



**Date: February 10, 2026**

**Case Number: ZC-25-144**

**Council District: 5**

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner:** Gyant V, LLC

**Applicant:** Kimley-Horn & Assoc.

**Site Location:** 9000 Trinity Boulevard

**Acreage:** 4.893 ac

### Request

**Proposed Use:** Waste transfer station and industrial equipment repair

**Request:** From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus waste transfer station with development standards to exceed front yard landscaping, and require all debris to be contained; site plan included

### Recommendation

**Land Use Compatibility:** Requested change is **compatible**.

**Comprehensive Plan Map Consistency:** Requested change is **not consistent**

**Comprehensive Plan Policy Consistency:** Requested change is **partially consistent**.

**Staff Recommendation:** **Approval**

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## Project Description and Background

The property is located in the southeast quadrant of the Trinity Boulevard and Precinct Line Road intersection, with frontage on both streets due to the curving of Precinct Line Road. The site contains intensive industrial uses with outdoor waste emptying, sorting, and moving. Uses immediately adjacent to the site include vacant agriculture to the north and east, residential to the south and industrial and commercial to the west. Most of these uses were developed after the subject site was built. More intensive industrial uses are found on the north side of Trinity Boulevard to the northeast and northwest. Trinity Boulevard on the north is a 4-lane undivided system link roadway, which is suitable for semi-truck traffic. On the southern side, Precinct Line Road is striped as a 2-lane undivided roadway, but listed on the Master Thoroughfare Plan as a Neighborhood Connector.

The site started being used for the transfer of collected waste from street sweepers and litter collection trucks in October 2017, according to their Certificate of Occupancy (CO). The use of the property for waste collection and transfer to landfills and equipment maintenance or repairs began without proper zoning approvals, as the uses listed on the CO were office and warehouse. This was determined through a Code Compliance complaint in March 2025. Outdoor storage of equipment and equipment maintenance are allowed by right in the industrial districts with a primary building; however, waste collection and its sorting or processing is only permitted in Planned Development “PD” districts. Sec. 4.305C4a 1through 4 details the requirements for additional site plan information, as well as providing documentation of appropriate permits, operation plans, and financial security.

The applicants are requesting a “PD” Planned Development for a waste transfer station with no development waivers. A waste transfer station handles, processes, and loads solid waste and recyclable materials for transportation to landfills or tire/metal recycling facilities. Sweeping Corporation of America operates street sweeper machines and litter trucks that remove debris from municipal and Texas Department of Transportation roadways, as well as private parking lots. The collected waste is either placed directly into large roll-off dumpsters or emptied onto an outdoor concrete pad with 4-foot solid walls on three sides, located on the eastern side. The loose debris on the concrete pad is then sorted and scooped into roll-off containers. Approximately 3 roll-off contains are taken to landfills daily.

The site plan shows a large outdoor vehicle and storage area on the eastern side and southern rear yard, with three above-ground fuel tanks and two shipping containers in the middle of the site. The office/vehicle maintenance building and wash bay are also located in the site’s center. The existing site layout places the parking lot in front of the building. The site plan shows a screening fence on Precinct Line Road, where the waste transfer area and roll-off dumpsters are currently visible through the chain link fence with construction fabric. The screening fence is along the southern edge, closest to the nearby residential uses. The applicant is required to provide landscaping along Trinity Boulevard, and the existing parking lot will be required to meet the Urban Forestry requirements.

While the applicants show a dedicated floodway easement on the site plan, the floodway and floodplain have shifted to the south since the site was platted in 1981. A portion of the Walker Branch creek runs through the front yard and its floodplain/floodway covers the entire site now, except for an approximate 35-foot strip along the southern property line. The water flows across the ground from west to east, placing the waste transfer pad in some of the lowest elevations on the site, but furthest away from the closest residential uses. The floodplain levels impact the needed fire lanes, which may have to be elevated. The applicants will not be allowed to store uncontained items outside the transfer pad, as debris in the floodplain can cause downstream environmental impacts.

The following table provides information related to the standard ordinance requirements that the applicants will have to correct, as they noted no development waivers are requested.

Requirement	“PD” Zoning	Issue to Correct
Sec. 4.305C4a standards for waste transfer stations	Detailed site plan, as well as zoning & land uses within ¼ mile	Provided
	Required local, state, and federal permits obtained and on-site	Provide required information
	On-site operations plan	Expand information for 3i, iii-vi
	Proof of financial security	Provide required information

## Surrounding Zoning and Land Uses

North “AG” Agricultural / vacant land in floodway/floodplain  
 East “AG” Agricultural, “I” Light Industrial / vacant land in floodway/floodplain  
 South “R1” Zero Lot Line Cluster, “CR” Low Density Multifamily / single family residential  
 West “I” Light Industrial, “PD” Planned Development 627 for certain E uses plus mini-warehouses / mini-warehouses, private bus company, fire station

## Recent Zoning History

None.

## Development Impact Analysis

### Land Use Compatibility

The waste transfer station land use is not allowed by right in any industrial district. The applicant is proposing to zone the site to Planned Development “PD” for a waste transfer station without any development waivers. The Planned Development zoning is needed because the applicant is correcting the approvals that should have been done prior to stating their land uses on the Certificate of Occupancy application in 2017. Additional City standards for fire lanes out of the floodplain were also noted.

The surrounding land uses are a mix of single family, commercial, and light industrial uses. The site’s uses are more applicable to a “K” Heavy Industrial district, where heavy industrial uses that have dust, noise, or fumes are anticipated, instead of a low-intensity industrial uses in “I” Light Industrial zoning.

The proposed zoning is **compatible** with the older industrial land uses in the vicinity, as the applicant is attempting to obtain the appropriate approvals that bring the site into compliance with the zoning standards.

### Comprehensive Plan Consistency – Eastside Planning Sector

The 2023 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested land use is not included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL		
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

Additionally, the proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers

However, the proposed site plan is consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage the use of floodplains as a boundary between incompatible land uses.
- .

The proposed zoning is **inconsistent with the future land use map and some of the policies** stated above.

## Site Plan Comments

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### Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Note the current “I” Light Industrial zoning, instead of the proposed PD/I. Please note no repairs are allowed outdoors.
2. The tire storage must be in a container, instead of loose on the ground. Note how the tires will be controlled.
3. Update the row title in the chart to “Required parking for industrial uses”.
4. With the additional handicap spaces and revised parking calculations, add a row documenting how many spaces are over-parked. Likely the trees in the northeast corner provide sufficient tree credits or the over-parked spaces can be removed since no development waivers were requested.
5. Note the maximum number of roll-off containers the site will have.
6. Waste transfer facilities are subject to enhanced site plan standards. The following items can be added to the current site plan, on an additional site plan page, or letter-sized paper as appropriate.
7. For the zoning and land uses within  $\frac{1}{4}$  mile of the site - update the northwest corner of Precinct Line & Trinity to just PD 224; no warehouses are located in the southeast quadrant of Precinct Line & Trinity, so update this label; change “undeveloped” land in a floodplain to 100-year floodplain/floodway.
8. Discuss the characteristics of the Trinity Boulevard access, including current traffic volumes and impact of proposed facility on roads and traffic. Note no access will be taken from the Precinct Line driveway.
9. Detail fire prevention and control.

10. Detail groundwater, drinking water and surface water protection including wash areas, stream or water course diversions, holding ponds and tanks.
11. Detail installation and maintenance of signage at the entrance to the facility that is clearly visible to the public and identifies the owner, operator, business address, telephone number and hours of operation of the facility
12. Obtain, maintain, and have available on-site all required permits and comply with all federal, state and local regulations that relate to the collection, transportation, handling, processing and disposal of all materials for which the facility is approved.
13. Submit and maintain on-site an operations plan that addresses:
  - i. Provisions for preventing unauthorized wastes and materials from being brought to the facility;
  - ii. Procedures for identifying, handling, removing, transporting and disposing of unauthorized wastes and materials that may have been brought to the facility;
  - iii. Procedures for controlling water runoff, erosion, dust, odors, vectors and rodents;
  - iv. Procedures and employee training for fire prevention and control;
  - v. Litter control and cleanup; and
  - vi. Procedures for reporting and handling fuel and chemical spills.
14. Provide proof of financial security by submitting documents showing compliance with federal and/or state financial assurance requirements or by submission of performance bond sufficient to ensure that maximum amount of materials stored or accumulated on-site at any one time can be properly recovered and disposed of in the event that the owner/operator is unable to do so.
15. Comments may be revised when an updated site plan is submitted.
16. Informational comment: The detached monument sign should be properly refaced with a sign permit, instead of draped with a banner.
17. Informational comment: The Development Services Department may not issue a certificate of occupancy until the operator of such facility submits proof that the operation of the facility has been approved by all applicable federal and state regulatory agencies as required by law.

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

### **Stormwater**

1. FYI: Site is greater than 1 acre and part of a common land plan. Any future proposed development on site may require a drainage study and grading permit depending on the scope of work. A Flood Study may be required for future development if any grading work will modify the existing FEMA Floodplain.

There is a Floodplain Easement on the site per FS-13-064. Existing buildings were built prior to the Floodplain Easement dedication on FS-13-064. FEMA Floodway is located on the NE corner of the site. There are several high-water incidents along Trinity Blvd adjacent to the site within the FEMA Floodway extents that required emergency rescue.

There are multiple recent Storm Capital Improvement Projects along Trinity Blvd per City Project Numbers 104137, & 106248, contact Stormwater Capital Delivery for more information. There is an existing bar ditch and storm infrastructure that drains into Walker Branch Tributary on the NE corner of the lot per TPW Plan Set K-0322.

### **Fire**

1. Fire lanes are needed along the paved drive on the west side of the lot. Additional fire lane may be required to provide building hose lay within 150' of a marked fire lane. Pavement must be asphalt or concrete and withstand a minimum of 85000 pounds imposed load. Minimum width for fire lanes within

commercial uses is 20'.

Section 503 Fire Lane Specifications (See this section in the Fire Code Amendments for all requirements).

2. Hydrant hose lay and access are adequate.

Section 503.1.1 Buildings and Facilities

Sections 507.5.1 (2) and (3)

3. Fire apparatus access roads (fire lanes) shall be provided for buildings and facilities in accordance with Section 503.

2803.6 Fire Apparatus Access Roads

4. The entire lot is encompassed within Regulatory 100-year floodplain. The extent of the hazard should be evaluated by Floodplain to determine the level of hazard as there appears to be a CLOMR across the lot and the Potential High Water Area (PHWA-100 year) covers much less area. Fire Code only requires that all fire access roads, including fire lanes, be out of the 100-year floodplain. While the north access point along Trinity Blvd is within this PHWA, the access from the south out of the PHWA.

If adequate, properly marked fire lane surfaces are provided and Floodplain can confirm the PHWA-100 year is only on the north side of the lot, no further fire access road improvement to raise the road elevation should be needed.

Section 503.4 Obstruction of fire apparatus access roads

5. Fuel dispensing from mobile tank to heavy equipment is present on site and must meet requirements of 5706.2.8 Dispensing from Tank Vehicles

6. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

7. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

## **DSD Transportation**

1. None.

## **DSD Water Engineering**

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
2. FYI - 8" DI public water main runs on north property line & 8" VC public sewer main that runs through the property within the first 75'.
3. FYI - Water/ Sewer loading/study may be required. Please reach out to [WPD@fortworthtexas.gov](mailto:WPD@fortworthtexas.gov). FYI- Encroachment will be required for any of the applicable [items] that cross or enter any of the public sewer main and the easement.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

### Posted Notice

A sign was erected on the property on **December 23, 2025**.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **December 30, 2025**:

Organizations Notified	
River Trails HOA *	Historic Randol's Mill Valley Alliance, Inc.
Lakes of River Trails East HOA	Lakes of River Trails North HOA
Lakes of River Trails South HOA	East Fort Worth, Inc.
East Fort Worth Business Association	Hurst Euless Bedford ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*



Image from Google Street View



**LEGAL DESCRIPTION:**

BEING N 4834 acres (217,078 square foot) tract of land situated in the portion of Joseph B. Johnson Survey, Abstract No. 855, City of Fort Worth, Tarrant County, Texas, and being part of the tract of land described in Plat Book 100, Page 50, Plat of Land, Tarrant County, Texas, and being part of the tract of land described in Special Warranty Deed by the party named in Cabinet 358-182, Page 50, Public Records, Tarrant County, Texas, and being part of the tract of land described in Special Warranty Deed by the party named in Cabinet 358-183, Page 50, Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEING at a 9½-inch iron rod found at the northwest corner of said Lot 1, and being in the south right-of-way line of Trinity Boulevard, a variable width right-of-way line;

THENCE South 85°07'00" East, along the said south right-of-way line, and along the north line of said Lot 1, a distance of 350.46 feet to a point for corner, being at the northeast corner of said Lot 1;

THENCE North 85°32'00" East, a distance of 101.70 feet to a 9½-inch iron rod with cap stamped "GORMONON & ASSOC." found to corner in the north right-of-way line of Precinct Line Road, a variable width right-of-way, and being at the northeast corner of a 0.286 acre tract of land described in Warranty Deed to the City of Fort Worth recorded in Instrument No. D21286224, said Official Public Record;

THENCE North 54°53'07" West, along the said north right-of-way line, and along the north line of the said tract of 0.286 acre tract, a distance of 313.15 feet to a point for corner;

THENCE North 01°45'20" West, bearing the east north right-of-way line, and the said north line, a distance of 109.11 feet to a point for corner;

THENCE North 01°37'31" West, a distance of 70.26 feet to a point for corner;

THENCE North 01°37'31" West, a distance of 70.26 feet to a point for corner;

THENCE South 85°49'13" West, a distance of 10.77 feet to a point for corner;

THENCE North 01°45'20" West, a distance of 45.73 feet to a point for corner;

THENCE North 01°37'31" West, a distance of 45.73 feet to a point for corner;

THENCE South 85°32'00" West, a distance of 29.38 feet to a point for corner;

THENCE South 85°07'00" West, a distance of 129.81 feet to a point for corner in the west line of said Lot 1;

THENCE North 01°45'20" West, along the said west line, a distance of 366.70 feet to the **POINT OF BEGINNING** and containing 217,078 square feet or 4.9834 acres of land, more or less.

**GENERAL NOTES:**

1. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.301 LANDSCAPING.
2. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.302 URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

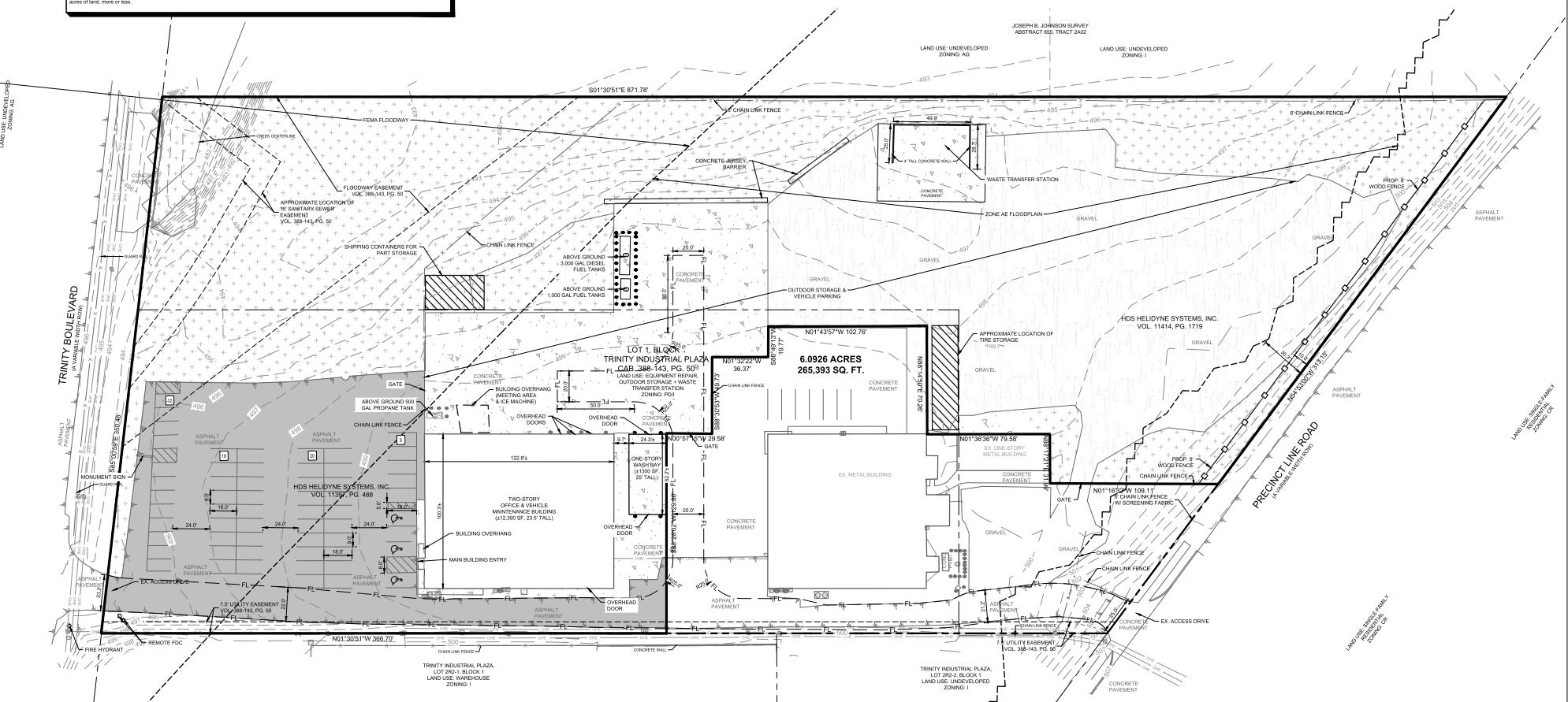
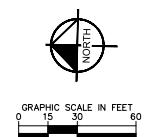
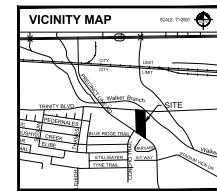
5. THE SUBJECT SITE LIES PARTIALLY WITHIN ZONE AE OF THE FEMA FLOODPLAIN (ASSESSMENT IS AS OF APRIL 2019) AND LIES WITHIN THE 100-YEAR FLOODPLAIN (AS OF APRIL 2022), EFFECTIVE MARCH 1, 2019 AND LOMR 10-06 (ISCP) (EFFECTIVE MAY 1, 2020).

**SITE SUMMARY TABLE**

ZONING	PDI
PROPOSED USE	EQUIPMENT REPAIR/MAINTENANCE, OUTSIDE STORAGE + WASTE TRANSFER STATION
SITE ACREAGE	4.98 AC
EXISTING BUILDING HEIGHT	± 28 FEET HIGH, 2-STORY
EXISTING BUILDING AREA	± 13,600 SF
MINIMUM BUILDING SETBACK	NONE
REQUIRED PARKING	29 SPACES (1 PER 3 EMPLOYEES @ 84 EMPLOYEES)
PERMIT COUNT BASED ON SPOTS IN ZONING CASE BOUNDARY	29 SPACES 24 CAR SPACES 5 ADA SPACES 59 TOTAL SPACES

**LEGEND**

—	PROPERTY LINE
X	FENCE
□	WOODEN FENCE
—	PROP. REZONING BOUNDARY
V	CONCRETE PAVEMENT
—	ASPHALT PAVEMENT
—	GRAVEL
—	GRASSY/LANDSCAPED AREAS



DIRECTOR OF DEVELOPMENT SERVICES DATE

## 9000 TRINITY PD SITE PLAN

PD SITE PLAN  
ZC-25-144

FORT WORTH, TX  
NOVEMBER 2025

PROPERTY OWNER:  
GIVANT, LLC  
1000 N BROADWAY  
777 MAIN ST, SUITE 1500  
FORT WORTH, TX 76102  
817-384-4511

ENGINEER/SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES  
1000 N BROADWAY  
777 MAIN ST, SUITE 1500  
FORT WORTH, TX 76102  
817-384-4511

**Kimley-Horn**

801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
817-335-6511  
State of Texas Registration No. F-928



CITY OF FORT WORTH, TX UNIFIED DEVELOPMENT CODE			
ARTICLE 3. LANDSCAPING, BUFFERS, AND URBAN FORESTRY			
6.301 LANDSCAPING	Required	Provided	
(1.a) 5% of a minimum of 4% of the net site area shall be landscaped by using 5 grasses for every 75 sq. ft. of required landscape.		2,732 SF 185 GRASSES	2,775 SF 185 GRASS
Net Site Area: 68,300 SF 68,300 x 0.04 = 2,732 SF 2,732 / 75 = 37 CLUSTERS 37 CLUSTERS x 5 GRASSES = 185 GRASSES			
(b) 2) LANDSCAPE AREA REQUIRED: INDUSTRIAL USE	(1.b) All landscaped areas should be outside the perimeter of the building, protected by a physical barrier, and covered by grass, a ground cover, or mulch.	YES	YES
	(1.c) 75% of the landscape area shall be located in the front yard between the building line and the front property line.	2,049 SF 139 GRASSES	2,775 SF 185 GRASS
	2,732 SF x 0.75 = 2,049 SF 185 GRASSES x 0.75 = 139 GRASSES		

### Calculations-Tab

Table 1: Urban Forestry Requirement Calculator		Permit #:	0
<b>A Existing Site Information</b>		Calculation	Square Feet Acres
Gross area of lot(s) or tract(s)		$\rightarrow^2$	217,078 4.5
Area of public utility easements		$\rightarrow^2$	6,201 0.1
<b>Net Urban Forestry Area (applicable to tree requirements)</b>	$A_1 - A_2$	<b>210,877</b>	<b>4.4</b>
Area of parking <sup>1</sup> (single/two-family are exempt)		$\rightarrow^2$	15,557 0.3
Area of parking <sup>1</sup> (single/two-family are exempt)	Method A Preservation	$\rightarrow$	16,210 0.3
Existing tree canopy area <sup>3</sup>			
<b>D Mitigation For Loss Of Preserved Trees<sup>4</sup> (Reserved for City Staff Use)</b>	Calculation	Square Feet	\$
Increase min. planting & required site canopy 5X tree area	(From Table 2.6.1)	0	
Penalty for non-approved tree removal or lack of required protection	(From Table 2.6.3)		<b>\$0.00</b>
<b>E Site Canopy Requirements</b>	Calculation	Square Feet	Acres
Land Use - base requirement <sup>5</sup>	Industrial	$A_1 \times .07$	20% 42,175 0.9
Add 5% for preservation method B (preserved trees) <sup>6</sup>		$A_2 \times .05$	0 0.0
Mitigation for significant tree removal <sup>7</sup> (plant/preservation)		$C_1 + C_2$	0 0.0
Mitigation for dead/declining/damaged preserved trees <sup>8</sup> (plant)		$D_1$	0 0.0
Total required canopy coverage for site		$E_1 + E_2 + E_3$	<b>42,175</b> <b>0.9</b>
Required canopy with no additional to parking areas <sup>9</sup>		$A_3 \times .40$	6,223 <b>1.1</b>

Preservation of Existing Canopy	Calculation	Square Feet	Acres
Preservation requirement* (25%)	$A_u \times 0.25$	4,053	0.00
Additional preservation option to mitigate significant trees	$C_1$	0	0.00
Total preservation requirement	$F_1 + F_2$	4,053	0.00
Area of existing canopy preserved	100.0%	16,210	0.39
Preservation balance	$F_2 - F_1$	12,158	0.29
Preservation balance (rounded down to nearest integer (Mandatory & Only))			
Total preservation credit toward planline	$R_u + F_1 + F_2$	16,210	0.39

G Option to Give Existing Trees More Canopy Credit* (Must Use Table 4)	Calculation	Square Feet	Acres
1 Total existing canopy of trees being considered	(complete Table 4)	0	0
a Total potential canopy credit of trees being considered	(complete Table 4)	0	0
b Total Spacing Deduction	(complete Table 4)	0	0
c Total net gain in canopy credit (will be applied toward overall site credit)	$G_2 - G_1 - G_3$	0	0

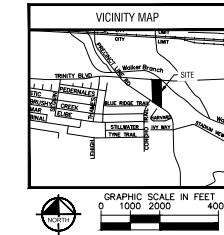
H	New Tree Planting	Calc.	Qty	Square Feet	Acres
1	Required tree planting	$E_F \cdot F_G$		25,965	0.6
2	Large canopy trees: 2000 ft <sup>2</sup> per tree at 40ft or greater spacing	2000 x	13	26,000	0.6

Medium canopy trees: 700 ft <sup>2</sup> per tree at 25ft or greater spacing	700 x	0	0	
Small canopy trees: 100 ft <sup>2</sup> per tree at 8ft or greater spacing	100 x	0	0	
Subtotal (deduct for spacing below)	$H_2 + H_4$	26,000	0.6	
Deductions for spacing <sup>10</sup>	Size/Spacing (ft)	Deduct by	Qty	
	lg	35	175	0
<b>New Trees</b>	lg	30	350	0
*Deduct per spacing and not per tree.	lg	25	575	0
*For mixed size spacing use the smaller tree's deduction.	lg	20	800	0
	lg	15	1,025	0
	med	12	1,350	0
	Med	15	200	0
	Med	10	350	0
Total Spacing Deduction	Sum H <sub>2</sub> totals			
Total Planting (includes spacing deductions)	$H_1 - H_2$	26,000	0.6	

Tree Canopy For Parking Areas <sup>3</sup>	Calculation	Square Feet	Acres
1 Required canopy within or adjacent to parking areas	E <sub>6</sub>	6,223	0.14
2 Area of canopy coverage being provided for parking	→	8,000	0.19

<b>J Fulfillment of Overall Site Tree Canopy</b>	<b>Calculation</b>	<b>Square Feet</b>	<b>Acres</b>
<b>Total required canopy coverage for site</b>	<b>20.0%</b>	<b>E<sub>2</sub></b>	<b>42,175</b>
<b>Provided canopy coverage</b>	<b>20.0%</b>	<b>F<sub>2</sub> + G<sub>2</sub> + H<sub>2</sub></b>	<b>42,210</b>
<b>Excess/deficient coverage: canopys</b>	<b>0.0%</b>	<b>I<sub>2</sub> - J<sub>2</sub></b>	<b>.25</b>

Excess/Deficit over Standard Capacity	Calculation	Result
fulfillment of over parking requirements		
Required number of standard parking spaces	$\rightarrow$	29 Spaces
Maximum number of standard parking spaces	$K_x 125\%$	36 Spaces
Number of standard parking spaces provided	$\rightarrow$	59 Spaces
Number of standard parking spaces over/maximum	$K_p - K_s$	23 Spaces
Number of trees required due to over parking	$K_d / 10$	2 Trees



## PLANT LEGEND

SYMBOL	CODE	QTY	COMMON NAME
<b>TREES</b>			
	UC	10	CEDAR ELM
	OV	3	SOUTHERN LIVE OAK
<b>GRASSES</b>			
	SLG	32	LITTLE BLUESTEM GRA
	NAS	38	MEXICAN FEATHER GR
	MUH	74	PINK MUHLY
	PVS	41	SWITCH GRASS

LEGEND	
SYMBOL	DESCRIPTION
	PUBLIC UTILITY EASEMENTS AND OTHER DEDUCTIBLE AREAS
	EXISTING CANOPY TO REMAIN



**BENCHMARKS**  
The bearing system for this survey is based on  
Coordinate System of 1983, North Central Zone 4,  
applied combined scale factor of 1.00012,  
observations made on July 10, 2025.

BM 100 MAG NAIL WIWASHER STAMPED "YR  
POINT" SET IN THE EAST SIDE OF AN ASPHALT  
LOT, 57<sup>o</sup> SOUTHEAST OF A "SCA" SIGN, 80<sup>o</sup>  
TRIANGLE BOULEVARD, AND, 145<sup>o</sup> NORTHEAST  
NORTHEAST CORNER OF A METAL BUILDING.

ELEV:495.61

LOT, 90± FEET SOUTH OF TRINITY BOULEVARD,  
SOUTH OF A WATER METER.

BM 102 MAG NAIL W/ WASHER STAMPED "YF POINT" SET IN ASPHALT ON THE WEST SIDE OF AIRPORT ACCESS DRIVE, 2064 NORTH OF THE

FOR THE HOUSE DRIVE, 200' NORTH OF THE  
TO THE ACCESS DRIVE FROM PRECINCT LINE  
32± SOUTHEAST OF A MAILBOX.

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MINDSCAPE EXHIBIT

SHEET M  
EX -

MATCHLINE SHEET EX 1.01



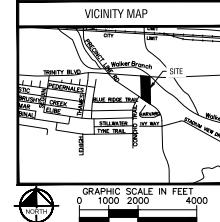
### PLANT LEGEN

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>
	UC	10	CEDAR ELM
	QW	3	SOUTHERN LIVE OAK

GR

	SLG	32	LITTLE BLUESTEM GR.
	NAS	38	MEXICAN FEATHER GR.
	MUH	74	PINK MUHLY
	PVS	41	SWITCH GRASS

#### VICINITY MAP



Kimley » Horn

Kimley Hor

00000 TRINITY

100

EX

**BENCHMARKS**  
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with a applied combined factor of 1.00012, based on observations made on July 10, 2005.

BM 100 MAG NAI WIWASHA STAMPED "YV CONTROL POINT" SET IN THE EAST SIDE OF AN ASPHALT PARKING LOT, 574 SOUTHEAST OF A "SCA" SIGN, 80' SSW OF 1000 TRINITY BOULEVARD, AND 145' NORTHEAST OF THE

NORTHEAST CORNER OF A METAL BUILDING.  
ELEV:495.61

BM 101 1/2-INCH IRON ROD W/ CAP STAMPED "Y"  
CONTROL POINT SET 4 1/2' WEST OF AN ASPHALT PARKING  
LOT, 90' SOUTH OF TRINITY BOULEVARD, AND 53'  
EAST OF THE CENTER LINE OF THE ROAD.

SOUTH OF A WATERMETER.  
ELEM 100-24

ELEV:497.04

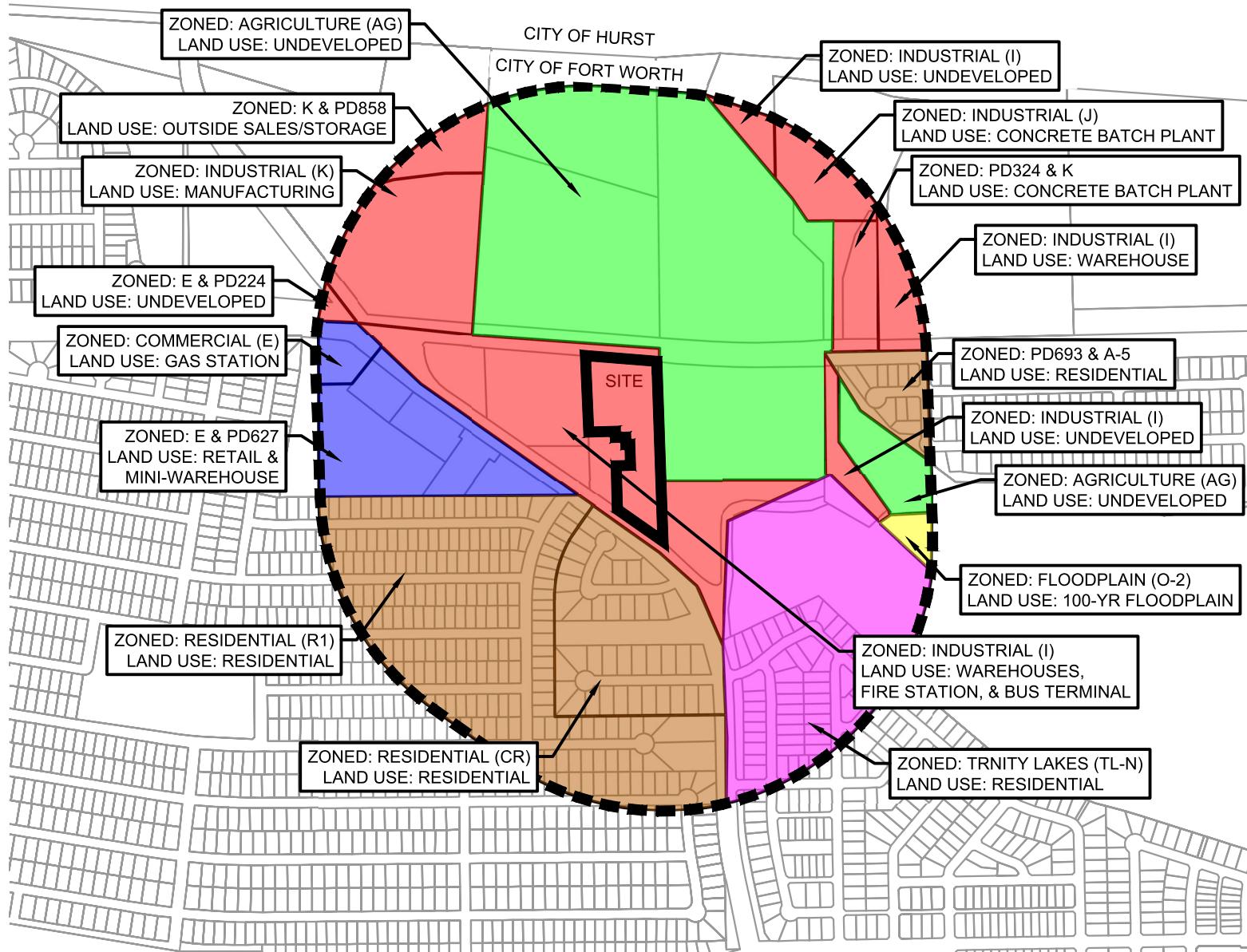
BM 102 MAG NAIL W/ WASHER STAMPED "YP CONTRC"

POINT SET IN ASPHALT ON THE WEST SIDE OF A  
ASPHALT ACCESS DRIVE, 286± NORTH OF THE ENTRANCE

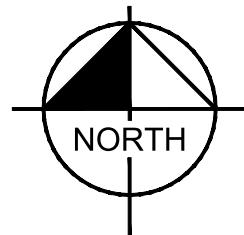
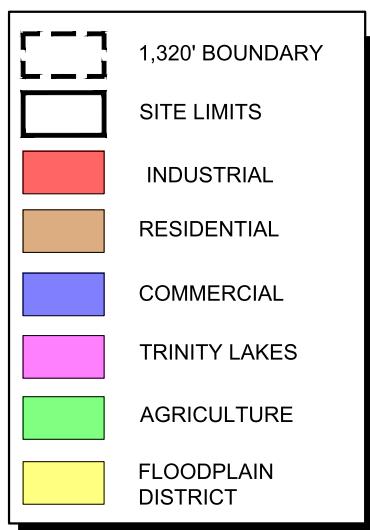
TO THE ACCESS DRIVE FROM PRECINCT LINE ROAD, AND  
32± SOUTHEAST OF A MAILBOX.

ELEV: 499.29

Page 1 of 1



#### LEGEND



GRAPHIC SCALE IN FEET  
0 375 750 1500

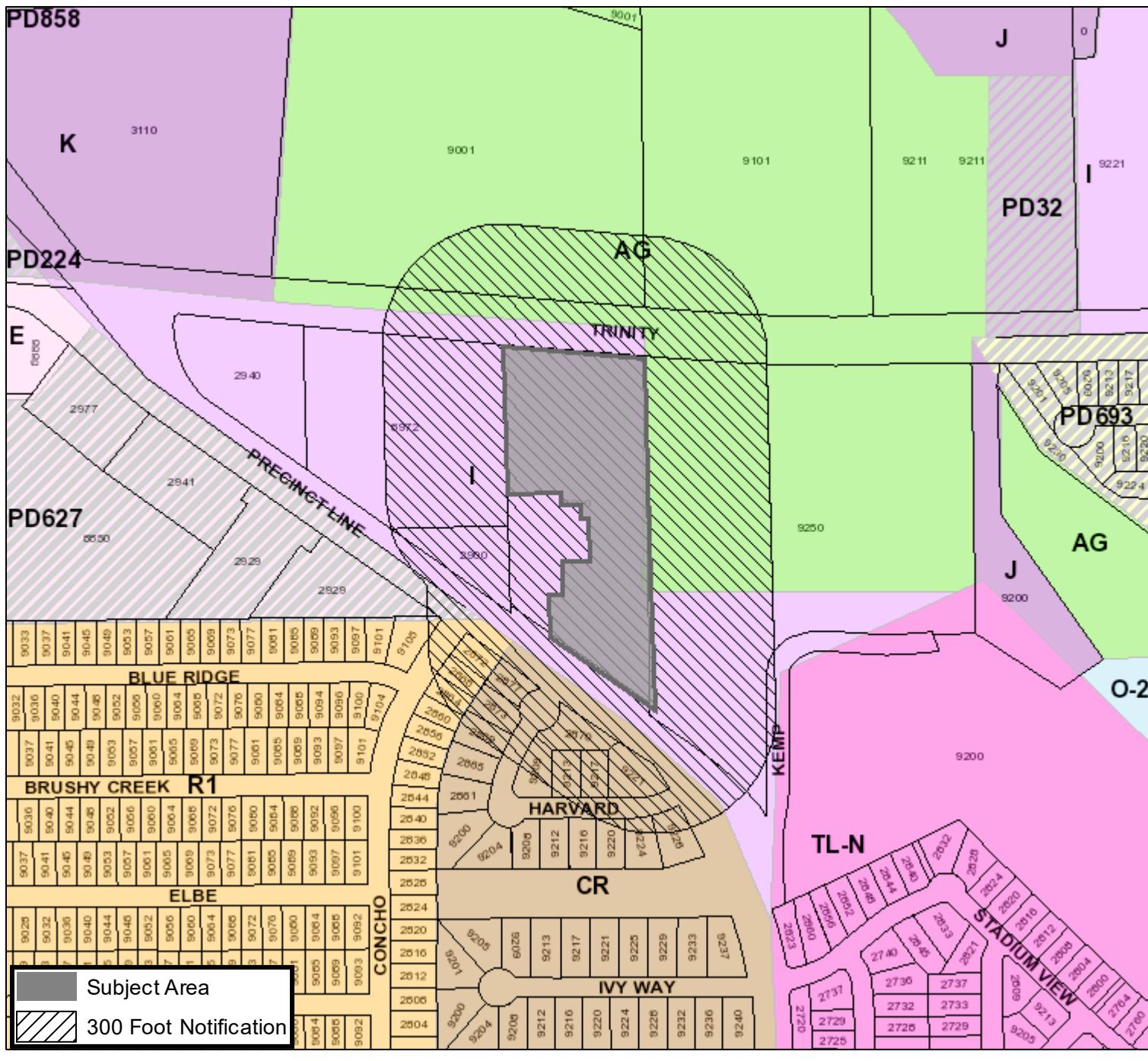
**9000 TRINITY**  
**1/4 MILE EXHIBIT**



ZC-25-144

## Area Zoning Map

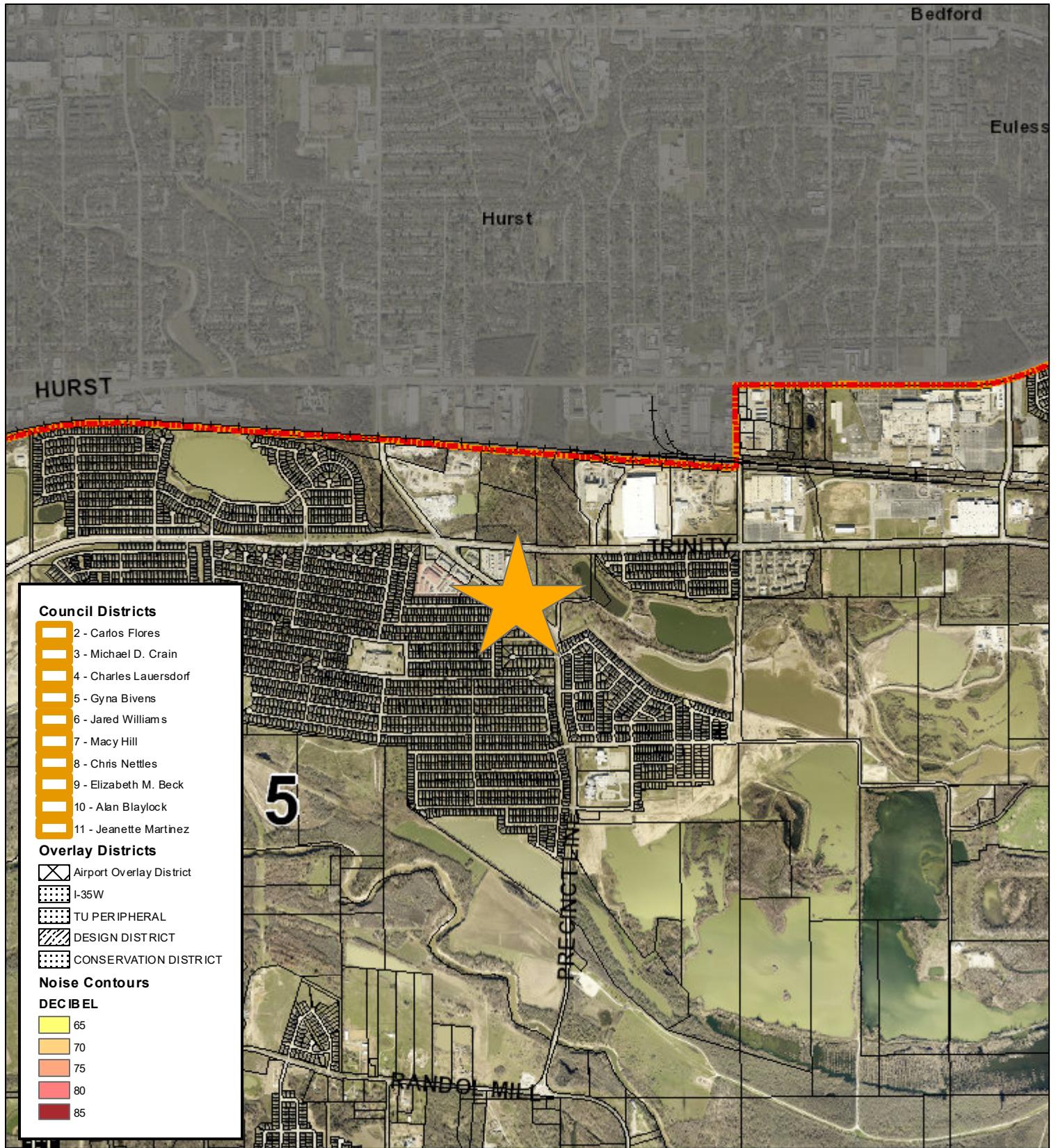
Applicant: Gyant V, LLC/Kimley-Horn & Assoc.  
Address: 9000 Trinity Boulevard  
Zoning From: I  
Zoning To: PD for I uses plus waste transfer station  
Acres: 4.983  
Mapsco: Text  
Sector/District: Eastside  
Commission Date: 1/14/2026  
Contact: 817-392-8190



0 180 360 720 Feet

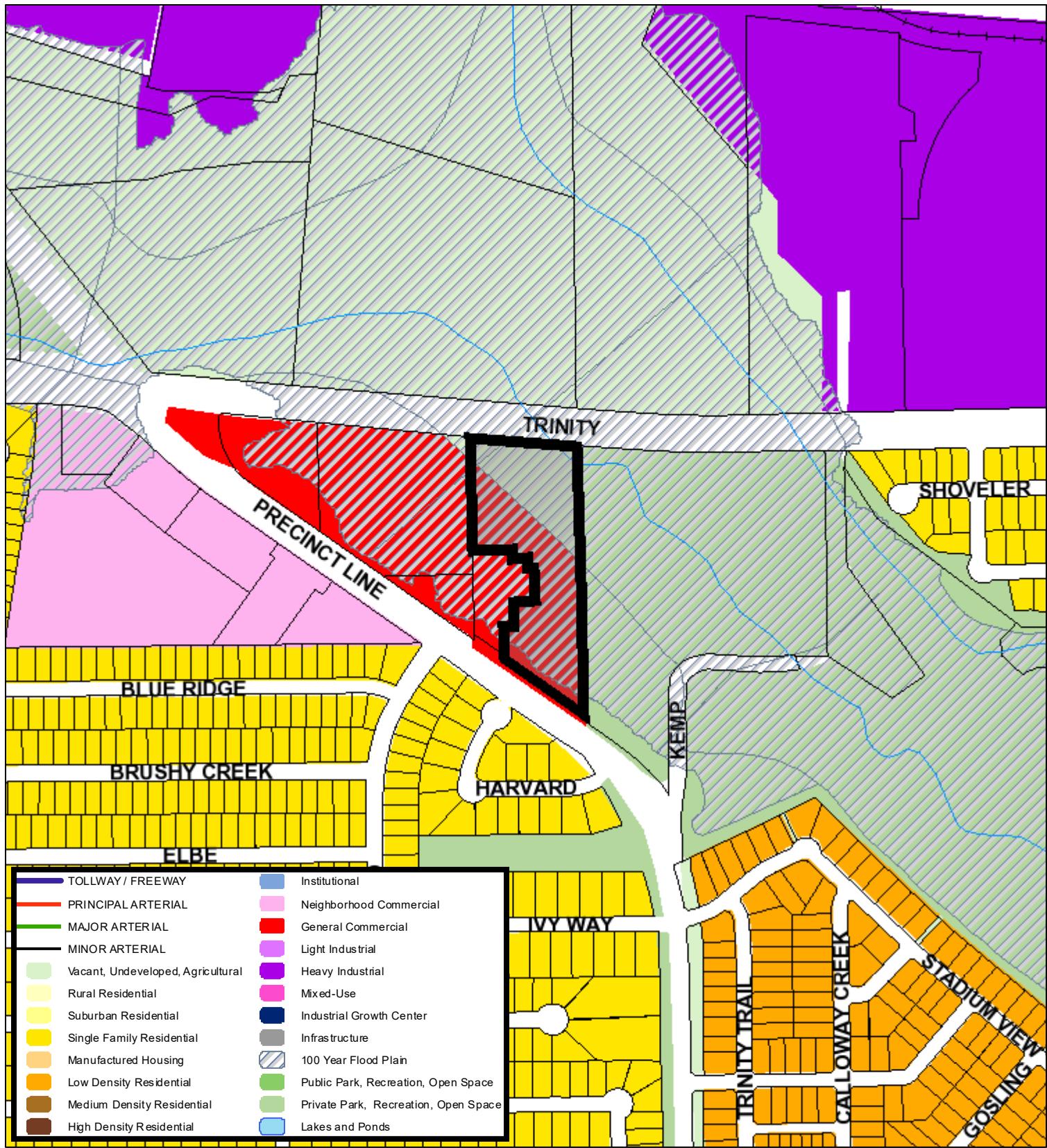
Created: 12/23/2025 12:34:48 PM

## Area Map



0 1,000 2,000 4,000 Feet

## Future Land Use



430 215 0 430 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

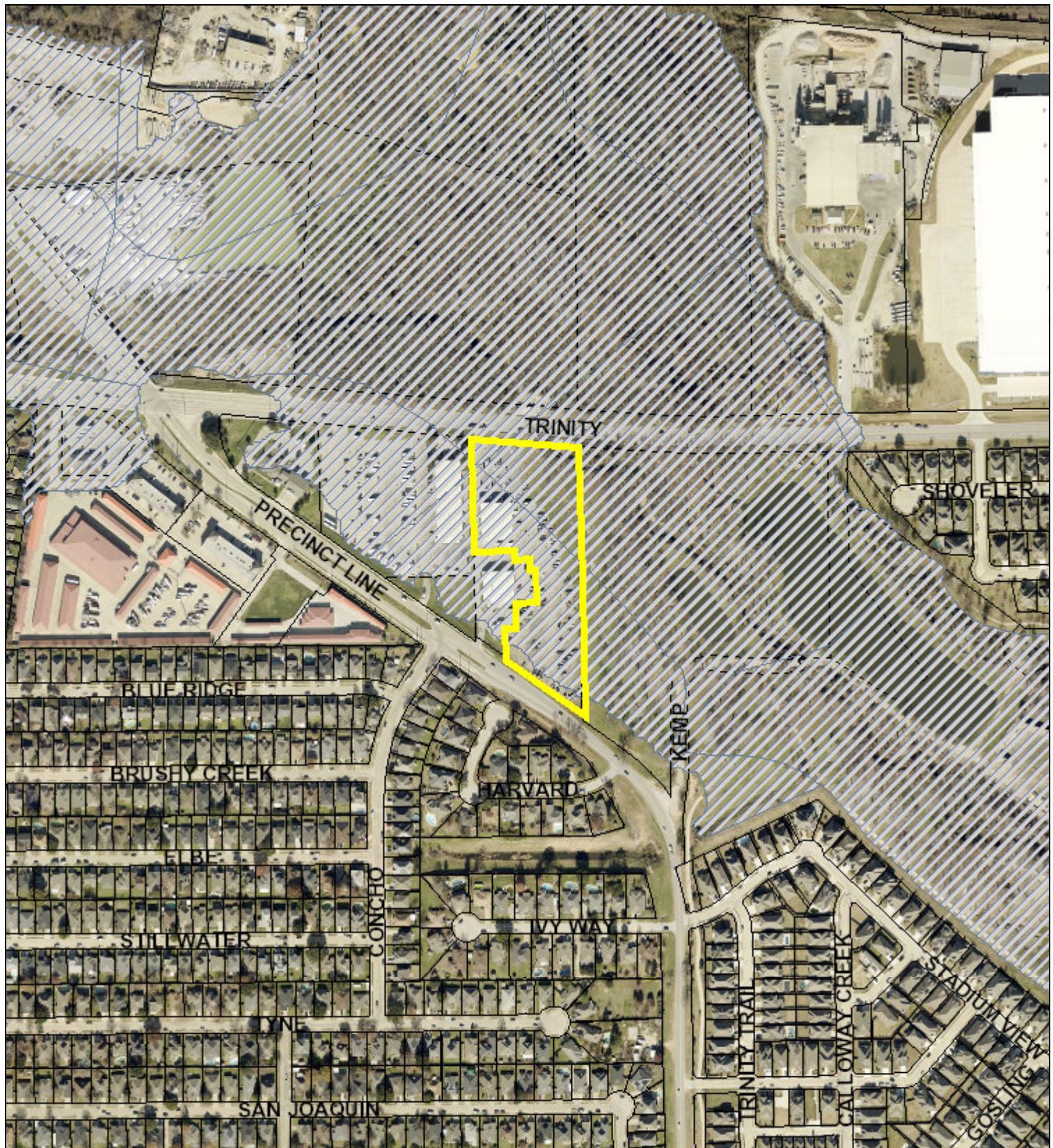
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ZC-25-144

## Aerial Photo Map



0 270 540 1,080 Feet

