



# Annual Growth Profile UPDATE 2005



# About the Annual Growth Profile



## Annual Growth Profile UPDATE 2005

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 2005. 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 2005.

### 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 2005 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



## Annual Growth Profile UPDATE 2005

Several factors, also present in 2004, continued to influence growth and development in Arlington during 2005.

### Population and Housing

Arlington's population grew by 0.9 percent over last year to 362,972. The vast majority of the population growth was in the Southeast Sector like it has been in the past few years. In 2005, this sector captured nearly 84.5 percent of the new residential growth in Arlington. The number of total housing units in Arlington is an estimated 142,063 at year-end 2005.

### Construction

The total number of permits issued was 5,769; reflecting a decrease from last year's total by 15.1 percent.

The total number of residential permits issued fell to 4,044 (down 11.4 percent from last year). There was also a decrease of 19.8 percent in the total value (\$229.1 million).

Declines were also seen in the value of commercial and institutional building permits. Commercial permits dropped by 23.7 percent to 1,595 permits, values fell to \$81 million (-9.1 percent). Institutional

permits dropped by nearly 9.1 percent to 130 permits and values fell to \$15.4 million (-68.6 percent).

### Zoning

59 percent of the land in Arlington is zoned for residential uses, and low density residential is the majority of this share. During 2005, there were 50 requests for zoning changes or development plan/concept brief approval, and 10 requests for Specific Use Permits. These requests were for a total of 754.5 acres. Of the 60 total requests, 41 cases were approved, 11 cases were either denied or denied a public hearing, six cases were withdrawn, and two cases are still pending.

### Annual Growth Summary, 2005

		Year End 2004	Year End 2005	Percent Change
<b>Population</b>		359,814	362,972	0.9%
<b>Housing</b>	Total Housing:	140,815	142,063	0.9%
	Single Family Homes:	90,220	91,330	1.2%
	Multi-family Homes:	50,595	50,733	0.3%
<b>Construction</b>	Total Building Permits:	6,797	5,769	-15.1%
	Value:	\$424,192,032	\$325,646,110	-23.2%
<b>Zoning</b>	Acres:	797	755	-5.4%
<b>Platting</b>	Acres:	473	589	24.5%
	Lots:	1,332	1,691	27.0%
<b>Transportation</b>	Airport Operations:	140,800	141,200	0.3%

Source: City of Arlington, Community Development and Planning

# Executive Summary



## Annual Growth Profile UPDATE 2005

### Platting

Plats filed in 2005 created 1,691 lots, an increase of 27 percent from 2004. The acreage involved also went up by almost 25 percent, from 473 acres in 2004 to 589 acres in 2005.

### Land Use

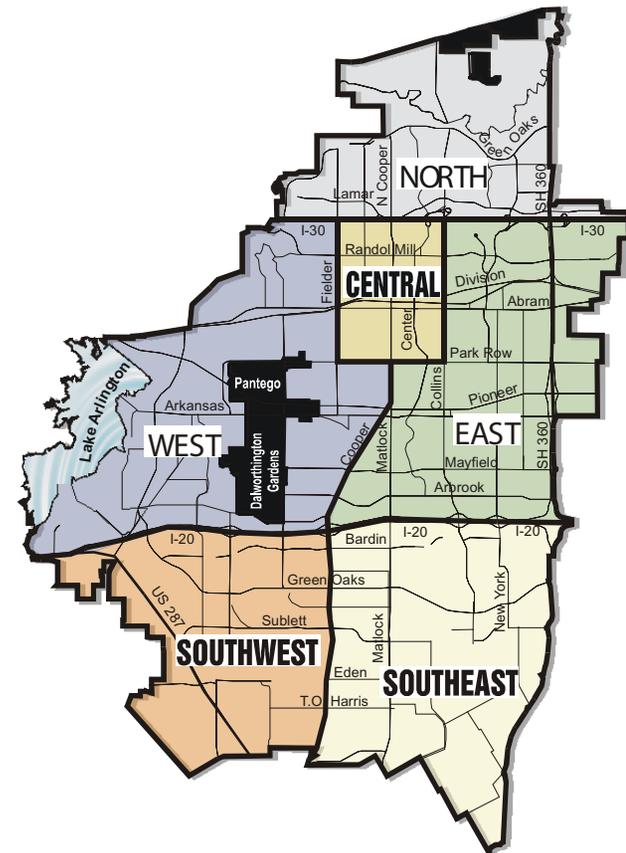
A majority of the land in the City is developed. However, the City still contains more vacant developable land than that of cities with similar population sizes across the nation. This indicates that Arlington still has a strong potential for growth. After taking out the areas for lake and the roadways, Arlington continues to be dominated by residential land uses occupying 47 percent of the City. Vacant developable land is the City's next largest land use category at 20.6 percent. The North (mainly accounting Lakes of Bird's Fort area) 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 2004 was Matlock

Street between Interstate 20 and Stephens Street. While the top traveled segments continue to be along Cooper Street near the Parks Mall, the overall traffic count in the area is slightly decreased and is more evenly dispersed across these segments as compared to 2004.

Airport activity increased in 2005 to 141,200 take-offs and landings. In 2003, the Arlington Municipal Airport was awarded a \$1.1 million grant and an additional \$275,000 in 2004 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 is scheduled to be operational in the spring of 2006.



# Population & Housing Trends



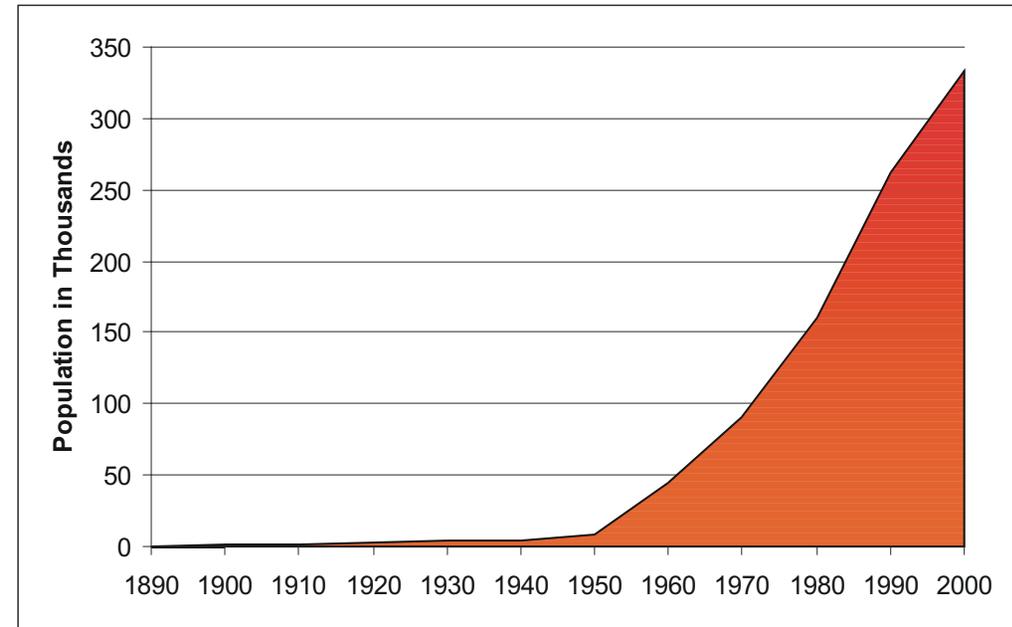
## Annual Growth Profile UPDATE 2005

### 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 a peak in

### Population Growth by Decennial Census, 1890-2000



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

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)

# Population & Housing Trends

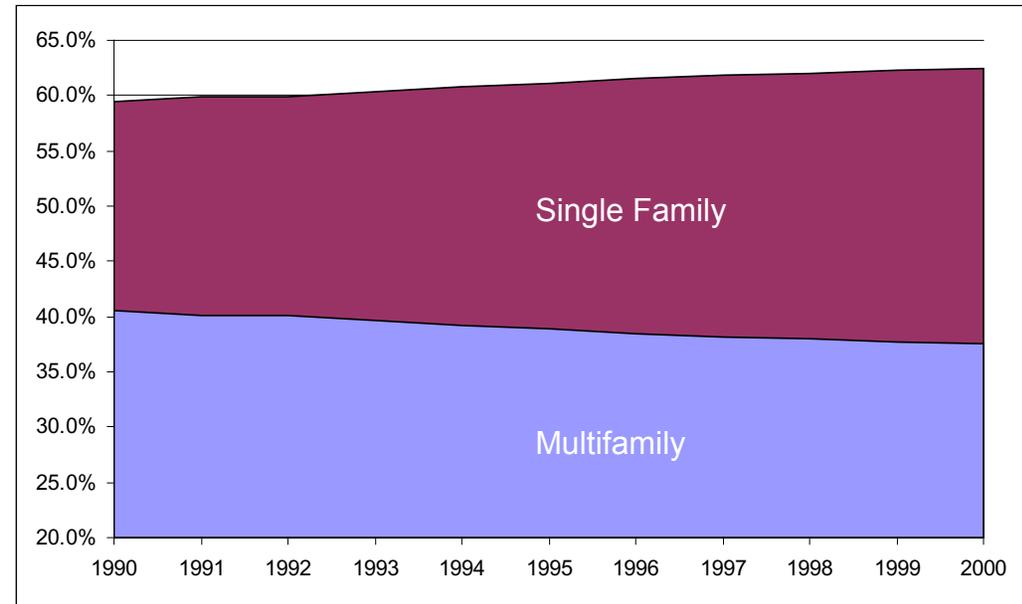


## Annual Growth Profile UPDATE 2005

### 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, Community Development and Planning

### 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, Community Development and Planning

# Population & Housing Trends



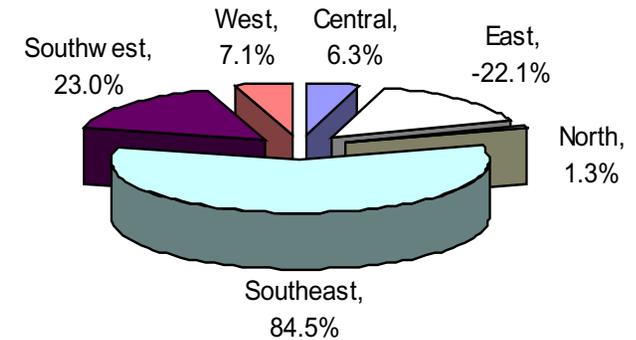
## Annual Growth Profile UPDATE 2005

### Current Conditions

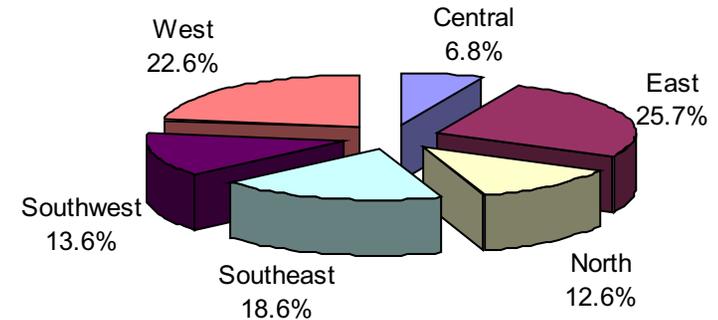
During 2005, the City of Arlington added an estimated 3,158 residents and 1,248 housing units, representing almost 0.9 percent gain in population as well as in housing units compared to year-end 2004.

The City's population is now estimated to be 362,972. Growth was heavily concentrated in the Southeast Planning Sector, which added 2,667 new residents during the year. This represents 84.5 percent of the city's population growth in 2005. The Southeast had the highest population growth rate (almost 4 percent) of all of the sectors. The Southwest Sector with an additional 726 residents represented 23 percent of the City's population growth. At the same time, the East Sector experienced a decrease of 22 percent in population growth in 2005, because of the demolitions in housing units in the area designated for future Cowboys Stadium.

### Share of Population Growth by Sector, for the year 2005



### Share of Citywide Population at the end of the year 2005



### Annual Population and Housing Growth, 2004-2005

Sector	2004		2005		Change 2004-2005				
	Housing Units	Population	Housing Units	Population	Housing Units Completed	Housing Units Demolished	Change in Housing Units	Change in Population	Percent Change in Population
Central	10,137	24,448	10,216	24,648	91	12	79	200	0.82%
East	33,192	92,619	32,916	91,921	134	410	-276	-698	-0.75%
North	23,278	45,195	23,294	45,236	22	6	16	42	0.09%
Southeast	23,522	66,984	24,576	69,651	1,057	3	1,054	2,667	3.98%
Southwest	18,315	49,093	18,602	49,819	298	11	287	726	1.48%
West	32,371	81,475	32,459	81,697	141	53	88	222	0.27%
Total	140,815	359,814	142,063	362,972	1,743	495	1,248	3,158	0.88%

Source: City of Arlington, Community Development and Planning

# Population & Housing Trends



## Annual Growth Profile UPDATE 2005

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 southeast Arlington. Housing growth mirrors that of population growth, with Southeast Arlington experiencing the largest share (829 units) of single family housing growth in 2005. The multi-family growth was also primarily in the Southeast and Southwest Sectors with 228 and 200 units respectively. The only other area with significant multi-family housing growth was the East Sector (64 units).

Also of note is the area in the central portion of the City which exhibited a population gain of 1-2 percent. While still the smallest segment of the City's population, this is a reversal of a two-year loss in population and housing in both 2002 and 2003 and a gain of only 0.1 percent in 2004. The Central Sector experienced construction of new single family units and a reduction of demolitions over the previous two years, for a net gain of 79 single family housing units in 2005.

The City's total population is distributed more evenly than current population growth, although the East and West Sectors continue to account for 173,618 (almost 48%) of the City's total population.

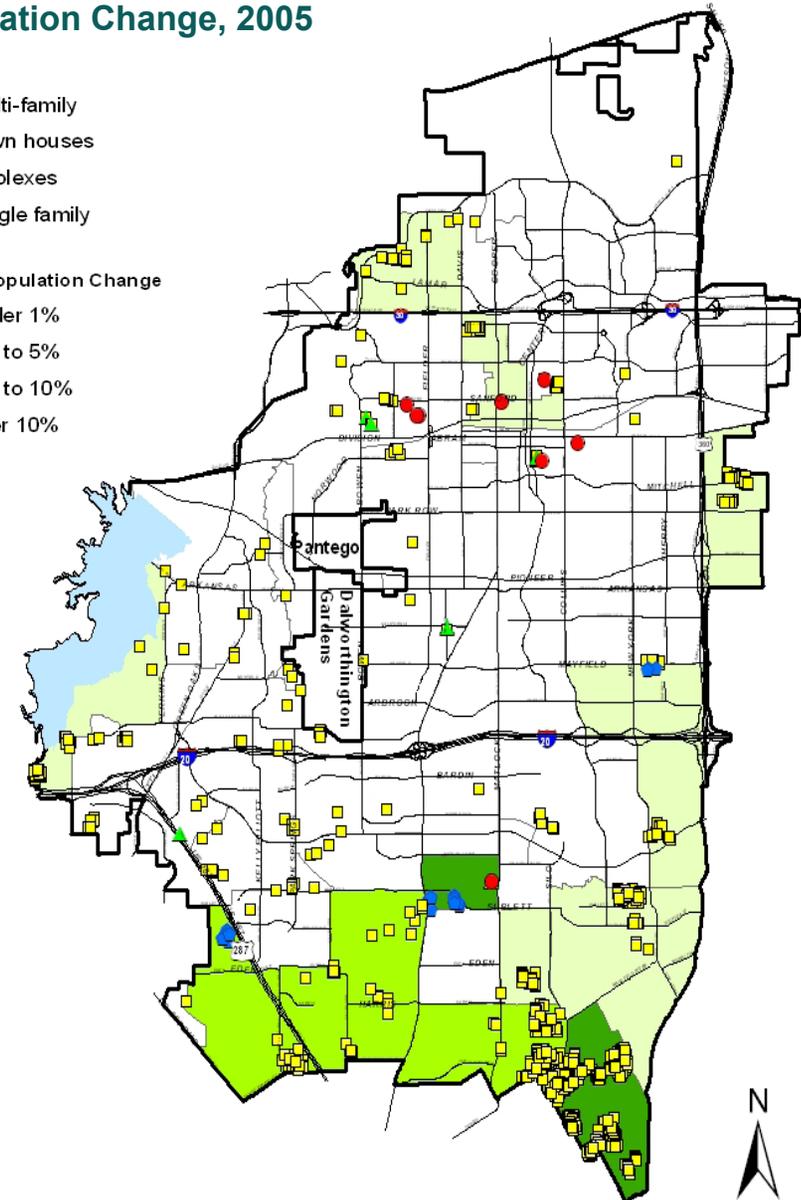
### Residential Final Inspections and Population Change, 2005

#### Legend

- Multi-family
- ▲ Town houses
- Duplexes
- Single family

#### Percent Population Change

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



Source: City of Arlington, Community Development and Planning

# Population & Housing Trends



## Annual Growth Profile UPDATE 2005

Housing growth within the City continues to be predominately single family. In 2005, of the 1,743 new housing units completed (*not considering the demolitions*), 71.8 percent (1,251 units) were classified as single family dwelling units. Compared to last year, this represents a 19 percent decline of newly constructed single family units. The share of multi-family units increased from 26.8 percent in the year 2004 to 28.2 percent of the total new housing units completed in 2005. Despite the shift in the mix of newly constructed housing types, at the end of 2005, the overall mix of housing types almost remained the same, at 64.3 percent (91,330 units) single family and 35.7 percent (50,733 units) multi-family. This continued the trend of single family housing comprising the larger portion of the City's total housing stock.

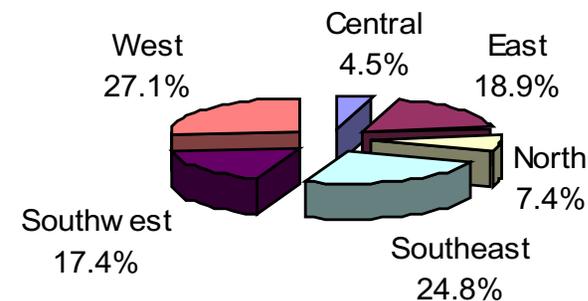
The number of single family housing units heavily outweighs the number of multi-family units in the Southeast, Southwest and West Planning Sectors. The housing mix is more evenly distributed in the East Planning Sector with 52 percent of the total dwelling units being single family. The number of multi-family units remains consistently larger in the North (16,531) and East Sectors (16,050). The East Sector has the

### Housing Unit Change by Sector and Type, 2004-2005

Planning Sector	Year ending 2004 (from last year's AGP)		2005 Change in Housing Units*		Year End 2005	
	SF	MF	SF	MF	SF	MF
Central	4,004	6,133	79	0	4,083	6,133
East	17,206	15,986	-13	-263	17,193	15,723
North	6,747	16,531	16	0	6,763	16,531
Southeast	21,831	1,691	826	228	22,657	1,919
Southwest	15,779	2,536	87	200	15,866	2,736
West	24,653	7,718	115	-27	24,768	7,691
Citywide	90,220	50,595	1,110	138	91,330	50,733

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

### Distribution of Single Family Housing Units by Sector, 2005



Source: City of Arlington, Community Development and Planning

# Population & Housing Trends

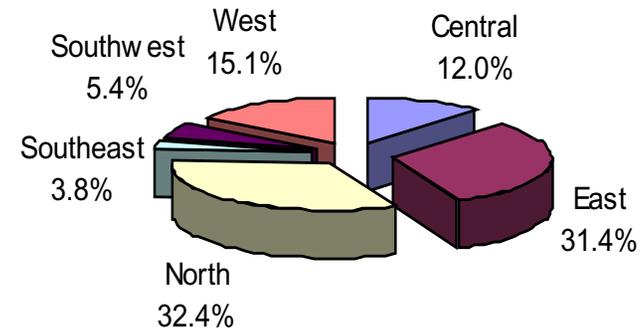


## Annual Growth Profile UPDATE 2005

second largest number of multi-family units. When combined with the North Sector, these two sectors account for slightly over two-thirds (64 percent) of the City's multi-family housing stock while having 40 percent of the City's total housing stock.

It is important to understand the impact that continued housing and population growth have on the City's density. Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land.

### Distribution of Multi-family Housing Units by Sector, 2005



Source: City of Arlington, Community Development and Planning

### Residential Density by Sector, 2005

Sector	Housing Units	Residentially Developed Land	Residential Density 2005
Central	10,216	1,225	8.34
East	32,916	4,073	8.08
North	23,294	2,449	9.51
Southeast	24,576	4,313	5.70
Southwest	18,602	4,850	3.84
West	32,459	6,586	4.93
<b>Citywide</b>	<b>142,063</b>	<b>23,496</b>	<b>6.05</b>

Source: City of Arlington, Community Development and Planning

# Construction

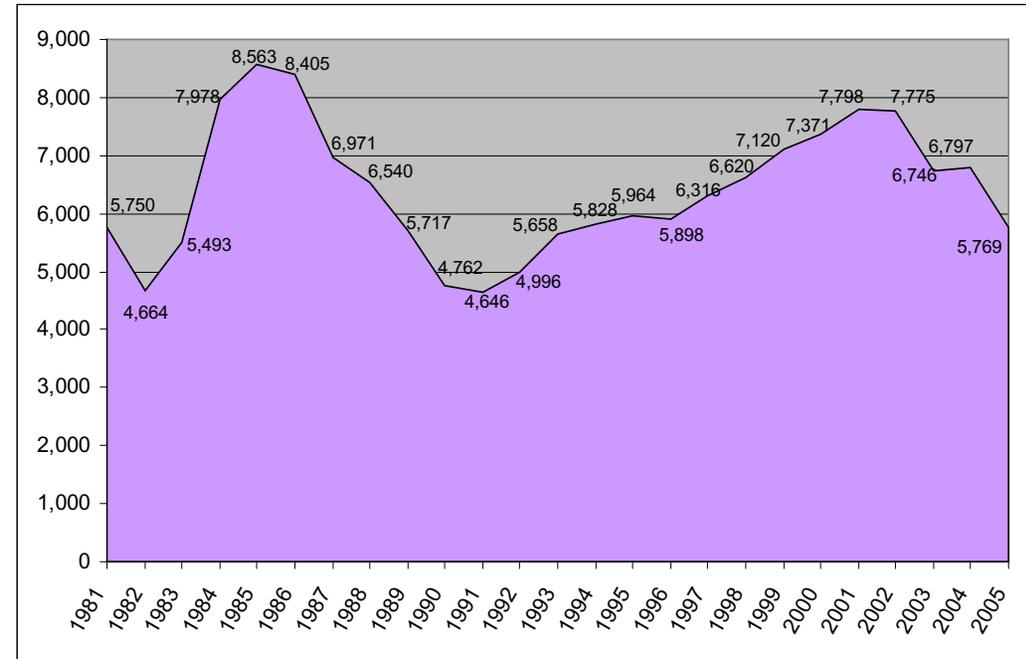


## Annual Growth Profile UPDATE 2005

### 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. However in the 2000s, we are again experiencing a decrease in the number of building permits. This indicates the beginning stages of a new development cycle. In 2005, the City of Arlington issued a total of 5,769 building permits.

Total Number of Permits Issued by Year, 1981-2005



Source: City of Arlington, Community Development and Planning

# Construction



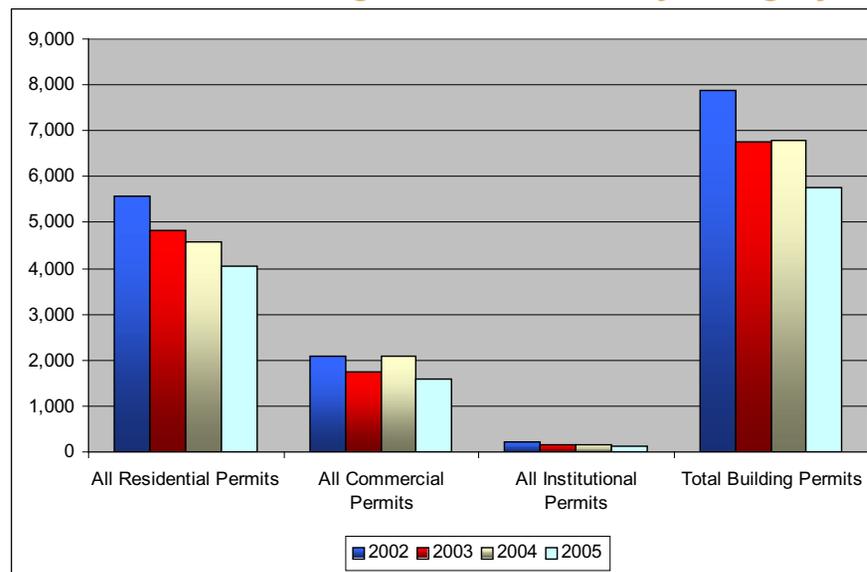
## Annual Growth Profile UPDATE 2005

### Total Permitting Activity

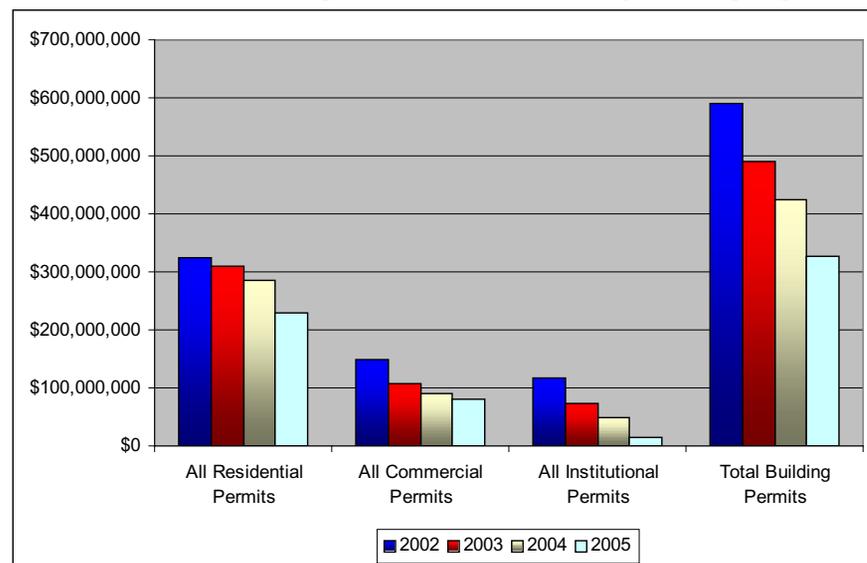
Comparing to the year 2004 (6,797 permits), the total number of permits issued in 2005 (5,769 permits) reflected a decrease of 15.1 percent. The total number of residential permits issued dropped by 11.4 percent (4,044 permits); however, it calculated to about 70 percent of the total number of building permits in 2005. Commercial permits also showed a decline of 23.7 percent to 1,595 permits in 2005 and institutional permits dropped by 9.1 percent to 130 permits.

Total permitting activity does not give a complete picture of growth activity; permit value must also be examined. The value of total permits in 2005 was over \$325 million, a decrease of over 23.2 percent from 2004. The largest value decline was in institutional permits, which is the most variable construction category. In 2005, institutional permits reached a value of approximately \$15.5 million, a 68.6 percent decrease from 2004. Institutional permits accounted for 4.7 percent of all permit value in 2005, while in 2004, institutional permits accounted for 11.6 percent of all permit value. Both residential and commercial

### Total Number of Building Permits Issued by Category, 2002-2005



### Total Value of Building Permits Issued by Category, 2002-2005\*



\* Information is for all permits received, including new construction, remodel, fence, sign and repair.

# Construction



## Annual Growth Profile UPDATE 2005

permitting values suffered smaller declines from 2004, of about \$56.6 million (-19.8 percent) and \$8.2 million (-9.1 percent) respectively.

During 2005, institutional permits continued to decline in its portion of non-residential permitting value. The highest value institutional construction projects in 2005 included the Arlington First Church of Nazarene at Green Oaks Blvd (\$3.2 million) and a Junior High School for Mansfield ISD (\$1.8 million).

The three highest valued commercial permits were La Quinta Inn & Suites on Watson Road (\$9 million), a \$3.8 million commercial warehouse for Crown Lift Trucks, and Bad Koenigshofen Family Aquatic Center (\$3.0 million) on Sublett Road.

### Residential New Construction

As in previous years, residential construction continued to comprise the majority of building permits issued in 2005. Looking specifically at residential new construction, permit activity dropped by 19 percent, from 1,751 permits during 2004 to 1,419 during 2005. The overwhelming majority of these permits were for the construction of new single family

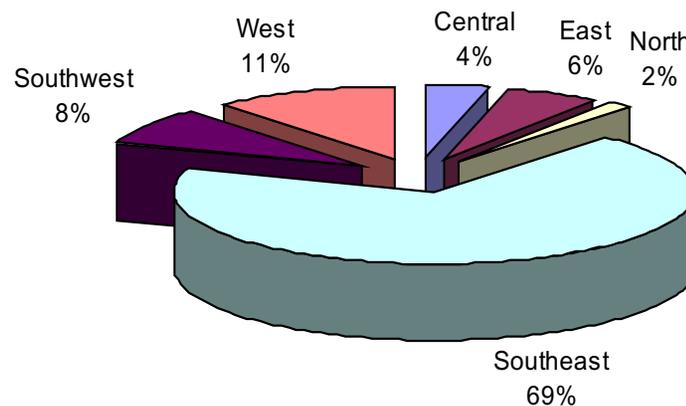
homes. During 2005, there were 16 permits issued for multi-family developments, which represented 183 units. This indicates a decrease when compared to 2004, in which there were 31 multi-family permits for 392 units.

Building activity continued to be focused in the Southeast Sector, where more than two-thirds (978 permits) of the single family new construction occurred. Like last year, the Southwest and West Sectors experienced modest residential new construction activity, with 119 permits and 160 permits respectively.

Sector	All Single Family Permits		
	No.	Value	Av. Value
Central	54	\$6,905,506	\$127,880
East	71	\$7,215,270	\$101,624
North	21	\$4,674,050	\$222,574
Southeast	978	\$135,855,338	\$138,911
Southwest	119	\$18,861,132	\$158,497
West	160	\$25,225,306	\$157,658
Total	1,403	\$198,736,602	\$141,651

The average permit value for new single family construction is \$141,651 for the year 2005.

### Share of Residential (SF & MF) New Construction Permits,



Source: City of Arlington, Community Development and Planning

# Construction

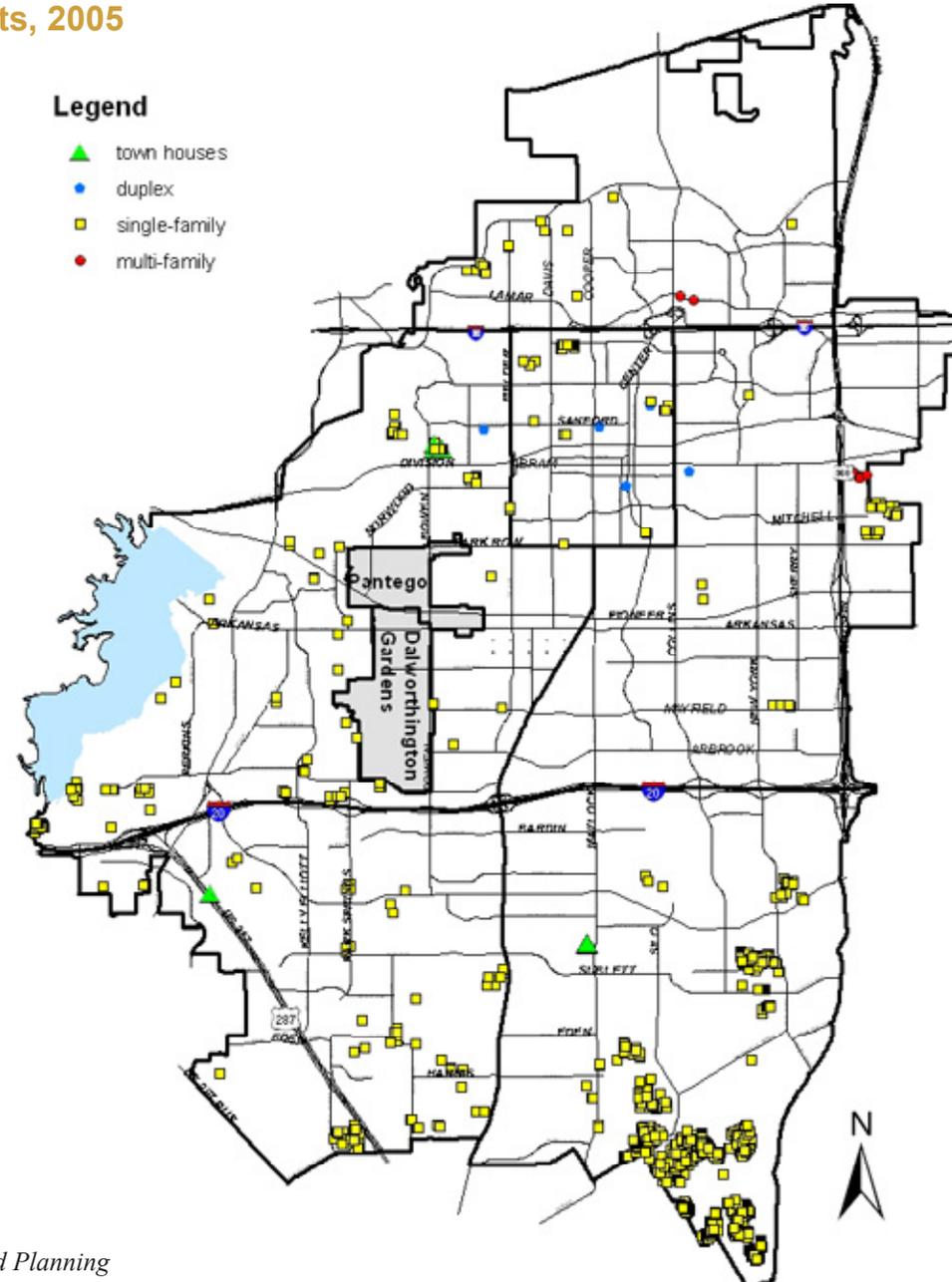


# Annual Growth Profile UPDATE 2005

### Residential New Construction Permits, 2005

#### Legend

- ▲ town houses
- duplex
- single-family
- multi-family



\*Excludes fence and sign permits

Source: City of Arlington, Community Development and Planning

# Construction



## Annual Growth Profile UPDATE 2005

### Non-residential New Construction

Non-residential new construction activity totaled about \$68 million in 2004 and decreased to \$52 million in the year 2005, a decrease of approximately 22 percent. This overall decrease is primarily due to a decrease in the value of institutional permits, which totaled over \$8 million in 2005 - a decrease of \$23 million from 2004. Commercial permit values, in contrast, increased from \$36 million in 2004 to \$44 million in 2005, an increase of over 22 percent.

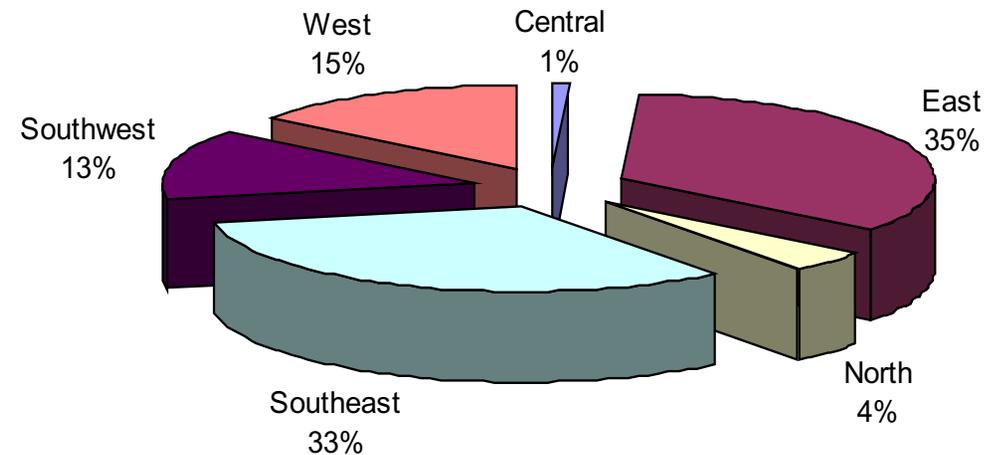
The East Sector again had the largest portion of the non-residential construction activity, with the Southeast Sector having the second largest. Breaking these numbers down into categories, the East Sector led the City in commercial new construction projects in terms of the total permit value, but had the smallest share in terms of the number of institutional new construction projects. In terms of average value, the Southwest led the City in commercial construction, and the West sector in institutional construction. However,

### Non-residential New Construction Value by Sector,\* 2005

	Commercial		Institutional		Total Non-residential	
	Total Value	Average Value	Total Value	Average Value	Total Value	Average Value
Central	\$438,361	\$146,120	0	0	\$438,361	\$146,120
East	\$17,946,231	\$560,820	\$140,000	\$46,667	\$18,086,231	\$516,749
North	\$2,207,200	\$735,733	0	0	\$2,207,200	\$735,733
Southeast	\$13,810,703	\$552,428	\$3,220,211	\$460,030	\$17,030,914	\$532,216
Southwest	\$5,331,400	\$1,066,280	\$1,678,752	\$186,528	\$7,010,152	\$500,725
West	\$4,433,638	\$277,102	\$3,171,162	\$1,585,581	\$7,604,800	\$422,489
<b>Total</b>	<b>\$44,167,533</b>	<b>\$525,804</b>	<b>\$8,210,125</b>	<b>\$390,958</b>	<b>\$52,377,658</b>	<b>\$498,835</b>

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

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



Source: City of Arlington, Community Development and Planning

# Construction



## Annual Growth Profile UPDATE 2005

it should be noted that average values can be skewed by just a few high value projects.

Generally, non-residential permitting fluctuates more than residential permitting, and commercial permit values fluctuate more than institutional permitting. The top three highest value projects were in the East and West Sectors.

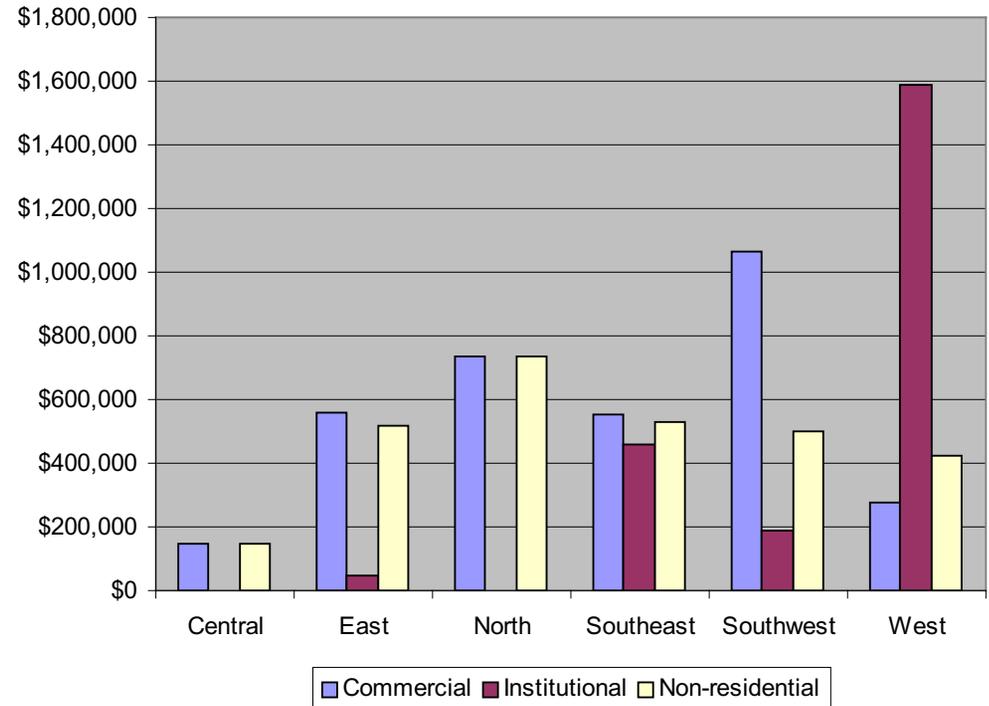
The largest permit for new construction was for La Quinta Inn & Suites on Watson Road with a permit value of \$9 million. The second was a commercial permit valued at \$3.8 million for a commercial warehouse for Crown Lift Trucks. The third was an institutional permit valued at \$3.2 million for Arlington First Church of Nazarene on Green Oaks Boulevard.

On the right:

### Largest Non-Residential New Construction Values, 2005

Source: City of Arlington, Community Development and Planning

Average Value of Non-residential New Construction by Sector, 2005



Source: City of Arlington, Community Development and Planning

	Address	Sector	Values	Description
1	825 N WATSON RD	East	\$9,000,000	HOTEL,MOTEL,INN,LODGE
2	4000 SCIENTIFIC DR	East	\$3,807,000	STORAGE PROPERTY-UNCLA
3	1301 W GREEN OAKS BLV	West	\$3,168,662	CHURCH, CHAPEL
4	2800 W SUBLETT RD	Southwest	\$3,000,000	NEIGHBORHOOD PARK/PLAY
5	1200 BALLWEG RD	Southeast	\$1,753,800	JUNIOR HIGH SCHOOL
6	2000 E PIONEER PWY	East	\$1,421,272	MARKET, GROCERY STORE
7	2001 NE GREEN OAKS BLV	North	\$1,399,200	GENERAL BUSINESS OFFIC
8	5000 S COLLINS ST	Southeast	\$1,305,784	AIRCRAFT AREAS-GENERAL
9	6204 S COOPER ST	Southeast	\$1,204,800	MERCANTILE PROP,OFC-GE
10	8021 MATLOCK RD	Southeast	\$1,050,000	MERCANTILE PROP,OFC-GE

# Construction

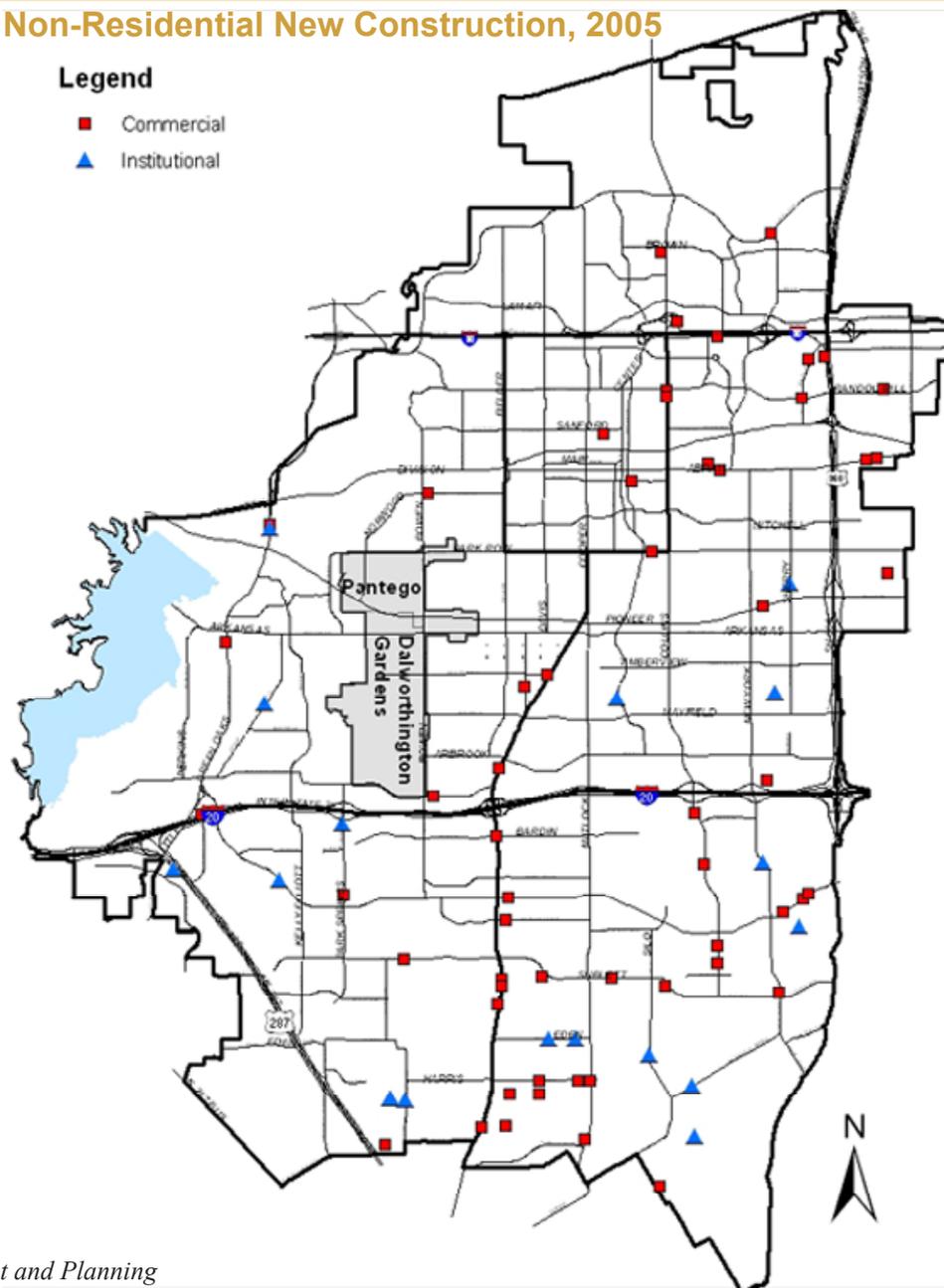


# Annual Growth Profile UPDATE 2005

### Non-Residential New Construction, 2005

#### Legend

- Commercial
- ▲ Institutional



Source: City of Arlington, Community Development and Planning

# Zoning



## Annual Growth Profile UPDATE 2005

### Current Conditions

Approximately 59 percent of the land in Arlington is zoned for residential use, with low-density single family comprising the vast majority of this share. The West sector has over three-fourths of its land zoned single-family residential. The next largest share of residentially zoned land is medium density (including townhomes, duplexes, and smaller lot single family uses). High density

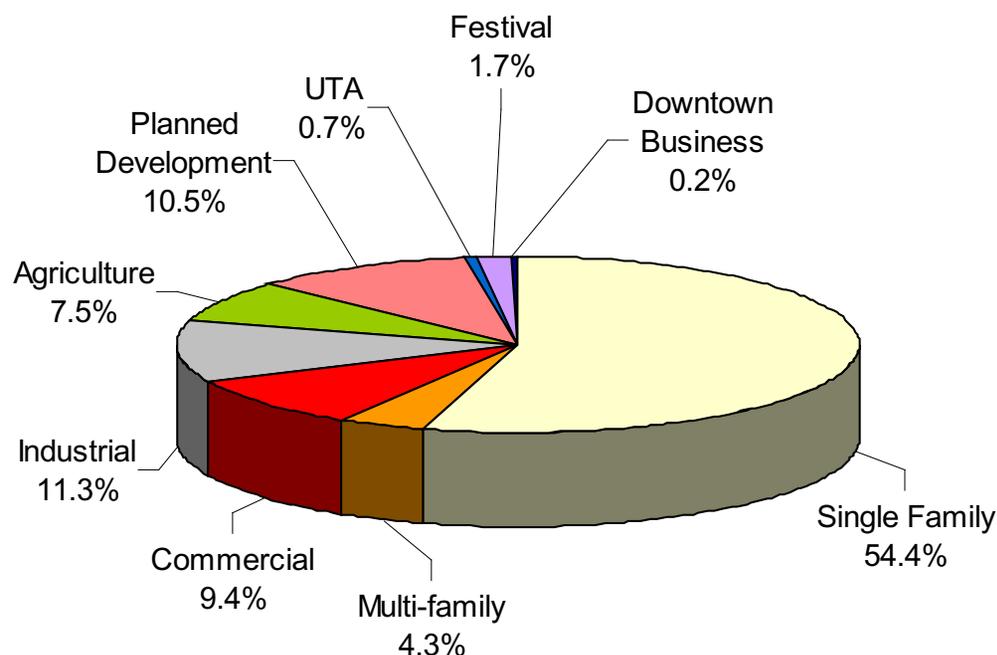
multi-family comprises 4 percent of the land in the City.

Commercial, Industrial and Planned Development (PD) zoning districts all roughly comprise the same share of land, each accounting for 9-11 percent of the City's land area. It should be noted that land zoned as Planned Development (PD) allows for both residential and non-residential uses.

Nearly half of the City's industrially zoned land is located in the East Sector (which, as the third largest sector in the City, represents 19.8 percent of the City's land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. The East Sector also contains the largest shares of commercial (28.8 percent) and multi-family (35.3 percent) zoning districts.

Although the city's agriculturally zoned land decreased by one percent from last year, a large percentage (78 percent) of it is located south of Interstate 20, further emphasizing the potential for development in this area as these acres are converted to other uses.

### Share of Land by Generalized Zoning Category, 2005



Source: City of Arlington, Community Development and Planning

## Zoning


 Annual Growth Profile  
 UPDATE 2005

## Acres of Land by Generalized Zoning Category and Sector, 2005

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	1,771	5,053	2,760	6,026	6,125	11,508	33,242
Multi-Family	249	924	485	195	222	539	2,614
Commercial	589	1,647	514	1,463	555	952	5,720
Industrial	84	3,168	888	1,952	145	692	6,929
Agriculture	0	21	774	1,403	2,177	209	4,585
Planned Development	104	568	2,847	1,452	522	945	6,438
UTA	413	0	0	0	0	0	413
Festival	0	714	331	0	0	0	1,045
Downtown Business	151	0	0	0	0	0	151
<b>Total</b>	<b>3,362</b>	<b>12,096</b>	<b>8,598</b>	<b>12,491</b>	<b>9,745</b>	<b>14,846</b>	<b>61,137</b>

## Share of Land by Generalized Zoning Category and Sector, 2005

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	53%	42%	32%	48%	63%	78%	54.4%
Multi-Family	7%	8%	6%	2%	2%	4%	4.3%
Commercial	18%	14%	6%	12%	6%	6%	9.4%
Industrial	3%	26%	10%	16%	1%	5%	11.3%
Agriculture	0%	0%	9%	11%	22%	1%	7.5%
Planned Development	3%	5%	33%	12%	5%	6%	10.5%
UTA	12%	0%	0%	0%	0%	0%	0.7%
Festival	0%	6%	4%	0%	0%	0%	1.7%
Downtown Business	4%	0%	0%	0%	0%	0%	0.2%
<b>Total</b>	<b>100%</b>						

Source: City of Arlington, Community Development and Planning

# Zoning

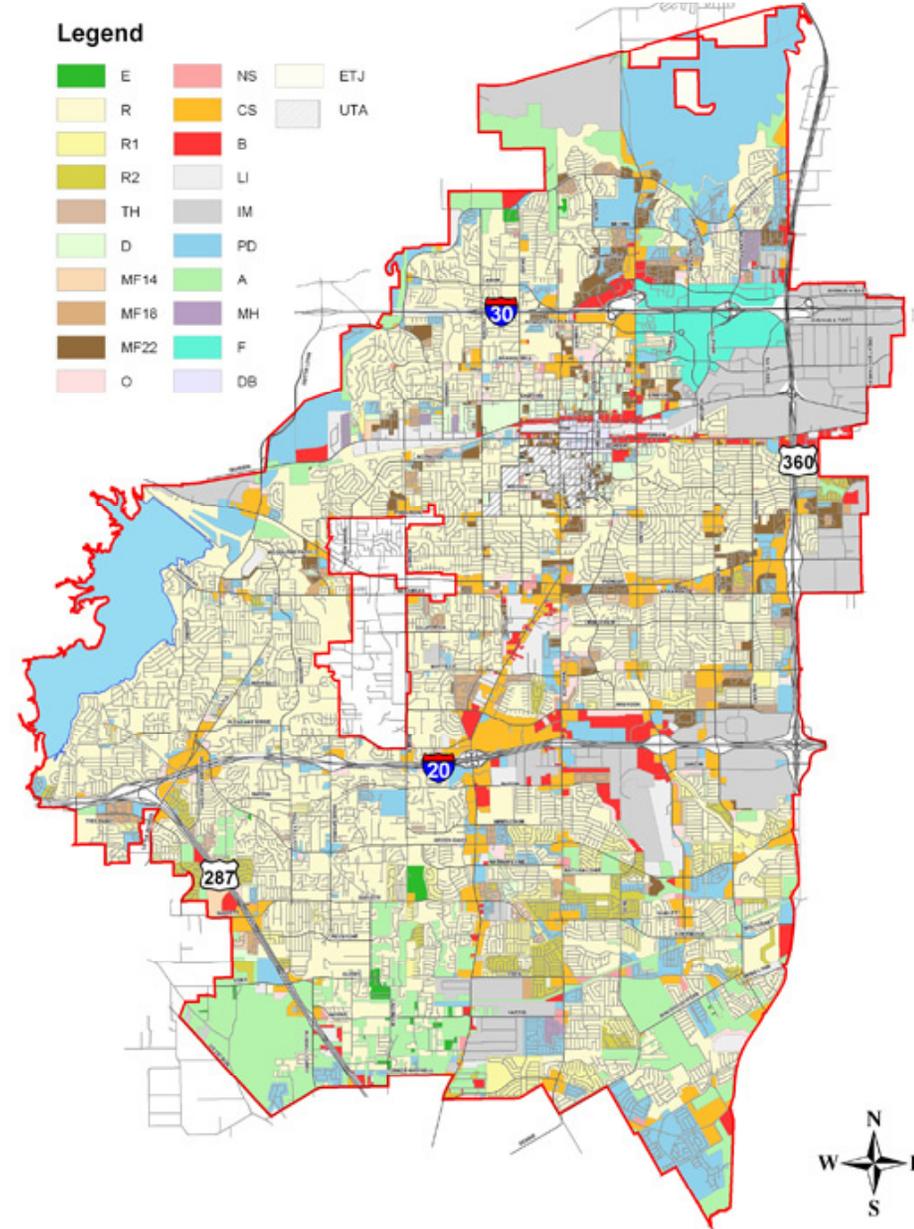


# Annual Growth Profile UPDATE 2005

Zoning Map, 2005

**Legend**

E	NS	ETJ
R	CS	UTA
R1	B	
R2	LI	
TH	IM	
D	PD	
MF14	A	
MF16	MH	
MF22	F	
O	DB	



Map produced 04-01-06  
Department of Planning  
and Development Services

Source: City of Arlington, Community Development and Planning

# Zoning



# Annual Growth Profile UPDATE 2005

## Acres of Vacant Land by Zoning Category

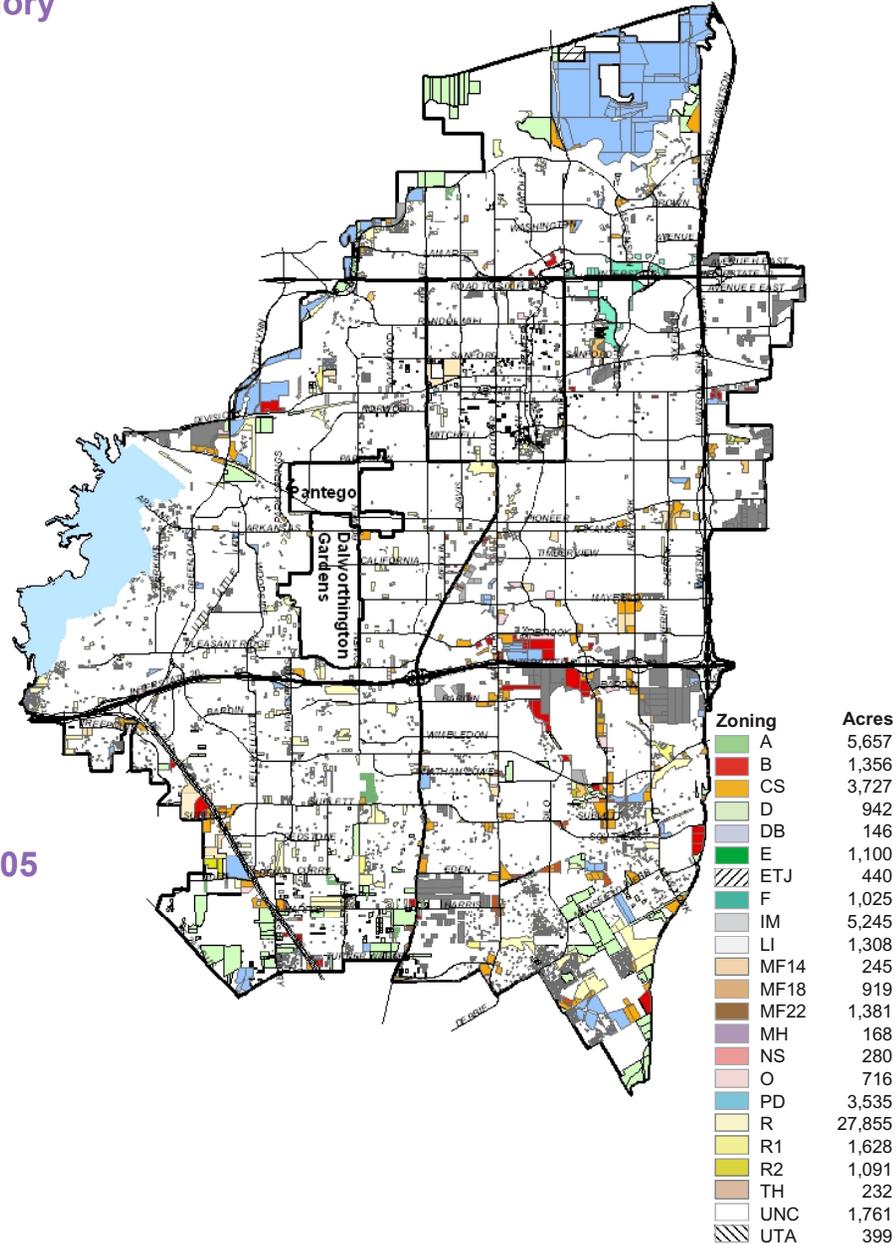
Of the total developable vacant land in Arlington, just over 2,000 acres is in single family residential zoning districts. In addition to this stock of residential land is agriculturally zoned land, which has the potential to become residential and makes up approximately 15 percent of Arlington's vacant land.

Looking more closely at general zoning categories, 31 percent of the land zoned for agriculture is currently vacant (5 percent drop from last year). Much of this land was zoned Temporary Agriculture upon annexation into the City and will be rezoned as it develops. Also, 41 percent of the 6,438 acres of land zoned Planned Development (PD) are not yet developed, mainly in the Lakes of Birds Fort area, and to a smaller extent, the large residential PDs in the Southeast Sector that have not yet completely built out.

Twenty-nine percent of the land zoned for commercial uses is vacant. Much of this vacant land,

## Vacant Land by Generalized Zoning, 2005

Zoning Category	Total Acres	Vacant Acres	Percent Vacant
<b>Single Family</b>	33242	2074	6%
<b>Multi-Family</b>	2614	318	12%
<b>Commercial</b>	5720	1639	29%
<b>Industrial</b>	6929	1604	23%
<b>Agriculture</b>	4585	1442	31%
<b>Planned Development</b>	6438	2616	41%
<b>UTA</b>	413	27	7%
<b>Festival</b>	1045	157	15%
<b>Downtown Business</b>	151	11	7%
<b>Total</b>	61137	9889	16%



Source: City of Arlington, Community Development and Planning

# Zoning

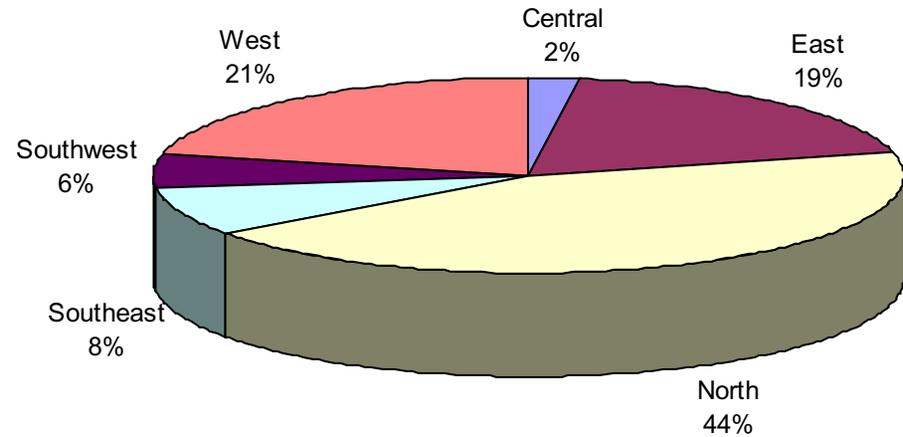


## Annual Growth Profile UPDATE 2005

### Zoning Activity

In 2005, 50 requests (754.50 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 decrease from 67 requests in 2004 but an increase in acreage from 684 acres in 2004. There were also 10 requests (14.13 acres) for Specific Use Permits submitted during the past year. Of the 60 total requests, 41 cases (627.63 acres) were approved, 11 cases (108.17 acres) were either denied or denied a public hearing, six cases (12.41 acres) were withdrawn, and two cases (6.29 acres) are still pending.

### Zoning Change Requests by Sector, 2005 (Percent of)



Source: City of Arlington, Community Development and Planning

### Ten Largest Zoning Cases by Acreage, 2005

Case Number	Sector	From	To	ACRES	City Council Action	City Council Date
Z05-11	North	A	IM	188.38	APPROVED	06-14-2005
Z05-38/B05-38	North	A	PD	163.27	APPROVED	11-08-2005
Z05-39/B05-39	West	R	PD	147.71	APPROVED	11-08-2005
Z05-32	East	CS & MF18	R2	62.37	DENIED P.H.	10-25-2005
Z05-45/P05-45	East	BP-B	BP-PD	22.31	APPROVED	02-14-2006
Z05-23/P05-23	Southeast	PD	PD-CA	23.07	DENIED	08-23-2005
Z05-03/B05-03	Southwest	R, MF18 & CS	PD	18.75	APPROVED W/PLAN	07-05-2005
Z05-34	Southeast	A	B	9.00	DENIED P.H.	11-22-2005
Z05-50/P05-50	West	CS	PD	8.13	APPROVED	02-14-2006
Z05-37/P05-37	Southwest	PD	PD	7.67	APPROVED	11-22-2005

Source: City of Arlington, Community Development and Planning

## Zoning



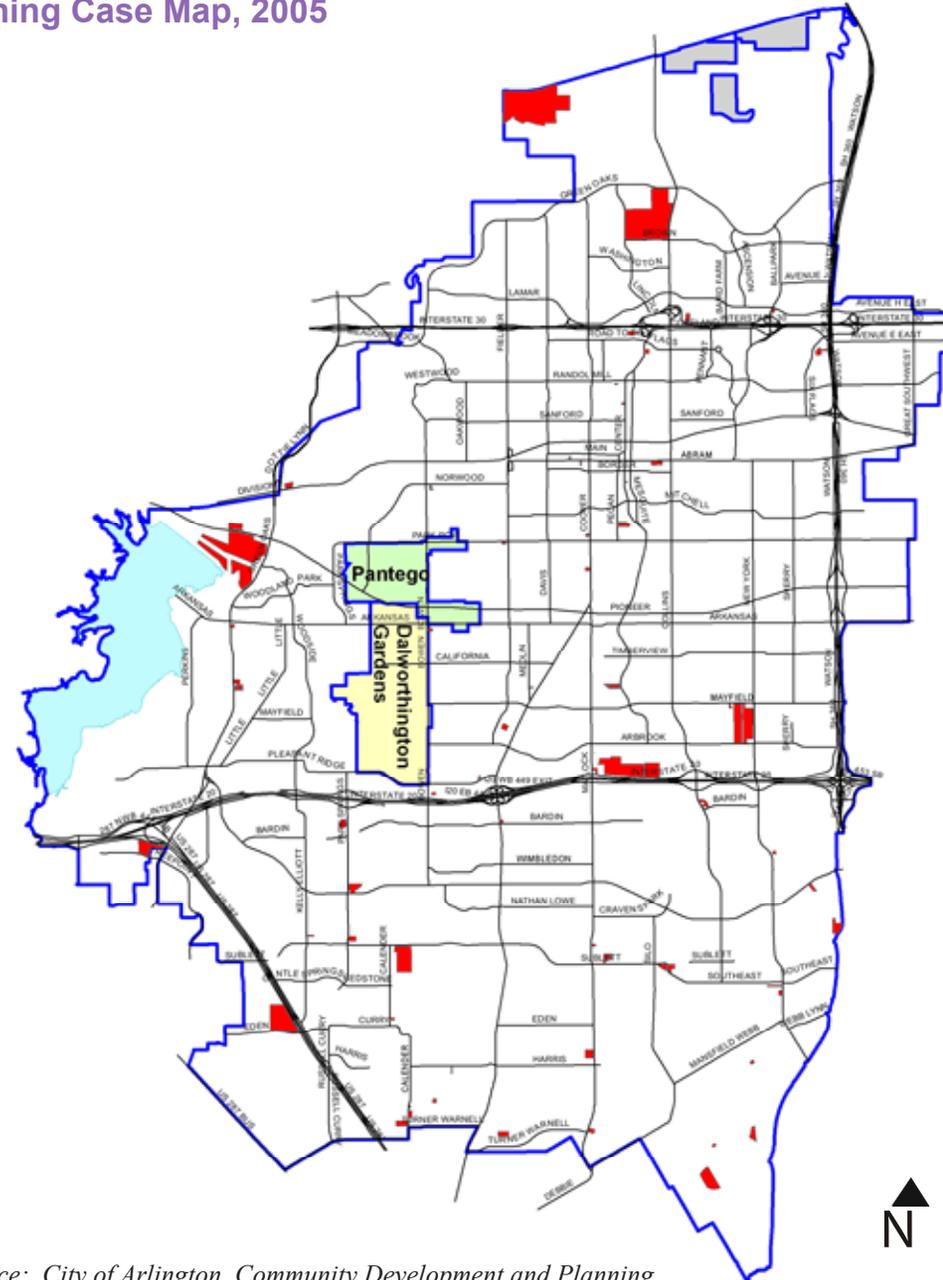
# Annual Growth Profile UPDATE 2005

## Zoning Activity

A majority of the acreage involved in zoning change requests in 2005 was in the North Sector. The largest site rezoned was also in the North sector containing 188.3 acres, rezoned from "A" to "IM". This was almost double the size of the largest plat (99.3 acres) in 2004. However, it is much smaller than the 1,843 acre Lakes of Bird's Fort PD in 2003.

The largest number of requests from non-residential to residential zoning districts was in the Southeast Sector, and represented approximately 47 acres of newly zoned residential land. This indicates a strong likelihood of a continued trend of residential construction focused south of Interstate 20 as these tracts are developed.

## Zoning Case Map, 2005



Source: City of Arlington, Community Development and Planning

# Platting



# Annual Growth Profile UPDATE 2005

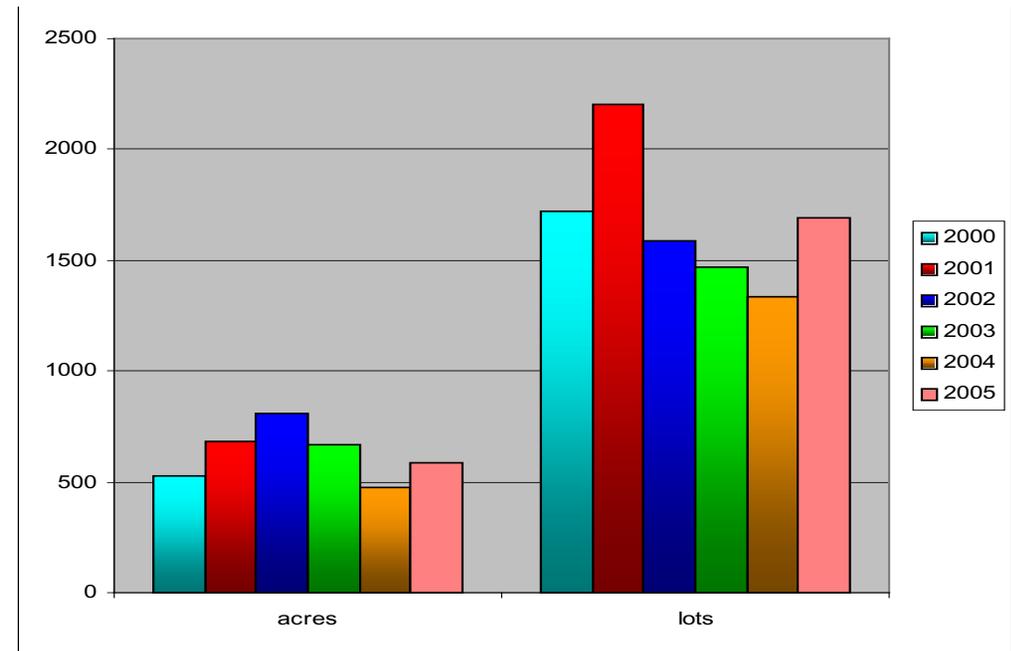
## Historic Trends

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

After a steady decrease in platting activity over the past three years, there was an increase in activity in 2005. The number of lots created increased by 27 percent and the number of acres platted increased by 24.5 percent from 2004. The number of plat cases however, remained almost the same compared to last year.

It should be noted that although there was an increase in platting activity between 2004 and 2005 as the city continues to develop, there will be reduced amount of vacant developable land for which platting is required.

## Platting Activity, 2000-2005



## Plats by Type, 2000-2005

Plat Type	2000			2001			2002			2003			2004			2005		
	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres
Finals	20	1,703	495	28	2,171	575	29	1,534	625	26	1,429	474	25	1,272	353	22	1,605	484
Showings	13	20	33	21	32	106	31	53	182	24	37	167	-	-	-	-	-	-
Minor Plats	-	-	-	-	-	-	-	-	-	-	-	-	4	7	7	8	9	22
Combinations	-	-	-	-	-	-	-	-	-	2	2	29	14	53	113	14	77	83
<b>Total</b>	<b>33</b>	<b>1,723</b>	<b>528</b>	<b>49</b>	<b>2,203</b>	<b>681</b>	<b>60</b>	<b>1,587</b>	<b>807</b>	<b>52</b>	<b>1,469</b>	<b>670</b>	<b>43</b>	<b>1,332</b>	<b>473</b>	<b>44</b>	<b>1,691</b>	<b>589</b>

Source: City of Arlington, Community Development and Planning

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

# Platting



# Annual Growth Profile UPDATE 2005

## Current Conditions

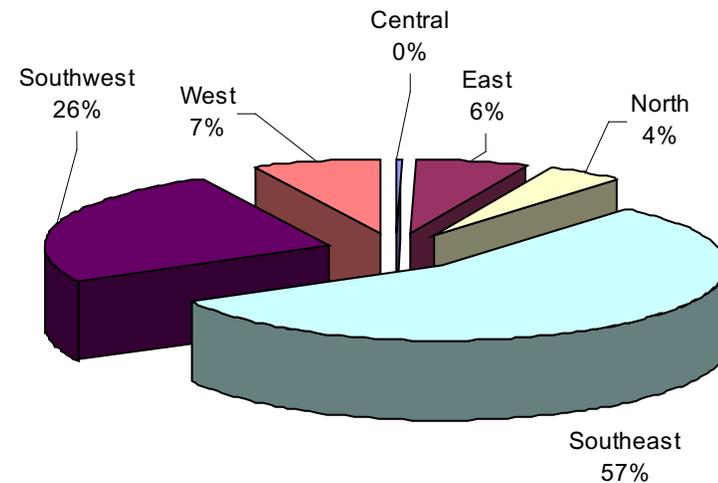
Plats filed in 2005 involved 1,691 lots and 589 acres.

Platting activity continued the trend of being heavily concentrated south of Interstate 20, particularly in the Southeast Sector. Residential development pressures and the relative abundance of vacant developable land continue to drive platting in this area. 85 percent of the acreage platted through final plats, minor plats and combination plats were located in the Southeast and Southwest Sectors, a 10 percent increase from last year.

Seven of the ten largest plats in 2005 are located in the Southeast Sector. Also, when compared to 2004, there was an almost 37 percent increase in acreage platted and a 57 percent increase in the number of lots created in this Sector in 2005.

The Southwest Sector had the second largest number of acreage platted, 52 percent more than 2004. The Southwest Sector also had the second largest number of lots created with about 230 percent increase over 2004 figures.

## Share of Acreage Platted by Sector, 2005



Source: City of Arlington, Community Development and Planning  
Represents filed final plats, combination plats and minor plats.

## Largest Plats by Acreage, 2005

Name	Type	Sector	Lots	Acres
Southwind Phase 1	Final Plat	SE	245	60
Parkcrest Place	Final Plat	SE	115	60
Harris Ridge Phase 2	Final Plat	SE	214	49
Wildwood Estate	Final Plat	SW	130	45
Harris Ridge Phase 1	Final Plat	SE	177	40
Foxwood Glen	Final Plat	SW	109	35
Ridge Point Section 2	Final Plat	SE	129	31
Eden Creek Section 3	Final Plat	SE	26	28
Crossing at Ruidosa Ridge Phase 3	Final Plat	SE	93	24
Park Highlands	Final Plat	N	80	21
<b>Total</b>			<b>1,318</b>	<b>393</b>

Source: City of Arlington, Community Development and Planning  
Represents filed final plats, combination plats and minor plats.

# Platting



# Annual Growth Profile UPDATE 2005

## Plats Filed\* by Sector, 2005

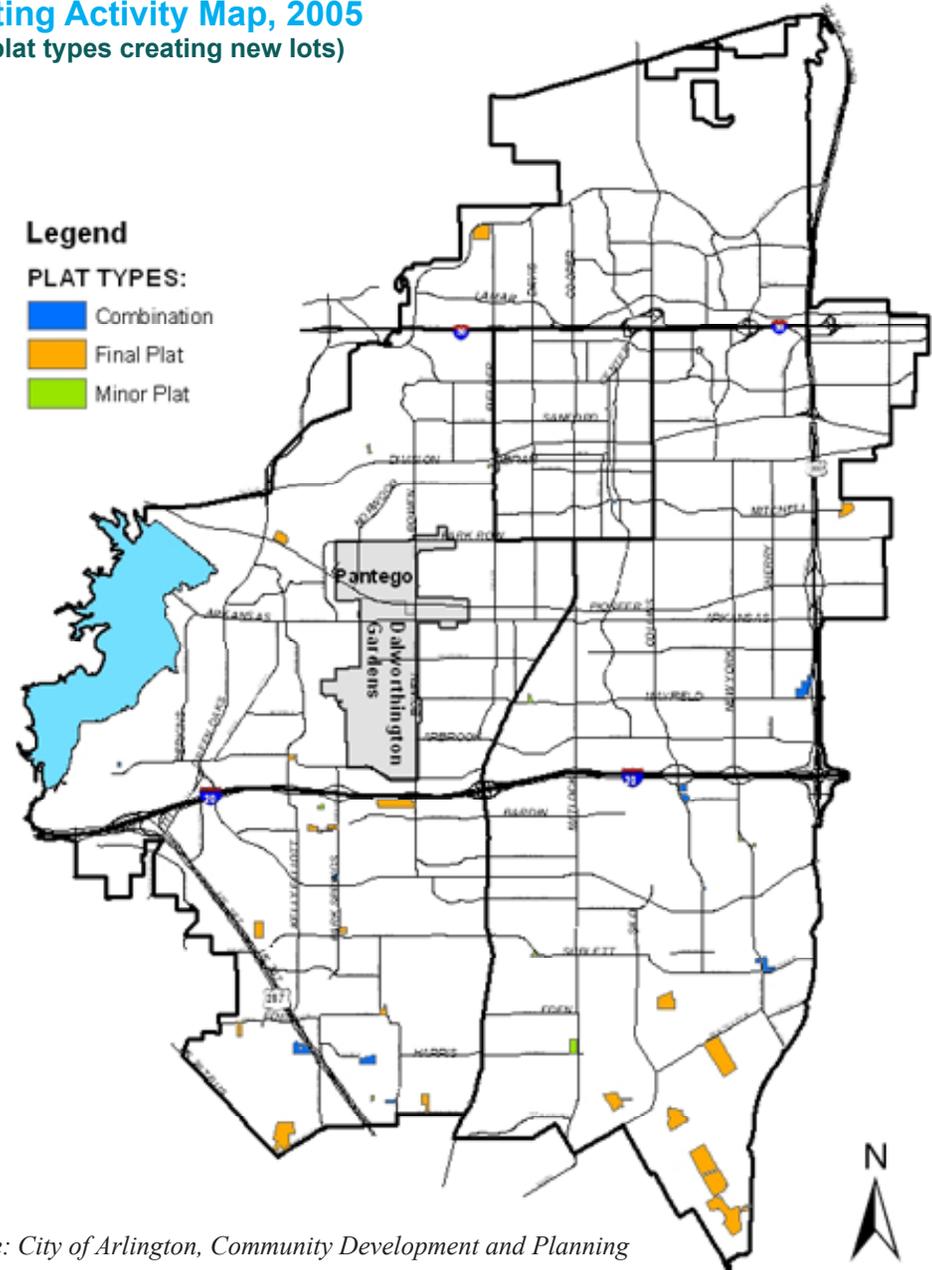
Sector	Plats	Acreage	Lots
Central	2	1	34
East	3	39	37
North	1	21	80
Southeast	16	333	1019
Southwest	17	163	429
West	5	32	92
<b>Total</b>	<b>44</b>	<b>589</b>	<b>1,691</b>

*\*Includes minor, final, and combination plats.  
Source: City of Arlington, Community Development and Planning*

## Platting Activity Map, 2005 (For plat types creating new lots)

### Legend

- PLAT TYPES:**
- Combination
  - Final Plat
  - Minor Plat



*Source: City of Arlington, Community Development and Planning*

## Land Use



# Annual Growth Profile UPDATE 2005

## Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. This includes approximately 11,200 acres of roadways and transportation facilities along with 49,200 acres of land either currently developed or that can be developed in the future. About 81 percent of Arlington's total area has been developed. Factoring in undevelopable land, this leaves about 16.5 percent 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 has a more residential (multi-family and single family) mix than other cities of similar size nationally. Residential uses occupy the largest proportion of land in the City at 38.4 percent. Arlington differs from the national average in the amount of vacant developable land remaining within the City. Portions of the City, especially in the far north and far south, are vacant. This vacant land ensures that the City's population growth can be accommodated over

## Generalized Land Use, City and National Averages

	Arlington*	National Average*
<b>Private</b>		
Residential	38.4%	32%
Vacant-Developable	16.5%	13%
Commercial (Business / Commercial, Office, Retail)	8.5%	4%
Industrial (Manufacturing, Wholesale/Distribution/Warehouse)	2.9%	5%
<b>Public</b>		
Parks / Open Space / Recreation	5.8%	5%
Airport	1.5%	3%
Institutional	1.8%	7%
Streets / Utility/ Communications	17.6%	18%
Lake Arlington area	3.1%	
Undevelopable & undefined area	2.4%	

\*Arlington percentages are based on total land area including roadways. National averages are for cities with a population over 250,000. All figures rounded to the closest whole percent. Sources: City of Arlington, Community Development and Planning; Hartshorn, Truman. Interpreting the City: An Urban Geography, 2nd Edition. John Wiley & Sons, Inc. New York, 1992.

the next 20 years. Arlington also has a larger share of land devoted to commercial uses, compared to the national average. Despite the presence of the University of Texas at Arlington and City government functions, the area dedicated to institutional land uses in Arlington (1.8 percent) is small when compared to the national average (7 percent). 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. Arlington has only half as much land dedicated to an airport use, as compared to cities of similar size, and the reason may be its proximity to the D/FW International Airport.

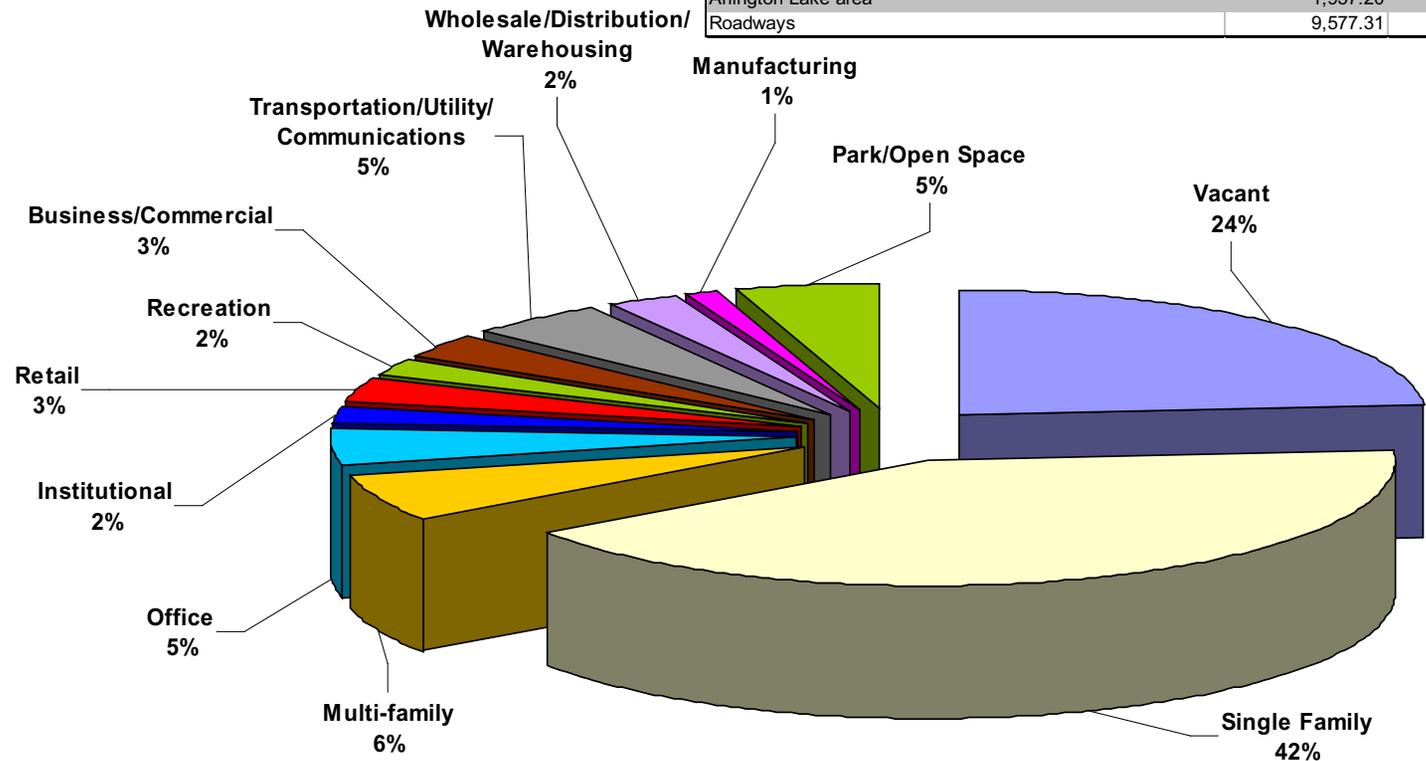
# Land Use



# Annual Growth Profile UPDATE 2005

## Generalized Land Use, 2005

General Land Use Categories	Area (acres)	%
Vacant (Undefined + Undevelopable + Vacant Developable)	11,959.53	24%
Single Family	21,171.08	42%
Multi-family	3,069.54	6%
Office	2,326.10	5%
Institutional	1,160.12	2%
Retail	1,533.03	3%
Recreation	1,193.77	2%
Business/Commercial	1,489.84	3%
Transportation/Utility/Communications (includes airport = 92 acres)	2,477.19	5%
Wholesale/Distribution/Warehousing	1,186.40	2%
Manufacturing	662.49	1%
Park/Open Space	2,468.68	5%
<b>Total</b>	<b>50,697.78</b>	<b>100%</b>
<b>City Land Total</b>		
Arlington Lake area	1,957.20	
Roadways	9,577.31	



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

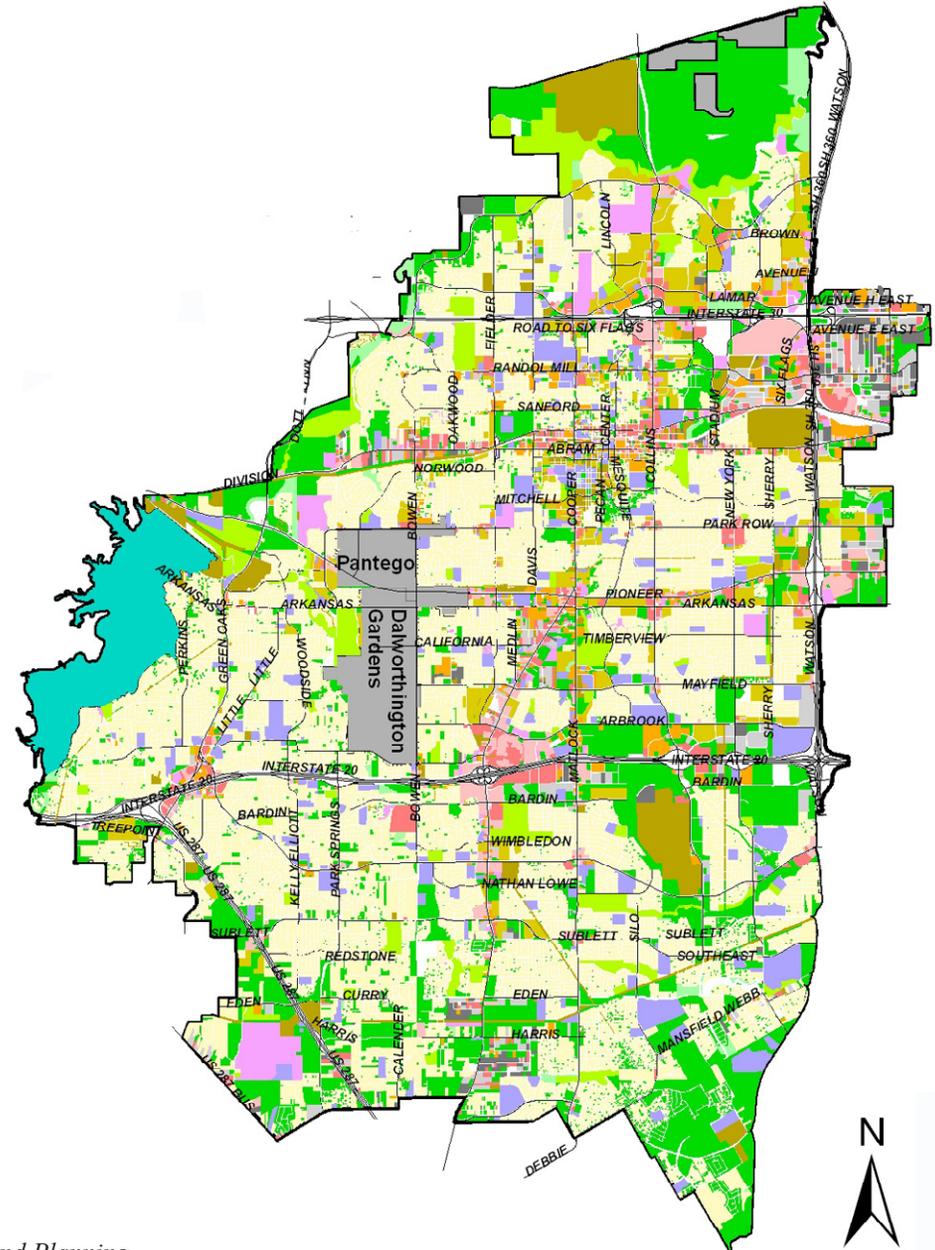
# Land Use



# Annual Growth Profile UPDATE 2005

## Land Use, 2005

- 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, Community Development and Planning

# Land Use



## Annual Growth Profile UPDATE 2005

### 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 of the North and Southeast Sectors. Both of these sectors contain large amounts of vacant developable land. Together, the North and Southeast Sectors contain greater than half of the City's vacant developable land.

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, office and retail land. This concentration of land uses reflects the location of the General Motors plant and the Great Southwest Industrial District. Other notable characteristics regarding land use distribution include a concentration of land devoted to parks/open space in the North and West Sectors, such as 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), 2005

Land Use Category	Central	East	North	Southeast	Southwest	West	Total
Undefined (GIS error)	49	309	156	141	85	130	870
Undevelopable	5	30	304	74	37	173	622
Vacant Developable	308	1,446	2,419	3,301	1,808	1,185	10,467
Single Family	1,035	3,345	1,675	4,167	4,719	6,231	21,171
Multi-family	191	746	783	125	134	347	2,326
Office	190	454	153	102	51	212	1,160
Institutional	515	637	175	847	362	532	3,070
Retail	122	749	93	154	196	220	1,533
Recreation	56	232	363	7	352	185	1,194
Business/Commercial	139	593	100	223	154	281	1,490
Transportation/Utility/Communications	111	502	671	642	142	409	2,477
Wholesale/Distribution/Warehousing	20	633	79	237	105	113	1,186
Manufacturing	6	357	50	138	62	50	662
Park/Open Space	24	233	765	454	247	746	2,469
<b>Land Use Total</b>	<b>2,770</b>	<b>10,264</b>	<b>7,786</b>	<b>10,612</b>	<b>8,453</b>	<b>10,813</b>	<b>50,698</b>

Source: City of Arlington, Community Development and Planning

# Transportation



## Annual Growth Profile UPDATE 2005

### 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 and Transportation counts traffic on Arlington streets along road segments using special mechanical counters. Not every street is visited every year, and different areas of the City are measured according to the schedule found on the following page.

Of the road segments counted, the most traveled road segment in 2005 was Matlock between Interstate 20 and Stephens. While the top traveled segments continue to be along Cooper Street near the Parks Mall, the overall traffic count in the area has been slightly decreased and is more evenly dispersed across these segments as compared to last year. Bowen Road, which is often used as an alternative route

### Top Ten Road Segments by Traffic Volume, 2005\*

Rank	Street Name	From	To	Count
1	Matlock	Interstate 20	Stephens	48,570
2	Cooper	New Center	Bardin	48,412
3	Cooper	Arbrook ***	Pleasant Ridge	48,112
4	Collins	Collins Sb I30 Ewb Rmpn	Lamar	45,146
5	Collins	Sanford	Peach	45,058
6	Matlock	Cornfield	Green Oaks	44,829
7	Cooper	Hardisty	Eden	43,888
8	Cooper	Oak Village	Wimbledon	42,225
9	Cooper	Green Oaks**	Nathan Lowe	41,935
10	Cooper	Colorado	Station	41,618

### Top Ten Road Segments by Traffic Volume, 2004\*

Rank	Street Name	From	To	Count
1	Cooper	California	Medlin	51,636
2	Cooper	Interstate 20***	Bardin	51,465
3	Cooper	Wimbledon	Bardin	51,375
4	Collins	Lamar	Interstate 30	49,527
5	Cooper	California	Arkansas	47,109
6	Cooper	Arbrook	Interstate 20	47,040
7	Cooper	Green Oaks***	Nathan Lowe	39,243
8	Matlock	Arbrook	Interstate 30	37,170
9	Cooper	Eden***	Hardisty	36,688
10	Collins	Brown	Washington	35,072

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

\*\* This location was in the top ten traffic counts in 2004

\*\*\* This location was in the top ten traffic counts in 2003.

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

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

# Transportation



## Annual Growth Profile UPDATE 2005

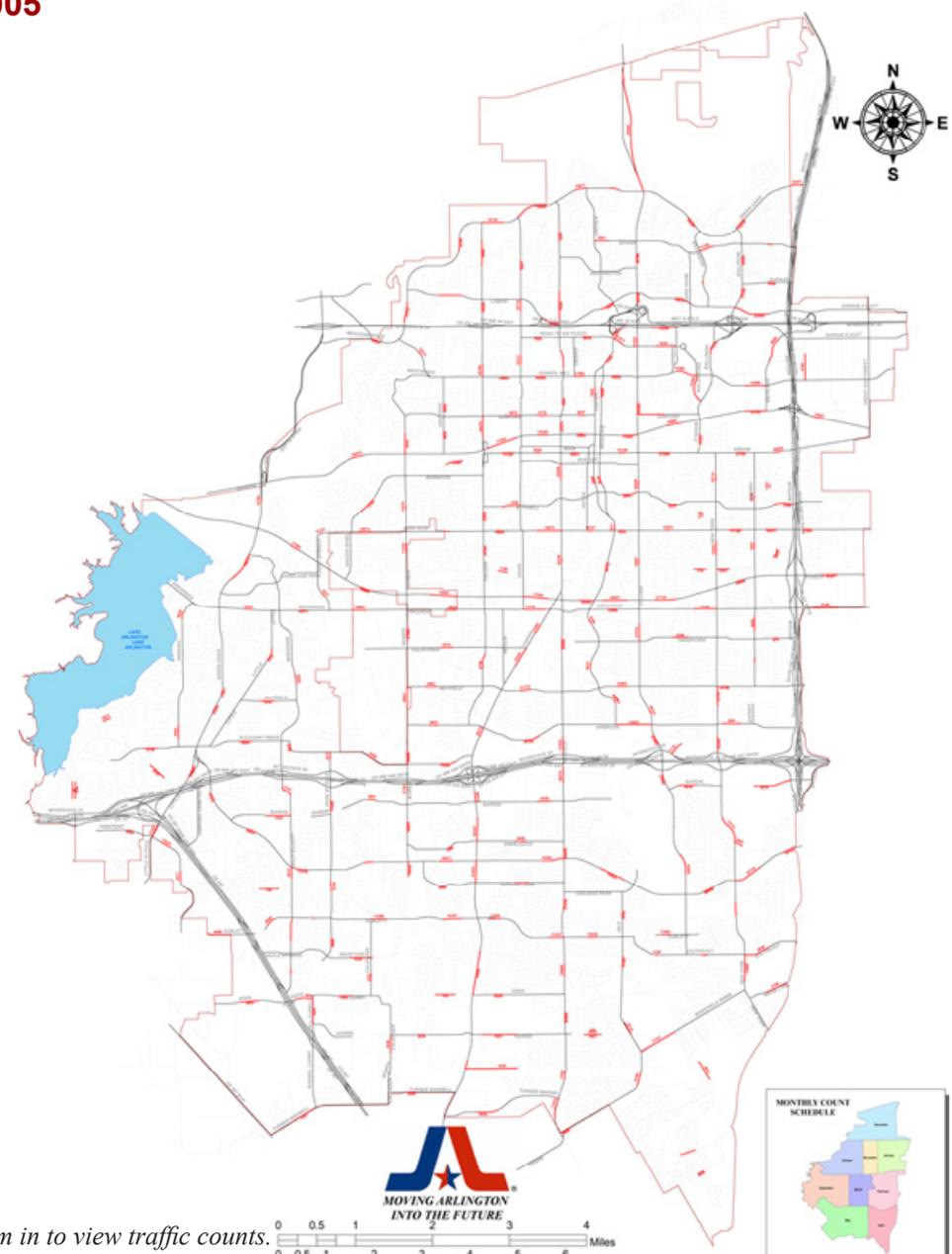
### Traffic Count by Road Segment, 2005

to the Parks Mall, also experienced a decrease in traffic. There were significant increases in traffic on a number of streets in 2005. The largest increase in traffic (890 percent) was seen at Bardin at the intersection of Edge Creek Lane and Oak Cliff Drive. Copeland Road also showed a significant increase in daily traffic as did Harris Road, New York Avenue, Road to Six Flags and Sherry Street. However, there was a noticeable decrease at a number of locations especially on Pleasant Ridge Road, Pioneer Parkway, Park Row, Mitchell, Arbrook, Brown and Division Street.

*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 2005. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works.*

*Traffic Count data generated and map published on 1-27-06 by the Department of Public Works and Transportation.*



Zoom in to view traffic counts.

0 0.5 1 2 3 4 5 6 Miles



# Transportation



## Annual Growth Profile UPDATE 2005

### 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, \$38 million has been invested in the infrastructure of the airport, and in 1991, the Federal Aviation Administration (FAA) designated the airport as a “reliever” airport 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 larger airport (in this case DFW International), and meets requirements pertaining to runway length, the

### Airport Operations, 1990-2005

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%
2004	140,800	2.2%
2005	141,200	0.3%

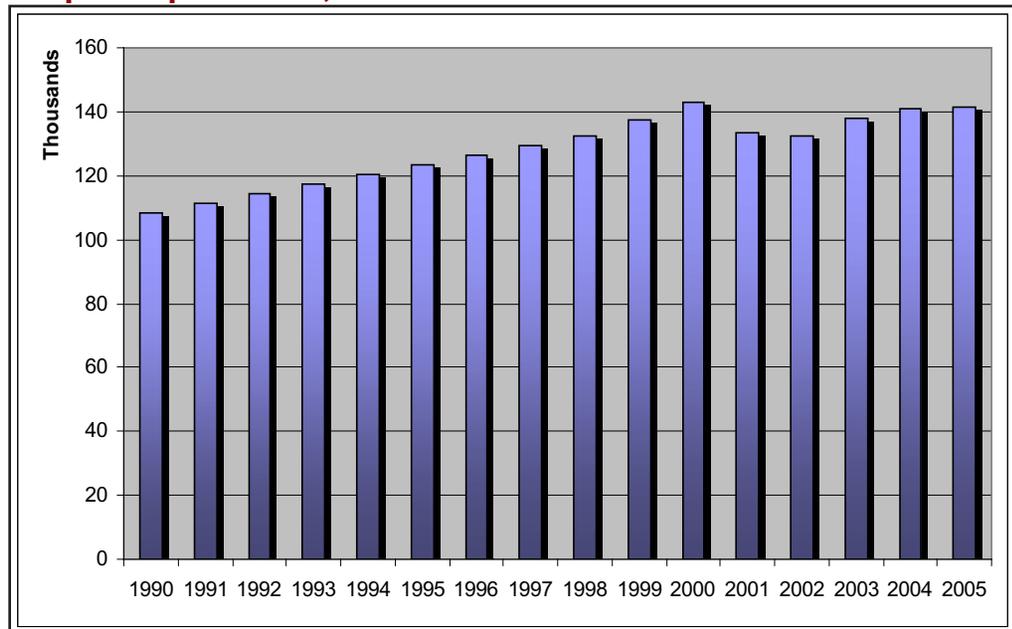
Source: Arlington Municipal Airport

the metro area it serves, and the number of aircraft operating from the facility.

A \$1.375 million grant was awarded through Texas Department of Transportation (TxDOT) to fund the construction of an air traffic control tower at the airport. This will enhance safety of aircraft operations and the economic development potential of the airport.

The tower is scheduled to be operational in the spring of 2006.

### Airport Operations, 1990-2005



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 2005

In December 2004, \$2.5 million in FAA funding was earmarked for the installation of an Instrument Landing System (ILS) and an approach lighting system for the airport. The ILS assists aircraft approaching the runway during inclement weather conditions by providing precision horizontal and vertical guidance. This will increase the capability of the airport to operate during inclement weather and increase the safety of those operations. The construction and installation of the ILS is scheduled for completion in late 2007 or early 2008.

A \$2.285 million two year grant was awarded in July 2005 through TxDOT's Aviation Division for the design and construction of a pavement rehabilitation project to include repairs and improvements to various taxiways and taxilanes at the airport. The design phase will be completed in July of 2006 and the construction phase will be completed in the summer of 2007.

The Arlington Municipal Airport participates in the TxDOT counter program, which accurately measures airport operations. The 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 and the events surrounding September 11, 2001. Airport operations reached a low point in 2002 after which the operations levels have seen a steady increase. By the end of 2003, the growth rate had returned to a healthy level of 4.1 percent with the number of operations just under its highest historic level.

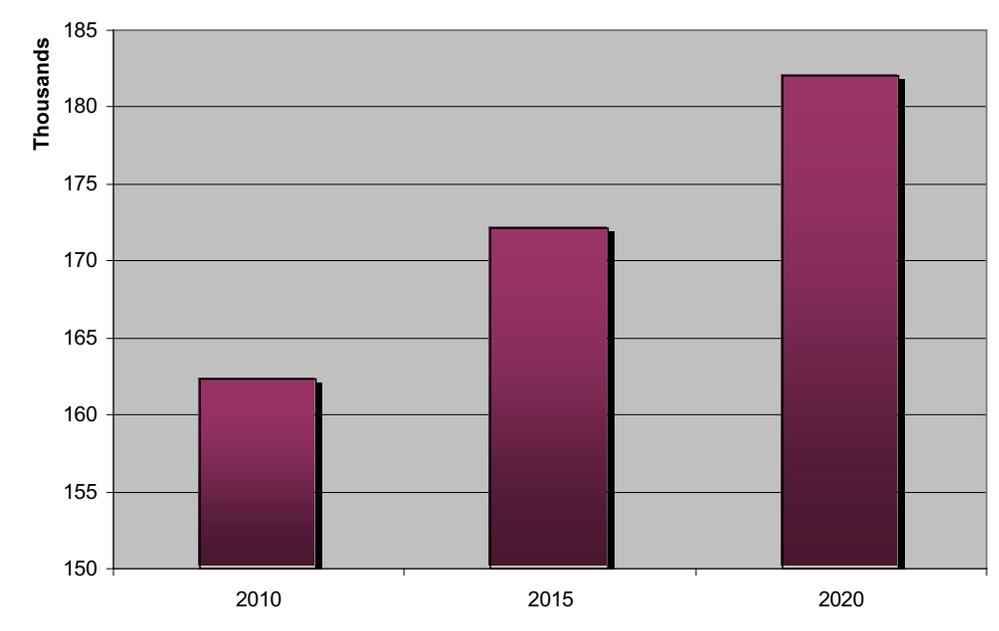
### Projected Operations, 2010-2020

Year	Number of Operations	Percent Change
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), 2010-2020

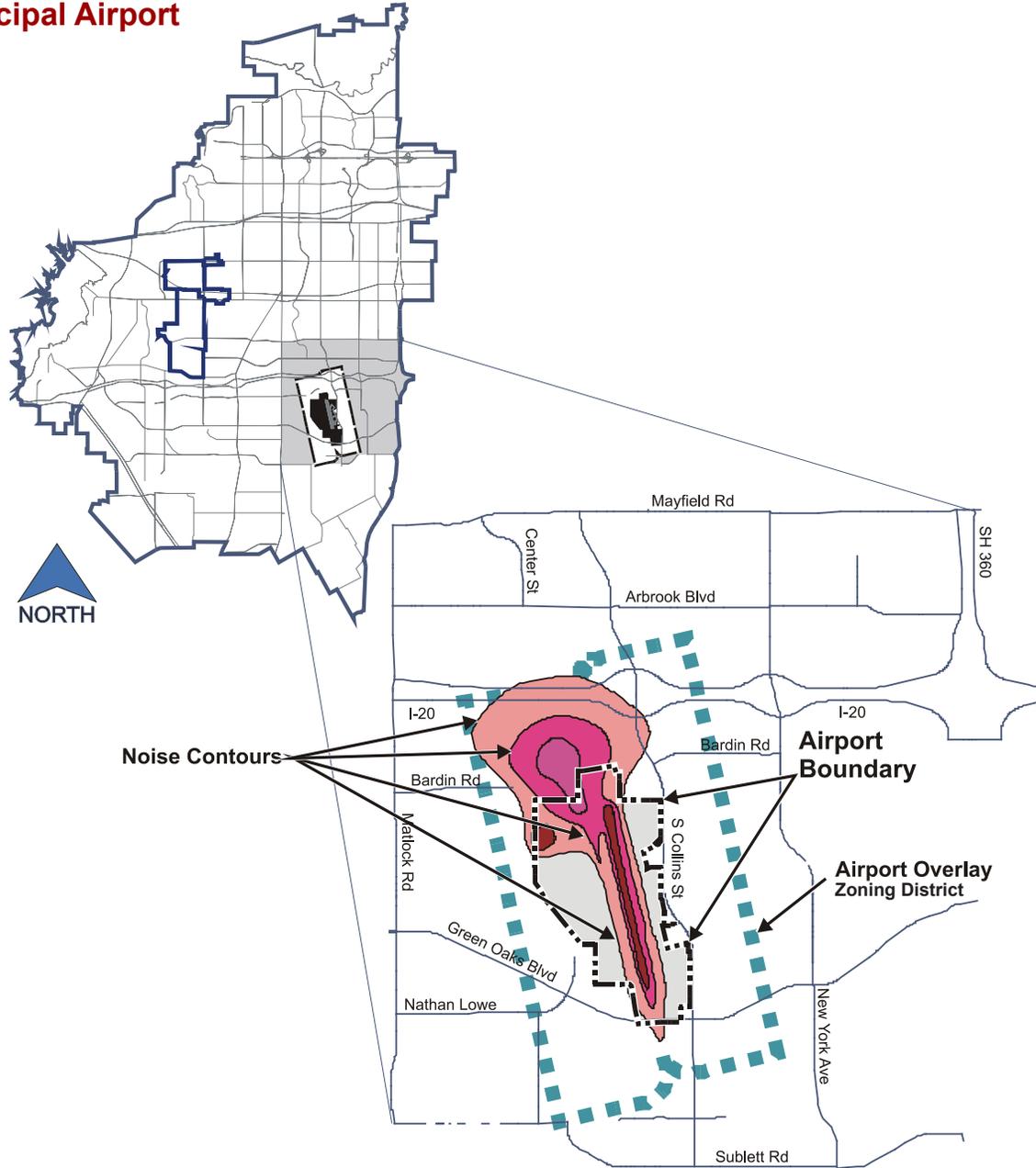


# Transportation



# Annual Growth Profile UPDATE 2005

### Arlington Municipal Airport



# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix A: Population and Housing Methodology

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

A population multiplier, based on occupancy and average household size for the City of Arlington 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



## Annual Growth Profile UPDATE 2005

### Appendix B: Housing and Population Growth

January 1, 2005 to December 31, 2005								
Sectors	Population 2004	2004 Total Housing Units	Demos		New Housing Units		2005 Total Housing Units	Population 2005
			SF	MF	SF	MF		
Central	24,448	10,137	12	0	91	0	10,216	24,648
East	92,619	33,192	83	327	70	64	32,916	91,921
North	45,195	23,278	6	0	22	0	23,294	45,236
Southeast	66,984	23,522	3	0	829	228	24,576	69,651
Southwest	49,093	18,315	11	0	98	200	18,602	49,819
West	81,475	32,371	26	27	141	0	32,459	81,697
<b>Total</b>	<b>359,814</b>	<b>140,815</b>	<b>141</b>	<b>354</b>	<b>1,251</b>	<b>492</b>	<b>142,063</b>	<b>362,972</b>

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix B (Continued): Housing and Population Growth

#### Growth by Quarter

1st Quarter 2005							
	Population as of 1-Jan-05	Demos		New Housing		Change in Population	Population as of 31-Mar-05
		SF	MF	SF	MF		
Central	24,448	7	0	29	0	56	24,504
East	92,619	0	0	26	64	228	92,847
North	45,195	5	0	6	0	3	45,198
Southeast	66,984	0	0	216	212	1,083	68,067
Southwest	49,093	3	0	30	0	68	49,161
West	81,475	6	0	25	0	48	81,523
<b>Total</b>	<b>359,814</b>	<b>21</b>	<b>0</b>	<b>332</b>	<b>276</b>	<b>1,486</b>	<b>361,300</b>

2nd Quarter 2005							
	Population as of 1-Apr-05	Demos		New Housing		Change in Population	Population as of 30-Jun-05
		SF	MF	SF	MF		
Central	24,504	2	0	29	0	68	24,572
East	92,847	0	0	18	0	46	92,893
North	45,198	0	0	6	0	15	45,213
Southeast	68,067	1	0	181	16	496	68,563
Southwest	49,161	2	0	23	176	499	49,660
West	81,523	12	27	40	0	3	81,526
<b>Total</b>	<b>361,300</b>	<b>17</b>	<b>27</b>	<b>297</b>	<b>192</b>	<b>1,126</b>	<b>362,426</b>

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix B (Continued): Housing and Population Growth

#### Growth by Quarter

3rd Quarter 2005							
	Population as of 1-Jul-05	Demos		New Housing		Change in Population	Population as of 30-Sep-05
		SF	MF	SF	MF		
Central	24,572	1	0	20	0	48	24,620
East	92,893	1	0	13	0	30	92,923
North	45,213	1	0	4	0	8	45,221
Southeast	68,563	2	0	183	0	458	69,021
Southwest	49,660	3	0	25	24	116	49,776
West	81,526	5	0	46	0	104	81,629
<b>Total</b>	<b>362,426</b>	<b>13</b>	<b>0</b>	<b>291</b>	<b>24</b>	<b>764</b>	<b>363,190</b>

4th Quarter 2005							
	Population as of 1-Oct-05	Demos		New Housing		Change in Population	Population as of 31-Dec-05
		SF	MF	SF	MF		
Central	24,620	2	0	13	0	28	24,648
East	92,923	82	327	13	0	-1,002	91,921
North	45,221	0	0	6	0	15	45,236
Southeast	69,021	0	0	249	0	630	69,651
Southwest	49,776	3	0	20	0	43	49,819
West	81,629	3	0	30	0	68	81,697
<b>Total</b>	<b>363,190</b>	<b>90</b>	<b>327</b>	<b>331</b>	<b>0</b>	<b>-218</b>	<b>362,972</b>

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix C: Total Building Permits Issued by Category, 2005

	2004		2005		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	4,564	\$285,727,341	4,044	\$229,152,114	11%	20%
All Commercial Permits	2,090	\$89,187,432	1,595	\$81,042,495	24%	9%
All Institutional Permits	143	\$49,277,259	130	\$15,451,501	9%	69%
<b>Total Building Permits</b>	<b>6,797</b>	<b>\$424,192,032</b>	<b>5,769</b>	<b>\$325,646,110</b>	<b>15%</b>	<b>23%</b>

Source: City of Arlington, Community Development and Planning

### Appendix D: Total Building Permits Issued, 2005

	2004		2005	
	Permits	Value (\$)	Permits	Value (\$)
<b>Residential</b>				
New Construction				
Single Family	1,720	\$247,115,524	1,403	\$198,736,602
Multi-family	31	\$19,009,864	16	\$11,529,843
Other	2,813	\$19,601,953	2,625	\$18,885,669
<b>Commercial</b>				
New Construction	76	\$36,015,722	84	\$44,167,533
Other	2,014	\$53,171,710	1,511	\$36,874,962
<b>Institutional</b>				
New Construction	24	\$32,331,644	21	\$8,210,125
Other	119	\$16,945,615	109	\$7,241,376

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix D(i) : New Construction Residential Building Permits Issued, 2005 (monthly)

NEW RESIDENTIAL Months	SFR		TOWNHOUSE		DUPLEX			APARTMENTS		
	Permits/ Units	Value	Permits/ Units	Value	Permits	Units	Value	Permits	Units	Value
January	52	\$7,212,495	1	\$82,475	0	0	\$0	0	0	\$0
February	104	\$14,866,925	5	\$406,100	2	4	\$181,550	16	183	\$11,529,843
March	92	\$12,675,850	0	\$0	0	0	\$0	0	0	\$0
April	113	\$16,139,050	0	\$0	2	4	\$315,625	0	0	\$0
May	85	\$11,752,620	18	\$1,274,450	4	8	\$604,675	0	0	\$0
June	160	\$21,593,900	2	\$154,850	1	2	\$88,950	0	0	\$0
July	127	\$17,905,200	2	\$141,650	0	0	\$0	0	0	\$0
August	186	\$27,434,581	0	\$0	0	0	\$0	0	0	\$0
September	81	\$12,008,580	7	\$627,405	0	0	\$0	0	0	\$0
October	118	\$16,872,836	0	\$0	0	0	\$0	0	0	\$0
November	143	\$21,982,251	2	\$154,850	1	2	\$150,925	0	0	\$0
December	95	\$14,108,809	0	\$0	0	0	\$0	0	0	\$0
	<b>1,356</b>	<b>\$194,553,097</b>	<b>37</b>	<b>\$2,841,780</b>	<b>10</b>	<b>20</b>	<b>\$1,341,725</b>	<b>16</b>	<b>183</b>	<b>\$11,529,843</b>

Source: City of Arlington, Community Development and Planning

### Appendix D(ii) : New Construction Residential Building Permits Issued, 2005 ( by Sector)

Sector	SF Permits		Duplex Permits		Townhouse Permits		All SF Permits			MF Permits		Total (SF+MF)	
	No.	Value	No.	Value	No.	Value	No.	Value	Av. Value	No.	Value	No.	Value
Central	48	\$6,101,581	6	\$803,925	0	\$0	54	\$6,905,506	\$127,880	0	\$0	54	\$6,905,506
East	70	\$7,036,170	1	\$179,100	0	\$0	71	\$7,215,270	\$101,624	14	\$11,421,843	85	\$18,637,113
North	21	\$4,674,050	0	\$0	0	\$0	21	\$4,674,050	\$222,574	2	\$108,000	23	\$4,782,050
Southeast	976	\$135,633,163	2	\$222,175	0	\$0	978	\$135,855,338	\$138,911	0	\$0	978	\$135,855,338
Southwest	97	\$17,295,332	0	\$0	22	\$1,565,800	119	\$18,861,132	\$158,497	0	\$0	119	\$18,861,132
West	144	\$23,812,801	1	\$136,525	15	\$1,275,980	160	\$25,225,306	\$157,658	0	\$0	160	\$25,225,306
<b>Total</b>	<b>1,356</b>	<b>\$194,553,097</b>	<b>10</b>	<b>\$1,341,725</b>	<b>37</b>	<b>\$2,841,780</b>	<b>1,403</b>	<b>\$198,736,602</b>	<b>\$141,651</b>	<b>16</b>	<b>\$11,529,843</b>	<b>1,419</b>	<b>\$210,266,445</b>

Source: City of Arlington, Community Development and Planning

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## Annual Growth Profile UPDATE 2005

### 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-resi-

dential 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; drugstore; 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; cus-

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## Annual Growth Profile UPDATE 2005

tom craft work; building, landscape materials, and lumber sales; wholesale 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

dwelling on minimum 5-acre lots.

**“MH” MANUFACTURED HOME:** Manufactured home parks and subdivisions with incidental uses. Minimum 10-acre sites.

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

**“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.

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“F” FESTIVAL: Recreation and/or 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 (SUP) 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 (SUP) is required for restaurant drive-through, multi-family, and farmer’s markets.

“DN” DOWNTOWN NEIGHBORHOOD OVERLAY:

Special use and design standards are applied in this district to promote

high-quality, denser, pedestrian-friendly mixed-use development to aid in the revitalization of the area surrounding Arlington’s original downtown area (i.e. the Downtown Business “DB” District)

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## Annual Growth Profile UPDATE 2005

Appendix F: Acreage by Zoning District and Sector, as of December, 2005

Zoning District	City-wide	Central	East	North	Southeast	Southwest	West
A	4,585	0	21	774	1,403	2,177	209
B	1,279	164	391	192	315	93	123
CS	3,501	246	1,057	266	908	365	660
D	969	523	153	0	42	31	220
DB	151	151	0	0	0	0	0
E	194	0	0	31	2	161	0
ETJ	0	0	0	0	0	0	0
F	1,045	0	714	331	0	0	0
IM	5,637	0	2,901	831	1,579	101	225
LI	1,292	84	266	58	373	43	468
MF14	254	16	65		35	87	51
MF18	940	23	274	156	131	134	223
MF22	1,421	211	585	329	29	1	265
MH	174	0	0	73	42	0	60
NS	245	32	48	10	90	26	39
O	696	147	152	45	150	71	130
PD	6,438	104	568	2,847	1,452	522	945
R	28,840	1,243	4,556	2,623	4,009	5,362	11,047
R1	1,694	0	163	0	1,197	254	80
R2	1,133	0	128	12	695	255	43
TH	241	5	52	21	40	60	62
UTA	413	413	0	0	0	0	0
<b>Grand Total</b>	<b>61,141</b>	<b>3,362</b>	<b>12,096</b>	<b>8,598</b>	<b>12,492</b>	<b>9,744</b>	<b>14,849</b>

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix G: Zoning Record Log, 2005

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q4-2004	Southeast	Z05-01	A & R	CS	5.49	APPROVED	11-30-2004
Q4-2004	East	Z05-02	MF18 & MF22	O	5.85	APPROVED	11-30-2004
Q4-2004	Southwest	Z05-03/B05-03	R , MF18 & CS	PD	18.75	APPROVED W/PLAN	11-30-2004
Q4-2004	Central	P05-04	PD	PD	0.66	APPROVED	12-21-2004
Q1	West	Z05-05/P05-05	PD	PD	1.18	APPROVED	01-25-2005
Q1	Southeast	Z05-06/P05-06	CS	PD	2.00	DENIED P.H.	01-25-2005
Q1	East	Z05-07	R	TH	0.83	DENIED	01-25-2005
Q1	Central	Z05-09/P05-09	R	PD	1.84	WITHDRAWN	02-22-2005
Q1	Southwest	Z05-10	A	E	2.22	APPROVED	02-22-2005
Q1	North	Z05-11	A	IM	188.38	APPROVED	03-08-2005
Q1	Southwest	Z05-12	A	E	0.85	APPROVED	03-08-2005
Q1	Southwest	Z05-13/B05-13	PD	PD	4.41	APPROVED	03-08-2005
Q1	Southeast	Z05-14/B05-14	NS	PD	3.19	APPROVED	03-22-2005
Q1	Southeast	Z05-15/P05-15	NS	PD	5.83	APPROVED	03-22-2005
Q1	West	Z05-16/P05-16	CS	PD	1.04	DENIED	03-22-2005
Q2	West	P05-18	PD	PD	4.62	APPROVED	05-03-2005
Q2	Southwest	Z05-17/P05-17	PD	PD	5.62	APPROVED	05-03-2005
Q2	West	Z05-20/P05-20	A	PD	3.50	N/A	05-03-2005
Q2	Southeast	Z05-21	A	R	0.99	APPROVED "E"	05-31-2005
Q2	Central	Z05-22/P05-22	O	PD	0.29	APPROVED	05-31-2005
Q2	Southeast	Z05-23/P05-23	PD	PD-CA	23.07	DENIED	05-31-2005
Q2	Central	Z05-25	NS	LP-NS	0.58	APPROVED	06-21-2005
Q2	Central	Z05-26	R	CS	2.55	APPROVED	06-21-2005
Q2	Southeast	Z05-27	R	CS	1.69	DENIED P.H.	06-21-2005
Q2	Central	Z05-28/B05-28	PD	PD	0.45	APPROVED	06-21-2005

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## Annual Growth Profile UPDATE 2005

### Appendix G (Continued): Zoning Record Log, 2005

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q3	Southwest	Z05-24	A	R	0.74	WITHDRAWN	07-05-2005
Q3	West	Z05-29	R	PD	2.54	WITHDRAWN	07-05-2005
Q3	Southwest	Z05-30	A	E	1.39	APPROVED	07-26-2005
Q3	Southeast	Z05-31/P05-31	NS	PD	4.13	APPROVED	07-26-2005
Q3	East	Z05-32	CS & MF18	R2	62.37	DENIED P.H.	08-09-2005
Q3	East	Z05-33	BP-B	BP-CS	1.90	APPROVED	08-09-2005
Q3	Southeast	Z05-35/P05-35	O	PD	1.00	DENIED	08-09-2005
Q3	North	Z05-38/B05-38	A	PD	163.27	APPROVED	08-09-2005
Q3	West	Z05-39/B05-39	R	PD	147.71	APPROVED	08-09-2005
Q3	West	Z05-36/P05-36	R	PD	0.75	APPROVED	08-23-2005
Q3	Southwest	Z05-37/P05-37	PD	PD	7.67	APPROVED	08-23-2005
Q3	Southeast	Z05-34	A	B	9.00	DENIED P.H.	09-06-2005
Q4	Southeast	Z05-41	BP-IM	BP-CS	0.001	APPROVED	10-04-2005
Q4	West	Z05-42	R & CS	O	0.38	APPROVED	10-04-2005
Q4	Southeast	Z05-43	A	O	0.87	APPROVED	10-04-2005
Q4	West	Z05-44/P05-44	CS	PD	0.91	WITHDRAWN	10-04-2005
Q4	Southeast	Z05-46/P05-46	B	PD-CA	4.51	DENIED P.H.	10-04-2005
Q4	Central	P05-52	DN-B	DN-B	3.98	APPROVED	11-01-2005
Q4	Central	Z05-40	R	O	0.26	APPROVED	11-01-2005
Q4	East	Z05-45/P05-45	BP-B	BP-PD	22.31	APPROVED	11-01-2005
Q4	Central	Z05-47/P05-47	R & MF18	PD	5.40	WITHDRAWN	11-01-2005
Q4	West	Z05-48/P05-48	R	PD	1.29	APPROVED	11-01-2005
Q4	Southwest	Z05-49/P05-49	R	PD	3.18	APPROVED	11-01-2005
Q4	West	Z05-50/P05-50	CS	PD	8.13	APPROVED	11-01-2005
Q4	Central	Z05-51/B05-51	R	PD	0.82	APPROVED	11-29-2005

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## Annual Growth Profile UPDATE 2005

### Appendix G (Continued): Zoning Record Log, 2005

Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q4-2004	Southeast	SUP05-01	Miniwarehouse & Office/warehouse in "CS"	2.79	N/A	11-30-2004
Q4-2004	Southeast	SUP05-02	Day Care in "A"	2.00	DENIED P.H.	12-21-2004
Q1	East	SUP05-03	Wing's 21 Restaurant < 5000 Sq Ft in "BP-CS"	0.03	APPROVED	01-25-2005
Q1	East	SUP05-04	La Quinta Motel in "F"	4.06	APPROVED	02-22-2005
Q1	North	SUP05-05	Drive-through Window at Restaurant in "F"	0.98	WITHDRAWN	02-22-2005
Q1	Southeast	SUP04-07-R2	Starbucks < 5000 Sq Ft in "BP-B"	0.67	DENIED P.H.	03-08-2005
Q2	Southeast	SUP05-06	Taco Bueno Restaurant < 5000 Sq Ft in "BP-IM"	1.05	APPROVED	05-03-2005
Q3	West	SUP05-07	Mini-warehouse in "CS"	1.00	APPROVED	07-26-2005
Q3	Southeast	SUP05-08	Chicken Express < 5000 Sq Ft	0.82	APPROVED	07-26-2005
Q3	Southeast	SUP05-09	Amenity Center in "R"	0.74	APPROVED EMER	08-23-2005

Substitute Landscape Plans							
Quarter	Sector	Case Number	For	Acres	P_Z ACTION	City Council Action	Received
Q4-2004	East	S05-01	Ear, Nose & Throat Clinic	3.50	APPROVED	N/A	12-21-2004
Q1	West	S05-02	MKP & Associates, Inc.	0.36	APPROVED	N/A	01-25-2005
Q1	North	S05-03	Mediterranean Villa	2.87	APPROVED	N/A	03-08-2005
Q1	Southeast	S05-04	Cherry Creek Plaza	2.12	WITHDRAWN	N/A	03-08-2005
Q1	West	S05-05	Motel	0.62	APPROVED	DENIED	03-22-2005
Q2	Southwest	S05-06	City of Arlington Pool Facility	37.05	WITHDRAWN	N/A	04-19-2005
Q2	West	S05-07	Peoplecare Arlington West, Inc. Company	2.36	APPROVED	N/A	05-31-2005
Q2	West	S05-08	Medical Office	1.03	APPROVED	N/A	06-21-2005
Q2	Central	S05-09	Habla Comunicaciones	0.17	APPROVED	N/A	06-21-2005
Q3	Southeast	S05-10	Panda Express	2.19	APP ADMIN	N/A	07-26-2005
Q3	West	S05-11	Cooper Street Market, LP	2.93	APPROVED	N/A	08-09-2005
Q3	Southwest	S05-12	Overcoming Faith Christian Center, Inc.	52.96	APPROVED	N/A	08-09-2005
Q4	Central	S05-15	Pecan Street Housing, Inc.	2.33	APPROVED	N/A	11-01-2005
Q4	Central	S05-13	Starbucks/Chipotle	0.45	APPROVED	N/A	11-29-2005
Q4	Southwest	S05-16	Sublett Road Baptist Church	1.04	DENIED	N/A	11-29-2005

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix H: Plats Filed, 2005

Quarter 1, 2005

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Davis Sol Lots 81 & 82	Combination Plat	0	2	C
2	MEP & P RR Lot 1	Minor Plat	2	1	SE
3	New Towne Square	Final Plat	4	10	W
4	Rouche Peter Lot 5	Combination Plat	4	1	SE
5	Abbott B R Lot 7	Minor Plat	0	1	SW
6	Castlewood Est Lots 1-11 Blk 1	Final Plat	5	11	SW
7	Harris Ridge Ph 1	Final Plat	40	177	SE
8	Southwind Ph 1	Final Plat	60	245	SE
9	Foxwood Glen	Final Plat	35	109	SW
10	Jopling L L Lot 14	Minor Plat	2	1	SW
11	Ridge Point Sec 2	Final Plat	31	129	SE
12	Whisperwood Creek	Final Plat	10	23	SW
13	Arl Autos Lot 1	Combination Plat	2	1	SW
14	Springridge Lots 1A-1F Blk 35	Combination Plat	21	6	E
<b>14 Total</b>			<b>217</b>	<b>717</b>	

Quarter 2, 2005

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Shady Lane Est Lots 1-8	Combination Plat	3	8	SW
2	College Crossing Lots 1-5	Combination Plat	11	5	SE
3	Enclave Shady Valley	Final Plat	12	61	W
4	Lago Vista	Final Plat	12	66	SW
5	Tierra Verde Est	Final Plat	5	20	SW
6	Green Oaks Village Lot 3 Blk 1	Combination Plat	2	1	SW
7	Lacy W D Lots 29 & 30	Combination Plat	5	2	SE
8	Parkcrest Place	Final Plat	60	115	SE
9	Warnell W W East Lots 8 & 9	Minor Plat	11	2	SE
10	Russell A J Lots 2C1-2C7	Combination Plat	15	7	SW
11	Wildwood Est	Final Plat	45	130	SW
12	Maise M Lot 43	Minor Plat	1	1	SE
<b>12 Total</b>			<b>183</b>	<b>418</b>	

Source: City of Arlington, Community Development and Planning

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix H (Continued): Plats Filed, 2005

Quarter 3, 2005

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Glenwood	Final Plat	1	8	W
2	Westpointe Business Center Lots 2A-2F, Block 5R	Combination Plat	5	6	SE
3	Crossing at Ruidosa Ridge Phase 3	Final Plat	24	93	SE
4	T. O. Harris Lot 61	Minor Plat	0	1	SW
5	J. Balch Lot 23	Minor Plat	0	1	SE
6	Hidden Meadow Phase 1	Final Plat	5	20	SW
7	Eden Creek Section 3	Final Plat	28	26	SE
8	Brannon Place	Combination Plat	1	4	W
9	Harris Ridge Phase 2	Final Plat	49	214	SE
10	Village at Regents Park	Final Plat	3	15	SW
11	Loch N Green Village Section 4	Final Plat	14	9	W
12	Brittany Meadows	Final Plat	4	14	SW
13	Park Highlands	Final Plat	21	80	N
14	South Center Townhomes	Combination Plat	1	32	C
<b>14 Total</b>			<b>158</b>	<b>523</b>	

Quarter 4, 2005

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Brookhollow/Arlington	Replat Plat	6	2	N
2	Woods of Timberlake Phase 5	Final Plat	16	30	E
3	John Wheat Lot 18	Combination Plat	12	1	SW
4	J. Balch Lot 24	Combination Plat	0	1	SE
5	Lervik Lot 1	Minor Plat	3	1	E
<b>5 Total</b>			<b>38</b>	<b>35</b>	

Source: City of Arlington, Community Development and Planning

# Appendices

## Appendix I: New Commercial Permits Issued, 2005

Month	Permit Type	Land Use Description	Job Address	Permit No	Permit Value	Fee	Activity
January	RETAIL STORE	GENERAL ITEM STORES-GE	331 E SUBLETT RD	10500001	\$770,776	\$2,852	NEW CONS
January	COMMERCIAL WAREHOUSE	GENERAL WAREHOUSE	715 W HARRIS RD	10500116	\$125,000	\$1,474	NEW CONS
January	EATING/DRINKING ESTABLISHMENT	RESTAURANT	1171 SW GREEN OAKS BLV	10500120	\$620,400	\$2,401	NEW CONS
January	EATING/DRINKING ESTABLISHMENT	EATING, DRINKING PLACE-	1225 W BARDIN RD	10500117	\$576,550	\$990	SHLL-NEW
January	RETAIL STORE	MERCANTILE PROP, OFC-GE	5825 W INTERSTATE 20 HWY	10500122	\$450,100	\$1,865	SHLL-NEW
					<b>\$2,542,826</b>		<b>3- new, 2-shell</b>
February	RETAIL STORE	GENERAL ITEM STORES-GE	3811 S COOPER ST 2408	10500249	\$100,000	\$640.00	NEW CONS
February	RETAIL STORE	MOTOR VEH, BOAT SLS/SV-	3124 E ABRAM ST	10500304	\$250,000	\$1,164.00	NEW CONS
February	RETAIL STORE	MOTOR VEHICLE REPAIR	1107 CALIFORNIA LN 201	10500329	\$2,500	\$50.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500333	\$77,066	\$367.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500334	\$240,130	\$941.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500335	\$75,314	\$360.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500337	\$77,066	\$367.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500338	\$98,133	\$451.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500339	\$98,084	\$451.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500340	\$61,302	\$245.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500341	\$49,042	\$255.00	NEW CONS
February	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	2330 W GREEN OAKS BLV	10500342	\$346,797	\$1,239.00	NEW CONS
February	GENERAL OFFICE BLDG	OFFICES - GEN	104 GAY ST	10500372	\$49,789	\$413.00	NEW CONS
February	INDUSTRIAL BLDG	MFG PROPERTY-UNCLASS	921 W HARRIS RD	10500373	\$590,000	\$2,310.00	NEW CONS
February	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	3017 E ABRAM ST	10500380	\$24,300	\$123.00	NEW CONS
February	RETAIL STORE	MARKET, GROCERY STORE	2000 E PIONEER PWY	10500206	\$1,421,272	\$2,443.00	SHLL-NEW
					<b>\$3,658,879</b>		<b>15-new, 1 shell</b>
March	VACANT UNPLATTED TRACT	VACANT, DEVELOPABLE	6500 S COOPER ST	10500558	\$250,000	\$1,164.00	NEW CONS
March	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	125 E PARK ROW DR	10500611	\$18,000	\$189.00	NEW CONS
March	EATING/DRINKING ESTABLISHMENT	RESTAURANT	1620 E COPELAND RD	10500626	\$600,000	\$2,340.00	NEW CONS
March	EATING/DRINKING ESTABLISHMENT	RESTAURANT	812 SIX FLAGS DR	10500635	\$10,000	\$59.00	NEW CONS
March	BANK/OTHER FINANCIAL INSTITUT	BANK	2326 W PLEASANT RIDGE RD	10500662	\$650,000	\$2,490.00	NEW CONS
					<b>\$1,528,000</b>		<b>5-new</b>
April	AMUSEMENT/RECREATION	NEIGHBORHOOD PARK/PLAY	8200 SABINAS CT	10500778	\$255,000	\$1,182.00	NEW CONS
April	AMUSEMENT/RECREATION	NEIGHBORHOOD PARK/PLAY	2800 W SUBLETT RD	10500811	\$3,000,000	\$7,540.00	NEW CONS
April	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	715 W HARRIS RD	10500816	\$16,500	\$176.00	NEW CONS
April	UNKNOWN	AIRCRAFT AREAS-GENERAL	5000 S COLLINS ST	10500817	\$1,305,784	\$4,151.00	NEW CONS
					<b>\$4,577,284</b>		<b>4- new</b>
May	BANK/OTHER FINANCIAL INSTITUT	BANK	514 NL ROBINSON DR	10501161	\$225,000	\$539.00	NEW CONS
					<b>\$225,000</b>		<b>1- new</b>
June	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	3017 E ABRAM ST	10501510	\$42,500	\$183.00	NEW CONS
June	HOTEL OR MOTEL	HOTEL, MOTEL, INN, LODGE	825 N WATSON RD	10501527	\$9,000,000	\$19,540.00	NEW CONS
June	RETAIL STORE	MERCANTILE PROP, OFC-GE	6204 S COOPER ST	10501613	\$1,204,800	\$3,950.00	SHLL-NEW
					<b>\$10,247,300</b>		<b>2- new, 1- shell</b>
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501863	\$32,492	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501864	\$30,218	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501865	\$527,523	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501866	\$38,226	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501867	\$38,226	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501868	\$47,783	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501869	\$72,630	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501870	\$38,226	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501871	\$58,486	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501872	\$75,019	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501873	\$83,620	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501874	\$92,699	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501875	\$88,876	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501876	\$75,975	\$370.86	NEW CONS
July	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE	2701 PRAIRIE OAKS DR	10501901	\$72,630	\$370.86	NEW CONS
July	UNKNOWN	TEMPORARY CERT/OCCUPAN	6401 NEW YORK AVE	10501900	\$656,998	\$2,510.00	SHLL-NEW
July	RETAIL STORE	MERCANTILE PROP, OFC-NE	5312 PARK SPRINGS BLV	10501922	\$972,125	\$3,321.00	SHLL-NEW
July	RETAIL STORE	MERCANTILE PROP, OFC-NE	2410 W ABRAM ST	10501950	\$500,000	\$2,040.00	SHLL-NEW
					<b>\$3,501,752</b>		<b>14- new, 3-shell</b>



Annual Growth Profile  
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# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix I: New Commercial Permits Issued, 2005

August	EATING/DRINKING ESTABLISHMENT	RESTAURANT	4401 S COLLINS ST	10502228	\$459,250	\$1,897.00	NEW CONS
August	EATING/DRINKING ESTABLISHMENT	RESTAURANT	1101 WET N WILD WAY	10502234	\$760,000	\$3,420.00	NEW CONS
August	RETAIL STORE	CLOTHING STORE	3811 S COOPER ST 2176	10502294	\$152,000	\$822.00	NEW CONS
August	EATING/DRINKING ESTABLISHMENT	EATING, DRINKING PLACE-	2220 SE GREEN OAKS BLV	10502295	\$250,000	\$1,164.00	NEW CONS
August	INDUSTRIAL BLDG	MFG PROPERTY-UNCLASS	1100 ENTERPRISE PLC	10502360	\$356,437	\$1,537.00	NEW CONS
August	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	1241 W GREEN OAKS BLV	10502367	\$787,354	\$2,902.00	NEW CONS
August	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	1606 E ABRAM ST 106	10502429	\$10,000	\$117.00	NEW CONS
August	RETAIL STORE	MERCANTILE PROP, OFC-GE	2001 SE GREEN OAKS BLV	10502211	\$600,000	\$2,340.00	SHLL-NEW
August	RETAIL STORE	GENERAL ITEM STORES-GE	5800 S COLLINS ST	10502236	\$526,758	\$2,120.00	SHLL-NEW
August	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	1251 W GREEN OAKS BLV	10502366	\$576,975	\$2,270.00	SHLL-NEW
					<b>\$4,478,774</b>		<b>7-new, 3-shell</b>
September	GENERAL OFFICE BLDG	OFFICES - GEN	300 E BORDER ST	10502555	\$181,361	\$924.00	NEW CONS
September	RETAIL STORE	MERCANTILE PROP, OFC-NE	933 MINERAL SPRINGS RD	10502697	\$700,000	\$2,640.00	SHLL-NEW
					<b>\$881,361</b>		<b>1-new, 1-shell</b>
October	EATING/DRINKING ESTABLISHMENT	RESTAURANT	1000 N COLLINS ST	10502805	\$639,250	\$2,457.00	NEW CONS
October	OTHER NON-RESIDENTIAL USES	SPECIAL STRUCTURES	1221 W NATHAN LOWE RD	10502856	\$40,000	\$350.00	NEW CONS
October	HOTEL OR MOTEL	HOTEL, MOTEL, INN, LODGE	910 N COLLINS ST	10502881	\$32,000	\$149.00	NEW CONS
October	GENERAL OFFICE BLDG	OFFICES	600 SIX FLAGS DR	10502882	\$56,891	\$223.00	NEW CONS
October	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	8001 VALCASI DR	10503001	\$619,275	\$2,397.00	NEW CONS
October	GENERAL OFFICE BLDG	OFFICES - GEN	1121 STURGEON CT	10502886	\$854,000	\$3,102.00	SHLL-NEW
October	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	2001 NE GREEN OAKS BLV	10503000	\$1,399,200	\$4,331.00	SHLL-NEW
October	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	7321 E COMMERCIAL BLV	10503002	\$510,000	\$2,040.00	SHLL-NEW
					<b>\$4,150,616</b>		<b>5-new, 3-shell</b>
November	COMMERCIAL WAREHOUSE	STORAGE PROPERTY-UNCLA	4000 SCIENTIFIC DR	10503086	\$3,807,000	\$8,540.00	NEW CONS
November	COMMERCIAL WAREHOUSE	STORAGE PROPERTY-UNCLA	608 110TH ST	10503289	\$202,600	\$500.00	NEW CONS
November	RETAIL STORE	MERCANTILE PROP, OFC-NE	7301 MATLOCK RD	10503129	\$510,950	\$2,072.00	SHLL-NEW
November	RETAIL STORE	MERCANTILE PROP, OFC-NE	2290 SE GREEN OAKS BLV	10503199	\$425,000	\$1,777.00	SHLL-NEW
November	UNKNOWN	TEMPORARY CERT/OCCUPAN	801 SOUTHEAST PWY	10503226	\$256,500	\$1,219.00	SHLL-NEW
November	RETAIL STORE	MERCANTILE PROP, OFC-NE	6101 S COLLINS ST	10503361	\$900,000	\$3,240.00	SHLL-NEW
					<b>\$6,102,050</b>		<b>2-new, 4-shell</b>
December	MISC BLDGS (N.E.C.)	MEDICAL, RESEARCH, SCI O	2905 MEDLIN DR	10503387	\$343,775	\$1,493.00	NEW CONS
December	GENERAL OFFICE BLDG	OFFICE/APT/CONDO	2308 FAIR OAKS DR	10503419	\$48,000	\$50.00	NEW CONS
December	RETAIL STORE	MOTOR VEH, BOAT SLS/SV-	7816 S COOPER ST	10503471	\$90,000	\$594.00	NEW CONS
December	COMMERCIAL WAREHOUSE	GENERAL ITEM STORAGE-G	3212 PINWOOD DR	10503568	\$190,000	\$954.00	NEW CONS
December	EATING/DRINKING ESTABLISHMENT	RESTAURANT	6301 S COOPER ST	10503571	\$650,000	\$2,490.00	NEW CONS
December	RETAIL STORE	MERCANTILE PROP, OFC-GE	8021 MATLOCK RD	10503528	\$1,050,000	\$3,640.00	SHLL-NEW
					<b>\$2,371,775</b>		<b>5-new, 1-shell</b>

# Appendices



## Annual Growth Profile UPDATE 2005

### Appendix J: New Institutional Permits Issued, 2005

Month	Permit Type	Land Use Description	Job Address	Permit No	Permit Value	Fee	Activity
January	GOVERNMENT SERVICE BLDG	NEIGHBORHOOD PARK/PLAY	4500 PARK SPRINGS BLV	10500043	\$650,000	\$44	NEW CONS
January	CHURCH OR RELIGIOUS BLDG	CHURCH HALL	4515 SW GREEN OAKS BLV	10500115	\$400,000	\$1,690	NEW CONS
January	CHURCH OR RELIGIOUS BLDG	CHURCH, CHAPEL	1151 MANSFIELD WEBB RD	10500026	\$60,000	\$460	NEW CONS
					<b>\$1,110,000</b>		<b>3- new</b>
February	GOVERNMENT SERVICE BLDG	JUNIOR HIGH SCHOOL	1200 BALLWEG RD	10500297	\$1,753,800	\$36,616.00	NEW CONS
					<b>\$1,753,800</b>		<b>1-new</b>
March	CHURCH OR RELIGIOUS BLDG	RELIGIOUS EDUC FACILIT	5100 US 287 HWY	10500633	\$600,000	\$2,340.00	NEW CONS
					<b>\$600,000</b>		<b>1-new</b>
June	CHURCH OR RELIGIOUS BLDG	CHURCH, CHAPEL	4990 NEW YORK AVE	10501429	\$375,619	\$1,604.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	ELEMENTARY SCHOOL	2201 HAVENWOOD DR	10501397	\$40,000	\$350.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	ELEMENTARY SCHOOL	1900 SHERRY ST	10501761	\$40,000	\$350.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	HIGH SCHOOL	7001 SILO RD	10501398	\$40,000	\$350.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	2934 RUSSELL RD M035	10501682	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	2934 RUSSELL RD M036	10501683	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	2934 RUSSELL RD M053	10501684	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	2934 RUSSELL RD M066	10501685	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	7501 CALENDER RD M023	10501686	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	7501 CALENDER RD M039	10501687	\$4,792	\$70.00	NEW CONS
June	SCHOOL/OTHER EDUCATIONAL BLDG	JUNIOR HIGH SCHOOL	900 EDEN RD M084	10501688	\$4,792	\$70.00	NEW CONS
					<b>\$529,163</b>		<b>12- new</b>
July	CHURCH OR RELIGIOUS BLDG	CHURCH, CHAPEL	1301 W GREEN OAKS BLV	10501960	\$3,168,662	\$7,877.00	NEW CONS
July	CHURCH OR RELIGIOUS BLDG	CHURCH, FUNERAL PARLOR	3100 LITTLE RD	10501880	\$2,500	\$50.00	NEW CONS
					<b>\$3,171,162</b>		<b>2- new</b>
August	CHURCH OR RELIGIOUS BLDG	CHURCH, FUNERAL PARLOR-	830 EDEN RD	10502147	\$946,000	\$3,378.00	NEW CONS
					<b>\$946,000</b>		<b>1- new</b>
September	SCHOOL/OTHER EDUCATIONAL BLDG	NONRESIDENTIAL SCHOOL-	2101 OVERBROOK DR ME90M04	10502716	\$50,000	\$250.00	NEW CONS
September	SCHOOL/OTHER EDUCATIONAL BLDG	NONRESIDENTIAL SCHOOL-	2101 OVERBROOK DR ME88M03	10502717	\$50,000	\$250.00	NEW CONS
					<b>\$100,000</b>		<b>2-new</b>