

PLANNED DEVELOPMENT
ORDINANCE NO.
CASE NO.

207
4974
2920301

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE PERRY LINNEY SURVEY, ABSTRACT NO. 778, AND THE JOHN C. READ SURVEY, ABSTRACT NO. 1184 IN DALLAS COUNTY, GENERALLY LOCATED EAST OF BELTLINE ROAD AND SOUTH OF HUNTER-FERRELL ROAD FROM THE LIGHT INDUSTRIAL (LI), MULTI-FAMILY TWO (MF-2), AND PLANNED DEVELOPMENT NO. 39 FOR LIGHT INDUSTRIAL USES DISTRICTS TO PLANNED DEVELOPMENT FOR LIGHT INDUSTRIAL AND HORSE RACE TRACK FACILITIES USES; SAID ZONING MAP AND ORDINANCE BEING KNOWN AS THE UNIFIED DEVELOPMENT CODE PASSED AND APPROVED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of Light Industrial (LI), Multi-Family Two (MF-2), and Planned Development No. 39 for Light Industrial uses to Planned Development for Light Industrial and Horse Race Track Facilities uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 23, 1992 after written Notice of such public hearing before the Planning and Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Light Industrial (LI), Multi-Family Two (MF-2), and Planned Development No. 39 for Light Industrial uses to Planned Development for Light Industrial and Horse Race Track Facilities uses; and

WHEREAS, subsequent to the public hearing of the Planning and Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on April 7, 1992 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Grand Prairie Daily News, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning; and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property sought to be rezoned, as well as the nature and utilization of surrounding property, have found and determined that the property in question, as well as other property within the City Limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from the classification of Light Industrial, Multi-Family Two and Planned Development No. 39 for Light Industrial uses by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN . . ."

and passed and approved November 20, 1990, as amended is hereby further amended so as to establish and rezone the following described area from Light Industrial, Multi-Family Two, and Planned Development No. 39 for Light Industrial uses to Planned Development for Light Industrial and Horse Race Track facilities uses:

See Exhibit "A"

II.
LIGHT INDUSTRIAL USES

1. BOUNDARY DESCRIPTION:

As reflected in Section I of this ordinance.

2. PERMITTED USES:

In areas designated for Light Industrial uses no land shall be used and no building shall be erected or converted to any use other than the following described uses and any other uses that from time to time may be added to the list of permitted uses within the Light Industrial zoning district per Article IV of the Grand Prairie Unified Development Code:

A. AGRICULTURE USES:

Greenhouse (retail); Plant Nursery (growing); Hay, Grain and/or Feed Sales; Veterinarian (indoor kennels); Veterinarian (outdoor kennels).

B. RESIDENTIAL:

Accessory Buildings/Structure.

C. INSTITUTIONAL/GOVERNMENTAL:

Emergency Ambulance Service; Post Office (governmental); Mailing Service (private); Airport; Heliport; Phone Exchange/Switching Station; Electrical Transmission Line; Gas Transmission Line; Utility Distribution Line; Utility Shop/Storage; Water Supply Facility (public); Water Supply Facility (private); Sewage Pumping Station; Clinic; Emergency Care Clinic; School K-12 (public); School, Vocational; Fraternal Organization; Civic Club; Philanthropic Organization; Church/Place of Worship; Use associated to a religious institution; Governmental building; Police Station; Fire Station; Library.

D. OFFICE:

Credit Agency; Office (brokerage services); Insurance Agency Offices; Real Estate Offices; Offices (health services); Offices (legal services); Offices (counseling); Offices (miscellaneous).

E. PERSONAL AND BUSINESS SERVICES:

Bank; Financial Services (advice/invest); Savings and Loans; Credit Unions; Check Cashing Agencies; Automatic Teller Machines (ATMs); Apartell Inns; Hotel/Motel; Bed and Breakfast Hotel; Laundry/Dry Cleaning (less than 3000 sf); Laundry/Dry Cleaning (drop-off/pick-up); Laundry/Dry Cleaning (self-service); Laundry/Dry Cleaning (greater than 3000 sf); Tailor Shop; Shoe Repair; Travel Agency; Beauty Shop (non-college); Barber Shop (non-college); Photo Studio; Funeral Home; Kiosk (providing a service); Photocopying/Duplicating; Exterminator Service; Tool Rental (indoor storage); Tool Rental (outdoor storage); Auction (indoors); Appliance Repair; Communication Equipment (installation and/or repair); Locksmith; Karate School (martial arts); Truck/Heavy Equipment Driving School; Automobile Driving School; Dance/Drama/Music Schools (performing arts); Artist Studio.

F. RETAIL:

Building Material Sales; Hardware Store; Lawnmower Sales and/or Repair; Garden Shop (inside storage); Plant Nursery (outside storage); Department Store; Variety Store; Convenience Store; Retail Store with gasoline as an associated use; Fruit and/or Vegetable Store; Confectionery Store (retail); Bakery (retail); Used Auto Supply Parts Store with no on-site salvage; Auto Supply Store for new and primarily rebuilt parts; Gasoline Service Station; Auto Dealer (primarily new/used); Auto Dealer (primarily used); Used Merchandise (antiques); Heavy Machinery Sales/Display (inside); Heavy Machinery Sales/Display (outside); Fuel Dispensing, private; Bike Sales and/or Repair; Handicraft Shop; Needlework Shop; Florist; Art Dealer; Gravestone/Tombstone Sales; Pet Shop; Retail Store (miscellaneous); Boat Dealer/Sales only; Recreational Vehicle Dealer/sales only; Mobile Home Dealer/sales only; Motorcycle Dealer; All-Terrain Vehicle Dealer/sales only; Aircraft Sales/sales only; Furniture Sales (indoor); Furniture Sales (outdoor); Cabinet Shop (manufacturing); Woodworking Shop (manufacturing); Drapery Shop; Upholstery Shop (non-auto); Major Appliance Sales (indoor); Restaurant; Restaurant (drive-in); Restaurant (drive-through); Restaurant (kiosk).

G. TRANSPORTATION AND AUTO SERVICES:

Railroad right-of-way; Railroad Freight Depot; Passenger Terminal; Limousine Service; Taxi Stand; Bus Charter Service; Transit Maintenance/Equipment Facility; Trucking Company; Transfer/Storage Terminal; Truck/Trailer Rental; Auto Wrecker Service use as associated to a service station; Auto Auction; Truck Stop (including gas sales); Accessory Parking; Commercial Parking Lot (cars); Commercial Parking Lot (trucks/heavy equipment); Recreational Vehicle Parking Lot; Auto Interior Shop; Auto Body Repair; Auto Paint Shop; Auto Muffler Shop; Auto Tire Repair; Tire Sales (indoors) with or without installation, not adjacent to a residential zoning district; Auto Glass Repair/Tinting; Auto Repair (general); Auto Repair as an associated use to retail sales; Truck/Heavy Equipment/Recreational Vehicle Repair (indoors); Boat Repair and/or Storage; Aircraft Repair; Car Wash (self-service); Commercial Car Wash (detail shop); Quick Lube/Oil Change; Motorcycle Repair (general); Vehicle Maintenance (private); Vehicle Wash (private); State Vehicle Inspection.

H. WHOLESALE TRADE:

Warehouse/Storage (inside); Warehouse/Storage (outside); Automobile Sales (wholesale); Truck Sales (wholesale); Lumber Sales (wholesale); Heavy Machinery Sales (wholesale); Collection Container (less than 60 cu. ft. in size); Collection Container (more than 60 cu. ft. in size); Paper and/or Paper Products (wholesale); Drug, Drug Proprietaries, Druggist Sundries; Apparel, Piece Goods, and Notions (wholesale); Groceries/Related Products; Bakery (wholesale); Farm (food) products (wholesale); Alcoholic Beverage (storage and/or distribution); Confectionery Store; Bottling Works.

I. MANUFACTURING, MINING AND CONSTRUCTION:

Contractor's Office/Sales, no outside storage including vehicles; Contractor's Shop with limited outside storage/heavy equipment; Contractor's Shop with outside storage and/or heavy equipment; Light Manufacturing; Apparel Manufacturing; Mobile Home Manufacturing; Printer (newspaper, etc.); Printer (job basis); Chemical and Allied Product Manufacture (non-hazardous); Plastic Product Manufacturing; Research Lab (non-hazardous); Sign Manufacturing; Outside Storage (accessory use); Welding Shop; Engine Repair/Motor Manufacturing/Re-Manufacturing and/or Repair; Machine Shop; Electronic Manufacturing.

J. AMUSEMENT AND RECREATION SERVICES:

Radio Station (without tower); Television Station (without tower); Dinner Theater; Motion Picture Theater (indoors); Motion Picture Theater (outdoors); Theater (non-motion picture); Amusement Services (indoors); Bowling Center; Health Club (physical fitness); Skating Rink; Exhibition Hall; Museum/Wax Museum; Art Gallery; Stadium; Golf Course (public/private); Recreational Club (members only); Swimming Pool (public); Park and/or Playground; Fairground; Earth Satellite Dish (private); Earth Satellite Dish (public).

K. SPECIFIC USE PERMIT:

Additional uses shall be allowed in this district, as prescribed in Article IV of the Unified Development Code of the City of Grand Prairie for the Light Industrial District, upon approval of a Specific Use Permit in accordance with Article V of the Unified Development Code.

3. DENSITY AND DIMENSIONAL REQUIREMENTS:

All development for Light Industrial uses shall comply with the Density and Dimensional requirements of Article VI of the Unified Development Code.

4. PARKING REQUIREMENTS:

All development for Light Industrial uses shall comply with the off-street loading and parking space requirements of Article X of the Unified Development Code.

5. LANDSCAPING AND SCREENING REQUIREMENTS:

All development for Light Industrial uses shall comply with the Landscaping and Screening requirements of Article VIII of the Unified Development Code.

6. SIGNS:

All development for Light Industrial uses shall comply with the sign standards of Article IX of the Unified Development Code.

III
HORSE RACE TRACK FACILITY USES

1. BOUNDARY DESCRIPTION:

As reflected in Section I of this ordinance.

2. PERMITTED USES:

In addition to all uses allowed by right in the Light Industrial zoning district, as designated in Section II of this ordinance and Article IV of the Unified Development Code, the following uses shall be allowed by right in the area designated for Horse Race Facility uses, if associated with a horse race track project located within the area described in Section III(1) above:

- A. Horse Racing Facility/Training and Accessory Buildings/Structures/Uses
- B. Race Track Operation including: Entry Gate, Service Entry, Dedicated Bus Lane, Saddling Paddock, Paddock, Hold and Test Barn, Clubhouse, Grandstand, Standee Ramp, Winner's Circle, Mutuels and other facilities for on-site and off-site wagering including live racing, simulcast, intertrack wagering, off-track betting, and any other wagering approved by the Texas Racing Commission and Texas Law; Concessions, kitchens, shops and other facilities for the sale of food, alcoholic (subject to paragraph III (3) below) and non-alcoholic beverages, and merchandise; Totalizer Board, Infield Lawn, Tunnel, Dirt Track, Turf Track, Horse Path, Detention Pond, Backstretch Entry Gate, Groom's Dormitories and on-site living quarters for stable and track personnel; Recreational vehicle and travel trailer parking areas with water, sewer and other utility connection facilities for transient workers on site; Stables, Maintenance Building, Administration Building, Cafeteria/Recreation Building, Clocker's Stand, Security Fence, Isolation Barn, Treatment Barn and facilities for veterinary medical treatment; Post Mortem Barn, Equine Hospital, Stakes Barn, Ambulance Shed, Grass Paddock, Receiving Barn, Security Gate, Access Road, Emergency Access Road, off-Track Betting Facility, Chapel, Emergency Generator, Child Day Care (7 or under, for track-related personnel), and any other use required or necessitated by Texas Racing Commission rules or State Law for a horse racing facility.
- C. Helistop

- D. Radio/Television Tower (Commercial or Non-commercial) and Broadcast Facilities
- E. Cellular Communications Tower
- F. Security Quarters as Associated with a Business (Live-In)
- G. Mini-Warehouse
- H. Restaurant
- I. Private Club - no alcohol, except per paragraph III(3)
- J. Reverse Vending Machine
- K. Scrap/Waste Recycling Collection and/or Storage (private)
- L. Livestock - wholesale
- M. Livestock sales
- N. Petroleum and/or petroleum products - bulk storage (private)
- O. Outside Storage
- P. Amusement Devices/Arcade
- Q. Amusement Services (outdoors)
- R. Billiard Parlor
- S. Membership Sports
- T. Irrigation Pump Station
- U. Photo Lab & Dark Room
- V. Flagpoles
- W. Banners
- X. Underground Tank Fuel Storage (private)
- Y. Truck and Heavy Equipment Service Facilities (private)
- Z. Conference Centers
- AA. Wastewater Treatment Plants
- BB. Water Treatment Plants

- CC. Bulk Grain and/or Feed Storage
- DD. Stables (Private, Principal Use)
- EE. Stables (Private, Accessory Use)
- FF. Rental of Horses
- GG. Animal Specialty Services, Except Veterinary

3. SPECIFIC USE PERMIT:

Additional uses shall be allowed in this district, as prescribed in Article IV of the Unified Development Code of the City of Grand Prairie for the Light Industrial District, upon approval of a Specific Use Permit in accordance with Article V of the Unified Development Code.

4. AREA REQUIREMENTS:

All development within this Planned Development for Horse Race Track Facility uses shall be subject to the following development standards:

- A. Minimum depth of front setback:.....25 feet
(From front property line to face of structure)
- B. Minimum width of side setback:
(Distance between structure and any property line that is not deemed a front or rear yard.)
 - 1. Internal lot.....0 feet
 - 2. Sideyard setback abutting a street.....25 feet
 - 3. Sideyard abutting residentially zoned or used property.....50 feet
- C. Minimum depth of rear setback:
 - 1. From rear property line to any structure...0 feet
 - 2. Rear yard abutting residentially zoned or used property.....25 feet
 - 3. Rear yard abutting a street.....25 feet
- D. Maximum height of structures:.....150 feet
- E. Maximum floor area ratio:.....1:1

5. SPECIAL FRONT, SIDE AND REAR YARD REGULATION - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT, REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

A. Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Art. VI of the Unified Development Code and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project not more than four (4) feet into the required yard.

6. OFF-STREET PARKING:

A. Off-street loading and parking space shall be provided in accordance with Art. X of the Unified Development Code, with the exceptions that (1) the number of parking spaces required for a horse race track facility shall be 1 space for every 3.5 persons of maximum design capacity, or a lesser number of spaces determined by a study prepared by a Qualified Parking Consultant and approved by City Council at time of site plan approval (see Section IV (3)(A)), and (2) five inch (5") hot mix asphaltic concrete (HMAC) pavement including a surface and binder course with a 6" lime stabilized subgrade may be used for parking areas designated on the concept plan as areas for patron parking, employee parking and emergency access upon submittal of a design and specification signed and sealed by a registered professional engineer and the preparation of a life cycle cost/benefit analysis which shows any advantage of utilizing this alternative design in lieu of the City's standard concrete requirement, and the acceptance of such analysis by the City Council at time of final site plan approval. Prior to the acceptance of the paving the owner shall submit a letter from the engineer of record stating that the project has been installed according to his plans and specifications. The use of this alternative method shall be at the discretion of the developer and/or contractor and at their expense. The implementation, construction and/or placement of said drives and parking facilities in conformance with and under these alternate design standards are entirely the responsibility of the developer and/or contractor. Testing for conformance of said alternate designs and standards and/or City minimum standards may be conducted by the City and if found to be substandard or in non-compliance to the alternate design specification or minimum City standards, costs for said tests shall be charged back to said developer and/or contractor.

Non-conforming portions or areas of drives or parking areas shall be removed and replaced at the developer's and/or contractor's expense.

7. SCREENING REQUIREMENTS:

- A. All development within this Planned Development for Horse Race Track Facility uses shall provide buffering on the subject property from all adjacent land zoned for any residential purpose, if that land is zoned as such at the time of the development.
- B. All non-residential building, mechanical, and electrical equipment other than utility service and equipment, located adjacent to a thoroughfare or a residentially zoned area shall be screened from view. Sufficient clearance shall be provided and maintained between the equipment and the screening to provide adequate access for maintenance and ventilation.
- C. Outside storage areas, as permitted in the Use Charts, which are associated with developments receiving a Certificate of Occupancy after the date of adoption of this Ordinance shall be screened by a standard screening fence or a minimum seven (7) foot masonry wall. Materials stored, excluding trucks and machinery, shall be stacked no higher than one (1) foot below the top of the fence or wall.
- D. Areas reserved for refuse storage shall be screened by a solid non-transparent masonry wall or a standard screening fence. Said fence shall be a minimum of seven (7) feet in height, and shall be on all sides of the refuse storage area except the side used for garbage pick-up service. A staggered entrance to preclude visibility of the dumpsters may be allowed on one side, other than the refuse side.
- E. When a standard screening fence runs parallel and adjacent to an alley, two (2) additional stringers (bottom and middle) shall be required to be placed on the opposite side of the three (3) required stringers to stabilize and add rigidity. If an alley is separating the uses, the required screening shall be located on the subject property side of the alley adjacent to the property line which is adjacent to the alley.
- F. Where screening is required, the screening shall be the standard screening fence or a solid masonry wall in accordance with adopted fence standards, which is a minimum seven (7) feet high, unless an alternate design is authorized by City Council. Such screening shall be located on the subject property, adjacent to the common property line.

- G. The standard screening fence which is required for screening purposes shall be constructed with the following standards:
1. Said fence shall be a minimum of seven (7) feet in height, either solid masonry construction or wood construction, and shall have a minimum of six (6) inch wide concrete mowing strips installed under the entire length. The mowing strips shall be constructed with a minimum four (4) inch thick reinforced concrete. The mowing strip shall be flush with finished grade and not interfere with natural drainage.
 2. All vertical posts shall be two and three eights (2-3/8) inch minimum outside diameter standard pipe gauge, or two and one half (2-1/2) inch square by one eights (1/8) inch wall gauge galvanized steel.
 3. All wood materials shall be decay resistant, such as redwood, cedar or wolmanized pine exterior grade.
 4. Nail the vertical slats to three horizontal bracing stringers (bottom, middle, and top nailer boards) running from vertical post to post. The size of the stringers shall be no less than two (2) inch by three (3) inch.
 5. All nails or fasteners shall be of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank, ring shank, or divergent point staples) that when properly driven, will not work free due to wind, vibration, or shrinkage of members.
 6. All materials shall be securely fastened, vertical boards to horizontal stringers, stringers to vertical posts, top rail, to ensure an ongoing attractive appearance and safe condition, free from rust, rot, vandalism, and other sources of decay.
 7. Standard and customary fence construction practices are required.
 8. A chain link fence with slat inserts shall not constitute a standard screening fence.

8. NON-REQUIRED FENCING:

- A. Non-required fencing shall be allowed within this planned development in accordance with Article VIII of the Unified Development Code. Security fencing constructed of chain-link shall be allowed around the perimeter of the site but shall not be construed to be a screening fence.

9. LANDSCAPING:

- A. All required landscaping for Horse Race Track Facilities uses shall be drawn to scale on a 24"x36" sheet of paper for approval by the Planning and Zoning Commission and City Council at the time of overall site plan approval (see Section IV (3)(A) of this ordinance). The landscaping plan shall show in detail, but not be limited to, the location of each element of landscaping, the description of each proposed plant material, and the height of any proposed planter, sculpture, or decorative screen. Additional landscaping in excess of the minimum landscaping required herein may be installed, but need not be shown on the landscaping plan.
- B. The amount of required landscaping for front, side, and rear yard setbacks adjacent to public right-of-way shall be a minimum of 30%.
- C. The percentage listed above is required only for that portion of the site which is being developed, and not necessarily the total site. When the total site/tract/parcel is not being developed then the portion of the site which is being developed and/or improved shall be determined by the Chief Building Official or designee.
- D. Landscaping shall consist of a combination of two or more of the following types of planting materials including but not limited to a planted grass, trees, shrubs, ground cover, and/or other forms of plant material and may include the use of berms.
1. Types of landscaping, other than those listed above, may be approved by the City Council upon submission of a landscape plan.
 2. In no case shall manmade landscape plant material be substituted for the required landscape vegetation.

3. Due to seasonal consideration, if the developer cannot establish permanent turf, they shall be required to stabilize the landscape areas to prevent erosion with temporary grasses or turf (rye, fescue, etc.) until permanent landscaping is installed.
- E. All trees required to meet the landscaping requirements shall be a minimum three (3) inch caliper measured at the height of six (6) inches above the ground. Multiple trunk trees are measured: (1) measure largest trunk circumference; (2) remaining trunks, measure circumference divided by two; sum (1) and (2) for the total circumference, divide total by 3.14 for caliper.
- F. Existing trees of 3" caliper (measured at 6" above grade) or larger may be substituted for required landscaping trees of equal size on a one to one basis.
- G. In order to meet landscape requirements, all shrubs shall be a minimum of two (2) gallon container size meeting the standards of the American Association of Nurserymen.
- H. All required or proposed landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.
- I. Landscaping shall not obstruct the view between the street and/or alleys and access drives and parking aisles near the street and/or alley entries or exists. Landscaping shall remain in conformance with visibility triangle requirements.
- J. When the total of all required landscaping is more than 1,000 square feet, the required landscaping shall be irrigated by an automatic underground irrigation system buried a minimum of twelve inches below grade level, with a freeze sensor, and designed by a licensed professional irrigator, a registered Landscape Architect, Architect, or Engineer. (Refer to Art. 8751, Texas Revised Civil Statutes and the Texas Board of Irrigators.) When the total of all required landscaping is less than 1,000 square feet and all of the required landscaping is within 100 feet of a hose bib, the required landscaping may be irrigated with a hose bib system. If any of the landscaping is farther than 100 feet from the hose bib, all of the required landscaping shall be irrigated by an underground irrigation system. Areas of the levee which are not part of an approved landscaped plan are excluded from the irrigation requirements.

- K. Street tree buffers shall be provided along all arterial and collector roadways. Such trees shall:
1. be located within fifteen (15) feet of the property line on principal arterials, minor arterials and collectors.
 2. be spaced a minimum of twenty-five (25) linear feet apart, and a maximum of fifty (50) linear feet apart measured along the property line.
 3. be of the species listed in Table VIII-A of the Unified Development Code.
 4. have one tree provided for the first 50 feet of frontage, or portion thereof, with one additional tree being provided for each additional 50 feet of frontage, or portion thereof.
- L. Landscaping located in the right-of-way shall not be counted toward the on-site landscaping requirement, unless otherwise provided for in this ordinance. All plantings in the public right-of-way must be reviewed and approved by the Parks and Recreation Department.
- M. Landscaping shall be provided within parking lots when said parking lots are adjacent to public rights-of-way. Exceptions to landscaping requirements apply to parking lots containing 100 parking spaces or less. All parking lots exceeding 100 parking spaces shall have landscaping provided at a ratio of 1 tree per each 20 parking spaces. Said trees may be distributed throughout the parking lots, clustered in landscape islands or other strategic locations, placed along driveways and entranceways, and placed around the perimeters of said parking lots, with due consideration for protection of view corridors, safety of ingress/egress locations, and the overall landscape plan, all subject to City Council approval of tree locations, species, and sizes at time of final site plan approval.
- N. Screening shrubs are required parallel to parking lots and/or loading areas along arterials or collectors. Berms may be allowed in lieu of shrubs. The minimum size of the shrubs shall be a two (2) gallon container with a minimum height of twenty-four (24) inches. The minimum height (as measured from the grade of the parking lot) for berms used to screen parking or loading areas on arterials and collectors is three (3) feet.

- O. Any landscaping material provided in the public right-of-way by a neighborhood association, club, organization, or corporation in the City shall conform to the following requirements:
1. The City of Grand Prairie may enter into a landscaping program with clubs, neighborhood associations, organizations, and corporations to provide perennial plant materials for the purpose of improving the aesthetics of the City's medians and gateways as identified in the Master Thoroughfare Plan of the City of Grand Prairie.
 2. The landscaping program shall be a jointly sponsored project between the City of Grand Prairie and clubs, neighborhood associations, organizations, and corporations in which the City may provide greenhouse facility space or plant materials for planting. The clubs, neighborhood associations, organizations, and corporations will provide assistance in growing the plant materials in the City Greenhouse and the clubs, neighborhood associations, organizations, and corporations will also be responsible for planting, watering, and weeding of the plant material during the growing seasons.
 3. Landscaping is allowed in designated areas within City medians and gateways as shown on the Master Thoroughfare Plan of the City of Grand Prairie if such landscaping is approved by the Director of Parks and Recreation of the City of Grand Prairie.
 4. The clubs, neighborhood associations, organizations, and corporations shall make application to the Parks and Recreation Department. A site plan shall be submitted with the application for review and consideration.
 5. If application is approved, a perennial landscaped design plan shall be developed by the Parks and Recreation Department. A plant list will be developed to identify the quantity, variety, and size of the plant materials required for the landscape site.
 6. All ground cover shall be propagated at the Parks and Recreation Department Greenhouse. The City shall provide adequate space for the program and training of the Group to assist in the production of the needed ground cover.

7. The clubs, neighborhood associations, organizations, and corporations will provide all labor, materials, and equipment required to prepare the planting bed.
 8. At the time of planting, the clubs, neighborhood associations, organizations, and corporations will be responsible for delivery of the plant materials to the planting site as allocated by the City.
 9. The clubs, neighborhood associations, organizations, and corporations will be responsible for providing protection of plant materials from damage or loss prior to installation in the designated area or areas.
 10. The Parks and Recreation Department shall determine the appropriate planting season for this program based on accepted horticultural standards for the variety of plant materials proposed for each site.
 11. Installation of plant materials in the designation area or areas must be completed within twenty-one (21) days after the plant materials have been received from the City.
 12. The clubs, neighborhood associations, organizations, and corporations will be responsible for weeding the planted bed a minimum of two times per year.
 13. Certain locations within the public right-of-way contain irrigation systems. If an irrigation system is available, the City shall make it available for use by the clubs, neighborhood associations, organizations, and corporations for the purpose of watering the planted bed.
 14. No landscaping material provided for in the right-of-way shall exceed thirty inches (30) in height from the street gutter flow line, as stipulated in the 30-foot visibility triangle.
- P. The owners and their agencies shall be responsible for continuously providing, protecting, and maintaining all landscaping in a healthy growing condition, replacing it when necessary, and keeping it free from refuse and debris. Landscaping will be inspected on or about the first anniversary date to determine if the material is alive and growing. One Year Warranty is standard.

10. SIGNS:

All development within this Planned Development for Horse Race Track Facilities uses shall comply with the following sign standards.

- A. Monument Signs shall be allowed on either side of all entrances, driveways and intersections along Belt Line Road, Hunter-Ferrell Road, Midpointe Boulevard and Midway Drive with a maximum sign face area of 150 square feet per sign, and external illumination.
- B. One on-premise Pole Sign or Ground/Monument Sign shall be allowed along each thoroughfare abutting the site, with a maximum sign face per side of 200 square feet per sign, and a maximum height of 35 feet. Such on-premise pole or ground/monument signs may be of any standard sign type, including but not limited to message board signs, marquee signs, identification signs, and advertising signs.
- C. One Temporary Banner Sign shall be allowed along Belt Line Road, one along Hunter-Ferrell Road, and one within the interior of the site at any given time for a maximum of 14 days per event to advertise or promote certain special events occurring on-site. Such temporary banner signs shall not exceed 500 square feet or 35 feet in height, nor shall they be extended or suspended over any public right-of-way.
- D. One Roof Sign shall be allowed on the roof of the grandstand building with a maximum area of 672 square feet, and a maximum height of 16 feet above the roof line. Sealed engineering plans must be submitted in conjunction with the sign permit application.
- E. Directional/Information signs shall be allowed within the site up to a maximum height of 4 feet and maximum area of 12 square feet. Electrical permits only are required if the signs are to be lighted.
- F. Outdoor Off-premise signs not visible from any adjacent public right-of-way shall be allowed within the site, with a maximum aggregate area of all signs of 2500 square feet. The totalizer board and any off-premise sign located thereon (Area No. 13 on the Concept Plan) shall be exempt from the foregoing limitation of 2500 square feet, and shall be allowed within the site notwithstanding any other sign code or sign ordinance requirements of the City so long as it is not visible from Belt Line Road or Hunter-Ferrell Road.

- G. Other signs including, but not limited to, contractor signs, holiday signs, balloon signs, window signs, wall signs, official signs and portable signs shall be allowed in accordance with Article IX of the Unified Development Code.

11. BUILDING MATERIALS:

- A. Construction materials for structures associated with horse race track facilities uses shall be subject to City Council approval of specific materials on specific structures at time of final site plan approval.

12. PHASING:

- A. Improvements shown on the Concept Plan (see Section VI) are anticipated to be built as a single project. However, each structure along with its required associated parking, access drives, landscaping, screening, etc. may be considered a separate phase for purposes of permitting, inspections, and the issuance of certificates of occupancy. Actual phasing will be determined in compliance with the plans submitted to the Building Inspection Department for building permit issuance. Each phase must be complete along with its required associated parking, access drives, landscaping, screening, etc. prior to the issuance of a certificate of occupancy.

13. OFF-SITE IMPROVEMENTS:

- A. Because the existing roadway network is insufficient to support the anticipated traffic generated by a horse race track facility at this location, the following off-site improvements must be completed and functional prior to the opening of the main grandstand facility to the general public or the issuance of the Certificate of Occupancy for the main grandstand facility.
 - 1. Right turn lanes will be required to be in place for northbound traffic on Belt Line Road at the two main entrances serving the main parking lots. The existing right turn lane for northbound traffic on Belt Line Road at Midpointe Blvd. must be maintained.
 - 2. Left turn lanes will be required to be in place for southbound traffic on Belt Line Road at the two main entrances serving the main parking lots. These will be expanded to dual left turn lanes when Belt Line is widened.

3. Additional traffic control will be needed at the following locations, the cost of which shall be borne by the developer:

- * North driveway and Belt Line: Traffic Control Officers or Traffic signal
- * South driveway and Belt Line: Traffic Control Officers or Traffic signal
- * Interconnect the signals at the above three locations with those at Hunter-Ferrell, Safari and Interstate Highway 30 if signals are used.
- * Traffic control officers and changeable message signs to provide changes in lane designations on Belt Line Road during peak travel flows to and from the race track.

B. When the I-30/Belt Line Road Interchange is completed the following roadway improvements will be completed.

1. A 75-foot long storage lane with appropriate taper serving the southbound right turn lane to the west bound IH-30. Since the interchange is scheduled to be let for construction in August 1992, the City of Grand Prairie will assist in negotiating a construction change order with TXDOT to accommodate this right turn lane.

C. When Belt Line Road is improved under the PASS program the following traffic control improvements will be needed at the following locations:

1. Midpointe Boulevard and Belt Line Road: Traffic signal, the cost of which shall be borne by the developer.
2. Dual left turn lanes in the median for southbound traffic at the north driveway, south driveway and Midpointe Blvd.
3. Extension of the southbound right turn lane at IH-30 and Belt Line Road to provide a 300 feet storage lane and 150 feet of transition.

D. When Trinity Tollway is constructed the following improvements will be needed at the following location:

1. Provide an additional access drive from the main parking area to Hunter-Ferrell Road to facilitate access to and from the site.
2. Reconstruct Hunter-Ferrell at Belt Line Road to provide a two-lane approach for westbound traffic. Install new traffic signal equipment at this location.

IV.
SPECIAL CONDITIONS APPLICABLE TO ALL DEVELOPMENT
IN THIS PLANNED DEVELOPMENT

1. SIDEWALKS:

Sidewalks shall be provided in accordance with Article XII of the Unified Development Code.

2. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

3. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses and structures are subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or Certificate of Occupancy on the premises. Site plans and plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the site plan shall delineate the area proposed for each use. Site plans shall be consistent with the approved concept plan (see Section VI of this ordinance). However, it is anticipated that, as construction drawings, and more detailed site plans are developed, changes will take place in the placement of structures, and the layout of the Horse Race Track Facilities uses and associated uses. Specific site plans approved by the Planning and Zoning Commission and City Council will control over the concept plan notations adopted as part of this ordinance.

B. No use shall be located or operated in any district which involves the emission from plants or equipment of odorous material, smoke or particulate matter or noise.

C. The site or development plan(s) finally adopted by the City Council shall be marked as Exhibit "C," attached hereto, and made a part hereof as if fully set out herein.

V.
CITY PARTICIPATION

1. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to thirty (30%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
2. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
3. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

VI.
CONCEPT PLAN

The concept plan approved by the City Council for this Planned Development shall be attached hereto as Exhibit "B" and made a part hereof as if fully set out herein.

VII.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

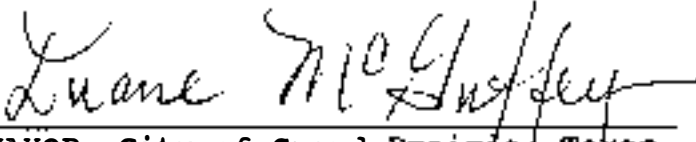
VIII.

That nothing contained herein shall be construed as relieving the owner of the land described herein above of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 4779 and its amendments, same being the Unified Development Code of said City, unless specifically modified by the passage of this ordinance.

IX.

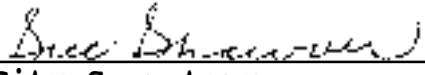
That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7 DAY OF April, A.D., 1992.




MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. 2920301

282.4449 ACRE TRACT

Being a tract of land out of the John C. Read Survey, Abstract No. 1184 and the Perry Linney Survey, Abstract No. 778, City of Grand Prairie, Dallas County, Texas and being part of an 808.255 acre tract of land conveyed to I-30 Partners, Ltd., as recorded in Volume 85020, pages 3605-3614 of the Deed Records of Dallas County, Texas (DRDCT) and including all of a 4.219 acre tract of land conveyed to I-30 Partners, Ltd., as recorded in Volume 85040, Pages 4445-4448 of the DRDCT, and including all of a 0.9643 acre tract of land conveyed to I-30 Partners, Ltd., as recorded in Volume 85054, Pages 4320-4324 of the DRDCT, and being more particularly described as follows:

BEGINNING at a found 1-inch iron rod for the northeast corner of the Perry Linney Survey, Abstract No. 778 and the northwest corner of the John C. Read Survey, Abstract No. 1184, said point being in the south right-of-way line of Hunter-Ferrell Road and the south line of the Joseph Mangum Survey, Abstract No. 861;

THENCE North 88 degrees 54 minutes 45 seconds East along the south line of the Joseph Mangum Survey and Hunter-Ferrell Road and the north line of the John C. Read Survey for a distance of 22.50 feet to a found 1-inch iron rod for a corner; said corner is the northwest corner of a 3.03 acre tract of land conveyed to J. W. Miller and recorded in Volume 69070, Page 1262 of the DRDCT;

THENCE South 00 degrees 40 minutes 22 seconds West, along the west line of said J. W. Miller tract passing at 210.00 feet the northwest corner of a 1.51 acre tract of land conveyed to Knox Truck Lines, Inc. and recorded in Volume 79219, Page 37 of the DRDCT, passing at 420.00 feet the southwest corner of said 1.51 acre tract of land and the northwest corner of a 2.00 acre tract of land conveyed to Knox Truck Lines, Inc. and recorded in Volume 79219, Page 37 of the DRDCT, and containing in all 586.66 feet to the southwest corner of said 2.00 acre tract and a northwest corner of GPMURD Tract 1, a 384.7458 acre tract of land conveyed to the Grand Prairie Metropolitan Utility and Reclamation District (GPMURD) by deed and recorded in Volume 87004, Pages 2931-2962 of the DRDCT;

THENCE North 88 degrees 54 minutes 45 seconds East, along a north line of said GPMURD Tract 1 and along the south line of said 2.0 acre tract for a distance of 523.00 feet to a point for a corner;

THENCE South 00 degrees 40 minutes 22 seconds West, for a distance of 177.64 feet to a point on a curve to the left whose radius point bears North 00 degrees 01 minutes 56 seconds West 163.00 feet;

THENCE northeasterly, and along said curve to the left through a central angle of 88 degrees 32 minutes 08 seconds and an arc distance of 251.87 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE North 01 degrees 25 minutes 56 seconds East for a distance of 366.94 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the right having a radius of 46.75 feet;

THENCE northeasterly, and along said curve to the right through a central angle of 89 degrees 03 minutes 21 seconds and an arc distance of 72.66 feet to a found concrete monument with brass disc for a point of tangency;

THENCE South 89 degrees 30 minutes 42 seconds East for a distance of 511.56 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the left having a radius of 1053.25 feet;

THENCE easterly, and along said curve to the left through a central angle of 03 degrees 47 minutes 40 seconds and an arc distance of 69.75 feet to a found concrete monument with brass disc for a point of tangency;

THENCE North 86 degrees 41 minutes 38 seconds East for a distance of 331.97 feet to a found concrete monument with brass disc for a point of curvature of a curve to the right having a radius of 946.75 feet;

THENCE easterly, and along said curve to the right through a central angle of 4 degrees 01 minutes 58 seconds and an arc distance of 66.64 feet to a found concrete monument with brass disc for a point of tangency;

THENCE South 89 degrees 16 minutes 24 seconds East for a distance of 622.28 feet to a found concrete monument with brass disc for a point of curvature of a curve to the right having a radius of 46.75 feet;

THENCE southeasterly, and along said curve to the right through a central angle of 88 degrees 24 minutes 18 seconds and an arc distance of 72.13 feet to a found concrete monument with brass disc for a point of tangency;

THENCE South 00 degrees 52 minutes 06 seconds East for a distance of 902.68 feet to a found concrete monument with brass disc for a point of curvature of a curve to the right having a radius of 446.75 feet;

THENCE southerly, and along said curve to the right through a central angle of 14 degrees 28 minutes 43 seconds and an arc distance of 112.89 feet to a found concrete monument with brass disc for a point of tangency;

THENCE South 13 degrees 36 minutes 37 seconds West for a distance of 428.97 feet to a found concrete monument with brass disc for a corner;

THENCE South 16 degrees 06 minutes 15 seconds West for a distance of 442.41 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner;

THENCE South 13 degrees 36 minutes 37 seconds West for a distance of 394.10 feet to a found concrete monument with brass disc for a corner;

THENCE North 69 degrees 22 minutes 57 seconds West, departing the west line of said GPMURD Tract 1 for a distance of 511.82 feet to the northeast corner of the Midway Drive right-of-way dedication as recorded in Volume 90013, Page 672 of the DRDCT for a corner;

THENCE North 76 degrees 23 minutes 23 seconds West, along the north line of Midway Drive for a distance of 70.00 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner; said corner being the northeast corner of Lot 1, Block 8, Midpointe Addition, according to the plat filed for record in Volume 89160, Page 1825 of the DRDCT;

THENCE North 69 degrees 31 minutes 20 seconds West, along the north line of said Lot 1, Block 8 for a distance of 821.21 feet to a found 1/2-inch iron rod for an angle point in said north line of Lot 1, Block 8;

THENCE South 66 degrees 15 minutes 00 seconds West, continuing along said north line for a distance of 355.72 feet to a set 1/2-inch iron rod with yellow plastic cap for the most westerly northwest corner of Lot 1, Block 8; said point is in the east right-of-way line of Midpointe Boulevard - Part 2, a variable width right-of-way according to the plat filed for record in Volume 90054, Page 560 of the DRDCT; said right-of-way line is a curve to the left whose radius point bears South 66 degrees 15 minutes 00 seconds West, a distance of 676.00 feet;

THENCE northwesterly, and along the east line of Midpointe Boulevard, and along said curve to the left through a central angle of 0 degrees 46 minutes 21 seconds and an arc distance of 9.11 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE South 65 degrees 28 minutes 40 seconds West, across Midpointe Boulevard for a distance of 152.00 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the right having a radius of 524.00 feet;

THENCE southerly, and along said curve to the right through a central angle of 86 degrees 00 minutes 00 seconds and an arc distance of 786.52 feet to a found 1/2-inch iron rod for a point of tangency;

THENCE South 61 degrees 28 minutes 39 seconds West for a distance of 538.52 feet to a found 1/2-inch iron rod for a point of curvature of a curve to the left having a radius of 600.00 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 5 degrees 43 minutes 46 seconds and an arc distance of 60.00 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner;

THENCE North 49 degrees 35 minutes 29 seconds West, departing the north line of Midpointe Boulevard for a distance of 486.06 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner on a curve to the right whose radius point bears North 67 degrees 12 minutes 29 seconds West, a distance of 450.00 feet;

THENCE southerly, and along said curve to the right through a central angle of 26 degrees 32 minutes 47 seconds and an arc distance of 208.49 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE South 40 degrees 39 minutes 42 seconds West for a distance 226.17 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the left having a radius of 300.00 feet;

THENCE southerly, and along said curve to the left through a central angle of 18 degrees 48 minutes 28 seconds and an arc distance of 98.48 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner;

THENCE South 88 degrees 56 minutes 01 seconds West for a distance of 987.48 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner; said point being on a curve to the left whose radius point bears South 63 degrees 36 minutes 12 seconds West, a distance of 400.00 feet;

THENCE northerly, and along said curve to the left through a central angle of 15 degrees 03 minutes 21 seconds and an arc distance of 105.11 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE North 41 degrees 27 minutes 09 seconds West for a distance of 53.09 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the right having a radius of 190.00 feet;

THENCE northwesterly, and along said curve to the right through a central angle 08 degrees 15 minutes 25 seconds and an arc distance of 27.38 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner;

THENCE North 54 degrees 16 minutes 10 seconds West, passing at 105.95 feet the most easterly northeast corner of GPMURD Tract 8, a 2.4662 acre tract of land conveyed to GPMURD by deed and recorded in Volume 87004, Pages 2931-2962 of the DRDCT, and continuing in all a distance of 195.67 feet to a set 1/2-inch iron rod with yellow plastic cap on a curve to the right whose radius point bears North 22 degrees 45 minutes 32 seconds West a distance of 80.00 feet;

THENCE westerly, along the north line of said GPMURD Tract 8 and along said curve to the right through a central angle of 16 degrees 14 minutes 10 seconds and an arc distance of 22.67 feet to a found 1/2-inch iron rod for a point of tangency;

THENCE South 83 degrees 28 minutes 38 seconds West, continuing along the north line of Tract 8, for a distance of 31.65 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to left having a radius of 140.00 feet;

THENCE southwesterly, and along said curve to the left through a central angle of 48 degrees 00 minutes 00 seconds and an arc distance of 117.29 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE South 35 degrees 28 minutes 37 seconds West for a distance of 45.61 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of curvature of a curve to the right having a radius of 100.00 feet;

THENCE southwesterly, and along said curve to the right through a central angle of 55 degrees 00 minutes 00 seconds and an arc distance of 95.99 feet to a set 1/2-inch iron rod with yellow plastic cap for a point of tangency;

THENCE North 89 degrees 31 minutes 23 seconds West for a distance of 4.49 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner in the east right-of-way line of Beltline Road, a 120 foot wide right-of-way;

THENCE North 00 degrees 26 minutes 09 seconds East, along the east right-of-way line of Beltline Road for a distance of 261.87 feet to a found concrete monument with brass disc for a corner;

THENCE North 03 degrees 00 minutes 49 seconds East for a distance of 1334.00 feet to a found concrete monument with brass disc for a corner;

THENCE North 00 degrees 26 minutes 09 seconds East, continuing along said east right-of-way line, passing at 1026.88 feet the most westerly northwest corner of said 808.255 acre tract and the southwest corner of said 0.9643 acre tract, and continuing in all 1193.81 feet to a set 1/2-inch iron rod with yellow plastic cap for the northwest corner of said 0.9643 acre tract;

THENCE North 89 degrees 18 minutes 35 seconds East for a distance of 251.76 feet to a found 1/2-inch iron rod for the northeast corner of said 0.9643 acre tract;

THENCE South 00 degrees 26 minutes 36 seconds West for a distance of 172.95 feet to a set 1/2-inch iron rod with yellow plastic cap for the southeast corner of said 0.9643 acre tract;

THENCE South 89 degrees 31 minutes 34 seconds East for a distance 226.33 feet to a set 1/2-inch iron rod with yellow plastic cap for the northeast corner of a 1.0 acre tract of land conveyed to the City of Grand Prairie and recorded in Volume 791, Page 1397 of the DRDCT;

THENCE South 00 degrees 18 minutes 29 seconds West, passing at 168.37 feet the southwest corner of said 1.0 acre tract, and containing in all a distance of 194.01 feet to a metal fence post for a corner;

THENCE North 89 degrees 57 minutes 35 seconds East for a distance of 124.34 feet to a metal fence post for a corner;

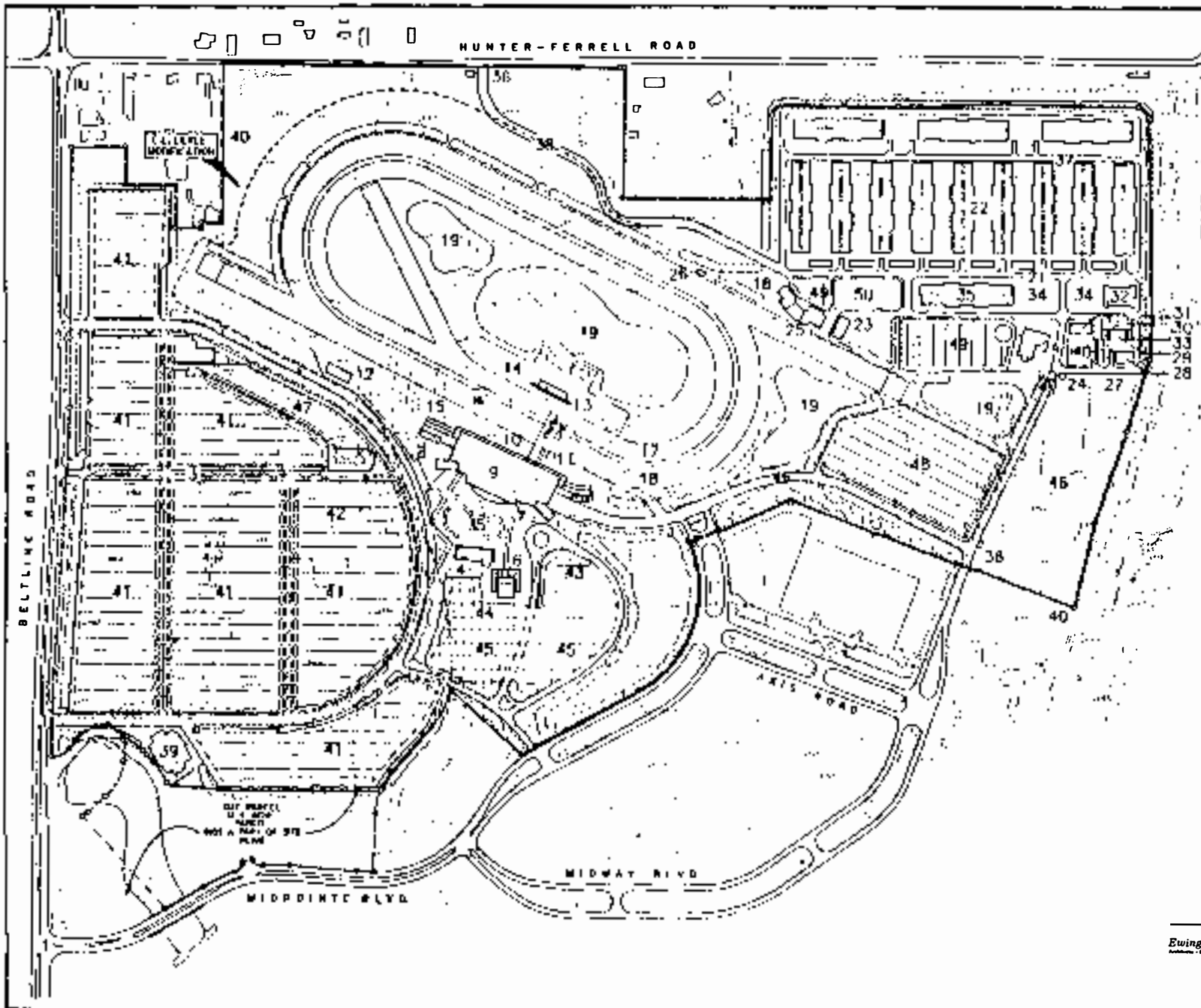
THENCE North 01 degrees 09 minutes 11 seconds East for a distance of 24.26 feet to a set 1/2-inch iron rod with yellow plastic cap for a corner in the south line of said 1.0 acre tract;

THENCE South 89 degrees 29 minutes 15 seconds East for a distance of 91.90 feet to a found 1-inch iron rod at the southeast corner of said 1.0 acre tract;

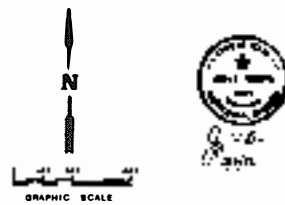
THENCE North 00 degrees 15 minutes 31 seconds East for a distance of 168.37 feet to a set 1/2-inch iron rod with yellow plastic cap at the northeast corner of said 1.0 acre tract;

THENCE North 00 degrees 12 minutes 09 seconds East for a distance of 566.53 feet to a found 1-inch iron rod in the south right-of-way line of Hunter-Ferrell Road;

THENCE South 89 degrees 29 minutes 06 seconds East along the south right-of-way line of Hunter-Ferrell Road for a distance of 1833.74 feet to the THE POINT OF BEGINNING and containing 12,303,300 square feet or 282.4449 acres of land more or less.



RECEIVED
 MAR 03 1992
 PLANNING DEPT.



CONCEPT SITE PLAN
MIDPOINT RACING, L.C.
PARI-MUTUEL RACETRACK
GRAND PRAIRIE, TEXAS

Ewing Cole Krause
 ARCHITECTS - ENGINEERS - PLANNERS

ALBERT H. HALFF ASSOCIATES, INC.
 ENGINEERS - SCIENTISTS - SURVEYORS

MARCH 3, 1992

EXHIBIT "B"

LEGEND

- 1 Entry Gate
- 2 Service Entry
- 3 Dedicated Bus Lane
- 4 Saddling Paddock
- 5 Paddock
- 6 Hold & Test Barn
- 7 Clubhouse Entrance
- 8 Grandstand Entrance
- 9 Grandstand / Clubhouse
- 10 Stands Ramp
- 11 Winner's Circle
- 12 Mutuels / Concessions
- 13 Totalizer Board
- 14 Infield Lawn
- 15 Tunnel
- 16 Dirt Track
- 17 Turf Track
- 18 Horse Path
- 19 Detention Pond
- 20 Backstretch Entry Gate
- 21 Dormitories
- 22 Stables
- 23 Maintenance Building
- 24 Administration
- 25 Cafeteria / Recreation Bldg.
- 26 Clocker's Stand
- 27 Security Fence
- 28 Isolation Barn
- 29 Treatment Barn
- 30 Post Mortem Barn
- 31 Equine Hospital
- 32 Stakes Barn
- 33 Ambulance Shed
- 34 Grass Paddock
- 35 Receiving Barn
- 36 Security Gate
- 37 Access Road
- 38 Emergency Access Road
- 39 Off Track Betting Facility
- 40 Property Line

PATRON PARKING:

- 41 Grandstand Parking
(Total = 7,325)
- 42 Handicap Parking
(Total = 225)
- 43 VIP Parking
(Total = 50)
- 44 Horsemen & Jockeys
(Total = 250)
- 45 Turf Club / Valet Parking
(Total = 900)
- 46 Overflow Parking
(Total = 1250)
- TOTAL = 10,000 spaces**

EMPLOYEE PARKING:

- 47 Bus Parking
(Total = 20)
- 48 Employee Parking
(Total = 1000)
- 49 Backstretch Parking
(Total = 350)
- 50 Van & Trailer Parking

SITE DATA

TOTAL ACREAGE OF SITE	282.4
TOTAL PARKING REQUIRED	Approx. 10,000 Spaces
TOTAL PARKING PROVIDED	Approx. 10,000 +/- Spaces
TOTAL PROPOSED LANDSCAPE ACREAGE	Approx. 13.9 +/- Acres
MAXIMUM CAPACITY OF FACILITY (How Often Expected)	Approx. 30,000 Patrons (Holidays - 3/Year)
APPROXIMATE SQUARE FOOTAGE OF BUILDINGS (See Buildings Summary Table)	Approx. 1,058,250 +/- G.S.F.

BUILDINGS SUMMARY TABLE

BUILDING TYPE	TOTAL BUILDING AREA (G.S.F.)	TOTAL FOOTPRINT AREA (S.F.)
GRANDSTAND CLUBHOUSE	375,000	94,000
INFIELD BUILDINGS	20,000	20,000
OVERFLOW PAVILIONS	10,000	10,000
SADDLING PADDOCK/JOCKEY	16,000	12,200
HOLD AND TEST FACILITY	14,000	14,000
OTB FACILITY	60,000	60,000
BACKSTRETCH		
Typical Barn (11 @ 46,550)	512,050	512,050
Maintenance	5,000	5,000
Isolation Barn	5,500	5,500
Postmortem Barn	3,000	3,000
Treatment Barn	1,200	1,200
Recreation Center	5,500	5,500
Cafeteria	7,000	7,000
Administrative Building	12,000	12,000
Stables Barn	12,000	12,000
TOTAL	1,058,250	773,450

(All Areas are Approximate)



CONCEPT SITE PLAN
MIDPOINTE RACING, L.C.
PARI-MUTUEL RACETRACK
GRAND PRAIRIE, TEXAS

ENGINEER
Ewing Cole Krause
Architects - Engineers - Planners - Interiors

ENGINEER
ALBERT H. HALFF ASSOCIATES, INC.
ENGINEERS - SCIENTISTS - SURVEYORS

MARCH 3, 1992