



ANNUAL DEVELOPMENT PROFILE

UPDATE 2022



EXECUTIVE SUMMARY

BACKGROUND

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

HOUSING

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

CONSTRUCTION

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

ZONING

Current zoning conditions as well as a vacant-developable land by zoning are included. Additionally, maps illustrating existing zoning and zoning activity are provided.

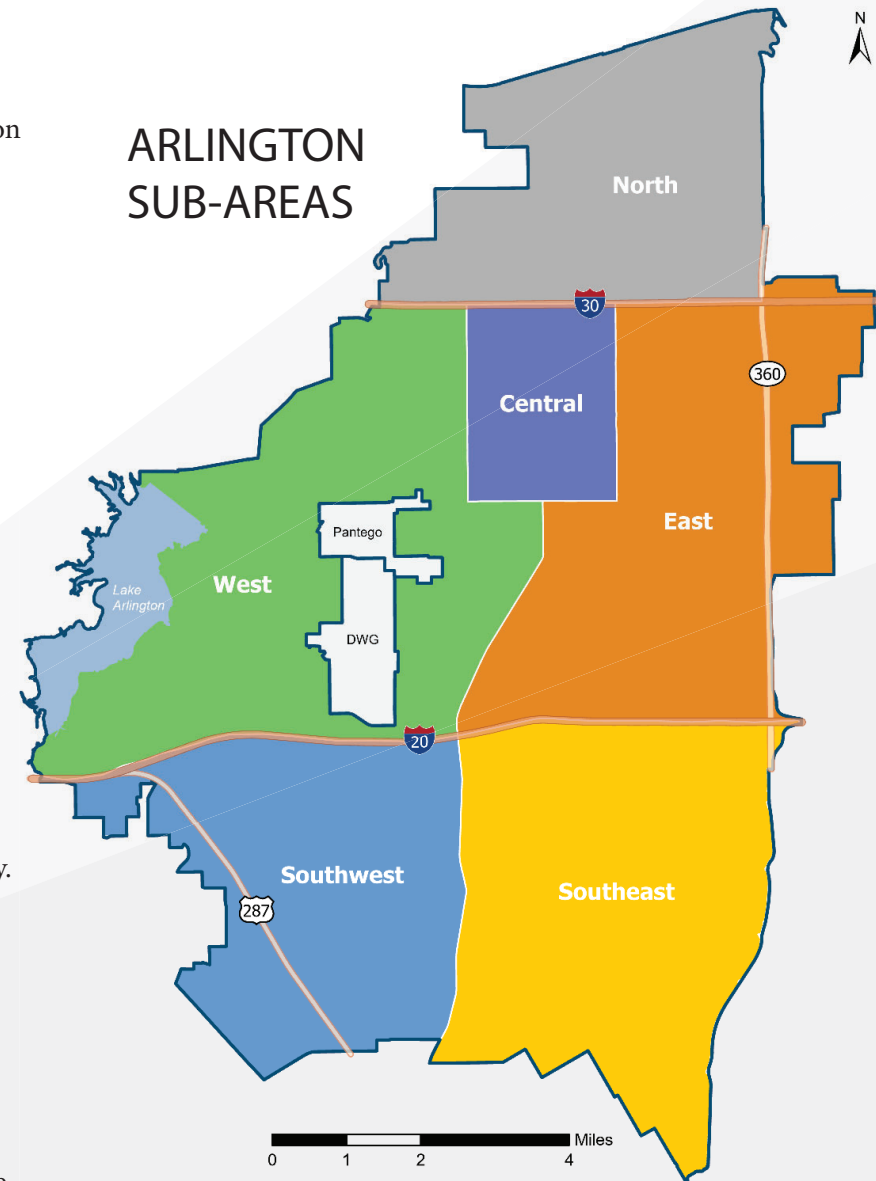
PLATTING

As platting activity is a gauge of future development activity, this section records the number and location of new lots through use of final, combination, and minor plats over a five-year timeframe. Replatting is also included in the analysis to accurately define redevelopment activity. Plats processed in 2022 are indicated in section graphics.

LAND USE

Arlington's parcel land use is presented in this section to visualize the diverse utilization and where particular types of land use are most common throughout the City.

ARLINGTON SUB-AREAS



HOUSING

The Housing section utilizes finalized residential permit data to determine the total number of housing units within the City and details how and where these changes have occurred over the years. These numbers do not include residential units currently under development; those will be considered in the Construction section. Overall, Arlington experienced an increase of 1,675 housing units between 2021 and 2022. The total number of housing units for each year is calculated using the following formula:

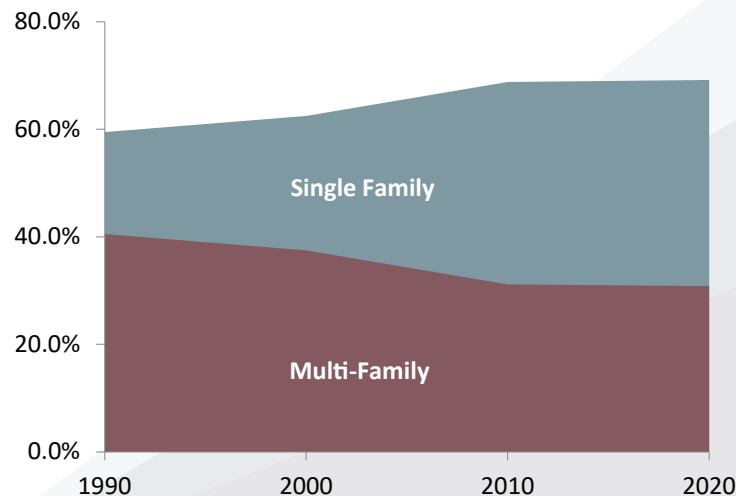
$$\begin{array}{|c|} \hline \text{Previous year's} \\ \text{total housing} \\ \text{units} \\ \hline \end{array} + \begin{array}{|c|} \hline \text{Finaled} \\ \text{residential units} \\ \text{for that year} \\ \hline \end{array} - \begin{array}{|c|} \hline \text{Finaled} \\ \text{residential} \\ \text{demolitions for} \\ \text{that year} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Total number} \\ \text{of housing} \\ \text{units} \\ \hline \end{array}$$

HOUSING UNITS BY TYPE AND SUB-AREA, CENSUS 1990-2020

	Central		East		North		Southeast		Southwest		West		Citywide		Citywide Totals	Share	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF		SF	MF
1990	4,094	5,765	16,345	14,514	5,567	15,573	8,852	1,091	10,653	2,092	22,075	7,012	67,586	46,050	113,636	59.5%	40.5%
2000	4,022	6,241	16,902	15,568	6,635	16,511	16,751	1,269	14,346	2,320	23,966	7,672	82,622	49,581	132,203	62.5%	37.5%
2010	4,846	5,023	18,895	14,005	7,406	15,367	24,991	2,023	17,195	2,021	26,285	6,655	99,618	45,094	144,712	68.8%	31.1%
2020	4,809	5,974	19,041	14,268	9,585	15,248	26,056	2,277	18,344	2,209	26,537	6,555	104,372	46,531	150,903	69.2%	30.8%

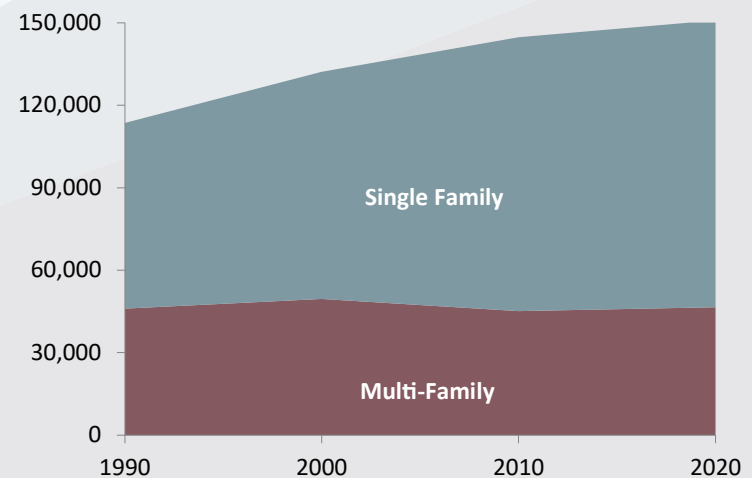
Source: U.S. Census Bureau (1990-2020 Decennial Census Datasets); City of Arlington, Planning and Development Services (Long Range Planning)

HOUSING UNIT MIX, CENSUS 1990-2020



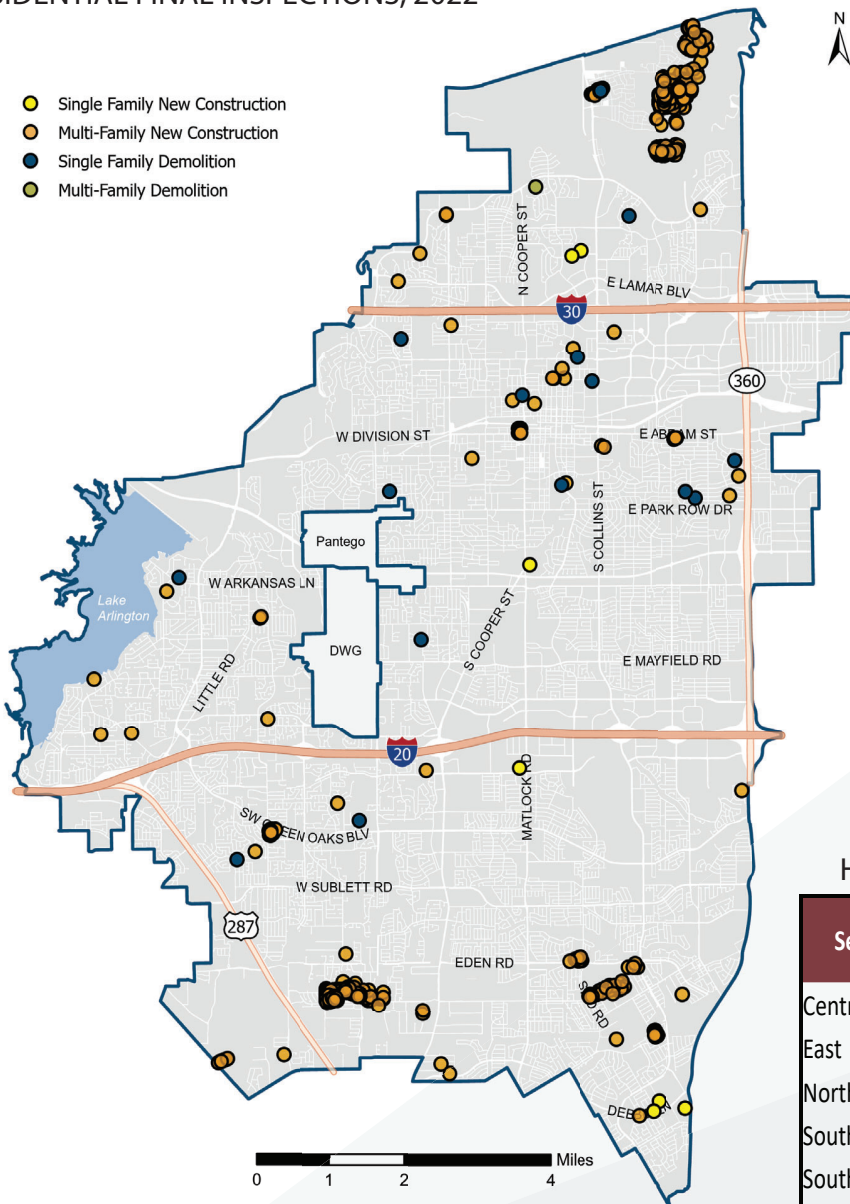
Source: U.S. Census Bureau (1990-2020 Decennial Census Datasets); City of Arlington, Planning and Development Services (Long Range Planning)

TOTAL HOUSING UNITS, CENSUS 1990-2020



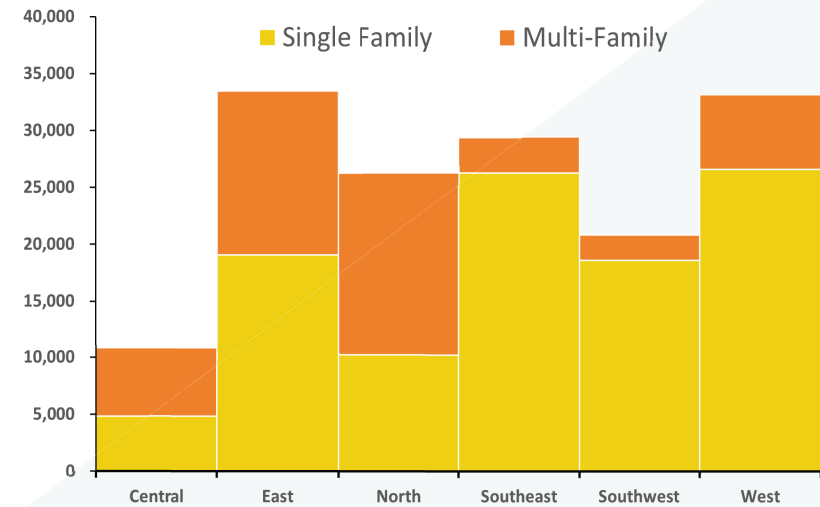
Source: U.S. Census Bureau (1990-2020 Decennial Census Datasets); City of Arlington, Planning and Development Services (Long Range Planning)

RESIDENTIAL FINAL INSPECTIONS, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

HOUSING UNITS BY SUB-AREA, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

HOUSING UNIT CHANGE BY SUB-AREA, 2022

Sector	Total 2021 Unit Count			2022 Unit Change			Total 2022 Unit Count		
	SF	MF	Other	SF	MF	Other	SF	MF	Other
Central	4,824	5,966	0	25	0	2	4,849	5,966	2
East	19,063	14,298	0	10	92	2	19,073	14,390	2
North	9,895	15,951	26	339	57	0	10,234	16,008	26
Southeast	26,180	2,277	0	64	916	0	26,244	3,193	0
Southwest	18,412	2,209	0	165	0	0	18,577	2,209	0
West	26,560	6,555	67	3	0	0	26,563	6,555	67
Total	104,934	47,256	93	606	1,065	4	105,540	48,321	97

Source: City of Arlington, Planning and Development Services
(Long Range Planning)

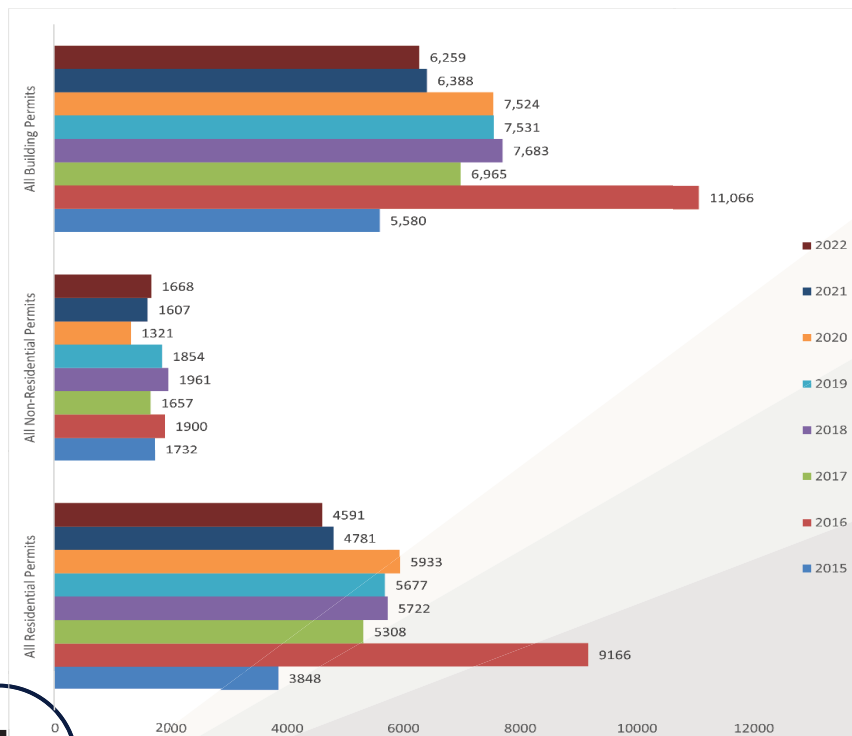
CONSTRUCTION

The Construction section of the report highlights data related to issued permits, rather than finaled permits, as described in the previous (Housing) section. The number of issued permits shows if, where, and what kind of development within the City is occurring.

Both residential and commercial permits can include new construction permits or permits such as additions, window/door replacement, signs, and more. This page considers all issued permits, while pages five and six highlight just permits for new construction, indicating where development is taking place.

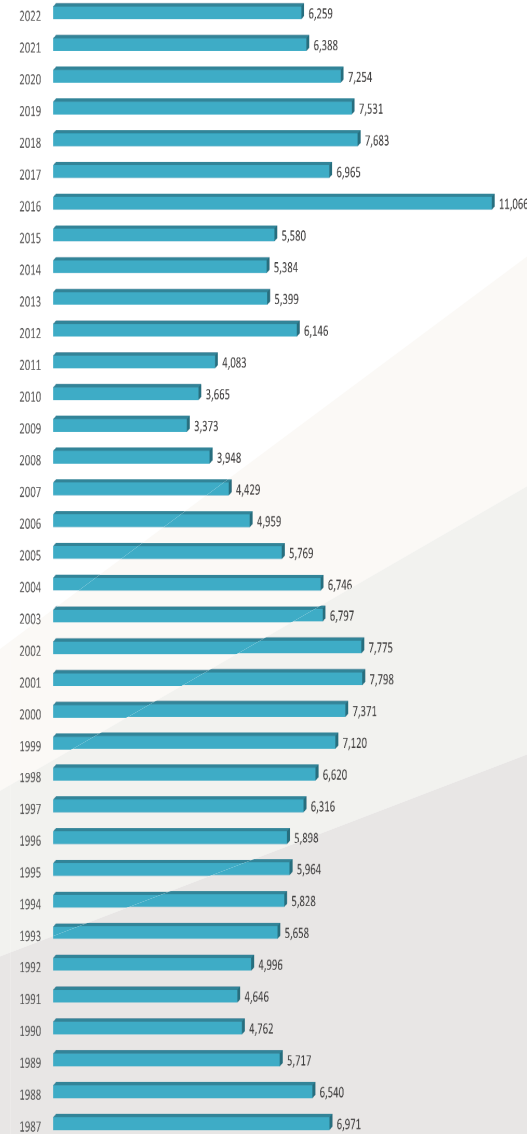
Total building permits decreased by 129 (2.02%) from 2021 to 2022.

TOTAL NUMBER OF ISSUED PERMITS BY CATEGORY, 2022

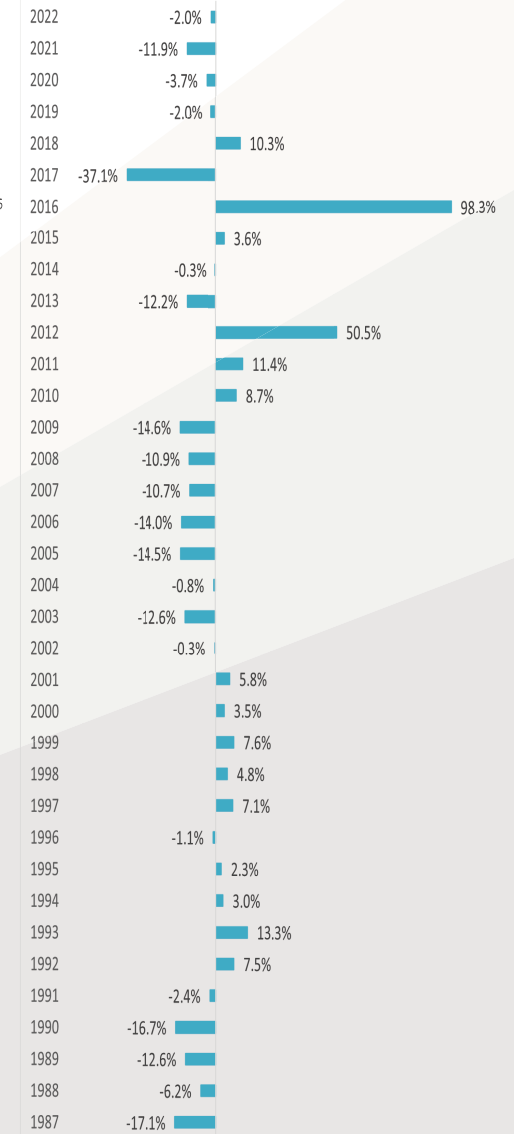


Source: City of Arlington, Planning and Development Services
(Long Range Planning)

TOTAL NUMBER OF ISSUED PERMITS BY YEAR, 1987 - 2022

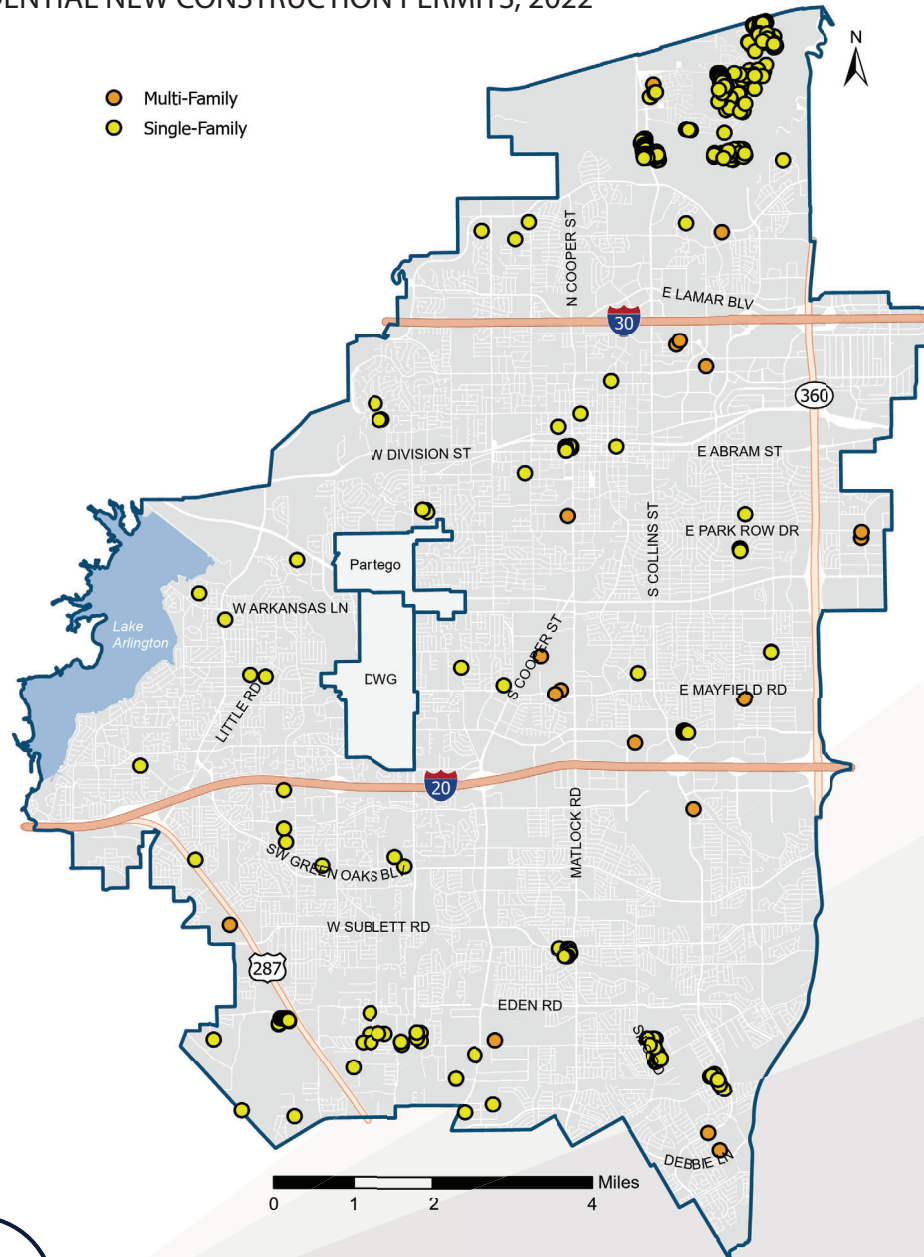


ANNUAL RATE OF CHANGE FOR TOTAL PERMITS ISSUED, 1987 - 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

RESIDENTIAL NEW CONSTRUCTION PERMITS, 2022

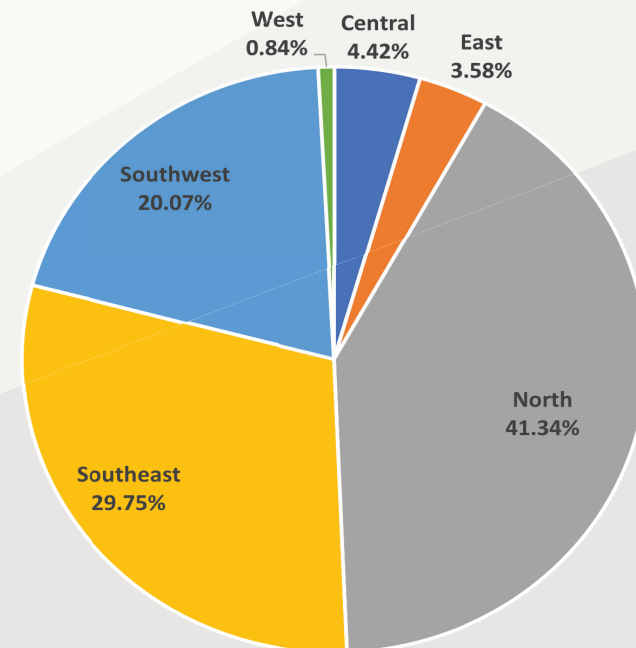


RESIDENTIAL NEW CONSTRUCTION PERMITS

New single-family and multi-family permits show the housing market's growth in 2022. Many of the new permits are concentrated to large single-family developments, with the majority in the Viridian development, located in North Arlington. While the Southeast and Southwest sub-area experienced the second and third most new residential permits, respectively; the West, Central, and East sub-areas showed a more distributed development pattern.

Arlington experienced a 3.97% decrease (190 permits) in residential new construction permits between 2021 and 2022.

RESIDENTIAL NEW CONSTRUCTION PERMITS BY SUB-AREA, 2022



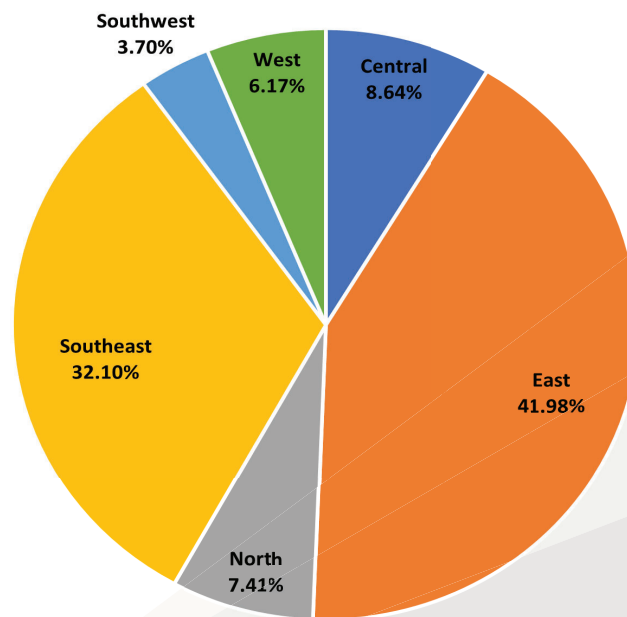
Source: City of Arlington, Planning and Development Services (Long Range Planning)

NON-RESIDENTIAL NEW CONSTRUCTION PERMITS

The non-residential new construction permits show where commercial, warehousing, institutional, and other new constructions are being built in the City. The development of new construction is relatively evenly distributed throughout the City. The largest sub-areas, East and Southeast, contain the majority of new development. The low share of new non-residential construction, in the other sub-areas is likely due to the overall prevalence of residential zoning.

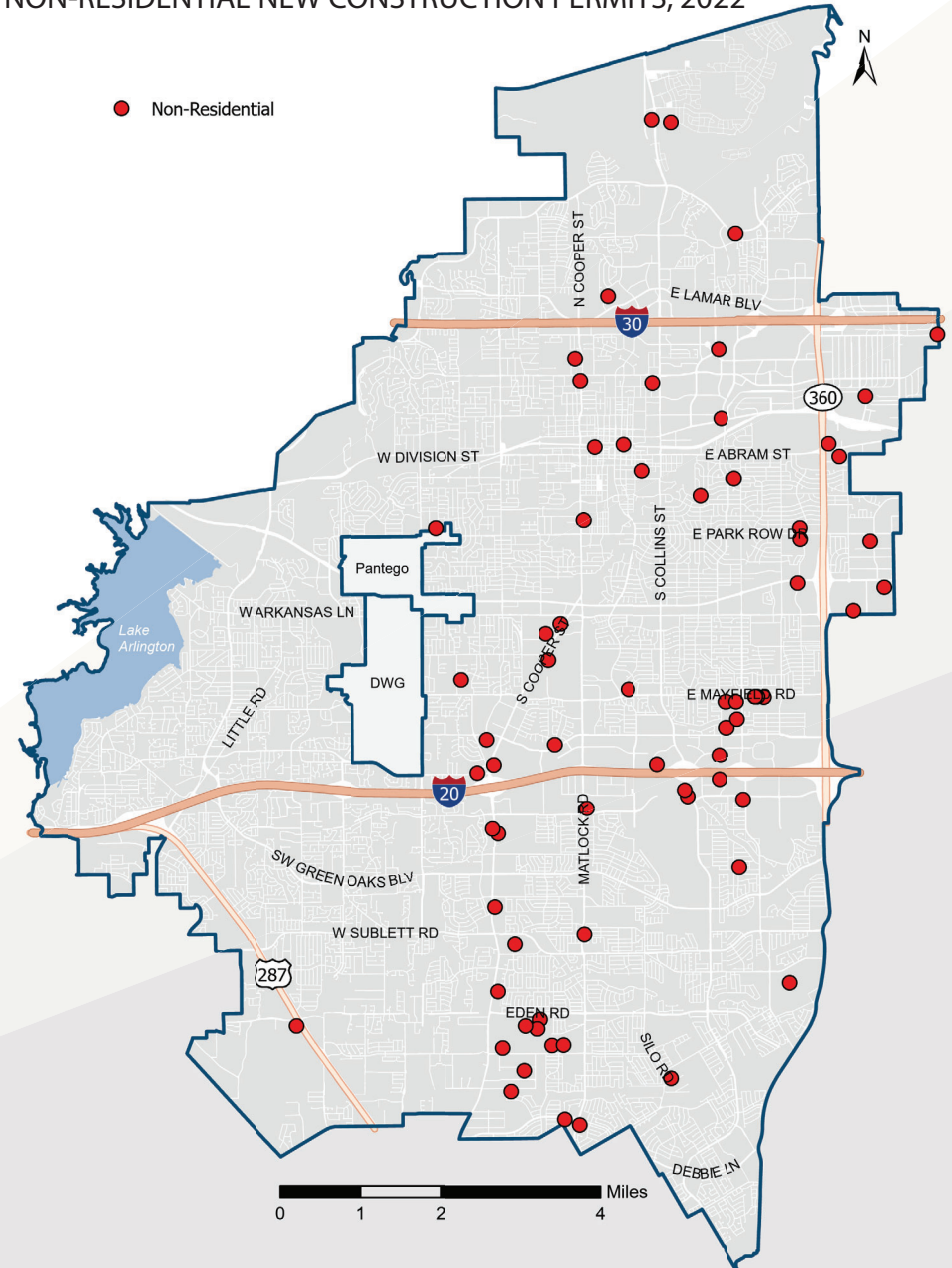
Arlington experienced a 3.80% increase (61 permits) in non-residential new construction permits between 2021 and 2022.

NON-RESIDENTIAL NEW CONSTRUCTION PERMITS BY SUB-AREA, 2022



Source: City of Arlington, Planning and Development Services (Long Range Planning)

NON-RESIDENTIAL NEW CONSTRUCTION PERMITS, 2022



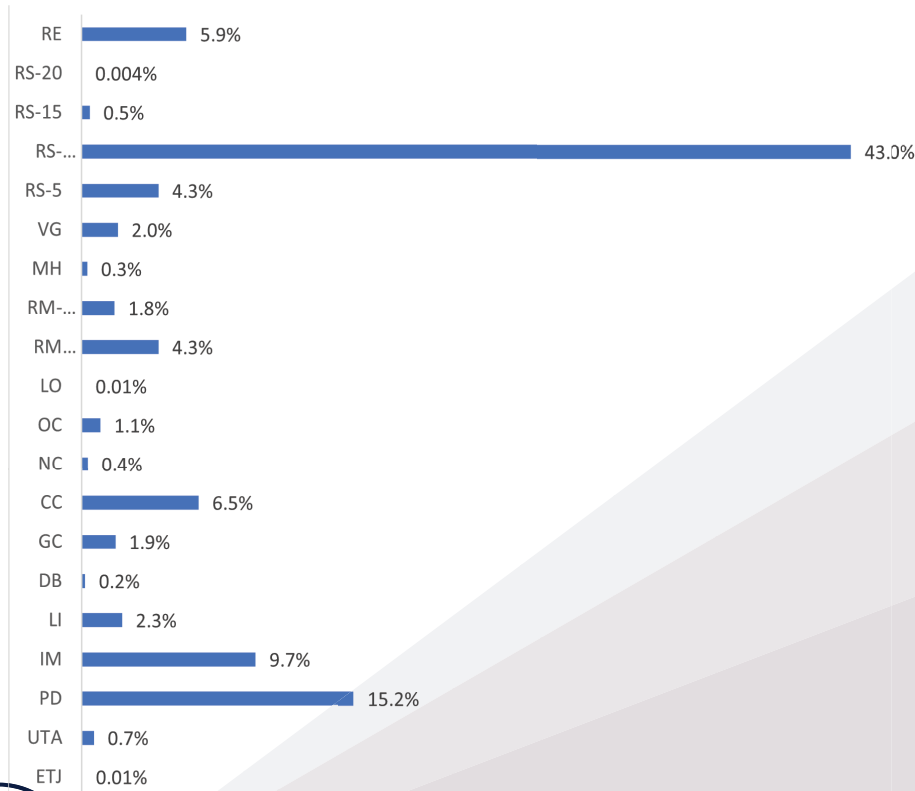
Source: City of Arlington, Planning and Development Services (Long Range Planning)

ZONING

Zoning regulations refer to restrictions on how property can or cannot be used within a city, whereas parcel land use refers to a description of how that land is primarily being used. Zoning ordinances regulate how current and future land can be used, as described in the City's [Unified Development Code](#).

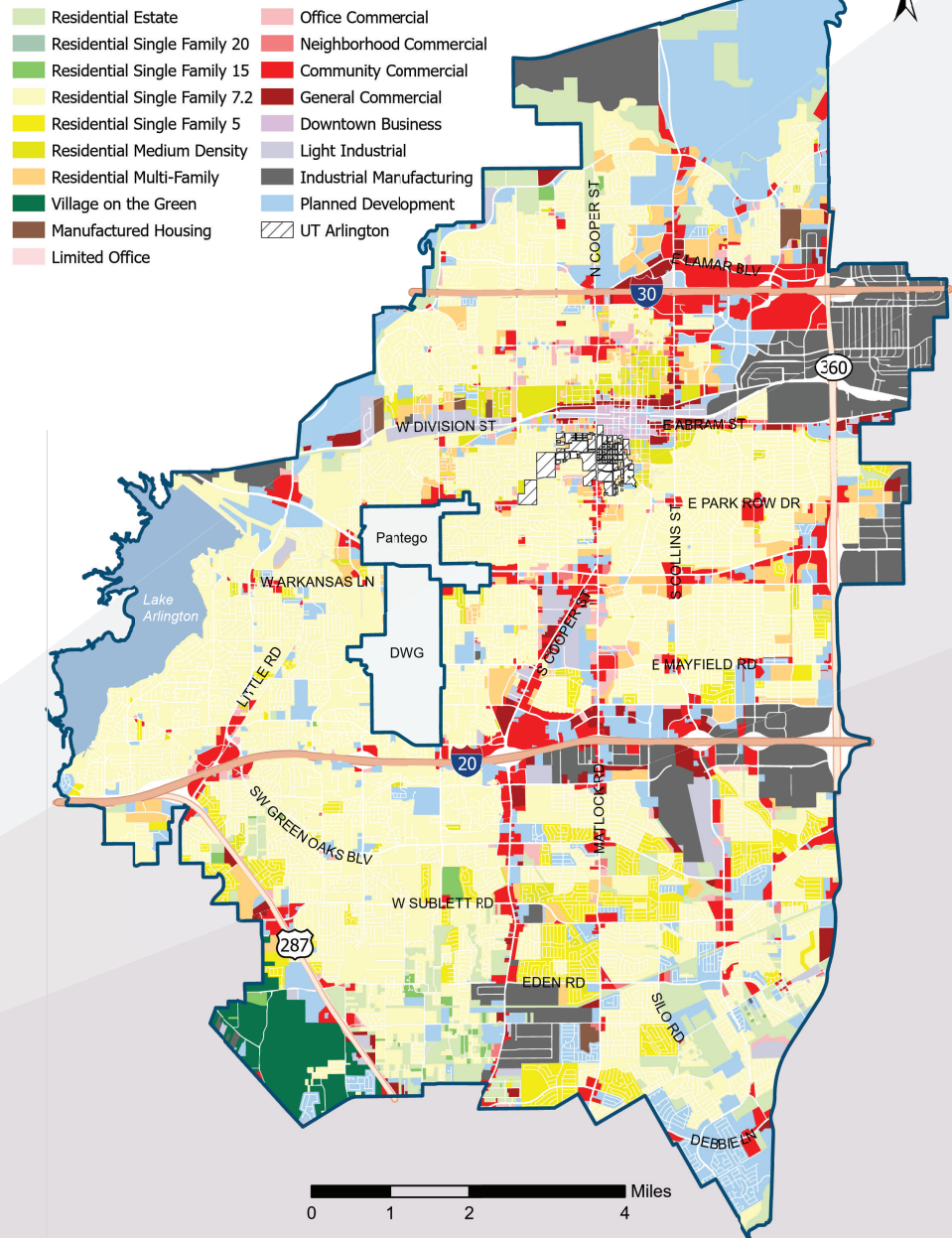
The first nine zoning districts listed to the right are residential, with the other ten districts considered to be non-residential. Planned Development (PD) zoning may contain either residential, non-residential, or a combination of both types of developments.

SHARE OF LAND BY ZONING CATEGORY, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

ZONING DISTRICTS, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

HOW ZONING DISTRICTS CHANGE

Zoning cases show where zoning has changed in the past year, whether a permanent zoning change (zoning case) or a zoning exception for a Specific Use Permit (SUP).

The zoning on a specific piece of property can change only through a public hearing process. This process allows public participation from the applicant, interested citizens, and decision makers. The process requires public notification, public hearings, and final approval by the City Council.

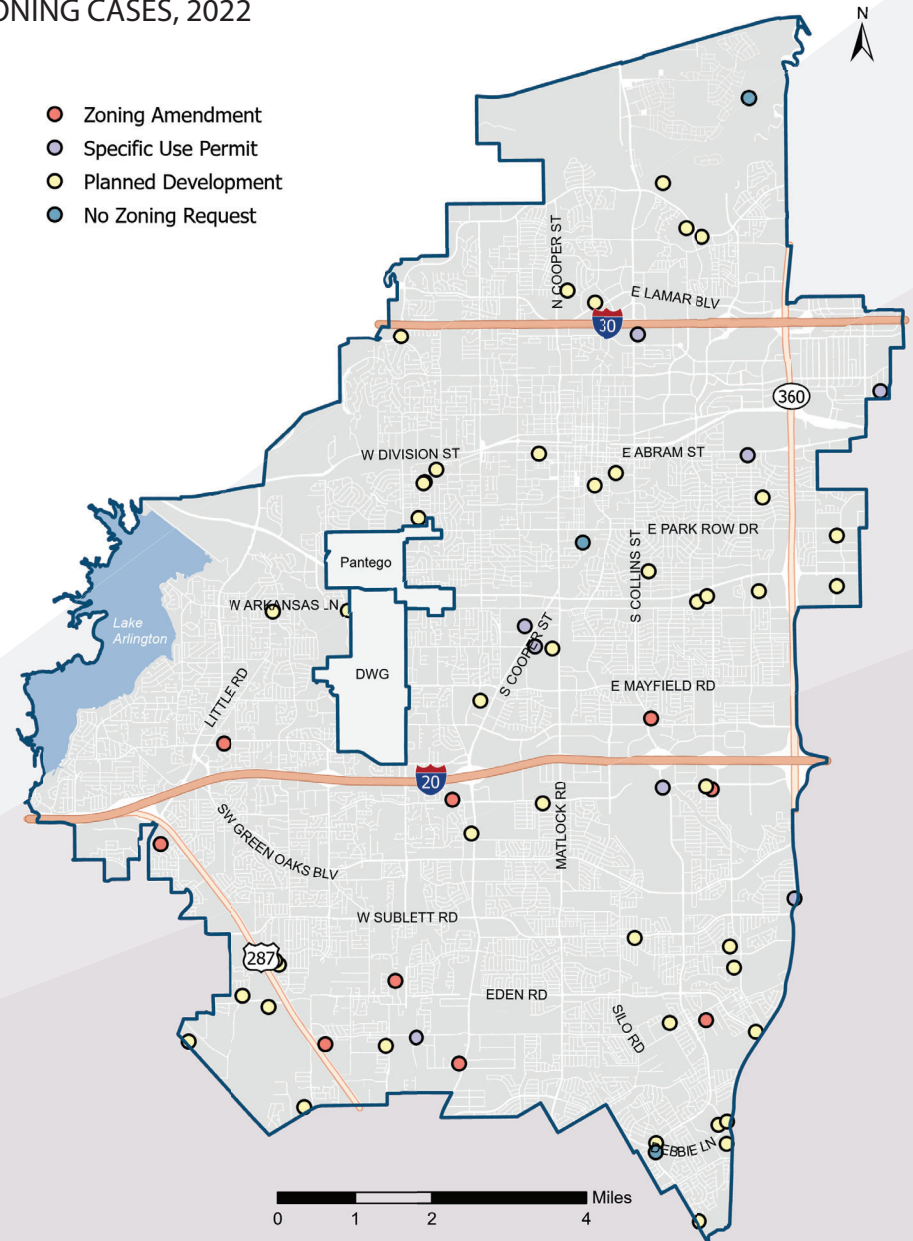
An applicant may seek a change to establish a use not permitted in the current zoning district. The applicant may use the zoning process to request rezoning to a district that will permit the use outright, with conditions, or by a SUP.

Conditional use means the land use is permitted if certain conditions are met. Conditions typically involve screening, buffering, and/or size requirements.

The SUP provides a means to develop certain uses in a manner that is compatible with adjacent property and consistent with the character of the neighborhood. The City Council may grant, repeal, and amend SUPs for certain uses, but only where specified in the [Unified Development Code](#). SUP approval occurs by ordinance, and is a type of zoning amendment.

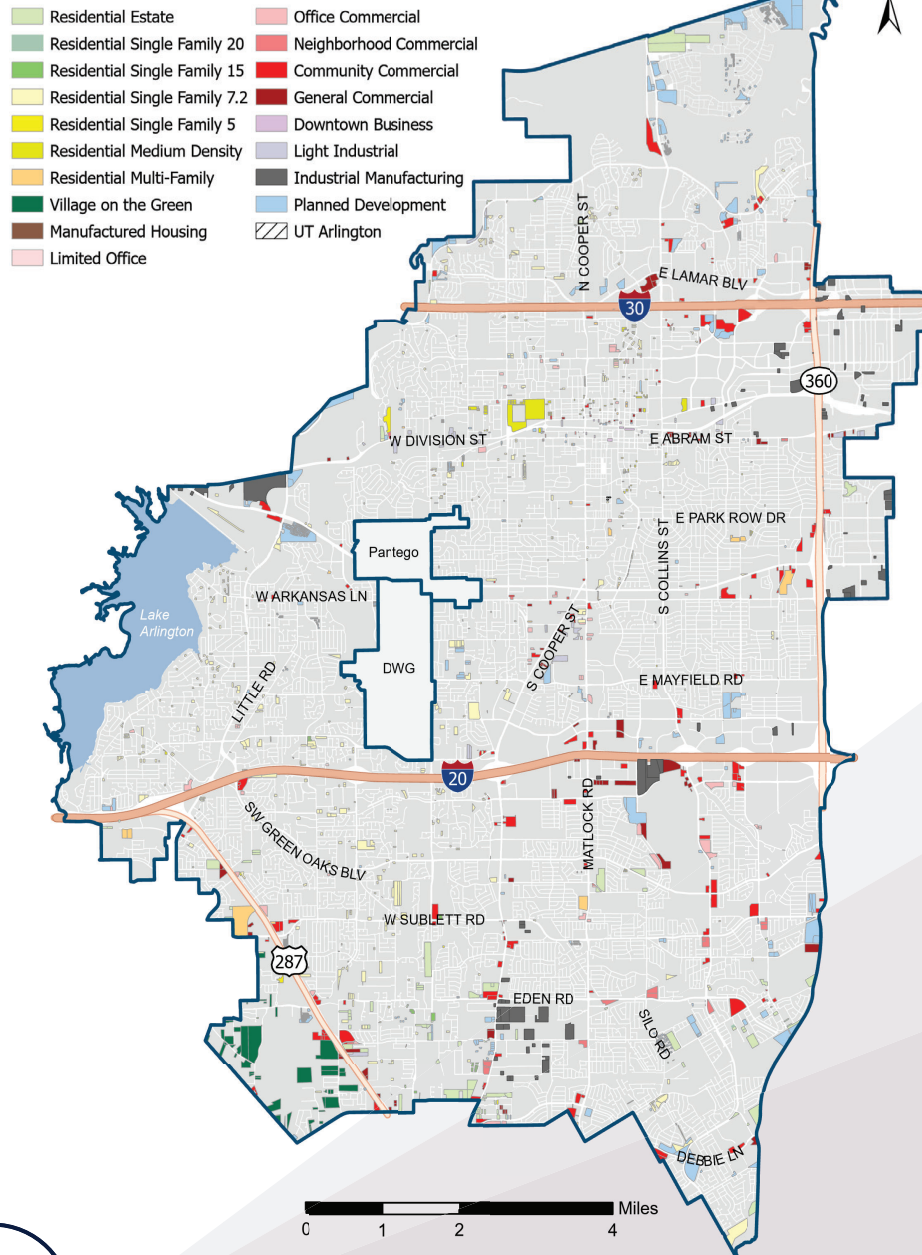
Of the 68 zoning cases in 2022, 20 were approved, three (3) were denied, four (4) were withdrawn, and 41 are pending, continued, under review, or awaiting City Council.

ZONING CASES, 2022



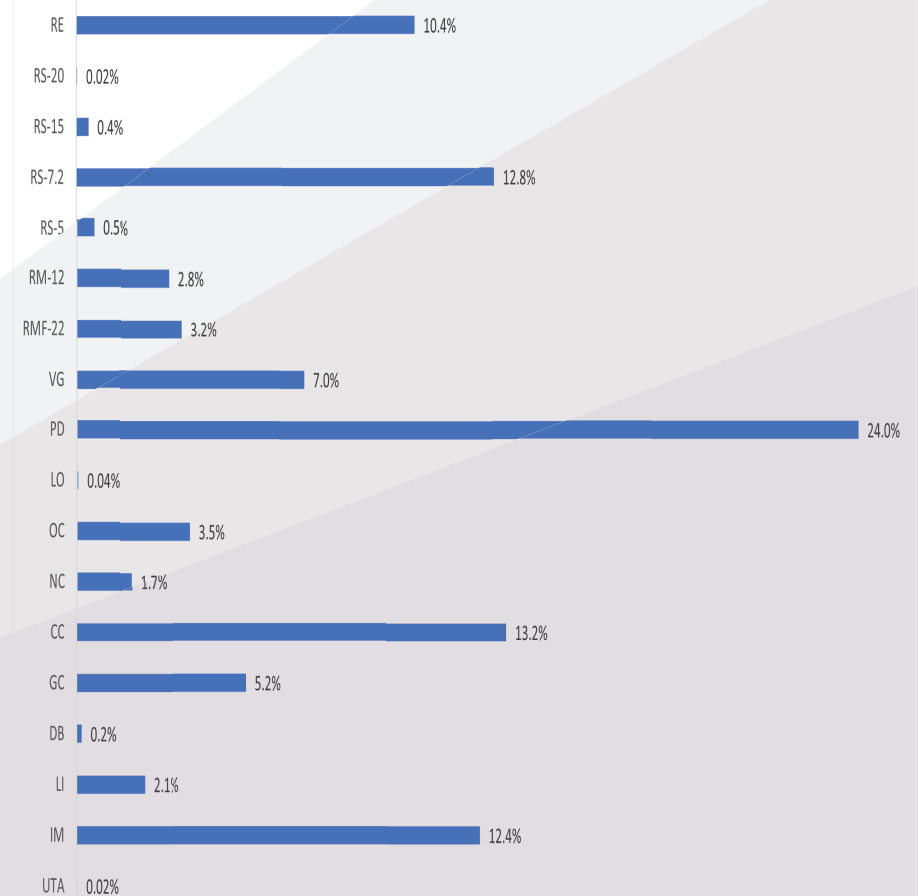
Source: City of Arlington, Planning and Development Services
(Long Range Planning)

VACANT-DEVELOPABLE PARCELS BY ZONING DISTRICT, 2022



The “vacant-developable” land use category highlights areas of empty land that could support development in the City. Mapping vacant-developable parcels by their zoning district gives an indication of what kind of development may take place on these parcels in the future.

SHARE OF VACANT-DEVELOPABLE LAND BY ZONING DISTRICT, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

Source: City of Arlington, Planning and Development Services
(Long Range Planning)

PLATTING

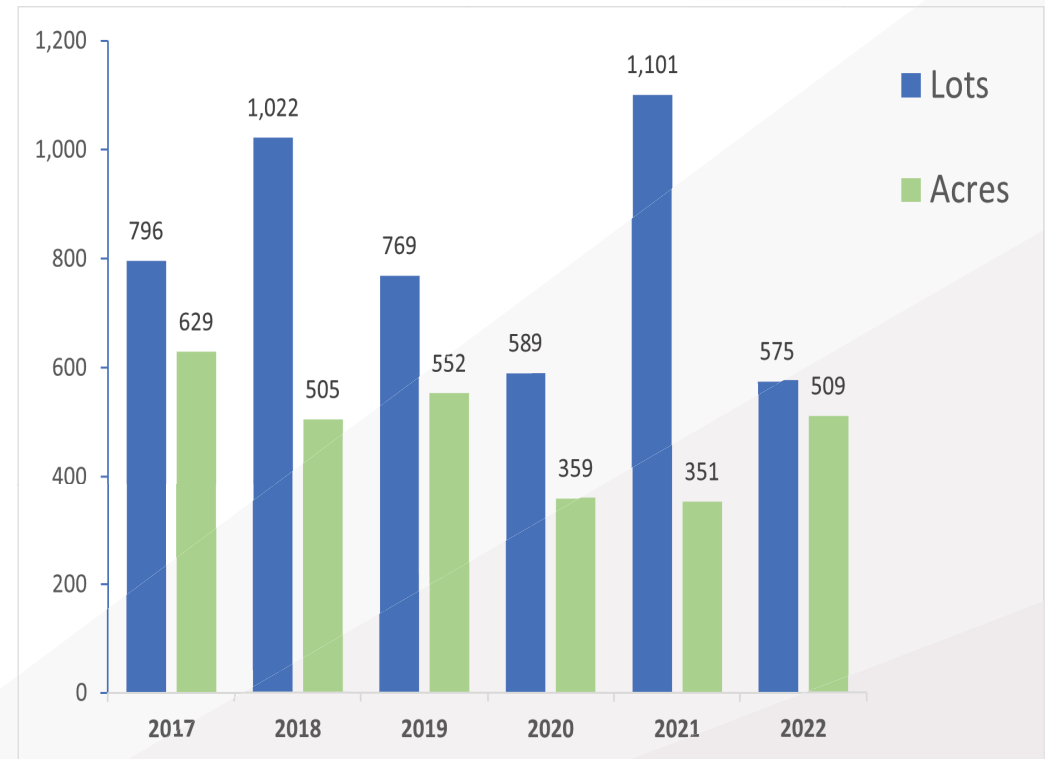
Plats are defined by the City's [Unified Development Code](#) as "the plan or map for the development to be filed for record in the Plat Records or Deed Records of Tarrant County, Texas." Plats show how a piece of land will be divided into lots.

Plats are subdivided or combined to accommodate new growth and a changing economic landscape. The incorporation of final, minor, and combination plats create new lots within the City. Areas of new plats represent the possibility of upcoming changes in land uses or number of permits. New plats are the drivers for the numerical changes represented in the other sections of this report.

COVID and post-COVID Arlington is demonstrating a varying but growing development trend. Given the unique challenges of 2020, the total number of plats filed decreased from previous years; however, this number returned to match previous totals in 2021. Continuing a six-year trend, replats comprised the most common type of platting case (tied with final plats) filed with the City in 2021; however, such activity remains indicative of a stable community nearing build-out.

Arlington saw a 47.8% decrease in platted lots and a 31.0% increase in platted acreage between 2021 and 2022.

PLATTING ACTIVITY, 2022



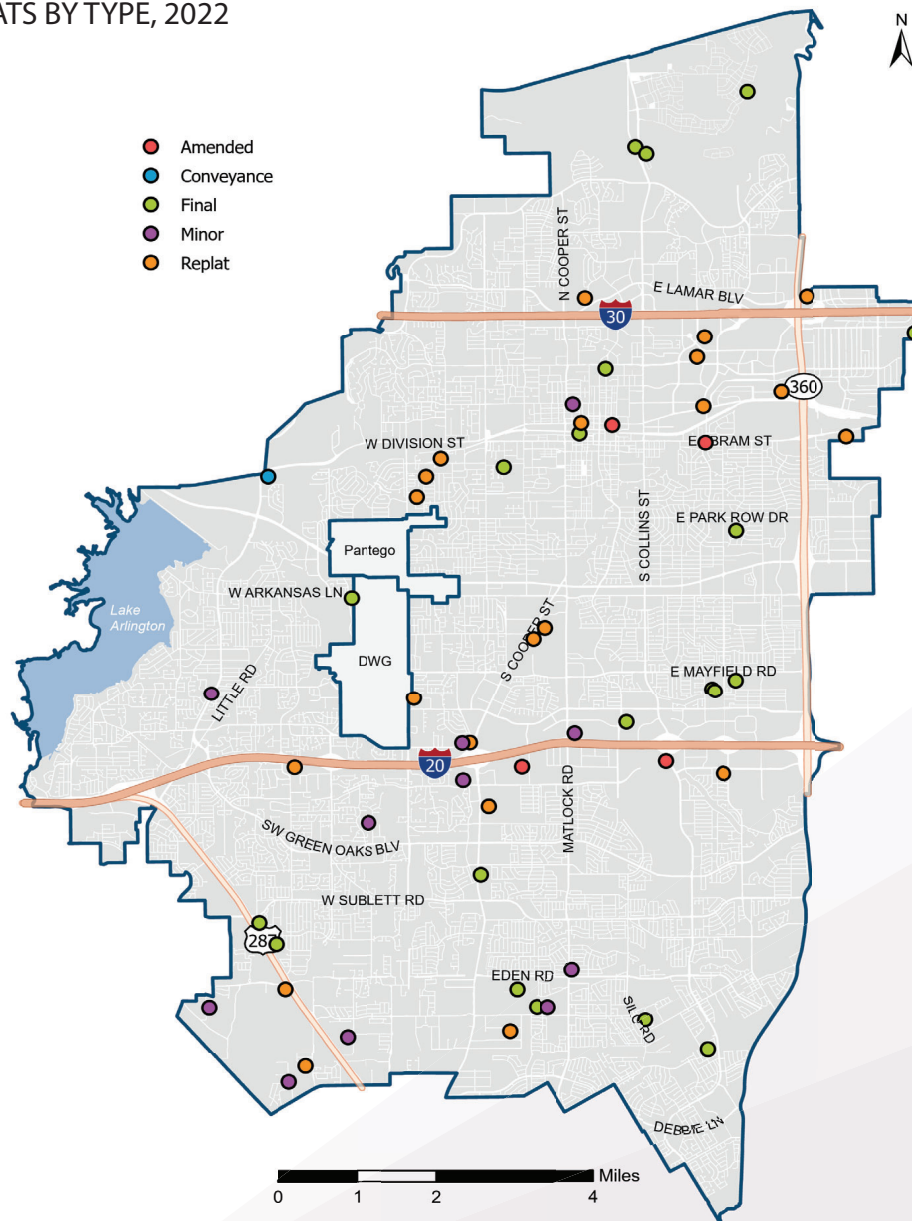
Source: City of Arlington, Planning and Development Services (Long Range Planning)

PLATTING BY TYPE, 2017-2022

	2017			2018			2019			2020			2021			2022		
Plat Type	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Amended	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	8	51
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	21
Final	12	733	209	12	872	217	10	667	164	10	462	223	18	1026	253	20	501	236
Minor	10	13	218	7	9	11	12	16	17	6	6	29	12	17	18	11	14	27
Replat	21	43	181	39	130	246	23	82	303	16	120	104	18	57	79	21	49	174
	5	7	28	8	11	31	3	4	67	1	1	1	1	1	1	0	0	0
Total	48	796	629	66	1,022	505	48	769	552	33	589	359	49	1,101	351	57	575	509

Source: City of Arlington, Planning and Development Services (Long Range Planning)

PLATS BY TYPE, 2022



Plats filed in 2022 are symbolized by their type on the map to the left. These types are described below, as defined by the City's [Unified Development Code](#).

Amended Plat:

Approval of certain dimensional and notational corrections including lot line adjustments.

Conveyance Plat:

Used in order to subdivide or sell land without plans for its immediate development.

Final Plat:

The instrument that becomes the official, accurate permanent record of the division of land.

Minor Plat:

A subdivision resulting in four or fewer lots and that does not require the creation of any new public street or the extension of municipal facilities.

Replat:

A revision of existing platted lots, or existing platted lots in combination with existing tracts, for the purpose of creating a new lot configuration.

Combination Plat:

A plat for 30 or fewer lots that combines both a preliminary plat and a final plat. Beginning in 2022, Combination Plats are no longer accepted by the City.

FILED PLATS BY SUB-AREA, 2022

Sub-Area	Plats	Acres	Lots
Central	6	8	24
East	17	197	51
North	4	54	222
Southeast	13	156	183
Southwest	8	29	51
West	8	64	44
Total	56	509	575

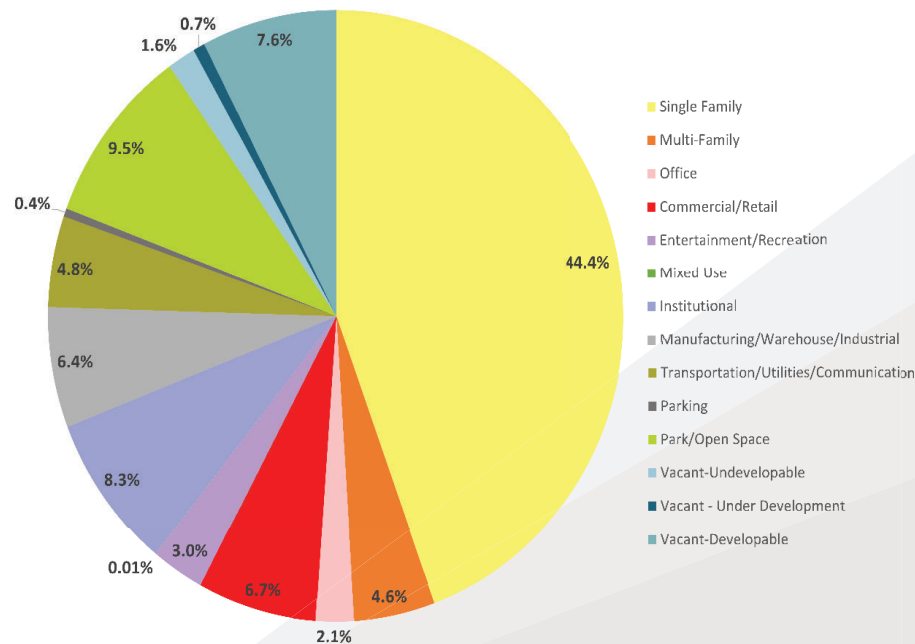
Source: City of Arlington, Planning and Development Services (Long Range Planning)

LAND USE

The City of Arlington uses a categorization of land uses to represent how a parcel of land is being used. This is separate from Zoning, which classifies all possible land uses for a parcel; the Land Use represents the current primary land use on that parcel. These land uses are generally determined based on the permits or demolitions that occur for a parcel's address.

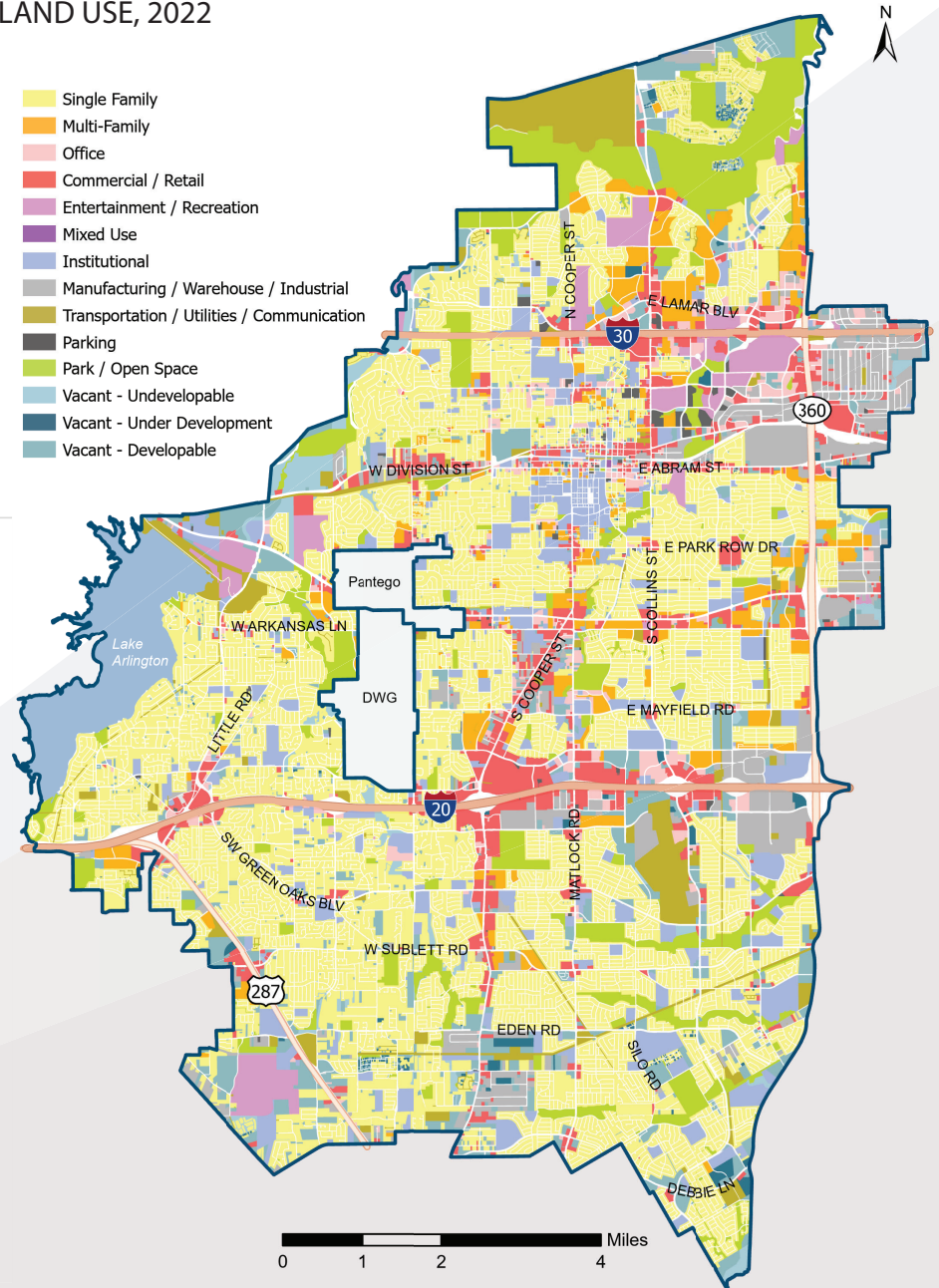
Comparing the shares of land uses, it is important to keep in mind the actual use and how it contributes and operates within the City as a whole. For instance, single-family land use acreage exceeds multi-family use acreage by 39.8%, but single-family versus multi-family housing units on those parcels were a mix of 68.6% single-family units and 31.4% multi-family units for the year 2022 (see Housing).

LAND USE SHARE, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

LAND USE, 2022



Source: City of Arlington, Planning and Development Services
(Long Range Planning)

LAND USE OVERVIEW

The largest portion of Arlington's land area was devoted to single-family land use in 2022 with 44.4% of the total land area. This is the same as in 2021 and 2020 and slightly higher than previous years (2019: 44.0%, 2018: 43.8%). Single-family land is more prevalent in West and South Arlington, though single-family land in North Arlington is increasing due to the construction of Viridian.

Land devoted to multi-family uses was concentrated primarily in the North and East and represents 4.6% of the total share of land acreage in the City. The East also contained the largest share of the City's manufacturing/warehouse/industrial and commercial/retail uses, representing the most diverse area of land use throughout the City.

Other significant land use concentrations, specifically parks/open space, occurred in the North, reflecting the location of River Legacy Park, though parkland is also spread throughout the City through the linear park system. Commercial and industrial land uses are also concentrated around major transportation corridors such as I-30, Division St, S Cooper St, SH 360, and I-20.

LAND USE RECATEGORIZATIONS AND UPDATES

The "Parking" category was a new land use category developed in 2020 to better distinguish land that is primarily used for parking from land that is primarily empty and considered vacant-developable.

An additional category of "Vacant - Under Development" was developed in 2021 to distinguish parcels that are undergoing development from parcels that are entirely vacant. "Vacant - Under Development" parcels differ from "Vacant - Developable" parcels because they have been issued a permit for new construction to occur. These parcels remain "Vacant - Under Development" until the permit is finalized and they are changed to their appropriate final land use category.

Land use categories are determined from building permit finals and the acreage is obtained from platting. While the City boundaries remain the same, there will be slight variations in the City land uses totals year to year as more non-platted properties are platted and more accurate dimensions are obtained.

LAND USE CHARACTERISTICS, 2022

Land Use Categories	Area (acres)	Share (%)
Single-Family	22,454.6	44.4%
Multi-Family	2,305.5	4.6%
Office	1,084.9	2.1%
Commercial/Retail	3,370.8	6.7%
Entertainment/Recreation	1,502.6	3.0%
Mixed Use	3.4	0.01%
Institutional	4,207.2	8.3%
Manufacturing/Warehouse/Industrial	3,215.8	6.4%
Transportation/Utilities/Communication	2,430.9	4.8%
Parking	219.2	0.4%
Park/Open Space	4,784.3	9.5%
Vacant-Undevelopable	793.6	1.6%
Vacant - Under Development	336.0	0.7%
Vacant-Developable	3,828.3	7.6%
Total	50,537.0	100.0%
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadway	11,109.9	

The Annual Development Profile is
produced each year by the
City of Arlington's
Planning and Development Services
(Long Range Planning).

Prior to 2022, the Office of Strategic Initiatives was
responsible for the Annual Development Profile.

Data Sources:
City of Arlington,
Planning and Development Services
(Long Range Planning)