

PLANNED DEVELOPMENT
ORDINANCE NO.
CASE NO.

208
4975
Z920303

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE BENJAMIN S. REED SURVEY, ABSTRACT NO. 1225, AND THE DAVID BRADSHAW SURVEY, ABSTRACT NO. 121 IN DALLAS COUNTY, GENERALLY LOCATED WEST OF BELTLINE ROAD AND SOUTH OF WILDLIFE PARKWAY FROM THE PLANNED DEVELOPMENT NO. 39 FOR LIGHT INDUSTRIAL USES DISTRICT 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 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 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 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; and

WHEREAS, It is the desire of the City of Grand Prairie to allow for the use of the subject property for Horse Race Track facilities, and to provide development standards for those facilities, and yet leave intact the existing standards and conditions governing light industrial uses on the subject property should the Horse Race Track facilities not be constructed;

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 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 REQUIRED:

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 Retail, Office or Light Industrial uses not associated with a Horse Race Track Facility shall comply with the appropriate provisions of the Density and Dimensional requirements of Article VI of the Unified Development Code for the type of development being proposed. For purposes of this ordinance, Retail uses shall be those listed in Section II(2)(A)(E) and (F), Office uses shall be those listed in Section II(2)(C) and (D), and Light Industrial uses shall be those listed in Section II(2)(G), (H), (I), (J) and (K) of this ordinance.

4. PARKING REQUIREMENTS:

All development for Retail, Office or Light Industrial uses not associated with a Horse Race Track Facility shall comply with the off-street loading and parking space requirements of Article X of the Unified Development Code. For purposes of this ordinance, Retail uses shall be those listed in Section II(2)(A)(E) and (F), Office uses shall be those listed in Section II(2)(C) and (D), and Light Industrial uses shall be those listed in Section II(2)(G), (H), (I), (J) and (K) of this ordinance.

5. LANDSCAPING AND SCREENING:

All development for Retail, Office or Light Industrial uses not associated with a Horse Race Track Facility shall comply with the appropriate provisions of the Landscaping and Screening requirements of Article VIII of the Unified Development Code for the type of development proposed. For purposes of this ordinance, Retail uses shall be those listed in Section II(2)(A)(E) and (F), Office uses shall be those listed in Section II(2)(C) and (D), and Light Industrial uses shall be those listed in Section II(2)(G), (H), (I), (J) and (K) of this ordinance.

6. SIGNS:

All development for Retail, Office or Light Industrial uses not associated with a Horse Race Track Facility 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 Track 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

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 State 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, 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 necessitated or required 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 (indoor/outdoor)
- 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. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project not more than four (4) feet into a required front, rear or side 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 exception that the number of parking spaces required for a horse race track facility shall be 1 space per every 3.5 persons of maximum design capacity, or a number determined by a study prepared by a Qualified Parking Consultant and approved by the City Council at time of site plan approval (see Section IV(3)(A)). An alternate paving design other than concrete may be approved on site, subject to compliance with Article X of the Unified Development Code and the preparation of a life cycle cost/benefit analysis which shows any advantage of utilizing an alternate 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.
7. SCREENING REQUIREMENTS:
- A. All development within this Planned Development for horse race track facilities 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 and visible from 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 Facility 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 required herein may be installed, but need not be shown on the landscape 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 landscape 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 and Wildlife Parkway 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 Wildlife Parkway, 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. 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 are only required if the signs are to be lighted.
- E. 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. For purposes of sign regulations, sponsor advertisements as part of the totalizer board are excluded.
- F. 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. The proposed top-of-levee roadway must be open to facilitate ingress/egress to and from the site for traffic using the Interstate Highway 30 corridor. This access point shall be restricted to right turns only for exiting traffic.
2. The top-of-levee roadway shall be two lanes wide. The levee roadway will be restricted to inbound only traffic prior to the first race, and outbound traffic only after the last race. A northbound left turn lane will be required on Belt Line Road at the levee roadway, which will be expanded to a dual left turn lane when Belt Line is widened. A traffic signal or traffic control officer will be required at this intersection.
3. Additional traffic control will be needed at the following locations, the cost of which shall be borne by the developer:
 - * Traffic signals at Hunter-Ferrell, the levee roadway, Safari, and IH-30 shall be interconnected to improve flow.
 - * Traffic control officers and changeable message signs to provide changes in lane designations on Belt Line Road and Wildlife Parkway during peak travel flows to and from the race track.
4. Wildlife Parkway shall be reconstructed as a five lane undivided roadway with overhead lane control signals to facilitate access to and from the site.
5. The section of Hard Rock Road from Oakdale Road to Wildlife Parkway shall be resurfaced to improve access to the site from the north.
6. A right turn lane will be required for southbound traffic on Belt Line Road at IH-30 to facilitate traffic going westbound on IH-30. This lane should initially be constructed with a 75 foot storage lane and 150 foot transition. 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 Texas Dept. of Transportation to accomodate this right turn lane. When Belt Line Road is improved under the PASS program, the right turn lane should be extended to provide a 300 feet storage lane and 150 feet of transition.

7. When Trinity Tollway is constructed, intersection improvements shall be required at:

- * Hard Rock and Oakdale - widen Oakdale to provide turning lanes eastbound and westbound, with a traffic signal.
- * Oakdale and Roy Orr - reconstruct Oakdale to eliminate reverse curve at Roy Orr, with a traffic signal.

8. Intersection and traffic signal improvements shall be required at Hunter-Ferrel/Wildlife Parkway and Belt Line Road to facilitate access to the site. Provisions must be made for a northbound dual left-turn lane, a two lane approach for westbound traffic, and a southbound right turn lane. Provisions should be made for a dual left turn movement, a dual right turn movement and a shared thru movement/right turn lane for the eastbound approach of Wildlife Parkway. A southbound auxiliary lane 600 feet long with a 150 foot taper should be constructed on Belt Line Road south of the intersection in order to facilitate the dual right turn movement from Wildlife.

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 generally 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.

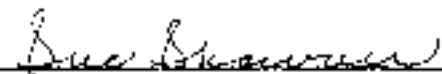
That this ordinance shall be in full force and effect from and after its passage and approval.

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. Z920303

EXHIBIT 'A'

FIELD NOTES
FOR ZONING
LONE STAR JOCKEY CLUB
GRAND PRAIRIE, TEXAS

Being a tract or parcel of land situated in the City of Grand Prairie, Dallas County, Texas and being a part of the Benjamin S. Reed Survey, Abstract 1225, and a part of the David Bradshaw Survey, Abstract 121; said tract also being a part of the tracts of land conveyed to Gifco Properties Inc. by deeds recorded in Volume 88118, Page 4919, Volume 71002, Page 1755-1757, Volume 88022, Page 2124-2127, and Volume 70158, Page 435 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in the south line of Wildlife Parkway; said point being the northeast corner of a tract of land conveyed to Gifco Properties, Inc. by deed recorded in Volume 71002, page 1755-1757, and being the northwest corner of a tract of land conveyed to S.W. Corner Partners by Deed Recorded in Volume 85190, Page 4273; said point being in a westerly direction along the south line of Wildlife Parkway an approximate distance of 1447.8 feet from the cut-off line between the south line of Wildlife Parkway and the west line of Beltline Road;

THENCE in a westerly direction along the south line of Wildlife Parkway and along a curve to the left, having a radius of 954.93 feet, a central angle of 11°44'49", an arc distance of 195.78 feet to the end of said curve to the left and the beginning of a curve to the right;

THENCE in a westerly direction along the south line of Wildlife Parkway and along said curve to the right, having a radius of 954.93 feet, a central angle of 11°44'49" and an arc length of 195.78 feet to the end of said curve to the right;

THENCE North 89°58'20" West, along the south line of Wildlife Parkway a distance of 1487.87 feet to the POINT OF BEGINNING;

THENCE South 18°37'11" West, a distance of 153.66 feet to a point for corner;

THENCE South 70°07'27" East, a distance of 553.65 feet to a point for corner;

THENCE North 19°52'33" East, a distance of 202.78 feet to the beginning of a curve to the right ;

THENCE in a northeasterly and easterly direction along said curve to the right having a radius of 20.11 feet, a central angle of 90°00'00", and an arc length of 31.59 feet to the end of said curve to the right;

THENCE South 70°07'27" East, a distance of 433.82 feet to the beginning of a curve to the right;

THENCE in a southeasterly and southerly direction along said curve to the right having a radius of 938.41 feet a central angle of 70°06'12" and an arc length of 1148.17 feet to the end of said curve to the right;

THENCE South 00°01'15" East a distance of 822.49 feet to the beginning of a curve to the left;

THENCE in a southeasterly and easterly direction along said curve to the left having a radius of 124.05 feet a central angle of 90°51'28" and an arc length of 196.71 feet to the end of said curve to the left;

THENCE North 89°07'17" East, a distance of 975.84 feet to the beginning of a curve to the right;

THENCE in an easterly, southeasterly and southerly direction along said curve to the right having a radius of 59.31 feet, a central angle of 93°47'49" and an arc length of 97.09 feet to the end of said curve to the right;

THENCE South 02°55'06" West a distance of 936.41 feet to a point for corner;

THENCE South 58°52'52" West, a distance of 121.31 feet to a point for corner;

THENCE North 70°15'28" West, a distance of 468.27 feet to a point for corner;

THENCE South 19°59'10" West, a distance of 1068.43 feet to a point for corner;

THENCE South 47°01'38" West, a distance of 236.39 feet to a point for corner;

THENCE North 70°05'32" West, a distance of 1101.31 feet to a point for corner;

THENCE North 40°55'38" West, a distance of 1383.30 feet to a point for corner;

THENCE North 45°09'20" West, a distance of 288.67 feet to a point for corner;

THENCE North 45°26'27" West, a distance of 2263.66 feet to a point for corner;

THENCE North 20°06'30" East, a distance of 1010.22 feet to a point for corner in the south line of Wildlife Parkway;

THENCE South 89°58'20" East along the south line of Wildlife Parkway a distance of 1786.64 feet to the POINT OF BEGINNING and containing 254.04 acres more or less.



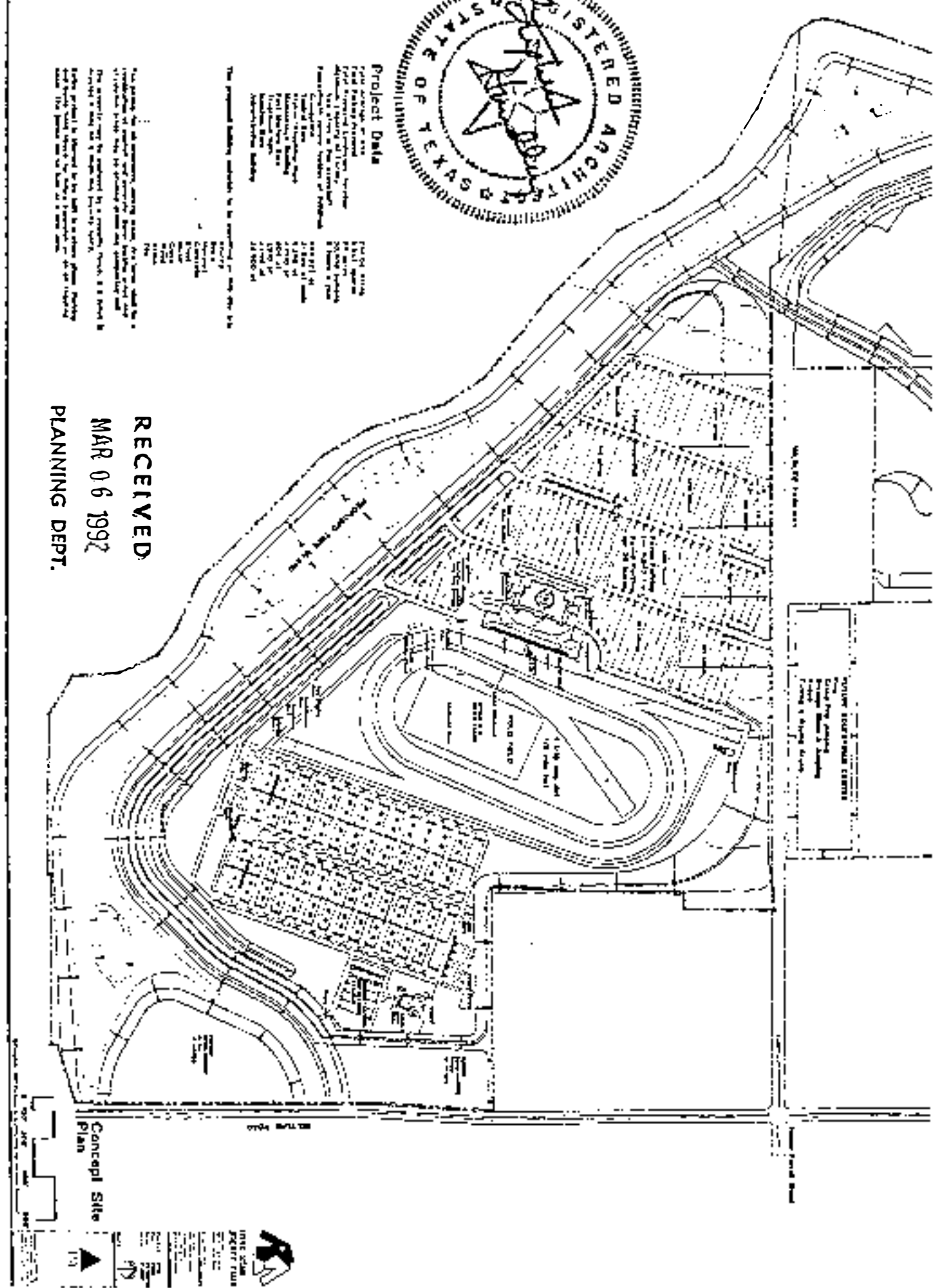
Project Data

Project Name: [Illegible]
 Client: [Illegible]
 Address: [Illegible]
 City: [Illegible]
 State: [Illegible]
 Zip: [Illegible]
 Date: [Illegible]

The proposed building, site, and site plan is being prepared by the architect for the purpose of submitting to the appropriate authorities for their review and approval.

The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

RECEIVED
 MAR 06 1992
 PLANNING DEPT.



Concept Site Plan

ONE 50th STREET FIRM
 50th Street, Suite 100
 Dallas, Texas 75201
 Phone: (214) 741-1111
 Fax: (214) 741-1112

EXHIBIT 'B'