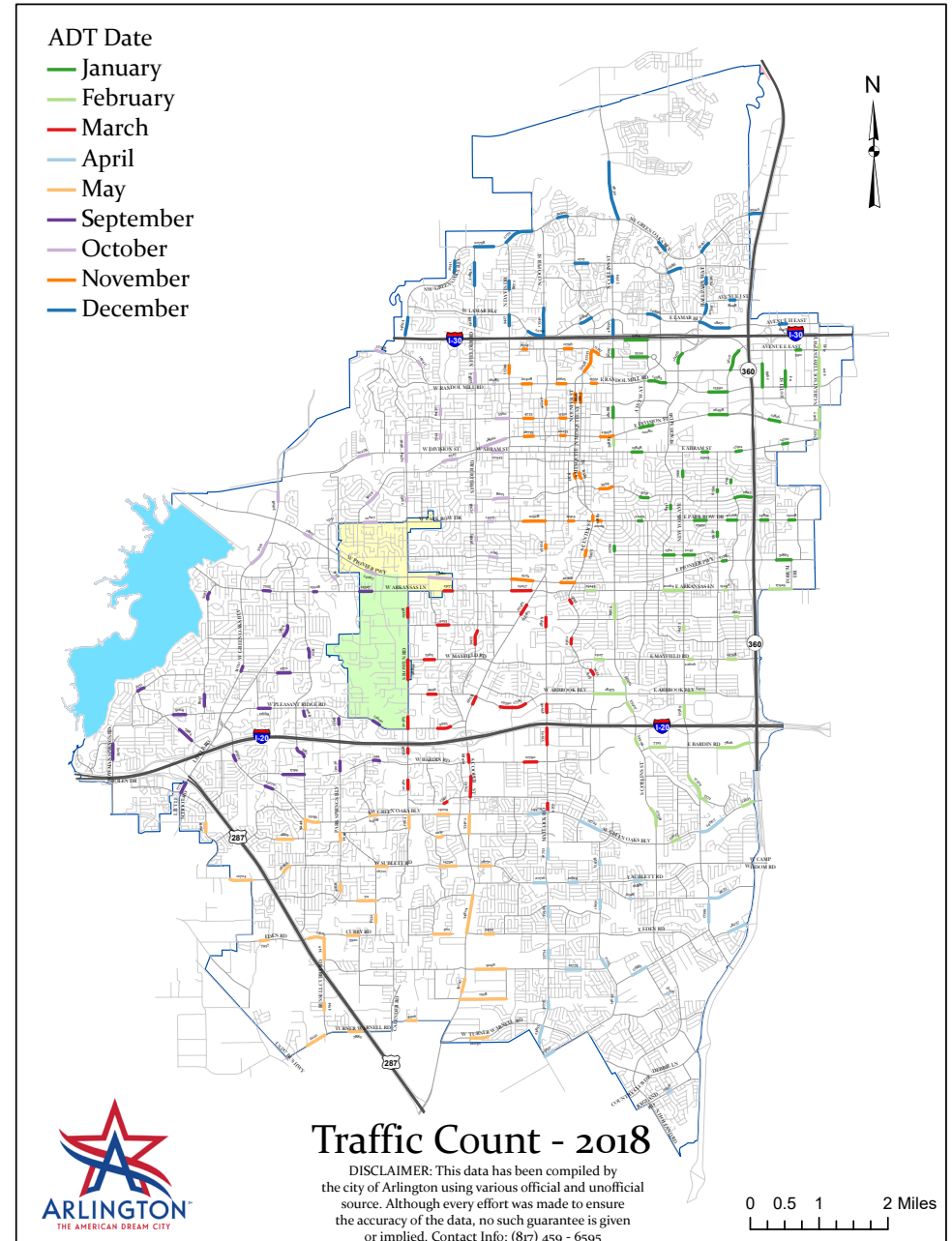
Of the road segments counted in 2018, the most traveled segment was Cooper Street between Wimbledon Drive and Oak Village Boulevard. The remaining top-traveled road segments occurred along Matlock Road, Collins Street and Pioneer Parkway. On average, traffic volume decreased by 3.7 percent from the City's top ten most traveled road segments in 2017. Seven out of the top ten traveled road segments from 2017 remained within the top ten in 2018, with minor shuffling of order.

### TOP TEN ROAD SEGMENTS BY VOLUME, 2018

Rank	Street Name	From	To	TOTAL
1	Cooper	Wimbledon	Oak Village	77,967
2	Cooper	Station	Colorado	69,783
3	Cooper	Bardin	New Center	68,924
4	Cooper	Colorado	Secretary	67,961
5	Cooper	Pleasant Ridge	Arbrook	66,533
6	Cooper	Eden	Hardisty	54,804
7	Matlock	Stephens	I-20	53,903
8	Cooper	Nathan Lowe	Green Oaks	53,402
9	Collins	Lamar	Collins SB I-30 EWB	48,550
10	Pioneer	Stampede	Sherry	47,380

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

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



## AIRPORT ACTIVITY

The Arlington Municipal Airport is located between Interstate 20 and Southeast Green Oaks Boulevard, west of South Collins Street. The Federal Aviation Administration (FAA) has designated Arlington Municipal as a “Reliever” airport - a larger general aviation facility that serves to relieve corporate, cargo, and general aviation traffic from commercial service airports, such as Dallas-Fort Worth International and Dallas Love Field. The airport acquired an additional 10 acres of land this year on the western side, making the Airport property a total 621 acres.

Jet operations continue to rise as the Airport sees growth in its corporate and cargo business segments. The airport has noted a recent move to larger aircraft used for cargo operations. Newer, more efficient Boeing 737 and MD-83 aircraft are landing, as cargo operators retire the aging fleet of DC-9 aircraft. The overall total number of flight operations decreased to 73,147 in 2018. The decline was due to the relocation of a local flight school and the large numbers of bad-weather days as 2018 became the second-wettest year on record.

The Airport’s growth continues as major tenants announce expansions for 2019. ATP, the largest based flight school, has announced plans to begin construction on a new flight training facility on land adjacent to the Trinity River Authority. The two-story 13,815 square foot training center, and 10,625 square foot aircraft hangar and maintenance operation office are expected to be completed in early 2021. ATP currently has 17 based training aircraft and the new facility will allow for further expansion of their programs.

Harrison Aviation will break ground in early 2019 on a 35,000 square foot aircraft storage hangar. When completed, it will provide additional space for larger corporate jets and/or an aircraft charter operation. Plans also include an additional 70,000 square feet of aircraft parking apron.

Van Bortel Aircraft, the world’s largest Cessna dealer, acquired the AgustaWestland hangar and office complex to house its increasing inventory of aircraft and larger workforce. Since 2012, sales of aircraft have more than doubled, and the company recently expanded its avionics and engine repair departments.



Bell's Skunkworks test site underwent extensive renovations in 2018 and was renamed the Bell Flight Test Research Facility. It now accommodates testing and demonstration of the new V-280 Valor tiltrotor, and continued trials for the 525 Relentless helicopter. The V-280 is the next generation of tilt-rotor technology, replacing the V-22 Osprey.

The growth is largely due to several key improvements that have enhanced aircraft safety and bolstered economic development at the Airport. Since 1986, nearly \$77 million of federal, state, and local funds have been invested. In 2018, the Airport completed a reconstruction of the south taxilanes, adjacent to the site where ATP will build their new facility. A new 4,000 square foot maintenance building was built to house the Airport's heavy equipment.

A federal grant was recently approved for the replacement of the perimeter fence. Engineering design is underway, and construction will begin in 2019.

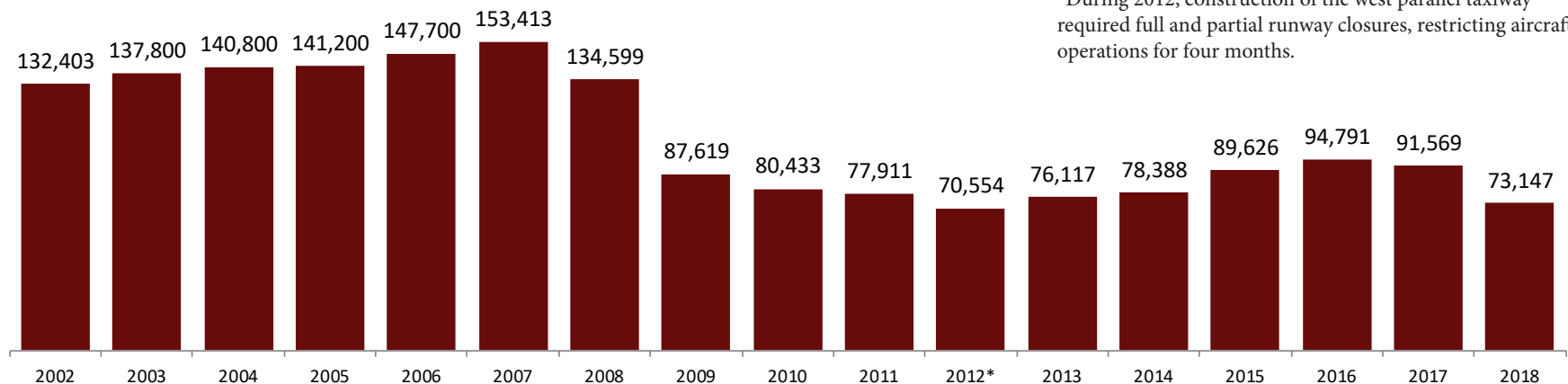
## AIRPORT OPERATIONS, 2001-2018

Year	Number of Operations	Percent Change from Prior Year
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%
2016	94,791	5.8%
2017	91,569	-3.4%
2018	73,147	-25.2%

Source: Arlington Municipal Airport

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

## NUMBER OF OPERATIONS, 2001-2018



Source: Arlington Municipal Airport

# APPENDIX A: Housing

## HOUSING ACTIVITY BY SUB-AREA

Sub-Area	2017	Demolition		New Housing		2018
	Housing Units	Single-Family	Multi-Family	Single-Family	Multi-Family	Housing Units
Central	9,890	6	101	5	0	9,788
East	33,071	5	0	6	167	33,239
North	23,420	1	0	336	353	24,108
Southeast	27,663	5	0	26	0	27,684
Southwest	20,143	7	0	94	0	20,230
West	32,981	3	0	29	0	33,007
Total	147,168	27	101	496	520	148,056

Source: City of Arlington, Office of Strategic Initiatives

## ANNUAL HOUSING UNIT CHANGE, 2018

Sub-Area	2017 Housing Units	2018 Housing Units	Total New Units	Total Demolished Units	Unit Change	Percent Unit Change
Central	9,890	9,788	5	107	-102	-1.03%
East	33,071	33,239	173	5	168	0.51%
North	23,420	24,108	689	1	688	2.94%
Southeast	27,663	27,684	26	5	21	0.08%
Southwest	20,143	20,230	94	7	87	0.43%
West	32,981	33,007	29	3	26	0.08%
Total	147,168	148,056	1,016	128	888	0.60%

Source: City of Arlington, Office of Strategic Initiatives



## RESIDENTIAL DENSITY BY SUB-AREA, 2018

Sub-Area	Housing Units	Residentially Developed Land (acres)	Residential Density 2018 (housing units per acre)
Central	9,788	1,126.1	8.7
East	33,239	4,035.9	8.2
North	24,108	2,782.8	8.7
Southeast	27,684	4,799.8	5.8
Southwest	20,230	5,160.5	3.9
West	33,007	6,599.5	5.0
Citywide	148,056	24,504.5	6.0

Source: City of Arlington, Office of Strategic Initiatives

## HOUSING ACTIVITY BY QUARTER

1st Quarter	1/1/2018 Housing Units	Demolition		New Housing		Unit Change	3/31/2018 Housing Units
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	9,890	1	101	1	0	-101	9,789
East	33,071	1	0	2	0	1	33,072
North	23,420	0	0	82	0	82	23,502
Southeast	27,663	0	0	1	0	1	27,664
Southwest	20,143	1	0	26	0	25	20,168
West	32,981	0	0	11	0	11	32,992
Total	147,168	3	0	123	0	19	147,187

Source: City of Arlington, Office of Strategic Initiatives

2nd Quarter	4/1/2018 Housing Units	Demolition		New Housing		Unit Change	6/30/2018 Housing Units
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	9,789	2	0	1	0	-1	9,788
East	33,072	2	0	1	167	166	33,238
North	23,502	0	0	79	353	432	23,934
Southeast	27,664	2	0	1	0	-1	27,663
Southwest	20,168	0	0	27	0	27	20,195
West	32,992	0	0	9	0	9	33,001
Total	147,187	6	0	118	520	632	147,819

3rd Quarter	7/1/2018 Housing Units	Demolition		New Housing		Unit Change	9/30/2018 Housing Units
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	9,788	2	0	2	0	0	9,788
East	33,238	0	0	0	0	0	33,238
North	23,934	0	0	59	0	59	23,993
Southeast	27,663	2	0	2	0	0	27,663
Southwest	20,195	2	0	17	0	15	20,210
West	33,001	2	0	0	0	-2	32,999
Total	147,819	8	0	80	0	72	147,891

4th Quarter	10/1/2018 Housing Units	Demolition		New Housing		Unit Change	12/31/2018 Housing Units
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	9,788	1	0	1	0	0	9,788
East	33,238	2	0	3	0	1	33,239
North	23,993	1	0	116	0	115	24,108
Southeast	27,663	1	0	22	0	21	27,684
Southwest	20,210	4	0	24	0	20	20,230
West	32,999	1	0	9	0	8	33,007
Total	147,891	10	0	175	0	165	148,056

## APPENDIX B: Total Construction

### TOTAL BUILDING PERMITS ISSUED, 2017 & 2018

	2017		2018		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	5,308	\$229,903,334	5,722	\$315,569,045	7.8%	37.3%
All Non-Residential Permits	1,657	\$1,375,577,797	1,961	\$606,173,408	18.3%	-55.9%
Total Building Permits	6965	\$1,605,481,131	7,683	\$921,742,453	10.3%	-42.6%

Source: City of Arlington, Office of Strategic Initiatives

### TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2017 & 2018

	2017		2018		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
<b>Residential</b>						
New Construction						
<i>Single Family</i>	511	\$128,110,882	656	\$158,724,959	28.4%	23.9%
<i>Multi- Family</i>	7	\$48,591,759	11	\$92,627,746	57.1%	90.6%
Other	4,790	\$53,200,693	5,055	\$64,216,339	5.5%	20.7%
<b>Non-Residential</b>						
New Construction	141	\$1,075,157,996	167	\$234,252,077	18.4%	-78.2%
Other	1,516	\$300,419,802	1,794	\$371,921,331	18.3%	23.8%

Source: City of Arlington, Office of Strategic Initiatives



## APPENDIX C: Residential New Construction

### 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	49	\$11,654,113	0	\$0	0	\$0	0	\$0	49	\$11,654,113
February	23	\$6,378,348	0	\$0	0	\$0	2	\$24,089,899	25	\$30,468,247
March	49	\$12,516,229	0	\$0	0	\$0	0	\$0	49	\$12,516,229
April	41	\$10,547,550	0	\$0	0	\$0	5	\$18,892,779	46	\$29,440,329
May	53	\$13,959,153	0	\$0	0	\$0	1	\$9,105,000	54	\$23,064,153
June	61	\$16,494,168	0	\$0	0	\$0	1	\$26,225,470	62	\$42,719,638
July	74	\$17,387,570	0	\$0	0	\$0	0	\$0	74	\$17,387,570
August	82	\$17,735,139	0	\$0	0	\$0	0	\$0	82	\$17,735,139
September	52	\$12,684,992	0	\$0	0	\$0	0	\$0	52	\$12,684,992
October	45	\$10,103,415	0	\$0	0	\$0	2	\$14,314,598	47	\$24,418,013
November	78	\$17,553,536	0	\$0	0	\$0	0	\$0	78	\$17,553,536
December	49	\$11,710,746	0	\$0	0	\$0	0	\$0	49	\$11,710,746
Total	656	\$158,724,959	0	\$0	0	\$0	11	\$92,627,746	667	\$251,352,705

Source: City of Arlington, Office of Strategic Initiatives

### RESIDENTIAL NEW CONSTRUCTION PERMITS BY SUB-AREA

Sub-Area	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Central	3	\$406,650	0	\$0	0	\$0	5	\$77,140,029	8	\$77,546,679
East	9	\$1,168,000	0	\$0	0	\$0	5	\$6,382,717	14	\$7,550,717
North	368	\$93,474,487	0	\$0	0	\$0	0	\$0	368	\$93,474,487
Southeast	178	\$35,040,690	0	\$0	0	\$0	1	\$9,105,000	179	\$44,145,690
Southwest	82	\$24,401,883	0	\$0	0	\$0	0	\$0	82	\$24,401,883
West	16	\$4,233,249	0	\$0	0	\$0	0	\$0	16	\$4,233,249
Total	656	\$158,724,959	0	\$0	0	\$0	11	\$92,627,746	667	\$251,352,705

Source: City of Arlington, Office of Strategic Initiatives

# APPENDIX D: Non-Residential New Construction

## NON-RESIDENTIAL NEW CONSTRUCTION PERMITS

Month	Permit Type	Main Use	Address	Value	Sub-Area
January	Institutional	Asst Living Facilities	7120 Us 287 Highway	\$1,600,000	Southwest
January	Storage	Warehousing/Storage	4515 SW Green Oaks Boulevard	\$5,000	Southwest
January	Business	Business Office	500 Debbie Lane	\$700,000	Southeast
January	Utility & Miscellaneous	Utilities	1592 E Randol Mill Road	\$6,000	East
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg K	\$149,625	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg A	\$1,300,689	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg B	\$1,434,263	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg C	\$1,100,385	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg D	\$4,681,786	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg E	\$82,080	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg F	\$160,740	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg G	\$160,740	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg H	\$117,990	Southeast
January	Storage	Mini-Warehouse	1040 W Sublett Road Bldg J	\$93,195	Southeast
January	Mercantile	Retail/Wholesale Store	620 E Interstate 20 Highway	\$2,657,000	Southeast
January	Utility & Miscellaneous	Utilities	2121 Exchange Drive	\$135,400	East
January	Storage	Parking Garage	848 Bengé Drive	\$8,112,679	Central
<b>Sub-Total</b>	<b>17</b>			<b>\$22,497,572</b>	
February	Assembly	Amusement Park	2201 E Road To Six Flags St Suite 1130	\$375,000	East
February	Utility & Miscellaneous	Retaining Wall	131 E Bardin Road	\$14,495	Southeast
February	Mercantile	Retail/Wholesale Store	901 E Pioneer Parkway	\$1,400,000	East
February	Storage	Warehouse Distribution	4100 New York Avenue	\$3,778,006	East
February	Utility & Miscellaneous	Utilities	3423 Ave D Street	\$0	East
February	Business	Golf Course/Tennis Courts	701 Brown Boulevard	\$1	North
February	Business	Golf Course/Tennis Courts	701 Brown Boulevard	\$1	North
February	Utility & Miscellaneous	Towers	905 W Mayfield Road Unit Cell1	\$137,000	East
February	Utility & Miscellaneous	Towers	2909 E Arkansas Lane Unit Cell1	\$137,000	East
February	Mercantile	Convenience Store w/ gas pumps	100 E Interstate 20 Highway	\$2,100,000	Southeast
February	Utility & Miscellaneous	Utilities	6007 W Pleasant Ridge Road	\$499	West
February	Mercantile	Amusement Park	2201 E Road To Six Flags St Suite 105B	\$45,000	East
February	Assembly	Amusement Park	2201 E Road To Six Flags St Suite 1130	\$250,000	East
<b>Sub-Total</b>	<b>13</b>			<b>\$8,237,002</b>	

March	Mercantile	Convenience Store w/ gas pumps	6004 S Cooper St	\$2,100,000	Southwest
March	Storage	Warehousing/Storage	5232 S Collins Street	\$171,000	Southeast
March	Assembly	Church	5509 Mansfield Road	\$2,000,000	Southwest
March	Assembly	Retail/Wholesale Store	5009 W Sublett Rd	\$500,000	Southwest
March	Utility & Miscellaneous	Park	9122 South Field Ln	\$75,000	Southeast
March	Assembly	Church	2401 SW Green Oaks Boulevard	\$5,600	Southwest
March	Institutional	Child Care For 5+ Children Over the Age of 2 1/2 Years	201 UTA Boulevard	\$11,300,000	Central
March	Factory	Assembly/Disassembly	600 E Interstate 20 Highway	\$750,000	Southeast
March	Assembly	Indoor/Outdoor Sport Complex	900 E Randol Mill Road	\$1,500	East
March	Business	Golf Course/Tennis Courts	701 Brown Boulevard	\$7,847,777	North
March	Business	Business Office	3051 S Center St	\$1,400,000	East
March	Educational	School (ISD)	4001 Cascade Sky Dr	\$46,500	North
<b>Sub-Total</b>	12			\$26,197,377	
April	Storage	Warehousing/Storage	1611 E Interstate 20 Highway	\$4,648,865	East
April	Storage	Warehousing/Storage	1601 E Interstate 20 Highway	\$4,613,988	East
April	Factory	Manufacturing	2525 E Abram Street	\$300,000	East
April	Storage	Warehousing/Storage	719 W Harris Rd	\$166,500	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$166,500	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$166,500	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$144,300	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$166,500	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$111,000	Southeast
April	Storage	Warehousing/Storage	719 W Harris Rd	\$277,500	Southeast
April	Assembly	Restaurant	2201 E Road To Six Flags Street Suite 1110	\$180,000	East
April	Assembly	Assembly/Disassembly	900 E Randol Mill Road	\$44,000	East
April	Assembly	Assembly/Disassembly	900 E Randol Mill Road	\$2,390	East
<b>Sub-Total</b>	13			\$10,988,043	
May	Assembly	Restaurant	5299 W Sublett Road	\$900,000	Southwest
May	Assembly	Church	8201 Webb Ferrell Road	\$3,400,000	SE
May	Assembly	Restaurant	2238 E Pioneer Parkway	\$1,000,000	East
May	Utility & Miscellaneous	Utilities	3200 S Center Street	\$12,000	East
May	Business	Professional Services (CPAs, Attorneys, Architect/Engineer, etc)	801 Orthopedic Way	\$297,465	East
May	Business	Undetermined use (Shell Buildings Only)	6540 Potomac Parkway	\$500	Southwest
May	Mercantile	Retail/Wholesale Store	4700 S Collins Street	\$1,400,000	Southeast
May	Mercantile	Retail/Wholesale Store	8010 Matlock Road	\$600,000	Southeast
May	Assembly	Park	1901 W Randol Mill Road Bldg B	\$125,000	West
May	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	734 Stadium Drive	\$2	East
<b>Sub-Total</b>	10			\$7,734,967	



June	Business	Undetermined use (Shell Buildings Only)	4100 Embarcadero Drive	\$1,250	East
June	Utility & Miscellaneous	Restaurant	301 E Front Street	\$5,000	Central
June	Business	Warehouse Distribution	303 College Street	\$225,000	Central
June	Business	Towers	960 Nolan Ryan Expressway	\$125,000	East
June	Business	Indoor/Outdoor Sport Complex	960 Nolan Ryan Expressway	\$125,000	East
June	Business	Restaurant	960 Nolan Ryan Expressway Suite 350	\$125,000	East
June	Business	Restaurant	960 Nolan Ryan Expressway Suite 300	\$125,000	East
June	Business	Undetermined use (Shell Buildings Only)	960 Nolan Ryan Expressway Suite 200	\$125,000	East
June	Business	Undetermined use (Shell Buildings Only)	960 Nolan Ryan Expressway Suite 150	\$125,000	East
June	Assembly	Retail/Wholesale Store	1650 E Randol Mill Road	\$1,000,000	East
<b>Sub-Total</b>	10			\$1,981,250	
July	Storage	Warehousing/Storage	2030 E Arbrook Blv	\$3,000,000	East
July	Mercantile	Retail/Wholesale Store	5661 S Cooper St	\$1,200,000	Southeast
July	Business	Business Office	3906 W Interstate 20 Highway	\$899,964	Southwest
July	Business	Business Office	7209 S Cooper Street	\$600,000	Southeast
July	Business	Business Office	7207 S Cooper Street	\$290,000	Southeast
July	Assembly	Amenity Center	4811 Cypress Thorn Drive	\$1,500,000	North
July	Assembly	Amenity Center	4604 Beaver Creek Drive	\$1,500,000	North
July	Assembly	Restaurant	4901 W Sublett Road	\$925,000	Southwest
July	Storage	Warehousing/Storage	2000 E Arbrook Blv	\$3,000,000	East
<b>Sub-Total</b>	9			\$12,914,964	
August	Business	Business Office	4933 Sherry Street	\$1,699,457	Southeast
August	Utility & Miscellaneous	School (ISD)	2220 Sherry Street	\$37,929	East
August	Business	Restaurant	5801 Office Park Drive	\$125,058	West
August	Assembly	Restaurant	2125 E Pioneer Parkway	\$350,000	East
August	Mercantile	Convenience Store w/ gas pumps	4851 S Cooper Street	\$2,300,000	Southeast
August	Utility & Miscellaneous	Business Office	800 Mosier Valley Road	\$100,000	North
August	High-hazard	Bldg w/Materials or Products That Constitute a Health, Fire, Explosion or Toxic Health Hazard	800 Mosier Valley Road Bldg I	\$250,000	North
August	Business	Undetermined use (Shell Buildings Only)	4100 Embarcadero Drive	\$5,000	North
August	Mercantile	Retail/Wholesale Store	4901 W Arkansas Lane	\$750,000	West
August	Storage	Warehousing/Storage	1601 E Interstate 20 Highway	\$28,677	East
August	Assembly	Restaurant	1015 Cedarland Boulevard	\$1,000	East
<b>Sub-Total</b>	11			\$5,647,121	

September	Business	Undetermined use (Shell Buildings Only)	1927 SW Green Oaks Boulevard	\$1,000	Southwest
September	Business	Undetermined use (Shell Buildings Only)	1927 SW Green Oaks Boulevard	\$400	Southwest
September	Storage	Warehouse Distribution	6221 Joplin Road	\$2,420,000	Southwest
September	Storage	Warehouse Distribution	6231 Joplin Road	\$1,959,720	Southwest
September	Storage	Warehouse Distribution	6241 Joplin Road	\$1,247,400	Southwest
September	Storage	Warehouse Distribution	6251 Joplin Road	\$2,822,400	Southwest
September	Factory	Assembly/Disassembly	600 E Interstate 20 Highway	\$650,000	Southeast
September	Business	Hotel/Motel	1600 E Randol Mill Road	\$25,000	East
September	Business	Business Office	3614 S Cooper Street	\$250,000	West
September	Educational	School (Other than ISD) Through the 12th Grade	2015 SW Green Oaks Boulevard	\$7,010	Southwest
September	Storage	Warehouse Distribution	809 W Stephens Street	\$285,000	Southeast
September	Utility & Miscellaneous	Utilities	1111 W Abram Street	\$85,000	Central
September	Business	Retaining Wall	4611 W Sublett Road	\$20,031	Southwest
<b>Sub-Total</b>	13			\$9,772,961	
October	Utility & Miscellaneous	Amenity Center	9203 South Field Lane	\$238,000	Southeast
October	Business	Utilities	701 Brown Boulevard	\$0	North
October	Assembly	Restaurant	5305 W Sublett Road	\$750,000	Southwest
October	Business	Business Office	2302 E Bardin Rd	\$17,000	Southeast
October	Business	Business Office	2312 E Bardin Rd	\$17,000	Southeast
October	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1200 Viridian Park Lane	\$5,555	North
October	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1200 Viridian Park Lane	\$5,555	North
October	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1200 Viridian Park Lane	\$5,555	North
October	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1200 Viridian Park Lane	\$5,555	North
October	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	1200 Viridian Park Lane	\$50,000	North
October	Business	Car Wash (Auto/Self-service)	3950 S Collins Street	\$1,000,000	East
October	Business	Business Office	7901 Valcasi Drive	\$500,000	Southwest
October	Business	Business Office	7911 Valcasi Drive	\$500,000	Southwest
October	Business	Business Office	7931 Valcasi Drive	\$500,000	Southwest
October	Business	Undetermined use (Shell Buildings Only)	3980 N Collins Street	\$1,022,720	North
October	Business	Undetermined use (Shell Buildings Only)	3990 N Collins Street	\$1,022,720	North
October	Utility & Miscellaneous	School (ISD)	7811 S Collins St	\$21,000	Southeast
<b>Sub-Total</b>	17			\$5,660,660	

November	Utility & Miscellaneous	Unmanned Utility/Existing Site	3500 Milan Street Unit1	\$10,000	West
November	Storage	Warehousing/Storage	313 N Great Southwest Parkway	\$8,270,000	East
November	Assembly	School (ISD)	900 E Sanford St	\$44,807,510	East
November	Assembly	School (ISD)	1001 E Division St	\$39,390,040	East
November	Business	Business Office	4611 W Sublett Road	\$1,200,000	Southwest
November	Utility & Miscellaneous	Retail/Wholesale Store	5420 Matlock Road	\$4,000	Southeast
November	Utility & Miscellaneous	Utilities	1650 E Randol Mill Road	\$35,000	East
November	Assembly	Undetermined use (Shell Buildings Only)	1650 E Randol Mill Road	\$10,000	East
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg B	\$25,000	West
November	Utility & Miscellaneous	Retaining Wall	4700 S Collins Street	\$3,285	Southeast
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg O	\$25,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg N	\$25,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg L	\$123,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg M	\$30,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg K	\$25,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg I	\$30,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg J	\$30,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg H	\$30,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg F	\$25,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg G	\$30,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg E	\$288,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg D	\$25,000	West
November	Business	Warehousing/Storage	2130 W Pleasant Ridge Rd Bldg C	\$30,000	West
November	Business	Business Office	2130 W Pleasant Ridge Rd	\$59,000	West
November	Educational	School (ISD)	4501 W Pleasant Ridge Rd Pb4	\$10,000	West
November	Utility & Miscellaneous	Amusement Park	1000 Ballpark Way	\$70,000	East
November	Assembly	Assembly/Disassembly	1931 California Ln	\$250,000	West
November	Utility & Miscellaneous	Automobile Sales	1400 W Interstate 20 Highway	\$376,025	Southeast
November	Utility & Miscellaneous	Carports	1505 N Collins Street	\$90,000	East
November	Business	Business Office	1625 E Lamar Blv	\$500,000	North
November	Educational	School (ISD)	1071 W Turner Warnell Road	\$5,981,897	Southeast
November	Utility & Miscellaneous	Carports	1207 California Lane	\$3,030	East
<b>Sub-Total</b>	<b>32</b>			<b>\$101,810,787</b>	
December	Business	Warehousing/Storage	4500 S Watson Road	\$1,298,780	Southeast
December	Business	Bank/Credit Union	1425 N Center Street	\$1,900,000	Central
December	Educational	School (ISD)	7700 S Watson Road	\$7,580,402	Southeast
December	Assembly	Tent	1200 Viridian Park Lane	\$70,000	North
December	Educational	Child Care For 5+ Children Over the Age of 2 1/2 Years	4000 Cascade Sky Dr	\$2,250,000	North
December	Business	Business Office	1123 Mineral Springs Rd	\$1,800,000	Southeast
December	Business	Business Office	4600 Park Springs Boulevard	\$310,000	Southwest
December	Storage	Warehouse Distribution	2275 E Interstate 20 Highway	\$5,300,192	East
December	Storage	Warehousing/Storage	2331 S Collins Street	\$210,000	East
December	Business	Convenience Store w/ gas pumps	2351 E Arkansas Lane	\$90,000	East
<b>Sub-Total</b>	<b>10</b>			<b>\$20,809,374</b>	

Source: City of Arlington, Office of Strategic Initiatives



## APPENDIX E: 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 designated 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.

### Planned Development| PD

Provides an alternative to conventional development, and requires approval under the procedures in Section 10.4.3, Planned Developments. This district is intended to accomplish all of the following purposes: To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Code, to ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties, to encourage the provision and preservation of meaningful open space, and to encourage integrated and unified design and function of the various uses comprising the PD.



# APPENDIX F: Zoning Cases

## ZONING CASES BY QUARTER

Quarter	Sub-Area	Case Number	From	To	Acreage	Case Type	Proposed Use	Status	Received
Q1	East	PD18-2	RMF-22 : CC	CC	4.4	Development Plan	Dwelling, live/work	Approved	1/31/2018
	Southeast	PD18-3	NC	PD	5.9	Development Plan	Dwelling, single-family detached	Application Review	2/2/2018
	Southwest	PD18-4	PD	PD	1.8	Development Plan	Manufacturing, light	Approved	2/12/2018
	Southeast	PD18-2	CC	PD	14.6	Development Plan	Dwelling, single-family detached	Denied	2/14/2018
	Southeast	SUP18-1	GC	GC	8.2	SUP	Self-storage facility	Approved	2/23/2018
	East	ZA18-1	N/A	N/A	9.2	Zoning Case	N/A	Withdrawn	2/26/2018
	North	PD18-4	CC	PD	3.6	Development Plan	Office/hotel	Approved	2/28/2018
	Central	PD18-8	OC	PD	3.2	Development Plan	Dwelling, multi-family	Approved	3/6/2018
	West	PD18-6	RM-12	PD	1.3	Development Plan	Boarding house   fraternity or sorority house   private dorm	Approved	3/7/2018
	Southeast	SUP08-31R1	RE	RE	5.0	SUP	Gas well	Approved	3/13/2018
Q2	North	PD07-5R4-DP8	PD	PD	7.0	Zoning Case	Dwelling, multi-family	Approved	3/26/2018
	West	ZA18-2	CC	RS-7.2	0.5	Zoning Case	Dwelling, single-family detached	Approved	4/2/2018
	East	SUP18-3	RS-7.2	RS-7.3	2.0	SUP	Day care center	Approved	4/10/2018
	West	PD18-8	CC : LI	PD	6.2	Development Plan	Dwelling, multi-family	Approved	4/17/2018
	Southwest	PD18-7	PD	PD	5.5	Development Plan	Self-storage facility	Approved	4/17/2018
	Southeast	ZA18-4	LI : GC	LI	1.0	Zoning Case	Distribution center   warehouse	Approved	4/25/2018
	East	PD18-9	GC : OC	GC	8.6	Development Plan	Banquet hall	Withdrawn	5/9/2018
	East	DP18-1	RMF-22	RMF-22	1.4	Zoning Case	Dwelling, multi-family	Approved	5/10/2018
	North	PD07-5R4-DP9	PD	PD	12.0	Zoning Case	Dwelling, townhouse	Application Review	5/18/2018
	Southwest	SUP10-28R1	RE	RE	6.0	SUP	Gas drilling	Approved	5/29/2018
	East	PD18-10	RS-7.2	PD	0.3	Development Plan	Dwelling, duplex	Withdrawn	5/29/2018
	Southeast	PD18-20	CC : IM	PD-CC	4.4	Development Plan	Warehouse with Office Space	Approved	6/1/2018
	North	DP18-2	PD	PD	6.2	Development Plan	Dwelling, multi-family	Approved	6/7/2018
	East	SUP18-5	CC	CC	0.1	SUP	Tattoo parlor or piercing studio	Withdrawn	6/8/2018
	Southeast	PD18-22	PD	PD	1.1	Development Plan	Car wash	Approved	6/13/2018

## ZONING CASES BY QUARTER

Q3	Central	PD18-13	DB	PD	3.5	Development Plan	Mixed use	Approved	7/2/2018
	Southwest	ZA18-3	RE	RS-7.2	2.8	Zoning Case	Dwelling, single-family detached	Approved	7/23/2018
	Southwest	SUP09-3	RS-7.2	RS-7.2	0.0	SUP	N/A	Approved	7/23/2018
	East	SUP18-6	GC	GC	0.9	SUP	Motor vehicle sales, used	Denied	7/26/2018
	Southeast	ZA18-6	RE	RS-20	0.9	Zoning Case	Dwelling, single-family detached	Approved	7/30/2018
	North	SUP18-5	GC	GC	0.6	SUP	Restaurant with drive-through	Approved	8/1/2018
	East	SUP18-7	RS-7.2 : CC	CC	0.4	SUP	Telecommunication Facilities: Towers greater than 75 ft	Withdrawn	8/1/2018
	West	PD18-15	RE : RS-7.2	PD	58.8	Development Plan	Office and Single Family Residential	Approved	8/10/2018
	Southwest	SUP18-8	GC : CC	GC	1.787	SUP	Auto service center	Approved	8/13/2018
	West	PD16-18R1	PD	RM-12	5.481	Development Plan	Dwelling, townhouse	Approved	8/24/2018
	Southeast	PD18-28	NC : CC	PD	5.25	Development Plan	Dwelling, single-family detached	Approved	8/29/2018
	Southeast	SUP18-9	GC	GC	2.606	SUP	Hotel, limited service	Withdrawn	8/30/2018
	North	PD07-5R4-DP10	PD	PD	7.241	Zoning Case	Multi-Family	Approved	9/20/2018
	East	PD18-19	RS-7.2 : CC	CC	0.44	Development Plan	Telecommunication Facilities: Towers greater than 75 ft	Approved	9/20/2018
Q4	Central	PD18-31	LI	PD	0.41	Development Plan	Banquet hall	Awaiting Council	9/27/2018
	Central	PD18-33	LI	PD	8.539	Development Plan	General retail store (other than listed)	Approved	10/17/2018
	Southeast	PD18-35	GC	PD	2.606	Development Plan	Hotel, limited service	Approved	11/8/2018
	West	PD18-36	RM-12	PD	5.498	Development Plan	Dwelling, single-family detached	Approved	11/12/2018
	West	PD18-16	CC	PD	8.804	Development Plan	Assisted living facility (7 or more residents)	Application Review	11/28/2018
	East	PD18-39	IM	PD	6.7	Development Plan	Manufacturing, light	Approved	11/29/2018
	North	PD18-23	RMF-22	PD	15.916	Development Plan	Dwelling, multi-family	Approved	12/5/2018

Source: City of Arlington, Office of Strategic Initiatives

## APPENDIX G: Plats

### PLATS BY QUARTER

Quarter	Plat Name	Plat Type	Acreage	No of Lots	Sub-Area
Q1	Pioneer Village Lot 1 Block 3	Final	3.1	1	East
	Harold Thomas Addition Lot 1 Block 1	Minor	1.8	1	Southwest
	Central Park Office Complex Lot A2R3AR & A2R5R, Block 17	Replat	7.5	2	East
	Cisneros Addition Lot 1 Block 1	Combination	0.5	1	West
	Jackson Square Addition Lot 1R1 Block 1	Replat	1.7	1	East
	Knott's Landing on Rush Creek	Final	9.7	26	Southwest
	Mitchell Street Student Housing Addition Lots 1&2 Block 1	Replat	5.6	2	Central
	Original Town Lot 1AR Block 80 & Lot 1R Block 96	Replat	3.6	2	Central
	Autocare Center Lot 1R1	Replat	12.6	1	East
	Original Town of Arlington Lot 1R1 Block 94A	Replat	5.2	1	Central
	Owl Creek Estates Lot 32C1 & 32C2 Block 1	Replat	5.5	2	Southeast
	Carr Addition Lot 1R	Replat	5.7	1	Central
	Viridian 1F Lot 1R Block 69	Replat	1.7	1	North
	Viridian Village 2A Lots 14R-20R, 21XR-27R, 28XR, 29R-42R, Block 10	Replat	3.3	29	North
	GSID Industrial Community No. 1 Sites 7A, 7B, 7C & 7D Block 13	Replat	19.4	4	East
	Arlington Tech Center Lots 1-44, 1X-3X & Lot 21X Block 10	Final	3.9	47	East
	DeRiso Development Addition Lots 2 & 3 Block 1	Combination	1.4	2	Southeast
	GSID Industrial Community No. 2 Second Installment Sites 2A & 2B	Replat	6.6	2	East
	Thomas Perkins Addition Lot 14	Minor	1.0	1	West
	<b>Sub-Total</b>		99.9	127	

## PLATS BY QUARTER

Q2	Wal-Mart Supercenter Addition Lots 2RB2A & 2RB2B	Replat	1.0	2	Southeast
	Viridian 2B	Final	52.1	180	North
	J N Holland Addition Lot 1 Block 1	Combination	7.0	1	Southeast
	Benbar Estates Lots 1-15 & Lots 1x-2X	Final	13.2	17	Southwest
	Woodland Park South Addition 2nd Installment Lots B1R1 & B1R2 Block 19	Replat	2.5	2	west
	Central Plaza Lots 1R1 & 1R2 Block 1	Replat	4.5	2	East
	Melear Townhomes Addition	Final	3.8	30	West
	Fagbemi Addition Lot 1 Block 1	Combination	1.2	1	Southeast
	Thousand Oaks Subdivision Lots 7R1 & 7R2 Block 2	Replat	1.0	2	Southwest
	Wheless Addition Lot 1 Block 1	Final	1.5	1	Southwest
	Lewis Addition Lot 1 Block 1	Minor	2.3	1	Southwest
	Shrauner Addition Lot 1 Block 1	Minor	2.2	1	West
	Quick Addition Lot 1 Block A	Replat	0.3	1	West
	J O'Daniel Addition Lot 2R3	Replat	10.2	1	Southeast
	Classic CDJRF Addition Lot 1 Block 1	Replat	16.4	1	East
	Moorewood Addition Lots 3R1 & 5BR1	Replat	3.8	2	Southwest
	Q.T. 880 Addition Lot 3 Block A	Final	3.4	1	Southeast
	Original Town Lot 1R Block 38	Replat	0.4	1	Central
	Abram Estates	Final	4.2	59	East
	Viridian 3A	Final	51.4	271	North
	<b>Sub-Total</b>		182.3	577	



## PLATS BY QUARTER

Q3	Waters Edge at Viridian Lots 1, 2, & 3 Block 1	Combination	5.3	3	North
	Day Addition	Final	25.6	105	Southeast
	Thomas Heirs Addition Lots AR1 & BR1	Replat	1.4	2	Central
	Great Southwest - South Great Southwest Industrial District Site 45R	Replat	14.1	1	East
	Arlington ISD Fine Arts Addition Lots 1 & 2, Block A	Replat	28.5	2	Central
	Highcroft Estates	Final	45.1	134	Southwest
	Arlington Goodwill Addition Lot 2R Block 1 and T O Harris Addition Lot 10R	Replat	4.8	2	Southeast
	The Ballpark Addition Lot 1 Block B	Replat	14.1	1	East
	Viridian Village 2F Lot 36XR, 37R-42R, 43XR, 44R-51R, Block 57	Replat	2.4	16	North
	Viridian Village 2F Lots 8R-14R, 15XR, 16R-22R Block 8	Replat	1.8	15	North
	Original Town of Arlington Block 4AR	Replat	3.5	1	Central
	Viridian Village 2F Lots 18R-23R, 24XR, 25R-29R, Block 9	Replat	1.7	12	North
	Maddry Addition Lots 1R & 2R	Replat	0.4	2	Central
	Pleasant Ridge Office Park Lot 1R	Replat	6.4	1	Southwest
	Original Town of Arlington Lot 1R1 Block 37R	Replat	0.8	1	Central
	<b>Sub-Total</b>		156.1	298	
Q4	Westpointe Business Center Lots 1A & 1B Block 8R	Replat	7.7	2	Southeast
	RCCG Household of Faith Lot 1, Block 1	Combination	9.2	1	Southeast
	Vo's Residence Lot 1 Block 1	Minor	1.1	1	West
	Shelton Estates Addition Lots 1, 2, 3 Block 1	Minor	1.4	3	West
	Winholt Addition Lots 1 & 2 Block 1	Replat	5.0	2	East
	Viridian Village North Lot 1 Block 1	Combination	2.2	1	North
	Parkway Central Tracts AR & BR Block 6	Replat	11.7	2	North
	Avondale Place Addition Lot 7B8 Block 6	Replat	1.0	1	Central
	Alpha Square Addition Lots 1A & 2A Block 1B	Replat	20.6	2	East
	Academy Park Addition Lots 7A, 7B & 4B1	Replat	1.3	3	Southwest
	B R Abbott Addition Lot 8	Minor	1.4	1	Southwest
	KV Mineral Springs Lot 1 Block A	Combination	4.0	1	Southeast
	<b>Sub-Total</b>		66.6	20	

Source: City of Arlington, Office of Strategic Initiatives