



Annual Growth Profile Update 2003





Annual Growth Profile Update 2003

About the Annual Growth Profile

This year the *Annual Growth Profile* is once again being distributed in digital form. This distribution method facilitates the cost-effective use of many detailed and high-resolution color maps by a wider audience.

The *Growth Profile* is organized by six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use and Transportation. Maps have also been included in each of these sections to provide detailed information regarding growth and development trends within the City. Much of the discussion centers around trend comparisons among planning sectors. A sector map has been included in the Executive Summary for reference.

Population and Housing

Historic trends in population and housing growth are detailed in this section to provide some context to the changes experienced over the past year. This section provides current housing and population estimates by sector and an analysis of growth trends and sector densities.

Construction

Construction trends are analyzed through an investigation of building permit data, including specific analysis pertaining to residential and non-residential new construction. Maps detail the location of new construction activity.

Zoning

This section looks briefly at current zoning conditions as well as a breakdown of zoning activity that took place during calendar year 2003. Maps illustrating existing zoning and zoning activity are included in this section as well.

Platting

Platting activity is a gauge of future development activity. This is particularly true of final plats, combination plats and minor plats, which all create new lots for development. This activity is discussed in the context of trends over the past five years. A map indicates the location of plats that created lots in 2003.

Land Use

A discussion of how Arlington compares to national averages pertaining to the share of different land uses prefaces information on generalized land use by sector and a citywide land use map.

Transportation

This section discusses traffic activity in 2003 by looking at the busiest road segments. A discussion of airport activity and current improvement projects underway at the airport is also included.

Executive Summary

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Several factors, also present in 2002, continued to influence growth and development in Arlington during 2003. A sluggish recovery continued to hamper non-residential construction, and continued low mortgage rates have spurred residential development. This residential development has resulted in large gains in population over the past year.

Population and Housing

Arlington's population grew by 1.2 percent over last year to 354,587. Like 2002, in 2003 the vast majority of the population growth was in the Southeast Sector, which cap-

tured over 60 percent of the new residential growth in Arlington last year. The number of total housing units in Arlington is an estimated 138,750 at year-end 2003.

Construction

The total number of permits issued in 2003 dropped below last year's total by 13 percent to 6,746 permits. The total number of residential permits issued fell to 4,820 (down 12 percent from last year) but still comprised almost three-quarters of the building permits issued last year. Despite the overall decline in permit numbers, there was relative strength in new residential develop-

ment values, declining by only 3 percent. Declines were seen in the number and value of commercial and institutional building permits. Commercial permits decreased by 15 percent to 1,755 permits and institutional permits dropped by nearly 19 percent to 171 permits. Values fell by \$37.5 million (-25%) and \$45 million (-38%) for commercial and institutional permits, respectively.

Annual Growth Summary, 2003

| | | Year End 2002 | Year End 2003 | Percent Change |
|-----------------------|-------------------------|---------------|---------------|----------------|
| Population | | 350,370 | 354,587 | 1.2% |
| Housing | Total Housing: | 137,084 | 138,750 | 1.2% |
| | Single Family Homes: | 87,168 | 88,721 | 1.8% |
| | Multi-family Homes: | 49,916 | 50,029 | 0.2% |
| Construction | | | | |
| | Total Building Permits: | 7,775 | 6,746 | -13.2% |
| | Value: | \$589,940,665 | \$490,542,915 | -16.8% |
| Zoning | Acres | 1,296 | 2,614 | 101.7% |
| Platting | | | | |
| | Acres | 807 | 676 | -16.2% |
| | Lots | 1,587 | 1,469 | -7.4% |
| Land Use | Vacant Land (acres) | 12,732 | 11,133 | -12.6% |
| Transportation | Airport Operations: | 132,403 | 137,800 | 4.1% |



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Executive Summary

Zoning

Over half of the land in Arlington is zoned for residential uses, and low density residential is the majority of this share. During 2003, there were 70 requests for zoning changes or development plan/concept brief approval, and 14 requests for Specific Use Permits. These requests were for a total of 2,613.7 acres. Of these requests, 60 cases were approved, 8 were denied, 10 were withdrawn, one case expired, and 5 are pending.

Platting

Plats filed in 2003 created 1,469 lots, a decline of 7 percent from 2002. The acreage involved, however, fell by more than twice that, from 807 acres in 2002 to 676 acres last year. This would indicate more small-lot development in 2003.

Land Use

A majority of the land in the City is developed. However, the City still contains more vacant developable land than that of cities with similar population sizes across the nation. This indicates that Arlington still has a strong potential for growth. Arling-

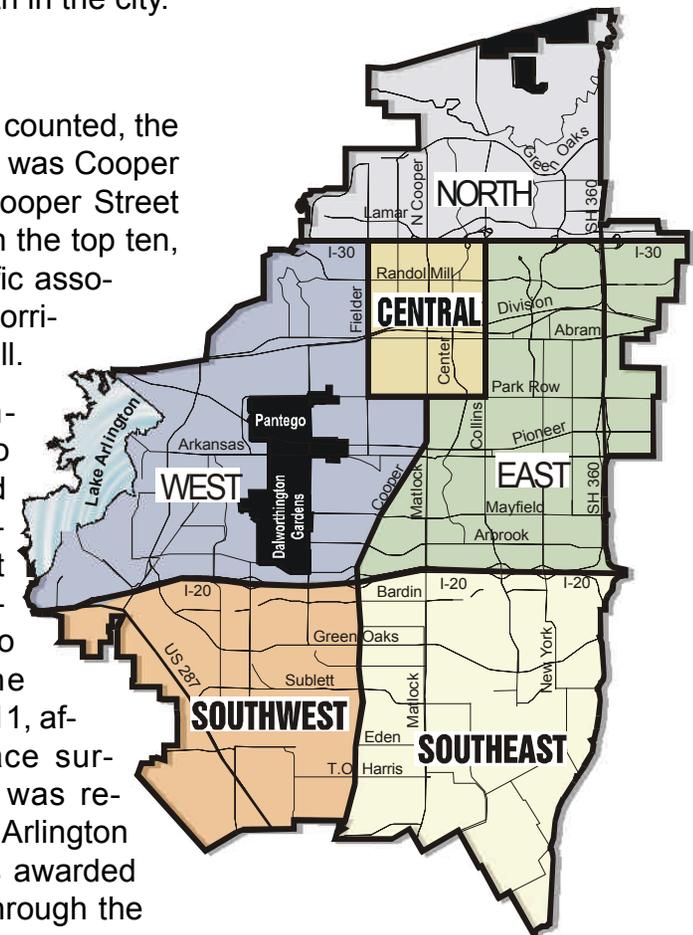
ton continues to be dominated by residential land uses occupying 42 percent of the city. Vacant developable land is the city's next largest land use at 24 percent. The North and Southeast Planning Sectors contain the most vacant land. This gives a good indication as to the direction of future growth in the city.

Transportation

Of the road segments counted, the most traveled in 2003 was Cooper Street. Once again Cooper Street had eight segments in the top ten, with the heaviest traffic associated with the retail corridor near the Parks Mall.

Airport activity increased in 2003 to 137,800 take-offs and landings. This increase of four percent is a reversal of the declines over the last two years following the events of September 11, after which the airspace surrounding the airport was restricted. In 2003, the Arlington Municipal Airport was awarded a \$1.1 million grant through the

Texas Department of Transportation (TxDOT) to fund the construction of an air traffic tower. The tower, which would improve safety and enhance the economic development potential of the airport will be completed in 2004.





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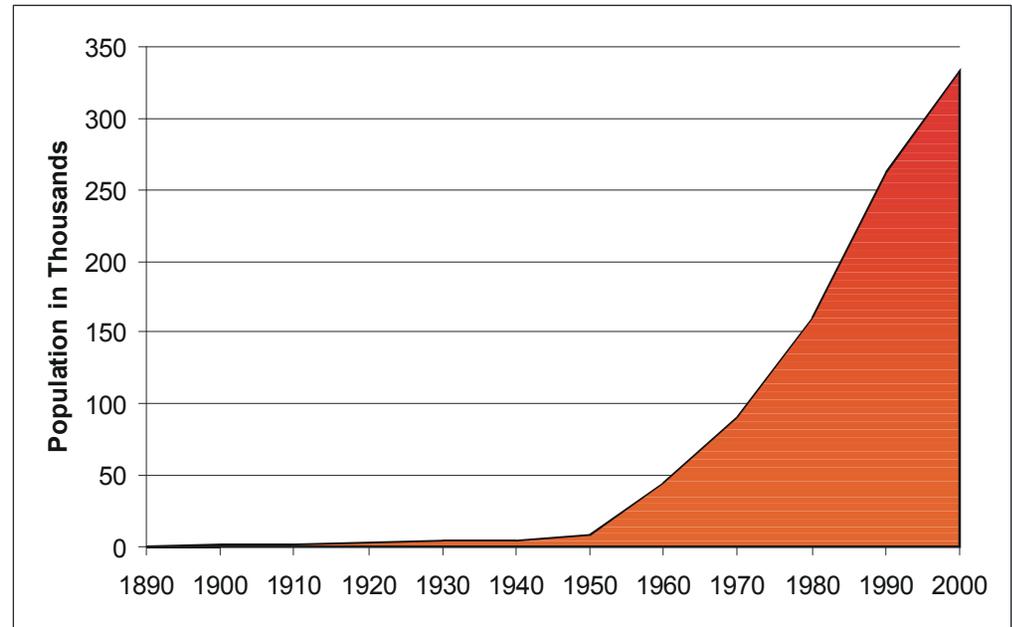
Population & Housing Trends

Historic Trends

From the city's founding through the Great Depression and World War II, population growth was slow, but continued at a steady pace. The surging economy of the post-war era and Arlington's location between the rapidly expanding major cities of Dallas and Fort Worth led to a dramatic increase in growth.

The post-war population boom in Arlington resulted in a city that was six times larger in 1960 than it was in 1950, climbing from 7,692 to 44,775. During the decades that followed, several factors running parallel to one another would facilitate the continued growth of the city. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 1950 - 1990), the opening of Interstate 20 and DFW International Airport in the mid-1970s, and a strong regional economy all built to

Population Growth by Decennial Census, 1890-2000



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

a peak in population growth during the 1980s when Arlington added 101,000 new residents. By 2000, the population was more than 43 times greater than it was in 1950.

Decennial Population Growth, 1890-2000

| Year | 1890 | 1900 | 1910 | 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 |
|------------|------|-------|-------|-------|-------|-------|-------|--------|--------|---------|---------|---------|
| Population | 664 | 1,079 | 1,794 | 3,031 | 3,661 | 4,240 | 7,692 | 44,775 | 90,229 | 160,113 | 261,721 | 332,969 |
| Change | - | 415 | 715 | 1,237 | 630 | 579 | 3,452 | 37,083 | 45,454 | 69,884 | 101,608 | 71,248 |
| % Change | - | 62.5% | 66.3% | 68.6% | 20.8% | 15.8% | 81.4% | 482.1% | 101.5% | 77.5% | 63.5% | 27.2% |

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



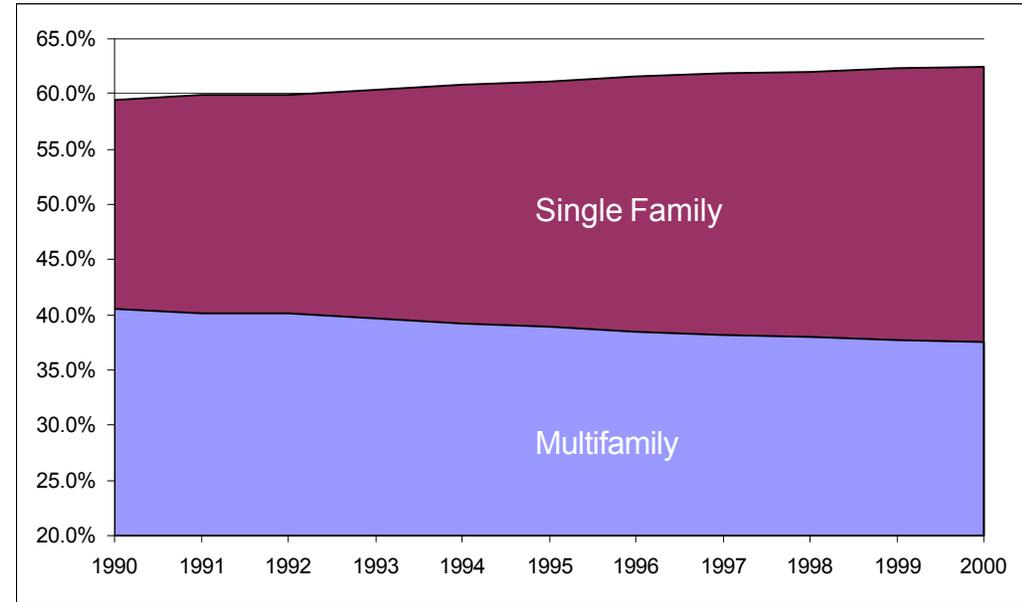
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Population & Housing Trends

Historic Trends

During the 1990s, the number of total housing units in Arlington grew by 16.3 percent - rising from 113,636 to greater than 132,000 in 2000. The focus of development between 1990 and 2000 was south of Interstate 20, with nearly 65 percent (almost 12,000 units) of the housing constructed during the decade located there. Residential construction trends have favored single family development over multi-family development during the past several years. Between 1990 and 2000, the share of total housing units in Arlington that are classified as single family increased. Year-end 1990 housing estimates indicated a housing mix of 59.5 percent single family and 40.5 percent multi-family. As of year-end 2000, the housing distribution had shifted to 62.5 percent single family and 37.5 percent multi-family.

Housing Mix, 1990-2000



Source: City of Arlington, Planning and Development Services

Share of Citywide Decennial Growth, 1990-2000

| | Central | East | North | Southeast | Southwest | West | Citywide |
|------|---------|--------|--------|-----------|-----------|--------|----------|
| 1990 | 9,859 | 30,859 | 21,140 | 9,943 | 12,745 | 29,087 | 113,636 |
| 1991 | 9,861 | 30,882 | 21,202 | 10,451 | 12,990 | 29,334 | 114,723 |
| 1992 | 9,860 | 30,913 | 21,879 | 10,929 | 13,266 | 29,540 | 116,390 |
| 1993 | 9,857 | 30,940 | 22,065 | 11,404 | 13,648 | 29,757 | 117,674 |
| 1994 | 10,045 | 30,966 | 22,221 | 11,996 | 13,974 | 30,041 | 119,246 |
| 1995 | 10,212 | 31,043 | 22,403 | 12,718 | 14,299 | 30,217 | 120,895 |
| 1996 | 10,213 | 31,120 | 22,947 | 13,614 | 14,685 | 30,357 | 122,939 |
| 1997 | 10,202 | 31,240 | 23,004 | 14,292 | 15,122 | 30,705 | 124,565 |
| 1998 | 10,157 | 31,757 | 23,042 | 15,257 | 15,569 | 31,126 | 126,908 |
| 1999 | 10,265 | 32,185 | 23,086 | 16,577 | 16,050 | 31,271 | 129,434 |
| 2000 | 10,263 | 32,470 | 23,146 | 18,020 | 16,666 | 31,638 | 132,203 |

Source: City of Arlington, Planning and Development Services



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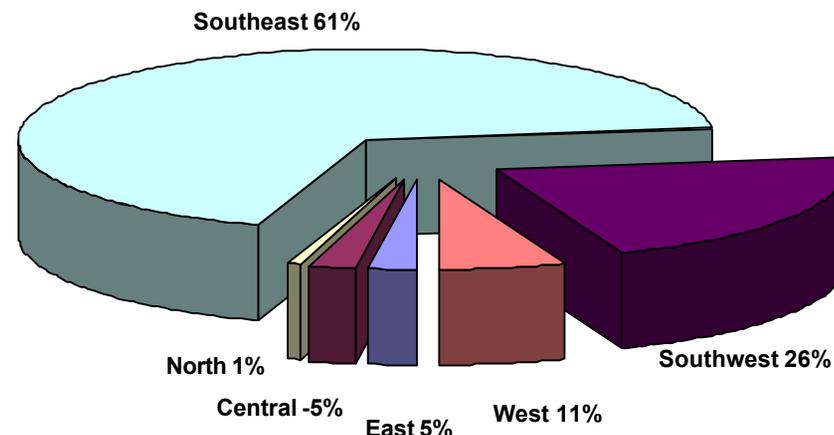
Population & Housing Trends

Current Conditions

During 2003, the City of Arlington added an estimated 4,217 residents and 1,666 housing units, representing just over a one percent gain in both population and housing units compared to year-end 2002.

The City's population is now estimated to be 354,587. Growth was heavily concentrated in the Southeast Planning Sector, which added 2,592 new residents during the year. This represents 61 percent of the city's population growth in 2003. The Southeast Sector had the highest population growth rate (four percent) of all of the sectors. The Southwest Sector follows behind the Southeast Sector with an ad-

Share of Population Growth by Sector, 2003



Source: City of Arlington, Planning and Development Services

Annual Population and Housing Growth, 2002-2003

| Sector | 2002 | | 2003 | | Change 2002 - 2003 | | | | |
|--------------|----------------|----------------|----------------|----------------|-------------------------|--------------------------|-------------------------|----------------------|------------------------------|
| | Housing Units | Population | Housing Units | Population | Housing Units Completed | Housing Units Demolished | Change in Housing Units | Change in Population | Percent Change in Population |
| Central | 10,206 | 24,623 | 10,127 | 24,423 | 15 | 94 | -79 | -200 | -0.8% |
| East | 32,605 | 91,133 | 32,685 | 91,336 | 85 | 5 | 80 | 203 | 0.2% |
| North | 23,233 | 45,081 | 23,255 | 45,136 | 22 | 0 | 22 | 55 | 0.1% |
| Southeast | 21,385 | 61,575 | 22,409 | 64,167 | 1027 | 3 | 1,024 | 2,592 | 4.2% |
| Southwest | 17,609 | 47,306 | 18,046 | 48,412 | 442 | 5 | 437 | 1,106 | 2.3% |
| West | 32,046 | 80,652 | 32,228 | 81,113 | 191 | 9 | 182 | 461 | 0.6% |
| Total | 137,084 | 350,370 | 138,750 | 354,587 | 1,782 | 116 | 1,666 | 4,217 | 1.2% |

Source: City of Arlington, Planning and Development Services



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Population & Housing Trends

dition of 1,106 residents representing 26 percent of the city's new population with a growth rate of 2 percent compared to 2002. The Central Sector experienced a population loss for the third consecutive year, losing 200 people, a change of minus 0.8 percent. This value is higher compared to last year's value of minus 0.5 percent loss. Much of the population loss in the Central Sector can be attributed to the demolition of an apartment complex, associated with the widening of South Cooper Street.

Looking at population growth by census tract, the map indicates that the majority of the city experienced population gains of less than one percent, with the heaviest growth concentrated in far south Arlington. Housing growth mirrors that of population growth, and South Arlington experienced the largest share of single family housing growth. In 2003, the multi-family growth was primarily in the Southwest Sector (144 units). The Central Sector had the majority of the duplex construction.

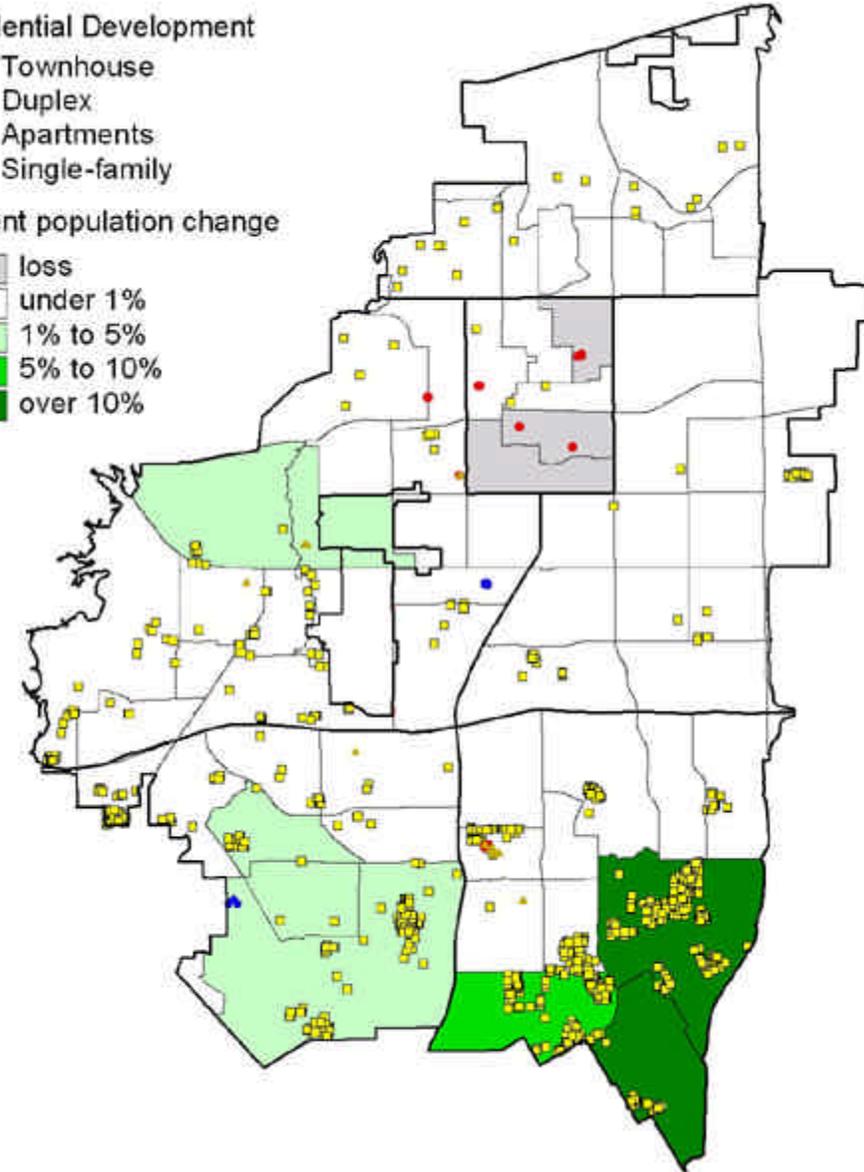
Residential Final Inspections and Population Change, 2003

Residential Development

- ▲ Townhouse
- Duplex
- Apartments
- Single-family

Percent population change

- loss
- under 1%
- 1% to 5%
- 5% to 10%
- over 10%





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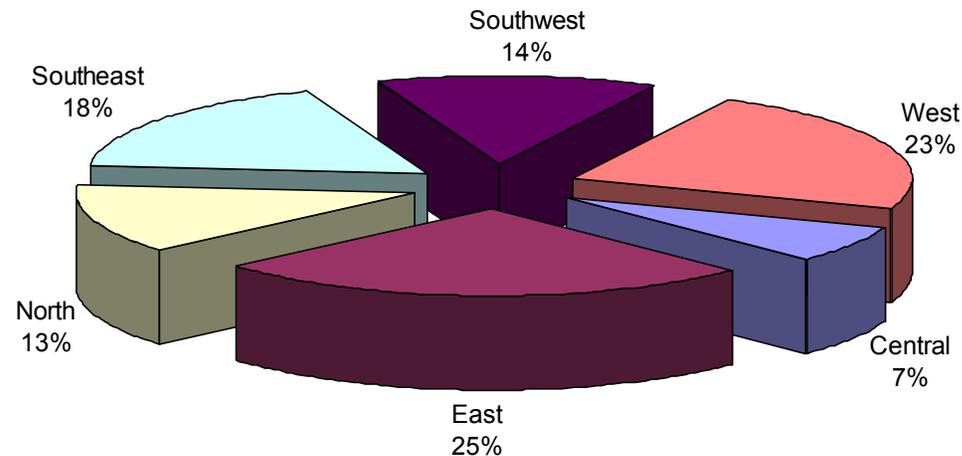
Population & Housing Trends

Also of note is the area in the central portion of the city that exhibited a population loss. Like the previous two years, housing demolitions in 2003 surpassed new home completions in the Central Sector. The Central Sector lost 77 multi-family and 2 single family units.

The City's total population is distributed more evenly than current population growth. The East and West Sectors continue to rank as the two most populated planning sectors, accounting for more than 172,449 (almost 50%) of the City's residents. To give some perspective to Arlington's growth over recent decades, the current combined population of the East and West Sectors is roughly equivalent to the entire City's population approximately 20 years ago.

Housing growth within the City continues to be predominantly single family. Last year, of the 1,792 new housing units completed, 89 percent (1,592 units) were classified as single family dwelling units. The mix of housing types at year-end 2003 was 64 percent (88,721 units) single family and 36 percent

Share of Citywide Population by Sector, 2003



Source: City of Arlington, Planning and Development Services

Housing Unit Change by Sector and Type, 2002-2003

| Planning Sector | Year End 2002 | | 2003 Change in Housing Units* | | Year End 2003 | |
|-----------------|---------------|--------|-------------------------------|-----|---------------|--------|
| | SF | MF | SF | MF | SF | MF |
| Central | 3,996 | 6,210 | -2 | -77 | 3,994 | 6,133 |
| East | 17,033 | 15,572 | 80 | 0 | 17,113 | 15,572 |
| North | 6,702 | 16,531 | 22 | 0 | 6,724 | 16,531 |
| Southeast | 19,846 | 1,539 | 1,024 | 0 | 20,870 | 1,539 |
| Southwest | 15,217 | 2,392 | 293 | 144 | 15,510 | 2,536 |
| West | 24,374 | 7,672 | 136 | 46 | 24,510 | 7,718 |
| Citywide | 87,168 | 49,916 | 1,553 | 113 | 88,721 | 50,029 |

* Change in housing units is equal to the new housing units completed minus any units demolished.

Source: City of Arlington, Planning and Development Services



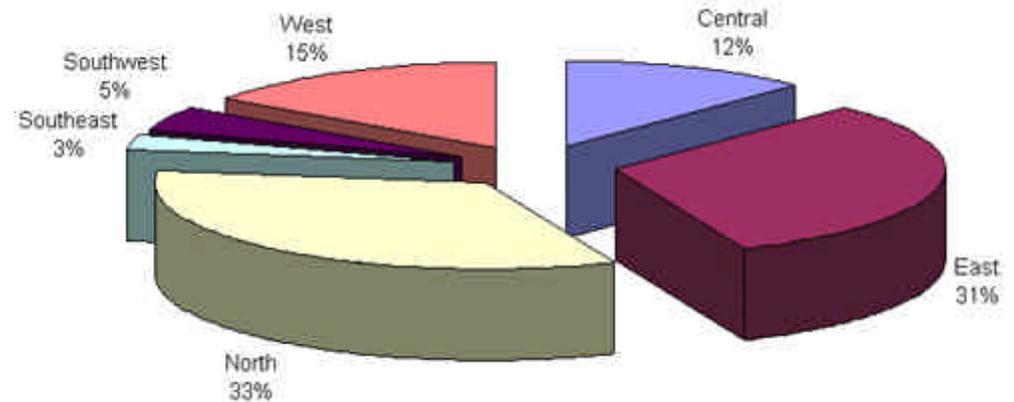
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Population & Housing Trends

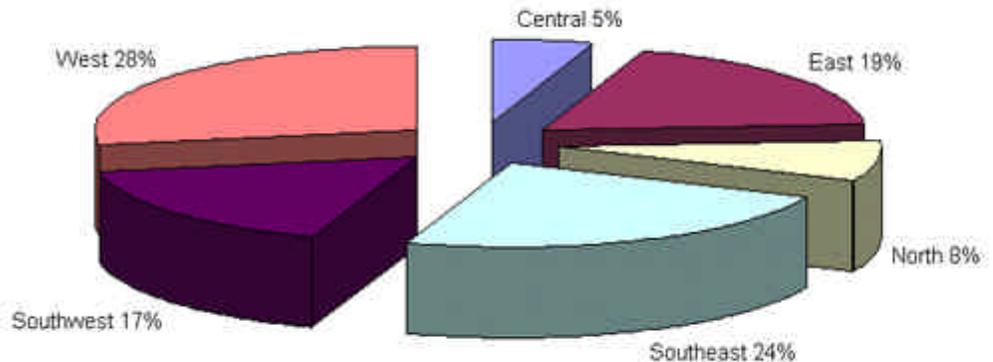
(50,029 units) multi-family, continuing the trend of single family housing comprising an increasingly larger proportion of the City's total housing stock.

The number of single family housing units heavily outweighs the number of multi-family units in the Southeast, Southwest and West Planning Sectors. The housing mix is more evenly distributed in the East Planning Sector. The number of multi-family units is larger than the number of single family units in the North (16,531 multi-family units) and Central Sectors (6,133 multi-family units). In fact, the North Sector contains one-third of the City's multi-family housing stock while only having 17 percent of the City's total housing stock. It is important to understand the impact that continued housing and population growth are having on the City's density.

Distribution of Multi-family Housing Units by Sector, 2003



Distribution of Single Family Housing Units by Sector, 2003



Source: City of Arlington, Planning and Development Services



Population & Housing Trends

In 1996, the City of Arlington adopted target densities for each of the planning sectors as part of the City's Housing Goals and Policies and later revised some of these target densities through the sector planning process.

Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land. Overall, the City is at the target density specified in the Housing Goals and Policies. However, several of the planning sectors are above

their target densities. The Southeast Sector with its concentration of smaller lot development, and the North Sector with its concentration of multi-family housing are both exceeding their target densities by larger margins compared to other areas of the city. This is an important consideration as these two sectors have a high probability to see continued development. The vacant land in the North Planning Sector is contained in the Lakes of Bird's Fort area. In the Southeast, there are several tracts of vacant

developable land which have yet to be platted. The East Sector, which also exceeds its target density, is already built out. The only sector that has an existing density below its target density is the Central Sector, indicating that higher density infill development is desirable for this area.

Residential Density by Sector, 2003

| Sector | Housing Units | Residential Density 2003 | Target Density |
|-----------------|----------------|--------------------------|----------------|
| Central | 10,127 | 8.6 | 9.5 |
| East | 32,685 | 8.9 | 8.5 |
| North | 23,255 | 9.6 | 9.5 |
| Southeast | 22,409 | 6.1 | 5.5 |
| Southwest | 18,046 | 5.2 | 5.0 |
| West | 32,228 | 5.0 | 5.0 |
| Citywide | 138,750 | 6.6 | 6.6 |

Source: City of Arlington, Planning and Development Services

Construction

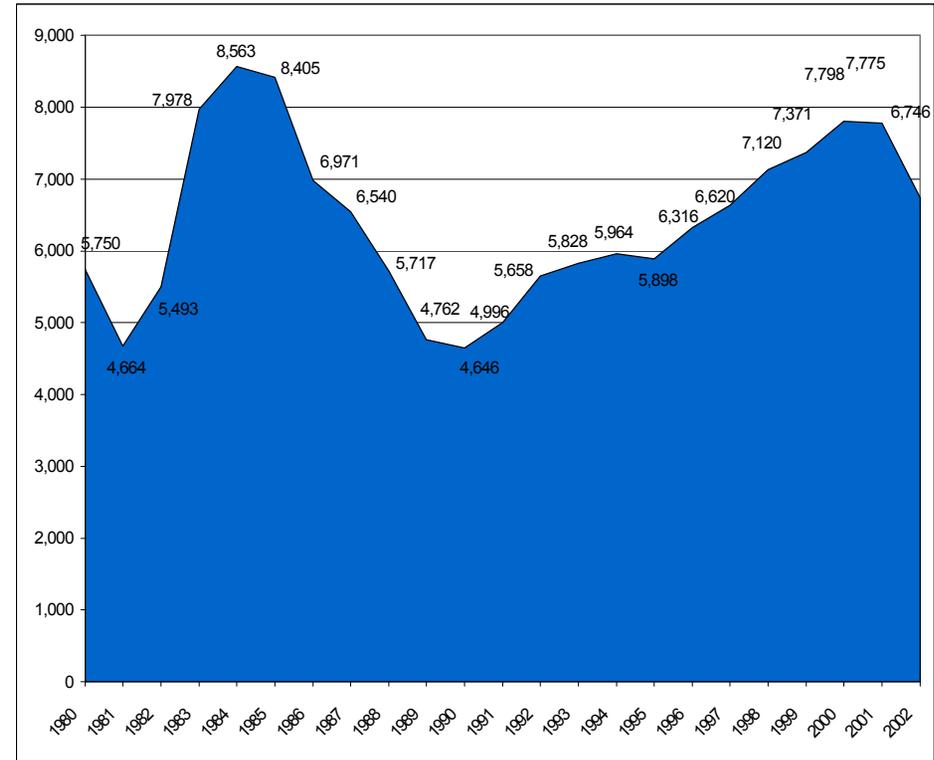
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Historic Trends

The number of permits issued annually during the 1990s increased at a steady and gradual rate, as opposed to the rapid expansion and contraction experienced during the 1980s. This reflects the nature of economic development during that period, during which the City experienced more sustained economic expansion, as compared to the dramatic boom-bust cycle of the 1980s. In 2003, the City of Arlington issued a total of 6,746 building permits. This is less than the 7,775* permits in 2002. This significant one year decline may be indicative of a temporary drop in development or the beginning of a new development cycle.

Total Number of Permits Issued by Year, 1980-2002



Source: City of Arlington, Planning and Development Services

* Revised permit total per the end of December 2003 Construction Report.

Construction

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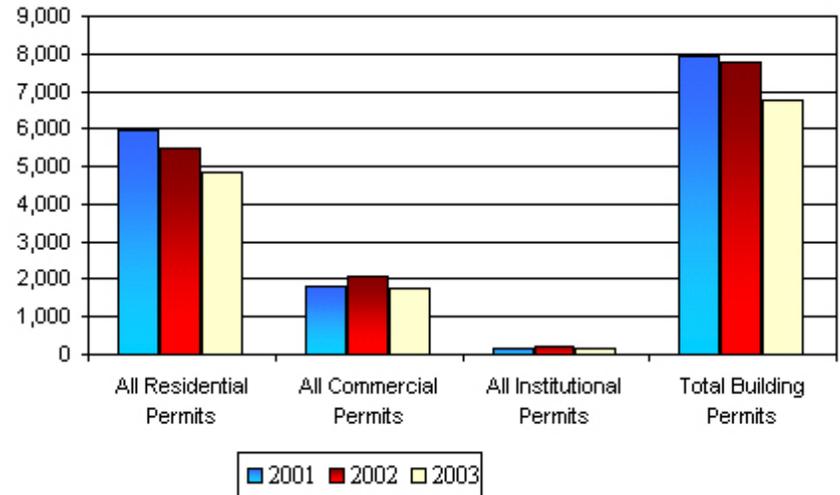


Total Permitting Activity

Due to the recent downturn in the national economy, the total number of permits issued in 2003 was 6,746, a decrease from last year's total by 13 percent. The total number of residential permits issued dropped to 4,820 (down 12 percent from last year) and comprised more than two-thirds of the total building permits. Commercial permits decreased by 15 percent to 1,755 permits and institutional permits dropped by nearly 19 percent to 171 permits.

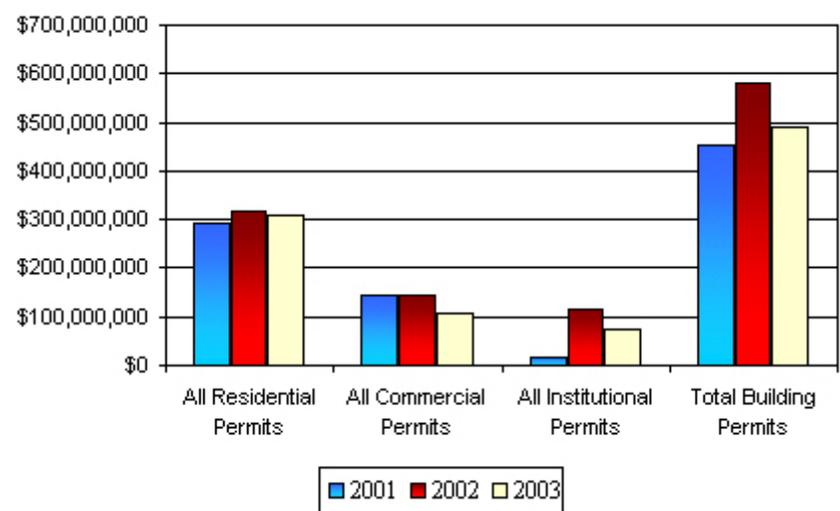
Just looking at growth in total permitting activity is not a complete picture. Permit value must also be examined. The value of permits in 2003 was over \$490 million, a decrease of over 16 percent from 2002. However, the largest value decline was in institutional permits, the most variable construction category. In 2003, institutional permits reached a value of approximately \$73 million, an almost 38 percent decrease from 2002. Institutional permits accounted for approximately 15 percent of all permit value in 2003. In 2002, institutional permits contributed more than 20 per-

Total Number of Building Permits Issued by Category, 2001-2003*



Source: City of Arlington, Planning and Development Services

Total Value of Building Permits Issued by Category, 2001-2003*



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



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cent of all permit value. Residential and commercial permitting values both suffered smaller declines from 2002, \$9.2 million (-3%) and \$35.7 million (-25%) respectively.

During 2002, institutional permits accounted for a large portion of non-residential permitting value. In fact, three large projects accounted for more than 70 percent of all institutional permit value. In 2003, there were fewer large institutional construction projects. Institutional construction projects that were permitted in 2003 included the \$16.5 million church construction on Fielder Road, the \$13 million Junior High School on Webb Ferrell Road and the \$8 million Elementary School construction on Country Club Drive.

The largest commercial permits included a warehouse on South 360 (\$13.6 million), the Siemens office buildings on Nolan Ryan Expressway (\$8.8 million) and \$6.0 million ride improvements at Six Flats over Texas.

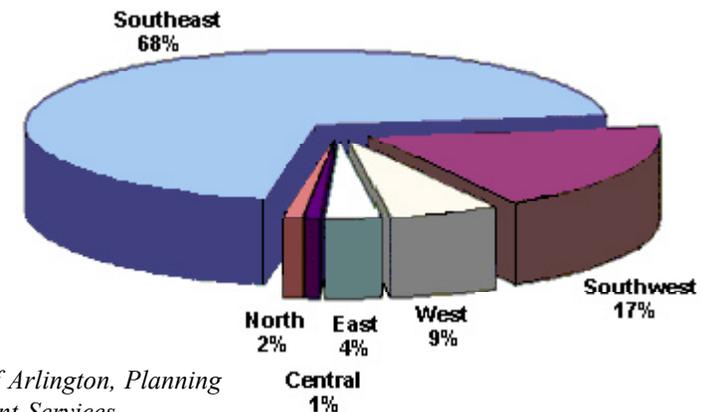
Residential New Construction

Like previous years, residential construction continued to comprise the majority of building permits issued in 2003. Looking specifically at residential new construction, permit activity dropped by 20 percent, from 2,167 permits during 2002 to 1,721 during 2003. The overwhelming majority of these permits were for the construction of new single family homes. During 2003, there were 45 permits issued for multi-family developments, which represented 770 units. This is an increase over 2002, in which there were only 12 multi-family permits for 192 units.

Construction

Building activity continued to be focused in the Southeast Sector, where more than two-thirds (1,115 permits) of the single family new construction occurred. The Southwest and West Sectors experienced modest residential new construction activity last year, with 285 permits and 143 permits respectively.

Share of Residential New Construction Permits, 2003



Source: City of Arlington, Planning and Development Services

Construction

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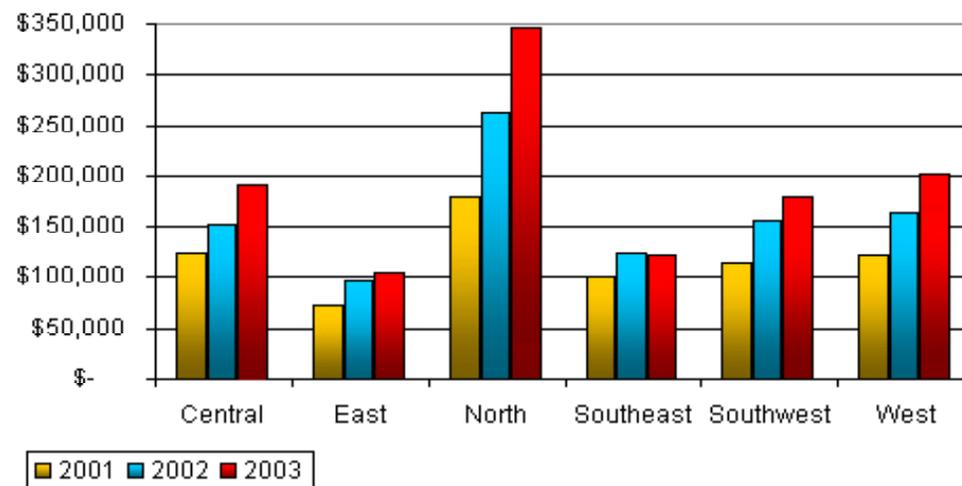
Although the number and value of permits went down in 2003 compared to 2002, the average permit values have gone up throughout the City, except in the Southeast Sector. The North Sector continued to have the highest average permit value at \$348,700. This average permit value is \$86,728 higher than the average for 2002, an increase of more than 30 percent. The East Sector had the lowest average value, at \$115,511. However, this was greater than the average for 2002, increasing by \$18,197 or just under 19 percent. Citywide, new single family construction experienced an increase in average permit value of more than 8 percent compared to last year.

Average Permit Value for Single Family New Construction

| | 2001 | | 2002 | | 2003 | |
|-----------|---------|---------------|---------|---------------|---------|---------------|
| | permits | average value | permits | average value | permits | average value |
| Central | 16 | \$123,573 | 8 | \$152,625 | 17 | \$193,834 |
| East | 89 | \$72,341 | 70 | \$97,314 | 60 | \$115,511 |
| North | 38 | \$179,109 | 21 | \$261,972 | 34 | \$348,700 |
| Southeast | 1,583 | \$99,988 | 1,578 | \$124,416 | 1137 | \$123,172 |
| Southwest | 470 | \$115,080 | 408 | \$155,675 | 285 | \$174,356 |
| West | 273 | \$120,897 | 143 | \$163,029 | 143 | \$205,417 |
| Citywide | 2,469 | \$105,547 | 2,228 | \$133,165 | 1,676 | \$143,911 |

Includes permits issued for single family, duplex, and townhome new construction. Excludes fence, sign, auxiliary buildings, and permits issued for multi-family new construction. Reflects the number of permits issued and not necessarily the number of units.

Average Permit Value for Single Family New Construction by Sector, 2001-2003



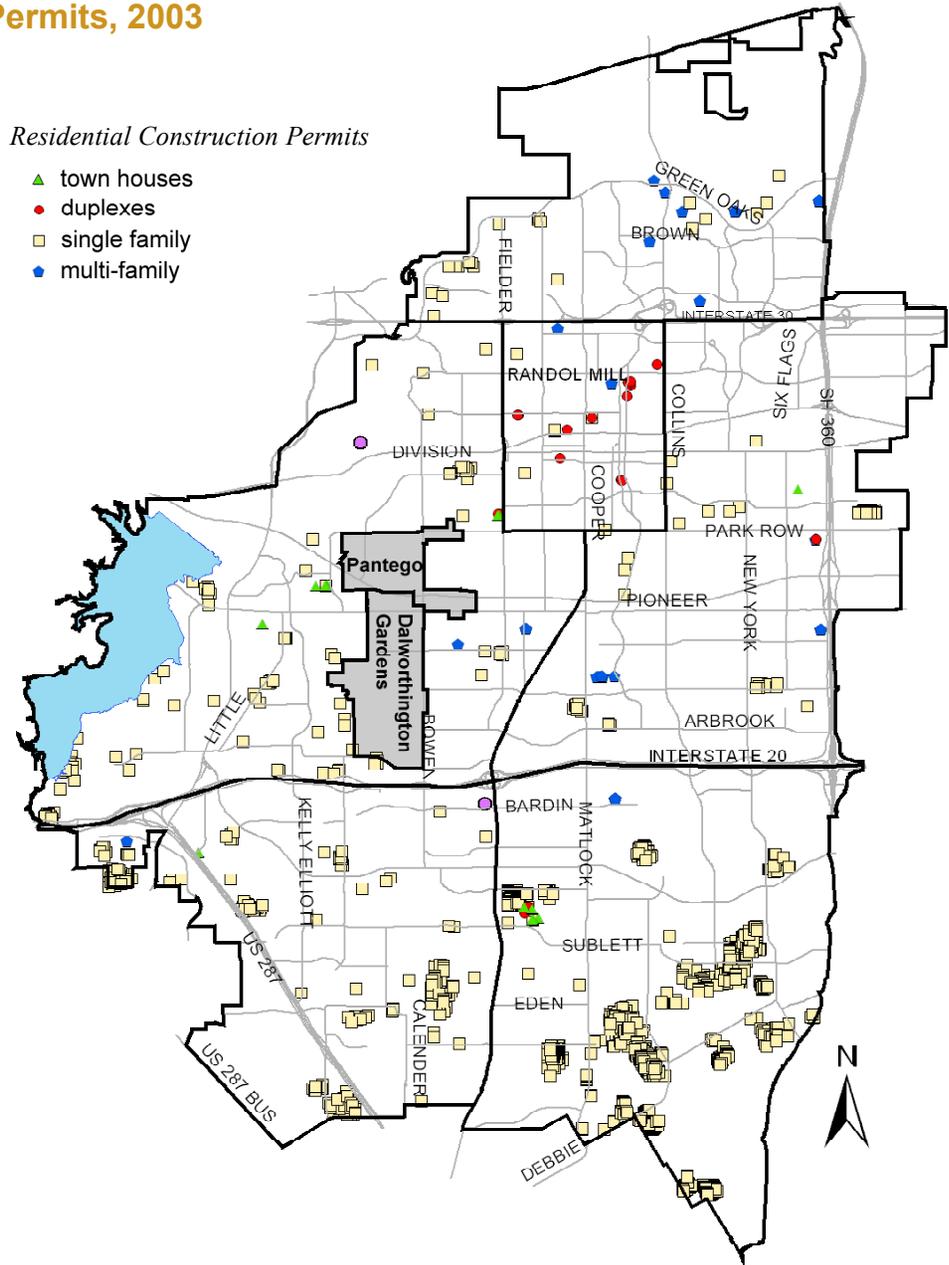
Construction

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Residential New Construction Permits, 2003

Residential Construction Permits

- ▲ town houses
- duplexes
- single family
- ◆ multi-family



*Excludes fence and sign permits



Construction

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Non-residential New Construction

Non-residential new construction activity totaled over \$115 million in 2002, and in 2003, it dropped to \$102 million, a decline of over 11 percent. This decline was not divided equally between commercial and institutional construction. In fact, total institutional permits totaled over \$36 million in 2003 - more than double that of 2002. While there were not as many large institutional projects in 2003, there were more projects overall. Commercial permitting, in contrast, declined in 2003 from \$103.7 million to \$65.7 million, a drop of almost 37 percent.

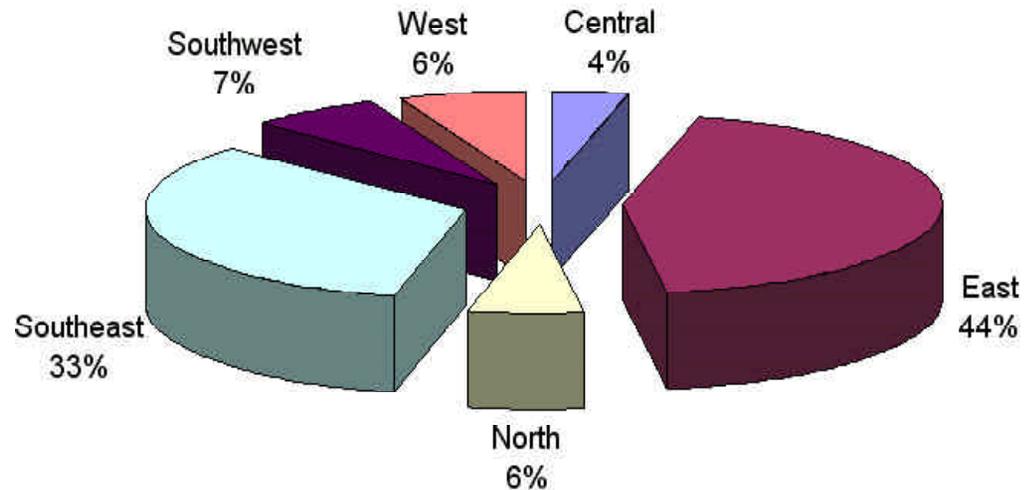
The East Sector again had the largest portion of the non-residential construction activity. In terms of commercial new construction, the value of the construction in the East Sector was greater than all of the other Sectors combined. Breaking these numbers down into average construction values, the East Sector led the City in commercial new construction projects,

Non-residential New Construction Value by Sector,* 2003

| | Commercial | | Institutional | | Total Non-residential | |
|-----------|--------------|---------------|---------------|---------------|-----------------------|---------------|
| | Total Value | Average Value | Total Value | Average Value | Total Value | Average Value |
| Central | \$3,543,732 | \$20,845 | \$376,677 | \$23,542 | \$3,920,409 | \$21,077 |
| East | \$39,371,691 | \$99,173 | \$5,233,428 | \$130,836 | \$44,605,119 | \$102,071 |
| North | \$2,680,282 | \$19,009 | \$3,219,150 | \$214,610 | \$5,899,432 | \$37,817 |
| Southeast | \$10,870,528 | \$65,093 | \$23,179,651 | \$747,731 | \$34,050,179 | \$171,971 |
| Southwest | \$5,379,021 | \$65,598 | \$1,400,500 | \$73,711 | \$6,779,521 | \$67,124 |
| West | \$3,810,313 | \$17,010 | \$2,708,324 | \$135,416 | \$6,518,637 | \$26,716 |
| Total | \$65,655,567 | \$55,593 | \$36,117,730 | \$256,154 | \$101,773,297 | \$76,984 |

**Calculated from new construction permits. For locations in which multiple new construction permits were issued during the year, permit values were aggregated to find the total value of improvements for that location. Does not include fence, sign, and auxiliary buildings.*

Share of Non-residential New Construction Value by Sector, 2003



Source: City of Arlington, Planning and Development Services

Construction

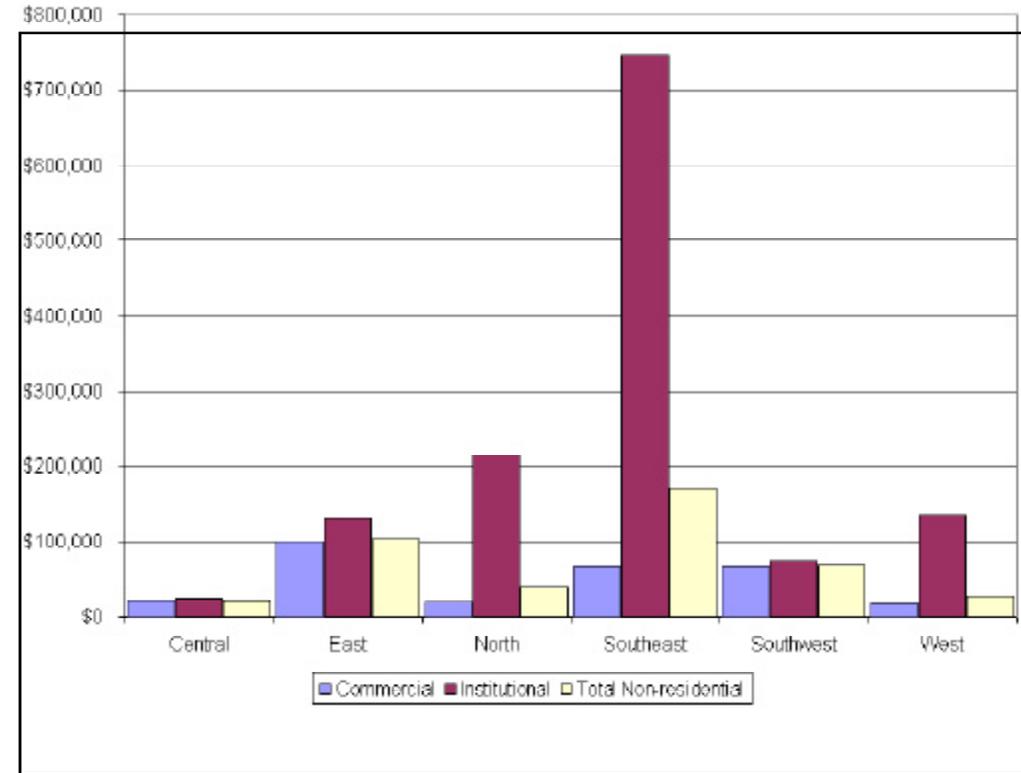
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while the Southeast led the City with the highest average values for institutional construction.

Non-residential permitting fluctuates more than residential permitting, and institutional permit values fluctuate more than commercial permitting. Average values can be skewed by just a few high value projects. The top three highest value projects were in the East and Southeast Sectors. The largest non-residential construction permit, however, was not for new construction, but for the addition at the Fielder Road Baptist Church, with a permit value of \$16.5 million.

Average Value of Non-residential New Construction by Sector, 2003



Largest Non-Residential New Construction Values, 2003

| | Address | Sector | Value | Description |
|----|-----------------------------|-----------|---------------|-------------------------------|
| 1 | 3500 S WATSON RD | SOUTHEAST | \$ 13,616,400 | WOOD PRODUCT STORAGE |
| 2 | 8100 WEBB FERRELL RD | SOUTHEAST | \$ 13,000,000 | JUNIOR HIGH SCHOOL |
| 3 | 1401 NOLAN RYAN EWY | EAST | \$ 8,849,000 | GENERAL BUSINESS OFFICE |
| 4 | 500 COUNTRY CLUB DR | SOUTHEAST | \$ 8,000,000 | ELEMENTARY SCHOOL |
| 5 | 2201 E ROAD TO SIX FLAGS ST | EAST | \$ 6,000,000 | FIXED USE AMUSEMENT |
| 6 | 800 TERRI LYNN ST | EAST | \$ 5,000,000 | MEDICAL, RESEARCH |
| 7 | 1101 TIMBERLAKE DR | EAST | \$ 4,586,048 | ELEMENTARY SCHOOL |
| 8 | 1000 W INTERSTATE 20 HWY | SOUTHEAST | \$ 4,000,000 | MOTOR VEHICLE SALES / SERVICE |
| 9 | 1501 NOLAN RYAN EWY | EAST | \$ 2,856,000 | GENERAL RESEARCH LAB |
| 10 | 800 E ROAD TO SIX FLAGS ST | CENTRAL | \$ 1,611,000 | GENERAL ITEM STORES |

Source: City of Arlington, Planning and Development Services



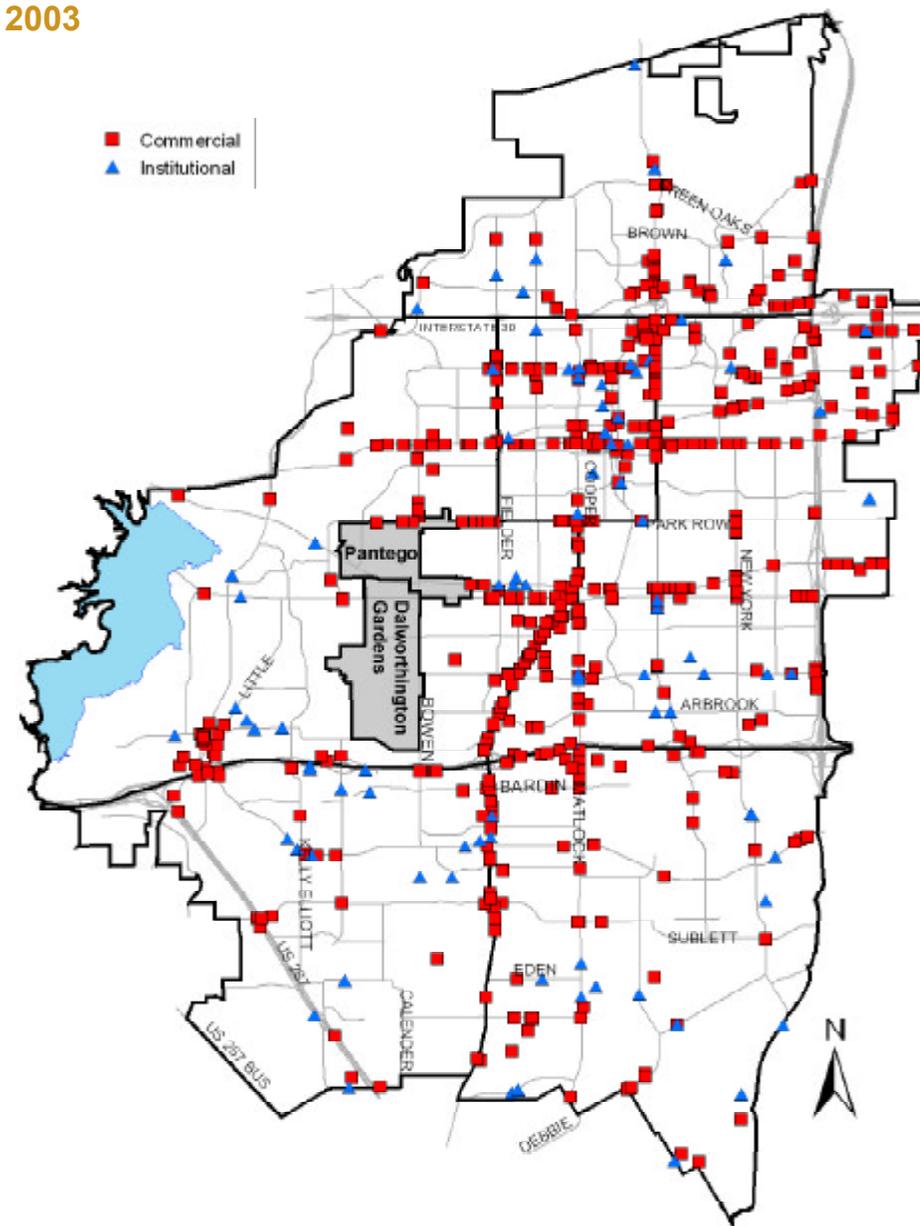
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Construction

Non-Residential New Construction, 2003

The largest permit for new construction was for a commercial warehouse on SH 360 (South Watson Road) with a permit value of \$13.6 million. The second was an institutional permit valued at \$13.0 million for a Junior High school at Webb Ferrell Road. The third was for the new office buildings on Nolan Ryan Expressway.

Though greater than last year, the Central Sector, at \$3.9 million (4 percent), again accounted for the smallest portion of the City's non-residential new construction during the year. The Central Sector, however, had a significant amount of permits for remodeling, indicative of an area with a growing potential for redevelopment.



Source: City of Arlington, Planning and Development Services



Current Conditions

Approximately 54 percent of the land in Arlington is zoned for residential use, with low-density single family comprising the vast majority of this share. The next largest share of residentially zoned land is medium density (including townhomes, duplexes, and smaller lot single family uses). High-density multi-family composes

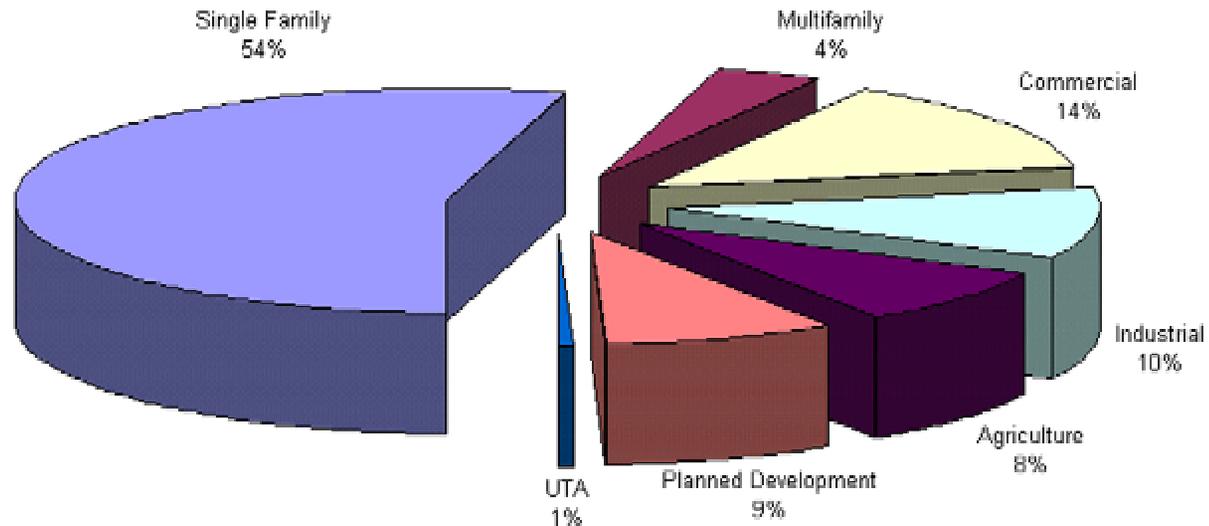
the smallest portion of the residentially zoned land.

Commercial, industrial and agricultural zoning districts all roughly comprise the same share of land, each accounting for 10-14 percent of the City's land area. It should be noted that land zoned as Planned Develop-

ment (PD) allows for both residential and non-residential uses.

Nearly half of the City's industrially zoned land is located in the East Planning Sector (third largest of the planning sectors, representing 19.8 percent of the City's land area).

Share of Land by Generalized Zoning Category and Sector, 2003



Source: City of Arlington, Planning and Development Services

This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. The East Sector also contains the largest shares of commercial and multi-family zon-

ing districts, each containing 35 percent of the City's totals.

Almost 70 percent of the City's agriculturally zoned land is south of Interstate 20, further emphasizing the potential for development in this area as these acres are converted

to other uses. The West Sector contains more than one-third of the land area in the City's single family residential districts.

Acres of Land by Generalized Zoning Category and Sector, 2003

| | Central | East | North | Southeast | Southwest | West | Total |
|---------------------|--------------|---------------|--------------|---------------|--------------|---------------|---------------|
| Single Family | 1,784 | 5,052 | 2,757 | 5,925 | 6,114 | 11,669 | 33,301 |
| Multi-family | 249 | 931 | 485 | 196 | 229 | 539 | 2,629 |
| Commercial | 731 | 2,464 | 844 | 1,490 | 566 | 977 | 7,072 |
| Industrial | 84 | 3,168 | 700 | 2,020 | 142 | 693 | 6,806 |
| Agriculture | - | 22 | 1,160 | 1,525 | 2,230 | 203 | 5,139 |
| Planned Development | 101 | 459 | 2,652 | 1,335 | 465 | 765 | 5,776 |
| UTA | 414 | - | - | - | - | 0 | 414 |
| Total | 3,362 | 12,095 | 8,597 | 12,490 | 9,746 | 14,846 | 61,137 |

Share of Land by Generalized Zoning Category and Sector, 2003

| | Central | East | North | Southeast | Southwest | West | Total |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Single Family | 53% | 42% | 32% | 47% | 63% | 79% | 54% |
| Multi-family | 7% | 8% | 6% | 2% | 2% | 4% | 4% |
| Commercial | 22% | 20% | 10% | 12% | 6% | 7% | 12% |
| Industrial | 3% | 26% | 8% | 16% | 1% | 5% | 11% |
| Agriculture | 0% | 0% | 13% | 12% | 23% | 1% | 8% |
| Planned Development | 3% | 4% | 31% | 11% | 5% | 5% | 9% |
| UTA | 12% | 0% | 0% | 0% | 0% | 0% | 1% |
| Total | 100% |

Source: City of Arlington, Planning and Development Services

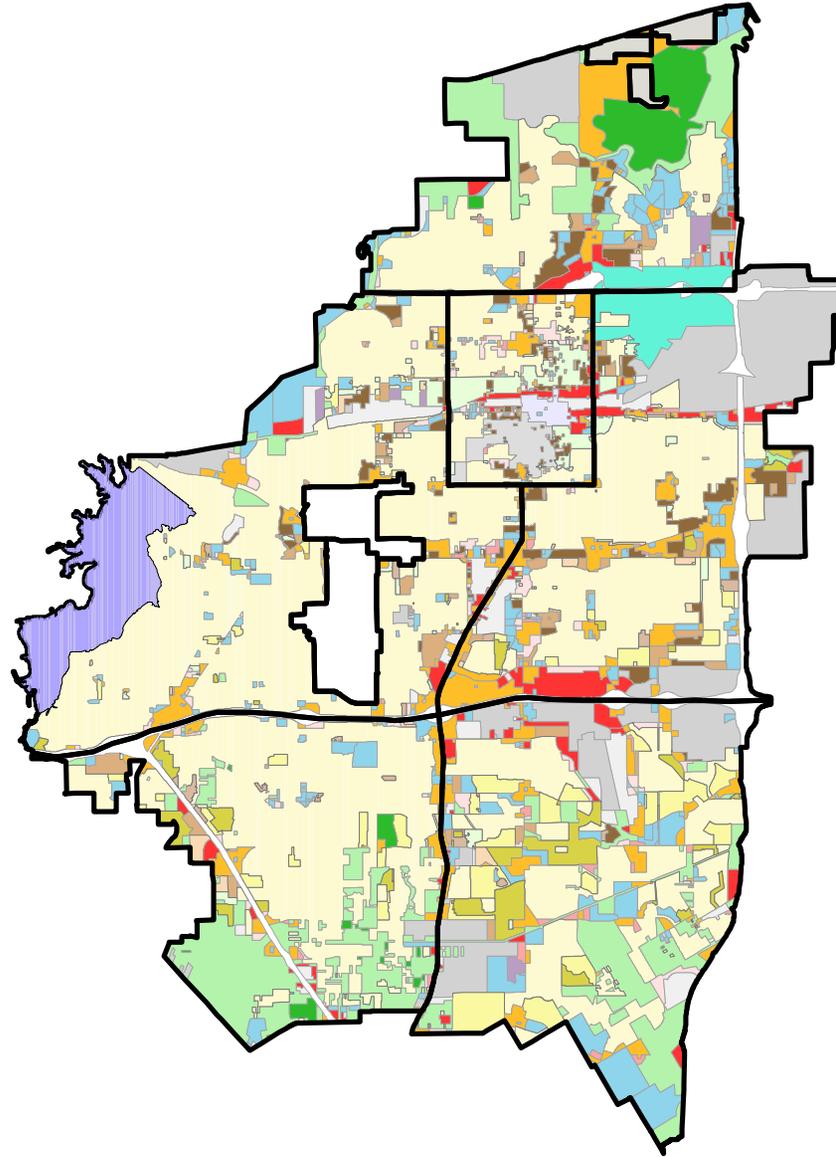




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Zoning Map, 2003

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



Source: City of Arlington, Planning and Development Services



Acres of Vacant Land by Zoning Category

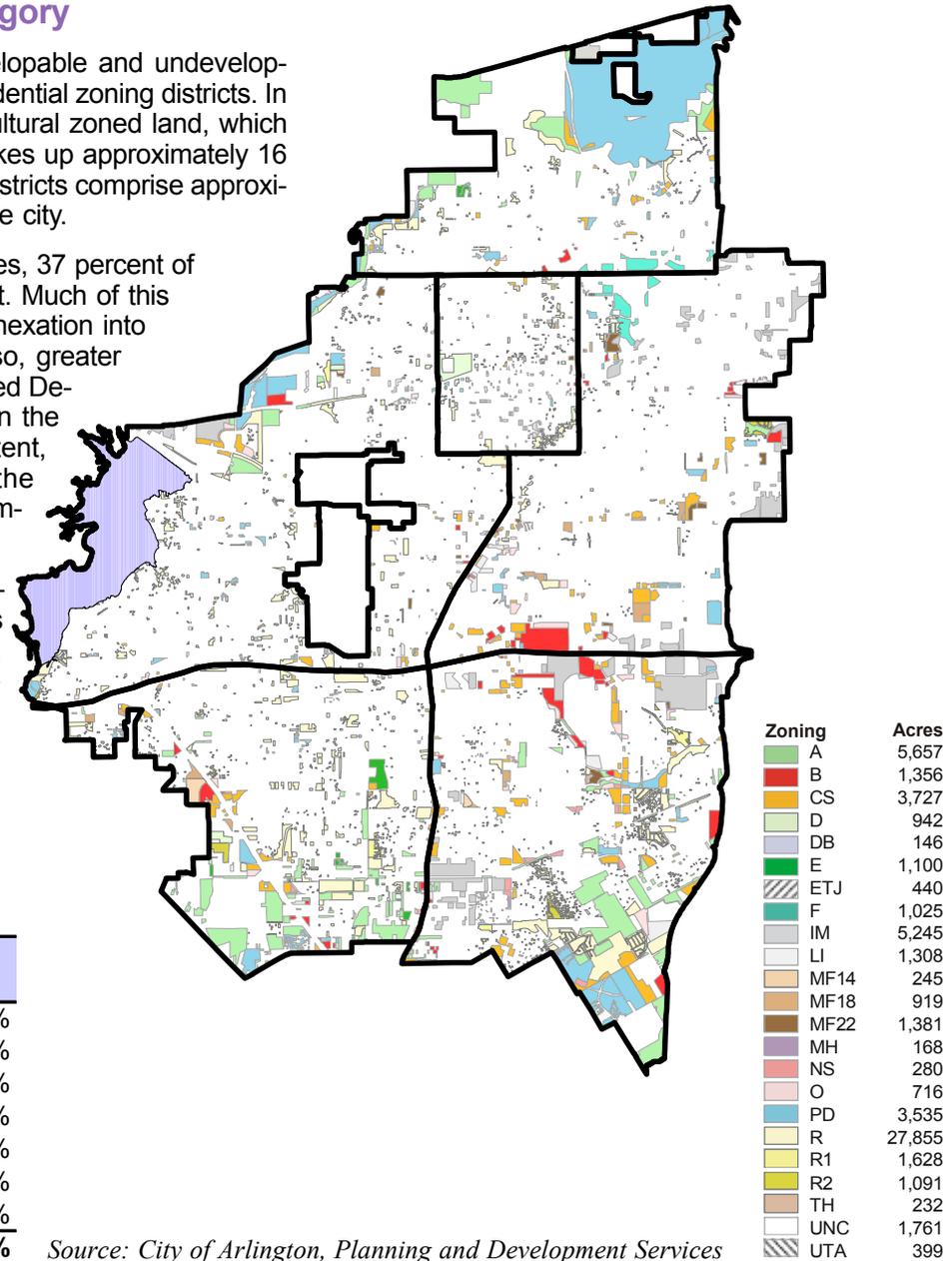
Of the total vacant land in Arlington, both developable and undevelopable, just over 2,700 acres is in single family residential zoning districts. In addition to this stock of residential land is agricultural zoned land, which has the potential to become residential, and makes up approximately 16 percent of Arlington's vacant land. Commercial districts comprise approximately one-fifth of the total vacant acreage in the city.

Looking more closely at general zoning categories, 37 percent of the land zoned for agriculture is currently vacant. Much of this land was zoned Temporary Agriculture upon annexation into the City and will be rezoned as it develops. Also, greater than half of the 5,776 acres of land zoned Planned Development (PD) are not yet developed, mainly in the Lakes of Birds Fort area, and to a smaller extent, large residential Planned Developments in the Southeast Planning Sector that have not yet completely built out.

Thirty-one percent of the land zoned for commercial uses is vacant. Much of this vacant land is zoned Community Service (CS) and Business (B), along the I-20 corridor. Most of the vacant industrial land remaining in Arlington is located in the Southeast Sector.

Vacant Land by Generalized Zoning Category, 2003

| | Total Acres | Vacant Acres | Percent Vacant |
|---------------|---------------|---------------|----------------|
| Single-Family | 33,302 | 2,733 | 8% |
| Multi-family | 2,629 | 352 | 13% |
| Commercial | 7,072 | 2,200 | 31% |
| Industrial | 6,806 | 1,530 | 22% |
| Agriculture | 5,139 | 1,921 | 37% |
| PD | 5,776 | 3,008 | 52% |
| UTA | 414 | 33 | 8% |
| Total | 61,138 | 11,776 | 19% |



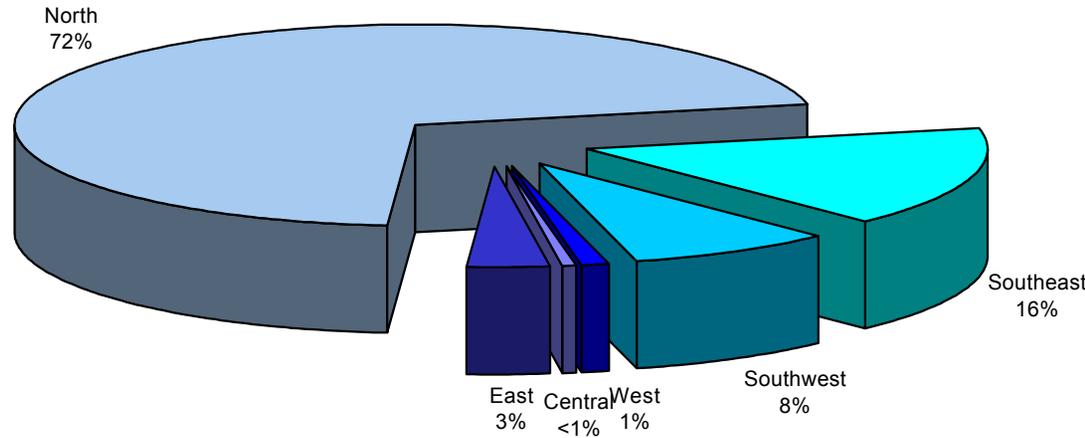
Source: City of Arlington, Planning and Development Services



Zoning Activity

In 2003, 70 requests (2,578.8 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. This is a slight decrease from the 79 requests in 2002. There were also 14 requests (34.9 acres) for Specific Use Permits submitted during the past year. Of the 84 total requests, 60 cases (2,468.8 acres) were approved, 8 cases (55.8 acres) were either denied or denied a public hearing, 10 cases (57.9 acres) were withdrawn, one case (2.0) acres expired and 5 cases (29.2 acres) are still pending.

Zoning Change Requests by Sector, 2003 (Percent of Acreage)



Source: City of Arlington, Planning and Development Services

Ten Largest Zoning Cases by Acreage, 2003

| Case Number | Sector | From | To | Acreage | Council Action |
|---------------|--------|-----------------|----------------------------|---------|----------------|
| Z03-22/B03-22 | N | A, E, NS, & CS | PD /w Concept Brief | 1843.4 | Approved |
| Z03-24/P03-24 | SE | A & PD (P01-50) | A & PD /w Development Plan | 184.5 | Approved |
| Z03-49/P03-49 | SE | A, NS, & CS | PD-CA /w Development Plan | 89.1 | Approved |
| Z03-15/P03-15 | SW | E | PD /w Development Plan | 50.3 | Approved |
| Z03-29 | SW | PD-CA (P99-69) | R | 45.5 | Approved |
| Z03-66/P03-66 | SW | PD-CA (P99-69) | PD-CA /w Development Plan | 45.5 | Approved |
| Z03-47 | SE | A | R | 39.7 | Approved |
| Z03-44 | SE | A | CS | 27.5 | Approved |
| Z03-50/P03-50 | SE | PD (B00-38) | PD-CA /w Development Plan | 23.2 | Withdrawn |
| Z03-63 | SW | A | R | 17.1 | Withdrawn |



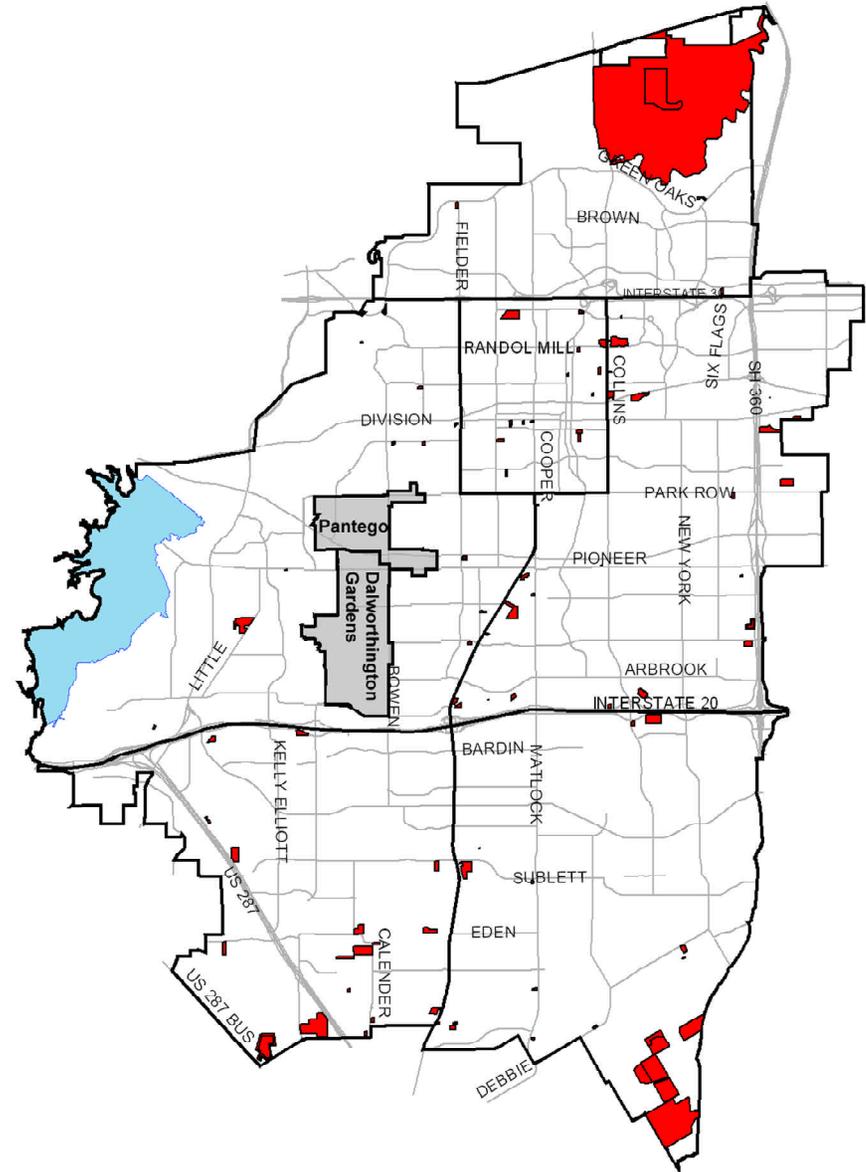
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Zoning Activity

A majority of the acreage involved in zoning change requests in 2003 was in the North Planning Sector in one zoning case. A Planned Development in the area known as the Lakes of Bird's Fort encompassed 1,843.3 acres, representing 70 percent of all the land requested for rezoning.

The next two largest zoning cases submitted last year were from "A", Agricultural zoning district, to "PD", Planned Development district in the Southeast. The largest number of zoning requests in the Southeast Sector was from non-residential to residential categories, and represented approximately 129.6 acres of new residential land. This indicates a strong likelihood of a continued trend of residential construction being focused south of Interstate 20 as these tracts are developed.

Zoning Case Map, 2003



Platting



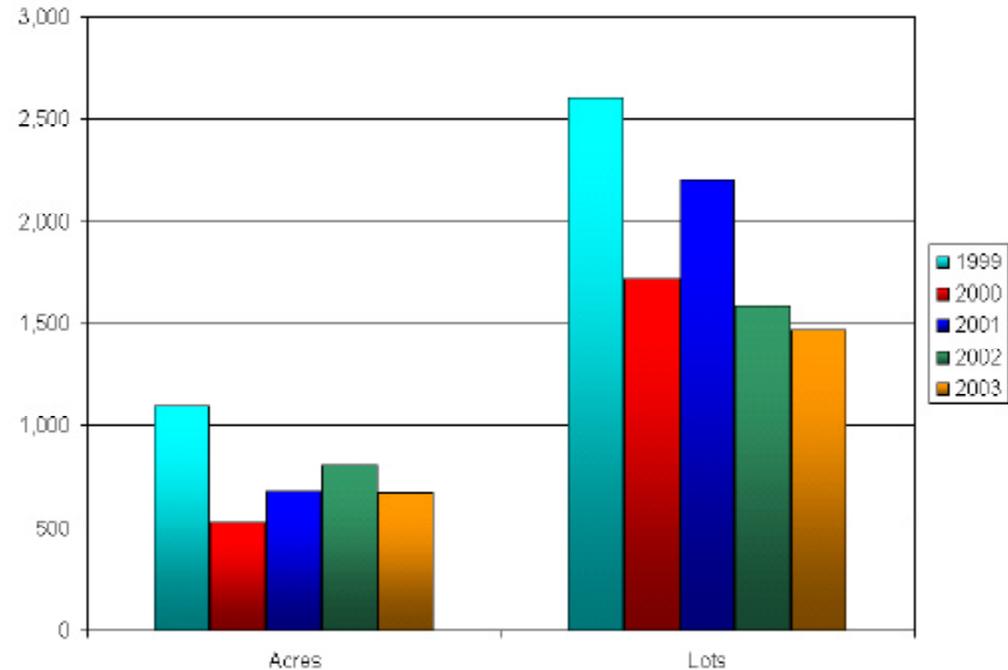
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Historic Trends

Platting activity is another indicator of development activity within the City as tracts of land are subdivided for new development. Specifically, final plats, plat showings, and combination plats* are good measures because they create new lots for development.

During the past five years, platting activity peaked in 1999, reaching 2,605 lots and 1,096 acres. Despite a more sluggish economy as compared to the rapid expansion experienced in the region during the late 1990s, platting activity has been steadily strong over the last several years. This is likely the result of developers reacting to the continued strong demand for new home construction fueled by low interest rates.

Platting Activity, 1999-2003



Source: City of Arlington, Planning and Development Services

Plats by Type, 1999-2003

| | 1999 | | | 2000 | | | 2001 | | | 2002 | | | 2003 | | |
|--------------|-----------------|----------------|--------------|-----------------|----------------|------------|-----------------|----------------|------------|-----------------|----------------|------------|-----------------|----------------|------------|
| | Number of Cases | Number of Lots | Acres | Number of Cases | Number of Lots | Acres | Number of Cases | Number of Lots | Acres | Number of Cases | Number of Lots | Acres | Number of Cases | Number of Lots | Acres |
| Finals | 39 | 2,563 | 748 | 20 | 1,703 | 495 | 28 | 2,171 | 575 | 29 | 1,534 | 625 | 26 | 1,429 | 474 |
| Showings | 20 | 42 | 348 | 13 | 20 | 33 | 21 | 32 | 106 | 31 | 53 | 182 | 24 | 37 | 167 |
| Combinations | - | - | - | - | - | - | - | - | - | - | - | - | 2 | 2 | 29 |
| Total | 59 | 2,605 | 1,096 | 33 | 1,723 | 528 | 49 | 2,203 | 681 | 60 | 1,587 | 807 | 52 | 1,469 | 670 |

Source: City of Arlington, Planning and Development Services

*Combination plats were introduced in 2003 and combine preliminary and final platting steps into one phase. A combination plat can be used for development of 30 or fewer lots and replaces Plat Showings which could be used for plats that created 4 or fewer lots.

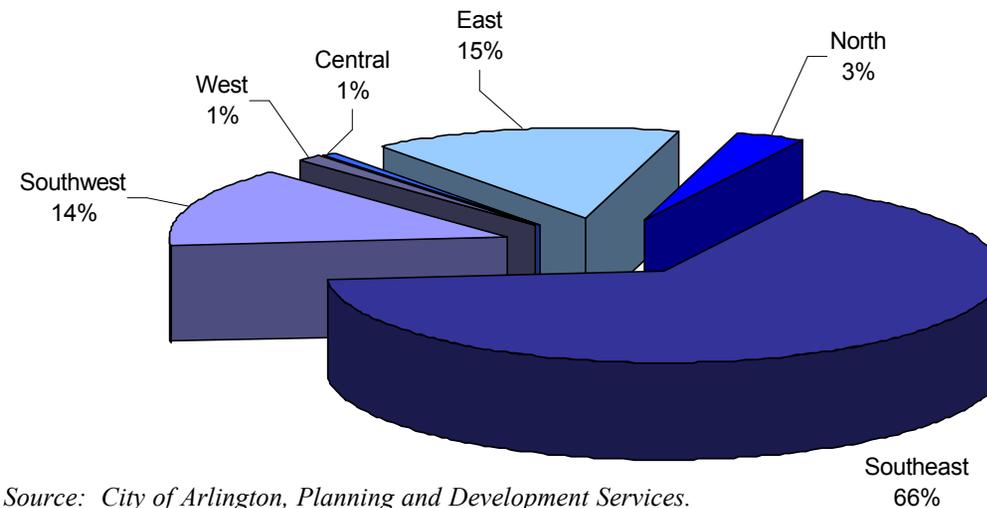


Current Conditions

Plats filed in 2003 involved 1,469 lots and 670 acres. This represents a 7 percent decrease in the number of lots created in 2003 compared to 2002. While the number of lots created fell 7 percent, the acres involved fell by 17 percent. This indicates that in 2003, there were more plats with a smaller number of lots created as compared to 2002.

Platting activity continued the trend of being heavily concentrated south of Interstate 20, particularly in the Southeast Planning Sector. Residential development pressures and the abundance of vacant developable land continue to drive platting in this area. Similar to last year, the area south of Interstate 20 contained 80 percent of the acreage in final plats, plat showings, and combination plats filed. Moreover, because many of the plats south of Interstate 20 were large residential developments, more than 80 percent of all new lots created were in South Arlington.

Share of Acreage Platted by Sector, 2003



Source: City of Arlington, Planning and Development Services.
Represents filed final plats and plat showings.

Largest Plats by Acreage, 2003

| Name | Type | Sector | Lots | Acres |
|-----------------------------------|--------------|-----------|------|-------|
| Deer Creek Phase 1 | Final Plat | Southeast | 152 | 59 |
| Hayman W. Lot 11 | Plat Showing | East | 1 | 44 |
| Ridge Point Phase 1 | Final Plat | Southeast | 166 | 39 |
| Creekside Village | Final Plat | Southeast | 72 | 38 |
| La Frontera Phase 1 | Final Plat | Southeast | 105 | 37 |
| Fossil Lake Section 3 | Final Plat | Southeast | 121 | 36 |
| Hughes J. H. Lot 2 | Plat Showing | Southeast | 1 | 33 |
| Crossing at Ruidosa Ridge Phase 1 | Final Plat | Southeast | 106 | 28 |
| Hawkins J.R. Lots 13 & 14 | Plat Showing | Southwest | 2 | 27 |
| Harris Crossing Phase 1C | Final Plat | Southeast | 119 | 26 |
| Total | | | 845 | 367 |

Source: City of Arlington, Planning and Development Services.
Represents filed final plats and plat showings.

Platting

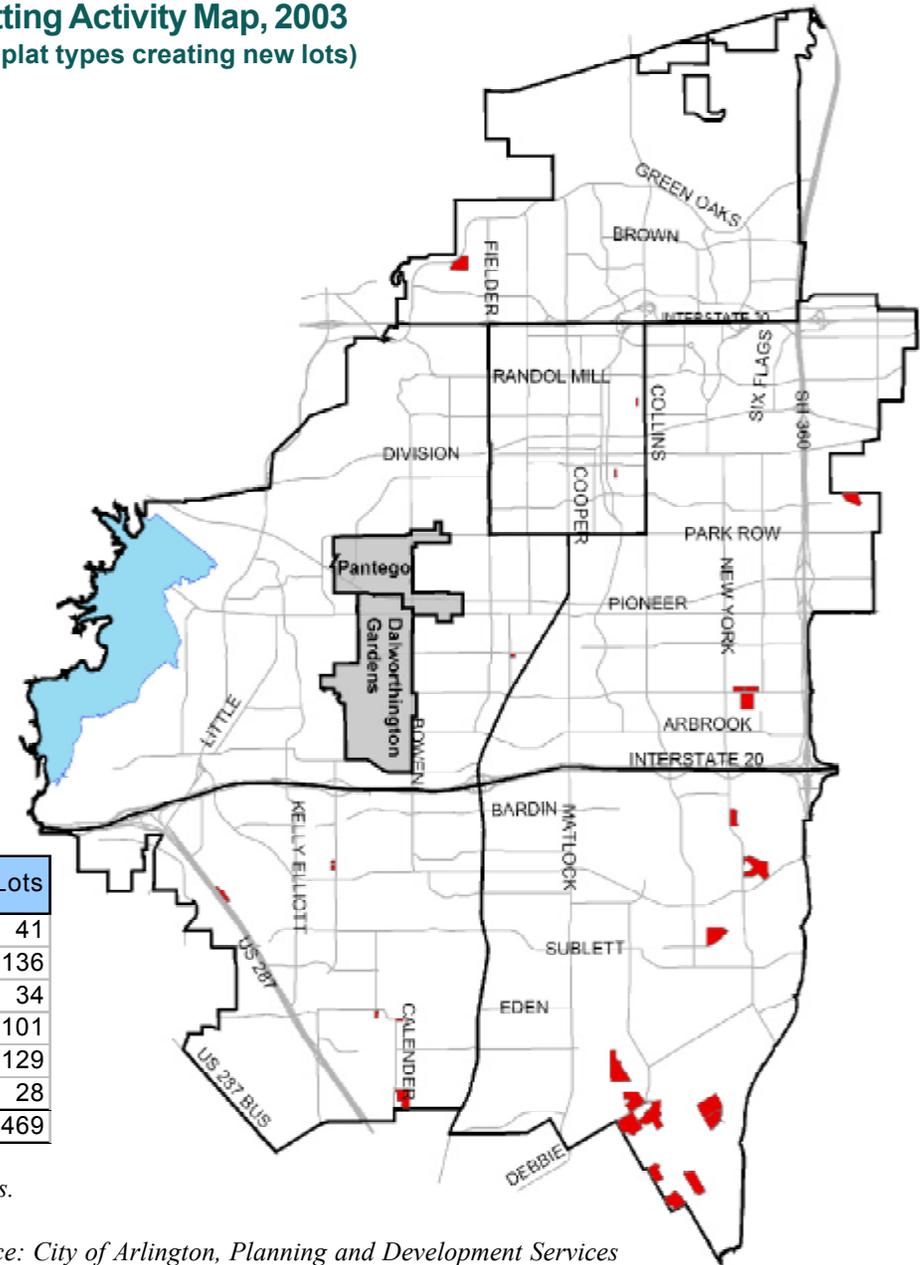


Annual Growth Profile Update 2003

Looking specifically at the Southeast Planning Sector, nine of the ten largest plats with respect to acreage in 2003 are located in the southeastern portion of this Sector. This suggests that the largest share of new development will continue to be located south of Interstate 20, southeast of Debbie Lane.

Similar to 2002, when the East Sector had the second largest number of acres in platting activity, in 2003, the East Sector had the second largest number of lots created. This platting activity is indicative of steady development and re-development interest in the East Planning Sector.

Platting Activity Map, 2003
(For plat types creating new lots)



Plats Filed* by Sector, 2003

| Sector | Plats | Acreage | Lots |
|-----------|-------|---------|-------|
| Central | 3 | 6 | 41 |
| East | 5 | 100 | 136 |
| North | 2 | 22 | 34 |
| Southeast | 21 | 445 | 1,101 |
| Southwest | 16 | 95 | 129 |
| West | 5 | 8 | 28 |
| Total | 52 | 676 | 1469 |

*Includes plat showings, final, and combination plats.

Source: City of Arlington,
Planning and Development Services

Source: City of Arlington, Planning and Development Services

Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. This includes approximately 12,000 acres of roadways and 51,000 acres of land either currently developed or that can be developed in the future. About 78 percent of Arlington's total area, or 49,140 acres has been developed. Factoring in undevelopable land, this leaves just under one quarter of Arlington's land area left to develop. An additional 458 acres are in the city's extraterritorial jurisdiction (ETJ) near its northern border. The ETJ is the remaining land the City can annex.

The City of Arlington is comparable to other cities of similar size nationally in terms of residential (multi-family and single family) mix. Residential uses occupy the largest proportion of land in the City at 35 percent. Arlington differs from the national average in the amount of vacant developable land remaining within the City. Arlington is a relatively new city in terms of growth and development. A large portion of the City, especially in the far north and far south, is vacant. This vacant land ensures that

Generalized Land Use, City and National Averages

| | Arlington* | National Average* |
|--------------------------------------------------------------------------|------------|-------------------|
| Private | | |
| Residential | 35% | 32% |
| Vacant-Developable | 20% | 13% |
| Commercial (Business / Commercial, Office, Retail) | 7% | 4% |
| Industrial / Warehouse (Manufacturing, Wholesale/Distribution/Warehouse) | 3% | 5% |
| Public (Except Streets) | | |
| Parks / Open Space / Recreation | 6% | 5% |
| Airport | 1% | 3% |
| Other Public / Institutional | | |
| Other Public / Institutional | 4% | 7% |
| Streets | 19% | 18% |

**Arlington percentages are based on total land area including roadways. National averages are for cities with a population over 250,000. All figures rounded to the closest whole percent.*

Sources: City of Arlington, Planning and Development Services; Hartshorn, Truman. Interpreting the City: An Urban Geography, 2nd Edition. John Wiley & Sons, Inc. New York, 1992.

the City's population growth can be accommodated over the next 25 years. Arlington also has a larger share of land devoted to parks and open space compared to the national average. However, the amount of land devoted to public use lags behind the national average. Despite the presence of the University of Texas and city government functions, Arlington has about half as much land (in terms of percent) dedicated to institutional land uses as the national

average. This is largely attributable to the fact that Arlington, unlike many cities of comparable size, is not a county seat. This means that Arlington does not have as many county-owned structures such as a county courthouse or county jail. In addition, Arlington's proximity to the D/FW airport has the effect of transferring the need for a large city airport facility.

Land Use

Annual Growth Profile Update 2003



General Land Use

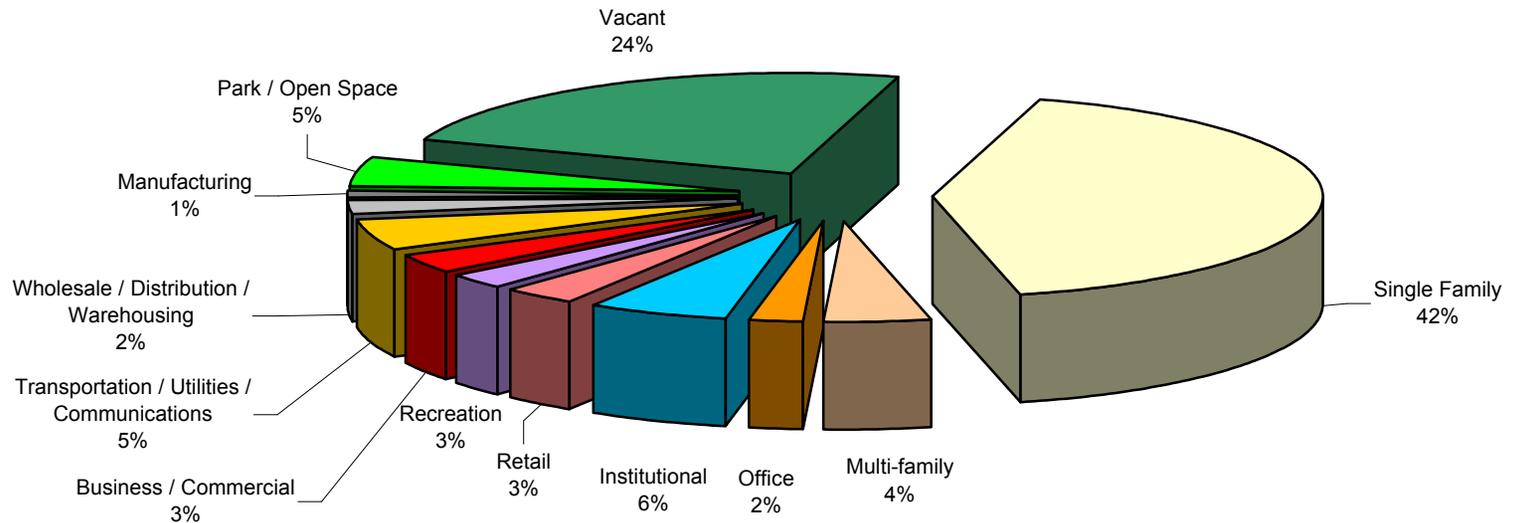
As mentioned previously, single family land uses comprise the largest portion of Arlington's land area. This statement also holds true for each of the planning sectors with the exceptions being the North and Southeast Sectors. Both of these sectors con-

tain large amounts of vacant developable land. Together, the North and Southeast Sectors contain greater than three-fourths of the City's vacant and developable land.

Last year, over 1,450 acres of vacant developable land were converted to other uses. Despite lower permit

levels in 2003, this is more than twice as many acres as in 2002. This indicates that in 2003 there was an emphasis on new development as opposed to re-development.

Generalized Land Use, 2003



Source: City of Arlington, Planning and Development Services

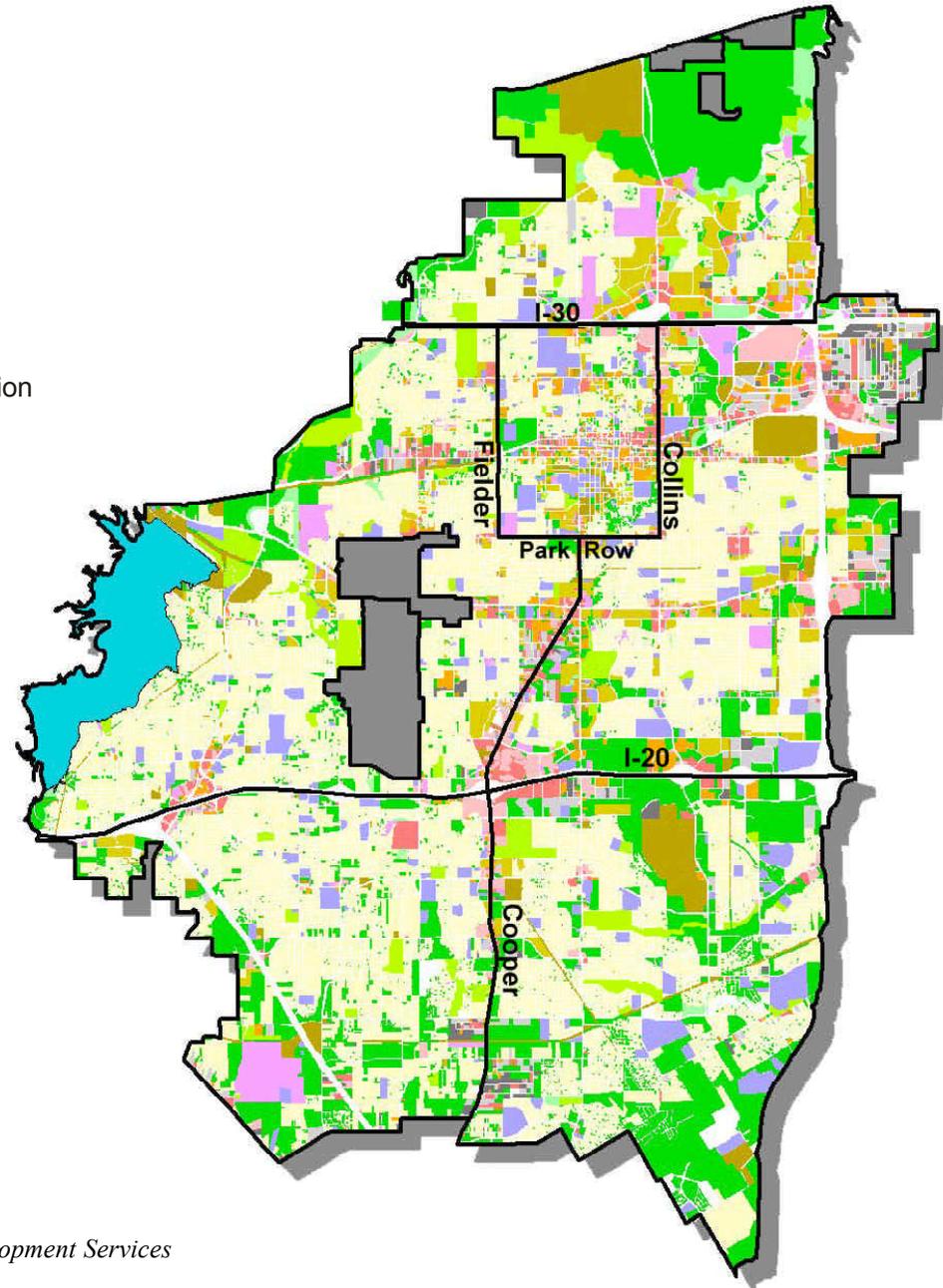
Land Use



Annual Growth Profile Update 2003

Land Use, 2003

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



Source: City of Arlington, Planning and Development Services

Land Use

Annual Growth Profile
Update 2003

Land devoted to multi-family uses is concentrated primarily in the North and East Sectors. The East Sector also contains the largest share of the City's manufacturing, warehouse, business/commercial, and retail land. This concentration of land uses reflects the location of the General Motors plant, the Great Southwest Industrial District and the City's major shopping malls in the East Sector. Other notable characteristics regarding land use distribution include a concentration of land devoted to

parcs/open space in the North and West Sectors, reflecting the location of River Legacy Park in north Arlington and open space around Lake Arlington in the western portion of the City.

Generalized Land Use by Planning Sector (Acres), 2003

| Land Use Category | Central | East | North | Southeast | Southwest | West | Total |
|-------------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|---------------|
| Undevelopable | 5 | 34 | 376 | 50 | 24 | 163 | 653 |
| Vacant Developable | 305 | 1,576 | 2,537 | 3,567 | 1,885 | 1,262 | 11,133 |
| Single Family | 1,040 | 3,326 | 1,649 | 4,039 | 4,711 | 6,224 | 20,989 |
| Multi-family | 194 | 713 | 784 | 99 | 114 | 344 | 2,248 |
| Office | 186 | 447 | 147 | 86 | 47 | 205 | 1,117 |
| Institutional | 512 | 613 | 176 | 810 | 336 | 515 | 2,962 |
| Retail | 122 | 745 | 93 | 151 | 194 | 209 | 1,514 |
| Recreation | 57 | 299 | 363 | 6 | 354 | 188 | 1,266 |
| Business / Commercial | 138 | 587 | 99 | 215 | 154 | 291 | 1,484 |
| Transportation / Utility / Communications | 105 | 506 | 671 | 643 | 147 | 377 | 2,450 |
| Wholesale / Distribution / Warehousing | 20 | 580 | 79 | 233 | 103 | 113 | 1,127 |
| Manufacturing | 6 | 358 | 50 | 134 | 62 | 50 | 660 |
| Park / Open Space | 24 | 233 | 637 | 418 | 235 | 749 | 2,295 |
| Total | 2,714 | 10,019 | 7,660 | 10,450 | 8,365 | 10,689 | 49,897 |

Source: City of Arlington, Planning and Development Services

Transportation

Annual Growth Profile Update 2003

Traffic

The growth in Arlington's population and the continued development of retail and other commercial structures continue to place heavier demands upon City roadways. The map on the following page shows the number of vehicles counted that traveled on a street segment over a 24-hour period.

The Department of Public Works counts traffic on Arlington streets along road segments using special mechanical counters. Not every street is visited every year, and different areas of the City are measured according to the schedule which can be found on the following page.

Of the road segments counted, the most traveled road in 2003 was Cooper Street. The segment of Cooper Street just south of Interstate 20 became the highest traveled area with an increase of over 20 percent in traffic over last year. While Cooper Street remained highly traveled, other traffic around the Parks Mall was slightly reduced over last year.

Top Ten Road Segments by Traffic Volume, 2003*

| Rank | Street Name | From | To | Count |
|------|--------------|-----------------|-------------------|--------|
| 1 | Cooper | Interstate 20 | Bardin | 59,837 |
| 2 | Matlock | Interstate 20** | Stephens | 48,570 |
| 3 | Cooper | Arbrook* | Pleasant Ridge | 47,988 |
| 4 | Collins | Eden | Sanford | 45,058 |
| 5 | Matlock | Wimbledon | Green Oaks | 44,829 |
| 6 | Cooper | Eden** | Hardisty | 43,888 |
| 7 | Cooper | Green Oaks | Nathan Lowe | 41,935 |
| 8 | Collins | Interstate 20 | Bardin | 39,606 |
| 9 | S. Bowen | Pleasant Ridge | Pleasant Circle S | 38,853 |
| 10 | Pioneer Pkwy | Dudley | Southridge | 35,970 |

Top Ten Road Segments by Traffic Volume, 2002*

| Rank | Street Name | From | To | Count |
|------|-------------|---------------|---------------|--------|
| 1 | Matlock | Bardin | Interstate 20 | 38,221 |
| 2 | Cooper | Mayfield | High Point | 36,898 |
| 3 | Cooper | California | Medlin | 36,080 |
| 4 | Cooper | Interstate 20 | Arbrook | 35,929 |
| 5 | Cooper | Park Row | Pioneer | 35,881 |
| 6 | Cooper | Arkansas | California | 32,964 |
| 7 | Matlock | Interstate 20 | Arbrook | 32,001 |
| 8 | Cooper | Eden | Hardisty | 39,606 |
| 9 | Cooper | West Harris | Eden | 31,250 |
| 10 | Cooper | Nathan Lowe | Sublett | 28,152 |

*All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends.

**Locations were in the top ten traffic counts in 2002. Two segments represent smaller segments of those measured in 2002: Matlock from I-20 to Stephens (Bardin) and Cooper from Arbrook to Pleasant Ridge (I-20).

Source: City of Arlington, Department of Public Works

Note: Traffic on all road segments is not necessarily counted every year.

Transportation

Annual Growth Profile Update 2003

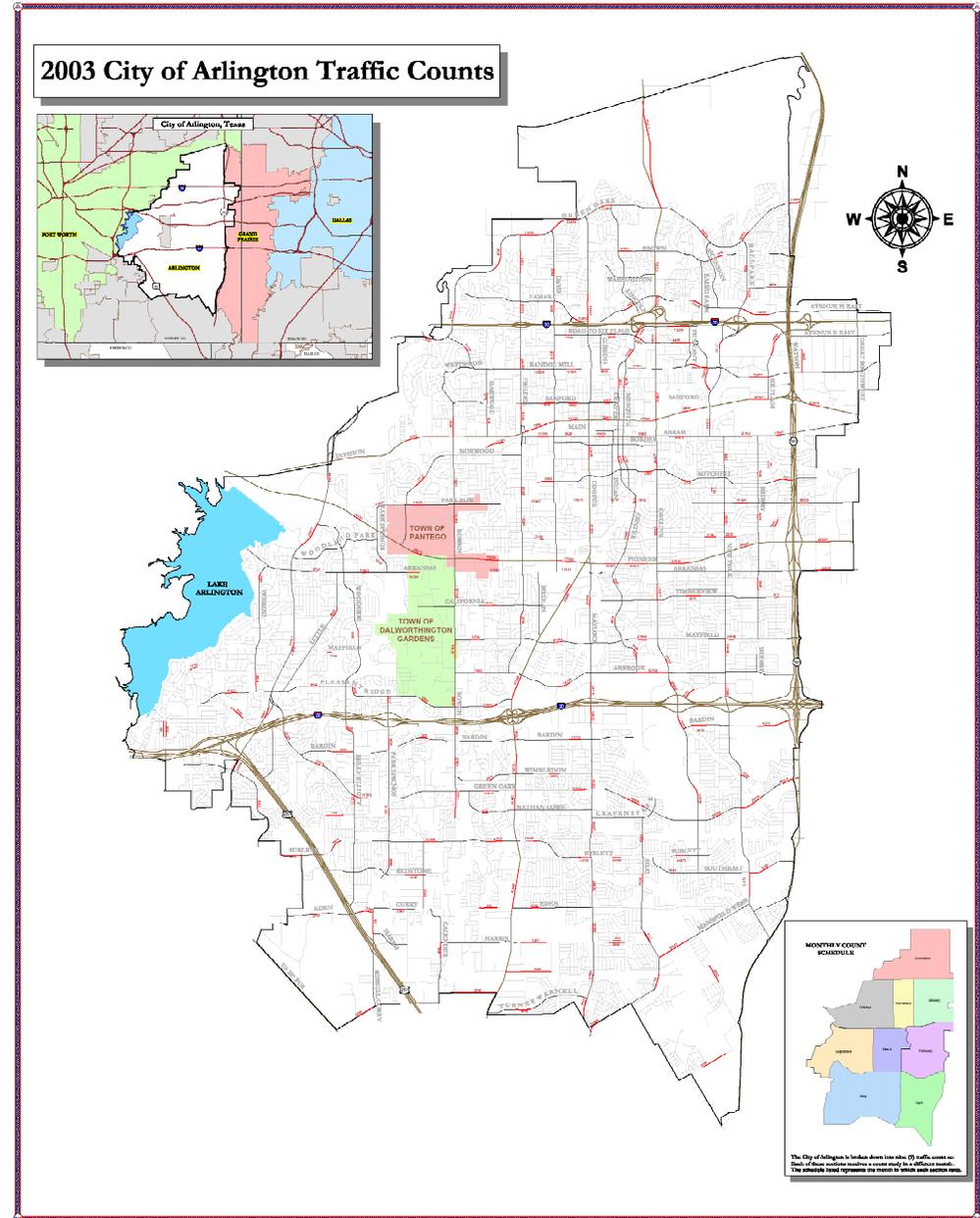
Traffic Count by Road Segment, 2003

There were significant increases in traffic counts on a number of other streets in 2003. The largest increase in traffic was seen at Collins and Bardin Road with an almost 63 percent increase. Other large increases were seen at Collins and Sanford (28%) and Matlock Road south of Interstate 20 (25%).

This map must be viewed electronically to be clearly read. To view traffic counts, use the zoom function.

All traffic counts are one-time two-way counts over a 24-hour period (excluding weekends). Traffic counts are highly variable. No adjustments have been made for seasonal, day of week, or other trends. No averaging has been performed. Data was collected during 2003. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works.

Traffic Count Data and map produced by the Department of Public Works. Map published on 4-18-04 by the Department of Public Works.



Zoom in to view traffic counts.

Transportation

Annual Growth Profile Update 2003

Airport Activity

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard along South Collins Street in Southeast Arlington. Since 1986, \$36.7 million from all funding sources has been invested in the infrastructure of the airport, and in 1991, the Federal Aviation Administration (FAA) designated the airport as a “reliever” airport for the Dallas-Fort Worth International Airport. Reliever airports are defined by the FAA as a facility that relieves corporate and general aviation traffic from the

Airport Operations, 1990-2003

| Year | Number of Operations | Percent Change |
|------|----------------------|----------------|
| 1990 | 108,100 | - |
| 1991 | 111,143 | 2.8% |
| 1992 | 114,186 | 2.7% |
| 1993 | 117,229 | 2.7% |
| 1994 | 120,272 | 2.6% |
| 1995 | 123,315 | 2.5% |
| 1996 | 126,358 | 2.5% |
| 1997 | 129,401 | 2.4% |
| 1998 | 132,444 | 2.4% |
| 1999 | 137,300 | 3.7% |
| 2000 | 142,870 | 4.1% |
| 2001 | 133,336 | -6.7% |
| 2002 | 132,403 | -0.7% |
| 2003 | 137,800 | 4.1% |

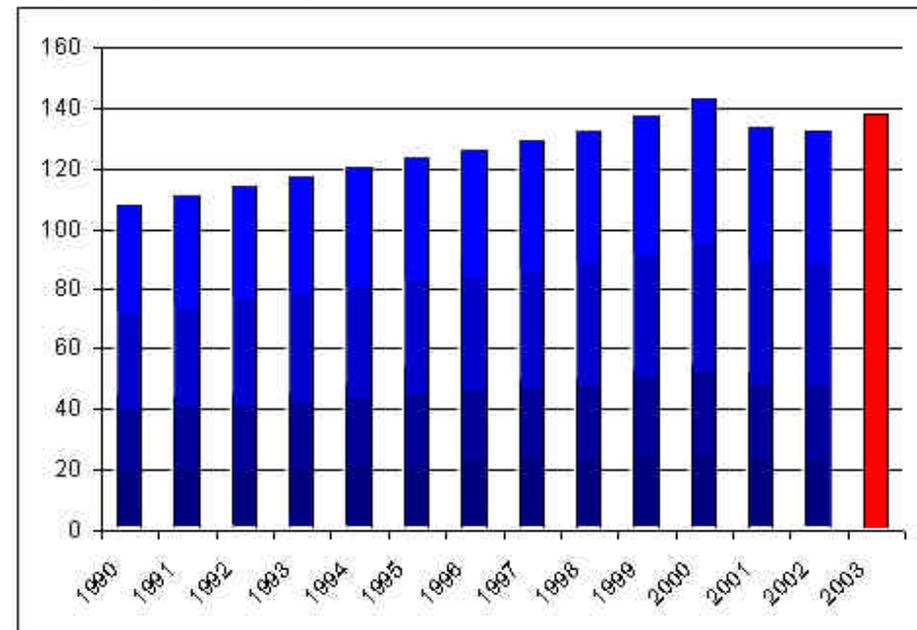
Source: Arlington Municipal Airport

larger airport (in this case DFW International), and meets requirements pertaining to runway length, the size of the metro area it serves, and the number of aircraft operating from the facility.

Construction to lengthen the runway from 5,000 feet to just over 6,000 feet was completed in September of 2002. This new runway extension

enables the airport to provide its current users with expanded services. A \$1.1 million grant was awarded in 2003 through Texas Department of Transportation (TxDOT) to fund the construction of an air traffic control tower at the airport. This would enhance safety of aircraft operations and the economic development potential of the airport. The tower is scheduled to be completed in 2004.

Airport Operations, 1990-2003



Source: Arlington Municipal Airport

Operations are defined as take-offs or landings.

Due to the events of September 11, 2001, the airspace surrounding the airport was restricted. This caused a temporary reduction in operations that negatively impacted the annual operations totals for 2001.

Transportation



Annual Growth Profile Update 2003

The Arlington Municipal Airport participates in the TxDOT counter program, which accurately measures airport operations (take-offs or landings). Arlington's airport is strategically located in a competitive market, and over the past few years has seen a general upward trend in the number of departures and landings. In 2002, there was a slight decrease in operations due to the general economic state of the aviation industry. This slight decline followed the larger drop in 2001, due to the events of September 11, 2001, after which the airspace surrounding the airport was restricted. In the later months of 2003, airport operations and visitor expenditures have slowly returned to levels experienced in 1999, but have not yet reached the airport's highest levels of activity which occurred prior to September 11, 2001.

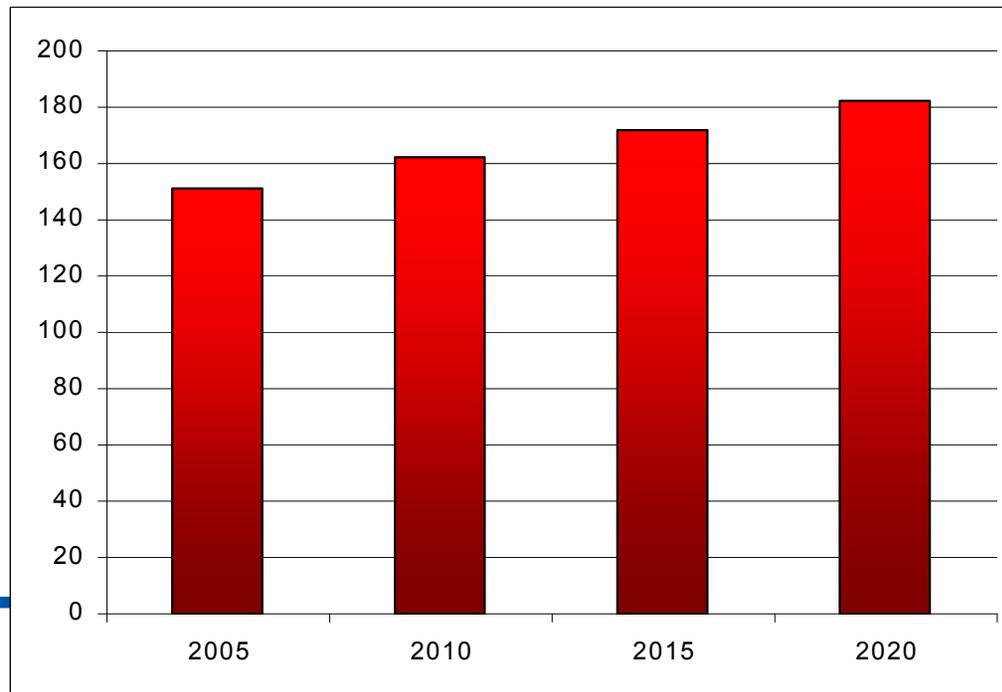
Projected Operations, 2005-2020

| Year | Number of Operations | Percent Change |
|------|----------------------|----------------|
| 2005 | 151,450 | 6.0%* |
| 2010 | 162,381 | 7.2%* |
| 2015 | 172,128 | 6.0%* |
| 2020 | 182,000 | 5.7%* |

Source: January 2000 Airport Master Plan Update, GRW Willis, Inc.

*Percent change in total operations over a five-year period.

Projected Operations (In Thousands), 2005-2020

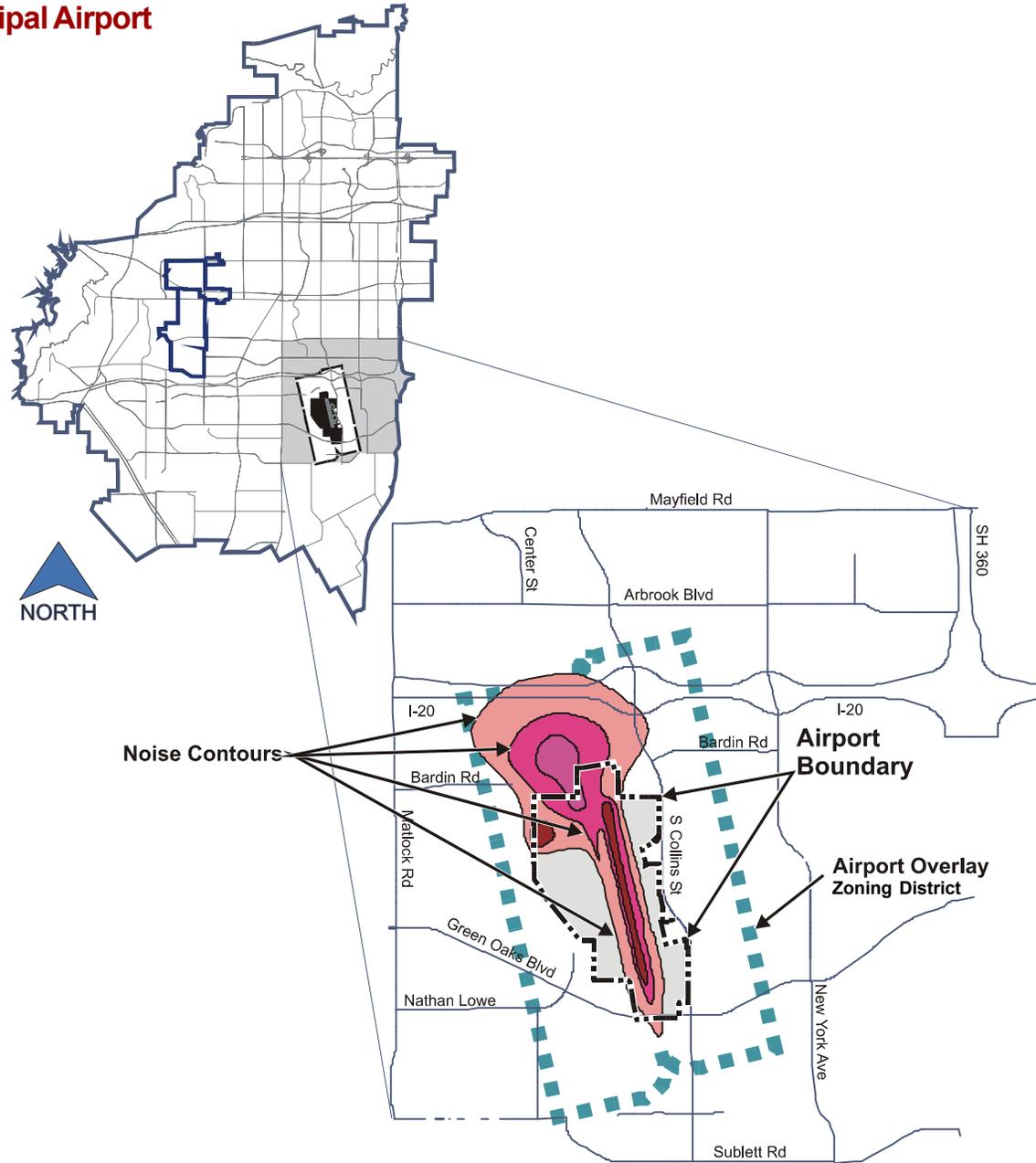


Transportation

Annual Growth Profile Update 2003



Arlington Municipal Airport





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Appendices

Appendix A: Population and Housing Methodology

Population growth is calculated from the number of net new dwelling units added to the housing stock. The number of net new dwelling units is derived by subtracting the number of residential units demolished from the number of residential final inspections completed. Based on where final residential inspections and home demolitions are located, we can estimate not only the growth (or decline) in population, but where these changes are happening in the city.

A population multiplier, based on occupancy and average household size for the City of Arlington from the 2000 Census, is then applied to the number of net new dwelling units to arrive at the number of new residents. Currently, occupancy rates and household size data are not yet available by housing type (i.e. multi-family and single family), and thus, the multiplier used to calculate population growth reflects the average household size and occupancy rate of the entire housing stock.

Population Growth = Occupancy
Rate (95.5%) * Household Size
(2.65) * Net New Dwelling Units

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive new population estimates for the city as a whole and each planning sector.

Appendices

Appendix B: Housing and Population Growth

January 1, 2003 to December 30, 2003

| | Population End of 2002 | Demolitions | | New Housing | | Population Change | Population End of 2003 |
|--------------|---------------------------|------------------|------------------|------------------|------------------|----------------------|---------------------------|
| | | Single Family | Multi- family | Single Family | Multi- family | | |
| Central | 24,623 | 17 | 77 | 15 | 0 | (200) | 24,423 |
| East | 91,133 | 5 | 0 | 85 | 0 | 202 | 91,336 |
| North | 45,081 | 0 | 0 | 22 | 0 | 56 | 45,136 |
| Southeast | 61,575 | 3 | 0 | 1,027 | 0 | 2,591 | 64,167 |
| Southwest | 47,306 | 5 | 0 | 298 | 144 | 1,106 | 48,412 |
| West | 80,652 | 9 | 0 | 145 | 46 | 461 | 81,113 |
| Total | 350,370 | 39 | 77 | 1,592 | 190 | 4,216 | 354,587 |



Appendices

Appendix B (Continued): Housing and Population Growth

Growth by Quarter

1st Quarter 2003

| | Jan 1, 2003 Population | Demolitions | | New Housing | | Population Change | |
|--------------|---------------------------|------------------|------------------|------------------|------------------|----------------------------|----------------|
| | | Single Family | Multi- family | Single Family | Multi- family | Mar 31, 2003 Population | |
| Central | 24,623 | 5 | - | - | - | (13) | 24,610 |
| East | 91,133 | - | - | 41 | - | 104 | 91,237 |
| North | 45,081 | - | - | 4 | - | 10 | 45,091 |
| Southeast | 61,575 | 1 | - | 254 | - | 640 | 62,215 |
| Southwest | 47,306 | 1 | - | 63 | 144 | 521 | 47,828 |
| West | 80,652 | 2 | - | 36 | - | 86 | 80,738 |
| Total | 350,370 | 9 | 0 | 398 | 144 | 1,349 | 351,719 |

2nd Quarter 2003

| | April 1, 2003 Population | Demolitions | | New Housing | | Population Change | |
|--------------|-----------------------------|------------------|------------------|------------------|------------------|----------------------------|----------------|
| | | Single Family | Multi- family | Single Family | Multi- family | Jun 30, 2003 Population | |
| Central | 24,610 | 5 | 77 | 3 | - | (200) | 24,410 |
| East | 91,237 | 1 | - | 18 | - | 43 | 91,280 |
| North | 45,091 | - | - | 10 | - | 25 | 45,116 |
| Southeast | 62,215 | 1 | - | 306 | - | 772 | 62,987 |
| Southwest | 47,828 | 2 | - | 70 | - | 172 | 48,000 |
| West | 80,738 | 2 | - | 44 | - | 106 | 80,844 |
| Total | 351,719 | 11 | 77 | 451 | - | 919 | 352,638 |



Appendices

Appendix B (Continued): Housing and Population Growth

Growth by Quarter

3rd Quarter 2003

| | July 1, 2003 Population | Demolitions | | New Housing | | Population Change | |
|--------------|----------------------------|---------------|--------------|---------------|--------------|----------------------------|----------------|
| | | Single Family | Multi-family | Single Family | Multi-family | Sep 30, 2003 Population | |
| Central | 24,410 | 3 | - | 9 | - | 15 | 24,425 |
| East | 91,280 | 2 | - | 9 | - | 18 | 91,298 |
| North | 45,116 | - | - | 3 | - | 8 | 45,124 |
| Southeast | 62,987 | - | - | 235 | - | 595 | 63,582 |
| Southwest | 48,000 | - | - | 91 | - | 230 | 48,230 |
| West | 80,844 | 3 | - | 40 | - | 94 | 80,938 |
| Total | 352,638 | 8 | - | 387 | 0 | 959 | 353,597 |

4th Quarter 2003

| | Oct. 1, 2003 Population | Demolitions | | New Housing | | Population Change | |
|--------------|----------------------------|---------------|--------------|---------------|--------------|----------------------------|----------------|
| | | Single Family | Multi-family | Single Family | Multi-family | Dec 31, 2003 Population | |
| Central | 24,425 | 4 | - | 3 | - | (3) | 24,423 |
| East | 91,298 | 2 | - | 17 | - | 38 | 91,336 |
| North | 45,124 | - | - | 5 | - | 13 | 45,136 |
| Southeast | 63,582 | 1 | - | 232 | - | 585 | 64,167 |
| Southwest | 48,230 | 2 | - | 74 | - | 182 | 48,412 |
| West | 80,938 | 2 | - | 25 | 46 | 175 | 81,113 |
| Total | 353,597 | 11 | - | 356 | 46 | 990 | 354,587 |

Source: City of Arlington, Planning and Development Services.



Appendices

Appendix C: Total Building Permits Issued by Category, 2003

| | 2002 | | 2003 | | Annual Change | |
|-------------------------------|--------------|-----------------------|--------------|-----------------------|---------------|---------------|
| | Permits | Value | Permits | Value | Permits | Value |
| All Residential Permits | 5,476 | \$ 323,616,179 | 4,820 | \$ 309,224,409 | -12.0% | -4.4% |
| All Commercial Permits | 2,087 | \$ 149,088,888 | 1,755 | \$ 108,403,588 | -15.9% | -27.3% |
| All Institutional Permits | 212 | \$ 117,235,598 | 171 | \$ 7,2914,918 | -19.3% | -37.8% |
| Total Building Permits | 7,775 | \$ 589,940,665 | 6,746 | \$ 490,542,915 | -13.2% | -16.8% |

Source: City of Arlington, Planning and Development Services.

Appendix D: Total Building Permits Issued, 2003

| Construction Activity | Permits | Value (\$) |
|-----------------------|--------------|--------------------|
| Residential | | |
| New Construction | | |
| Single Family | 1,676 | 241,194,114 |
| Multi-Family | 45 | 35,462,975 |
| Additions/Remodels | 242 | 5,104,065 |
| Other | 2,857 | 27,463,255 |
| Commercial | | |
| New Construction | 94 | 66,075,713 |
| Additions/Remodels | 295 | 28,770,545 |
| Interior Finish | 60 | 6,206,899 |
| Other | 1,306 | 7,350,431 |
| Institutional | | |
| New Construction | 38 | 35,701,058 |
| Additions/Remodels | 38 | 33,542,390 |
| Interior Finish | 0 | 0 |
| Other | 95 | 3,671,470 |
| Grand Total | 6,746 | 490,542,915 |

Source: City of Arlington, Planning and Development Services.





Appendix E: Zoning District Summary

Note: This summary is for illustrative purposes only. Some uses listed have conditions attached. For a complete listing of all permitted uses and conditions consult the Zoning Ordinance.

Residential Zoning Districts

“E” ESTATE: Single family detached dwellings on minimum 10,000 square foot lots; church; Specific Use Permit required for day care facility; bed and breakfast inn; no mobile homes.

“R” RESIDENTIAL: Single family detached dwellings on minimum 7,200 square foot lots; schools; parks; churches; utility distribution lines. Non-residential uses as permitted in “E”.

“R1” RESIDENTIAL: All uses permitted in “R” plus: Single family detached dwellings on minimum 6,000 square foot lots.

“R2” RESIDENTIAL: All uses permitted in “R1” plus: Single family detached dwellings on 5,000 square foot lots.

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

“D” DUPLEX: Duplex dwellings on minimum 6,000 square foot lots, the density and building types primarily for transition from areas of lower density; townhouses allowed; Specific Use Permit required for day care facility; bed and breakfast inn.

“MF14” MEDIUM DENSITY MULTI-FAMILY: All uses permitted in “D” plus: Apartments at 14 dwelling units per acre; boarding, fraternity, and sorority house; Specific Use Permit required for nursing homes.

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

“MF22” HIGH DENSITY MULTI-FAMILY: All uses permitted in “MF18” plus: Apartments at 22 dwelling units per acre.

Non-residential Zoning Districts

“O” OFFICE SERVICE: Office for a doctor, dentist, attorney, architect, CPA, engineer, psychologist, chiropractor, podiatrist; general business office not offering on-premise sale, rental, or repair of goods; veterinarian clinic; mortgage banking company; optometrist office; day care center; church; bed and breakfast inn; public/private school; and customarily incidental uses.

“NS” NEIGHBORHOOD SERVICE: All uses permitted in “O” plus: Convenience store; supermarket; beauty shop; dry cleaning and laundry service; rental store; health studio; drug store; florist; nursing home; restaurant with no drive-in service or on-site consumption of alcoholic beverages; private vocational schools; pet shop - indoor only; and auto parts accessory sales and service.

“CS” COMMUNITY SERVICE: All uses permitted in “NS” (except for bed and breakfast inn) plus: Car wash; bank; savings and loan; custom craft work; building, landscape materials, and lumber sales; whole-



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sale supply business; teen club; hospital; garment cleaners; garden shop; greenhouse or nursery; restaurant with drive-in/pick-up service with consumption of alcoholic beverages; theater; hotel or motel; indoor retail sales; inside recreation uses; Specific Use Permit required for nightclubs and scientific research labs.

"B" BUSINESS: All uses permitted in "CS" plus: Motor vehicle sales and rental; muffler shop; minor motor vehicle repair garage; trade school; pawn shop; trailer park; pet shop (no outside runs); medical or scientific research lab; warehouse; recreation uses; and package liquor stores.

"LI" LIGHT INDUSTRIAL: All uses permitted in "B" (except day care and nursing homes) plus: Contractor's plant; electrical component assembly; manufacturing shop and storage yard; bars; heavy machinery sales and storage; kennel with outside runs; hospital; veterinary hospital; outside storage with conditions; adult entertainment establishment; used motor vehicle parts; auto body paint shop; collision services and dismantling; small appliance manufacture; warehouse or distribution center;

machine or welding shop; commercial stables; newspaper and commercial printing; salvage or reclamation of products (indoor); spray painting or motor vehicle conversion; Specific User Permit required for schools and day care facility.

"IM" INDUSTRIAL MANUFACTURING: All uses permitted in "LI" (except hospitals) plus: Manufacture of wood, paper, and plastic products, paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry; some uses allowed in this district require a Specific Use Permit.

"A" AGRICULTURE: Farm; ranch; plant nursery; other agricultural uses; public and private schools; parks; churches; and single family dwellings on minimum 5-acre lots.

"MH" MANUFACTURED HOME: Manufactured home parks and sub-

divisions with incidental uses. Minimum 10-acre sites.

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

"AP" AIRPORT OVERLAY: Special use and development regulations are applied to those properties which are impacted by the noise and flight patterns around Arlington Municipal Airport.

"LP" LANDMARK PRESERVATION OVERLAY: Intended to protect and preserve those buildings, structure sites, and areas of historical or cultural importance.

"BP" BUSINESS PARK OVERLAY: Special use and development standards are applied in this district to promote high-quality, high-intensity, mixed-use development in close proximity to controlled access freeways and other appropriate locations throughout the City.

"F" FESTIVAL: Recreation and/or



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entertainment facilities including: Amusement park, night club, movie theater, park, general retail, restaurant, hotel/motel, general business office, farmer's market, parking facilities, and gasoline sales with associated convenience store. A Specific Use Permit is required for single family, duplex, multi-family, and bed and breakfast.

"DB" DOWNTOWN BUSINESS: Office, specialized retail, institutional, cultural and multi-family including: Theater, restaurant, night club, open air vending, general business office, farmer's market, parking facilities, gasoline sales with associated convenience store, bed and breakfast, hotel, sidewalk cafe, antique shop, copy center, business school, cleaning laundry. A Specific Use Permit is required for restaurant drive-through, multi-family, and farmer's markets.



Appendices

Appendix F: Acreage by Zoning District and Sector, December, 2003

| Zoning District | City-wide | Central | East | North | Southeast | Southwest | West |
|-----------------|-----------|---------|--------|-------|-----------|-----------|--------|
| A | 5,139 | - | 22 | 1,160 | 1,525 | 2,230 | 203 |
| B | 1,383 | 164 | 492 | 192 | 315 | 93 | 127 |
| CS | 3,489 | 236 | 1,057 | 266 | 885 | 376 | 669 |
| D | 971 | 524 | 153 | - | 42 | 32 | 221 |
| DB | 151 | 151 | - | - | - | - | - |
| E | 147 | - | - | 23 | 1 | 123 | - |
| ETJ | - | - | - | - | - | - | - |
| F | 1,045 | 0 | 714 | 331 | - | - | - |
| IM | 5,464 | | 2,901 | 642 | 1,597 | 99 | 225 |
| LI | 1,343 | 84 | 266 | 58 | 424 | 43 | 468 |
| MF14 | 254 | 16 | 66 | | 35 | 87 | 51 |
| MF18 | 953 | 23 | 280 | 155 | 131 | 141 | 223 |
| MF22 | 1,422 | 211 | 586 | 329 | 29 | 1 | 265 |
| MH | 174 | - | - | 73 | 42 | - | 60 |
| NS | 262 | 32 | 48 | 10 | 107 | 25 | 39 |
| O | 741 | 147 | 152 | 45 | 182 | 72 | 143 |
| PD | 5,776 | 101 | 459 | 2,652 | 1,335 | 465 | 765 |
| R | 28,943 | 1,255 | 4,556 | 2,629 | 3,910 | 5,390 | 11,203 |
| R1 | 1,693 | - | 163 | 0 | 1,197 | 253 | 80 |
| R2 | 1,134 | - | 128 | 12 | 695 | 257 | 43 |
| TH | 241 | 5 | 52 | 21 | 40 | 60 | 62 |
| UTA | 414 | 414 | - | - | - | - | - |
| Grand Total | 61,138 | 3,362 | 12,095 | 8,597 | 12,491 | 9,746 | 14,846 |

Source: City of Arlington, Planning and Development Services.



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Appendices

Appendix G: Zoning Record Log, 2003

| Quarter | Sector | Case Number | From | To | Acres | Received | City Council Action |
|---------|-----------|---------------|------------------|--------------------|--------|----------|---------------------|
| Q1 | East | Z03-01/B03-01 | BP-B | PD /w CON.BRIEF | 4.6 | 12-10-02 | APPROVED |
| Q1 | West | Z03-02/P03-02 | R | PD /w DEV.PLAN | 15.3 | 12-10-02 | APPROVED |
| Q1 | West | Z03-03 | D | R | 1.2 | 12-10-02 | APPROVED |
| Q1 | Southeast | B01-55-R1 | PD /w CON.BRIEF | PD /w REV.C.BRIEF | 3.0 | 01-07-03 | DENIED P.H.* |
| Q1 | Southwest | Z03-04 | A | B | 1.9 | 01-21-03 | WITHDRAWN |
| Q1 | West | Z03-05 | D | R | 1.0 | 01-21-03 | APPROVED |
| Q1 | Southeast | Z03-06 | A | R2 | 0.6 | 01-21-03 | APPROVED |
| Q1 | Southwest | Z03-07 | A | R | 4.1 | 01-21-03 | APPROVED |
| Q1 | West | Z03-08 | PD (B97-32) | O | 1.2 | 02-04-03 | APPROVED |
| Q1 | Southwest | Z03-09 | A | E | 8.0 | 02-04-03 | APPROVED |
| Q1 | Southeast | Z03-10 | A | B | 0.7 | 03-04-03 | DENIED P.H.* |
| Q1 | Southwest | Z03-11 | CS & PD (B97-40) | LI | 5.5 | 03-04-03 | WITHDRAWN |
| Q1 | East | Z03-12/P03-12 | PD (P-224) | PD /w DEV.PLAN | 0.6 | 03-04-03 | APPROVED |
| Q1 | East | Z03-13/B03-13 | CS | PD /w CON.BRIEF | 4.3 | 03-18-03 | APPROVED |
| Q1 | Southeast | Z03-14/P03-14 | CS | PD /w DEV.PLAN | 0.7 | 03-04-03 | APPROVED |
| Q1 | Southwest | Z03-15/P03-15 | E | PD /w DEV.PLAN | 50.3 | 03-04-03 | APPROVED |
| Q1 | East | Z03-16/B03-16 | B | PD /w CON.BRIEF | 4.5 | 03-18-03 | APPROVED |
| Q2 | Central | Z03-17 | D | R | 2.3 | 04-08-03 | APPROVED |
| Q2 | Southeast | Z03-18 | D | R1 | 0.1 | 05-20-03 | APPROVED |
| Q2 | Southwest | Z03-19 | R & TH | TH & R | 1.2 | 04-08-03 | APPROVED |
| Q2 | Central | Z03-20/B03-20 | D | PD /w CON.BRIEF | 0.5 | 04-22-03 | APPROVED |
| Q2 | Southeast | Z03-21 | A & R | R2 | 2.8 | 04-22-03 | APPROVED |
| Q2 | North | Z03-22/B03-22 | A, E, NS, & CS | PD /w CON.BRIEF | 1843.4 | 05-06-03 | APPROVED |
| Q2 | East | Z03-23/P03-23 | MF22 | PD /w DEV.PLAN | 9.2 | 04-22-03 | APPROVED |
| Q2 | Southeast | Z03-24/P03-24 | A & PD (P01-50) | A & PD /w D. PLAN | 184.5 | 04-22-03 | APPROVED |
| Q2 | Southwest | Z03-25 | E | R | 1.5 | 05-06-03 | APPROVED |
| Q2 | Southwest | Z03-26 | A | R | 1.9 | 05-06-03 | APPROVED |
| Q2 | Central | Z03-27 | NS | CS | 0.3 | 05-06-03 | APPROVED |
| Q2 | West | Z03-28 | O | MF14 | 1.5 | 06-17-03 | DENIED P.H.* |
| Q2 | Southwest | Z03-29 | PD-CA (P99-69) | R | 45.5 | 05-20-03 | DENIED P.H.* |
| Q2 | West | Z03-30 | R | O | 1.2 | 05-20-03 | APPROVED |
| Q2 | West | Z03-31/B03-31 | R | PD /w CON.BRIEF | 0.8 | 05-20-03 | APPROVED |
| Q2 | Southwest | Z03-32 | A | R | 5.2 | 05-20-03 | APPROVED |
| Q2 | Central | Z03-33/P03-33 | O | PD-CA /w DEV. PLAN | 1.9 | 06-17-03 | DENIED |
| Q2 | Central | Z03-34/P03-34 | O & MF22 | PD-CA /w DEV. PLAN | 1.0 | 06-17-03 | WITHDRAWN |
| Q2 | Central | Z03-35/P03-35 | D | PD /w DEV.PLAN | 2.1 | 05-20-03 | APPROVED |
| Q2 | East | Z03-36/P03-36 | PD (P00-44) | PD /w DEV.PLAN | 8.5 | 06-17-03 | PENDING |



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Appendices

Appendix G (Continued): Zoning Record Log, 2003

| Quarter | Sector | Case Number | From | To | Acres | Received | City Council Action |
|---------|-----------|---------------|-----------------|--------------------|-------|----------|---------------------|
| Q3 | West | Z03-37/P03-37 | R | PD /w DEV.PLAN | 0.3 | 07-08-03 | WITHDRAWN |
| Q3 | East | Z03-38 | B | LI | 1.6 | 07-08-03 | APPROVED |
| Q3 | Central | Z03-39 | B | D | 0.8 | 07-08-03 | APPROVED |
| Q3 | Southwest | Z03-40 | A | B | 2.0 | 07-08-03 | DENIED P.H.* |
| Q3 | North | P01-74-R3 | PD /w DEV.PLAN | PD /w REV.DEV.PLAN | 2.0 | 07-08-03 | EXPIRED |
| Q3 | Central | Z03-41 | O | MF22 | 1.2 | 07-22-03 | DENIED P.H.* |
| Q3 | Southeast | Z03-42 | A | R | 12.4 | 07-22-03 | APPROVED |
| Q3 | Southeast | B02-45-R1 | PD /w CON.BRIEF | PD /w REV.C.BRIEF | 0.8 | 07-22-03 | APPROVED |
| Q3 | East | Z03-43 | R | O | 0.9 | 08-05-03 | APPROVED |
| Q3 | Southeast | Z03-44 | A | CS | 27.5 | 08-05-03 | APPROVED |
| Q3 | West | Z03-45/P03-45 | CS | PD-CA /w DEV.PLAN | 1.2 | 08-05-03 | APPROVED |
| Q3 | West | Z03-46/P03-46 | D | PD /w DEV.PLAN | 1.0 | 10-21-03 | APPROVED |
| Q3 | Southeast | Z03-47 | A | R | 39.7 | 08-05-03 | APPROVED |
| Q3 | West | Z03-48/P03-48 | R | PD /w DEV.PLAN | 2.2 | 08-05-03 | APPROVED |
| Q3 | Southeast | Z03-49/P03-49 | A, NS, & CS | PD-CA /w DEV.PLAN | 89.1 | 08-19-03 | APPROVED |
| Q3 | Southeast | Z03-50/P03-50 | PD (B00-38) | PD-CA /w DEV.PLAN | 23.2 | 08-19-03 | WITHDRAWN |
| Q3 | Southwest | Z03-51 | A | R | 4.1 | 08-05-03 | APPROVED |
| Q3 | Southwest | Z03-52 | A | R | 4.6 | 08-19-03 | APPROVED |
| Q3 | East | P98-61-R2 | PD /w DEV.PLAN | PD /w REV.DEV.PLAN | 9.8 | 09-02-03 | APPROVED |
| Q3 | East | Z03-53 | O & B | MF22 | 11.1 | 09-02-03 | PENDING |
| Q3 | East | Z03-54 | BP-B | BP-LI | 6.5 | 09-02-03 | APPROVED |
| Q3 | Southeast | Z03-55/P03-55 | PD-CA | PD-CA /w DEV.PLAN | 16.2 | 09-16-03 | APPROVED |
| Q4 | East | Z03-56/P03-56 | F | PD /w DEV.PLAN | 16.0 | 10-07-03 | APPROVED |
| Q4 | Southwest | Z03-57 | A | R | 5.9 | 10-07-03 | WITHDRAWN |
| Q4 | Southwest | Z03-58 | A | R | 1.0 | 11-04-03 | APPROVED |
| Q4 | Southeast | Z03-59/P03-59 | PD | PD /w DEV.PLAN | 1.3 | 10-21-03 | APPROVED |
| Q4 | Southwest | Z03-60 | R | CS | 5.8 | 10-21-03 | PENDING |
| Q4 | East | Z03-61 | PD | CS | 0.6 | 10-21-03 | APPROVED |
| Q4 | West | Z03-62 | PD | CS | 2.5 | 11-04-03 | WITHDRAWN |
| Q4 | Southwest | Z03-63 | A | R | 17.1 | 11-18-03 | WITHDRAWN |
| Q4 | Southwest | Z03-64 | A | LI | 0.5 | 11-18-03 | APPROVED |
| Q4 | North | Z03-65 | A & CS | R | 1.6 | 12-16-03 | APPROVED |
| Q4 | Southwest | Z03-66/P03-66 | PD-CA (P99-69) | PD-CA /w DEV.PLAN | 45.5 | 12-16-03 | APPROVED |

Appendices

Appendix G (Continued): Zoning Record Log, 2003

Specific Use Permits

| Quarter | Sector | Case Number | For | Acres | Received | City Council Action |
|---------|-----------|-------------|-------------------------------------|-------|----------|---------------------|
| Q1 | East | SUP03-01 | MONOPOLE TOWER MAX. 90 FT. | 0.0 | 04-08-03 | APPROVED |
| Q1 | North | SUP03-02 | RESTAURANT WITH DRIVE-THRU IN " F " | 1.8 | 02-04-03 | APPROVED |
| Q2 | East | SUP03-03 | THE COFFEE HOUSE | 0.1 | 04-22-03 | WITHDRAWN |
| Q2 | East | SUP03-04 | MOTEL IN BP-B | 2.4 | 06-17-03 | APPROVED |
| Q3 | Southeast | SUP03-05 | QUIK TRIP | 1.7 | 07-22-03 | App. 1 st. ** |
| Q3 | East | SUP03-06 | SOUP R SALAD | 0.1 | 07-22-03 | APPROVED |
| Q3 | Southeast | SUP03-07 | ACCESSORY COMMUNITY CENTER | 0.9 | 07-22-03 | APPROVED |
| Q3 | East | SUP03-08 | NIGHTCLUB IN " CS " | 0.2 | 08-19-03 | DENIED P.H.* |
| Q3 | West | SUP03-09 | PERSONAL CARE FACILITY IN " R " | 0.4 | 09-02-03 | WITHDRAWN |
| Q3 | East | SUP03-10 | MOTORCYCLE SALES IN "BP-B" | 2.0 | 09-16-03 | APPROVED |
| Q4 | Central | SUP03-11 | CHARLESTON PLACE APARTMENTS | 2.1 | 01-06-04 | PENDING |
| Q4 | West | SUP03-12 | MINIWAREHOUSE IN " CS " | 2.1 | 11-18-03 | APPROVED |
| Q4 | Southeast | SUP03-13 | AUTOMOBILE SALES IN "BP-IM" | 16.6 | 11-18-03 | APPROVED |
| Q4 | East | SUP93-04-R1 | REVISION TO ADD PEI WEI RESTAURANT | 4.6 | 11-18-03 | APPROVED |

Substitute Landscape Plans

| Quarter | Sector | Case Number | For | Acres | Received | City Council Action |
|---------|-----------|-------------|----------------------------------------|-------|----------|---------------------|
| Q1 | East | S03-01 | ARLINGTON ORTHOPEDIC CENTER | 3.8 | 12-10-02 | APPROVED |
| Q1 | East | S03-02 | CALLOWAY'S NURSERY | 2.0 | 01-07-03 | WITHDRAWN |
| Q1 | West | S03-03 | LAKE ARLINGTON BAPTIST CHURCH | 19.5 | 03-18-03 | APPROVED |
| Q2 | East | S03-04 | ELIZONDO OFFICE | 0.2 | 04-08-03 | DENIED |
| Q2 | East | S03-05 | ALL SEASONS RV PARK | 14.7 | 04-22-03 | WITHDRAWN |
| Q2 | East | S03-06 | CALLOWAY'S NURSERY | 2.0 | 04-22-03 | APPROVED |
| Q2 | Central | S03-07 | ABRAM CITY WEST (P03-33) | 1.9 | 06-17-03 | APPROVED |
| Q2 | Central | S03-08 | ABRAM CITY EAST (P03-34) | 1.0 | 06-17-03 | WITHDRAWN |
| Q3 | Central | S03-09 | KFC / LONG JOHN SILVER'S | 0.9 | 07-08-03 | APPROVED |
| Q3 | East | S03-10 | COIN LAUNDRY | 0.4 | 07-22-03 | APPROVED |
| Q4 | West | S03-11 | MERCADO SALADO (P03-46) | 1.0 | 10-21-03 | APPROVED |
| Q3 | East | S03-12 | SPRINGRIDGE (P03-36) | 8.5 | 08-19-03 | WITHDRAWN |
| Q4 | West | S03-13 | CVS PHARMACY (P03-48) | 2.2 | 10-07-03 | APPROVED |
| Q4 | East | S03-14 | GATE OF HEAVEN CHURCH | 1.3 | 10-07-03 | APPROVED |
| Q4 | West | S03-15 | WALGREENS-GREEN OAKS BLV. (Z03-62) | 2.5 | 11-04-03 | WITHDRAWN |
| Q4 | Southwest | S03-16 | SOUTH OAKS BAPTIST CHURCH | 12.3 | 11-04-03 | APPROVED |
| Q4 | Central | S03-17 | WALGREENS ON N. COLLINS ST. | 5.5 | 11-04-03 | APPROVED |
| Q4 | Central | S03-18 | PROFESSIONAL OFFICE BUILDING | 1.2 | 11-04-03 | APPROVED |
| Q4 | Central | S03-19 | FAITH CHAPEL (Administrative Approval) | 2.1 | 11-04-03 | APPROVED |
| Q4 | West | S03-20 | GLENWOOD (P03-45) | 1.2 | 12-16-03 | APPROVED |

* Public Hearing

** Approved on first reading



Appendices

Appendix H: Plats Filed, 2003

| Quarter | Sector | Name & Description | TypePlat | Acres | Lots Created |
|---------|-----------|-----------------------------------|--------------|-------|--------------|
| Q1 | North | Brown R Lot 2 | Plat Showing | 1.5 | 1 |
| Q1 | Southeast | Creekside Village | Final Plat | 38.3 | 72 |
| Q1 | Southeast | Harris Crossing Lots 1 & 2 Blk 9 | Final Plat | 23.0 | 2 |
| Q1 | Southeast | Arl Commerce Center Lot 1 Blk 2 | Final Plat | 11.9 | 1 |
| Q1 | Southeast | Harris T O Lots 53 & 54 | Plat Showing | 4.0 | 2 |
| Q1 | Southeast | Balch J Lot 22 | Plat Showing | 3.0 | 1 |
| Q1 | Southeast | Lacy W D Lots 26-28 | Plat Showing | 2.8 | 3 |
| Q1 | Southwest | Featherstone Lots 1-20 Blk 1 | Final Plat | 12.1 | 20 |
| Q1 | East | Hayman W Lot 11 | Plat Showing | 43.8 | 1 |
| Q1 | North | Highland Ridge Ph 2 | Final Plat | 21.0 | 33 |
| Q1 | Southeast | La Frontera Ph 1 | Final Plat | 37.0 | 105 |
| Q1 | Southwest | Russell David Lot 28 | Plat Showing | 16.5 | 1 |
| Q1 | Southwest | Featherstone Lot 1 Blk 2 | Final Plat | 9.2 | 1 |
| Q1 | Southwest | Park Chase | Final Plat | 1.9 | 11 |
| Q1 | Southwest | Park Run | Final Plat | 1.9 | 11 |
| Q1 | Southwest | Stephens A J Lot 16 | Plat Showing | 0.5 | 1 |
| Q1 | West | Richey A C Lots 25-27 | Plat Showing | 1.7 | 3 |
| Q2 | Southwest | Mingus E R Lot 1 | Plat Showing | 2.0 | 1 |
| Q2 | East | Mayfield Village | Final Plat | 13.5 | 62 |
| Q2 | Southeast | Hughes J H Lot 2 | Plat Showing | 33.0 | 1 |
| Q2 | Southwest | Castle Hill | Final Plat | 3.0 | 6 |
| Q2 | Southwest | Warnell W W West Lot 33 | Plat Showing | 1.4 | 1 |
| Q2 | West | Strickland D Lot 39 | Plat Showing | 4.1 | 1 |
| Q2 | Southeast | Crossing at Ruidosa Ridge Phase 1 | Final Plat | 27.6 | 106 |
| Q2 | Southwest | Kelly T E Lot 31 | Plat Showing | 1.8 | 1 |
| Q2 | West | Norwood Hollow Lots 1-3 Blk 1 | Plat Showing | 0.5 | 3 |

Source: City of Arlington, Planning and Development Services.





Appendix H (Continued): Plats Filed, 2003

| Quarter | Sector | Name & Description | TypePlat | Acres | Lots Created |
|---------|-----------|-----------------------------|------------------|-------|--------------|
| Q3 | Southeast | Ridge Point Ph 1 | Final Plat | 39.4 | 166 |
| Q3 | Southeast | Balch J Lot 21 | Plat Showing | 2.2 | 1 |
| Q3 | Southwest | Estes Sub Hawkins Lot 18C | Plat Showing | 1.0 | 1 |
| Q3 | West | Medlin Corner | Final Plat | 1.8 | 20 |
| Q3 | East | Huitt J Lot 27 | Plat Showing | 5.5 | 1 |
| Q3 | Southeast | Fossil Lake Sec 3 | Final Plat | 35.9 | 121 |
| Q3 | Southeast | Grimmitt W Lots 2 & 3 | Plat Showing | 7.0 | 2 |
| Q3 | Southwest | Cypress Est Ph 1 | Final Plat | 7.0 | 62 |
| Q3 | Central | Stratford Court | Final Plat | 2.1 | 29 |
| Q3 | Southeast | Deer Creek Ph 1 | Final Plat | 58.9 | 152 |
| Q3 | Southeast | Warnell W W East Lot 7 | Plat Showing | 5.0 | 1 |
| Q3 | Southwest | Hartstone Meadows | Final Plat | 1.5 | 6 |
| Q4 | Central | Toliver Acres Lots 35A-35I | Final Plat | 2.0 | 9 |
| Q4 | East | Creskide Lot 2 Blk 1 | Final Plat | 20.9 | 1 |
| Q4 | Southeast | Coldwater Creek Ph 3 | Final Plat | 24.0 | 88 |
| Q4 | Southeast | Deer Creek Ph 2 | Final Plat | 19.4 | 82 |
| Q4 | Southwest | Russell Jesse Lot 6 | Plat Showing | 7.4 | 1 |
| Q4 | East | Woods of Timberlake Ph 3 | Final Plat | 16.4 | 71 |
| Q4 | Southwest | Warnell W W West Lots 34-36 | Plat Showing | 1.9 | 3 |
| Q4 | West | Strickland D Lot 40 | Plat Showing | 0.3 | 1 |
| Q4 | Central | Medlin O Lots 52-54 | Plat Showing | 1.5 | 3 |
| Q4 | Southeast | Harris Crossing Ph 1C | Final Plat | 26.2 | 119 |
| Q4 | Southeast | Harris Crossing Ph 1B | Final Plat | 17.4 | 73 |
| Q4 | Southeast | Maise M Lot 42 | Combination Plat | 16.2 | 1 |
| Q4 | Southeast | Walsh R M Lots 4 & 5 | Combination Plat | 12.5 | 2 |
| Q4 | Southwest | Hawkins J R Lots 13 & 14 | Plat Showing | 26.5 | 2 |

Source: City of Arlington, Planning and Development Services.