



January 24, 2006

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## PART I

# Introduction

On November 9, 2005, Council met to “throw out the first pitch” of the City’s Fiscal Year 2006 Business Plan. At the session, Council inquired about planning the southwest Arlington area to support quality residential development that will complement and benefit from opportunities presented by Tierra Verde Golf Club.

This proposed *Tierra Verde Small Area Plan* is a detailed review of a portion of the Southwest Sector Plan which was adopted on February 20, 2001. The plan contains proposed incentives and options to maintain the goals of the Southwest Sector Plan.

### Tierra Verde Golf Club

When developing Tierra Verde Golf Club, the City closely partnered with Graham & Panks International and Audubon International to design a spectacular championship facility. In the gentle rolling hills of southwest Arlington, lie 18 holes of fabulous golf. Each hole of this magnificent layout has five tee locations ready to accommodate any level of player. With over 7,000 yards of golfing terrain, players have an opportunity to use all the clubs in their bag to negotiate the strategically placed bunkers and hazards. Tierra Verde's environmental design capitalizes on the natural beauty of this largely untouched land, blending native vegetation and rolling design with the beauty of a modern championship golf course. Through its commitment to environmental preservation, Tierra Verde Golf Club has achieved Audubon Signature status, awarded only to new developments designed and constructed using Audubon International's



Principles of Sustainable Resource Management. These principles include wildlife conservation and habitat enhancement, water quality management and conservation, energy efficiency, waste reduction and integrated pest management.

Few golf courses offer the beauty, strategy, and variety of Tierra Verde Golf Club in Arlington. Our superior course was host to the Byron Nelson Qualifying Round in 2001 and 2002, and was named by the Dallas Morning News as one of the "Best New Courses" in 2000.

## **Southwest Sector Plan**

The Southwest Sector Plan was adopted by City Council in 2001. This sector is predominantly residential and is unique in that agricultural zoning makes up a large portion of the zoned acres within the sector (27% or 2,580 acres in 2000). The Plan's Ten Year Vision Statement is:

*"To realize a community with active citizens, neighborhoods, and organizations where all stakeholders foster communication and cooperation to enhance the area's quality housing; excellent educational opportunities; safe and attractive recreational, residential and commercial areas; and infrastructure and service systems while respecting and protecting nature."*

The Southwest Sector Plan divides the sector into two parts. Sub-area 2, which contains both the Tierra Verde Golf Course and the MLK Sports Center, is south of Sublet Road and is much less developed than the area to the north. The area along Rush Creek and Sublett Creek is shown on the Parks Master Plan for a linear park. The majority of developed residential land is low density that is developed under "R" zoning (7,200 square foot lots). The majority of undeveloped land is also shown as low density development except where medium density zoning or development exists or in some instances where the zoning is designated as multi-family. Due to the larger amounts of vacant land in Sub-area 2, it is important to closely examine the future land use patterns and the related policies for this area. The following land use policies apply directly to the area around the Tierra Verde Golf Course.

**Strategy #6:** *"Due to the desire for a more upper end housing market around the Tierra Verde Golf Course and recent zoning changes to promote this desire, the U.S. 287 Business Area Plan should be rescinded and replaced with the Future Land Use Map of the Southwest Sector Plan. The loss of the 300 acres of employment area in the U.S. 287 Plan will be recaptured through the designation of a South Cooper Employment Center containing approximately 560 acres of light industrial land for development."*

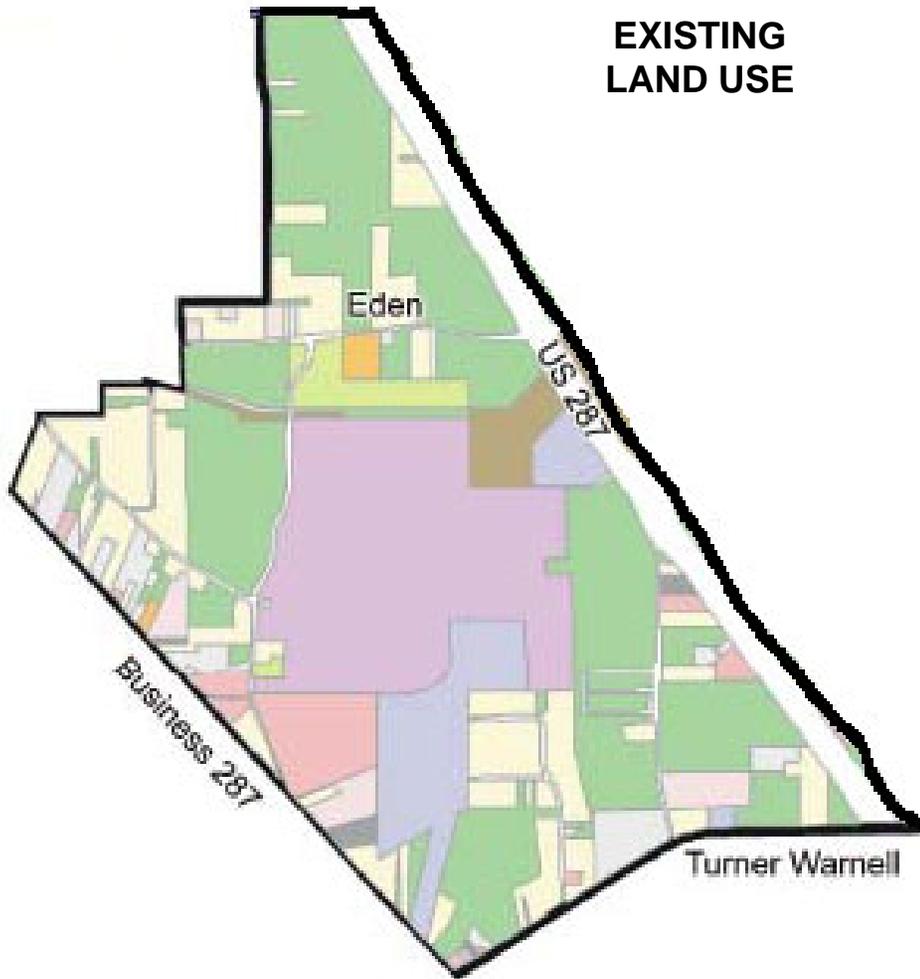
**Strategy #7:** *“Larger lot development (Estate – 10,000 square foot lots) should be promoted around the golf course. Owners of vacant, medium density zoned property in this area should be offered incentives to rezone their property. The city should consider a zoning district for lots larger than 10,000 square feet.”*

**Strategy #8:** *“The development trend established on the land between Mansfield Highway and Mansfield Cardinal Road creates a land use pattern inconsistent with the desired large lot residential to the northeast of this area. Any future zoning in this area for heavy industrial uses should go through a Planned Development process with orientation to Mansfield Highway and significant buffering on Mansfield Cardinal. Future residential developments to the northeast should back to Mansfield Cardinal.”*

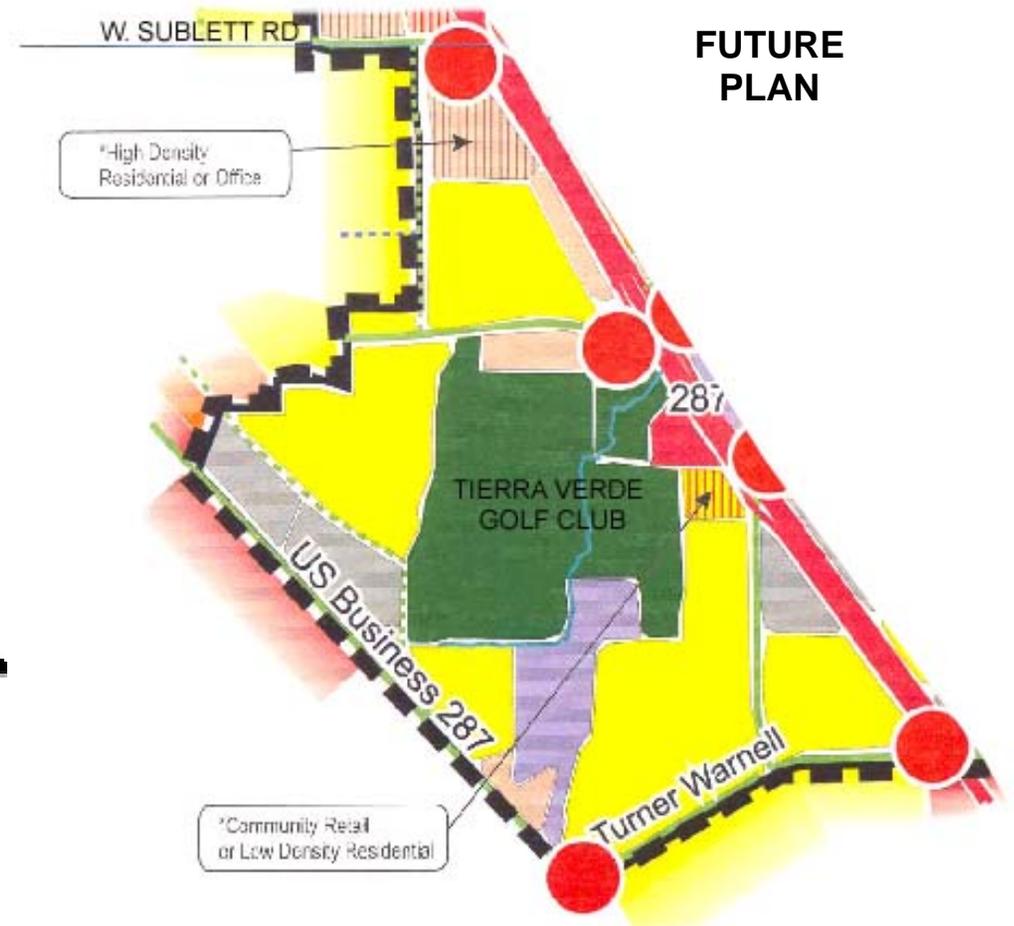
### Tierra Verde Target Area Land Use

(as shown in the 2001 Southwest Sector Plan)

#### EXISTING LAND USE



#### FUTURE PLAN

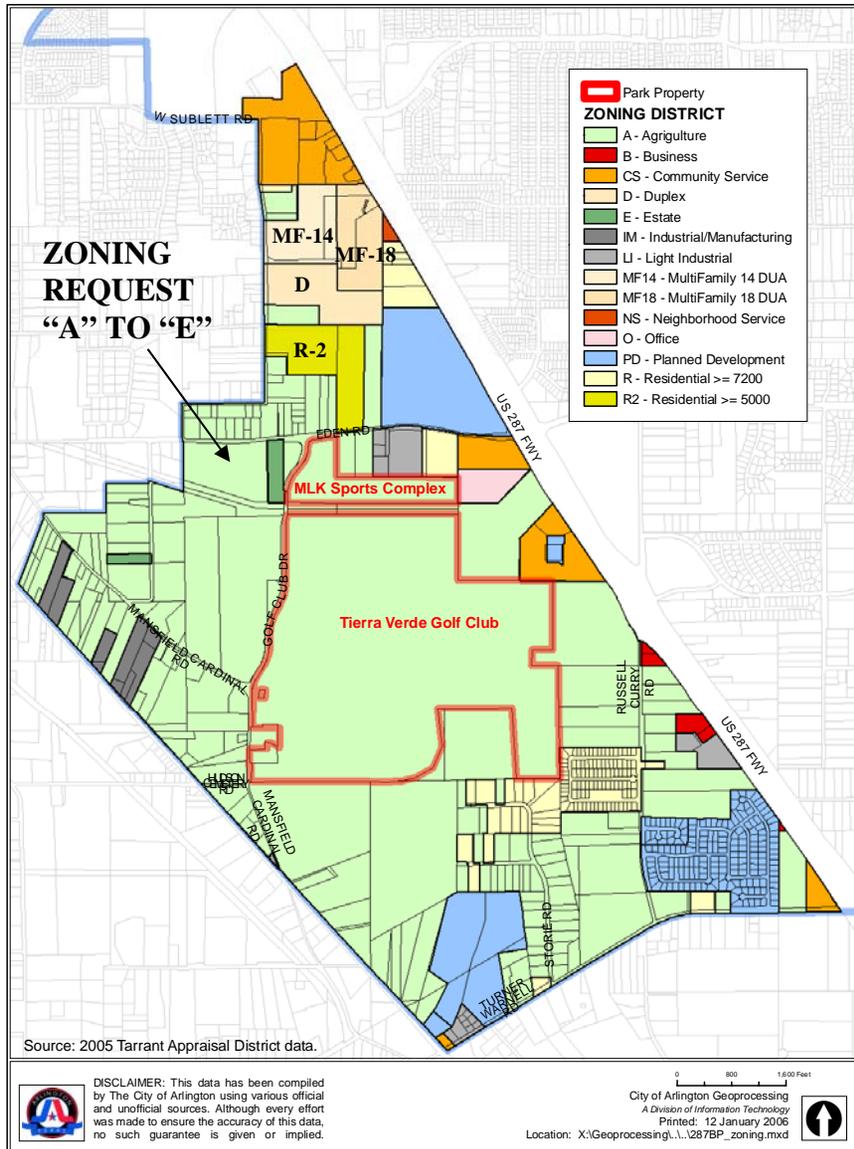




## Part II

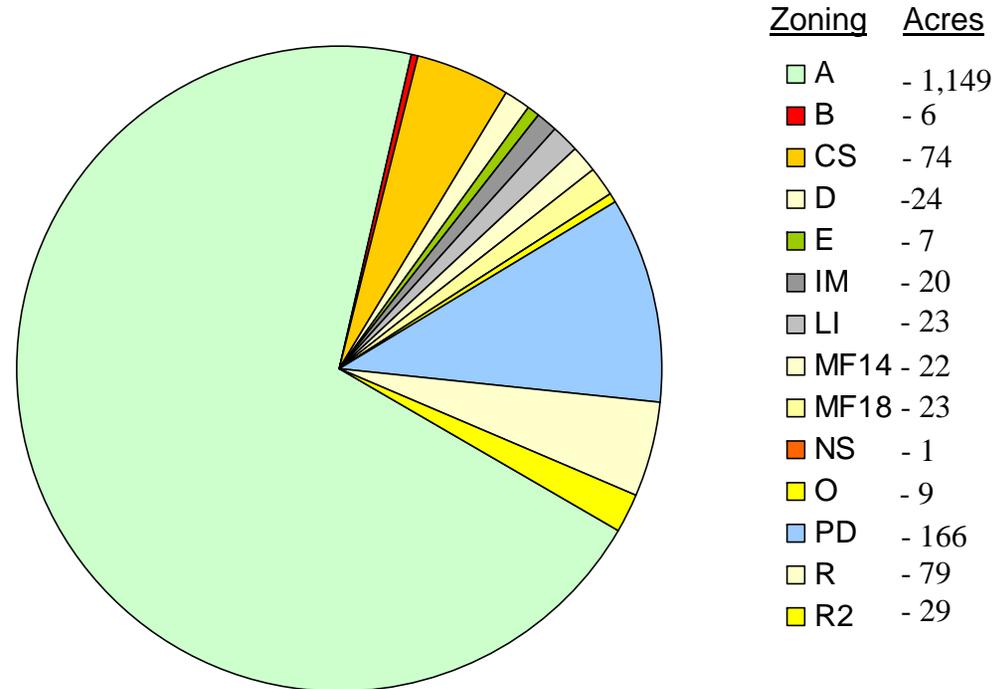
### Existing Conditions

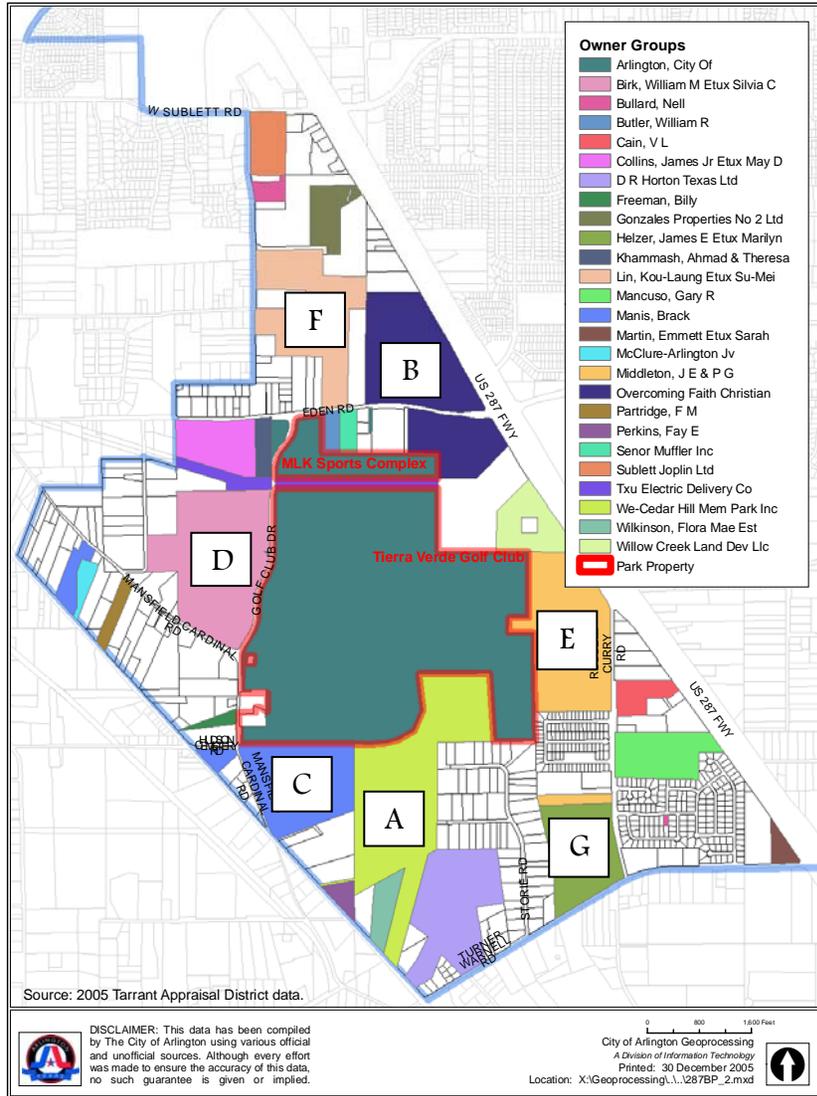
Currently, the Tierra Verde Target Area is comprised of 1,632 acres. The golf course is over 300 acres in size.



### Existing Zoning

The majority of the Tierra Verde Target Area is currently zoned Agriculture (70.3%).





### 2006 Current Ownership of Large Parcels

ID	Zoning	Acreage	Ownership
A	Agriculture	62.27	Cedar Hill Memorial Cemetery
B	PD, CS, O	79.14	Overcoming Faith
C	Agriculture	45.55	Brack Manis
D	Agriculture	72.90	William and Sylvia Birk
E	Agriculture	65.42	J.E. and P.G. Middleton
F	R-2 and D	52.46	Kou Laung and Su-Mei Lin
G	Agriculture	30.00	James and Marilyn Helzer



## Thoroughfare

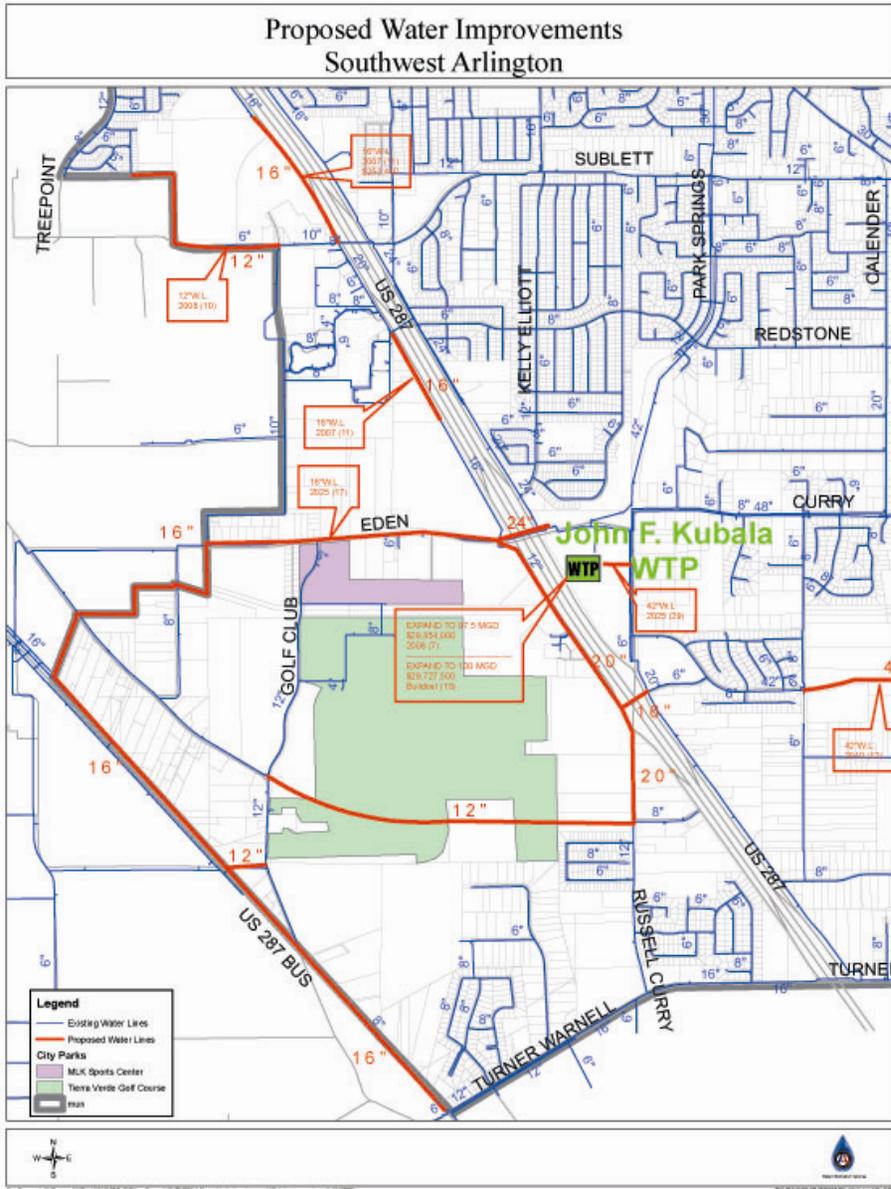
**US 287 and Business 287** are TxDOT facilities. No major work is currently proposed. Business 287 is currently under construction in Kennedale.

**Eden Road** (US 287 to west City limit) currently exists as a 2 lane county type roadway and is ultimately proposed as a 6 lane divided major arterial. Design funds were included in the 1999 Bond Election and are planned to be sold next year. No funding for right-of-way and construction has been included in a bond election.

**Park Springs (Russell Curry)** (US 287 to Turner Warnell) currently exists as a 2 lane county type roadway (Russell Curry Road) and is ultimately proposed as a 6 lane divided major arterial. No funding for any phase has been included in a bond election.

**Turner Warnell** (US 287 to Business 287) currently exists as a 2 lane county type roadway and is ultimately proposed as a 6 lane divided major arterial. No funding for any phase has been included in a bond election.

**Mansfield Cardinal** (Business 287 to City limit) currently exists as a 2 lane county type roadway and is ultimately proposed as a 4 lane undivided major collector roadway. No funding for any phase has been included in a bond election.

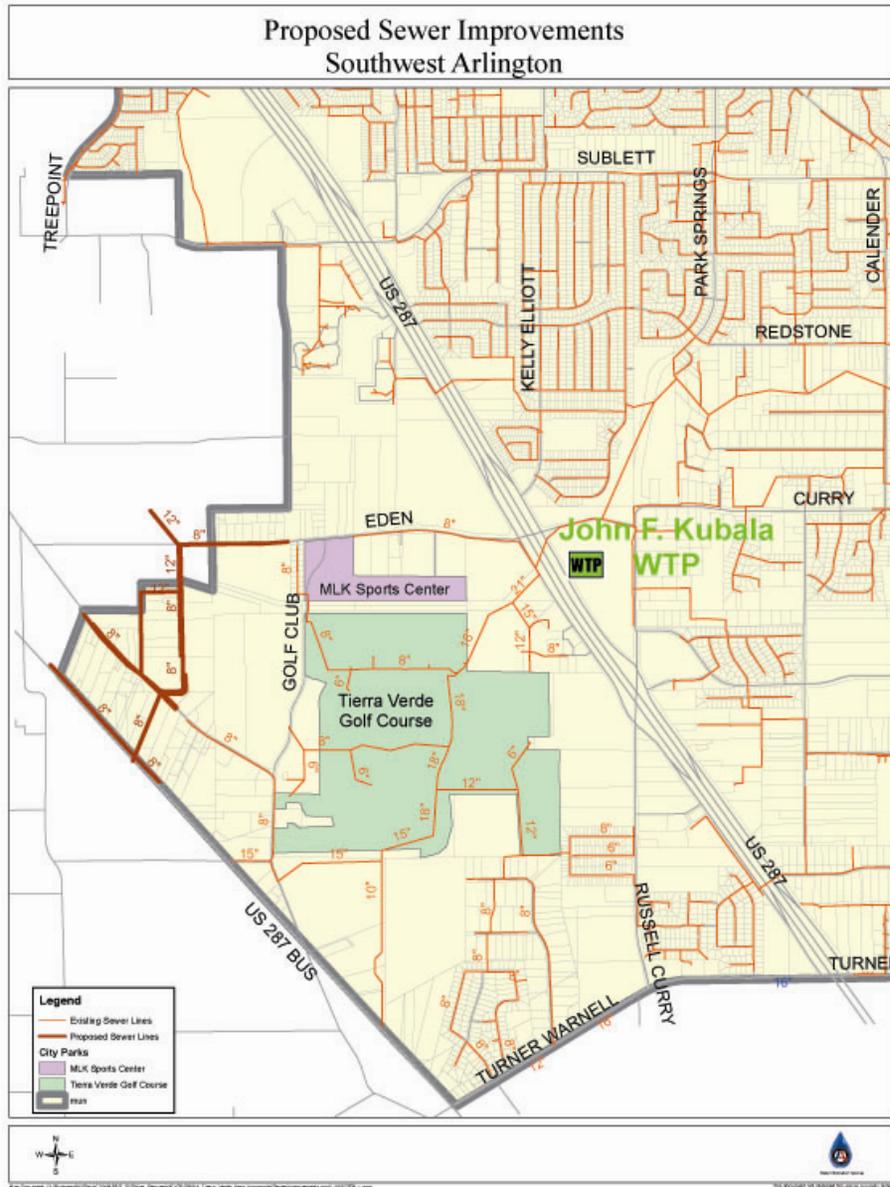


## Water

**Existing Infrastructure** in this area consists primarily of 6-inch and 8-inch water lines constructed as part of the Kee Branch system in the late 1960’s. The primary sources for treated domestic water in this planning area are the existing 8-inch water line in Eden Road and the existing 16-inch water main in Turner Warnell, which are connected to the Kee Branch system. Newer facilities, including a 16-inch water main north of Eden Road and a 12-inch water main in Golf Club Drive were constructed in conjunction with the Tierra Verde Golf Course project in 2000 and the Overcoming Faith Christian Center project in 2004.

**Existing Conditions:** Water pressures in this area average greater than the minimum required 35 pounds per square inch (psi), but the area has been subject to brief spikes (drops and increases) in pressure due primarily to the small size of the system and the limited ability of the system to adapt to fluctuating demands.

**Proposed Master Plan Improvements** The Council Adopted Water System Master Plan requires the construction of a 12-inch thru 20-inch water main loop bounded generally by Eden Road, U.S. 287, the Tierra Verde Golf Course south property line and Business Highway 287, to the west City limit. In addition, the construction of a 24-inch water main across U.S. 287 at Eden Road and 16-inch water main across U.S. 287 at Woodland Springs are required as part of the Master Plan.



## Sanitary Sewer

**Existing Infrastructure** in this area includes in part the 8-inch Pioneer Valley sanitary sewer east of Golf Club Drive in Eden Road, constructed in the 1980’s and existing 6 thru 12-inch sanitary sewers which serve a number of existing subdivisions in the area. In addition, 15-inch and 18-inch sanitary sewers were constructed in conjunction with the Tierra Verde Golf Course project.

Following the construction of the Golf Course, as part of the Tierra Verde Estates project, an 8-inch sanitary sewer was extended from the Tierra Verde sewer to the development at Golf Club Drive and Golf Green Drive. More recently (2003), an 8-inch sanitary sewer extending northwesterly along Mansfield Cardinal Road was also constructed by the City southeast of Eden Tap Road to the Tierra Verde sewer. Much of the undeveloped land in the southwest portion of this area is utilizing small onsite wastewater treatment (e.g. septic system).

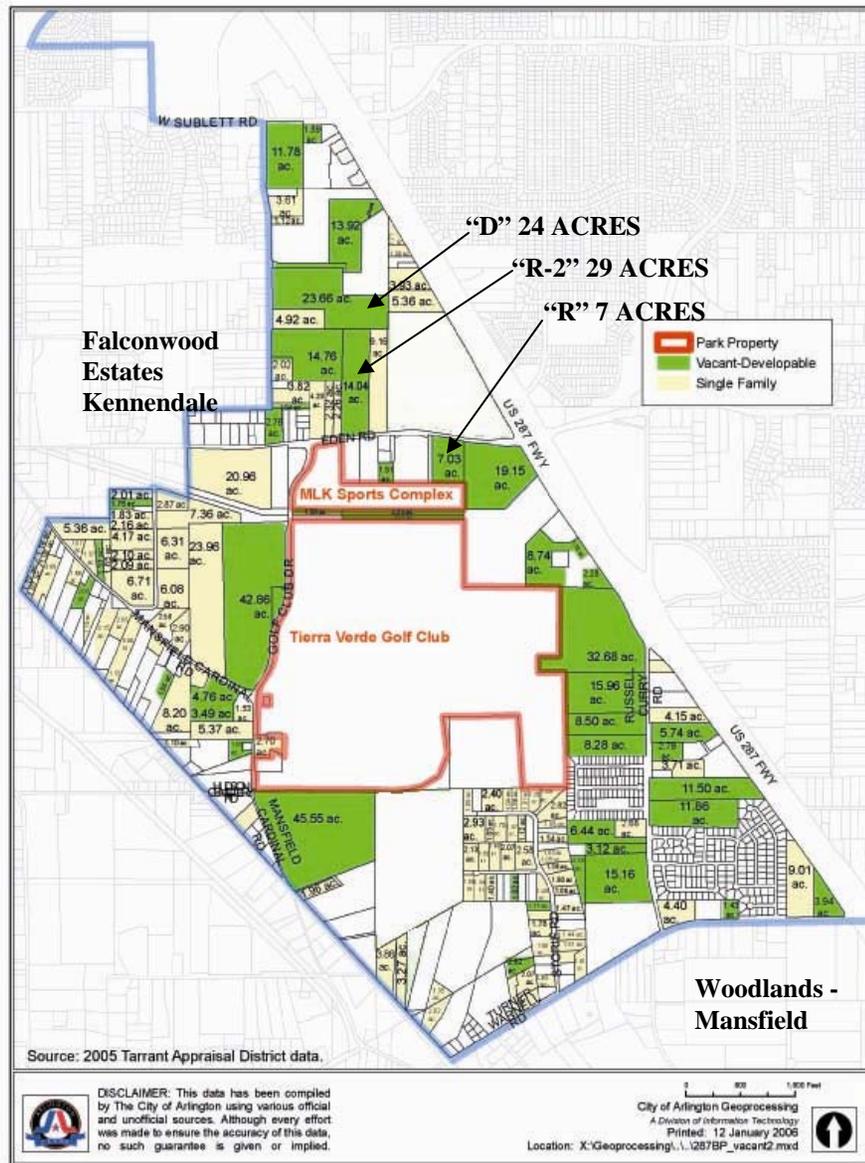
**Proposed Sanitary System Improvements** include the construction of the Eden Tap/Mansfield Cardinal sanitary sewer, which will serve areas currently not served on the westernmost portions of this area. This project is currently under design and completion is estimated for December 2007. This line will further facilitate development activity in the area.

## **Storm Water**

Storm water conveyance follows the existing topography of the area. While installation of pipe systems may alter the means of conveyance, the drainage can not be diverted and must generally follow the area's natural drainage patterns. While there are several unnamed low creek areas in the Tierra Verde Target Area, Sublett Creek, (a tributary of Rush Cree) is the only major creek in the area. The majority of Sublett Creek is located within the existing golf course. The creek areas in the Target Area generally drain to the northeast. In the undeveloped areas, the storm water generally sheet flows across the land toward one of the low creek areas; however, county type roadways with ditches, fence lines and other features may have altered the conveyance slightly over time.

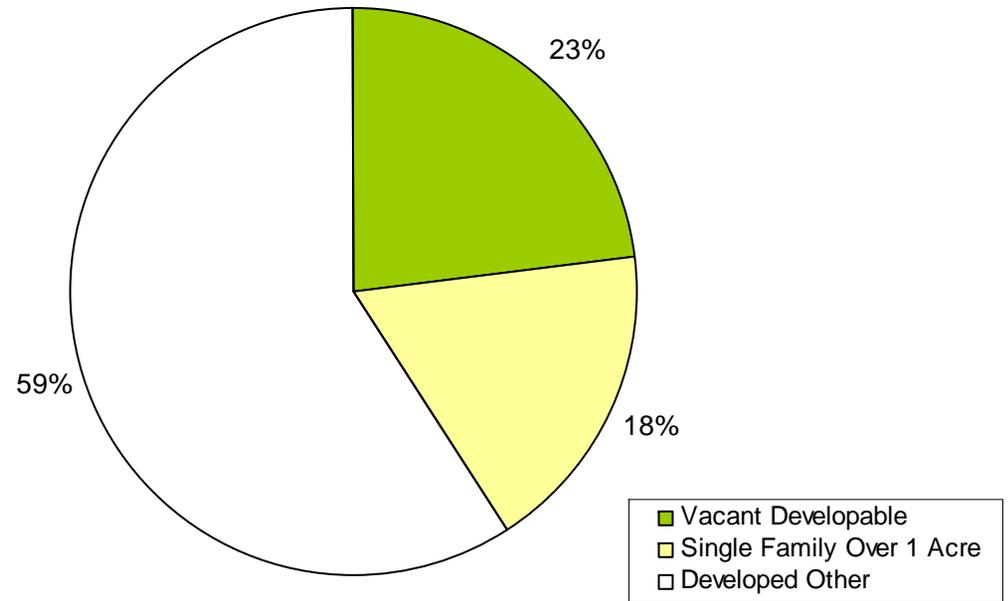
As development occurs, storm water conveyance is further altered. Storm water runoff from developed land typically drains into the adjacent roadways for residential developments. More intense commercial developments often require on-site drainage systems. As the roadways fill with water, inlets are constructed to intercept the water with connecting underground pipes to convey the water to a point consistent with the natural drainage patterns. Depending on the situation, it is often difficult to locate an appropriate termination point for the pipe. Depending on how deep the pipe is and the surrounding area, offsite drainage improvements and easements are often necessary in areas such as Tierra Verde. In addition to the pipe systems described, major box culvert or bridge structures may be necessary if streets within a development cross one of the low creek areas. Because the property location and the layout of streets play such a major role, the drainage system requirements are determined on a case by case basis as developments are proposed.

Arterial streets also contain substantial drainage improvements along the roadway. Box culvert or bridge structures are also designed and constructed at any point that a low creek area crosses the street.



### Current Development Opportunities

Almost 23% (375 acres) of the Tierra Verde Target Area is vacant and almost 18% (292 acres) is large lot homesteads with single family uses.



Type	Tracts	Acres
Vacant Developable	45	375
Single Family (Over 1 Acre)	103	292

**Existing Zoning and Current Development Options**

The following table uses the residential lot yield assumptions included in Table 5.1 of the Southwest Sector Plan, to predict the number of lots which could be built on approximately 375 “Vacant Developable” acres (250 “A”, 7 “R”, 29 “R-2”, 24 “D”, and 65 non-residential zoning) residential land in Southwest Arlington according to existing or future zoning requests. The immediate need for protection of future development are those tracts currently zoned anything rather than “A”. All “A” zoned lots would have to go through the zoning process to develop. At that time, City Council will have the discretion to authorize a land use that is consistent with the Southwest Sector vision.

*For example, there are 1,149 acres of “A” land in the Tierra Verde Target Area. Of this total, approximately 250 acres are vacant. If this land were re-zoned according to density standards below, it would yield 875 “E” lots or 600 15,000 sq. ft. lots.*

Zoning	Vacant Developable Acres	R-2	R-1	R	E	15,000	20,000
Units Per Acre	NA	7	5.8	4.8	3.5	2.4	1.8
“A”	250				875	600	450
“R”	7			34	25	17	13
“R-2”	29	203	168	139	102	70	52
“D”	24	168	139	115	84	58	43

**Development Assumptions and Scenarios for Incentive Needs**

Based on general information provided by developers in the Southwest Arlington area, the following table represents what might be a typical development scenario for the area. As the table shows, development cost and land cost typically remain the same no matter what type of lots are developed. The last row shows the difference on a per lot basis between profit for “R” lots and other types of lots. This information can be used when determining the extent of necessary development incentives.

It is important to note that actual costs/profits may vary greatly. Typically larger lots will require a longer length of time to sell. This increased holding cost should also be considered.

ASSUMPTIONS	“R” (7,200 sq ft)	“E” (10,000 sq ft)	15,000 sq ft	20,000 sq ft
<b>Sell Prices Per Lot (Estimate)</b>	<b>\$45,000</b>	<b>\$60,000</b>	<b>\$70,000</b>	<b>\$85,000</b>
<b>Development Cost Estimate Per Acre</b>	\$35,000	\$35,000	\$35,000	\$35,000
<b>Land Cost Estimate Per Acre</b>	\$30,000	\$30,000	\$30,000	\$30,000
<b>Yield Density Estimate</b>	4.8	3.5	2.4	1.8
<b>SAMPLE SCENARIOS (Estimates)</b>				
<b>Acreage</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Lot Yield</b>	<b>96</b>	<b>70</b>	<b>48</b>	<b>36</b>
<b>Gross Sales</b>	\$4,320,000	\$4,200,000	\$3,360,000	\$3,060,000
<b>Gross Development Cost (per acre)</b>	\$700,000	\$700,000	\$700,000	\$700,000
<b>Gross Land Cost (per acre)</b>	\$600,000	\$600,000	\$600,000	\$600,000
<b>Gross Profit</b>	\$3,020,000	\$2,900,000	\$2,060,000	\$1,760,000
<b>Difference From R</b>		(\$120,000)	(\$960,000)	(\$1,260,000)
<b>Difference Per Lot From R</b>		<b>(\$1,714)</b>	<b>(\$20,000)</b>	<b>(\$35,000)</b>

## PART III

# Incentive Options

### Process

#### Platting Process

The City's Subdivision Regulations (Section 1.03: Policies) provide that a subdivision developer must provide adequate public facilities. However, the City does not currently review public facilities based on an entire area, they are reviewed on a parcel by parcel basis. As a result the overall picture of what is needed both short and long term is not always apparent. One option would be to strengthen the way infrastructure is reviewed by creating sub-area plans based on ultimate build-out and the needs for a particular area. If this is revised, then the Planning and Zoning Commission (P&Z) can more actively exercise the ability to deny applications for plats based on the lack of adequate public facilities.

#### **The Subdivision regulations are as follows:**

“To carry out the purpose statements above, it is declared to be the policy of the City to guide and regulate the subdivision and development of land in such a manner as to promote orderly growth both within the City and, where applicable, within its extraterritorial jurisdiction. Proposed plats or subdivisions that do not conform to the purposes listed above and the following policies and regulations shall be denied, or, in lieu of being denied, be approved subject to conformance to these purposes and policies. These regulations shall be administered in accordance with the following policies:

- C. **Adequate Public Facilities Required.** Each subdivision shall provide adequate public facilities. Adequate public facilities shall include adequate water, sanitary sewer, drainage, parks and transportation facilities necessary to serve the proposed development, whether or not such facilities are to be located within the property being platted or offsite.
- D. **Adequate Public Facilities Standards.** Public facilities shall be considered adequate if they meet the minimum level of service (LOS) established in the appropriate sections of this ordinance and the following standards:

1. **Street Access.** All platted lots must have safe and reliable street access for daily use and emergency purposes. All platted lots must have direct access to a paved public street, private street, or an approved access easement.
2. **Water.** All platted lots must be connected to a public water system that provides water for health and emergency purposes. Water service must be sufficient to meet the fire flow requirements.
3. **Wastewater.** All platted lots must be connected to a public wastewater collection and treatment system. On-site wastewater treatment systems will not be permitted, except for the pretreatment of industrial waste. The projected wastewater discharge of a proposed development shall not exceed the capacity of the wastewater system.
4. **Drainage.** Storm water runoff attributable to new development shall meet the intent of the minimum standards of this ordinance and the *Design Criteria Manual*. (Amend Ord 04-015, 1/27/04)
5. **Storm Water Management.** Permanent features are required to maintain to the maximum extent practicable the predevelopment characteristics of the natural creek that ultimately receives storm water runoff from the development.
6. **Parks and Recreation.** Parks and recreation facilities shall be deemed adequate when:
  - a. Park fees have been paid; and
  - b. Linear park dedication and participation agreements have been executed for residential properties within, or adjacent to, the 100-year floodplain of the following creeks and rivers:
    - Bowman Branch
    - Fish Creek (South Branch)
    - Johnson Creek
    - Lynn Creek
    - Rush Creek
    - Sublett Creek
    - Trinity River
    - Village Creek
7. **Electricity.** All platted lots must have access to a public utility that provides electricity for retail consumption.
8. **Telecommunications.** All platted lots must have access to a public utility that provides telecommunications for retail consumption.”

### **Zoning Request**

Currently, the majority of the vacant land that is developable is zoned “A”. Under this zoning district, if a property were to be redeveloped, it could only be platted into 5 acre lots or larger. In order for any development to occur, a re-zoning request would have to be submitted. Based on Strategy #7 of the Southwest Sector Plan, City Council has the discretion to authorize a land use that is consistent with this strategy.

*“Larger lot development (Estate – 10,000 square foot lots) should be promoted around the golf course. Owners of vacant, medium density zoned property in this area should be offered incentives to rezone their property. The city should consider a zoning district for lots larger than 10,000 square feet.”*

### **Zoning Process**

Currently, the only mechanism for large lot development is to submit a request for “E” zoning or to submit a Planned Development request.

The City’s fees for such requests are as follows:

“A” to “R”	\$500
All other to “R”	\$1000
“PD” zoning with development plan	\$2000 + 100/acre

Developers may see the fees and process requirements of the Planned Development process as much more intensive than a straight zoning request.

*\*\*For example, if a developer has 20 acres of “A” zoning, he could request “R” zoning for \$1000 and the price of a survey.*

*However, if the same developer wanted to develop larger lots and submitted a Planned Development request the City’s fees would be \$4,000 plus survey, traffic study or waiver request, preliminary storm water management site plan, water and sewer layout, preliminary drainage plan, entry feature design, and elevation detail.*

The straight zoning request can cost from \$2,000-6,000 while a Planned Development request can cost from \$30,000-50,000, using a 20 acre scenario.

One option to encourage larger lot developments would be to permit concept brief applications for residential uses and require a site plan for review without the full development plan. The Planned Development with concept brief mechanism is in place for non-residential property. It allows the developer to request straight zoning, while answering some basic questions about the future use and aesthetics of the property. The concept brief is also permitted for residential uses; however, there is no real incentive to use it, because the applicant must also submit a full development plan. All of the items required with the development plan are already required at the time of a preliminary plat so the City is not forfeiting any information requirements.

A concept brief combined with a revised Planned Development zoning fee would reduce the zoning costs associated with development. This figure could close the “R” to “E” gap significantly. This option would make the Planned Development process a more economical and expedient process.

## **Zoning District/Overlay Creation**

Several Metroplex cities were reviewed in order to determine if and what incentives for larger lot development are utilized. While other cities do not offer incentives to encourage large lot development, many of the cities do have zoning districts that require much larger lot sizes than the City of Arlington.

The City of Arlington currently has four single family residential zoning districts in place; “R-2”, “R-1”, “R”, and “E” zoning districts. See Appendix A for a detailed view of the single family zoning districts other Metroplex cities utilize.

Some cities have single family zoning districts as large as 5 acres. However, the cities comparable to Arlington in size and population (Plano, Irving, Grand Prairie, and Fort Worth) have large lot districts in the range from 20,000 to 1 acre. Arlington has the lowest “largest” single family classification of all of the cities.

Several alternatives exist for creating appropriate zoning districts for this area.

**Estate Plus Zoning District:** Create a zoning district which requires a greater lot size. Coupled with some of the earlier options, such as infrastructure participation, reduction of processing fees, park fees, concept brief possibility; this may be a way to create the incentive package for the development of larger lots.

**Conservation Zoning District:** Create a conservation zoning district that permits the density of smaller lot development in conjunction with open space conservation. See Appendix B for an Information paper on Conservation Development. The principle objective for conservation development is to allow development while protecting an area’s environmental features, allowing for open space, and protecting the character of communities. Conservation developments usually site homes on smaller lots with less emphasis placed on minimum lot size. The density remains the same as a typical development, however the homes are clustered and the remaining land is preserved in perpetuity.

The Parks Department engaged in a discussion about the creation of a "conservation-design" approach to subdivision development. It is being utilized in cities such as Flower Mound and would be a suitable alternative for the Tierra Verde area. In addition, since Tierra Verde was developed with Sustainable and Green Building methods and best practices, it was the hopes of the Parks Department to lure developers that would take advantage of that marketing opportunity as they incorporate some level of green building and sustainable design in their developments.

**Tierra Verde Overlay District:** Create an overlay district which utilizes one or more of the above types of zoning categories in conjunction with design standards, incentives, and submittal requirements.

## **Collaborative Re-zoning**

Only one of the cities polled has initiated re-zoning for larger residential lots. The City of Wylie has done so twice. The first re-zone increased all vacant 7,200 sq. ft. zoned parcels to 8,500 sq. ft. They are currently engaged in rezoning all vacant 8,500 sq. ft. zoned parcels into 10,000 sq. ft. The City of Wylie also has an award winning residential design standards ordinance in place that works with a unique point system concerning land use, architectural design, and amenities.

One alternative to City initiated re-zoning could be collaborative re-zoning. Several of the large tracts of land are owned by individuals wishing to preserve the character of this area of Southwest Arlington. If the City offered to re-zone their land for no or reduced fees, this may be a way to bring many tracts into alignment with the goals of the Sector Plan.

## **Moratorium**

### **Prerequisites - Adoption of Moratorium**

1. Gather information and data from all Development Review Committee (DRC) participants on current level of service provided and future capacity requirements.
2. Data will need to be summarized to show city capacity and any shortage of current capacity.
3. Must develop from data available what specific geographic areas could be reasonably included in the moratorium due to lack of essential public facilities or significant need for other public facilities.
4. Develop an action plan for potential moratorium.

5. Develop schedule for adoption of moratorium.

### **Requirements for Moratorium**

1. Requires justification by demonstrating a need to prevent a shortage of **essential public facilities** (water, sewer, or storm drainage facilities or street improvements provided by a municipality or private utility).
2. Written findings must be issued based on reasonably available information.
3. Findings must include a summary of:
  - a. evidence demonstrating the extent of need beyond estimated capacity of existing essential public facilities that is expected to result from new property development, including identifying:
    - i. any essential public facilities currently operating near, at, or beyond capacity;
    - ii. the portion of that capacity committed to the development subject to the moratorium; and
    - iii. the impact fee revenue allocated to address the facility need.
  - b. evidence demonstrating that the moratorium is reasonably limited to:
    - i. areas of the municipality where a shortage of essential public facilities would otherwise occur; and
    - ii. property that has not been approved for development because of the insufficiency of existing essential public facilities.
4. If there is no shortage of essential public facilities then moratorium justified only by demonstrating a significant need for other public facilities, including police and fire facilities.
5. A significant need for public facilities is established if the failure to provide those public facilities would result in an overcapacity of public facilities or would be detrimental to the health, safety, and welfare of the residents of the municipality. Written findings based on reasonably available information must be issued.
6. The written findings must include a summary of:
  - a. evidence demonstrating that applying existing development ordinances or regulation and other applicable laws is inadequate to prevent the new development from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety, and welfare in an affected geographical area;
  - b. evidence demonstrating that alternative methods of achieving the objectives of the moratorium are unsatisfactory; and
  - c. evidence demonstrating that the municipality has approved a working plan and time schedule for achieving the objectives of the moratorium.

### **Duration or Extension of Moratorium**

1. Initial term is 120 days from date of adoption. (Automatically expires at this time unless it is extended).

2. Extension process as follows:
  - a. Notice of public hearing for extension published in a newspaper of general circulation not later than the 15<sup>th</sup> day before the hearing;
  - b. Public Hearing;
  - c. Adopting written findings that:
    - i. identify the problem requiring the need for extending the moratorium;
    - ii. describe the reasonable progress made to alleviate the problem; and
    - iii. specify a definite duration for the renewal period of the moratorium
3. No provision is made for an additional extension beyond the first.

### **Waiver Procedure**

1. Statute requires a waiver procedure for a permit applicant based upon the following:
  - a. claiming a right obtained under a development agreement; or
  - b. providing the public facilities that are the subject of the moratorium at landowner's cost.
2. Permit applicant must submit the reasons for the request in writing.
3. City Council must vote on the grant of the waiver request within 10 days after the date of receipt of the written request.

### **Limitations to Moratorium**

1. Does not affect rights of a project that is in progress pursuant to Chapter 245 of Local Gov't Code.
2. Cannot prohibit a person from filing or processing an application for a project in progress under Chapter 245.
3. Cannot prohibit or delay the processing of an application for zoning filed before the effective date of the moratorium.
4. Project is in progress pursuant to Chapter 245 include:
  - a. an application for a final plat or plan is submitted to regulatory agency;
  - b. a good-faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;
  - c. costs have been incurred for developing the project including, without limitations, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the property is located;
  - d. fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or
  - e. utility connection fees or impact fees for the project have been paid to a regulatory agency.

**Moratorium Time Line**

1. Notice of Time and Place of Public Hearing on Moratorium for P & Z must be published in newspaper of general circulation on the fourth day before the date of the hearing.
2. First Public Hearing at P & Z held on fourth day after notice.
3. Temporary moratorium goes into effect on fifth business day after notice is published.
4. Notice of Time and Place of Second Public Hearing on Moratorium for City Council must be published in a newspaper of general circulation on the fourth day before date of the hearing.
5. Second Public Hearing held with City Council on fourth day after notice.
6. First reading of ordinance on same day as Second Public Hearing.
7. Second reading of ordinance at least four days after first reading of ordinance and within twelve days of the date of first public hearing.

*Example:* Dates will need to be calculated on a case by case basis because of weekends and also depending on particular days that hearings are desired. Below is an example of doing public hearings for P & Z on Wednesday and CC on Tuesday.

1/28/06	Notice of P&Z Hearing published
2/01/06	P& Z Public Hearing (4 <sup>th</sup> day after publication)
2/03/06	Temporary Moratorium goes in effect (5 <sup>th</sup> business day after notice published)
2/03/06	Notice of CC Hearing published
2/07/06	CC Public Hearing (4 <sup>th</sup> day after notice published)
2/07/06	1 <sup>st</sup> reading of ordinance declaring moratorium
2/13/06	Special Called Meeting to have 2d reading of ordinance (earliest date for 2d reading 2/11/06 which in this example is Sat. and the latest date is 13 <sup>th</sup> ).
5/27/06	Notice of public hearing published
6/13/06	Moratorium expires or conduct public hearing to extend

## **Infrastructure Development Incentives**

The following represent the infrastructure development incentive options that could be utilized to encourage large lot development around the Tierra Verde Golf Course.

### **Water Utilities**

1. **Infrastructure Participation Funding** - In order for this Target Area to have adequate infrastructure in place to support the fire flow and/or the domestic water supply needs, infrastructure improvements must be constructed. Texas state law allows the municipality to participate with a developer in constructing public improvements (State of Texas Local Government Code Section 212.071). Arlington Water Utilities (AWU) may contract with a developer of a subdivision or land in the municipality to construct public improvements related to the development. The funding would be supplied on a re-imbusement basis after the public improvements are accepted. Additionally, participation requests would be subject to funding availability and must be approved by City Council. The funding can be applied to:
  - (A.) Oversize water and sanitary sewer mains – AWU may pay for the cost difference between infrastructure sized to serve the subdivision and infrastructure put in place to serve any additional development (100% of oversize cost). As an additional benefit to the developer, the Local Government Code also allows the municipality to participate in the funding of the required water line, as long as this participation does not exceed 30% of the total cost of all public improvements in the project. The amount of funding for this type of incentive varies greatly and is based upon the individual site requirements. The City can choose **not** to participate in those developments that do not meet the goals and strategies of the Southwest Sector Plan.
  - (B.) Perimeter Water and Sanitary Sewer Mains – AWU may participate in the construction of projects adjacent or contiguous to the development. The funding level of this participation is established at 50% of cost of the perimeter main. However, this funding level cannot exceed 30% of the total public improvements cost. The amount of funding for this type of incentive varies greatly and is based upon the individual site requirements. The City can choose **not** to participate in those developments that do not meet the goals and strategies of the Southwest Sector Plan.
  - (C.) Off site extension of water and sewer mains – AWU may participate with the developer where construction is required to extend the main to the property to be platted. This reimbursement would apply to 100% of the cost of the extension. However, this funding level cannot exceed 30% of the total public improvements cost. The amount of funding for this type of incentive varies greatly and is based upon the individual site requirements.

The City can choose **not** to participate in those developments that do not meet the goals and strategies of the Southwest Sector Plan.

2. **Capital Project Submission** - AWU may coordinate proposed Capital Improvement Program (CIP) projects with developers utilizing “E” zoning in designated areas when requests for development are identified at least two (2) years prior to beginning any construction. Infrastructure projects required for development may be evaluated for inclusion into the CIP when developers do not have the funding to construct the project or wait for reimbursement from AWU.
3. **Access to raw water for irrigation purposes for properties that front the Tierra Verde Golf Course Area** - AWU may consult with the developer to provide connections to raw water pipelines that can be transported to a metered homeowner association non potable water storage facility. This facility could then be utilized to provide raw water for irrigation. This raw water would be offered at a reduced rate from the rate of treated water. This option will be considered on a case by case basis.
4. **Front Footage Fees** – Front footage fees are required to be paid for all water mains or sewer mains constructed, purchased or financed by the City. For a development, this applies to all mains along which the development has footage. The purpose of the front footage fee is to recover the initial cost of construction to make water and sewer service available. The front footage fee is a mechanism by which equitable distribution of cost between the city and all developers is attempted. It is currently authorized as part of the Water Chapter of the Code of the City of Arlington. An incentive for large lot developments could be a discount

### **Public Works**

Public Works has two possible areas for incentive options.

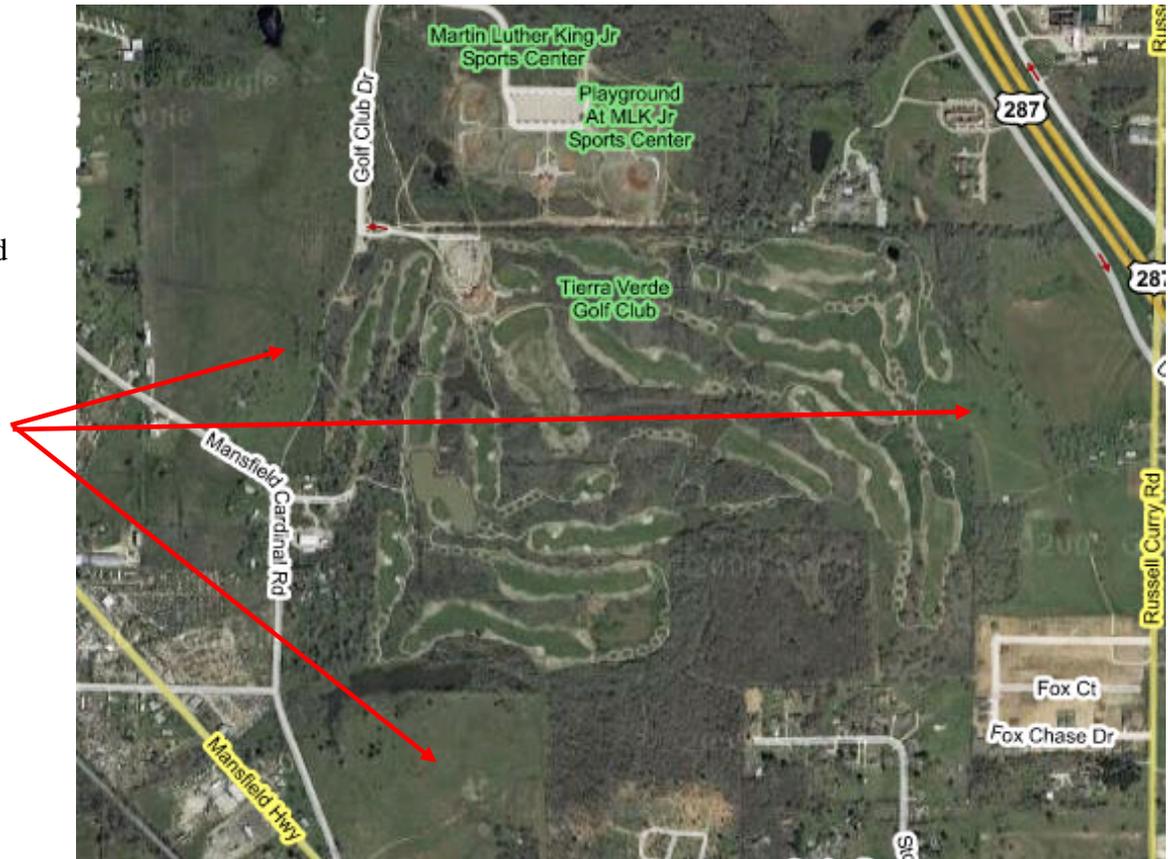
1. **Roadway Impact Fees** - Roadway Impact fees are currently \$670 for residential and are paid at the time of permitting. The current ordinance does not allow for waiving the fee and requires the fee be paid from another source. In order to pursue this as an incentive for the Tierra Verde Target Area, it is recommended that the Impact Fee Ordinance be revised to allow waiving the fee or a portion thereof for the specified location.
2. **Developer Participation** – Developer participation funds were approved in the 2003 Bond Election. A portion of the funding has been committed; however, as funds are sold in the next few years, funding will be available. This funding is traditionally used to assist in the cost of oversized roadways built by developers or substantial offsite drainage improvements that benefit the City. Developer participation funds could be used for improvements in the Tierra Verde

Target Area for similar situations should the City Council choose to use the funds in that manner. The amount of funding for this type of incentive varies greatly and is based upon the individual site requirements. The City can choose **not** to participate in those developments that do not meet the goals and strategies of the Southwest Sector Plan.

Note that State law limits the City’s participation in public facilities being constructed by a developer to 30% of the total cost of the public facilities without requiring the developer to go through the competitive bid process.

**Parks**

1. Provide a discount Park fees. They are currently \$1,143 per lot and are paid by the builder.
2. Create a discount program for Tierra Verde yearly passes for residents around the golf course.
3. Work with developers adjacent to the golf course to create a pedestrian/golf cart connection between adjacent subdivisions and Tierra Verde.



### **Development Fee Summary**

The following table summarizes all of the potential development and permitting fees and represents an estimate of the total development costs that could be incurred for a typical 20 acre "R" zoned residential tract of land. It is important to note that **94%** of the fees are paid by the builder and not the developer. The other types of incentives that have been mentioned are participation funds. The amount of funding for this type of incentive varies greatly and is based upon the individual site requirements. The City can choose **not** to participate in those developments that do not meet the goals and strategies of the Southwest Sector Plan.

Development Fees (Entire Development)		20 Acre "R" Sample (Estimates)
"A" to "R"	\$500	\$500
All other to "R"	\$1,000	
Straight Zoning	\$1000 + 50/acre	
"PD" zoning with Development Plan	\$2000 + 100/acre	
Preliminary Platting	\$550 + 40/acre	\$1,350
Final Platting	\$550 + 45/acre	\$1,450
Signage Fees (estimate)	\$135 each intersection	\$1,000
Street Light Fees (estimate)	9% total cost	\$1,000
Paving and Drainage Inspection Fees (estimate)	4% cost of improvements	\$25,000
Water and Sewer Inspection Fees (estimate)	3.25% cost of improvements	\$10,000
Flood Study Review Fee (if required)	Minimum \$500 if creek area	\$500
Builder Fees (Per Lot)		"R" Sample (96 Lots)
Front Footage Fee (estimate for 1,000 l.f. 8" water & sewer)	Depends upon water and sewer lines	\$38,000
Building Permit (2,500 sq ft home)	\$850	\$81,600
Park Fees	\$1,143	\$109,728
Roadway Impact Fees	\$670	\$64,320
Water Impact Fees	\$950	\$91,200
Water Tap Fees (3/4" - 1 1/2" meter)	\$550	\$52,800
Sewer Tap Fees	\$2,345	\$225,120
<b>Total Development and Builder Fees Estimates</b>		<b>\$703,568</b>
<b>Total Development and Builder Fee Estimates Per Lot</b>		<b>\$7,329</b>

**Development Comparison: “R” to Larger Lots**

This table represents the assumptions made for development costs. The last two rows show an estimate of the difference between “R” lots and other size lots. This only takes into consideration basic factors such as land cost, development cost, etc.

Development Assumptions (Estimates)	“R” (7,200 sq ft)	“E” (10,00 sq ft)	15,000 sq. ft.	20,000 sq. ft.
Acreage	20	20	20	20
Lot Yield	96	70	48	36
Difference From “R” (estimates)		(\$120,000)	(\$960,000)	(\$1,260,000)
Difference Per Lot From “R” (estimates)		(\$1,714)	(\$20,000)	(\$35,000)

For the “loss” to be re-cooped during the **development** phase, the following table shows an estimate of the current fees that would be required during development. The range in fees does not vary greatly for development. The fees alone do not offer enough of an incentive to developers to increase lot size.

Development Fee Comparison (Entire Development)	“R” (7,200 sq ft)	“E” (10,00 sq ft)	15,000 sq. ft.	20,000 sq. ft.
“A” to “R”	\$500			
Straight Zoning		\$2,000		
“PD” zoning with Development Plan			\$4,000	\$4,000
Preliminary Platting	\$1,350	\$1,350	\$1,350	\$1,350
Final Platting	\$1,450	\$1,450	\$1,450	\$1,450
Signage Fees (estimate)	\$1,000	\$1,000	\$1,000	\$1,000
Street Light Fees (estimate)	\$1,000	\$1,000	\$1,000	\$1,000
Paving and Drainage Inspection Fees (estimate)	\$25,000	\$25,000	\$25,000	\$25,000
Water and Sewer Inspection Fees (estimate)	\$10,000	\$10,001	\$10,002	\$10,003
Flood Study Review Fee (if required)	\$500	\$500	\$500	\$500
<b>TOTALS</b>	<b>\$40,800</b>	<b>\$42,300</b>	<b>\$44,300</b>	<b>\$44,300</b>

One of the largest opportunities for up-front development cost reductions would be to change the Planned Development submittal requirements to more closely match those of a concept brief and/or by creating alternative zoning districts so that a Planned Development may not be necessary.

A second opportunity for decreasing up-front development cost would be to allow City participation in infrastructure construction where needed. The specific savings amount is unquantifiable due to the high variation in site requirements and existing facilities. It would, however, represent a substantial opportunity for development cost reductions in many cases.

## **PART IV Recommendations**

### **Short term (60 days) action steps:**

1. Create zoning district alternatives.
  - (a) Estate plus (15,000 - 20,000 sq. ft. lot)
2. Adhere to the Southwest Sector plan strategies for all zoning requests that are submitted for “A” zoned land.
  - (a) Currently, the target area is 1,632 acres of which 1,149 are currently zoned “A”. (The golf course is 300 acres)
3. Engage surrounding neighbors in public meetings to discuss the possibility of the City of Arlington initiating Collaborative or “free” re-zoning of property to “E” or greater.
  - (a) Re-zone any private land that is agreed upon by private owners.
4. Re-define the zoning process for the zoning district alternatives, including concept brief requirements.
5. Eliminate off-site and over-sized participation for water and sewer improvements for all development requests for lots less smaller than “E”.
6. Consider making available an incentive package for those vacant properties currently zoned other than “A”, which includes 60 acres of residentially zoned land. While incentives could be made available for properties zoned “A” to encourage lower density development, it is important to note the Southwest Sector Plan strategies provide City Council with the ability to require larger lot sizes in the Tierra Verde Target Area. By implementing the first short term strategy of creating “E” plus zoning districts, Council will also have other options.

### **Long term (4-6 months) action steps:**

1. Change methods related to reviewing developments for adequate infrastructure to a sub-area approach.
  - a. Create sub-area build out plans.
  - b. Study the water and sewer front footage fee receipts and payment ordinance to assure equitable treatment of all development along the line.
2. Review/revise Design Standards for all residential zoning districts.

# PART V Appendix

## Appendix A: Metroplex Zoning Comparison

City Name	Population (txsdc.utsa.edu Jan 1, 2005)	Land Area (Sq Miles)	Single Family Residential Zoning Districts	Size (sq. ft.)
<b>Arlington</b>	<b>362,575</b>	<b>98.70</b>	E	10,000
			R	7,200
			R-2	6,000
			R-1	5,000
<b>Fort Worth</b>	<b>619,037</b>	<b>292.50</b>	A-43	1 acre
			A-21	21,000
			A-10	10,000
			A-7.5	7,500
			A-5	5,000
			A-R	Zero Lot Line
<b>Dallas</b>	<b>1,214,048</b>	<b>342.50</b>	R-1ac	1 acre
			R-1/2ac	1/2 acre
			R-16	16,000
			R-13	13,000
			R-10	10,000
			R-7.5	7,500
			R-5	5,000

City Name	Population (txsdc.utsa.edu Jan 1, 2005)	Land Area (Sq Miles)	Single Family Residential Zoning Districts	Size (sq. ft.)
<b>Mansfield</b>	<b>34,679</b>	<b>36.50</b>	SF-5AC/24	5 acres
			SF-12/22	12,000
			SF-9.6/20	9,600
			SF-8.4/18 and SF-8.4/16	8,400
			SF-7.5/18 and SF-7.5/16 and SF-7.5/12	7,500
			SF-6/12	6,000
<b>Grand Prairie</b>	<b>127,427</b>	<b>71.40</b>	SF-E	1 acre
			SF-1	12,000
			SF-2	9,600
			SF-3	8,400
			SF-4	7,200
			SF-5	6,500
			SF-6	5,000
			SF-Z	5,000
<b>Keller</b>	<b>34,407</b>	<b>18.40</b>	SF-LD	36,000
			SF-30	30,000
			SF-25	25,000
			SF-20	20,000
			SF-15	15,000
			SF-12	12,000
			SF-10	10,000
			SF-8.4	8,400

City Name	Population (txsdc.utsa.edu Jan 1, 2005)	Land Area (Sq Miles)	Single Family Residential Zoning Districts	Size (sq. ft.)
<b>Southlake</b>	<b>24,701</b>	<b>21.90</b>	RE	5 acres
			SF-1A	1 acre
			SF-1B	1 acre
			SF-30	30,000
			SF-20A	20,000
			SF-20B	20,000
<b>McKinney</b>	<b>91,932</b>	<b>58.00</b>	RED-1	1 acre
			RED-2	2 acres
			RS-120	12,000
			RS-84	8,400
			RS-72	7,200
			RS-60	6,000
			RS-45	4,500
<b>Irving</b>	<b>193,618</b>	<b>67.20</b>	R-40	40,000
			R-15	15,000
			R-10	10,000
			R-7.5	7,500
			R-6	6,000
			R-Z1a	4,000
			R-PH	4,000
			R-ZL	4,000
<b>Grapevine</b>	<b>42,059</b>	<b>32.30</b>	R-20	20,000
			R-12.5	12,500
			R 7.5	7,500
			R-5	5,000
<b>Coppell</b>	<b>38,731</b>	<b>14.90</b>	SF-ED	1 acre
			SF-18	18,000
			SF-12	12,000
			SF-9	9,000
			SF-7	7,000

City Name	Population (txsdc.utsa.edu Jan 1, 2005)	Land Area (Sq Miles)	Single Family Residential Zoning Districts	Size (sq. ft.)
<b>Wylie</b>	<b>27,380</b>	<b>19.40</b>	SF-1A/26	1 acre
			SF-30/24	30,000
			SF-20/21	20,000
			SF-10/19	10,000
			SF-8.5/17	8,500
<b>Sachse</b>	<b>17,496</b>	<b>9.70</b>	R-39	39,000
			R-15	15,000
			R-12	12,000
			R-10	10,000
			R-8.4	8,400
			R-7.8	7,800
			R-7.2	7,200
<b>Flower Mound</b>	<b>62,372</b>	<b>40.90</b>	SF-E	1 acre
			SF-30	30,000
			SF-15	15,000
			SF-10	10,000
<b>Plano</b>	<b>252,344</b>	<b>71.60</b>	SF-20	20,000
			SF-9	9,000
			SF-7	7,000
			SF-6	6,000
			UR (URBAN RES)	5,000
			PH	4,000

**Appendix B: Owner /Taxable Value Data**

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
3109 Property Lp	3109 Pleasant Valley Ln Ste A	Arlington Tx	76015	4709 Turner Warnell Rd	LI		\$8,277	\$0	\$8,277	\$16,553	\$8,277
Adams, Sterling Jay	5535 Homestead Rd	Arlington Tx	76017	7205 Us Bus Hwy 287	A		\$16,500	\$0	\$16,500	\$47,916	\$16,500
Albro, Jeff Tr	PO Box 170595	Arlington Tx	76003	6608 Us 287 Hwy	NS		\$103,672	\$0	\$103,672	\$51,836	\$103,672
Arce, Robert Etux Katherine	6045 Autumn Breeze Cir	Fort Worth Tx	76140	7914 Storie Rd	A		\$50,200	\$0	\$50,200	\$109,336	\$50,200
Arlington Partners Lp	2680 Crane Ridge Dr	Jackson Ms	39216	Us 287 Hwy	MF14		\$129,896	\$0	\$129,896	\$64,948	\$129,896
Arlington Partners Lp	2680 Crane Ridge Dr	Jackson Ms	39216	Us 287 Hwy	MF18		\$11,326	\$0	\$11,326	\$5,663	\$11,326
Arlington, City Of	PO Box 231	Arlington Tx	76004	4950 Eden Rd	A		\$267,589	\$0	\$267,589	\$1,371,312	\$267,589
Arlington, City Of	PO Box 231	Arlington Tx	76004	5000 Eden Rd	A		\$23,197	\$0	\$23,197	\$118,875	\$23,197
Arlington, City Of	PO Box 231	Arlington Tx	76004	4800 Eden Rd	LI		\$29,948	\$0	\$29,948	\$23,958	\$29,948
Arlington, City Of	PO Box 231	Arlington Tx	76004	Guinn Dr	A		\$650	\$0	\$650	\$2,178	\$650
Birk, William M Etux Silvia C	7441 Mansfield Cardinal Rd	Kennedale Tx	76060	7517 Mansfield Cardinal Rd	A		\$248,694	\$0	\$248,694	\$1,805,518	\$248,694
Birk, William M Etux Silvia C	7441 Mansfield Cardinal Rd	Kennedale Tx	76060	Guinn Dr	A		\$12,174	\$0	\$12,174	\$88,383	\$12,174
Black, John C Jr	8131 Oak Hollow Dr	Arlington Tx	76001	8131 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,212	\$24,300
Brown, Douglas C Etux Theresa	3810 Denise Ct	Arlington Tx	76001	3810 Denise Ct	PD	Y	\$24,300	\$0	\$24,300	\$13,585	\$24,300
Bullard, Nell	4621 S Cooper St Ste 131-279	Arlington Tx	76017	6311 Joplin Rd	A		\$77,827	\$0	\$77,827	\$168,664	\$77,827
Butler, William R	4854 Hope St	Fort Worth Tx	76114	4906 Eden Rd	A		\$174,240	\$0	\$174,240	\$174,240	\$174,240
Cain, V L	2100 Cains Ln	Mansfield Tx	76063	7621 Russell Curry Rd	B		\$200,203	\$0	\$200,203	\$241,209	\$200,203
Cain, V L	2100 Cains Ln	Mansfield Tx	76063	7645 Russell Curry Rd	A		\$94,797	\$0	\$94,797	\$113,652	\$94,797
Camarena, Carlos J & Maria Est	7903 Storie Rd	Arlington Tx	76001	7905 Storie Rd	R		\$21,200	\$0	\$21,200	\$46,174	\$21,200
Cates, Steve Etux Ronda	3930 Blake Ashton Dr	Arlington Tx	76001	3930 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$9,979	\$24,300
Chandler, Jimmy R	7801 Longfield	Fort Worth Tx	76108	7990 Mansfield Cardinal Rd	LI		\$3,000	\$0	\$3,000	\$10,890	\$3,000
Clark, Raymond E & M A	6704 Highway 287	Arlington Tx	76001	6706 Us 287 Hwy	R		\$10,468	\$0	\$10,468	\$22,799	\$10,468
Coker, Wiley Ray	1910 Green Meadow Ct	Arlington Tx	76013	5003 Eden Rd	A		\$5,700	\$0	\$5,700	\$16,553	\$5,700
Craig Morrison Custom Hms Inc	PO Box 8084	Fort Worth Tx	76124	3907 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$13,316	\$24,300
Craig Morrison Custom Hms Inc	PO Box 8084	Fort Worth Tx	76124	3902 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$12,426	\$24,300
Craig Morrison Custom Hms Inc	PO Box 8084	Fort Worth Tx	76124	3922 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$11,101	\$24,300
Craig Morrison Custom Hms Inc	PO Box 8084	Fort Worth Tx	76124	3911 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,083	\$24,300
Craig Morrison Custom Hms Inc	PO Box 8084	Fort Worth Tx	76124	3904 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,026	\$24,300
Crum, Brian D Etux Tiffini M	4404 Garden Dr	Arlington Tx	76001	4402 Garden Dr	A		\$10,000	\$0	\$10,000	\$21,780	\$10,000

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
D R Horton Texas Ltd	301 Commerce St Ste 500	Fort Worth Tx	76102	8371 Us Bus Hwy 287	PD	Y	\$347,200	\$0	\$347,200	\$756,202	\$347,200
D R Horton Texas Ltd	301 Commerce St Ste 500	Fort Worth Tx	76102	4501 Turner Warnell Rd	PD	Y	\$239,200	\$0	\$239,200	\$520,978	\$239,200
D R Horton Texas Ltd	301 Commerce St Ste 500	Fort Worth Tx	76102	3435 Turner Warnell Rd	PD	Y	\$53,250	\$0	\$53,250	\$463,914	\$53,250
D R Horton Texas Ltd	301 Commerce St Ste 500	Fort Worth Tx	76102	8421 Us Bus Hwy 287	PD	Y	\$47,560	\$0	\$47,560	\$207,171	\$47,560
D R Horton Texas Ltd	301 Commerce St Ste 500	Fort Worth Tx	76102	Turner Warnell Rd	PD	Y	\$15,680	\$0	\$15,680	\$34,151	\$15,680
Darnell, Tedd R	625 Kentwood Cir	Bedford Tx	76021	7002 Eden Tap Rd	A		\$25,950	\$0	\$25,950	\$75,359	\$25,950
Echols, Carl Jr	8007 Storie Rd	Arlington Tx	76001	8007 Storie Rd	A		\$20,000	\$0	\$20,000	\$43,560	\$20,000
Frazier, Michael D Etux Pamela	8114 Storie Rd	Arlington Tx	76001	Turner Warnell Rd	A		\$38,840	\$0	\$38,840	\$84,594	\$38,840
Freeman, Billy	2111 S Collins St Ste 104	Arlington Tx	76010	7708 Mansfield Cardinal Rd	A		\$42,412	\$0	\$42,412	\$105,568	\$42,412
Gonzales Properties No 2 Ltd	1519 San Bernardo Ave	Laredo Tx	78040	6500 Us 287 Hwy	MF18		\$535,919	\$0	\$535,919	\$535,919	\$535,919
Gradyann Inc	6471 Southwest Blvd	Benbrook Tx	76132	7440 Mansfield Cardinal Rd	A		\$79,500	\$0	\$79,500	\$346,302	\$79,500
Haidusek, Edward L	2421 Birch Ln	Burleson Tx	76028	4415 Garden Dr	A		\$3,800	\$0	\$3,800	\$8,276	\$3,800
Halstead, Rubie M	3906 Regal Oaks Dr	Arlington Tx	76001	3906 Regal Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,267	\$24,300
Harris, Raymond Earl	7501 Russell Curry Rd	Arlington Tx	76001	7501 Russell Curry Rd	B		\$15,683	\$0	\$15,683	\$20,910	\$15,683
Harris, Raymond Earl Etux Jann	7501 Russell Curry Rd	Arlington Tx	76001	7505 Russell Curry Rd	B		\$25,156	\$0	\$25,156	\$33,541	\$25,156
Hart, Bret	6110 Ken Ave	Arlington Tx	76001	4800 Eden Rd	LI		\$45,194	\$0	\$45,194	\$36,155	\$45,194
Hart, Bret	6110 Ken Ave	Arlington Tx	76001	4820 Eden Rd	LI		\$40,293	\$0	\$40,293	\$32,234	\$40,293
Helzer, James E Etux Marilyn	8110 Russell Curry Rd	Arlington Tx	76001	8002 Russell Curry Rd	A		\$62,000	\$0	\$62,000	\$135,036	\$62,000
Helzer, James E Etux Marilyn	8110 Russell Curry Rd	Arlington Tx	76001	8112 Russell Curry Rd	A		\$5,100	\$0	\$5,100	\$21,780	\$5,100
Hodges, Stewart T	8102 Latigo Dr	Arlington Tx	76001	8102 Latigo Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,063	\$24,300
Holmes, Robert & Doris	6508 Trail Lake Dr	Fort Worth Tx	76133	6700 Us 287 Hwy	R		\$22,960	\$0	\$22,960	\$50,007	\$22,960
Horrigan, David Etux Joan	8116 Saddle Oak Dr	Arlington Tx	76001	8116 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$11,038	\$24,300
Houston, Thomas R Etux Malinda	2422 Pleasant Cir S	Arlington Tx	76015	5003 Eden Rd	A		\$7,800	\$0	\$7,800	\$16,988	\$7,800
Khammash, Ahmad & Theresa	2118 Valleydale Dr	Arlington Tx	76013	5104 Eden Rd	E		\$120,950	\$0	\$120,950	\$217,800	\$120,950
Knox, Arnold L & F Bach	3904 Blake Ashton Dr	Arlington Tx	76001	3904 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,080	\$24,300
Lin, Kou-Laung Etux Su-Mei	3708 Karalyn Ct	Arlington Tx	76016	6601 Joplin Rd	D		\$201,000	\$0	\$201,000	\$1,030,063	\$201,000
Lin, Kou-Laung Etux Su-Mei	3708 Karalyn Ct	Arlington Tx	76016	6701 Joplin Rd	R2		\$132,175	\$0	\$132,175	\$677,358	\$132,175
Lin, Kou-Laung Etux Su-Mei	3708 Karalyn Ct	Arlington Tx	76016	4901 Eden Rd	R2		\$119,510	\$0	\$119,510	\$612,454	\$119,510
Mancuso, Gary R	7901 Russell Curry Rd	Arlington Tx	76001	7901 Russell Curry Rd	A		\$279,840	\$0	\$279,840	\$507,910	\$279,840
Manis, Brack	Rr 1 Box 167	Hillsboro Tx	76645	7208 Mansfield Cardinal Rd	A		\$40,829	\$0	\$40,829	\$89,734	\$40,829
Marcom, Jay F Etux Kathy D	PO Box 28	Kennedale Tx	76060	7215 Mansfield Cardinal Rd	A		\$16,920	\$0	\$16,920	\$61,420	\$16,920

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Martin, Emmett Etux Sarah	7117 County Road 406	Grandview Tx	76050	3501 Turner Warnell Rd	CS		\$328,442	\$0	\$328,442	\$164,221	\$328,442
McClure-Arlington Jv	Rr 1 Box 167	Hillsboro Tx	76645	7302 Mansfield Cardinal Rd	A		\$34,367	\$0	\$34,367	\$96,132	\$34,367
McClure-Arlington Jv	Rr 1 Box 167	Hillsboro Tx	76645	7405 Us Bus Hwy 287	A		\$23,702	\$0	\$23,702	\$66,298	\$23,702
McClure-Arlington Jv	Rr 1 Box 167	Hillsboro Tx	76645	7302 Mansfield Cardinal Rd	A		\$5,172	\$0	\$5,172	\$14,467	\$5,172
Middleton, J E & P G	7508 Russell Curry Rd	Arlington Tx	76001	7508 Russell Curry Rd	A		\$100,800	\$0	\$100,800	\$365,904	\$100,800
Middleton, John E & Paul G	7508 Russell Curry Rd	Arlington Tx	76001	7300 Us 287 Hwy	A		\$395,574	\$0	\$395,574	\$1,235,623	\$395,574
Middleton, John E & Paul G	7508 Russell Curry Rd	Arlington Tx	76001	7300 Us 287 Hwy	A		\$395,574	\$0	\$395,574	\$1,235,623	\$395,574
Middleton, John E & Paul G	7508 Russell Curry Rd	Arlington Tx	76001	7630 Russell Curry Rd	A		\$100,800	\$0	\$100,800	\$365,904	\$100,800
Moniz Auto & Boat	PO Box 421	Kennedale Tx	76060	7324 Mansfield Cardinal Rd	IM		\$82,727	\$0	\$82,727	\$181,819	\$82,727
Moniz Auto & Boat	PO Box 421	Kennedale Tx	76060	7421 Us Bus Hwy 287	IM		\$16,620	\$0	\$16,620	\$25,569	\$16,620
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8007 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$15,731	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8107 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$14,713	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8105 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$13,348	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8010 Belchase Way	PD	Y	\$24,300	\$0	\$24,300	\$13,076	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3915 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,914	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3911 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,902	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8103 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,809	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8101 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,804	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8009 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,798	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8003 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,873	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8008 Belchase Way	PD	Y	\$24,300	\$0	\$24,300	\$10,442	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8114 Silver Spur Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8111 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3919 Bridle Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,301	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	8004 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,227	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3923 Bridle Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,212	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3927 Bridle Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,189	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3921 Bridle Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,097	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3926 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,071	\$24,300
Mtw 287 Ltd	2218 Tournament Trl	Arlington Tx	76017	3928 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,010	\$24,300
Nichols, Richard A	200 Skyview Ter	Friendswood Tx	77546	7928 Mansfield Cardinal Rd	A		\$5,460	\$0	\$5,460	\$19,820	\$5,460
Onstott, C E	5301 Eden Rd	Kennedale Tx	76060	5205 Eden Rd	A		\$20,000	\$0	\$20,000	\$43,560	\$20,000
Overcoming Faith Ch Ctr Inc	PO Box 121234	Arlington Tx	76012	Us 287 Hwy	O		\$1,087,367	\$0	\$1,087,367	\$869,893	\$1,087,367
Overcoming Faith Ch Ctr Inc	PO Box 121234	Arlington Tx	76012	Eden Rd	R		\$382,784	\$0	\$382,784	\$306,227	\$382,784

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Overcoming Faith Christian	PO Box 121234	Arlington Tx	76012	6890 Us 287 Hwy	PD	N	\$1,579,050	\$0	\$1,579,050	\$1,263,240	\$1,579,050
Partridge, F M	1427 Hobson Dr	Richmond Tx	77469	7417 Us Bus Hwy 287	A		\$63,000	\$0	\$63,000	\$182,952	\$63,000
Perkins, Fay E	7316 Winnell Way	Fort Worth Tx	76180	8101 Us Bus Hwy 287	A		\$60,375	\$0	\$60,375	\$150,282	\$60,375
Pruitt, Annette	4001 Sullivan Ct	Arlington Tx	76016	7923 Us Bus Hwy 287	A		\$8,808	\$0	\$8,808	\$31,973	\$8,808
Pura, Arleen	8002 Oak Hollow Dr	Arlington Tx	76001	8002 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,203	\$24,300
Reinhart, P Eric	2651 Joe Field Rd	Dallas Tx	75229	6950 Henco Dr	LI		\$29,599	\$0	\$29,599	\$65,776	\$29,599
Richardson, James Allan	1001 N Waldrop Dr Ste 602	Arlington Tx	76012	6861 Joplin Rd	A		\$20,000	\$0	\$20,000	\$43,560	\$20,000
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8111 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,902	\$24,300
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8108 Silver Spur Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8105 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8103 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8115 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,222	\$24,300
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8106 Silver Spur Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,003	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	3806 Cross Country Tr	PD	Y	\$24,300	\$0	\$24,300	\$11,461	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	8129 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,213	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	8003 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,125	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	8137 Oak Hollow Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,124	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	3909 Regal Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,064	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	3803 Denise Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,054	\$24,300
Richwood Construction Inc	PO Box 464	Kennedale Tx	76060	8100 Latigo Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,023	\$24,300
Richwood Construction, Inc	PO Box 464	Kennedale Tx	76060	8000 Belchase Way	PD	Y	\$24,300	\$0	\$24,300	\$10,092	\$24,300
Riddle, Richard	8401 Storie Rd	Arlington Tx	76001	8010 Storie Rd	A		\$20,000	\$0	\$20,000	\$43,560	\$20,000
Rodriquez, June	PO Box 87	Kennedale Tx	76060	Us Bus Hwy 287	A		\$5,520	\$0	\$5,520	\$20,038	\$5,520
Russell-Curry Land Development	804 Aberdeen Way	Southlake Tx	76092	3905 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$16,733	\$24,300
Russell-Curry Land Development	804 Aberdeen Way	Southlake Tx	76092	3901 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$12,951	\$24,300
Russell-Curry Land Development	804 Aberdeen Way	Southlake Tx	76092	3903 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,729	\$24,300
Russell-Curry Land Development	804 Aberdeen Way	Southlake Tx	76092	7901 Kathy Ann Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,420	\$24,300
Russell-Curry Land Development	804 Aberdeen Way	Southlake Tx	76092	3900 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,327	\$24,300

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Senor Muffler Inc	14349 County Road 511	Venus Tx	76084	4900 Eden Rd	A		\$174,240	\$0	\$174,240	\$174,240	\$174,240
Stearns, Loyce S	5800 W IH 20 Ste 120	Arlington Tx	76017	8109 Latigo Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,507	\$24,300
Stricklin, David Etux Robin	7418 Mansfield Cardinal Rd	Kennedale Tx	76060	7404 Mansfield Cardinal Rd	A		\$12,750	\$0	\$12,750	\$37,026	\$12,750
Suarez, Juan C & Nancy	800 Hester St	Arlington Tx	76011	7424 Mansfield Cardinal Rd	A		\$6,960	\$0	\$6,960	\$20,212	\$6,960
Sublett Crossing Ltd	14860 Montfort Dr Ste 241	Dallas Tx	75254	6300 Us 287 Hwy	CS		\$343,350	\$0	\$343,350	\$38,150	\$343,350
Sublett Crossing Ltd	14860 Montfort Dr Ste 241	Dallas Tx	75254	6400 Us 287 Hwy	CS		\$274,995	\$0	\$274,995	\$36,666	\$274,995
Sublett Joplin Ltd	14860 Montfort Dr Ste 241	Dallas Tx	75240	5100 W Sublett Rd	CS		\$544,500	\$0	\$544,500	\$544,500	\$544,500
Thompson, Sandra F	3480 N Venice St	Arlington Va	22207	3901 Turner Warnell Rd	A		\$30,560	\$0	\$30,560	\$66,560	\$30,560
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	7904 Kathy Ann Ct	PD	Y	\$24,300	\$0	\$24,300	\$12,531	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	7903 Kathy Ann Ct	PD	Y	\$24,300	\$0	\$24,300	\$11,314	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3909 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,083	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3915 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,059	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3917 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,015	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3919 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,005	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3920 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,005	\$24,300
Timber Development Corp	1308 S Cooper St	Arlington Tx	76013	3921 Cheycastle Ct	PD	Y	\$24,300	\$0	\$24,300	\$10,000	\$24,300
Turney, Hal D & David A Durham	3309 W Biddison	Fort Worth Tx	76109	7850 Us 287 Hwy	B		\$9,256	\$0	\$9,256	\$7,405	\$9,256
Txu Electric Delivery Co	PO Box 219071	Dallas Tx	75221	Eden Rd	A		\$15,550	\$0	\$15,550	\$135,472	\$15,550
Txu Electric Delivery Co	PO Box 219071	Dallas Tx	75221	4708 Eden Rd	A		\$19,760	\$0	\$19,760	\$132,422	\$19,760
Txu Electric Delivery Co	PO Box 219071	Dallas Tx	75221	Eden Rd	A		\$19,760	\$0	\$19,760	\$132,422	\$19,760
Txu Electric Delivery Co	PO Box 219071	Dallas Tx	75221	5002 Eden Rd	A		\$6,900	\$0	\$6,900	\$60,113	\$6,900
Txu Electric Delivery Co	PO Box 219071	Dallas Tx	75221	5002 Eden Rd	A		\$5,885	\$0	\$5,885	\$51,270	\$5,885
Vibrook, Wendell Etux Mary B	8009 Belchase Way	Arlington Tx	76001	8009 Belchase Way	PD	Y	\$24,300	\$0	\$24,300	\$10,503	\$24,300
Von Hatten, Tommy	5501 Eden Rd	Kennedale Tx	76060	5501 Eden Rd	A		\$33,220	\$0	\$33,220	\$72,353	\$33,220
Walls, Frances	2921 N Main St	Mansfield Tx	76063	8321 Us 287 Hwy	A		\$6,000	\$0	\$6,000	\$21,780	\$6,000
We-Cedar Hill Mem Park Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	4420 Storie Rd	A		\$274,428	\$0	\$274,428	\$914,760	\$274,428
We-Cedar Hill Mem Park Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	Us Bus Hwy 287	A		\$6,000	\$0	\$6,000	\$21,780	\$6,000
We-Cedar Hill Memorial Pk Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	7729 Mansfield Cardinal Rd	A		\$8,250	\$0	\$8,250	\$65,340	\$8,250
We-Cedar Hill Memorial Pk Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	8341 Us Bus Hwy 287	A		\$4,800	\$0	\$4,800	\$17,424	\$4,800
We-Cedar Hill Memorial Pk Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	8019 Us Bus Hwy 287	A		\$1,750	\$0	\$1,750	\$15,246	\$1,750
Wells, Charles R	7701 Mansfield Cardinal Rd	Kennedale Tx	76060	Mansfield Cardinal Rd	A		\$23,202	\$0	\$23,202	\$112,298	\$23,202
Wells, Charles Ray	7701 Mansfield Cardinal Rd	Kennedale Tx	76060	7704 Mansfield Cardinal Rd	A		\$23,760	\$0	\$23,760	\$76,666	\$23,760

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Wells, Charles Ray	7701 Mansfield Cardinal Rd	Kennedale Tx	76060	7702 Mansfield Cardinal Rd	A		\$4,239	\$0	\$4,239	\$13,678	\$4,239
Wilkinson, Flora Mae Est	2025 Mary Ann Ln	Burleson Tx	76028	8213 Us Bus Hwy 287	A		\$77,350	\$0	\$77,350	\$198,198	\$77,350
Wilkinson, Flora Mae Est	2025 Mary Ann Ln	Burleson Tx	76028	8209 Us Bus Hwy 287	A		\$17,000	\$0	\$17,000	\$43,560	\$17,000
Williams, Kevin Etux Michelle	3907 Regal Oaks Dr	Arlington Tx	76001	3907 Regal Oaks Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,061	\$24,300
Willow Creek Land Dev Llc	3411 Bridlegate Dr	Arlington Tx	76016	7240 Us 287 Hwy	PD	N	\$300,440	\$0	\$300,440	\$667,644	\$300,440
Wind Star Custom Homes Lp	751 Highway 287 N Ste 103	Mansfield Tx	76063	3900 Blake Ashton Dr	PD	Y	\$24,300	\$0	\$24,300	\$12,512	\$24,300
Wind Star Custom Homes Lp	751 Highway 287 N Ste 103	Mansfield Tx	76063	8110 Silver Spur Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Wind Star Custom Homes Lp	751 Highway 287 N Ste 103	Mansfield Tx	76063	8109 Saddle Oak Dr	PD	Y	\$24,300	\$0	\$24,300	\$10,320	\$24,300
Wright, Ronald Etux Shannon	8102 Silver Spur Dr	Arlington Tx	76001	8102 Silver Spur Dr	PD	Y	\$24,300	\$0	\$24,300	\$11,831	\$24,300
Zirakchi, Babak	7315 Mansfield Hwy	Kennedale Tx	76060	7700 Mansfield Cardinal Rd	A		\$50,172	\$0	\$50,172	\$192,971	\$50,172
McLaughlin, Jean Etal	PO Box 1223	Kennedale Tx	76060	7308 Mansfield Cardinal Rd	A		\$11,250	\$100	\$11,350	\$32,670	\$11,350
Naydan, Michael E	4907 Eden Rd	Kennedale Tx	76060	4911 Eden Rd	A		\$42,500	\$100	\$42,600	\$108,900	\$42,600
Wood, L Ray	PO Box 152752	Arlington Tx	76015	5117 Eden Rd	A		\$10,000	\$100	\$10,100	\$20,909	\$10,100
Le Toan	1759 Kings Canyon Cir	Fort Worth Tx	76134	7705 Us Bus Hwy 287	A		\$10,695	\$1,105	\$11,800	\$31,058	\$11,800
Crum, Brian D Etux Tiffini M	4404 Garden Dr	Arlington Tx	76001	4404 Garden Dr	A		\$20,000	\$1,500	\$21,500	\$43,560	\$21,500
Murray, Octavia Faith	4805 Eden Rd	Kennedale Tx	76060	4805 Eden Rd	A		\$173,250	\$2,950	\$176,200	\$392,040	\$176,200
Hatten, Tommy Von	-5304 J R Hawkins Rd	Kennedale Tx	76060	5304 J R Hawkins Rd	A		\$10,000	\$3,900	\$13,900	\$19,166	\$13,900
Helzer, James E Etux Marilyn	8110 Russell Curry Rd	Arlington Tx	76001	8110 Russell Curry Rd	A		\$273,060	\$4,162	\$277,222	\$594,725	\$277,222
Stanford, David L	PO Box 160	Lancaster Tx	75146	4525 Turner Warnell Rd	A		\$22,800	\$4,500	\$27,300	\$66,211	\$27,300
Sublett Crossing Ltd	14860 Montfort Dr Ste 241	Dallas Tx	75254	4950 W Sublett Rd	CS		\$522,675	\$5,168	\$527,843	\$69,690	\$527,843
Bay, Sandra & Selina Hansford	5003 Eden Rd # A	Kennedale Tx	76060	5003 Eden Rd	A		\$10,000	\$5,300	\$15,300	\$19,515	\$15,300
De La Cruz, Inocencio Jr	7104 Eden Tap Rd # D	Kennedale Tx	76060	7104 Eden Tap Rd # D	A		\$32,700	\$5,900	\$38,600	\$94,961	\$30,470
Potter, Margaret E	7321 Mansfield Cardinal Rd	Kennedale Tx	76060	7321 Mansfield Cardinal Rd	A		\$15,000	\$6,500	\$21,500	\$43,560	\$18,920
Ardco Steel Co	1804 E Bankhead Dr	Weatherford Tx	76086	7911 Us Bus Hwy 287	A		\$24,000	\$6,600	\$30,600	\$87,120	\$30,600
Birk, William M	7441 Mansfield Cardinal Rd	Kennedale Tx	76060	7441 Mansfield Cardinal Rd	A		\$15,000	\$8,500	\$23,500	\$43,560	\$19,910
Le, Nhung	5003 Eden Rd	Kennedale Tx	76060	5003 Eden Rd	A		\$10,000	\$8,600	\$18,600	\$16,988	\$18,600
Marquez, Jaime	7063 S Meadow Dr E	Fort Worth Tx	76133	7707 Us Bus Hwy 287	A		\$130,244	\$8,606	\$138,850	\$200,376	\$138,850
Manis, Brack	Rr 1 Box 167	Hillsboro Tx	76645	7210 Mansfield Cardinal Rd	A		\$10,000	\$10,200	\$20,200	\$29,621	\$20,200

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Marquez, Martin Etux Maria	606 Oakridge Trl	Kennedale Tx	76060	7425 Us Bus Hwy 287	IM		\$13,605	\$10,495	\$24,100	\$39,509	\$24,100
Middleton, John E	7508 Russell Curry Rd	Arlington Tx	76001	7508 Russell Curry Rd	A		\$6,000	\$11,700	\$17,700	\$43,560	\$17,700
We-Cedar Hill Mem Park Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	4425 Garden Dr	A		\$757,944	\$12,000	\$769,944	\$2,526,480	\$769,944
Williams, Patsy G	6901 J R Hawkins Rd	Kennedale Tx	76060	6901 J R Hawkins Rd	A		\$10,000	\$12,100	\$22,100	\$10,890	\$10,120
Guerrero, Emilio & Maria G	616 W Mansfield Hwy # L-1	Kennedale Tx	76060	7024 Mansfield Cardinal Rd	A		\$13,770	\$12,330	\$26,100	\$47,045	\$26,100
Moore, Benjamin L Etux Becky A	PO Box 664	Kennedale Tx	76060	6905 J R Hawkins Rd	A		\$12,000	\$14,100	\$26,100	\$33,106	\$19,325
Andrus, Charles R Etux Bobby A	5520 J R Hawkins Rd	Kennedale Tx	76060	5520 J R Hawkins Rd	A		\$20,000	\$14,700	\$34,700	\$43,560	\$25,605
Marcom, Jay F Etux Kathy D	PO Box 28	Kennedale Tx	76060	7215 Mansfield Cardinal Rd	A		\$20,160	\$15,000	\$35,160	\$73,181	\$35,160
Rankin, Willie	6745 Manor Dr	Fort Worth Tx	76180	7204 Eden Tap Rd	A		\$95,400	\$15,000	\$110,400	\$346,302	\$110,400
Nichols, Harry C Etux Laur Est	7921 Mansfield Hwy	Kennedale Tx	76060	7921 Us 287 Hwy	A		\$9,720	\$15,080	\$24,800	\$35,284	\$24,800
We-Cedar Hill Mem Park Inc	15915 Katy Fwy Ste 500	Houston Tx	77094	8301 Us Bus Hwy 287	A		\$183,998	\$15,717	\$199,715	\$459,994	\$199,715
McClure, John P Etux Viola S	PO Box 171388	Arlington Tx	76003	7700 Us 287 Hwy	LI		\$228,699	\$16,346	\$245,045	\$228,699	\$245,045
Ogle, Arthur Phillip	PO Box 1424	Kennedale Tx	76060	7509 Us Bus Hwy 287	A		\$96,512	\$16,652	\$113,164	\$232,000	\$113,164
Shield, Foster Glynn	7072 Mansfield Hwy	Kennedale Tx	76060	7201 Us Bus Hwy 287	A		\$16,200	\$17,300	\$33,500	\$47,045	\$33,500
Sommerville, Ollen	2608 Vanessa Cir	Arlington Tx	76013	7407 Us Bus Hwy 287	A		\$70,395	\$17,505	\$87,900	\$204,427	\$87,900
Warren, J W	7203 Mansfield Cardinal Rd	Kennedale Tx	76060	7203 Mansfield Cardinal Rd	A		\$16,500	\$18,400	\$34,900	\$47,916	\$30,580
Lee, Garry H	2151 Green Oaks Rd Apt 5611	Fort Worth Tx	76116	6309 Joplin Rd	R		\$20,000	\$18,700	\$38,700	\$43,560	\$38,700
Biondi, Billie & John	2617 Oak Hill Rd	Alvarado Tx	76009	6801 Joplin Rd	A		\$40,000	\$19,000	\$59,000	\$87,120	\$59,000
Mudd, Joe	PO Box 87	Kennedale Tx	76060	8007 Us Bus Hwy 287	A		\$5,737	\$19,181	\$24,918	\$22,216	\$24,918
Vonhatten, Beatrice	6631 Joplin Rd	Kennedale Tx	76060	6631 Joplin Rd	A		\$50,000	\$19,800	\$69,800	\$217,800	\$62,194
Weaver, William Fredrick	3816 Coconut Ter	Bradenton Fl	34210	5009 Eden Rd	A		\$20,600	\$20,300	\$40,900	\$44,867	\$40,900
O'Dell, Richard Sr Etux Tonyia	5500 J R Hawkins Rd	Kennedale Tx	76060	5500 J R Hawkins Rd	A		\$10,000	\$21,400	\$31,400	\$18,295	\$23,995
Griffin, Danny R Etux Delores	7004 Eden Tap Rd	Kennedale Tx	76060	7004 Eden Tap Rd	A		\$10,000	\$21,600	\$31,600	\$25,700	\$24,090
Presson, John H Etux Frances	7421 Mansfield Cardinal Rd	Kennedale Tx	76060	7421 Mansfield Cardinal Rd	A		\$10,000	\$22,300	\$32,300	\$21,780	\$23,100
Stricklin, David	7418 Mansfield Cardinal Rd	Kennedale Tx	76060	7418 Mansfield Cardinal Rd	A		\$17,100	\$22,700	\$39,800	\$49,658	\$34,210
Hurtado, Jose & Maria T	7400 Mansfield Cardinal Rd	Kennedale Tx	76060	7400 Mansfield Cardinal Rd	IM		\$15,150	\$23,450	\$38,600	\$43,996	\$38,600
Cain, Dorothy	5103 Eden Rd	Kennedale Tx	76060	5103 Eden Rd	A		\$60,000	\$23,900	\$83,900	\$130,680	\$51,260

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Mancuso, Gary R	7901 Russell Curry Rd	Arlington Tx	76001	7801 Russell Curry Rd	A		\$244,350	\$24,000	\$268,350	\$473,062	\$268,350
Collins, James Jr Etux May D	7925 Fm 1807	Alvarado Tx	76009	5104 Eden Rd	A		\$132,060	\$24,125	\$156,185	\$958,756	\$156,185
Chandler, Jimmy	7801 Longfield Dr	Fort Worth Tx	76108	7925 Us Bus Hwy 287	A		\$10,440	\$24,460	\$34,900	\$37,897	\$34,900
Long, Curtis U Etux Bettie L	PO Box 1186	Kennedale Tx	76060	7525 Mansfield Cardinal Rd	A		\$1,150	\$25,350	\$26,500	\$10,019	\$26,500
May, J H & Rebecca B	7102 Mansfield Cardinal Rd	Kennedale Tx	76060	7102 Mansfield Cardinal Rd	A		\$10,000	\$26,000	\$36,000	\$19,166	\$22,223
Jimenez, Bidal Jr	7610 Mansfield Cardinal Rd	Kennedale Tx	76060	7610 Mansfield Cardinal Rd	A		\$63,000	\$26,200	\$89,200	\$261,360	\$89,200
Carman, Wm T Etux Margean B	7900 Russell Curry Rd	Arlington Tx	76001	7904 Russell Curry Rd	A		\$250,000	\$26,510	\$276,510	\$435,600	\$276,510
Martin, Joann Kelly	7101 Eden Tap Rd	Kennedale Tx	76060	7101 Eden Tap Rd	A		\$100,050	\$28,150	\$128,200	\$290,545	\$123,310
Moore, Billy G	7012 Mansfield Cardinal Rd	Kennedale Tx	76060	7012 Mansfield Cardinal Rd	A		\$16,500	\$30,300	\$46,800	\$47,916	\$42,130
Harris, Raymond E Etux Jann	7507 Russell Curry Rd	Arlington Tx	76001	7507 Russell Curry Rd	A		\$25,000	\$30,700	\$55,700	\$43,560	\$55,700
Harris, Raymond E Etux Jann	7507 Russell Curry Rd	Arlington Tx	76001	7507 Russell Curry Rd	A		\$25,000	\$30,700	\$55,700	\$43,560	\$55,700
Walls, George Ronald	4311 Turner Warnell Rd	Arlington Tx	76001	4311 Turner Warnell Rd	A		\$40,000	\$30,800	\$70,800	\$87,120	\$70,800
Garcia, Francisco S	128 Wingren Ln	Arlington Tx	76014	5105 Eden Rd	A		\$18,600	\$31,200	\$49,800	\$40,511	\$49,800
Hatten, Tommy Von	5501 Eden Rd	Kennedale Tx	76060	5308 J R Hawkins Rd	A		\$4,420	\$32,780	\$37,200	\$19,254	\$37,200
Ford, Richard A Etux Pamela S	7409 Mansfield Cardinal Rd	Kennedale Tx	76060	7409 Mansfield Cardinal Rd	A		\$28,400	\$34,700	\$63,100	\$123,710	\$59,070
Adams, Sterling	7301 Mansfield Hwy	Kennedale Tx	76060	7301 Us Bus Hwy 287	A		\$70,875	\$34,825	\$105,700	\$137,214	\$105,700
Houston, A J	7100 Eden Tap Rd	Kennedale Tx	76060	7100 Eden Tap Rd	A		\$65,100	\$35,200	\$100,300	\$189,050	\$84,810
Garcia, Francisco & Beatrice	6631 Joplin Rd	Kennedale Tx	76060	6401 Joplin Rd	A		\$20,000	\$35,900	\$55,900	\$43,560	\$55,900
Tunnell, Clois W	6718 Highway 287	Arlington Tx	76001	6718 Us 287 Hwy	R		\$16,335	\$36,665	\$53,000	\$21,780	\$53,000
Manis, A B	Rr 1 Box 167	Hillsboro Tx	76645	7909 Us Bus Hwy 287	A		\$73,333	\$36,807	\$110,140	\$161,172	\$110,140
Nguyen, Richard L	7411 Mansfield Hwy	Kennedale Tx	76060	7411 Us Bus Hwy 287	IM		\$7,398	\$37,288	\$44,686	\$17,511	\$44,686
Jimenez, Bidal Jr	7610 Mansfield Cardinal Rd	Kennedale Tx	76060	7030 Mansfield Cardinal Rd	A		\$15,900	\$37,400	\$53,300	\$46,174	\$53,300
Hester, Danny Etux Lucia	7200 Mansfield Cardinal Rd	Kennedale Tx	76060	7200 Mansfield Cardinal Rd	A		\$21,039	\$37,461	\$58,500	\$61,097	\$53,570
Collins, Anna Jane	4109 April Dr	Arlington Tx	76016	7520 Mansfield Cardinal Rd	A		\$21,900	\$37,500	\$59,400	\$63,598	\$59,400
Gpkl Commercial Ltd	1400 Riverview Dr	Arlington Tx	76012	3601 Turner Warnell Rd	A		\$356,492	\$37,924	\$394,416	\$375,052	\$394,416
Crum, Brian Etux Tiffini	4404 Garden Dr	Arlington Tx	76001	4410 Garden Dr	A		\$20,000	\$38,300	\$58,300	\$43,560	\$58,300
Thomas, Angela S (Rutledge)	7316 Mansfield Cardinal Rd	Kennedale Tx	76060	7316 Mansfield Cardinal Rd	A		\$20,000	\$38,400	\$58,400	\$87,120	\$58,400
Enloe, Jeanine Kay	8001 Storie Rd	Arlington Tx	76001	8001 Storie Rd	A		\$21,600	\$40,400	\$62,000	\$47,045	\$62,000

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Crook, Billy Freeman	8005 Storie Rd	Arlington Tx	76001	8005 Storie Rd	A		\$20,000	\$40,900	\$60,900	\$43,560	\$60,900
Zirakchi, Babak	7315 Mansfield Hwy	Kennedale Tx	76060	7701 Us Bus Hwy 287	A		\$33,340	\$42,198	\$75,538	\$68,389	\$75,538
Wilkinson, Flora Mae Est	2025 Mary Ann Ln	Burleson Tx	76028	8211 Us Bus Hwy 287	A		\$16,920	\$42,780	\$59,700	\$102,366	\$59,700
Skains, Betty Carol	4408 Garden Dr	Arlington Tx	76001	4408 Garden Dr	A		\$20,000	\$42,800	\$62,800	\$43,560	\$62,800
Samuel, Loyd D Etux Doris M	7011 Mansfield Cardinal Rd	Kennedale Tx	76060	7011 Mansfield Cardinal Rd	A		\$49,140	\$43,060	\$92,200	\$226,512	\$92,200
Naydan, Michael E	4907 Eden Rd	Kennedale Tx	76060	4907 Eden Rd	A		\$40,426	\$43,074	\$83,500	\$103,586	\$55,990
Carter, Kenneth W Etux Joyce	8120 Storie Rd	Arlington Tx	76001	8120 Storie Rd	A		\$20,000	\$43,100	\$63,100	\$43,560	\$63,100
Birk, William M Etux Silvia C	7441 Mansfield Cardinal Rd	Kennedale Tx	76060	7251 Eden Tap Rd	A		\$100,050	\$43,750	\$143,800	\$290,545	\$143,800
Walls, Walter D	4507 Turner Warnell Rd	Arlington Tx	76001	4507 Turner Warnell Rd	A		\$48,800	\$43,800	\$92,600	\$106,286	\$92,600
Acevedo, Manuel G Jr	7107 Mansfield Cardinal Rd	Kennedale Tx	76060	7107 Mansfield Cardinal Rd	A		\$17,550	\$44,350	\$61,900	\$50,965	\$54,120
Moore, Billy G	7012 Mansfield Cardinal Rd	Kennedale Tx	76060	7204 Mansfield Cardinal Rd	A		\$10,000	\$45,500	\$55,500	\$20,038	\$55,500
Bates Family Machine Ltd	4202 Portales Dr	Arlington Tx	76016	Turner Warnell Rd # A	LI		\$6,970	\$45,830	\$52,800	\$13,939	\$52,800
R S T Gutters Inc	4709 Turner Warnell Rd Ste A	Arlington Tx	76001	4709 Turner Warnell Rd	LI		\$6,970	\$45,830	\$52,800	\$13,939	\$52,800
Gurley, Richard L Etux Belinda	8121 Storie Rd	Arlington Tx	76001	8121 Storie Rd	A		\$20,000	\$46,400	\$66,400	\$43,560	\$66,400
Brothers, John B Jr Etux Emma	8118 Storie Rd	Arlington Tx	76001	8118 Storie Rd	A		\$20,000	\$47,300	\$67,300	\$43,560	\$67,300
Padermos, George John	5400 J R Hawkins Rd	Kennedale Tx	76060	5400 J R Hawkins Rd	A		\$40,000	\$47,400	\$87,400	\$87,120	\$60,280
Smith, Benjamin C Etux Geneva	8108 Storie Rd	Arlington Tx	76001	8108 Storie Rd	A		\$40,000	\$47,800	\$87,800	\$87,120	\$87,800
Roseberry, Curtis M	7003 Eden Tap Rd	Kennedale Tx	76060	7003 Eden Tap Rd	A		\$15,000	\$48,000	\$63,000	\$43,560	\$63,000
Seay, Billy W	6815 Joplin Rd	Kennedale Tx	76060	6815 Joplin Rd	A		\$10,000	\$48,100	\$58,100	\$23,958	\$56,320
Seay, Billy W	6815 Joplin Rd	Kennedale Tx	76060	6815 Joplin Rd	A		\$10,000	\$48,100	\$58,100	\$23,958	\$56,320
3109 Property Ltd Partnership	3109 Pleasant Valley Ln Ste A	Arlington Tx	76015	4709 Turner Warnell Rd # C	LI		\$4,543	\$48,257	\$52,800	\$9,085	\$52,800
Dillenschneider Trust Etal	4025 Woodland Park Blvd Ste 15	Arlington Tx	76013	6710 Us 287 Hwy	R		\$68,722	\$48,478	\$117,200	\$181,427	\$117,200
Estoll, Doyle	5810 Rendon Bloodworth Rd	Fort Worth Tx	76140	4709 Turner Warnell Rd # B	LI		\$4,138	\$48,662	\$52,800	\$8,276	\$52,800
Robertson, Ashlea	3906 Blake Ashton Dr	Arlington Tx	76001	3906 Blake Ashton Dr	PD	Y	\$30,000	\$49,200	\$79,200	\$10,080	\$79,200
Bush, Beverly A	13275 S Terrace Ln	Kenefic Ok	74748	5003 Eden Rd	A		\$10,000	\$49,400	\$59,400	\$16,945	\$58,410
Ballay, Jean-Pierre R	2314 Briarwood Blvd	Arlington Tx	76013	7520 Us 287 Hwy	A		\$77,123	\$50,177	\$127,300	\$154,246	\$127,300
Walls, Frances	2921 N Main St	Mansfield Tx	76063	8401 Us Bus Hwy 287	A		\$33,240	\$50,560	\$83,800	\$120,661	\$83,800
Allen, Doyle P	PO Box 172920	Arlington Tx	76003	7502 Mansfield Cardinal Rd	A		\$21,465	\$51,200	\$72,665	\$69,260	\$72,665
Marquez, Martin Etux Maria	606 Oakridge Trl	Kennedale Tx	76060	7501 Us Bus Hwy 287	IM		\$62,313	\$51,242	\$113,555	\$136,953	\$113,555

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Albizo, Angel Etux Gloria L	4501 Turner Warnell Rd	Arlington Tx	76001	4501 Turner Warnell Rd	A		\$25,400	\$51,800	\$77,200	\$55,321	\$77,200
Strain, Kenneth Ray	3030 N Main St	Mansfield Tx	76063	8201 Us Bus Hwy 287	A		\$31,320	\$52,180	\$83,500	\$113,692	\$83,500
Robinson, Nellie J	7701 Russell Curry Rd	Arlington Tx	76001	7701 Russell Curry Rd	A		\$54,006	\$52,694	\$106,700	\$166,844	\$106,700
Brown, Robert D Etux Virginia	8115 Storie Rd	Arlington Tx	76001	8115 Storie Rd	A		\$20,000	\$53,000	\$73,000	\$43,560	\$73,000
Prosser, Jerry Ray	8101 Storie Rd	Arlington Tx	76001	8101 Storie Rd	A		\$29,800	\$53,700	\$83,500	\$64,904	\$83,500
Nelson, Lee E Etux Norma	8122 Storie Rd	Arlington Tx	76001	8122 Storie Rd	R		\$16,360	\$54,440	\$70,800	\$35,632	\$70,800
Frazier, Michael D Etux Judy D	8114 Storie Rd	Arlington Tx	76001	8114 Storie Rd	A		\$16,800	\$57,300	\$74,100	\$36,590	\$74,100
Zirakchi, Babak	7315 Mansfield Hwy	Kennedale Tx	76060	7515 Us Bus Hwy 287	A		\$103,560	\$59,340	\$162,900	\$375,923	\$162,900
McClure, Gilbert T	PO Box 101114	Fort Worth Tx	76185	7200 Eden Tap Rd	E		\$31,440	\$60,560	\$92,000	\$91,302	\$92,000
Pyburn, Stephen E	6305 Barcelona Dr	Arlington Tx	76016	4709 Turner Warnell Rd	LI		\$4,138	\$60,912	\$65,050	\$8,276	\$65,050
Von Hatten, Tommy	5501 Eden Rd	Kennedale Tx	76060	5501 Eden Rd	A		\$40,000	\$62,400	\$102,400	\$87,120	\$62,370
Llewellyn, Keith	7902 Fox Chase Dr	Arlington Tx	76001	7902 Fox Chase Dr	R		\$11,000	\$65,000	\$76,000	\$8,189	\$76,000
Hawrylak, Stanley Jr	8111 Storie Rd	Arlington Tx	76001	8111 Storie Rd	A		\$30,000	\$65,500	\$95,500	\$65,340	\$95,500
Hines, Robert W	3711 W Green Oaks Blvd Ste B2	Arlington Tx	76016	7904 Storie Rd	R		\$20,000	\$65,800	\$85,800	\$39,204	\$85,800
Clark, Raymond E Etux Marilyn	6704 Highway 287	Arlington Tx	76001	6704 Us 287 Hwy	R		\$19,690	\$66,710	\$86,400	\$42,885	\$86,400
Rodriquez, June	PO Box 87	Kennedale Tx	76060	8001 Us Bus Hwy 287	A		\$24,000	\$67,800	\$91,800	\$87,120	\$91,800
Wheeler, Willie T	7782 Business Hwy 287	Kennedale Tx	76060	7601 Us Bus Hwy 287	A		\$23,340	\$68,360	\$91,700	\$67,779	\$91,700
Creel, Rickey J Etux Linda	PO Box 2085	Bowie Md	20718	5203 Eden Rd	A		\$20,000	\$69,900	\$89,900	\$43,560	\$89,900
Safae, Abby & Rasool Aghlani	9 Horseshoe Dr	Lewisville Tx	75077	7307 Us Bus Hwy 287	IM		\$118,069	\$71,103	\$189,172	\$181,645	\$189,172
Ffp Properties Lp	2801 Glenda St	Fort Worth Tx	76117	7505 Us Bus Hwy 287	A		\$25,483	\$72,364	\$97,847	\$39,204	\$97,847
Onstatt, C E	5301 Eden Rd	Kennedale Tx	76060	5301 Eden Rd	A		\$15,000	\$73,487	\$88,487	\$43,560	\$88,487
Wells, Charles R	7701 Mansfield Cardinal Rd	Kennedale Tx	76060	7701 Mansfield Cardinal Rd	A		\$40,335	\$73,865	\$114,200	\$117,133	\$100,540
Love, Debra	7605 Russell Curry Rd	Arlington Tx	76001	7605 Russell Curry Rd	A		\$94,743	\$74,079	\$168,822	\$189,486	\$168,822
Patterson, Joe Don	5384 Bennet Lawson Rd	Mansfield Tx	76063	8011 Us Bus Hwy 287	A		\$95,813	\$74,187	\$170,000	\$222,592	\$170,000
Pitt, Sandra F	8010 Storie Rd	Arlington Tx	76001	8010 Storie Rd	A		\$20,000	\$74,400	\$94,400	\$43,560	\$94,400
Anderson, Billy Joe Etux S	4423 Storie Rd	Arlington Tx	76001	4423 Storie Rd	A		\$60,000	\$74,800	\$134,800	\$130,680	\$134,800
Marquez, Martin Etux Maria C	606 Oakridge Trl	Kennedale Tx	76060	7300 Mansfield Cardinal Rd	A		\$10,000	\$75,000	\$85,000	\$21,780	\$85,000
3109 Property Lp	3109 Pleasant Valley Ln Ste A	Arlington Tx	76015	4709 Turner Warnell Rd # D	LI		\$4,356	\$76,644	\$81,000	\$8,712	\$81,000
James Rowe Plumbing Inc	4717 Turner Warnell Rd	Arlington Tx	76001	4717 Turner Warnell Rd	LI		\$11,761	\$77,754	\$89,515	\$23,522	\$89,515

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Coker, W R	1910 Green Meadow Ct	Arlington Tx	76013	5005 Eden Rd	A		\$14,550	\$81,450	\$96,000	\$42,253	\$96,000
Meissner, August	4408 Storie Rd	Arlington Tx	76001	4408 Storie Rd	R		\$20,000	\$83,200	\$103,200	\$43,560	\$103,200
O'Toole, Gina	4419 Storie Rd	Arlington Tx	76001	4419 Storie Rd	A		\$20,000	\$85,100	\$105,100	\$43,560	\$105,100
Adams, Sterling	7301 Mansfield Hwy	Kennedale Tx	76060	7301 Us Bus Hwy 287	A		\$8,919	\$87,081	\$96,000	\$18,295	\$96,000
Richardson, N L Jr	4969 Eden Rd	Kennedale Tx	76060	4969 Eden Rd	A		\$92,000	\$88,200	\$180,200	\$200,376	\$119,130
Haidusek, Rene K	4418 Garden Dr	Arlington Tx	76001	4418 Garden Dr	A		\$30,000	\$89,800	\$119,800	\$65,340	\$119,323
Ahlerich, Duane Ellis	8006 Storie Rd	Arlington Tx	76001	8006 Storie Rd	A		\$31,000	\$92,000	\$123,000	\$67,518	\$123,000
Zirakchi, Babak	7315 Mansfield Hwy	Kennedale Tx	76060	7315 Us Bus Hwy 287	IM		\$55,347	\$92,073	\$147,420	\$125,789	\$147,420
Crum, Brian D Etux Tiffini M	4404 Garden Dr	Arlington Tx	76001	4404 Garden Dr	A		\$20,000	\$93,800	\$113,800	\$43,560	\$113,800
Gene Sheldon Enterprises Inc	4711 Turner Warnell Rd	Arlington Tx	76001	4711 Turner Warnell Rd	LI		\$15,028	\$94,972	\$110,000	\$30,056	\$110,000
Hamann, G A & Sally Bourgerie	8105 Storie Rd	Arlington Tx	76001	8105 Storie Rd	A		\$30,000	\$95,700	\$125,700	\$65,340	\$125,700
Riddle, Richard Etux Shelly	8104 Storie Rd	Arlington Tx	76001	8104 Storie Rd	A		\$38,460	\$96,540	\$135,000	\$83,766	\$135,000
Denham, Jack R Jr	7921 Storie Rd	Arlington Tx	76001	7921 Storie Rd	A		\$40,000	\$97,300	\$137,300	\$87,120	\$137,300
Camerena, Carlos J	7903 Storie Rd	Arlington Tx	76001	7903 Storie Rd	R		\$20,000	\$97,900	\$117,900	\$43,560	\$117,900
Robinson, Ruth Ann	7711 Russell Curry Rd	Arlington Tx	76001	7711 Russell Curry Rd	R		\$12,012	\$98,088	\$110,100	\$34,883	\$110,100
Smith, Delma E Hallmark	4400 Garden Dr	Arlington Tx	76001	4400 Garden Dr	A		\$20,000	\$99,700	\$119,700	\$43,560	\$119,700
Orendorff, Keith P Etux Rosa M	4422 Storie Rd	Arlington Tx	76001	4422 Storie Rd	A		\$25,400	\$100,400	\$125,800	\$55,321	\$125,800
Perryman, Gary Paul	4412 Storie Rd	Arlington Tx	76001	4412 Storie Rd	A		\$20,000	\$100,900	\$120,900	\$43,560	\$120,900
Echols, Carl Jr	8007 Storie Rd	Arlington Tx	76001	8007 Storie Rd	A		\$44,400	\$103,000	\$147,400	\$96,703	\$147,400
Neale, Donald R Etux Barbara A	4412 Garden Dr	Arlington Tx	76001	4412 Garden Dr	A		\$27,000	\$107,600	\$134,600	\$58,806	\$134,600
Duffy, James L Etux Agnes R	7708 Fox Chase Dr	Arlington Tx	76001	7708 Fox Chase Dr	R		\$22,000	\$108,200	\$130,200	\$7,536	\$130,200
Noble Business Inc	8475 Mansfield Hwy	Kennedale Tx	76060	8475 Us Bus Hwy 287	CS		\$23,000	\$109,532	\$132,532	\$28,750	\$132,532
Skrasek, Steven Etux Michelle	4310 Fox Ct	Arlington Tx	76001	4310 Fox Ct	R		\$22,000	\$110,100	\$132,100	\$7,928	\$132,100
Mahanay, Candice J Etvir Chris	4305 Foxborough Trl	Arlington Tx	76001	4305 Foxborough Tr	R		\$22,000	\$110,900	\$132,900	\$7,754	\$132,900
Overton, Ben E Etux Kathleen K	7901 Storie Rd	Arlington Tx	76001	7901 Storie Rd	R		\$54,800	\$111,200	\$166,000	\$119,354	\$166,000
Zirakchi, Babak	7315 Mansfield Hwy	Kennedale Tx	76060	7517 Us Bus Hwy 287	A		\$25,199	\$111,901	\$137,100	\$38,768	\$137,100
Saidler, Phillip J	7924 Fox Chase Dr	Arlington Tx	76001	7924 Fox Chase Dr	R		\$22,000	\$112,100	\$134,100	\$8,015	\$134,100
Bell, Kenneth Etux Imogene	4404 Storie Rd	Arlington Tx	76001	4404 Storie Rd	R		\$19,800	\$114,000	\$133,800	\$43,124	\$120,787
Cranfill, Gertrude Rose	4314 Foxborough Trl	Arlington Tx	76001	4314 Foxborough Tr	R		\$22,000	\$114,600	\$136,600	\$9,017	\$136,600
Backman, Michael Etux Betsey P	4302 Fox Ct	Arlington Tx	76001	4302 Fox Ct	R		\$22,000	\$115,100	\$137,100	\$7,928	\$137,100
Rivas, John D	7926 Fox Chase Dr	Arlington Tx	76001	7926 Fox Chase Dr	R		\$22,000	\$115,300	\$137,300	\$7,884	\$137,300
Tesche, Gustav	4217 Foxborough Trl	Arlington Tx	76001	4217 Foxborough Tr	R		\$22,000	\$115,400	\$137,400	\$7,797	\$137,400
Brand, Max W Etux Julie C	8007 Belchase Way	Arlington Tx	76001	8007 Belchase Way	PD	Y	\$30,000	\$115,600	\$145,600	\$10,290	\$145,600
Perkins, David E Etux Ruby C	7923 Fox Chase Dr	Arlington Tx	76001	7923 Fox Chase Dr	R		\$22,000	\$116,500	\$138,500	\$7,928	\$138,500
Manis, Brack	Rr 1 Box 167	Hillsboro Tx	76645	7401 Us Bus Hwy 287	A		\$59,459	\$116,541	\$176,000	\$121,968	\$176,000

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
Bolonchuk, Gerald	3924 Blake Ashton Dr	Arlington Tx	76001	3924 Blake Ashton Dr	PD	Y	\$30,000	\$116,700	\$146,700	\$10,317	\$146,700
Baggett, Edward	7903 Fox Chase Dr	Arlington Tx	76001	7903 Fox Chase Dr	R		\$22,000	\$117,100	\$139,100	\$7,928	\$139,100
Dwinell, Ryan G Etux Lisa D	4204 Fox Ct	Arlington Tx	76001	4204 Fox Ct	R		\$22,000	\$117,400	\$139,400	\$7,928	\$139,400
Schroeder, Gene Etux Amy	360 Kilby Ave	Los Alamos Nm	87544	7912 Fox Chase Dr	R		\$22,000	\$118,000	\$140,000	\$8,102	\$140,000
Carwile, Richard W Etux Sandra	4409 Garden Dr	Arlington Tx	76001	4409 Garden Dr	A		\$40,000	\$118,400	\$158,400	\$87,120	\$157,682
Wilson, Cory M Etux Tressa	4317 Foxborough Trl	Arlington Tx	76001	4317 Foxborough Tr	R		\$22,000	\$118,500	\$140,500	\$12,589	\$140,500
Williams, Jerry L Etux Shirley	4202 Foxborough Trl	Arlington Tx	76001	4202 Foxborough Tr	R		\$22,000	\$120,000	\$142,000	\$7,449	\$142,000
Potts, Douglas K Etux Lauri D	4411 Storie Rd	Arlington Tx	76001	4411 Storie Rd	R		\$30,000	\$120,500	\$150,500	\$65,340	\$150,500
Stults, Michael C	4981 SE Powers Dr	Runnells Ia	50237	4203 Fox Ct	R		\$22,000	\$120,600	\$142,600	\$7,797	\$142,600
Wilson, Darrell Etux Henrietta	4210 Fox Ct	Arlington Tx	76001	4210 Fox Ct	R		\$22,000	\$120,800	\$142,800	\$7,928	\$142,800
Sibley, William D Etux Kasey L	4200 Fox Ct	Arlington Tx	76001	4200 Fox Ct	R		\$22,000	\$120,900	\$142,900	\$8,973	\$142,900
Apa, Deborah A	8100 Saddle Oak Dr	Arlington Tx	76001	8100 Saddle Oak Dr	PD	Y	\$30,000	\$121,100	\$151,100	\$12,120	\$151,100
Hardy, Rickey Etux Cheryl	7911 Fox Chase Dr	Arlington Tx	76001	7911 Fox Chase Dr	R		\$22,000	\$121,300	\$143,300	\$7,928	\$143,300
Pickrell, Jeremy Etux Sheila	4205 Fox Ct	Arlington Tx	76001	4205 Fox Ct	R		\$22,000	\$121,800	\$143,800	\$7,928	\$143,800
Yakola, Judith	4202 Fox Ct	Arlington Tx	76001	4202 Fox Ct	R		\$22,000	\$122,400	\$144,400	\$7,797	\$144,400
Freeman, Cory D Etux Yvette M	4308 Fox Ct	Arlington Tx	76001	4308 Fox Ct	R		\$22,000	\$122,600	\$144,600	\$7,928	\$144,600
Reyes, Hernan Etux Nelly W	8003 Storie Rd	Arlington Tx	76001	8003 Storie Rd	A		\$40,000	\$122,800	\$162,800	\$87,120	\$162,800
Reeves, Robin	617 Jacie Ct	Burleson Tx	76028	4310 Foxborough Tr	R		\$22,000	\$122,900	\$144,900	\$7,754	\$144,900
Townsley, William Etux Brenda	7928 Fox Chase Dr	Arlington Tx	76001	7928 Fox Chase Dr	R		\$22,000	\$123,500	\$145,500	\$7,754	\$145,500
Richardson, Danny R	7906 Fox Chase Dr	Arlington Tx	76001	7906 Fox Chase Dr	R		\$22,000	\$123,800	\$145,800	\$8,146	\$145,800
Weber, David T Etux Sandy L	2634 Morgan Ann Ave	Mansfield Tx	76063	4206 Foxborough Tr	R		\$22,000	\$123,900	\$145,900	\$8,886	\$145,900
Branch, Danny C Etux Melody S	4214 Fox Ct	Arlington Tx	76001	4214 Fox Ct	R		\$22,000	\$124,100	\$146,100	\$7,928	\$146,100
Pierard, Leah A	4200 Foxborough Trl	Arlington Tx	76001	4200 Foxborough Tr	R		\$22,000	\$124,400	\$146,400	\$9,801	\$146,400
Kratzer, Thomas L Etux Connie	4306 Foxborough Trl	Arlington Tx	76001	4306 Foxborough Tr	R		\$22,000	\$124,800	\$146,800	\$7,754	\$146,800
Horton, Randall S Etux Shannan	4311 Foxborough Trl	Arlington Tx	76001	4311 Foxborough Tr	R		\$22,000	\$125,300	\$147,300	\$7,710	\$147,300
Lenz, Alan Etux Allison	4309 Fox Ct	Arlington Tx	76001	4309 Fox Ct	R		\$22,000	\$125,300	\$147,300	\$7,928	\$147,300
Clark, Willie Etux Beatrice	4201 Fox Ct	Arlington Tx	76001	4201 Fox Ct	R		\$22,000	\$125,400	\$147,400	\$8,973	\$147,400
Terrell, Kenneth Etux Jennifer	7916 Fox Chase Dr	Arlington Tx	76001	7916 Fox Chase Dr	R		\$22,000	\$125,400	\$147,400	\$8,059	\$147,400
Leonard, Mark J Etux Ginger	4209 Foxborough Trl	Arlington Tx	76001	4209 Foxborough Tr	R		\$22,000	\$125,600	\$147,600	\$7,797	\$147,600
Westover, Sarah Etvir Andrew	4303 Fox Ct	Arlington Tx	76001	4303 Fox Ct	R		\$22,000	\$125,900	\$147,900	\$7,928	\$147,900
Lindley, Jason C Etux Tammy H	4214 Foxborough Trl	Arlington Tx	76001	4214 Foxborough Tr	R		\$22,000	\$126,400	\$148,400	\$7,754	\$148,400
Shaw, Neal G & Carrie N	8102 Saddle Oak Dr	Arlington Tx	76001	8102 Saddle Oak Dr	PD	Y	\$30,000	\$126,700	\$156,700	\$10,477	\$156,700
Ausmus, Nichold Amber Tarrant	4301 Fox Ct	Arlington Tx	76001	4301 Fox Ct	R		\$22,000	\$126,900	\$148,900	\$7,928	\$148,900
Bergstrom, Thomas N & Jacque	8114 Saddle Oak Dr	Arlington Tx	76001	8114 Saddle Oak Dr	PD	Y	\$30,000	\$127,100	\$157,100	\$10,080	\$157,100
McMillin, Timothy A	4300 Foxborough Trl	Arlington Tx	76001	4300 Foxborough Tr	R		\$22,000	\$127,300	\$149,300	\$7,754	\$149,300
Nguyen, Richard L	7411 Mansfield Hwy	Kennedale Tx	76060	7411 Us Bus Hwy 287	IM		\$40,360	\$127,634	\$167,994	\$95,527	\$167,994
Terry, Patrick Etux Diki	3804 Denise Ct	Arlington Tx	76001	3804 Denise Ct	PD	Y	\$30,000	\$127,800	\$157,800	\$10,199	\$157,800
French, G L Etux Ellie D	4315 Foxborough Trl	Arlington Tx	76001	4315 Foxborough Tr	R		\$22,000	\$128,000	\$150,000	\$7,797	\$150,000
Richwood Const Inc	PO Box 464	Kennedale Tx	76060	8117 Oak Hollow Dr	PD	Y	\$30,000	\$128,400	\$158,400	\$10,221	\$158,400
Rivera, Ruben	4204 Foxborough Trl	Arlington Tx	76001	4204 Foxborough Tr	R		\$22,000	\$129,100	\$151,100	\$8,712	\$151,100
Trout, Preston W Etux Tika L	4301 Foxborough Trl	Arlington Tx	76001	4301 Foxborough Tr	R		\$22,000	\$130,000	\$152,000	\$7,754	\$152,000
White, Jennifer L	4207 Foxborough Trl	Arlington Tx	76001	4207 Foxborough Tr	R		\$22,000	\$130,400	\$152,400	\$8,668	\$152,400
Karnowski, Kenneth L Etux Lynn	4215 Fox Ct	Arlington Tx	76001	4215 Fox Ct	R		\$22,000	\$131,300	\$153,300	\$7,928	\$153,300
Walcott, Kenneth L	7915 Storie Rd	Arlington Tx	76001	7915 Storie Rd	A		\$20,000	\$131,500	\$151,500	\$43,560	\$150,802

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Duvall, Thomas O Etux Sonia B	4400 Storie Rd	Arlington Tx	76001	4400 Storie Rd	R		\$32,300	\$131,600	\$163,900	\$70,349	\$163,246
Lindstrom, Wm III Etux E	4305 Fox Ct	Arlington Tx	76001	4305 Fox Ct	R		\$22,000	\$131,700	\$153,700	\$7,928	\$153,700
Hernandez, Felipe M Etux Mary	4304 Foxborough Trl	Arlington Tx	76001	4304 Foxborough Tr	R		\$22,000	\$132,990	\$154,990	\$7,754	\$154,990
Simanski, Maureen	7930 Fox Chase Dr	Arlington Tx	76001	7930 Fox Chase Dr	R		\$22,000	\$133,000	\$155,000	\$7,623	\$155,000
Smith, Jay Vaughn	7706 Fox Chase Dr	Arlington Tx	76001	7706 Fox Chase Dr	R		\$22,000	\$133,000	\$155,000	\$7,231	\$155,000
Montoya, Louise	4205 Foxborough Trl	Arlington Tx	76001	4205 Foxborough Tr	R		\$22,000	\$133,100	\$155,100	\$8,494	\$155,100
Manis, Brack	Rr 1 Box 167	Hillsboro Tx	76645	7321 Us Bus Hwy 287	A		\$42,895	\$133,105	\$176,000	\$87,991	\$176,000
Bennett, Andrew C Etux Alice C	4407 Storie Rd	Arlington Tx	76001	4407 Storie Rd	R		\$20,000	\$133,400	\$153,400	\$51,836	\$153,400
Challis, Richard	8006 Belchase Way	Arlington Tx	76001	8006 Belchase Way	PD	Y	\$30,000	\$133,500	\$163,500	\$10,084	\$163,500
Ford, Patricia Mary	7907 Fox Chase Dr	Arlington Tx	76001	7907 Fox Chase Dr	R		\$22,000	\$133,600	\$155,600	\$7,928	\$155,600
Classic Century Homes Ltd	PO Box 152049	Arlington Tx	76015	8105 Latigo Dr	PD	Y	\$30,000	\$133,800	\$163,800	\$9,980	\$163,800
Llewellyn, Keith Etux Clara	7804 Fox Chase Dr	Arlington Tx	76001	7804 Fox Chase Dr	R		\$22,000	\$133,800	\$155,800	\$7,231	\$155,800
Neero, Franko	7802 Fox Chase Dr	Arlington Tx	76001	7802 Fox Chase Dr	R		\$22,000	\$133,800	\$155,800	\$7,231	\$155,800
Rhodes, Mark A	7921 Fox Chase Dr	Arlington Tx	76001	7921 Fox Chase Dr	R		\$22,000	\$134,100	\$156,100	\$7,928	\$156,100
Shuster, Dan Etux Laurie B	PO Box 67	Kennedale Tx	76060	7000 Eden Tap Rd	A		\$30,000	\$134,100	\$164,100	\$87,120	\$136,730
Dawson, Theodore E	4211 Fox Ct	Arlington Tx	76001	4211 Fox Ct	R		\$22,000	\$134,200	\$156,200	\$7,928	\$156,200
Thompson, Sherry J Etvir Jay H	7702 Fox Chase Dr	Arlington Tx	76001	7702 Fox Chase Dr	R		\$22,000	\$134,200	\$156,200	\$8,233	\$156,200
Allen, Linda C	7704 Fox Chase Dr	Arlington Tx	76001	7704 Fox Chase Dr	R		\$22,000	\$134,300	\$156,300	\$7,231	\$156,300
Odom, Jean	7925 Fox Chase Dr	Arlington Tx	76001	7925 Fox Chase Dr	R		\$22,000	\$134,300	\$156,300	\$7,841	\$156,300
McCain, J Sid & Rita E	7905 Storie Rd	Arlington Tx	76001	7905 Storie Rd	R		\$25,600	\$134,700	\$160,300	\$55,757	\$159,586
Asbra, Kimberly	PO Box 151579	Arlington Tx	76015	7917 Fox Chase Dr	R		\$22,000	\$134,900	\$156,900	\$7,928	\$156,900
Asbra, Kimberly	PO Box 151579	Arlington Tx	76015	7917 Fox Chase Dr	R		\$22,000	\$134,900	\$156,900	\$7,928	\$156,900
Yam, Leung Etux Lai Yee Leong	4215 Foxborough Trl	Arlington Tx	76001	4215 Foxborough Tr	R		\$22,000	\$135,000	\$157,000	\$7,797	\$157,000
McDonald, Sean P Etux Leigh	7908 Fox Chase Dr	Arlington Tx	76001	7908 Fox Chase Dr	R		\$22,000	\$135,100	\$157,100	\$8,102	\$157,100
Wood, Emily Sue	4210 Foxborough Trl	Arlington Tx	76001	4210 Foxborough Tr	R		\$22,000	\$135,100	\$157,100	\$7,754	\$157,100
Wilkinson, John P Etux Toni L	7920 Fox Chase Dr	Arlington Tx	76001	7920 Fox Chase Dr	R		\$22,000	\$136,100	\$158,100	\$8,015	\$158,100
Dever, Michael L Etux Debra L	4216 Foxborough Trl	Arlington Tx	76001	4216 Foxborough Tr	R		\$22,000	\$136,500	\$158,500	\$7,754	\$158,500
Robertson, Wm B	7800 Fox Chase Dr	Arlington Tx	76001	7800 Fox Chase Dr	R		\$22,000	\$136,500	\$158,500	\$7,231	\$158,500
Martinez, Johnny Jr Etux	4216 Fox Ct	Arlington Tx	76001	4216 Fox Ct	R		\$22,000	\$136,600	\$158,600	\$7,928	\$158,600
Garcia, Ricardo Etux Carrie	4211 Foxborough Trl	Arlington Tx	76001	4211 Foxborough Tr	R		\$22,000	\$137,700	\$159,700	\$7,797	\$159,700
Wade, Gail L	4206 Fox Ct	Arlington Tx	76001	4206 Fox Ct	R		\$22,000	\$137,800	\$159,800	\$7,928	\$159,800
Bohuslav, Gary Etux Monica	7808 Fox Chase Dr	Arlington Tx	76001	7808 Fox Chase Dr	R		\$22,000	\$138,100	\$160,100	\$8,843	\$160,100
Pittman, Mark A Etux Melissa D	9 Harling Ln	Bella Vista Ar	72715	7904 Fox Chase Dr	R		\$22,000	\$138,100	\$160,100	\$8,146	\$160,100
Williams, Cheryl & L M Shelton	3902 Blake Ashton Dr	Arlington Tx	76001	3902 Blake Ashton Dr	PD	Y	\$30,000	\$138,100	\$168,100	\$10,317	\$168,100
Carpenter, Joe H Etux Brenda	4415 Garden Dr	Arlington Tx	76001	4415 Garden Dr	A		\$30,400	\$138,700	\$169,100	\$66,211	\$169,100
Woodall, Gary R Etux Melissa	4311 Fox Ct	Arlington Tx	76001	4311 Fox Ct	R		\$22,000	\$138,900	\$160,900	\$7,928	\$160,900
McFarland, Mark C Etux Bobbie	4315 Fox Ct	Arlington Tx	76001	4315 Fox Ct	R		\$22,000	\$139,000	\$161,000	\$9,278	\$161,000
Mora, James R Etux Kathleen A	3917 Blake Ashton Dr	Arlington Tx	76001	3917 Blake Ashton Dr	PD	Y	\$30,000	\$139,500	\$169,500	\$12,925	\$169,500
Wilson, Dennis P Etux Julie A	8108 Oak Hollow Dr	Arlington Tx	76001	8108 Oak Hollow Dr	PD	Y	\$30,000	\$140,000	\$170,000	\$10,160	\$170,000
Shield, Ryan Etux Holly	8107 Silver Spur Dr	Arlington Tx	76001	8107 Silver Spur Dr	PD	Y	\$30,000	\$140,400	\$170,400	\$10,080	\$170,400
Beck, Donald Ray Etux Deborah	7700 Fox Chase Dr	Arlington Tx	76001	7700 Fox Chase Dr	R		\$22,000	\$140,500	\$162,500	\$14,462	\$162,500
Hackshaw, Vennor	4300 Fox Ct	Arlington Tx	76001	4300 Fox Ct	R		\$22,000	\$140,600	\$162,600	\$7,928	\$162,600
Stusse, Kevin D Etux Cheryl L	4309 Foxborough Trl	Arlington Tx	76001	4309 Foxborough Tr	R		\$22,000	\$141,000	\$163,000	\$7,710	\$163,000
Seabert, William R II	8004 Belchase Way	Arlington Tx	76001	8004 Belchase Way	PD	Y	\$30,000	\$141,100	\$171,100	\$10,086	\$171,100
Franklin, Rhonda G Etvir R D	4209 Fox Ct	Arlington Tx	76001	4209 Fox Ct	R		\$22,000	\$141,200	\$163,200	\$7,928	\$163,200

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Cruz, Carl	3916 Blake Ashton Dr	Arlington Tx	76001	3916 Blake Ashton Dr	PD	Y	\$30,000	\$141,400	\$171,400	\$10,080	\$171,400
Reynolds, Joe D Etux Melba	4201 Foxborough Trl	Arlington Tx	76001	4201 Foxborough Tr	R		\$22,000	\$142,000	\$164,000	\$9,975	\$164,000
Thiemann Family Lp	PO Box 152049	Arlington Tx	76015	3805 Denise Ct	PD	Y	\$30,000	\$142,100	\$172,100	\$10,054	\$172,100
Cox, Charles	8108 Saddle Oak Dr	Arlington Tx	76001	8108 Saddle Oak Dr	PD	Y	\$30,000	\$142,200	\$172,200	\$10,030	\$158,510
Wind Star Custom Homes Lp	751 Highway 287 N Ste 103	Mansfield Tx	76063	8116 Oak Hollow Dr	PD	Y	\$30,000	\$142,400	\$172,400	\$10,080	\$172,400
Turner, David Etux Susan	7806 Fox Chase Dr	Arlington Tx	76001	7806 Fox Chase Dr	R		\$22,000	\$143,000	\$165,000	\$7,231	\$165,000
Mader, Charles F Etux Terry J	4416 Garden Dr	Arlington Tx	76001	4416 Garden Dr	R		\$20,000	\$143,200	\$163,200	\$64,382	\$163,200
Parsons, Regan P II	8106 Oak Hollow Dr	Arlington Tx	76001	8106 Oak Hollow Dr	PD	Y	\$30,000	\$143,300	\$173,300	\$10,169	\$173,300
Fuller, Richard Wayne Etux P	4307 Foxborough Trl	Arlington Tx	76001	4307 Foxborough Tr	R		\$22,000	\$143,500	\$165,500	\$7,754	\$165,500
Ehman, Shirley M	8135 Oak Hollow Dr	Arlington Tx	76001	8135 Oak Hollow Dr	PD	Y	\$30,000	\$143,900	\$173,900	\$10,382	\$173,900
Grisales, Ruth Jeanette	8109 Silver Spur Dr	Arlington Tx	76001	8109 Silver Spur Dr	PD	Y	\$30,000	\$144,100	\$174,100	\$10,080	\$174,100
McBride, Michael L Etux Angela	3808 Denise Ct	Arlington Tx	76001	3808 Denise Ct	PD	Y	\$30,000	\$144,100	\$174,100	\$13,656	\$174,100
Coe, Terri	8103 Latigo Dr	Arlington Tx	76001	8103 Latigo Dr	PD	Y	\$30,000	\$144,200	\$174,200	\$10,080	\$174,200
Young, William Etux Donna	4207 Fox Ct	Arlington Tx	76001	4207 Fox Ct	R		\$22,000	\$144,300	\$166,300	\$7,928	\$166,300
Bowen, Robin	7927 Fox Chase Dr	Arlington Tx	76001	7927 Fox Chase Dr	R		\$22,000	\$144,800	\$166,800	\$7,667	\$166,800
Brown, Delores Dean	4208 Fox Ct	Arlington Tx	76001	4208 Fox Ct	R		\$22,000	\$145,100	\$167,100	\$7,928	\$167,100
Quinius, Larry	3915 Bridle Oaks Dr	Arlington Tx	76001	3915 Bridle Oaks Dr	PD	Y	\$30,000	\$145,100	\$175,100	\$10,041	\$175,100
Blank, Jacob B	4308 Foxborough Trl	Arlington Tx	76001	4308 Foxborough Tr	R		\$22,000	\$145,400	\$167,400	\$7,754	\$167,400
Cox, Steve Etux Marcy	4415 Storie Rd	Arlington Tx	76001	4415 Storie Rd	R		\$20,000	\$145,800	\$165,800	\$78,931	\$165,800
Lehmann, Terry D Etux Andrea K	7919 Fox Chase Dr	Arlington Tx	76001	7919 Fox Chase Dr	R		\$22,000	\$146,200	\$168,200	\$7,928	\$168,200
Lehmann, Terry D Etux Andrea K	7919 Fox Chase Dr	Arlington Tx	76001	7919 Fox Chase Dr	R		\$22,000	\$146,200	\$168,200	\$7,928	\$168,200
Richardson, Dustin K	8106 Latigo Dr	Arlington Tx	76001	8106 Latigo Dr	PD	Y	\$30,000	\$147,100	\$177,100	\$10,000	\$177,100
Rodzewich, Robert Etux Monika	4217 Fox Ct	Arlington Tx	76001	4217 Fox Ct	R		\$22,000	\$147,300	\$169,300	\$7,928	\$169,300
Mohadjer, Farid H	25381 Alicia Pkwy Ste 383	Laguna Hills Ca	92653	4303 Foxborough Tr	R		\$22,000	\$147,900	\$169,900	\$7,754	\$169,900
Grant, Ronald F Etux Patricia	3807 Denise Ct	Arlington Tx	76001	3807 Denise Ct	PD	Y	\$30,000	\$148,700	\$178,700	\$10,438	\$164,560
Willingham, Kevin Etux Sheri	7901 Fox Chase Dr	Arlington Tx	76001	7901 Fox Chase Dr	R		\$22,000	\$149,200	\$171,200	\$9,496	\$171,200
Hinds, Ronnie D Etux Lynda L	8122 Oak Hollow Dr	Arlington Tx	76001	8122 Oak Hollow Dr	PD	Y	\$30,000	\$150,200	\$180,200	\$10,080	\$180,200
Singleton, Melvin Etux Marcia	4208 Foxborough Trl	Arlington Tx	76001	4208 Foxborough Tr	R		\$22,000	\$151,000	\$173,000	\$7,754	\$173,000
Baughman, Bryan Etux Tammy	4307 Fox Ct	Arlington Tx	76001	4307 Fox Ct	R		\$22,000	\$151,100	\$173,100	\$7,928	\$173,100
Cuevas, Edward Etux Kathleen M	7900 Fox Chase Dr	Arlington Tx	76001	7900 Fox Chase Dr	R		\$22,000	\$151,400	\$173,400	\$10,672	\$173,400
Swinney, Clinton D	7710 Fox Chase Dr	Arlington Tx	76001	7710 Fox Chase Dr	R		\$22,000	\$151,700	\$173,700	\$7,536	\$173,700
Classic Century Inc	PO Box 152049	Arlington Tx	76015	8119 Oak Hollow Dr	PD	Y	\$30,000	\$151,900	\$181,900	\$10,219	\$181,900
Rodriguez, Gay Etvir Fernando	7922 Fox Chase Dr	Arlington Tx	76001	7922 Fox Chase Dr	R		\$22,000	\$152,000	\$174,000	\$8,015	\$174,000
Stapp, Tracy & Regina Stegman	7810 Fox Chase Dr	Arlington Tx	76017	7810 Fox Chase Dr	R		\$22,000	\$152,000	\$174,000	\$17,468	\$174,000
Kazyaka, Francis Etux Judythe	3806 Denise Ct	Arlington Tx	76001	3806 Denise Ct	PD	Y	\$30,000	\$152,400	\$182,400	\$10,017	\$182,400
Jeffreys, Irene J	7931 Fox Chase Dr	Arlington Tx	76001	7931 Fox Chase Dr	R		\$22,000	\$152,900	\$174,900	\$9,801	\$174,900
Carter, Terri Ellen	7918 Fox Chase Dr	Arlington Tx	76001	7918 Fox Chase Dr	R		\$22,000	\$153,000	\$175,000	\$8,059	\$175,000
Richey, Bobby L Etux Lisa L	8001 Oak Hollow Dr	Arlington Tx	76001	8001 Oak Hollow Dr	PD	Y	\$30,000	\$153,500	\$183,500	\$17,516	\$183,500
Bednarz, Timothy M	8010 Oak Hollow Dr	Arlington Tx	76001	8010 Oak Hollow Dr	PD	Y	\$30,000	\$153,600	\$183,600	\$10,150	\$183,600
Smith, Willie M Etux Ruth B	8120 Oak Hollow Dr	Arlington Tx	76001	8120 Oak Hollow Dr	PD	Y	\$30,000	\$153,600	\$183,600	\$10,080	\$183,600
Camplain, Cecile M	7932 Fox Chase Dr	Arlington Tx	76001	7932 Fox Chase Dr	R		\$22,000	\$153,900	\$175,900	\$10,062	\$175,900
Gonzalez, Michael A Etux Sharo	4203 Foxborough Trl	Arlington Tx	76001	4203 Foxborough Tr	R		\$22,000	\$154,000	\$176,000	\$7,536	\$176,000
Lindblad, Troy D	3804 Cross Country Trl	Arlington Tx	76001	3804 Cross Country Tr	PD	Y	\$30,000	\$154,300	\$184,300	\$11,457	\$184,300
Freeman, Daniel J Etux Gladys	4304 Fox Ct	Arlington Tx	76001	4304 Fox Ct	R		\$22,000	\$154,800	\$176,800	\$7,928	\$176,800
Fitzgerald, Daren Etux Lisa	8010 Saddle Oak Dr	Arlington Tx	76001	8010 Saddle Oak Dr	PD	Y	\$30,000	\$154,900	\$184,900	\$11,912	\$184,900

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
Berna, Fernando M Etux Anna R	7929 Fox Chase Dr	Arlington Tx	76001	7929 Fox Chase Dr	R		\$22,000	\$156,000	\$178,000	\$7,623	\$178,000
Wood, Michael R	8106 Saddle Oak Dr	Arlington Tx	76001	8106 Saddle Oak Dr	PD	Y	\$30,000	\$156,500	\$186,500	\$10,009	\$186,500
Moore, Linda	3808 Cross Country Trl	Arlington Tx	76001	3808 Cross Country Tr	PD	Y	\$30,000	\$157,300	\$187,300	\$11,258	\$187,300
Derogatis, Armando W Etux R	8103 Silver Spur Dr	Arlington Tx	76001	8103 Silver Spur Dr	PD	Y	\$30,000	\$157,500	\$187,500	\$11,376	\$187,500
Burnett, Gregory Etux Elizabet	4302 Foxborough Trl	Arlington Tx	76001	4302 Foxborough Tr	R		\$22,000	\$158,000	\$180,000	\$7,754	\$180,000
Shown, Sandra K Etvir Kenneth	3927 Blake Ashton Dr	Arlington Tx	76001	3927 Blake Ashton Dr	PD	Y	\$30,000	\$158,500	\$188,500	\$11,558	\$188,500
Hamilton, Michael Etux Pamela	7910 Fox Chase Dr	Arlington Tx	76001	7910 Fox Chase Dr	R		\$22,000	\$158,700	\$180,700	\$8,102	\$180,700
Henningan, A L Etux Kimberly	3912 Bridle Oaks Dr	Arlington Tx	76001	3912 Bridle Oaks Dr	PD	Y	\$30,000	\$158,700	\$188,700	\$12,521	\$188,700
Smith, Ruben E Etux Mary Adele	4314 Fox Ct	Arlington Tx	76001	4314 Fox Ct	R		\$22,000	\$158,900	\$180,900	\$9,496	\$180,900
Classic Century Homes Ltd	PO Box 152049	Arlington Tx	76015	8110 Saddle Oak Dr	PD	Y	\$30,000	\$159,100	\$189,100	\$10,080	\$189,100
Henshaw, Mary Elizabeth	8123 Oak Hollow Dr	Arlington Tx	76001	8123 Oak Hollow Dr	PD	Y	\$30,000	\$159,300	\$189,300	\$10,217	\$189,300
Kleppe, Vesta Ann	3918 Blake Ashton Dr	Arlington Tx	76001	3918 Blake Ashton Dr	PD	Y	\$30,000	\$162,400	\$192,400	\$10,778	\$192,400
Nelms, Thelma C Etvir Bill	8118 Oak Hollow Dr	Arlington Tx	76001	8118 Oak Hollow Dr	PD	Y	\$30,000	\$162,400	\$192,400	\$10,080	\$192,400
Daniel, Lisa R	8127 Oak Hollow Dr	Arlington Tx	76001	8127 Oak Hollow Dr	PD	Y	\$30,000	\$165,400	\$195,400	\$10,214	\$195,400
Bufkin, Kenney W Etux Martha L	3914 Bridle Oaks Dr	Arlington Tx	76001	3914 Bridle Oaks Dr	PD	Y	\$30,000	\$165,500	\$195,500	\$11,554	\$195,500
Pfaffengut, Stephen A Etux Ros	3925 Blake Ashton Dr	Arlington Tx	76001	3925 Blake Ashton Dr	PD	Y	\$30,000	\$165,500	\$195,500	\$10,608	\$195,500
Outlay, Willie J Etux Carol	8114 Oak Hollow Dr	Arlington Tx	76001	8114 Oak Hollow Dr	PD	Y	\$30,000	\$166,200	\$196,200	\$10,080	\$196,200
Boelhouwer, Fred	8111 Silver Spur Dr	Arlington Tx	76001	8111 Silver Spur Dr	PD	Y	\$30,000	\$166,400	\$196,400	\$10,080	\$196,400
Hopkins, Kathy A	8126 Oak Hollow Dr	Arlington Tx	76001	8126 Oak Hollow Dr	PD	Y	\$30,000	\$166,500	\$196,500	\$10,018	\$196,500
Steinberg, Nancy Etvir Carl	3909 Blake Ashton Dr	Arlington Tx	76001	3909 Blake Ashton Dr	PD	Y	\$30,000	\$166,600	\$196,600	\$12,890	\$196,600
Rioux, Daniel M Etux Laurie A	3920 Blake Ashton Dr	Arlington Tx	76001	3920 Blake Ashton Dr	PD	Y	\$30,000	\$166,900	\$196,900	\$14,486	\$196,900
Mason, Matthew G Etux Ashley D	8002 Belchase Way	Arlington Tx	76001	8002 Belchase Way	PD	Y	\$30,000	\$167,000	\$197,000	\$10,088	\$197,000
Sutter, Ronald D Etux Janie P	4306 Fox Ct	Arlington Tx	76001	4306 Fox Ct	R		\$22,000	\$167,500	\$189,500	\$7,928	\$189,500
Thompson, Julie Joan	8105 Silver Spur Dr	Arlington Tx	76001	8105 Silver Spur Dr	PD	Y	\$30,000	\$167,600	\$197,600	\$10,699	\$197,600
Starkey, D Matthew Etux Gloria	3920 Bridle Oaks Dr	Arlington Tx	76001	3920 Bridle Oaks Dr	PD	Y	\$30,000	\$167,700	\$197,700	\$11,676	\$197,700
Neal, David E Etux Cheryl L N	8107 Saddle Oak Dr	Arlington Tx	76001	8107 Saddle Oak Dr	PD	Y	\$30,000	\$167,800	\$197,800	\$10,320	\$197,800
Hudson, Cary J Etux Nelda	8125 Oak Hollow Dr	Arlington Tx	76001	8125 Oak Hollow Dr	PD	Y	\$30,000	\$168,000	\$198,000	\$10,216	\$198,000
Foley, Stephen P Etux Leah K	3916 Bridle Oaks Dr	Arlington Tx	76001	3916 Bridle Oaks Dr	PD	Y	\$30,000	\$168,200	\$198,200	\$11,376	\$198,200
Close, Sherry Etvir Eric Diehr	4418 Storie Rd	Arlington Tx	76001	4418 Storie Rd	R		\$20,000	\$168,700	\$188,700	\$43,560	\$188,700
Reddic, Rodney Etux Perinza	3800 Cross Country Trl	Arlington Tx	76001	3800 Cross Country Tr	PD	Y	\$30,000	\$169,300	\$199,300	\$11,253	\$199,300
Miller, Rudy G Etux Sarah L	3931 Blake Ashton Dr	Arlington Tx	76001	3931 Blake Ashton Dr	PD	Y	\$30,000	\$170,100	\$200,100	\$12,695	\$200,100
Fraser, Robert Clark	3910 Blake Ashton Dr	Arlington Tx	76001	3910 Blake Ashton Dr	PD	Y	\$30,000	\$170,400	\$200,400	\$10,080	\$200,400
Bullard, Willis Jr Etux Linda	3910 Bridle Oaks Dr	Arlington Tx	76001	3910 Bridle Oaks Dr	PD	Y	\$30,000	\$171,500	\$201,500	\$12,655	\$201,500
Van Meter, Ted M Etux Lidia M	8115 Silver Spur Dr	Arlington Tx	76001	8115 Silver Spur Dr	PD	Y	\$30,000	\$171,500	\$201,500	\$10,080	\$201,500
Livingston, Daryl Etux Christi	3001 Hardin Blvd Ste 110	Mc Kinney Tx	75070	7905 Fox Chase Dr	R		\$22,000	\$171,800	\$193,800	\$7,928	\$193,800
Boortz, Roger G Etux Teresa L	8115 Saddle Oak Dr	Arlington Tx	76001	8115 Saddle Oak Dr	PD	Y	\$30,000	\$171,900	\$201,900	\$10,638	\$201,900
Dixon, Guy Etux Loretta	3921 Blake Ashton Dr	Arlington Tx	76001	3921 Blake Ashton Dr	PD	Y	\$30,000	\$172,100	\$202,100	\$11,555	\$202,100
Peppers, Karen	3922 Blake Ashton Dr	Arlington Tx	76001	3922 Blake Ashton Dr	PD	Y	\$30,000	\$172,100	\$202,100	\$11,902	\$195,173
McCulloch, Dan H Etux Lisa M	3914 Blake Ashton Dr	Arlington Tx	76001	3914 Blake Ashton Dr	PD	Y	\$30,000	\$172,200	\$202,200	\$10,080	\$202,200
Cassmeyer, Katherine & Steve R	8005 Belchase Way	Arlington Tx	76001	8005 Belchase Way	PD	Y	\$30,000	\$172,800	\$202,800	\$9,992	\$202,800
Kelso, Russell Etux J Nicole	8101 Latigo Dr	Arlington Tx	76001	8101 Latigo Dr	PD	Y	\$30,000	\$172,800	\$202,800	\$10,030	\$202,800
Sisemore, Justin Etux Jennifer	8117 Silver Spur Dr	Arlington Tx	76001	8117 Silver Spur Dr	PD	Y	\$30,000	\$172,900	\$202,900	\$10,137	\$202,900
Boggus, Dan L Etux Cynthia M	3809 Denise Ct	Arlington Tx	76001	3809 Denise Ct	PD	Y	\$30,000	\$173,000	\$203,000	\$13,585	\$203,000
Best, Kathy A Etvir Mark W	8119 Silver Spur Dr	Arlington Tx	76001	8119 Silver Spur Dr	PD	Y	\$30,000	\$173,200	\$203,200	\$10,283	\$203,200
Hopkins, Sara J Etvir Harold M	8121 Oak Hollow Dr	Arlington Tx	76001	8121 Oak Hollow Dr	PD	Y	\$30,000	\$173,300	\$203,300	\$10,218	\$203,300

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
Spencer, Tom W Etux Pamela A	8001 Saddle Oak Dr	Arlington Tx	76001	8001 Saddle Oak Dr	PD	Y	\$30,000	\$173,800	\$203,800	\$11,088	\$203,800
Clark, Jay Etux Lisa	3901 Regal Oaks Dr	Arlington Tx	76001	3901 Regal Oaks Dr	PD	Y	\$30,000	\$173,975	\$203,975	\$10,235	\$203,975
Halbert, Cheryl M	8005 Saddle Oak Dr	Arlington Tx	76001	8005 Saddle Oak Dr	PD	Y	\$30,000	\$174,100	\$204,100	\$10,603	\$204,100
Fletcher, Allison R	3918 Bridle Oaks Dr	Arlington Tx	76001	3918 Bridle Oaks Dr	PD	Y	\$30,000	\$174,900	\$204,900	\$11,368	\$204,900
Reed, Christopher Etux Terri	4414 Storie Rd	Arlington Tx	76001	4414 Storie Rd	R		\$45,800	\$175,000	\$220,800	\$99,752	\$220,800
Joines, Karl H Etux Debra A	8104 Saddle Oak Dr	Arlington Tx	76001	8104 Saddle Oak Dr	PD	Y	\$30,000	\$176,300	\$206,300	\$10,445	\$206,300
Bailey, Timothy L Etux Donna S	3903 Bridle Oaks Dr	Arlington Tx	76001	3903 Bridle Oaks Dr	PD	Y	\$30,000	\$176,800	\$206,800	\$12,543	\$206,800
Clark, Marilyn E	8118 Silver Spur Dr	Arlington Tx	76001	8118 Silver Spur Dr	PD	Y	\$30,000	\$176,800	\$206,800	\$10,404	\$206,800
Woolfolk, Keith Etux Traci	3904 Regal Oaks Dr	Arlington Tx	76001	3904 Regal Oaks Dr	PD	Y	\$30,000	\$176,900	\$206,900	\$11,870	\$206,900
Wortman, Kenneth Etux Margaret	8100 Silver Spur Dr	Arlington Tx	76001	8100 Silver Spur Dr	PD	Y	\$30,000	\$179,600	\$209,600	\$11,215	\$209,600
Petro-Tech Systems Co Inc	PO Box 170462	Arlington Tx	76003	7650 Us 287 Hwy	B		\$39,373	\$180,323	\$219,696	\$31,498	\$219,696
Phipps, C R Etux Stephanie K	8000 Oak Hollow Dr	Arlington Tx	76001	8000 Oak Hollow Dr	PD	Y	\$30,000	\$181,900	\$211,900	\$17,516	\$211,900
Armes, John C Etux Cory A	8006 Saddle Oak Dr	Arlington Tx	76001	8006 Saddle Oak Dr	PD	Y	\$30,000	\$183,100	\$213,100	\$14,701	\$213,100
Leahy, Tom	8005 Oak Hollow Dr	Arlington Tx	76001	8005 Oak Hollow Dr	PD	Y	\$30,000	\$183,700	\$213,700	\$14,115	\$213,700
Villegas, Oscar P	8133 Oak Hollow Dr	Arlington Tx	76001	8133 Oak Hollow Dr	PD	Y	\$30,000	\$184,100	\$214,100	\$10,089	\$214,100
Burchfield, Larry D	3802 Cross Country Tr	Arlington Tx	76015	3802 Cross Country Tr	PD	Y	\$30,000	\$185,700	\$215,700	\$11,457	\$215,700
Carter, Gemetha Etvir Albert	8104 Latigo Dr	Arlington Tx	76001	8104 Latigo Dr	PD	Y	\$30,000	\$185,700	\$215,700	\$10,084	\$215,700
Ellman, Gregg Etux Sharon S	8116 Silver Spur Dr	Arlington Tx	76001	8116 Silver Spur Dr	PD	Y	\$30,000	\$187,000	\$217,000	\$10,320	\$217,000
Moore, Susan M	3903 Regal Oaks Dr	Arlington Tx	76001	3903 Regal Oaks Dr	PD	Y	\$30,000	\$187,000	\$217,000	\$10,033	\$217,000
Ewing, Charles T Etux Donna M	3905 Regal Oaks Dr	Arlington Tx	76001	3905 Regal Oaks Dr	PD	Y	\$30,000	\$188,100	\$218,100	\$10,003	\$215,174
Johnson, Greg A Etux Linda Kay	8011 Belchase Way	Arlington Tx	76001	8011 Belchase Way	PD	Y	\$30,000	\$189,600	\$219,600	\$10,053	\$219,600
Pearson, John Etux Janice	3925 Bridle Oaks Dr	Arlington Tx	76001	3925 Bridle Oaks Dr	PD	Y	\$30,000	\$190,000	\$220,000	\$10,018	\$220,000
Shakespeare, Tracy	8101 Saddle Oak Dr	Arlington Tx	76001	8101 Saddle Oak Dr	PD	Y	\$30,000	\$190,000	\$220,000	\$11,373	\$220,000
Watson, Tyra N & Kevin A Hawes	3917 Bridle Oaks Dr	Arlington Tx	76001	3917 Bridle Oaks Dr	PD	Y	\$30,000	\$190,600	\$220,600	\$10,042	\$220,600
Bartee, Norman C Etux Janie L	4402 Storie Rd	Arlington Tx	76001	4402 Storie Rd	R		\$23,480	\$191,620	\$215,100	\$51,139	\$215,100
Swenson, Shawn L	3800 Denise Ct	Arlington Tx	76001	3800 Denise Ct	PD	Y	\$30,000	\$192,900	\$222,900	\$10,024	\$222,900
Belea, Ioan Etux Billie W	3905 Blake Ashton Dr	Arlington Tx	76001	3905 Blake Ashton Dr	PD	Y	\$30,000	\$193,900	\$223,900	\$12,695	\$223,900
Banister, Timothy O	3907 Blake Ashton Dr	Arlington Tx	76001	3907 Blake Ashton Dr	PD	Y	\$30,000	\$194,000	\$224,000	\$12,879	\$224,000
Carman, Wm T Etux Margean B	7900 Russell Curry Rd	Arlington Tx	76001	7900 Russell Curry Rd	A		\$25,000	\$194,400	\$219,400	\$43,560	\$211,096
Gourley, Casey W Etux Wendy	3812 Cross Country Trl	Arlington Tx	76001	3812 Cross Country Tr	PD	Y	\$30,000	\$194,950	\$224,950	\$18,734	\$224,950
Kurban, Roy D Etux Janette A	8124 Oak Hollow Dr	Arlington Tx	76001	8124 Oak Hollow Dr	PD	Y	\$30,000	\$195,300	\$225,300	\$10,030	\$225,300
Kundysek, Larry Etux Theresa	PO Box 201145	Arlington Tx	76006	3908 Blake Ashton Dr	PD	Y	\$30,000	\$196,300	\$226,300	\$10,080	\$226,300
Dixon, Leslie Etux Karen E	8109 Oak Hollow Dr	Arlington Tx	76001	8109 Oak Hollow Dr	PD	Y	\$30,000	\$197,900	\$227,900	\$12,116	\$227,900
Martin, James Etux Carolyn	8004 Saddle Oak Dr	Arlington Tx	76001	8004 Saddle Oak Dr	PD	Y	\$30,000	\$198,000	\$228,000	\$10,147	\$228,000
Baenisch, James O & Derek	308 Brookridge Ct	Hurst Tx	76054	7008 Eden Tap Rd	A		\$48,000	\$199,000	\$247,000	\$174,240	\$247,000
Deveau, Pamela Etvir Richard	3901 Bridle Oaks Dr	Arlington Tx	76001	3901 Bridle Oaks Dr	PD	Y	\$30,000	\$199,400	\$229,400	\$12,169	\$229,400
Smith, Carlos E Etux Shellie K	7325 Mansfield Cardinal Rd	Kennedale Tx	76060	7325 Mansfield Cardinal Rd	A		\$50,550	\$202,750	\$253,300	\$146,797	\$161,975
Von Bose, Jared Etux Virginia	4411 Garden Dr	Arlington Tx	76001	4411 Garden Dr	R		\$26,900	\$206,400	\$233,300	\$58,588	\$233,300
Wolf, Linda S Etvir James A	3802 Denise Ct	Arlington Tx	76001	3802 Denise Ct	PD	Y	\$30,000	\$209,200	\$239,200	\$10,199	\$239,200
Mincie, Freddie Etux Leona	3810 Cross Country Trl	Arlington Tx	76001	3810 Cross Country Tr	PD	Y	\$30,000	\$213,600	\$243,600	\$14,356	\$243,600
Mullins, Richard Etux Martha	8008 Saddle Oak Dr	Arlington Tx	76001	8008 Saddle Oak Dr	PD	Y	\$30,000	\$217,400	\$247,400	\$12,728	\$198,199
Richard, Randy J & R Wilson	8107 Latigo Dr	Arlington Tx	76001	8107 Latigo Dr	PD	Y	\$30,000	\$222,000	\$252,000	\$10,309	\$252,000
McVean, James Etux Janie	3801 Denise Ct	Arlington Tx	76001	3801 Denise Ct	PD	Y	\$30,000	\$239,200	\$269,200	\$10,442	\$269,200

Owner Name	Owner Address	Owner City State	Owner Zip	Site Address	Zoning District	Residential Flag	Land Value	Impr Value	Total Value	Land SqFt	Appraised Value
Thurmond, John	8111 Russell Curry Rd	Arlington Tx	76001	8111 Russell Curry Rd	A		\$79,920	\$272,280	\$352,200	\$174,066	\$352,200
Capehart, L B Etux Sheri A	4417 Garden Dr	Arlington Tx	76001	4417 Garden Dr	R		\$40,000	\$318,800	\$358,800	\$87,120	\$358,800
Thompson Dining I Lp	1 Woodland Dr	Mansfield Tx	76063	6240 Us 287 Hwy	CS		\$329,000	\$371,000	\$700,000	\$32,900	\$700,000
Albertsons Inc	PO Box 20	Boise Id	83726	4900 W Sublett Rd	CS		\$420,507	\$486,363	\$906,870	\$46,723	\$906,870
Seib, Ruth Anne	635 W Colorado Blvd	Dallas Tx	75208	7204 Us 287 Hwy	PD	N	\$59,502	\$567,962	\$627,464	\$59,502	\$627,464
Willow Creek Land Dev Llc	1375 Gilman	Fort Worth Tx	76140	7100 Us 287 Hwy	CS		\$278,522	\$620,998	\$899,520	\$139,261	\$899,520
Church Of Jesus Christ Lds	50 E N Temple Re 520-5022	Salt Lake City Ut	84150	3921 Turner Warnell Rd	R		\$59,304	\$899,567	\$958,871	\$107,637	\$958,871
Ray-Ferguson Investments	PO Box 1068	Kennedale Tx	76060	4704 Eden Rd	LI		\$358,368	\$1,048,464	\$1,406,832	\$358,368	\$1,406,832
Helzer, James E Etux Marilyn	8110 Russell Curry Rd	Arlington Tx	76001	8110 Russell Curry Rd	A		\$200,000	\$1,120,700	\$1,320,700	\$87,120	\$865,759
Fellowship Of Arlington	7000 Highway 287	Arlington Tx	76001	7000 Us 287 Hwy	A		\$534,655	\$1,308,392	\$1,843,047	\$1,336,639	\$1,843,047
Monument Leasing Corp	PO Box 550829	Jacksonville Fl	32255	4030 Express St	LI		\$74,027	\$1,329,362	\$1,403,389	\$92,534	\$1,403,389
Arlington, City Of	PO Box 231	Arlington Tx	76004	5020 Eden Rd	A		\$3,109,821	\$2,198,231	\$5,308,052	\$10,156,232	\$5,308,052
Sublett Crossing Ltd	14860 Montfort Dr Ste 241	Dallas Tx	75254	6320 Us 287 Hwy	CS		\$1,020,260	\$2,407,740	\$3,428,000	\$156,963	\$3,428,000
Albertsons Inc	PO Box 20	Boise Id	83726	6220 Us 287 Hwy	CS		\$1,405,885	\$3,668,865	\$5,074,750	\$281,177	\$5,074,750
Arlington Partners Lp	2680 Crane Ridge Dr	Jackson Ms	39216	6550 Us 287 Hwy	MF18		\$1,084,296	\$4,406,259	\$5,490,555	\$542,148	\$5,490,555
Falcon Lakes Ltd	1800 Valley View Ln Ste 300	Dallas Tx	75234	6450 Us 287 Hwy	MF14		\$1,140,183	\$13,659,817	\$14,800,000	\$760,122	\$14,800,000

**Appendix C: Conservation Development Information Paper**

**Brown & Hofmeister, L.L.P.**

Attorneys & Counselors

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**CONSERVATION  
DEVELOPMENT**

Terrence S. Welch &

Robert F. Brown

July 2005

*Brown & Hofmeister, L.L.P.*

## **I. Introduction**

Over the past fifty years, residential development has spread across the Texas landscape, transforming Houston, Dallas-Fort Worth, Austin and San Antonio into sprawling megalopolises. New home construction, generally on the outskirts of the metropolitan areas, is concentrated in subdivisions with bucolic names such as Rolling Meadows, Timber Creek, Lake Forest, Arborwood—even though the closest meadow, creek, lake or woodlands often is located miles away from the subdivision. Subdivision development generally has followed a conventional design, which some have described as “checkerboard” or “cookie-cutter” housing development. Indeed, the residential zoning ordinances in most Texas communities have encouraged such conventional designs by requiring minimum lot sizes, uniform road frontage and lot setbacks, specific road construction standards, and other uniform subdivision requirements. In general, the only open space within such developments has been the yards between adjoining lots or “pocket parks” usually located in the middle of the subdivision. Even then, the open space often is manicured and generally includes recently transplanted trees and shrubs with most natural vegetation having been destroyed in the process, with creeks and ponds often filled in with new dirt to level the ground. In many cases, little or no planning went into preserving or improving the quality of the open-space areas or protecting natural features on the developed parcel. Thus, subdivision 1 looks like subdivision 2 which looks like subdivision 3, and so forth.

As concerns over issues such as urban sprawl, open space preservation, environmental protection and farmland loss have increased, some home buyers, developers and community officials have started to question whether the conventional development pattern provides the quality of life that many homeowners and many local governments now desire. To address these issues, a relatively new concept in development, called “cluster development” or “conservation development,” has sprung up in several Texas cities. Although still somewhat new to most Texas communities, such designs have been used for many years in parts of the eastern United States.

## **II. What Is Conservation Development?**

The principle objective of conservation development is to allow residential, or even commercial, development while still protecting an area’s environmental features, allowing for more open space, and protecting farmland/woodland/ranchland and the character of communities.

Conservation developments differ from conventional developments in several ways. Conservation developments usually site homes on smaller lots and there is less emphasis on minimum lot size; however, the total number of homes, or density, on a given amount of acreage does not necessarily increase over that allowed in the conventional subdivision designs. The same number of homes is clustered on a smaller portion of the total available land. The remaining land,

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which would have been allocated to individual home sites, is converted into protected open space and shared by the residents of the subdivision and occasionally the entire community. In some communities there is flexibility on the "homes per land area" issue: some incentive-based ordinances allow for development of more homes, a "density bonus," in exchange for providing other non-required features that are desirable to the community.

In most cases, local ordinances and regulations must be updated to facilitate building conservation development subdivisions. Road frontages, road construction materials, lot size, setbacks and other standard regulations must be redefined to permit the preservation of environmentally sensitive areas, rural or ranch architecture, historical sites and other unique characteristics of the parcel of land being developed. Developers often cite local regulations as the primary reason more innovative designs are not used. More flexible regulations, however, do not mean "anything goes." Traditional codes must be replaced with new design standards that address the goals of conservation development.

### **III. Open Space Preservation and Maintenance**

Generally, open space is designed to protect natural areas. One principle of conservation development is that environmentally sensitive areas must first be identified and designated as non-buildable. Subdivision layout ensures that home lots do not infringe on those sites and environmentally sensitive areas are not calculated into the total area permitted for development of individual lots. The open space may be used for recreational activities and facilities, native habitat for wildlife or plantings, agricultural production or other allowable purposes. The usual scenario is that the landowner and community jointly determine how the open space will be used while the subdivision proposal is in the approval process.

A homeowners' association or non-profit entity is usually responsible for protecting and/or maintaining the open space. The open space also may be protected permanently by a conservation easement, a legally binding agreement that can restrict any unwanted type of development into perpetuity.

A conservation easement is designed to exclude certain activities on private land, such as commercial development or residential subdivisions. Its primary purpose is to conserve natural or man-made resources on the land. The easement itself is typically described in terms of the resource it is designed to protect (e.g., agricultural, forest, historic, or open-space easements). As noted above, the easement is a legally binding covenant that is publicly recorded and runs with the property deed for a specified time or in perpetuity. It makes the holder responsible for monitoring and enforcing the property restrictions imposed by the easement for as long as it is designed to run. An easement does not grant ownership nor does it absolve the property owner from traditional responsibilities, such as payment of property taxes, upkeep, maintenance or improvements.

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Some local governments utilize agricultural easements to preserve farmland and farming-related activities. An agricultural easement is a specific type of conservation easement designed to protect land from development and ensure that the land will remain conducive to agricultural use in the future. Agricultural easements are designed to meet the needs of the property owner. They may include provisions for limited development (such as construction of barns and housing for children and grandchildren who wish to stay on the farm) and they may exclude certain sections of the farm from the easement entirely. As with other types of conservation easements, agricultural easements primarily limit or prohibit the land from being developed for residential or other non-agricultural purposes, regardless of who owns the land in the future.

#### **IV. The Advantages and Disadvantages of Conservation Developments**

Many advantages of conservation development are related to specific uses of the open space and the “feeling” that this space generates for a community. Several of the chief advantages include:

- Open space can provide community members with larger recreation areas and open spaces, creating a sense of openness that many people desire.
- Open space can benefit the environment by providing habitat for wildlife, naturally filtering storm water, reducing storm water runoff from impervious surfaces and protecting the natural features of a site.
- Linking the open space of several conservation design subdivisions can help develop larger and more effective “environmental corridors” within and between communities.
- Developers may benefit because these designs usually reduce the costs of site development and increase the market price of individual plots in comparison with conventional subdivisions.
- These designs can benefit rural areas by reinforcing the policy of maintaining the local rural character that is included in many comprehensive land use plans.

Some contend that there are disadvantages associated with conservation developments. The disadvantages of such development may include:

- Perhaps most important, local officials, developers and the community may be predisposed toward conventional development designs because they are familiar and well understood. An education effort may be necessary to help these groups understand the goals and advantages of cluster development.

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- During the planning phases, lot and home layout may take extra work to ensure that while homes are located closer together, they still take advantage of the open-space goals of the design.
- Methods to protect and maintain the open space must be carefully developed, implemented and monitored.
- Although not necessarily a restricting disadvantage, the management of waste water must be carefully designed for smaller lots.

While these disadvantages should be acknowledged and addressed by a local government or a developer, none should preclude the use of conservation development techniques.

## **V. Making Conservation Development A Reality In Your Community**

There are three components to enacting conservation development ordinances in a community: (1) educating the public on the concept and its advantages, (2) justifying why conservation development is a viable development option in your community, and (3) enacting the appropriate ordinance(s).

### **A. Educating the Public**

Depending upon the community, this may be the easiest phase or the toughest phase of making conservation development a reality. Most members of the public are not acquainted with this concept and generally tend to view the conventional subdivision layout as the only way to develop property. Thus, any community considering conservation development must explain the concept and its benefits—in this regard, diagrams of subdivision layouts are particularly helpful. When Flower Mound considered this concept, the public became aware of the concept of conservation development and, after viewing diagrams showing conventional (“cookie cutter”) subdivisions, large lot, low density subdivisions and conservation developments, public support for the concept came easily. The development community, however, was not enthusiastic, mostly due to underlying concerns about profitability of such projects. One other concern that was expressed was “is there anything here other than flat land that is worth preserving?” Of course, the answer is yes, even prairie land has unique characteristics that may include native grasses, wildflower areas, ponds and other highly desirable ecological features.

### **B. Justifying the Economics of Conservation Development**

Perhaps the most daunting task facing any community considering the conservation development option is justifying to the residential development community that conservation development is a financially viable land development option. While diagrams of subdivision layouts are helpful in understanding how a development will look “on the ground,” the development community will be extremely skeptical that it is financially feasible—or that it will

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make as much money off such a development in comparison to the conventional “cookie cutter” development project.

When this concept was first discussed in Flower Mound, the development community wanted “proof” that such a concept would work in North Texas. While models in other parts of the country were helpful in explaining the financial aspects, the underlying question was whether this would work in Denton County. The general perception was that, at least for developers, they would lose lots in such a development project. The loss of salable lots would then translate in lower profits for the development project.

The response in Flower Mound was two-fold. First, the Town believed it was necessary to show the hard data about land sales and conservation development costs—that is, make the case that money could be made on such projects. Second, one way the Town could encourage such development, particularly since public support for conservation development was strong, was to offer incentives to developers who would develop property utilizing such concepts.

The Town of Flower Mound commissioned Clarion Associates of Chicago to provide an economic justification for conservation development in western Flower Mound in the area known as the Cross Timbers Conservation Development District. The economic analysis compared the revenues generated by, and development costs associated with, the following development scenarios on a hypothetical (but “typical”) 100 acre parcel of undeveloped land in the Cross Timbers area.

- Current Agricultural Zoning—gross density of 1 dwelling unit/2 acres.
- Conventional 1 Acre Zoning: No Clustering—gross density of 1 dwelling unit/1 acre.
- One-Acre Zoning: Clustered—Lots clustered on 50 acres with 50 acres dedicated to permanent open space.
- One-Acre Zoning: Clustered with Reduced Internal Road Construction Standards—Lots clustered on 50 acres with 50 acres dedicated to permanent open space. Internal roads: Asphalt 22 ft. ROW (rather than 24 ft. concrete ROW).

The conclusions of the Clarion Associates study were as follows:

Because the indicated present value of a “typical” 100 acre parcel developed for any of the three cluster options is higher than the indicated present value of the same parcel developed at the current agricultural zoning density of 2.0 DU’s per acre, the changes envisioned by the Cross Timbers Conservation District regulations do not result in either a regulatory “taking” or a “downzoning.” In

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fact, the opportunity to cluster may actually enhance current land values in the Cross Timbers planning area.

The cost to install 22 foot asphalt-paved streets rather than 24 foot concrete streets results in a substantial cost savings – estimated by Alan Plummer Associates to be about \$332,000 in lower street construction costs ( $\pm$  \$3,323/acre) for a 100-acre clustered development. However, this is partly offset by the reduced prices (\$3,000 per lot or \$141,000) that would be paid for lots serviced by asphalt streets.

Proximity to open space is an amenity that increases home prices and therefore lot prices. Well-crafted open space “clustering” programs elsewhere have increased prices by at least 5% and often more.

Although the development scenario involving the “traditional” 1.0 acre non-clustered lots results in the highest land prices per acre, such lots would have to be serviced by sewer. The costs of increasing treatment capacity and extending the sewer mains to the Cross Timbers area [have] not been included as a cost of development. Such service extensions and capacity increases would be greater than the  $\pm$  \$1,000 per acre differential in present value between the clustered present value (\$18,637 per acre) and the traditional 1.0 acre development on all 100 acres.

After showing that conservation development is economically feasible, the Town next “incentivized” the process by reducing certain costs associated with the standard subdivision development process: waiver of permit fees, waiver of inspection fees (water, sanitary system, draining and paving), waiver of up to 50% of park dedication fees, expedited development approval (90-day reduction in development approval time) and agricultural property tax rollback relief by the Town. Flower Mound believed that such concessions would offset any decrease in profitability that could be encountered by utilizing conservation development instead of the standard “cookie cutter” development pattern. At the present time there are several conservation development projects in Flower Mound and lot prices are at a premium due to the demand for such an option.

### **C. Drafting the Conservation Development Ordinance**

This is perhaps the easiest portion of the process. Initially, the conservation development option was utilized only in agricultural zoning districts (minimum 2-acre lots). Section 98-277 of the Town’s Land Development Regulations addressed the conservation development option:

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**Conservation development option and standards.**

(a) *Purpose and definition.* The provisions of this section implement the goals and policies of the comprehensive plan concerning residential densities in areas zoned A agricultural district. The following standards, and all conditions necessary to ensure compliance therewith, shall apply to any conservation developments in any areas zoned A agricultural district, and to all uses in that district, when approved pursuant to the conservation development procedures set forth in this section. The term “conservation development” means a residential development project in which dwelling units are clustered on smaller lots than otherwise would be allowed within tracts of land zoned A agricultural district, for the purpose of preserving open or natural lands as an integral component of the development. The net density of development shall remain one unit per two acres. Conserved lands shall be placed in a conservation easement. A “conservation easement” is defined as a voluntary and permanent deed restriction which limits the development and/or subdivision of property for the purposes of protecting conservation values in the land. The easement is a recorded restriction, applies to and binds all subsequent owners, and may be held by either a non-profit entity or organization that manages open space, such as a land trust or other qualified entity, pursuant to Section 170(h) of the Internal Revenue Code, as amended, or a governmental entity.

(b) *Project density.* The maximum allowable residential density for a conservation development project, expressed as the number of residential dwelling units permitted per acre of land, is one dwelling unit (du) per two acres exclusive of all rights-of-way or easements for streets and alleys; land dedicated for public use; or open space, floodplain, park land and buffer areas, unless otherwise stated in the regulations of this section.

(c) *Minimum land area per dwelling unit.* Minimum land area per dwelling unit of one acre shall be exclusive of all rights-of-way or easements for streets and alleys; land dedicated for public use; or open space, floodplain, park land and buffer areas, unless otherwise stated in the regulations of this section.

(d) *Open space standards.* This section describes standards for dedication of land for and improvement of public and private open space for conservation development projects:

- (1) *Preservation of natural features.*

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- a. All significant natural features, as defined in the open lands plan and comprehensive plan, shall be preserved and, where necessary, protected by setbacks from development.
- b. Development shall be designed and sited to preserve and protect the 100-year floodplain, consistent with applicable provisions of this chapter.
- c. Significant stands of native trees and any other areas of substantial vegetation shall be preserved and protected from alteration or destruction, unless a mitigation plan is approved in conjunction with the concept or development plan for the project, which proposes replacement of the trees or vegetation to be removed with equivalent vegetation or vegetation which is better suited to existing natural conditions. The establishment of new vegetative communities is encouraged.
- d. Preservation of such areas shall be counted toward fulfillment of open space requirements subject to the following limitations:
  1. Floodplain areas: Adjacent floodplain land may be included as project open space in conservation developments; however, no credits for open space shall be given for land lying in the floodway.
  2. Other Areas: Significant stands of vegetation must be incorporated in areas to be dedicated to common open space, so as to prevent fragmentation, in order to be counted toward project open space.

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- (2) *Minimum project open space.* Wherever an applicant requesting approval for a conservation development project elects to provide open space in order to satisfy these conservation development standards, a minimum of 50 percent of the gross land area must be preserved as open space for the project.
- (3) *Open space dedication.* In meeting requirements for open space, the developer must dedicate land or convey open space to be held in a conservation easement by a qualified non-profit entity or organization that manages open space, such as a land trust, or other qualified entity, pursuant to Section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the town, or a governmental entity.
- (4) *Open space allocation in phased projects.* In a phased conservation development project, all open space shall be conserved in a conservation easement in conjunction with the development of the first phase of the project.
- (5) *Open space design and improvements.* The design and improvements of open space shall be in accordance with the following standards. These standards may be supplemented by administrative guidelines.
  - a. Open space areas in a conservation development shall be linked to existing and planned public open space or conserved areas to provide an overall open space system wherever possible.
  - b. Where feasible, and where compatible with and depending upon the values and uses of the conserved land, open space areas shall be arranged so as to maximize access and utilization by residents of the conservation development project.

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(e) *Project Design.*

- (1) It is the intent of these regulations to encourage outstanding project design for conservation development projects in order to implement the policies contained in the town's comprehensive plan. The town recognizes that project design is an important and variable element in implementing comprehensive plan policies relating to conservation developments and overall community objectives. It is the town's intent to promulgate administrative guidelines to illustrate preferred design methods. It is acknowledged that other design alternatives may be superior for a particular project. The following standards will be used to evaluate project design:
  - a. The arrangement of all uses and improvements should reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.
  - b. Development must be compatible with the immediate environment of the site and neighborhood relative to existing adjacent residential densities unless otherwise buffered in an acceptable manner; scale, bulk and building height; historical character; and disposition and orientation of buildings on the lot.
  - c. Buildings, roadways, open space, and landscaping must be designed and arranged to produce an efficient, functionally organized and cohesive development.
  - d. Buildings, roadways, open space and landscaping must be in favorable relationship to the existing natural topography, water bodies and water courses, exposure to sunlight and wind, and view corridors and scenic vistas.

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- e. Buildings, roadways, open space and landscaping must be designed and arranged to maximize the opportunity for privacy by the residents of the project and surrounding areas.
  - f. Building sites must be located to minimize their impact on view corridors and scenic vistas.
- (2) For any conservation development project submitted to the town for approval, a development agreement shall be entered into between the town and the developer of the conservation development project. The development agreement shall set forth specific development standards and other applicable conditions for the conservation development project; however, no development standard or other applicable condition shall be less restrictive than those contained in this section or chapter. Such development agreement shall be subject to town council approval and may be filed in the deed records of the county.

(f) *Alternative proposals and variation from requirements.* The performance standards for conservation development projects contained in this Subsection are considered to be the minimum standards necessary for approval. It is recognized, however, that project size, location and design may necessitate a different arrangement or distribution of open space or buffers than are envisioned in these regulations, and that different amenities than those specified herein may become valuable options. Consequently, an applicant for a conservation development project may submit an alternative proposal with corresponding variations in the standards applicable to such a development, which alternative shall be evaluated and action taken thereon in accordance with the procedures contained in this chapter; provided, however, that the following limitations apply:

- (1) No variations will be granted from the allowed residential densities for conservation development projects.
- (2) The alternative proposal and variations requested shall achieve the same basic

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objectives as the particular standards which are to be varied.

- (3) Where the proposal seeks to vary project size limitations, the alternative design shall be evaluated in accordance with standards applicable to larger projects.

(g) *Conservation development incentives.* Conservation development will be considered for conservation incentives commensurate with the quality and character of the open or natural lands to be placed within a conservation easement or otherwise conserved and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation Development District's country character, including its open, natural, scenic and ecological values. Incentives will be considered on a project-by-project basis and will be approved by the Town Council only after community input and public hearing. Such incentives may include but are not limited to: expedited development review, permit fee waivers, reduced street infrastructure requirements, as reflected in the Town's Thoroughfare Plan, up to and including 50 percent reduction in park land dedication requirements, and reduction of monetary assessments relative to agricultural rollback taxes. The purpose of this criterion is to protect the open lands, natural landscapes and ecological resources that create and define Flower Mound's unique community character and which are essential to the accomplishment of community character, quality of life and economic development objectives.

After adoption of the foregoing regulations, the Town later adopted conservation development standards for one-acre lots (single family estate, or SF-E, zoning districts) and for Rural Development projects where lots are at least 5 acres in size. Both options include a similar incentive package for developers.

## **VI. Conclusion**

Conservation development preserves open space and environmental features that create a sense of place. The "sameness" associated with conventional subdivision development is not an issue and conservation development creates unique development opportunities for developers and or local governments. More importantly, conservation development has been undertaken by communities across the country with a high degree of success, both environmentally and financially.

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