



AGP

2014

ARLINGTONSM

THE AMERICAN DREAM CITY

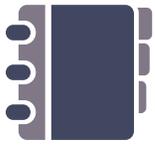


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Executive Summary

ABOUT THE ANNUAL GROWTH PROFILE

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

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

POPULATION AND HOUSING

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

growth trends, and planning sector densities are also detailed.

CONSTRUCTION

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

ZONING

Current zoning conditions as well as a calendar-year (2014) breakdown of zoning activities are included. The Unified Development Code, adopted in June 2014, includes new zoning districts and requirements. As of July 10, 2014, land that is zoned with a zoning district classification from the previous zoning regulations was re-classified to one of the new district classifications. Additionally, maps illustrating existing zoning and zoning activity are provided.

PLATTING

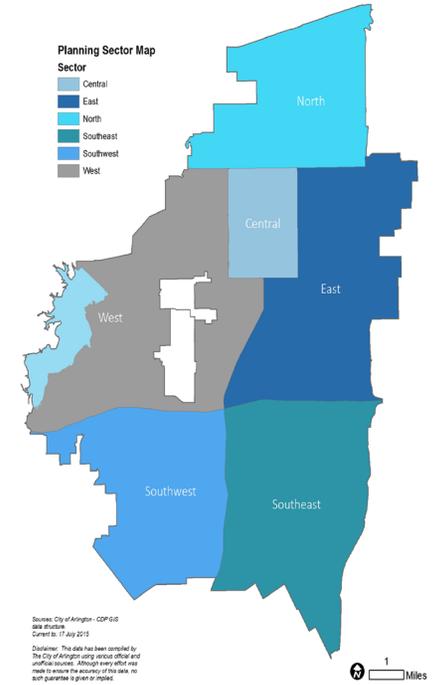
As platting activity is a gauge of future development activity, this section records the number and location of new lots through use of final plats, combination plats, and minor plats over a five year timeframe. Moreover, replatting, in existing areas, is also included in the analysis so as to accurately define redevelopment activity. Plats filed in 2014 are indicated in section graphics.

LAND USE

Arlington's land use is discussed in this section in totality as well as by Planning Sector.

TRANSPORTATION

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





Executive Summary

SUMMARY OF FINDINGS

POPULATION AND HOUSING

As estimated by the City’s Community Development and Planning Department, the 2013 total estimated population for the City was 368,644 residents. During 2014, Arlington’s population grew by approximately 0.1 percent to an estimated total of 369,306 residents and 145,949 housing units. Population growth was concentrated in the North, Southwest, and Southeast Sectors of the City.

CONSTRUCTION

The total number of permits issued in 2014 was 5,384, dropping from last year’s total by approximately 3 percent. The total value of building permits increased in 2014 by 12 percent to a total value of \$360,951,443.

ZONING

Just over 54 percent of the land in Arlington was zoned for residential uses, and low density residential types comprised the majority of this share.

During 2014, there were 32 requests for zoning changes or development plan/concept brief approval, 14 requests for Specific Use Permits, and four requests for Substitute Landscape Plans. These requests totaled 377 acres, a decrease from 2013 totals. The number of total cases decreased 62 to 50. Of the 50 total requests, 14 cases were approved.

PLATTING

Plats filed in 2014 created 481 lots, a decrease of 35 percent over 2013. Although a decrease occurred, the number of plats filed in 2014 was mainly comprised of Viridian Village Phases 1E2 with 112 lots and Twin Hills Block 1, 2, & 3 with 86 lots. Total platted acreage decreased 0.3 percent, from 359 acres in 2013 to 358 acres in 2014.

LAND USE

Arlington land use totals by category were led by Single Family Residential land uses which occupy approximately 43.2 percent. Vacant-Developable land was the City’s next largest land use category with 12 percent of the land area.

TRANSPORTATION

The most traveled road segment in 2013 (of those counted) was South Cooper Street between Bardin and New Center Street. The remaining top traveled segments were along South Cooper Street, Matlock Road, and East Pioneer Parkway.

The number of operations (takeoffs and landings) at the airport saw an approximate three percent annual increase from 76,117 operations in 2013 to 78,388 operations in 2014.





Population & Housing

HISTORIC TRENDS

POPULATION

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

This post-war boom resulted in a city that was six times larger in population by 1960 than it was in 1950, climbing from 7,692 to 44,775 people. During the decades that followed, several factors facilitated the continued growth of the City. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 1950 to 1990), the opening of Interstate 20 and Dallas/Fort Worth International Airport in the mid-1970s, and a strong regional economy all contributed to a peak in population increase during the 1980s, when Arlington added 101,000 new residents. By 2010, the population was more than 47 times greater than it was in 1950.

DECENNIAL POPULATION GROWTH, 1910-2010

Year	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969	365,438
Change	-	1,237	630	579	3,452	37,083	45,454	69,884	101,608	72,248	32,469
% Change	-	68.6	20.8	15.8	81.4	482.1	101.5	77.5	63.5	27.2	8.9

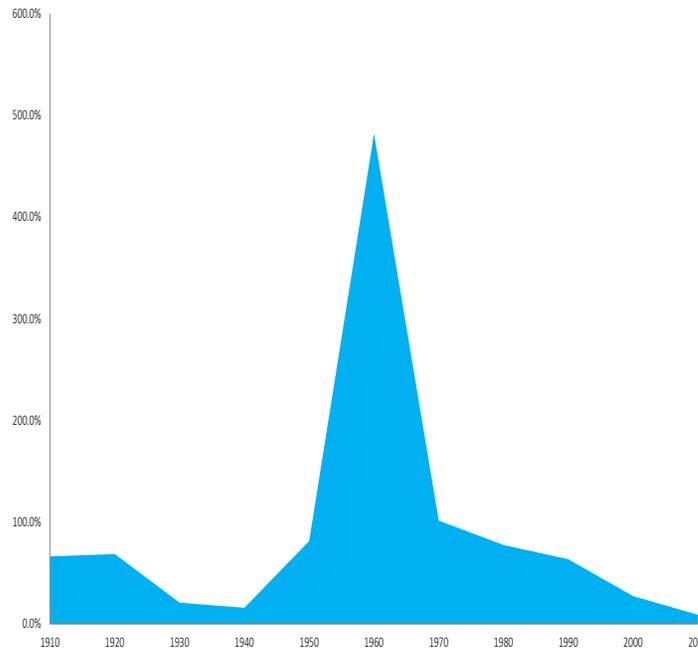
Source: City of Arlington, Community Development and Planning

SHARE OF CITYWIDE DECENNIAL GROWTH, 1990-2010

Year	Central	East	North	Southeast	Southwest	West	Citywide
1990	9,859	30,859	21,140	9,943	12,745	29,087	113,636
2000	10,263	32,470	23,146	18,020	16,666	31,638	132,203
2010	9,869	32,900	22,799	26,955	19,072	32,920	144,805

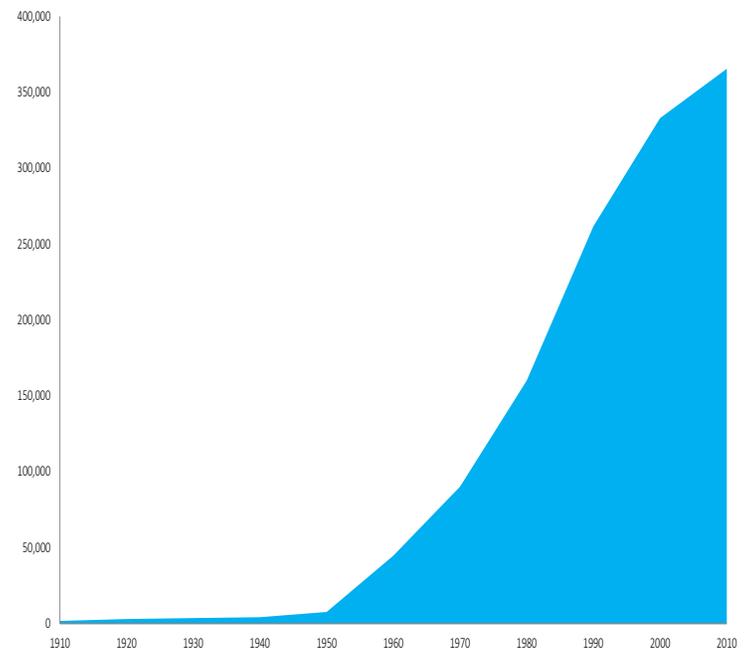
Source: City of Arlington, Community Development and Planning

POPULATION GROWTH RATE BY DECENNIAL CENSUS, 1910-2010



Source: City of Arlington, Community Development and Planning

POPULATION GROWTH BY DECENNIAL CENSUS, 1910-2010



Source: City of Arlington, Community Development and Planning



Population & Housing

H HOUSING

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

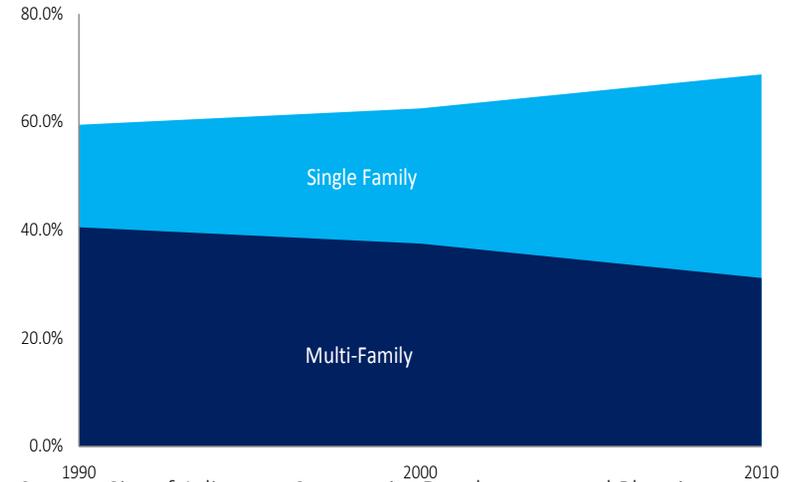
The geographic focus of residential development for the most recent decade was south of Interstate 20, with 65 percent (11,000+ units) of construction totals. Residential construction trends have favored single family development over multi-family development during the past several years. Between 2000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

SHARE OF CITYWIDE DECENNIAL GROWTH BY TYPE, 1990-2010

Year	Citywide		Citywide Totals	Share	
	Single-Family	Multi-Family		Multi-Family	Single-Family
1990	67,586	46,050	113,636	40.5%	59.5%
2000	82,622	49,581	132,203	37.5%	62.5%
2010	99,618	45,094	144,712	31.1%	68.8%

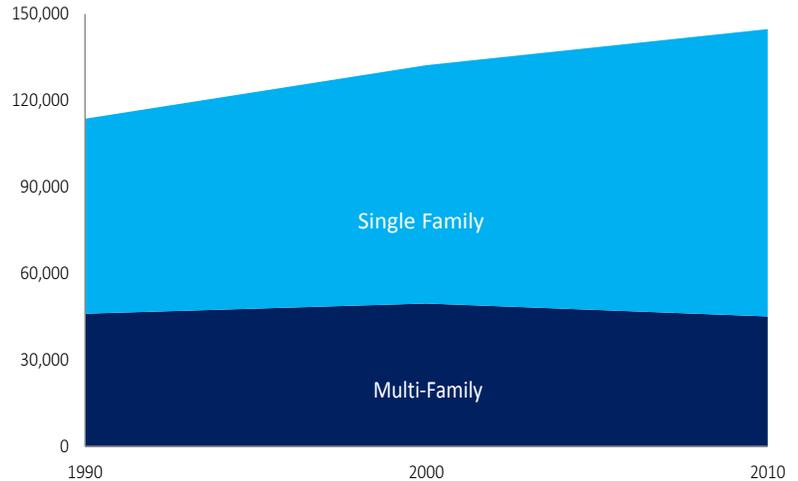
Source: City of Arlington, Community Development and Planning

HOUSING MIX, 1990-2010



Source: City of Arlington, Community Development and Planning

NUMBER OF HOUSING UNITS, 1990-2010



Source: City of Arlington, Community Development and Planning

Population & Housing

CURRENT CONDITIONS

During 2014, the City of Arlington added an estimated 662 residents and 156 housing units, representing a 0.1 percent gain in population and a 0.4 percent gain in housing units from the end of 2013.

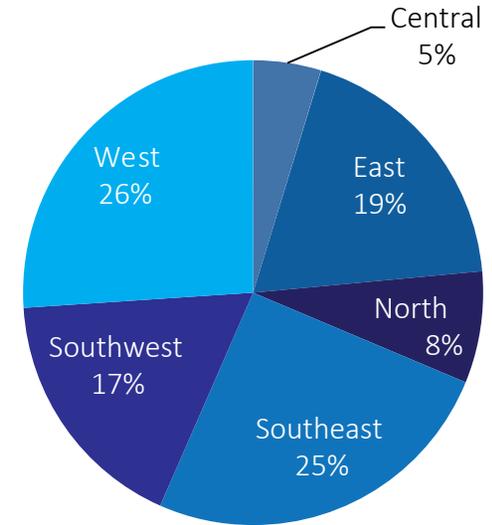
The City's population was estimated at 369,306 at the end of 2014, a gain of less than 1 percent. Population growth during 2014 was concentrated in the East and Southeast Sectors of the City.

Collectively, these areas added 239 new residents during the year, and witnessed population growth rates of 0.5 and 2.2 percent respectively.

The City's total population distribution had a slight increase in all sectors except Central Sector which experienced a reduction in population of 1.83 percent. The East and Southeast sectors continue to account for approximately 48 percent of the City's total population.

2014 shows a reduction of constructed multi-family units of 0.5 percent compared to 2013, single family unit construction dominated city-wide growth in 2014. At the end of 2014, single family homes comprised approximately 69 percent (101,223 units) of the City's total housing stock while multi-family represented the remaining 31 percent (44,726 units).

POPULATION DISTRIBUTION BY PLANNING SECTOR, 2014

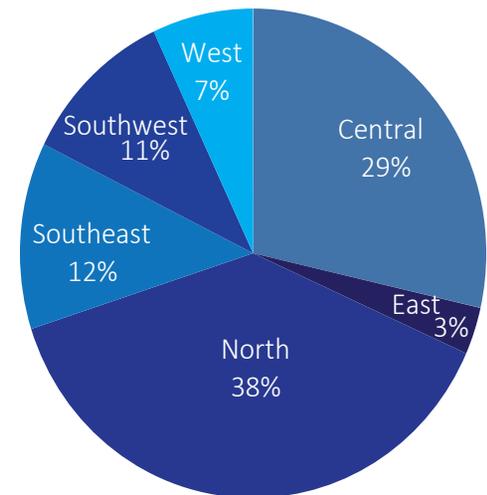


ANNUAL POPULATION AND HOUSING GROWTH, 2014

Sector	2013		2014		Total New Units	Total Demolished Units	Unit Change	Population Change	% Population Change
	Housing Units	Population	Housing Units	Population					
Central	9,836	23,995	9,604	23,554	2	234	-232	-441	-1.8%
East	32,954	92,010	32,971	92,058	24	7	17	48	0.05%
North	23,035	40,671	23,243	41,262	209	1	208	591	1.5%
Southeast	27,595	85,149	27,662	85,339	68	1	67	190	0.2%
Southwest	19,530	49,955	19,588	50,120	60	2	58	165	0.3%
West	32,936	76,865	32,974	76,973	42	4	38	108	0.1%
Total	145,886	368,644	146,042	369,306	405	249	156	661	0.2%

Source: City of Arlington, Community Development and Planning

DISTRIBUTION OF TOTAL POPULATION CHANGE BY PLANNING SECTOR, 2014





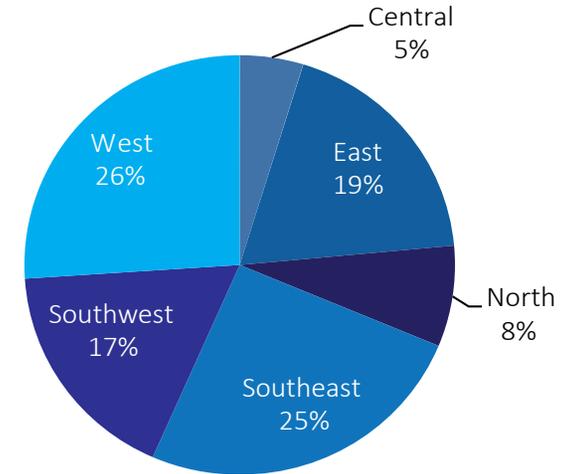
Population & Housing

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest, and West Sectors in 2014. The housing mix was more evenly distributed in the Central and East Sectors with approximately 3.3 percent and 13 percent, respectively, of the total sector dwelling units being single family. The North Sector had the greatest proportion of multi-family units, with just over 34 percent. It also had the largest number of multi-family units (15,367). The second largest number of multi-family units was found in the East Sector (13,985). These two sectors accounted for almost two-thirds (65 percent) of the City's multi-

family housing stock in 2014, while maintaining just 20 percent of the City's total housing stock.

The impact that continued housing and population growth have on the City's density cannot be overstated. As the population of the City grows, the ratio of residentially developed acreage relative to the number of people living in the city will decrease. In 2014, the average number of housing units per acre of residentially developed land remained at approximately six units. This number remains unchanged from that of 2013.

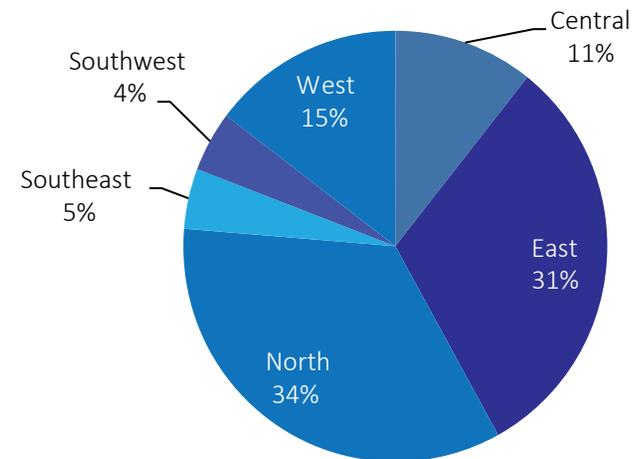
DISTRIBUTION OF SINGLE FAMILY HOUSING UNITS BY SECTOR, 2014



RESIDENTIAL DENSITY BY SECTOR, 2014

Sector	Housing Units	Residentially Developed Land (acres)	2014 Residential Density (units/acre)
Central	9,604	1,133	8.5
East	32,971	4,046	8.2
North	23,243	2,597	8.9
Southeast	27,662	4,794	5.8
Southwest	19,588	4,948	4.0
West	32,974	6,633	5.0
Citywide	146,042	24,150	6.1

DISTRIBUTION OF MULTI-FAMILY HOUSING UNITS BY SECTOR, 2014



Source: City of Arlington, Community Development and Planning



Population & Housing

Residential Final Inspections

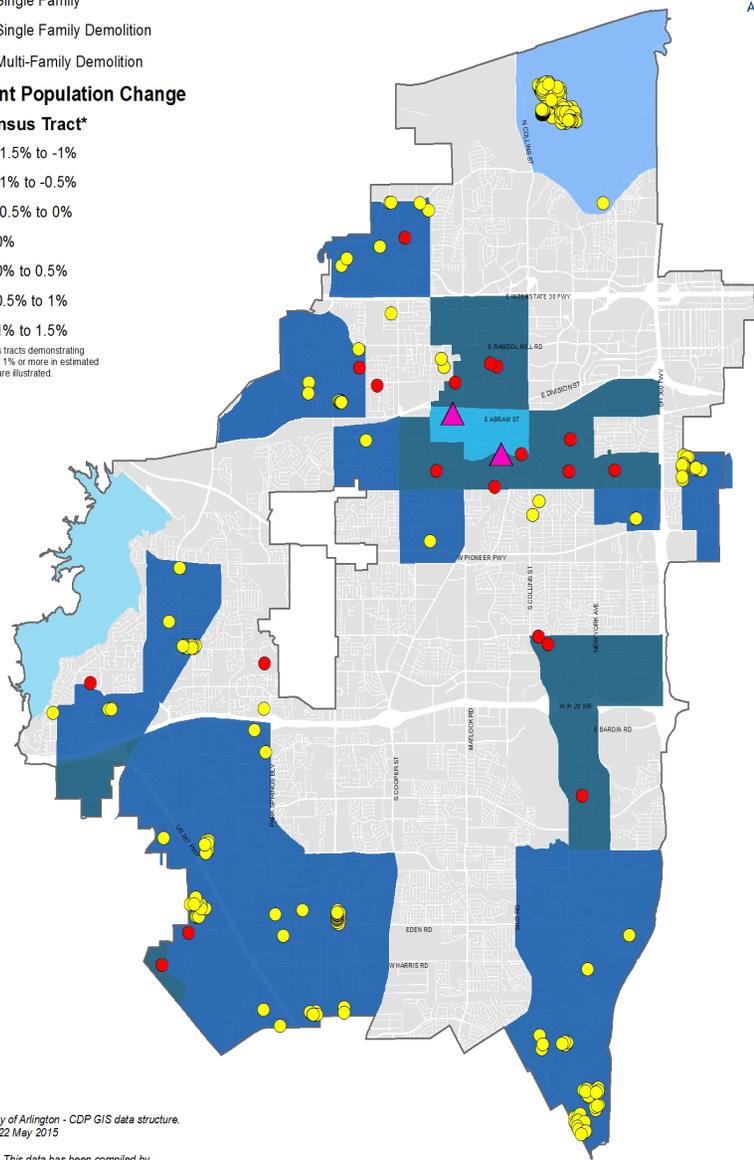
- Single Family
- Single Family Demolition
- ▲ Multi-Family Demolition

Percent Population Change

By Census Tract*

- -1.5% to -1%
- -1% to -0.5%
- -0.5% to 0%
- 0%
- 0% to 0.5%
- 0.5% to 1%
- 1% to 1.5%

* Only census tracts demonstrating a change of 1% or more in estimated population are illustrated.



HOUSING UNIT CHANGE BY SECTOR AND TYPE, 2014

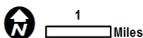
Sector	Total 2013 Unit Count			2014 Unit Change*			Total 2014 Unit Count		
	Single Family	Multi-Family	Other	Single Family	Multi-Family	Other	Single Family	Multi-Family	Other
Central	4,835	5,001	0	-6	-226	0	4,829	4,775	0
East	18,969	13,985	0	17	0	0	18,986	13,985	0
North	7,642	15,367	0	208	0	0	7,850	15,367	0
Southeast	25,572	2,023	0	67	0	0	25,639	2,023	0
Southwest	17,509	2,021	0	58	0	0	17,567	2,021	0
West	26,314	6,555	0	38	0	0	26,352	6,555	0
Total	100,841	44,952	0	382	-226	0	101,223	44,726	0

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

Source: City of Arlington, Community Development and Planning

Sources: City of Arlington - CDP GIS data structure. Current to: 22 May 2015

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

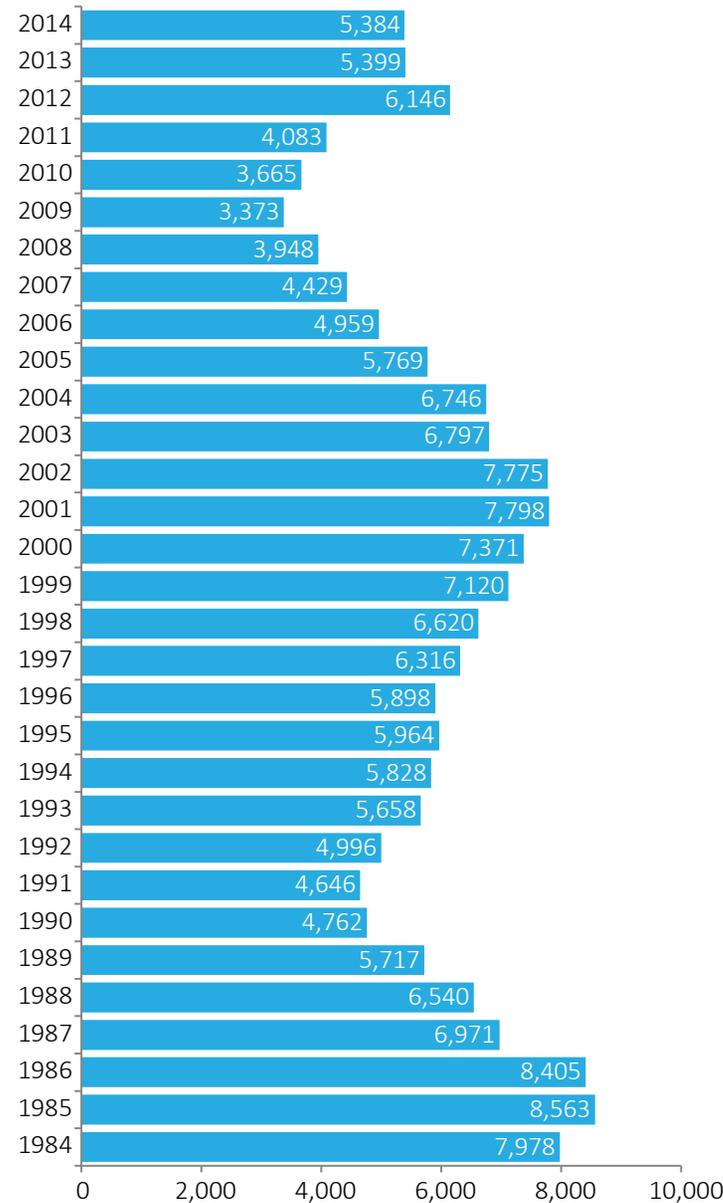


HISTORIC TRENDS

An analysis of development trends for the City of Arlington over the past 30 years reveals significant fluctuation in terms of total building permits issued. These fluctuations tend to mirror the overall health of the regional, state, and national economies. For example, the booming 80s demonstrate a significant up-tick in building permit totals, while the recession of the early 90s can be seen in significantly decreased numbers. Building permit totals began to recover in the mid-90s only to again dip to their lowest point in 2009 during the Great Recession of the latter decade. As the economy recovered, so too did the recovery for building permits which reached a 7-year high (6,146 permits) in 2012.

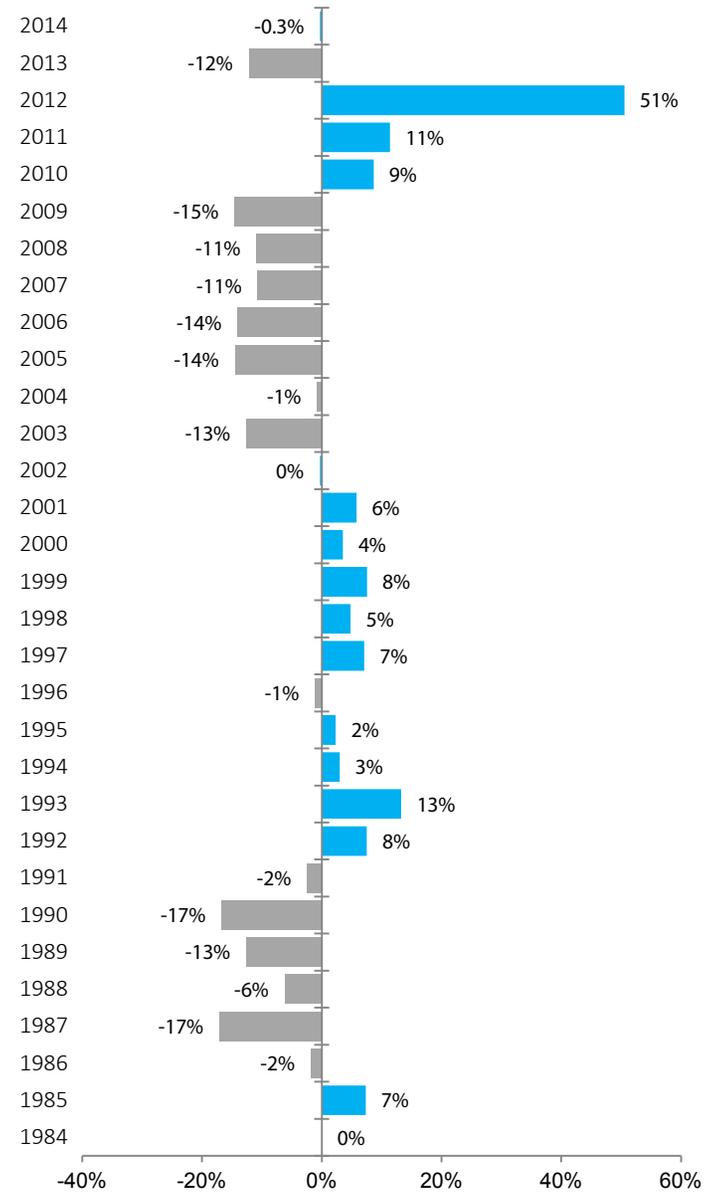
The development activity within the City of Arlington throughout 2014 demonstrated a slight decrease as the City issued a total of 5,384 building permits for that year in comparison with 5,399 in 2013.

TOTAL NUMBER OF PERMITS ISSUED BY YEAR, 1984-2014



Source: City of Arlington, Community Development and Planning

TOTAL PERCENT CHANGE OF PERMITS ISSUED BY YEAR, 1984-2014



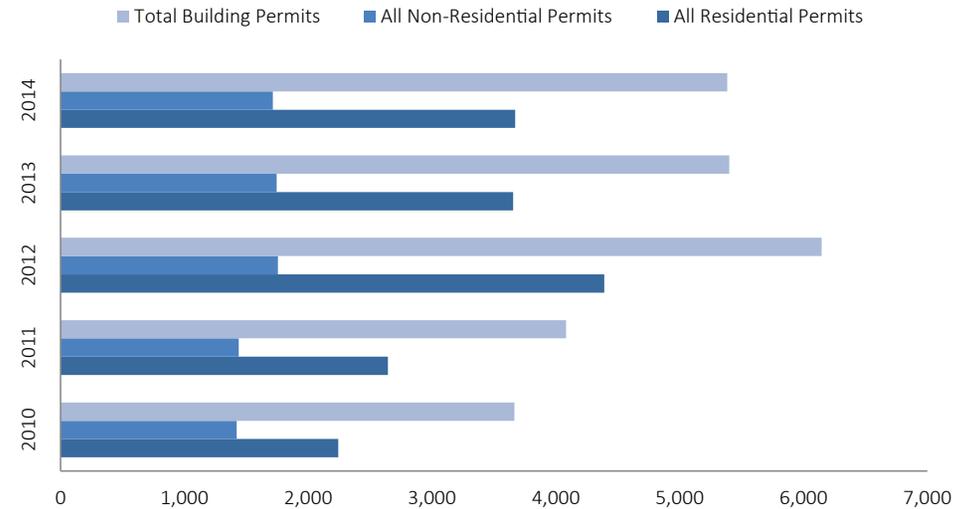
Source: City of Arlington, Community Development and Planning

TOTAL PERMITTING ACTIVITY

Total building permit activity decreased approximately 0.3 percent between 2013 (5,399 permits) and 2014 (5,384 permits). Permitting by category, residential versus non-residential permits, increased between 2013 and 2014 by 4 percent (3670 permits) for residential and 1.7 percent decreased (1,714 permits) on non-residential. Residential permits represent approximately 68 percent of the total number of building permits in 2014.

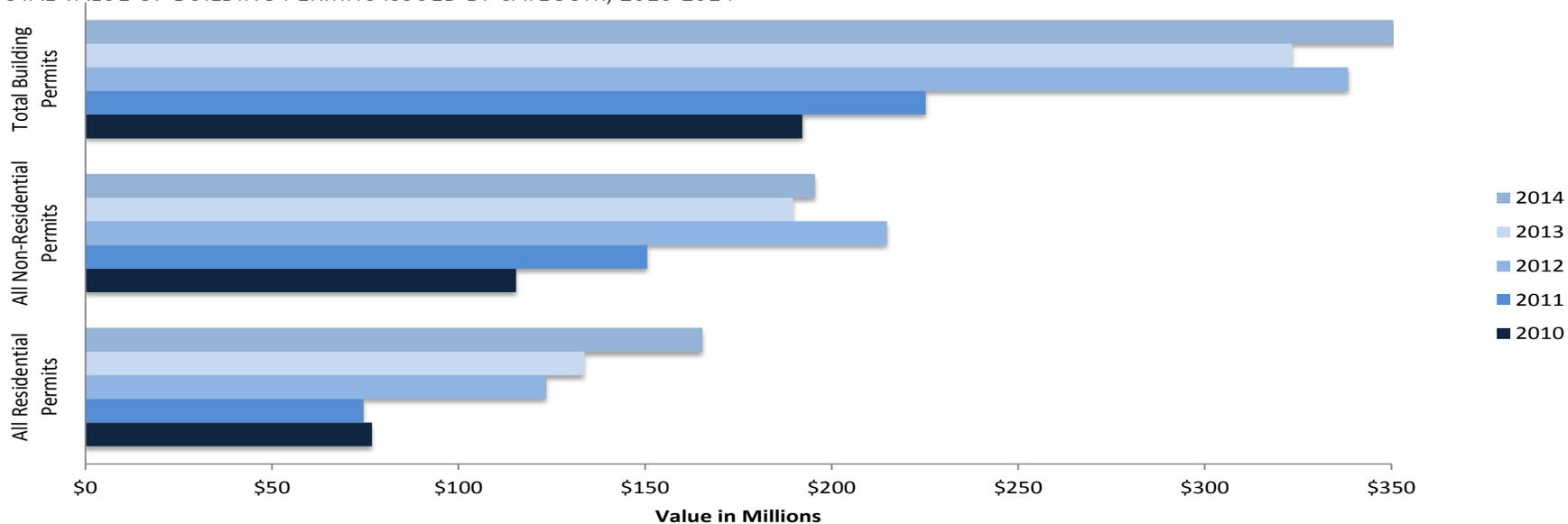
The number of permits granted provides only a partial indicator of development health. Permit valuation details the potential economic impact of the new structure. The total value of building permits in 2014 was approximately \$360 million, representing an increase of approximately 12 percent over 2013. The overall increase in permit development valuation reflects both a gain of over \$31 million (23 percent) in residential permits over 2013, as well as an increment of roughly \$5 million (3 percent) for that same year for non-residential.

TOTAL NUMBER OF BUILDING PERMITS ISSUED BY CATEGORY, 2010-2014



Source: City of Arlington, Community Development and Planning

TOTAL VALUE OF BUILDING PERMITS ISSUED BY CATEGORY, 2010-2014



Source: City of Arlington, Community Development and Planning

RESIDENTIAL NEW CONSTRUCTION

Residential new construction permits comprised approximately nine percent of the total permits issued in 2014. The total number of residential new construction decreased (approximately 10 percent) over the previous year's total, decreasing from 535 total residential permits to 483 permits.

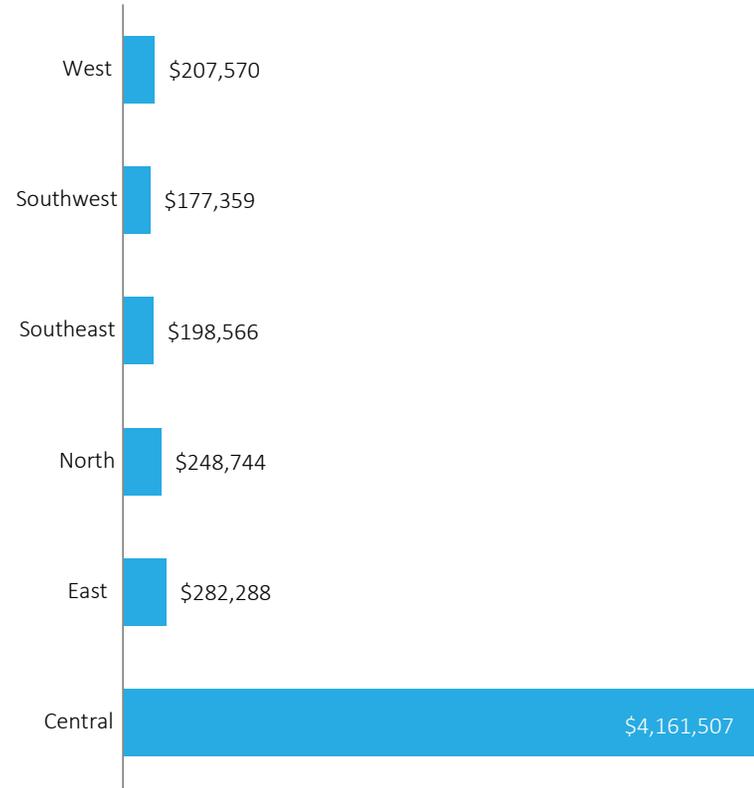
Residential building activity for the North Sector of the City in 2014 where 57 percent (274 permits) of the single family new construction permits were located. Likewise, the Southwest Sector of Arlington posted high residential

permit activity for the third year in a row drawing roughly 21 percent of all residential permits issued; while the Southeast Sector permits decreased 81 percent (32) from previous year's totals.

On average, the value of a new single family construction permit in 2014 was \$220,534 an increase of \$14,254 (7 percent) over the previous year's average permit value.

This increase in permit value was due to Multi-Family New Construction permits which went from zero in 2013 to thirteen in 2014 with a total value of \$34,032,660.

TOTAL AVERAGE VALUE RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014



SHARE OF RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014

Sector	Number	Total Value	Average Value
Central	7	\$29,130,548	\$4,161,507
East	25	\$7,057,212	\$282,288
North	274	\$68,155,817	\$248,744
Southeast	32	\$6,354,105	\$198,566
Southwest	103	\$18,267,988	\$177,359
West	42	\$8,717,945	\$207,570
Total	483	\$137,683,615	\$285,059

Source: City of Arlington, Community Development and Planning

NEW CONSTRUCTION PERMITS, 2013-2014

	2013		2014	
	Permits	Value	Permits	Value
Single-Family	535	\$110,359,828	470	\$103,650,955
Multi-Family	0	\$0	13	\$34,032,660
TOTAL	535	\$110,359,828	483	\$137,683,615

Source: City of Arlington, Community Development and Planning

NON-RESIDENTIAL NEW CONSTRUCTION

Non-residential new construction activity totaled approximately \$21 million in 2013, but increased considerably to an annual total of roughly \$87 million in 2014 – an increase of approximately 75 percent.

The distribution of non-residential new construction varied among the City’s Planning Sectors in 2014 with the East Sector of the City accumulating roughly 36 percent (43 permits) of all non-residential permits issued. The Southeast shows an increase of 43 percent (30 permits) in comparison with 2013 (17 permits). Southwest and West reported modest activity with 12 and 13 percent (14 and 15 permits) respectively.

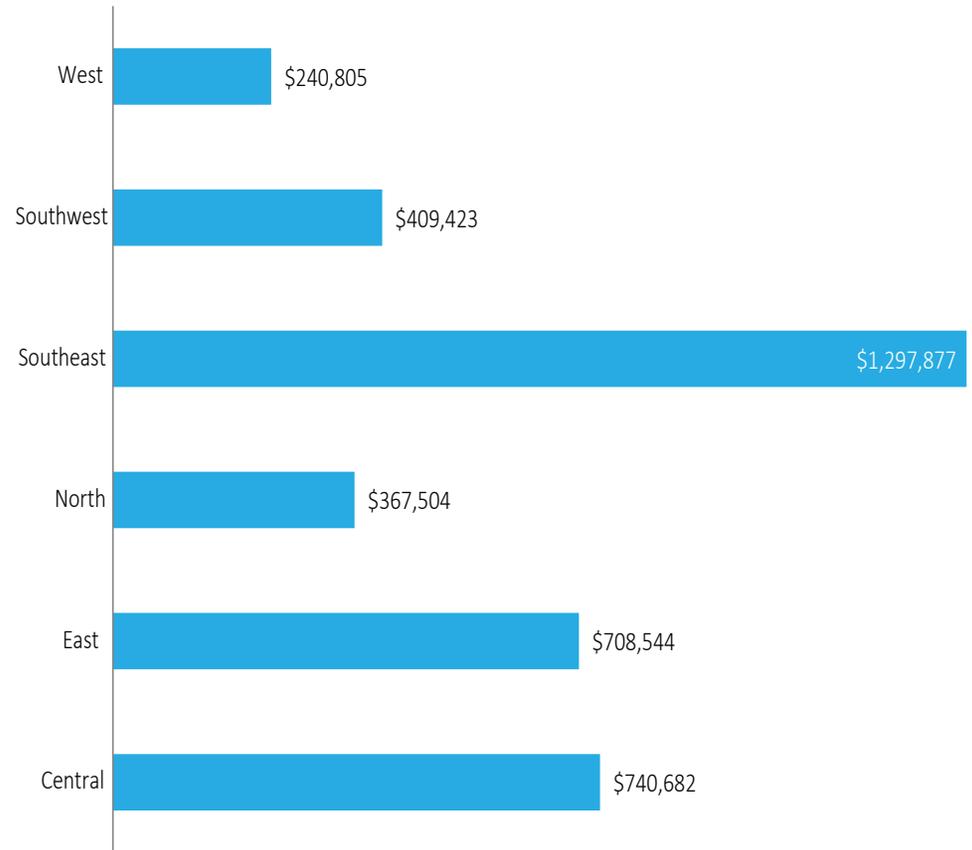
Although permit activity remained relatively high in the East Sector of the City (43 permits), the average value per permit was actually highest in the Southeast Sector at \$1,297,876 (30 permits). Average permit values among the reaming Sectors remained somewhat similar with the exception of the West Sector which reported the lowest average permit value of roughly \$240,805.

SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014

Sector	Number	Total Value	Average Value
Central	8	\$5,925,456	\$740,682
East	43	\$30,467,402	\$708,544
North	8	\$2,940,033	\$367,504
Southeast	30	\$38,936,305	\$1,297,877
Southwest	14	\$5,731,916	\$409,423
West	15	\$3,612,068	\$240,805
Total	118	\$87,613,180	\$742,485

Source: City of Arlington, Community Development and Planning

TOTAL AVERAGE VALUE NON-RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014

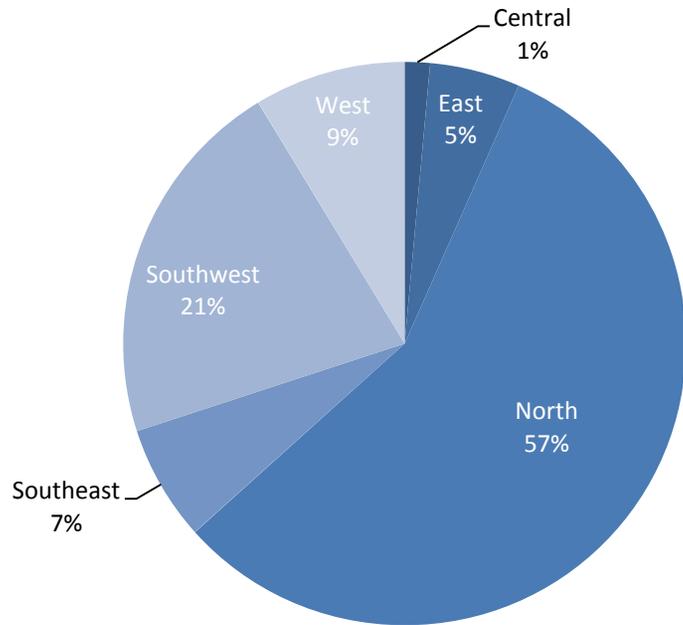


LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUES, 2014

	Address	Sector	Value	Description
1	4201 Beltway Place	Southeast	\$20,000,000	Automobile Sales
2	900 W Arbrook Boulevard	East	\$11,700,000	Hospital
3	2215 E Randol Mill Road	East	\$7,400,000	Assembly/Disassembly
4	350 E Interstate 20 Highway	Southeast	\$7,100,000	Medical Office
5	3996 Scientific Drive	East	\$5,697,000	Warehousing/Storage
6	815 W Abram Street Bldg A	Central	\$4,474,500	Parking Garage
7	7701 S Cooper Street Bldg C	Southeast	\$2,795,000	Business Office
8	700 Debbie Lane Bldg A	Southeast	\$2,300,000	Mini-Warehouse
9	3533 Matlock Road	East	\$2,250,000	Medical Office
10	1100 Eden Road	Southeast	\$2,100,000	Shell Building

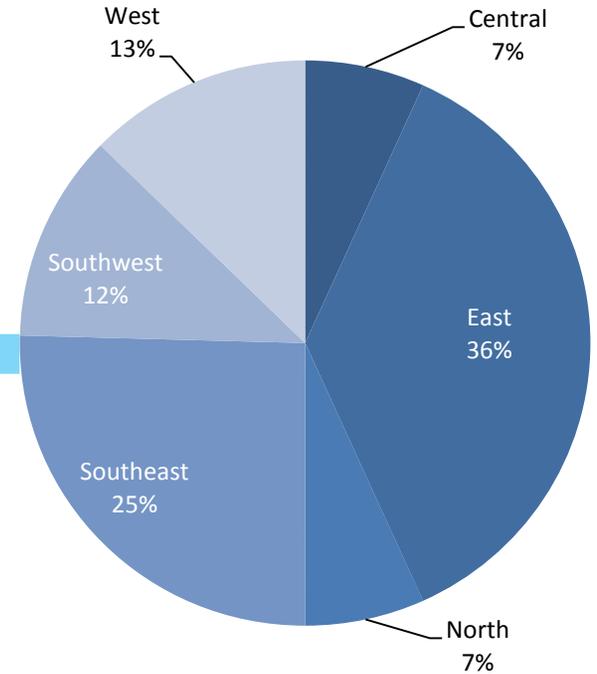
Source: City of Arlington, Community Development and Planning

PERCENT NUMBER RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014

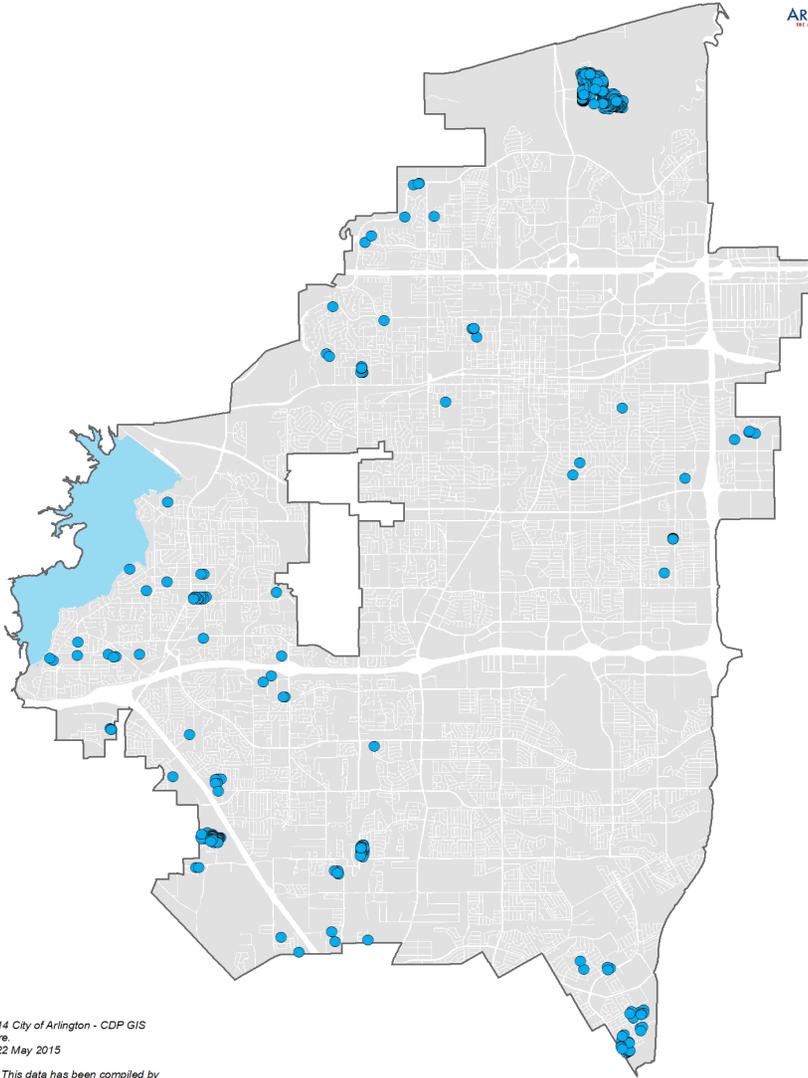


PERCENT NUMBER NON-RESIDENTIAL NEW CONSTRUCTION PERMITS, 2014

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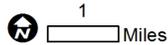


• **Single Family New Construction (470)**

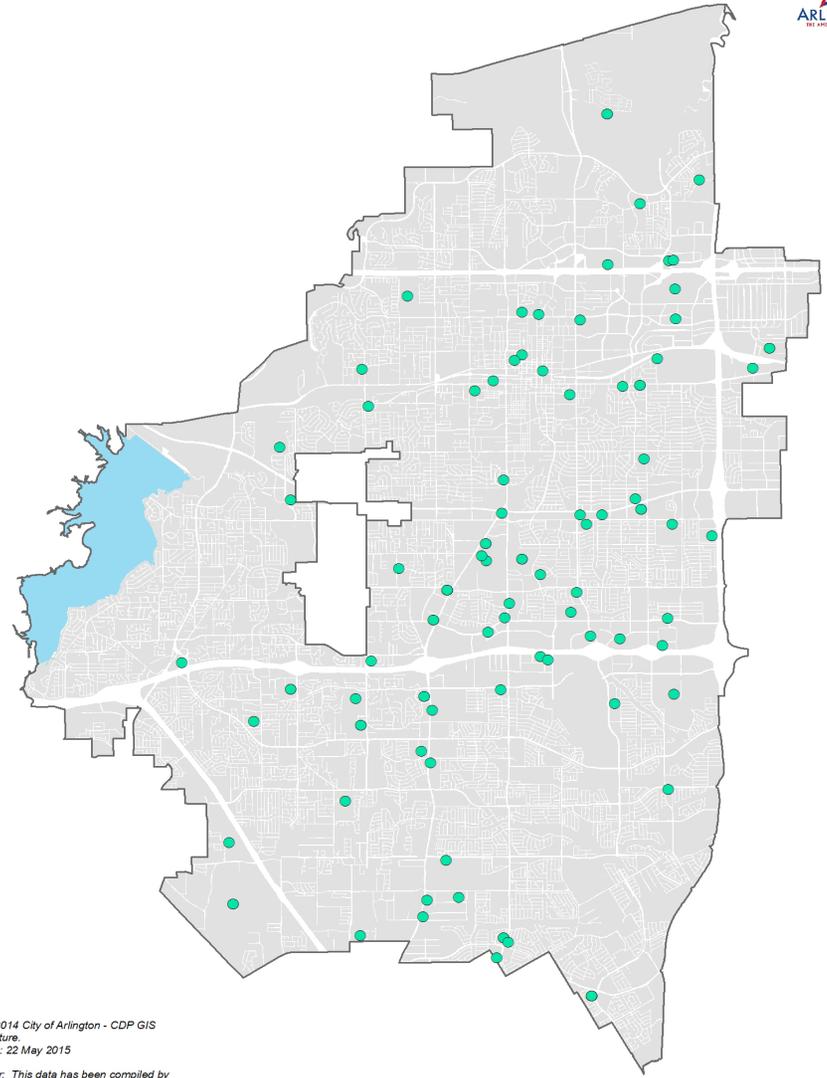


Sources: 2014 City of Arlington - CDP GIS data structure.
Current to: 22 May 2015

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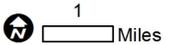


• **Non-Residential New Construction (118)**



Sources: 2014 City of Arlington - CDP GIS data structure.
Current to: 22 May 2015

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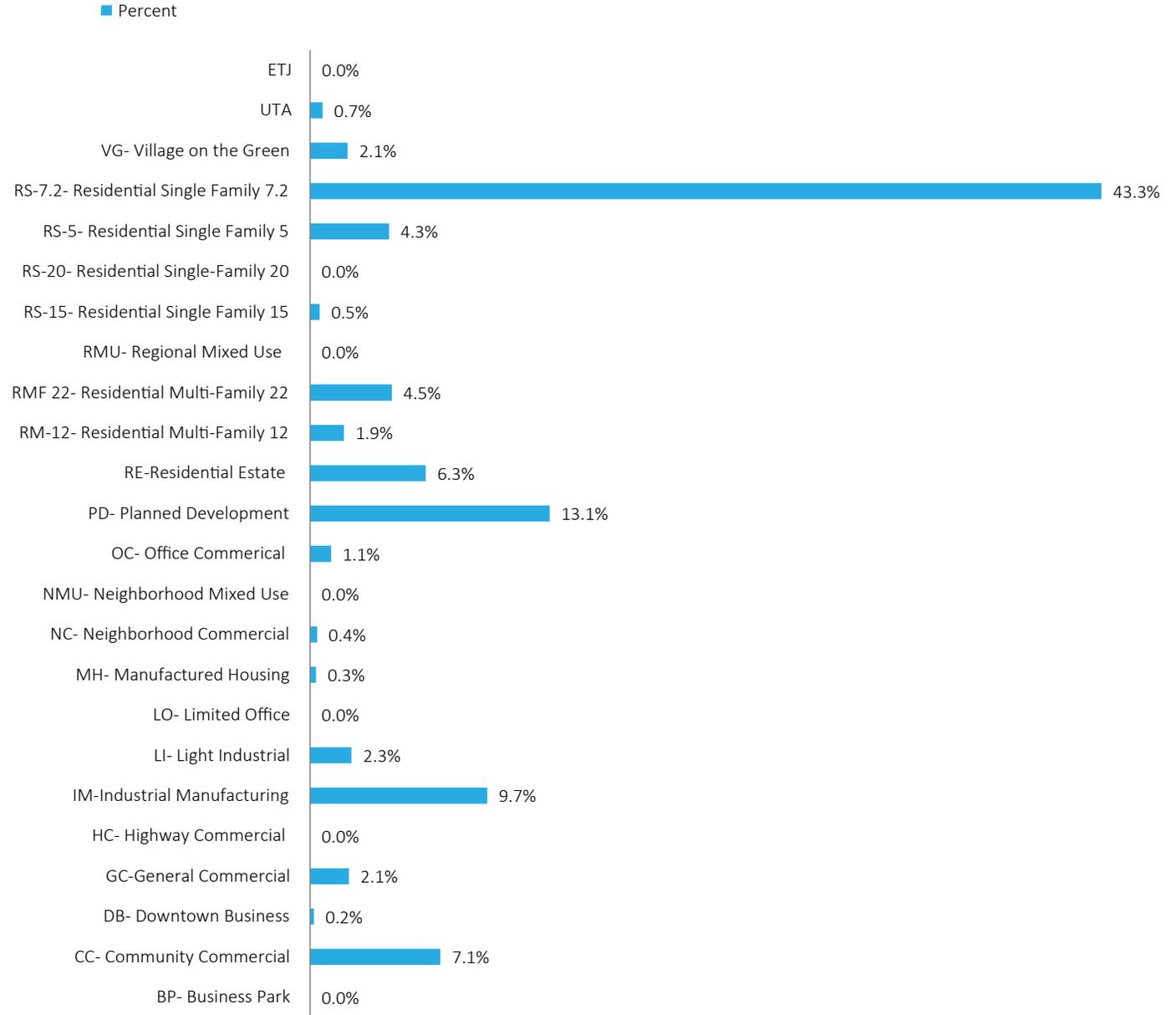
CURRENT CONDITIONS

With the adoption of the Unified Development Code (UDC) in June 2014, previously existing zoning categories transitioned to new district classification on July 10, 2014. Not all districts present in the UDC are yet represented in the 2014 zoning map. For example, the new “Residential Estate” districts include some activities from the previous “Agriculture” district; the “Manufactured Housing” district which is obsolete and may not be requested as a district for a zoning change and the BP district which is currently un-zoned.

Over 56 percent of the land in Arlington was zoned for residential use in 2014, with Single Family districts comprising the vast majority (48 percent) of total zoned area. Multi-Family districts comprised the remaining 6 percent. Village on the Green comprises 2.1 percent of residential use. The West Sector retained the highest proportion of Single Family acreage for any sector in the City with nearly 70 percent zoned in kind.

Following Single Family, Industrial districts (including Light Industrial and Industrial Manufacturing), and Planned

SHARE OF LAND BY ZONING CATEGORY, 2014



Source: City of Arlington, Community Development and Planning

Development (PD) district account for the second highest percentage of zoned acreage within the City. Of the two district groups, PD garnered approximately 13 percent of all total zoned acreage within the City while the combined industrial districts (IM and LI) comprised roughly 12 percent.



The PD district is established to provide an alternative to conventional development, and requires approval under the procedures in Section 10.4.3



Approximately 26 percent of the City’s industrially zoned land remained located in the East Sector of the City (which, as the third largest sector in the City, represents a 20 percent share of the City’s total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant.

Commercial zoning districts followed the residential and industrial zoning district groups in terms of the total zoned acreage within the City of Arlington accounting for an overall share of approximately 11 percent.

VACANT LAND

Vacant developable parcels account for 6,083 acres of zoned land in Arlington. Of these parcels, 3,270 acres remained located within residential zoning districts.

Nearly 22 percent of the land zoned for Planned Development (PD) was not yet developed in 2014 which was the same percent value over in 2013. This result was likely due to the slight increase of PD land from 1,430 acres in 2013 to 1,442 in 2014 and the completion of construction in areas previously zoned for, not yet developed.

ZONING ACTIVITY

In 2014, 50 requests totaling approximately 379 acres were received for Specific Use Permit, Re-zoning, Development Plans, Substitute Landscape Plans, and Amendments.

Of the 50 total requests for Specific Use Permit, Re-zoning, Development Plans, Substitute Landscape Plans, and Amendments:

- 2 cases were administratively withdrawN;
- 18 cases are under application review;
- 14 cases were approved;
- 5 cases are awaiting Council;
- 2 cases are awaiting P&Z;
- 1 case was denied;
- 1 case was postponed by applicant;
- 3 cases are under submittal review;
- 1 case was tabled at Council;
- 3 cases were withdrawn

Twenty-eight requests (296 acres) for zoning changes and four Development Plans or concept briefs were submitted for consideration to the Planning and Zoning Commission and City Council. One out of the four were approved, one is still awaiting P&Z and two are being reviewed.

There were also 14 requests (approximately 35 acres) for Specific Use Permits (SUPs) submitted during 2014. Although the overall number of SUP submissions to the City increased by 36 percent in 2014, the overall acreage associated with SUP submissions decreased 50 percent over 2013 (71 acres).

Four requests for a Substitute Landscape Plan (SLP) were made to the City of Arlington representing 35 acres. Even though, there is a 33 percent reduction in requests this year, there is a 112 percent increase in the acreage due to a case that was approved for reducing a portion of the landscape setback (27 acres).

ACREAGE BY ZONING CATEGORY AND SECTOR, 2014

Zoning District	North	West	Central	East	Southwest	Southeast	Total
BP- Business Park	0	0	0	0	0	0	0
CC- Community Commercial	509	537	205	1,276	311	784	3,622
DB- Downtown Business	0	0	105	0	0	0	105
GC-General Commercial	163	105	126	304	89	292	1,079
HC- Highway Commercial	0	0	0	0	0	0	0
IM-Industrial Manufacturing	813	138	0	2,410	90	1,471	4,922
LI- Light Industrial	50	419	64	228	41	352	1,154
LO- Limited Office	0	0	0	0	0	0	0
MH- Manufactured Housing	68	57	0	0	0	40	165
NC- Neighborhood Commercial	8	32	26	37	20	72	194
NMU- Neighborhood Mixed Use	0	0	0	0	0	0	0
OC- Office Commercial	42	102	123	130	56	130	582
PD- Planned Development	2,934	937	112	827	621	1,222	6,653
RE-Residential Estate	1,066	173	0	23	764	1,188	3,214
RM-12- Residential Multi-Family 12	16	222	425	162	52	66	943
RMF 22- Residential Multi-Family 22	420	467	202	809	210	162	2,271
RMU- Regional Mixed Use	0	0	0	0	0	0	0
RS-15- Residential Single Family 15	29	0	0	0	197	42	268
RS-20- Residential Single-Family 20	0	0	0	0	0	0	0
RS-5- Residential Single Family 5	8	101	0	225	414	1,448	2,196
RS-7.2- Residential Single Family 7.2	2,100	7,496	1,024	3,630	4,515	3,229	21,994
VG- Village on the Green	0	0	0	0	1,042	0	1,042
UTA	0	0	348	0	0	0	348
ETJ	7	0	0	0	0	0	7
Total	8,233	10,786	2,760	10,060	8,422	10,499	50,760

Source: City of Arlington, Community Development and Planning

R ELATED ACTIVITY

Six gas well permits were issued in 2014 which constituted a reduction of 60 percent from 2013 (15 permits). Out of the six permits, three were approved and two were Administratively Withdrawn, the last is under review.

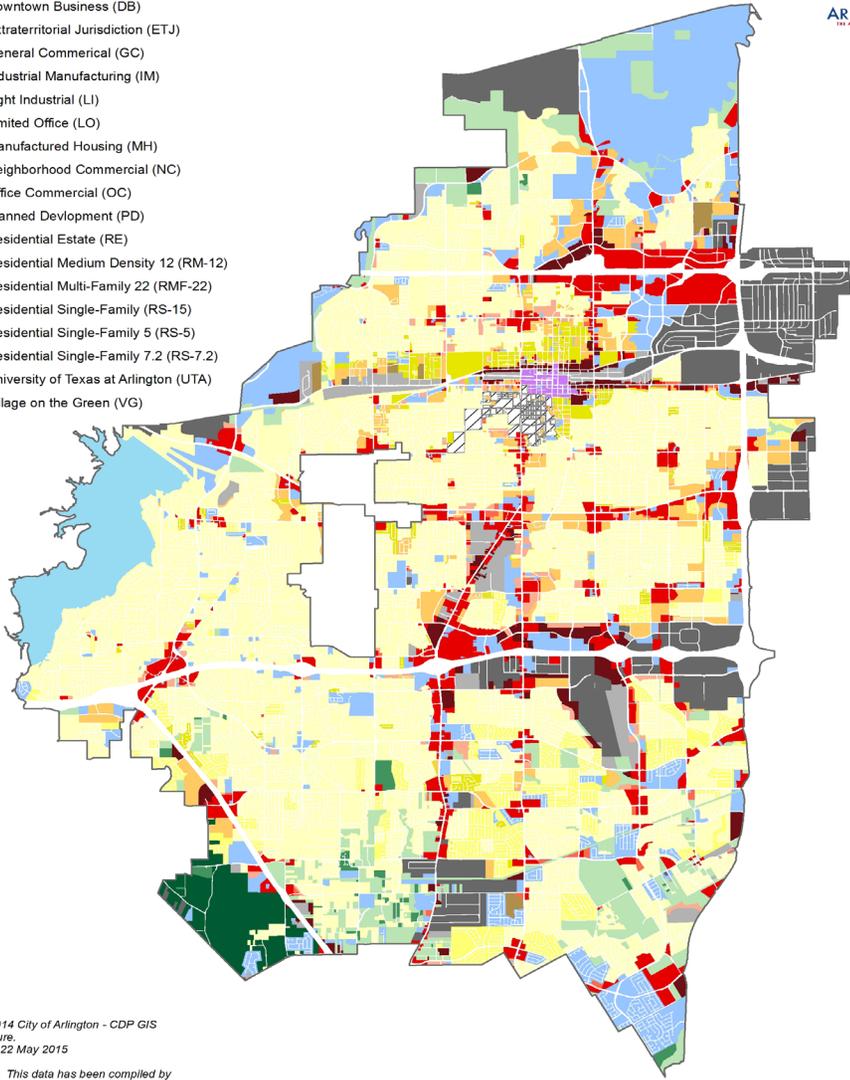
SHARE OF LAND BY ZONING CATEGORY AND SECTOR, 2014

Zoning District	North	West	Central	East	Southwest	Southeast	Total
BP- Business Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CC- Community Commercial	6.2%	5.0%	7.4%	12.7%	3.7%	7.5%	7.1%
DB- Downtown Business	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	0.2%
GC-General Commercial	2.0%	1.0%	4.6%	3.0%	1.1%	2.8%	2.1%
HC- Highway Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
IM-Industrial Manufacturing	9.9%	1.3%	0.0%	24.0%	1.1%	14.0%	9.7%
LI- Light Industrial	0.6%	3.9%	2.3%	2.3%	0.5%	3.4%	2.3%
LO- Limited Office	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
MH- Manufactured Housing	0.8%	0.5%	0.0%	0.0%	0.0%	0.4%	0.3%
NC- Neighborhood Commercial	0.1%	0.3%	0.9%	0.4%	0.2%	0.7%	0.4%
NMU- Neighborhood Mixed Use	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OC- Office Commerical	0.5%	0.9%	4.4%	1.3%	0.7%	1.2%	1.1%
PD- Planned Development	35.6%	8.7%	4.0%	8.2%	7.4%	11.6%	13.1%
RE-Residential Estate	12.9%	1.6%	0.0%	0.2%	9.1%	11.3%	6.3%
RM-12- Residential Multi-Family 22	0.2%	2.1%	15.4%	1.6%	0.6%	0.6%	1.9%
RMF 22- Residential Multi-Family 22	5.1%	4.3%	7.3%	8.0%	2.5%	1.5%	4.5%
RMU- Regional Mixed Use	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
RS-15- Residential Single Family 15	0.4%	0.0%	0.0%	0.0%	2.3%	0.4%	0.5%
RS-20- Residential Single-Family 20	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
RS-5- Residential Single Family 5	0.1%	0.9%	0.0%	2.2%	4.9%	13.8%	4.3%
RS-7.2- Residential Single Family 7.2	25.5%	69.5%	37.1%	36.1%	53.6%	30.8%	43.3%
VG- Village on the Green	0.0%	0.0%	0.0%	0.0%	12.4%	0.0%	2.1%
UTA	0.0%	0.0%	12.6%	0.0%	0.0%	0.0%	0.7%
ETJ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: City of Arlington, Community Development and Planning

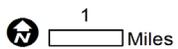
Zoning by Districts

- Community Commercial (CC)
- Downtown Business (DB)
- Extraterritorial Jurisdiction (ETJ)
- General Commercial (GC)
- Industrial Manufacturing (IM)
- Light Industrial (LI)
- Limited Office (LO)
- Manufactured Housing (MH)
- Neighborhood Commercial (NC)
- Office Commercial (OC)
- Planned Development (PD)
- Residential Estate (RE)
- Residential Medium Density 12 (RM-12)
- Residential Multi-Family 22 (RMF-22)
- Residential Single-Family 15 (RS-15)
- Residential Single-Family 5 (RS-5)
- Residential Single-Family 7.2 (RS-7.2)
- University of Texas at Arlington (UTA)
- Village on the Green (VG)



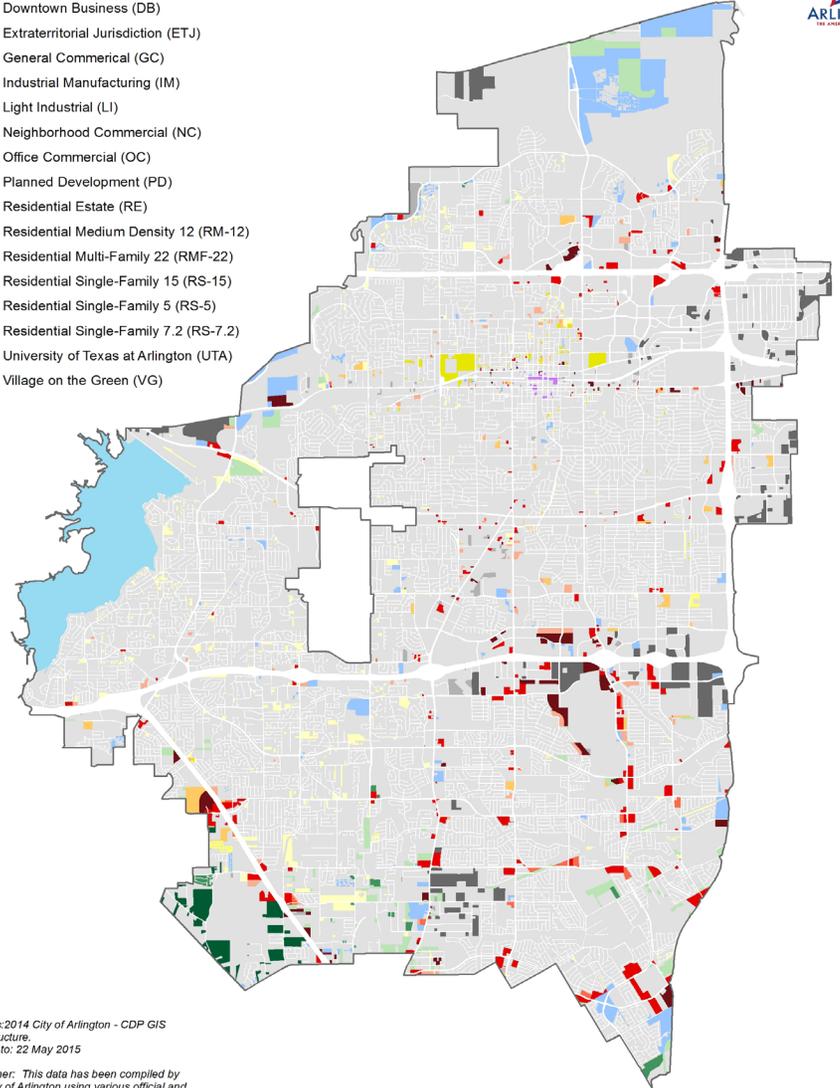
Sources: 2014 City of Arlington - CDP GIS data structure. Current to: 22 May 2015

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



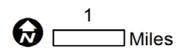
Vacant Land by Zoning District

- Community Commercial (CC)
- Downtown Business (DB)
- Extraterritorial Jurisdiction (ETJ)
- General Commercial (GC)
- Industrial Manufacturing (IM)
- Light Industrial (LI)
- Neighborhood Commercial (NC)
- Office Commercial (OC)
- Planned Development (PD)
- Residential Estate (RE)
- Residential Medium Density 12 (RM-12)
- Residential Multi-Family 22 (RMF-22)
- Residential Single-Family 15 (RS-15)
- Residential Single-Family 5 (RS-5)
- Residential Single-Family 7.2 (RS-7.2)
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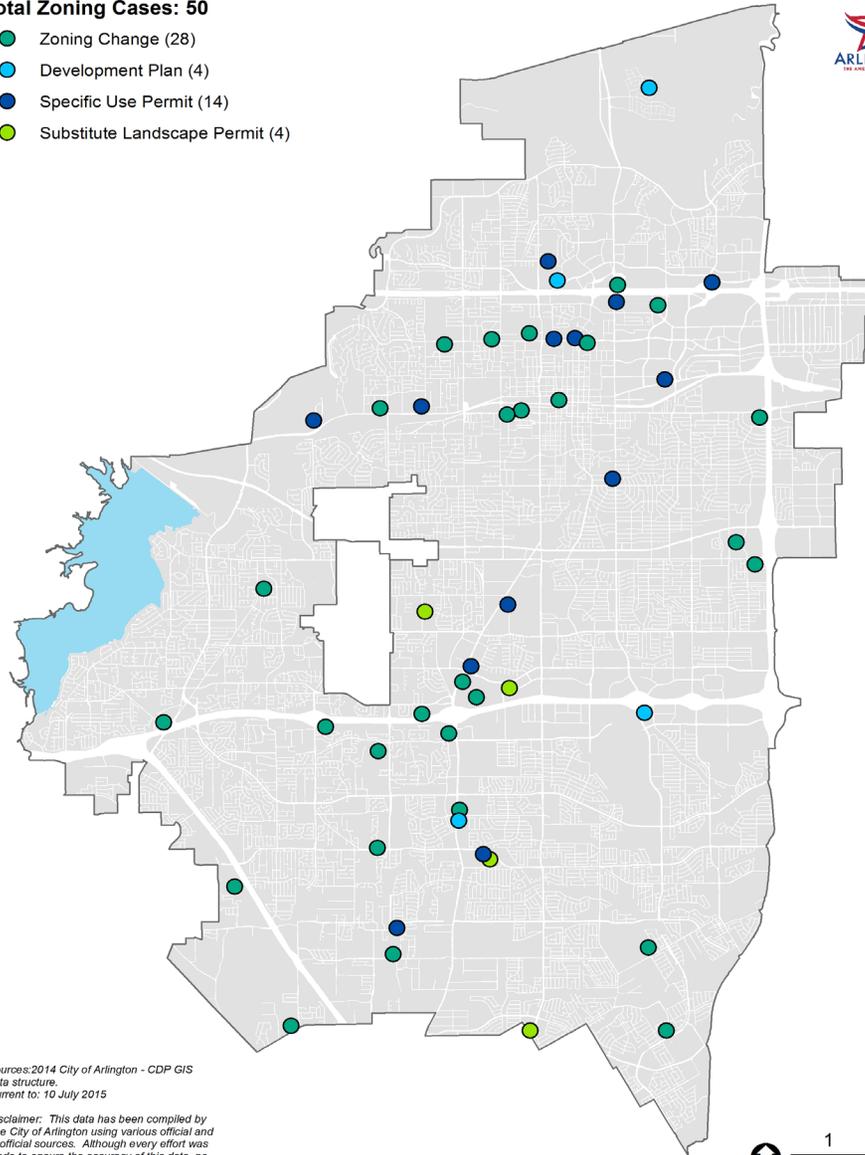
Sources: 2014 City of Arlington - CDP GIS data structure. Current to: 22 May 2015

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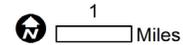
Total Zoning Cases: 50

- Zoning Change (28)
- Development Plan (4)
- Specific Use Permit (14)
- Substitute Landscape Permit (4)



Sources: 2014 City of Arlington - GDP GIS data structure.
Current to: 10 July 2015

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



TEN LARGEST ZONING CASES BY ACREAGE, 2014

Rank	Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
1.	Q1	East	PD14-01	CS	PD	90.00	Application Review	February 20, 2014
2.	Q4	Southwest	PD12-17R1	PD	PD	40.82	Awaiting Council	October 10, 2014
3.	Q4	Southwest	PD14-16	VG	PD	35.97	Denied	October 20, 2014
4.	Q2	Southeast	PD14-08	CS	R	25.63	Application Review	June 24, 2014
5.	Q2	Southwest	DP14-1	RMF-22	RMF-22	13.92	Awaiting Council	June 16, 2014
6.	Q3	North	PD14-14	CC	PD	13.90	Approved	August 28, 2014
7.	Q3	Southwest	PD14-12	RE	RS-15	12.90	Application Review	August 12, 2014
8.	Q4	East	ZA14-7	GC	IM	11.25	Submittal Review	November 19, 2014
9.	Q3	Southwest	PD14-13	OC	OC	10.45	Approved	August 20, 2014
10.	Q3	Southeast	ZA14-4	RE	RS-7.2	7.74	Application Review	August 27, 2014

Source: City of Arlington, Community Development and Planning



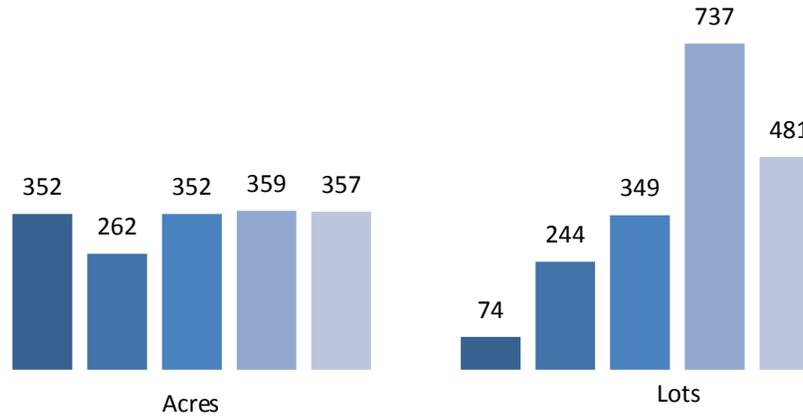
HISTORIC TRENDS

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

Post-recession Arlington is demonstrating a steady development trend, averaging just over 35 cases per year since 2010. Continuing a five-year trend, in 2014 replats comprised the majority of platting cases filed with the City; however, such activity remains indicative of a stable community nearing build-out.

PLATTING ACTIVITY, 2010-2014

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014



PLATS BY TYPE, 2008-2012

Plat Type	2010			2011			2012			2013			2014		
	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Finals	5	12	29	4	187	72	5	295	70	5	404	88	7	398	104
Minor Plats	2	2	2	5	6	53	10	14	133	6	6	14	6	9	38
Combinations	4	10	47	1	1	14	0	0	0	0	0	0	2	2	45
Replats	25	50	274	24	50	123	20	40	149	24	327	257	23	72	170
Total	36	74	352	34	244	262	35	349	352	35	737	359	38	481	357

Source: City of Arlington, Community Development and Planning



Platting

CURRENT CONDITIONS

Since 2013, the number of lots created decreased by approximately 41 percent. The number of acres platted also decreased, albeit only slightly, by roughly four percent. Two development efforts in 2014 comprise the majority of new lots created in 2014: Viridian Village Phases 1E2 with 112 lots in North Arlington and Twin Hills Block 1, 2, & 3 in Southwest Arlington which entailed the creation of 86 lots.

Plats filed in 2014 included 481 lots on approximately 358 acres. Aided by the development of Viridian and Twin Hills, the Southwest, Southeast, East and North Sectors of the City provided the largest shares of plats in 2014 with each contributing roughly 85 percent of the annual total.

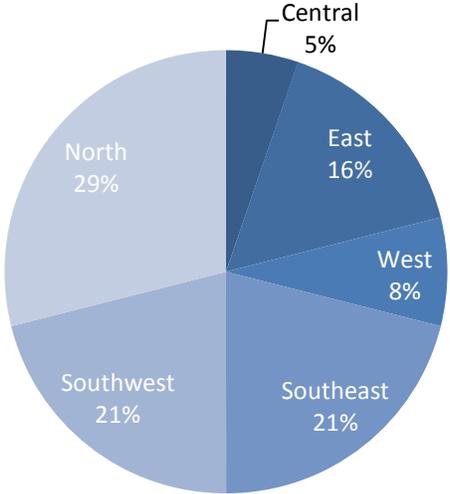
Although substantial growth occurred in the aforementioned areas of the City, the Central and West Planning Sectors witnessed a low total in platted acreage similar to previous years.

PLATS FILES BY SECTOR, 2014

Sector	Plats	Acres	Lots
Central	2	2.5	4
East	6	41.35	11
West	3	94.84	7
Southeast	8	99.14	15
Southwest	8	84.61	271
North	11	35.98	174
Total	38	358.42	481

Note: Totals represent filed final plats, combination plats, minor plats, and replats.
Source: City of Arlington, Community Development and Planning

SHARE OF ACREAGE PLATTED BY SECTOR, 2014



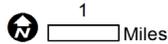
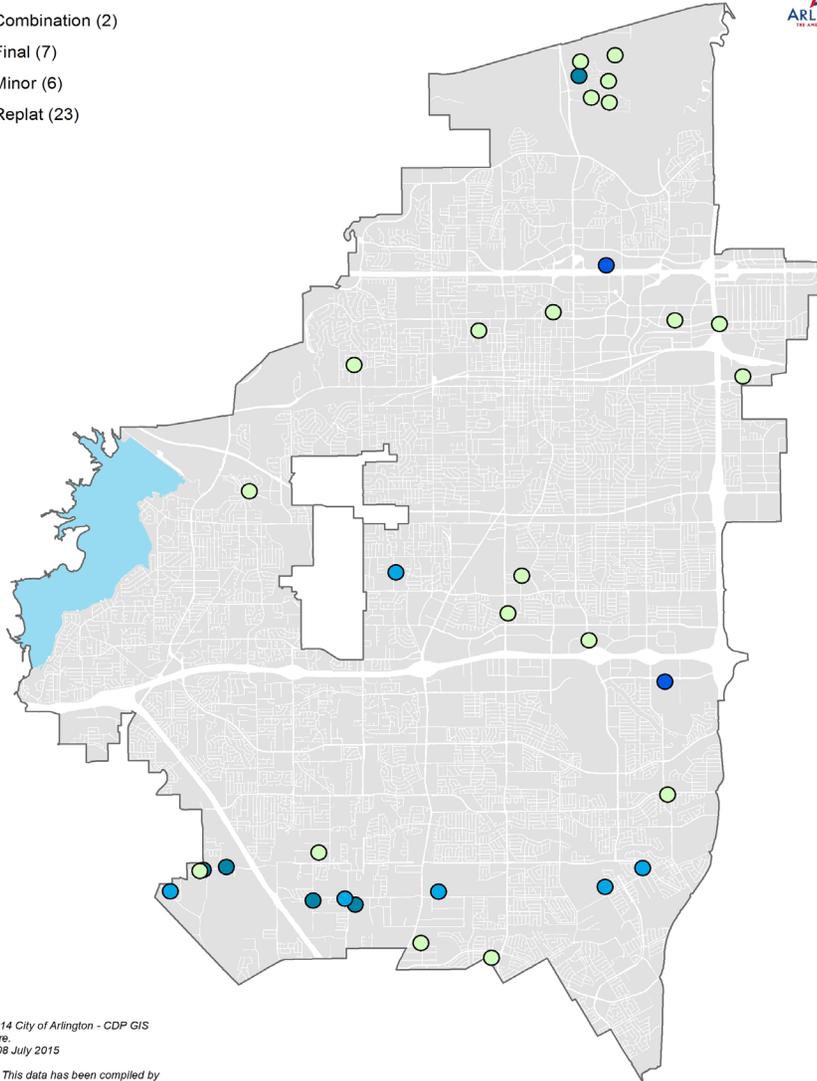


Platting

Plats by Type

Total: 38

- Combination (2)
- Final (7)
- Minor (6)
- Replat (23)



Sources: 2014 City of Arlington - CDP GIS data structure.
Current to: 08 July 2015

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

LARGEST PLATS BY ACREAGE, 2014

Rank	Plat	Plat Type	Acres	Number of Lots	Sector
1.	Woodland Park Estates	Replat	81.595	4	West
2.	Liberty Industrial Addition	Combination	42	1	Southeast
3.	Calender Crossing	Final	27.427	68	Southwest
4.	Household of Faith Addition, Lot 1, Block 1	Minor	22.995	1	Southeast
5.	Twin Hills	Final	20.925	86	Southwest
6.	Melia Ranch, Ph 3	Final	20.248	65	Southwest
7.	VIRIDIAN VILLAGE 1E-2	Final	18.67	112	North
8.	Arlington Township Addition, Lots 4R1A & 4R1B, Block 1	Replat	14.674	2	East
9.	Six Flags Business Park, Lot 51R3	Replat	13.481	1	East
10.	High Oak Park	Replat	12.28	1	West

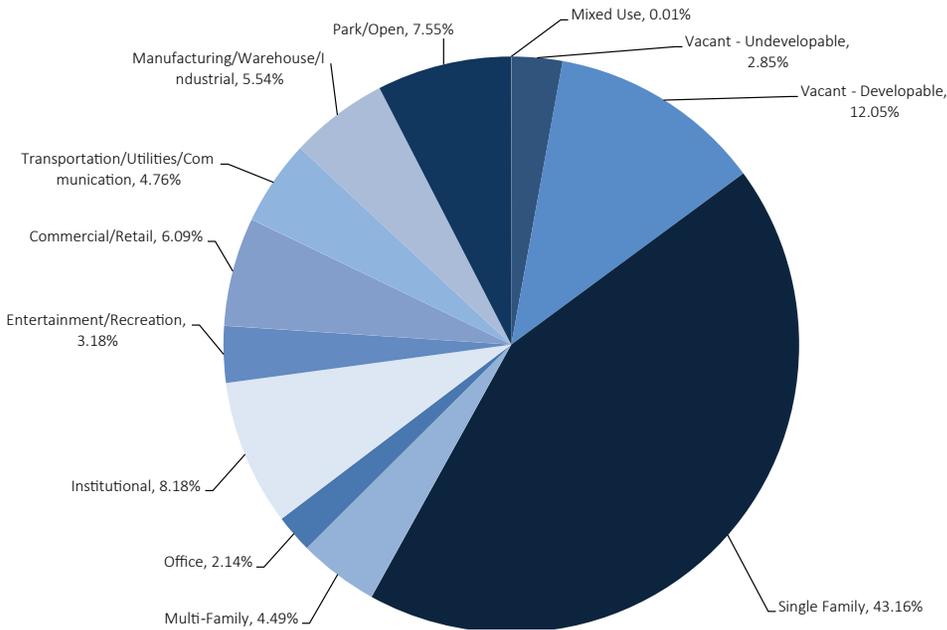
Source: City of Arlington, Community Development and Planning



LAND USE CHARACTERISTICS

Arlington encompasses 99.3 square miles or roughly 64,000 acres. As of 2014, approximately 43,129 acres of the City were developed as well as an additional 10,967 acres for roadways and transportation facilities. Just under 15 percent of the remaining City acreage is categorized as Vacant, however only 12 percent of the land is also developable.

LAND USE CATEGORIES, 2014



LAND USE CHARACTERISTICS, 2014

Land Use Categories	Area (acres)	Percent
Vacant- Undevelopable	1,444.3	2.85%
Vacant- Developable	6,105.2	12.05%
Single Family	21,873.8	43.16%
Multi-Family	2,277.3	4.49%
Office	1,082.2	2.14%
Institutional	4,145.1	8.18%
Entertainment/Recreation	1,613.9	3.18%
Commercial/Retail	3,088.2	6.09%
Transportation/Utilities/Communication	2,414.5	4.76%
Manufacturing/Warehouse/Industrial	2,805.2	5.54%
Park/Open	3,826.5	7.55%
Mixed Use	3.2	0.01%
Total	50,679.4	100%
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadways	10,967.5	

Source: City of Arlington, Community Development and Planning



G ENERAL LAND USE

The largest portion of Arlington’s land area was devoted to Single Family land use in 2014 with over 43 percent. Land devoted to Multi-Family uses was concentrated primarily in the North and East Sectors. The East Sector also contained the largest share of the City’s Manufacturing/Warehouse/Industrial and Commercial/Retail uses at 56.3 percent and 40.5 percent, respectively.

Other significant concentrations of use, specifically Parks/Open space occur in the North, Southeast and West sectors. This reflects the location of River Legacy Park in North Arlington, the linear park system and Harold Patterson Sports Center in Southeast Arlington, and two golf courses (Lake Arlington and Shady Valley) in West Arlington.

LAND USE BY SECTOR, 2014

Land Use Categories	North	West	Central	East	Southwest	Southeast	Total
Vacant- Undevelopable	771	374	4	50	124	122	1,444
Vacant- Developable	1,457	752	239	784	1,250	1,624	6,105
Single Family	1,819	6,283	993	3,294	4,815	4,669	21,874
Multi-Family	778	350	139	752	133	125	2,277
Office	161	128	180	409	94	110	1,082
Institutional	225	743	810	753	598	1,016	4,145
Entertainment/Recreation	367	314	3	605	322	3	1,614
Commercial/Retail	258	544	269	1,253	259	504	3,088
Transportation/Utilities/Communication	722	404	26	288	173	803	2,415
Manufacturing/Warehouse/Industrial	123	251	20	1,582	246	584	2,805
Park/Open	1,501	637	73	307	390	918	3,827
Mixed Use	0	0	3	0	0	0	3
Total	8,182	10,781	2,759	10,077	8,405	10,476	50,679

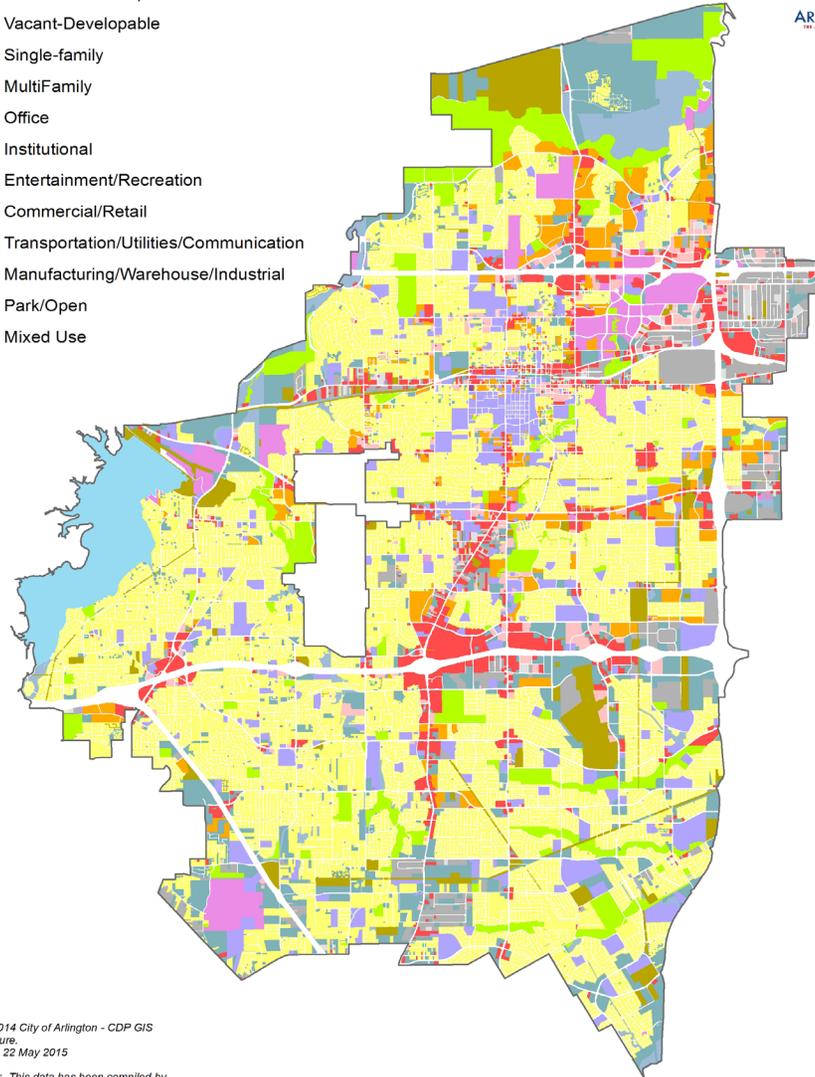
Source: City of Arlington, Community Development and Planning



Land Use

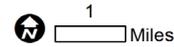
Land Use Categories

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



Sources: 2014 City of Arlington - GDP GIS data structure.
Current to: 22 May 2015

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Transportation

Road Traffic

City wide growth yield increased traffic volumes on many of Arlington’s major thoroughfares as well as local area streets. It is therefore important to define those road segments that carry the bulk of local volume. The map on the following page details vehicles counts along street segments during a metered 24-hour period.

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

Of the road segments counted in 2014, the most traveled was South Cooper Street between New Center Drive and West Bardin Road. This particular segment of South Cooper Street was not among the ten most traveled thoroughfare segments in 2013.

On average, traffic volume increased by approximately 9% percent for the City’s road segments in 2014. Moreover, traffic volume decreased substantially for thoroughfare segments that ranked within the City’s ten most traveled roads. For example, Pioneer Road between Willow Point Street and Elm Point Street decreased by roughly 19 percent. Likewise, South Cooper Street between Station Drive and Colorado decreased by 21 percent in comparison with previous year. In contrast, it is easy to see that Cooper is the most traffic impacted artery of the city as it currently holds six out of the top ten road traffic volume segments.

TOP 10 ROAD SEGMENTS BY VOLUME, 2014

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

Note: All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

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

TOP 10 ROAD SEGMENTS BY VOLUME, 2013

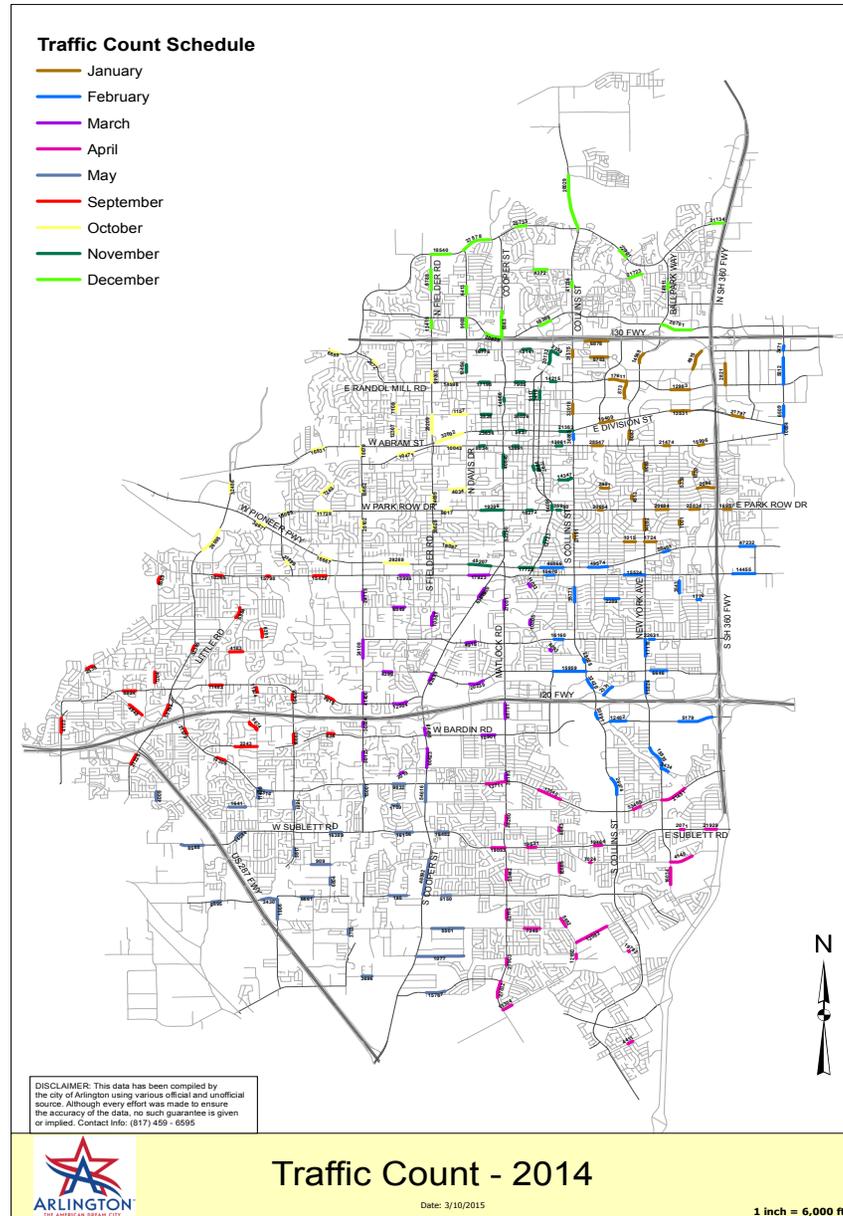
Rank	Route	From	To	Count
1	Cooper	Wimbledon	Oak Village	78,150
2	Cooper	Colorado	Secretary	69,339
3	Cooper	Station	Colorado	66,411
4	Pioneer	Willow Point	Elm Point	64,225
5	Cooper	Nathan Lowe	Green Oaks	61,666
6	Matlock	Stephens	Interstate 20	56,209
7	Cooper	Eden	Hardisty	51,182
8	Cooper	Inwood	Lynda	50,740
9	Matlock	Interstate 20	Highlander	50,540
10	Matlock	Green Oaks	Cornfield	50,271

Note: All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

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



Transportation





Transportation

AIRPORT ACTIVITY

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard along South Collins Street. Since 1986, nearly \$75 million has been invested in the infrastructure on the airport. The Federal Aviation Administration (FAA) has designated Arlington Municipal as a “reliever” airport, a larger general aviation facility that relieves corporate, cargo, and general aviation traffic from commercial service airports such as Dallas-Fort Worth and Love Field airports.

The airport is strategically located in a competitive market, and trends in the number of aircraft operations have reflected the national economic climate. Aircraft operations had been steadily rising from 2002 through 2008. The recession in 2009 negatively affected corporate travel and flight school operations. From 2009-2012, one air charter company and two flight schools closed. However, the decline in aircraft operations is not reflective of the Airport’s general level of economic activity. The trend is now toward more itinerant (visiting airport) operations, with more transient aircraft (especially corporate jets). Jet operations have risen 21% over 2012, as

AIRPORT OPERATIONS 2000-2014

Year	Number of Operations	Percent Change from Prior Year
2000	142,870	4.10%
2001	133,336	-6.67%
2002	132,403	-0.70%
2003	137,800	4.08%
2004	140,800	2.18%
2005	141,200	0.28%
2006	147,700	4.60%
2007	153,413	3.87%
2008	134,599	-12.26%
2009	87,619	-34.90%
2010	80,433	-8.20%
2011	77,911	-3.14%
2012*	70,554	-9.44%
2013	76,117	7.88%
2014	78,388	3.00%

*During 2012, construction of the west parallel taxiway required full and partial runway closures, restricting aircraft operations for four months. Source: Arlington Municipal Airport, City of Arlington, Community Development and Planning

the Airport sees growth in its corporate and cargo business segments.

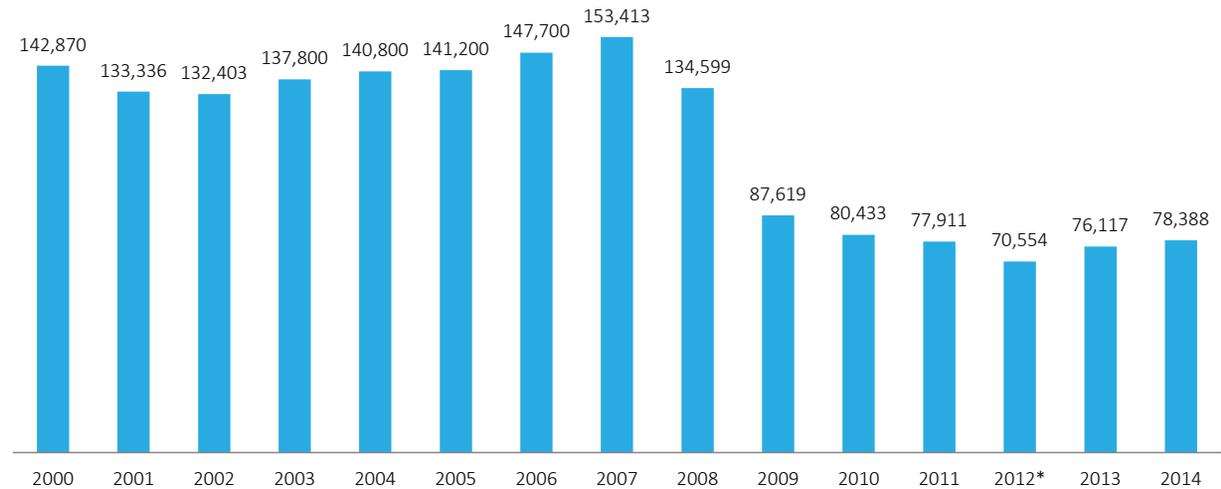
Several key improvements have enhanced aircraft safety and bolstered the economic development potential of the airport. The Air Traffic Control Tower (ATCT) opened in 2006, and radar and the automated flight data system were added in 2010. The FAA upgraded the radar in the control tower to the STARS system during 2012. An Instrument Landing System (ILS) assists aircraft approaching the runway during inclement weather conditions by providing precision horizontal and vertical guidance. Construction on the ILS was begun in 2007 and, an approach lighting system (MALSF) was built in 2009, to increase the capabilities of the ILS. In 2013 an additional 1,000 feet was added to the existing MALSF lighting system thereby completing the conversion to the more sophisticated MALSR system.

In 2010, the Airport constructed a new terminal building, and terminal apron. The environmentally-friendly terminal building has been certified LEED gold. The building is designed to provide efficient and functional space for aviation administration and operations personnel, and houses the Airport’s mechanical and communication vaults.



Transportation

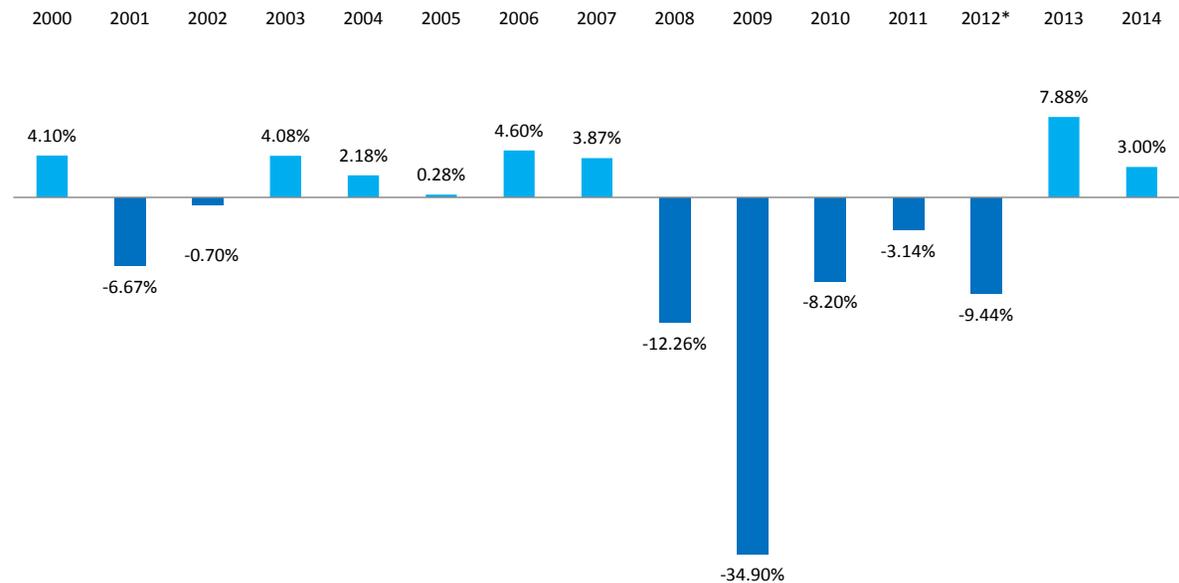
NUMBER OF OPERATIONS
■ Number of Operations



Eight businesses currently have offices in the terminal, and the lease revenues help offset the expenses associated with the building. The lobby and conference room are available for use by airport tenants, businesses, aviation-related groups, neighborhood association groups, as well as City Council, and City departments. The terminal apron expansion added 20 aircraft parking spaces and provides aircraft access to the door of the terminal building.

The Airport is the process of creating a new Airport Development Plan. It has the land use planning components of an Airport Master Plan, but forecasts facility needs, etc. for ten years instead of the twenty-year horizon used for Master Plans. A Development Plan also allows for a broader range of planning and will include updates to Airport governance documents, including the Airport Rules and Regulations and the Minimum Standards for Commercial Aeronautical Activities.

PERCENT CHANGE FROM PRIOR YEAR



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, is then applied to the number of net new dwelling units to arrive at the number of new residents. The occupancy rates and average household sizes came from estimates from the North Central Texas Council of Governments. In 2011, the Annual Growth Profile was revised back to Census 2010 data, using updated population multipliers.

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive

new population estimates for the City as a whole and each planning sector.

Additionally, the number of housing units based on type have been estimated based on the 2006-2010 American Community Survey (ACS) and the 2010 Census data. These estimated housing units were distributed throughout the City by sector by applying the ratio of single family, multi-family, and other housing units from the ACS by census tract to the overall number of housing units by block from the 2010 Census.

Housing Units are divided into the following categories:

Single Family: One structure, attached or detached; Duplexes; Townhomes; Condominiums; Manufactured Housing

Multi-Family: Structures with 3 or more rented units

Other: Boats; RVs

POPULATION GROWTH = OCCUPANCY RATE * HOUSEHOLD SIZE * NET NEW DWELLING UNITS

SINGLE FAMILY OCCUPANCY RATE: 96.6%

MULTI-FAMILY OCCUPANCY RATE: 83.4%

SINGLE FAMILY HOUSEHOLD SIZE: 2.94

MULTI-FAMILY HOUSEHOLD SIZE: 2.25

APPENDIX B: HOUSING AND POPULATION GROWTH

GROWTH BY SECTOR

Sector	2013		Demolition		New Housing		2014	
	Housing Units	Population	Single Family	Multi-Family	Single Family	Multi-Family	Housing Units	Population
Central	9,836	23,995	8	226	2	0	9,604	23,554
East	32,954	92,010	7	0	24	0	32,971	92,058
North	23,035	40,671	1	0	209	0	23,243	41,262
Southeast	27,595	85,149	1	0	68	0	27,662	85,339
Southwest	19,530	49,955	2	0	60	0	19,588	50,120
West	32,936	76,865	4	0	42	0	32,974	76,973
Total	145,886	368,644	23	226	405	0	146,042	369,306

Source: City of Arlington, Community Development and Planning

GROWTH BY QUARTER

1st Quarter	1/1/2014 Population	Demolition		New Housing		Change in Population	3/31/2014 Population
		Single Family	Multi-Family	Single Family	Multi-Family		
Central	23,995	3	106	0	0	-207	23,788
East	92,010	3	0	3	0	0	92,010
North	40,671	1	0	44	0	122	40,793
Southeast	85,149	0	0	26	0	74	85,223
Southwest	49,955	1	0	13	0	34	49,989
West	76,865	1	0	5	0	11	76,876
Total	368,645	9	106	91	0	34	368,679

Source: City of Arlington, Community Development and Planning



Appendix

APPENDIX B: HOUSING AND POPULATION GROWTH

2nd Quarter	4/1/2014 Population	Demolition		New Housing		Change in Population	6/30/2014 Population
		Single Family	Multi-Family	Single Family	Multi-Family		
Central	23,788	2	0	0	0	-6	23,782
East	92,010	1	0	17	0	45	92,055
North	40,793	0	0	46	0	131	40,924
Southeast	85,223	1	0	28	0	77	85,300
Southwest	49,989	0	0	12	0	34	50,023
West	76,876	1	0	11	0	28	76,905
Total	368,679	5	0	114	0	310	368,989

3rd Quarter	7/1/2014 Population	Demolition		New Housing		Change in Population	9/30/2014 Population
		Single Family	Multi-Family	Single Family	Multi-Family		
Central	23,782	0	0	2	0	6	23,788
East	92,055	0	0	2	0	6	92,061
North	40,924	0	0	51	0	145	41,069
Southeast	85,300	0	0	14	0	40	85,339
Southwest	50,023	0	0	7	0	20	50,043
West	76,905	2	0	22	0	57	76,962
Total	368,989	2	0	98	0	273	369,261

4th Quarter	10/1/2014 Population	Demolition		New Housing		Change in Population	12/31/2014 Population
		Single Family	Multi-Family	Single Family	Multi-Family		
Central	23,788	3	120	0	0	-234	23,554
East	92,061	3	0	2	0	-3	92,058
North	41,069	0	0	68	0	193	41,262
Southeast	85,339	0	0	0	0	0	85,339
Southwest	50,043	1	0	28	0	77	50,120
West	76,962	0	0	4	0	11	76,973
Total	369,261	7	120	102	0	45	369,306

Source: City of Arlington, Community Development and Planning

APPENDIX C: TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2013 & 2014

	2013		2014		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	3,655	\$133,694,691	3,670	\$165,407,494	0.4%	24%
All Non-Residential Permits	1,744	\$189,668,632	1,714	\$195,543,949	-2%	3%
Total Building Permits	5,399	\$323,363,323	5,384	\$360,951,443	-0.3%	12%

Source: City of Arlington, Community Development and Planning

APPENDIX D: TOTAL BUILDING PERMITS ISSUED, 2013 & 2014

	2013		2014		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
Residential						
New Construction						
Single Family	535	\$110,359,828	470	\$103,650,955	-12%	-6%
Multi-Family	0	\$0	13	\$34,032,660	0%	0%
Other	3,120	\$23,334,863	3,187	\$27,723,879	2%	19%
Non-Residential						
New Construction	95	\$76,173,549	118	\$87,613,180	24%	15%
Other	1,649	\$113,495,083	1,596	\$107,930,769	-3.2%	-5%

Source: City of Arlington, Community Development and Planning

APPENDIX E: 2014 NEW CONSTRUCTION RESIDENTIAL PERMITS

PERMITS BY MONTH

Month	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
January	33	\$6,228,629	0	\$0	0	\$0	0	\$0	33	\$6,228,629
February	35	\$9,210,847	0	\$0	0	\$0	0	\$0	35	\$9,210,847
March	43	\$9,044,175	0	\$0	0	\$0	0	\$0	43	\$9,044,175
April	47	\$11,484,508	0	\$0	0	\$0	0	\$0	47	\$11,484,508
May	31	\$8,153,864	0	\$0	0	\$0	11	\$5,697,337	42	\$13,851,201
June	36	\$8,430,125	0	\$0	0	\$0	0	\$0	36	\$8,430,125
July	41	\$9,255,714	0	\$0	0	\$0	0	\$0	41	\$9,255,714
August	49	\$10,578,767	0	\$0	0	\$0	0	\$0	49	\$10,578,767
September	58	\$11,422,011	0	\$0	0	\$0	0	\$0	58	\$11,422,011
October	41	\$9,004,896	0	\$0	0	\$0	1	\$5,809,823	42	\$14,814,719
November	18	\$4,071,740	0	\$0	1	\$102,000	0	\$0	19	\$4,173,740
December	37	\$6,663,680	0	\$0	0	\$0	1	\$22,525,500	38	\$29,189,180
Total	469	\$103,548,955	0	\$0	1	\$102,000	13	\$0	483	\$137,683,615

Source: City of Arlington, Community Development and Planning

APPENDIX E: 2014 NEW CONSTRUCTION RESIDENTIAL PERMITS

PERMITS BY SECTOR

Sector	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Central	5	\$795,225	0	\$0	0	\$0	2	\$28,335,323	7	\$29,130,548
East	14	\$1,359,875	0	\$0	0	\$0	11	\$5,697,337	25	\$7,057,212
North	274	\$68,155,817	0	\$0	0	\$0	0	\$0	274	\$68,155,817
Southeast	32	\$6,354,105	0	\$0	0	\$0	0	\$0	32	\$6,354,105
Southwest	103	\$18,267,988	0	\$0	0	\$0	0	\$0	103	\$18,267,988
West	41	\$8,615,945	0	\$0	1	\$102,000	0	\$0	42	\$8,717,945
Total	469	\$103,548,955	0	\$0	1	\$102,000	13	\$34,032,660	483	\$137,683,615

Source: City of Arlington, Community Development and Planning

APPENDIX F: 2014 NEW CONSTRUCTION NON-RESIDENTIAL PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
January	Assembly	Restaurant	4800 S COOPER STREET	\$1,200,000	Southwest
	Storage	Shell Buildings Only	1100 EDEN ROAD	\$2,100,000	Southeast
	Assembly	Utilities	2501 TURNER WAY	\$31,000	Southwest
	Utility & Miscellaneous	Retaining Wall	4950 S BOWEN ROAD	\$135,452	Southwest
	Utility & Miscellaneous	Utilities	1924 RANDOL MILL PARK ROAD	\$23,852	West
	Utility & Miscellaneous	Utilities	2800A S CENTER STREET	\$17,751	East
	Utility & Miscellaneous	Utilities	2800 W SUBLETT ROAD	\$48,313	Southwest
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET SUITE 925	\$10,000	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 901-1	\$1,200,000	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 917-2	\$1	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 917-3	\$1	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 901-2	\$1	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 917-1	\$1	East
	Assembly	Amusement Park	2201 E ROAD TO SIX FLAGS STREET 901-2	\$1	East
	Business	Medical Office	350 E INTERSTATE 20 HIGHWAY	\$7,100,000	Southeast
Sub-Total	15 Permits			\$11,866,373	
February	Educational	School (ISD)	1101 TIMBERLAKE DRIVE PB5	\$12,500	East
	Assembly	Amusement Park	1800 E LAMAR BOULEVARD 19	\$1,000,000	North
	Utility & Miscellaneous	Retaining Wall	4606 PARK SPRINGS BOULEVARD	\$15,000	Southwest
	Business	Bank/Credit Union	914 E PIONEER PARKWAY	\$35,000	East
	Educational	School (Other than ISD) Through the 12th Grade	5200 S BOWEN ROAD Bldg B	\$534,744	Southwest
	Assembly	Restaurant	4935 S COOPER STREET	\$625,000	Southeast
Sub-Total	6 Permits			\$2,222,244	



Appendix

APPENDIX F: 2014 NEW CONSTRUCTION NON-RESIDENTIAL PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
March	Business	Bank/Credit Union	1622 E ABRAM STREET	\$103,731	East
	Factory	Assembly/Disassembly	2215 E RANDOL MILL ROAD	\$7,400,000	East
	Utility & Miscellaneous	Utilities	1009 ENTERPRISE PLACE	\$20,000	Southeast
	Business	Business Office	4606 PARK SPRINGS BOULEVARD	\$300,000	Southeast
	Utility & Miscellaneous	Utilities	200 E DIVISION STREET	\$14,800	Central
	Mercantile	Retail/Wholesale Store	8000 MATLOCK ROAD	\$550,728	Southeast
	Business	Automobile Sales	7401 S COOPER STREET	\$171,631	Southeast
	Factory	Fabricating	3315 E DIVISION STREET	\$10,000	East
	Utility & Miscellaneous	Utilities	421 CIRCLE DRIVE	\$4,000	East
Sub-Total	9 Permits			\$8,574,890	

April	Educational	Child Care For 5+ Children Over the Age of 2 1/2 Years	500 HOUSTON STREET	\$7,119	Central
	Utility & Miscellaneous	Apartments (3+ dwelling units)	1010 E ARKANSAS LANE	\$7,500	East
	Utility & Miscellaneous	Utilities	1200 VIRIDIAN PARK LANE	\$98,618	North
	Utility & Miscellaneous	Retaining Wall	8000 MATLOCK ROAD	\$21,000	Southeast
	Business	Bank/Credit Union	3652 MATLOCK ROAD	\$10,000	East
	Business	Medical Office	3533 MATLOCK ROAD	\$2,250,000	East
	Business	Retail/Wholesale Store	1816 E PIONEER PARKWAY	\$40,000	East
	Assembly	Restaurant	800 W PIONEER PARKWAY	\$1,000,000	West
Sub-Total	8 Permits			\$3,434,237	

May	Utility & Miscellaneous	Restaurant	4800 S COOPER STREET	\$75,000	Southwest
	Utility & Miscellaneous	Retaining Wall	1200 VIRIDIAN PARK LANE	\$20,000	North
	Mercantile	Retail/Wholesale Store	2607 S COOPER STREET	\$138,300	East
	Mercantile	Retail/Wholesale Store	2611 S COOPER STREET	\$647,700	East
	Business	Retail/Wholesale Store	1816 E PIONEER PARKWAY	\$26,400	East
	Business		700 DEBBIE LN Bldg B	\$0	Southeast
	Business		700 DEBBIE LN Bldg C	\$0	Southeast
	Utility & Miscellaneous	Retaining Wall	3061 S CENTER STREET	\$12,354	East
	Business		700 DEBBIE LN Bldg D	\$0	Southeast
	Business		700 DEBBIE LN Bldg F	\$0	Southeast



Appendix

APPENDIX F: 2014 NEW CONSTRUCTION NON-RESIDENTIAL PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
May	Business		700 DEBBIE LN Bldg H	\$0	Southeast
	Business		700 DEBBIE LN Bldg I	\$0	Southeast
	Business		700 DEBBIE LN Bldg J	\$0	Southeast
	Business		700 DEBBIE LN Bldg K	\$0	Southeast
	Business		700 DEBBIE LN Bldg L	\$0	Southeast
	Business		700 DEBBIE LN Bldg M	\$0	Southeast
	Business		700 DEBBIE LN Bldg N	\$0	Southeast
	Business	Mini-Warehouse	700 DEBBIE LANE Bldg A	\$2,300,000	Southeast
	Business		700 DEBBIE LN Bldg E	\$0	Southeast
	Business		700 DEBBIE LN Bldg G	\$0	Southeast
	Utility & Miscellaneous	Utilities	4001 W PARK ROW DRIVE	\$550	West
	Utility & Miscellaneous	Apartments (3+ dwelling units)	3903 ICHABOD CIRCLE	\$13,000	West
	Assembly	Restaurant	4000 S COLLINS STREET	\$400,000	East
	Utility & Miscellaneous	Indoor/Outdoor Sport Complex	900 E RANDOL MILL ROAD	\$40,000	East
	Business	Veterinarian Clinic	1350 CAPLIN DRIVE	\$1,100,000	Southeast
Sub-Total	25 Permits			\$4,773,304	
June	Utility & Miscellaneous	Retaining Wall	3310 S COOPER STREET	\$4,000	West
	Storage	Warehouse Distribution	4900 SHERRY STREET Bldg A	\$50,000	Southeast
	Utility & Miscellaneous	Park	2715 S COOPER STREET	\$20,000	East
	Assembly	Business Office	3017 E ABRAM STREET Bldg C	\$37,292	East
	Mercantile	Retail/Wholesale Store	5711 W INTERSTATE 20 HIGHWAY	\$7,500	West
	Utility & Miscellaneous	Park	2735 S COOPER STREET	\$20,000	East
	Utility & Miscellaneous	Utilities	2500 S WATSON ROAD	\$4,000	East
	Utility & Miscellaneous	Retail/Wholesale Store	1260 E PIONEER PARKWAY	\$18,000	East
	Mercantile	Convenience Store w/ gas pumps	3310 S COOPER STREET	\$2,000,000	West
	Utility & Miscellaneous	Utilities	3310 S COOPER STREET	\$150,000	West
Sub-Total	10 Permits			\$2,310,792	



Appendix

APPENDIX F: 2014 NEW CONSTRUCTION NON-RESIDENTIAL PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
July	Assembly	Restaurant	2150 E LAMAR BOULEVARD	\$33,000	North
Sub-Total	1 Permit			\$33,000	
August	Institutional	Hospital	900 W ARBROOK BOULEVARD	\$11,700,000	East
	Business	Business Office	7701 S COOPER STREET Bldg C	\$2,795,000	Southeast
	Business	Business Office	1409 WET N WILD WAY	\$1,559,915	North
	Factory	Manufacturing	3315 E DIVISION STREET	\$83,000	East
	Educational	School (ISD)	5200 KELLY ELLIOTT ROAD	\$24,907	Southwest
	Mercantile	Gas Station	1540 TECH CENTRE PARKWAY	\$291,000	East
	Business	Automobile Sales	4201 BELTWAY PLACE	\$20,000,000	Southeast
	Assembly	Indoor/Outdoor Sport Complex	2800 S CENTER STREET	\$49,000	East
Sub-Total	8 Permits			\$36,502,822	
September	Utility & Miscellaneous	Retail/Wholesale Store	1600 NEW YORK AVENUE SUITE A	\$25,000	East
	Utility & Miscellaneous	Towers	700 W BARDIN ROAD Unit CELL1	\$48,000	Southeast
	Utility & Miscellaneous	Towers	2495 BURNEY ROAD Unit CELL1	\$25,000	North
	Assembly	Park	7001 GOLF CLUB DRIVE	\$1,300,000	Southwest
	Utility & Miscellaneous	Towers	101 E RANDOL MILL ROAD Unit CELL1	\$45,000	Central
Sub-Total	5 Permits			\$1,443,000	
October	Business	Gas Station	3310 S COOPER STREET	\$24,000	West
	Assembly	Amenity Center	6801 CLAYTON NICHOLAS COURT	\$60,000	Southwest
	Institutional	Child Care For 5+ Children Over the Age of 2 1/2 Years	8001 MATLOCK ROAD	\$15,374	Southeast
	Institutional	Child Care For 5+ Children Over the Age of 2 1/2 Years	1820 E ABRAM STREET	\$7,669	East
	Institutional	Child Care For 5+ Children Over the Age of 2 1/2 Years	1120 UTA BOULEVARD	\$14,037	Central
	Storage	Utilities	818 W INWOOD DRIVE Bldg A	\$2,000	West
	Utility & Miscellaneous	Retaining Wall	7001 GOLF CLUB DRIVE	\$4,000	Southwest



Appendix

APPENDIX F: 2014 NEW CONSTRUCTION NON-RESIDENTIAL PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
October	Utility & Miscellaneous	School (ISD)	701 E ARBROOK BOULEVARD	\$2,000	East
	Utility & Miscellaneous	Retaining Wall	2082 KNOLL CREST DRIVE	\$51,000	East
	Business	Business Office	351 W RANDOL MILL ROAD	\$400,000	Central
	Mercantile	Retail/Wholesale Store	1904 E SUBLETT ROAD	\$520,000	Southeast
	Utility & Miscellaneous	Day care- Not Educational	1305 W ARBROOK BOULEVARD	\$7,410	West
	Utility & Miscellaneous	Day care- Not Educational	1305 W ARBROOK BOULEVARD	\$7,256	West
	Utility & Miscellaneous	Day care- Not Educational	2312 REMYNSE DRIVE	\$13,053	East
	Utility & Miscellaneous	Day care- Not Educational	1820 E ABRAM STREET	\$7,085	East
	Business	Medical Office	8200 MATLOCK ROAD	\$769,572	Southeast
	Assembly	Church	5509 MANSFIELD ROAD	\$2,000,000	Southwest
Sub-Total	17 Permits			\$3,904,456	
November	Institutional	Child Care For 5+ Children Over the Age of 2 1/2 Years	2151 BROWNING DRIVE	\$15,562	East
	Utility & Miscellaneous	Carports	800 E BORDER STREET	\$20,000	Central
	Storage	Warehousing/Storage	5200 S BOWEN ROAD Bldg C	\$3,500	Southwest
	Utility & Miscellaneous	Towers	4255 S BOWEN ROAD Unit CELL1	\$48,000	West
	Utility & Miscellaneous	Utilities	2173 E LAMAR BOULEVARD Unit UT1	\$154,000	North
	Assembly	Church	415 NL ROBINSON DRIVE	\$950,000	Central
Sub-Total	6 Permits			\$1,191,062	
December	Business	Bank/Credit Union	2410 E ABRAM STREET	\$15,500	East
	Storage	Automotive Repair Garage	5611 S COOPER STREET	\$750,000	Southeast
	Utility & Miscellaneous	Towers	500 N BOWEN ROAD Unit CELL1	\$49,500	West
	Utility & Miscellaneous	Towers	1871 BROWN BOULEVARD Unit CELL1	\$49,500	North
	Utility & Miscellaneous	Parking Garage	815 W ABRAM STREET Bldg A	\$4,474,500	Central
	Utility & Miscellaneous	Towers	3414 S COLLINS STREET Unit CELL2	\$46,000	East
	Assembly	Church	3003 SPROCKET DRIVE	\$275,000	West
	Storage	Warehousing/Storage	3996 SCIENTIFIC DRIVE	\$5,697,000	East
Sub-Total	8 Permits			\$11,357,000	
Grand Total	118 Permits			\$87,613,180	

APPENDIX G: 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 Unified Development Code.

RESIDENTIAL ZONING DISTRICTS

Residential Estate | RE

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

Residential Single-Family 20 | RS-20

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

Residential Single-Family 15 | RS-15

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

Residential Single-Family 7.2 | RS-7.2

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

Residential Single-Family 5 | RS-5

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

Residential Medium Density 12 | RM-12

Intended to encourage a wide range of low- to medium-density housing types, especially single-family attached, duplexes, and townhouse projects, though single-family detached is also allowed to meet the diverse needs of city residents. Maximum residential density is limited to 12 units per gross acre.

Residential Multi-Family 22 | RMF-22

Provides opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre,

which are designed to be compatible with their sites and surroundings.

Village on the Green | VG

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

Manufactured Housing (OBSOLETE DISTRICT) | MH

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

NON-RESIDENTIAL & MIXED-USE DISTRICTS

LIMITED OFFICE | LO

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

Office Commercial | OC

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

Neighborhood Commercial | NC

Provides sites for businesses serving the daily needs of nearby residential areas and for small-scale offices. Development should be compatible in scale, character, and intensity with adjacent residential development, and

APPENDIX G: ZONING DISTRICT SUMMARY

the district’s standards are intended to prevent significant adverse effects on adjacent residential areas. This district should be located adjacent to residential uses.

Community Commercial | CC

Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

General Commercial | GC

Provides sites for a broad range of commercial uses including automobile sales and services, car washes, restaurants, offices, warehousing, and commercial services. Sites should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. This district is primarily intended

for development of freestanding commercial structures along arterial streets in older sections of the city that are experiencing redevelopment.

Highway Commercial | HC

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

Business Park | BP

Intended to provide and protect sites for offices, research and development facilities, support commercial services, and limited industrial activities including non-nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting.

Downtown Business | DB

Provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in

the existing central business district. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.

Light Industrial | LI

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

Industrial Manufacturing | IM

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

Neighborhood Mixed Use | NMU

Intended to encourage the redevelopment of traditional suburban commercial centers as higher-density,

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

Regional Mixed Use | RMU

Established to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a concentrated mix of land uses. The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, restaurants, theaters, hotels, and dense office development. Development should facilitate and encourage pedestrian travel between residential and non-residential uses. Transit facilities and pedestrian-friendly elements are important components of development in these centers, in order to reduce demand for auto travel as

well as increase visual interest. RMU centers are generally at least 20 acres or larger in size. There are no maximum lot sizes, but residential densities are limited to a maximum of 100 units per gross acre.

OVERLAY DISTRICTS

Airport Overlay| APO

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

Conservation District Overlay| CDO

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

Downtown Neighborhood Overlay| DNO

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

Entertainment District Overlay| EDO

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

Lamar Collins Mixed Use Overlay| LCMUO

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

Landmark Preservation Overlay| LPO

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

Planned Development| PD

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

APPENDIX H: ZONING TABLES, 2014

ZONING CASES

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q1	East	PD14-01	CS	PD	90.00	Application Review	February 20, 2014
Q1	Central	ZA14-1	R	O	0.80	Submittal Review	February 14, 2014
Q1	Central	ZA14-2	R	O	0.45	Application Review	March 11, 2014
Q2	Southwest	DP14-1	RMF-22	RMF-22	13.92	Awaiting Council	June 16, 2014
Q2	West	PD09-3 R aka PD14-4	CS : PD	PD	2.22	Approved	May 15, 2014
Q2	East	PD14-02	CS	PD	1.92	Application Review	April 3, 2014
Q2	Central	PD14-03	O	PD	0.55	Approved	April 1, 2014
Q2	West	PD14-05	O	PD	6.42	Awaiting Council	May 7, 2014
Q2	Southwest	PD14-06	CC	PD	7.02	Application Review	June 4, 2014
Q2	Southeast	PD14-08	CS	R	25.63	Application Review	June 24, 2014
Q2	West	PD14-11	LI	LI	1.07	Application Review	June 9, 2014
Q2	East	PD14-7	F		0.00	Submittal Review	June 23, 2014
Q2	Central	ZA14-3	R	NS	0.44	Application Review	April 14, 2014
Q3	Southeast	PD14-09	CS	PD	1.84	Approved	July 1, 2014
Q3	West	PD14-10	CS	PD	0.72	Withdrawn	July 8, 2014
Q3	Southwest	PD14-12	RE	RS-15	12.90	Application Review	August 12, 2014
Q3	Southwest	PD14-13	OC	OC	10.45	Approved	August 20, 2014
Q3	North	PD14-14	CC	PD	13.90	Approved	August 28, 2014
Q3	West	PD14-15	RS-7.2	RS-7.2	6.64	Awaiting Council	September 12, 2014
Q3	Southeast	ZA14-4	RE	RS-7.2	7.74	Application Review	August 27, 2014
Q4	Southwest	PD12-17R1	PD	PD	40.82	Awaiting Council	October 10, 2014
Q4	Southwest	PD14-16	VG	PD	35.97	Denied	October 20, 2014
Q4	Southwest	PD14-18	CC	PD	0.01	Tabled at Council	December 3, 2014
Q4	Central	PD14-19	DB	PD	0.68	Approved	November 10, 2014
Q4	Central	PD14-20	PD	RM-12	0.45	Awaiting Council	December 8, 2014
Q4	East	ZA14-5	CC	GC	0.04	Withdrawn	November 5, 2014
Q4	East	ZA14-6	CC	CC	2.89	Awaiting P & Z	October 13, 2014
Q4	East	ZA14-7	GC	IM	11.25	Submittal Review	November 19, 2014

Source: City of Arlington, Community Development and Planning

DEVELOPMENT PLANS

Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Southeast	PD12-08R1	Relocate pool to the outside, relocate sundeck near pool.	3.149	Approved	February 5, 2014
Q2	North	PD07-5R3-AC7	Reducing side separation from 9-feet to 8-feet	0.526	Awaiting P & Z	June 10, 2014
Q4	North	DP14-2	Dwelling, multi-family	5.560	Application Review	October 9, 2014
Q4	Southeast	PD14-21	Development plan amendment for Pro Auto Service	0.742	Application Review	October 14, 2014

Source: City of Arlington, Community Development and Planning

SUBSTITUTE LANDSCAPE PLANS

Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Southeast	SLP14-1	Mansfield Medical offices at 8200 Matlock Road	1.532	Approved	January 10, 2014
Q1	East	SLP14-2	To reduce a portion of the landscape setback, remove 13 street trees and re-plant on another part of site, and ornamental trees to the street front and parking islands	27.027	Approved	January 16, 2014
Q1	West	SLP14-3	Transition buffer requirements could not be met	0.900	Application Review	February 18, 2014
Q1	Southeast	SLP14-4	Self Storage facility	5.409	Approved	March 21, 2014

Source: City of Arlington, Community Development and Planning

APPENDIX H: ZONING TABLES, 2014

SPECIFIC USE PERMITS

Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Central	SUP14-1	Wireless Telecommunications Facilities (see 12-800)	1.309	Application Review	January 30, 2014
Q2	Southwest	SUP09-3R1	Gas Drilling	3.680	Admin Withdrawal	June 12, 2014
Q2	West	SUP14-3	Auto Repair, Minor	0.422	Application Review	May 15, 2014
Q2	Central	SUP14-2	Wireless Telecommunications Facilities (see 12-800)	0.469	Application Review	April 2, 2014
Q2	Southeast	SUP09-4R1	gas well drilling and production	2.755	Approved	May 29, 2014
Q2	West	SUP10-1R1	Gas Drilling	4.166	Admin Withdrawal	June 25, 2014
Q2	East	SUP09-16R1	Gas Drilling	2.988	Approved	June 30, 2014
Q3	East	SUP14-5	Auto service center	0.079	Submittal Review	September 2, 2014
Q3	East	SUP14-4	Self-storage facility	2.992	Application Review	August 8, 2014
Q3	East	SUP14-5	Auto service center	0.080	Withdrawn	Septemeber 2, 2014
Q4	North	SUP14-6	Hotel, boutique	2.500	Approved	October 28, 2014
Q4	East	SUP14-7	Tattoo parlor or piercing studio	8.570	Postponed by Applicant	December 8, 2014
Q4	North	SUP07-9R2	Gas well	3.314	Approved	October 23, 2014
Q4	East	SUP15-1	Restaurant with drive-through	1.807	Application Review	November 24, 2014

Source: City of Arlington, Community Development and Planning



Appendix

APPENDIX I: PLATS, 2014

Quarter	Plat	Plat Type	Acreage	Number of Lots	Sector	
Q1	Melia Ranch, Ph 3	Final	20.248	65	Southwest	
	High Oak Park	Replat	12.28	1	West	
	Midway Estates	Replat	1.095	2	East	
	Progressive Addition, Lot 1, Block 1	Combination	3.823	1	North	
	Avondale Place Addition, Lot 12A, Block 3	Replat	1.899	1	Central	
	Roper Addition	Replat	0.8634	1	Southeast	
	Arlington Township Addition, Lots 4R1A & 4R1B, Block 1	Replat	14.674	2	East	
	Woodland Park Estates	Replat	81.595	4	West	
	Six Flags Business Park, Lot 51R3	Replat	13.481	1	East	
	Household of Faith Addition, Lot 1, Block 1	Minor	22.995	1	Southeast	
Total: 10 Plats			172.95	79		
Q2		Plat	Plat Type	Acreage	Number of Lots	Sector
		Roper Addition Lots 2A & 2B, Block A	Replat	1.898	2	Southeast
		Embarcadero Place	Replat	5.3758	3	East
		Magnolia Heights	Replat	0.646	3	Central
		Melia Ranch	Replat	0.799	3	Southwest
		Edify Community Fellowship	Minor Plat	0.961	1	West
		Eden Village	Final Plat	9.114	45	Southwest
		Viridian Lots 12, 13R & 19X, Block 26	Replat	0.5795	3	North
		Viridian Village 1C2 Replat	Replat	0.8429	5	North
		Viridian Village 1C2 Replat	Replat	0.8971	5	North
		Viridian Village	Final Plat	4.826	21	North
	Total: 10 Plats			25.94	91	



Appendix

Q3

Plat	Plat Type	Acreage	Number of Lots	Sector
Viridian Village 1B	Replat	1.089	4	North
Toney & Stephanie Jones Addition	Minor Plat	0.983	1	Southwest
First Installment of Industrial Community No. 2 Great Southwest Industrial District Site 111C	Replat	0.801	1	East
Liberty Industrial Addition	Combination Plat	42	1	Southeast
T.O. Harris	Replat	10.112	2	Southeast
Viridian Village 1C-2	Replat	0.7345	4	North

Total: 6 Plats		55.72	13	
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Q4

Plat	Plat Type	Acreage	Number of Lots	Sector
J.M. Thomas	Replat	10.469	3	Southeast
Viridian Village 1A	Replat	0.31	2	North
B&R Gomez Estate	Minor Plat	3.109	1	Southwest
Hollow Creek Estates	Replat	2.014	2	Southwest
Viridian	Final Plat	2.61	1	North
Viridian 1C2 Lots 7R- 12R & 14XR-22R Block 27	Replat	1.6	16	North
VIRIDIAN VILLAGE 1E-2	Final Plat	18.67	112	North
Boardman	Minor Plat	7.735	4	Southeast
T.O. Harris Addition Lot 11	Minor	3.07	1	Southeast
Twin Hills	Final Plat	20.925	86	Southwest
Park Side Place	Replat	5.928	2	East
Calender Crossing	Final Plat	27.427	68	Southwest

Total: 12 Plats		103.87	298	
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Grand Total: 38		358.48	481	
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