
Table of Contents

Executive Summary	xiii
1. Background	1
Growth and Development in the TMS Study Area	2
Residential Development in the TMS area	4
Commercial Development	6
Master Planned Communities	7
Transportation Issues	8
2. Goals and Policies	11
Fort Worth Mayor and Council Charge	12
Comprehensive Plan Goals, Policies, and Strategies Related to the TMS Master Plan	13
3. Case Studies	19
Comparison of Land Use and Planning at Other NASCAR Tracks	20
Atlanta Motor Speedway	22
Daytona International Speedway	24
Indianapolis Motor Speedway	27
Las Vegas Motor Speedway	30
Lowe's Motor Speedway	32
Kansas Speedway	37
4. Economic Impact Analysis	41
Establishment of the Texas Motor Speedway Tax Increment Financing District	42
Insight Research Corporation Economic Impact Analysis Review	43
Economic Recommendations	45
5. Land Use	47
Existing Future Land Use Designations in the TMS Study Area	48
Existing Land Uses Adjacent to TMS	48
Land Use Issues Near TMS	52
Land Use Recommendations	54
6. Transportation	59
TMS Transportation Plan Summary	60
Transportation Plan Findings and Recommendations	65
7. Water and Sewer Infrastructure	73
Water and Sewer Infrastructure in the TMS Study Area	74
Infrastructure Recommendations	75

8. Environment Impact	81
Storm Water Runoff at TMS	82
Noise Pollution Generators in the Study Area	83
Natural Gas Well Drilling and Production	89
Environmental Recommendations	91
9. Regional Context, Cooperation and Future Planning Opportunities	93
Population and Employment Projections Summary	95
Land Use	96
Potential Development Patterns	99
Communication with TMS Study Area Communities	102
Regional Planning Issues and Observations	102
Recommendations for All Communities and Jurisdictions Within the TMS Population and Employment Projection Study Area	103

Appendices

- A. TMS Area Transportation Plan - Kimley-Horn and Associates, Inc.,
May 2008**
- B. TMS Area Alternative Population and Employment Projections
Methodology Report - City of Fort Worth Planning and Development
Department, October 2007**
- C. Texas Motor Speedway Complex Historic and Forecast Economic,
Employment, and Tax Revenue Impact Analysis -
Insight Research Corporation, March 2004**

