



# Neighborhood Notification

**Case Number: SP-26-008**

**Council District: 11 – Jeanette Martinez**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Zone Group, Inc. / Jake Petrie

**Site Location:** 4213 Miller Avenue

**Request:**

Current Zoning:

Proposed: Amend the site plan for "PD311" Planned Development for "E" Neighborhood Commercial uses plus car wash and auto repair to add a new 6,435 square foot primary structure and associated parking lot

**Proposed Use:** Auto Repair

**For More Information please contact:**

Case Manager

Beth Knight

817-392-8190

## Public Hearing Dates

<b>Zoning Commission</b>	June 10, 2026
<b>City Council</b>	June 23, 2026 <b>(11:00 a.m.)</b>

## Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

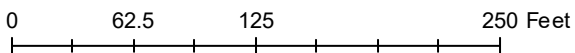
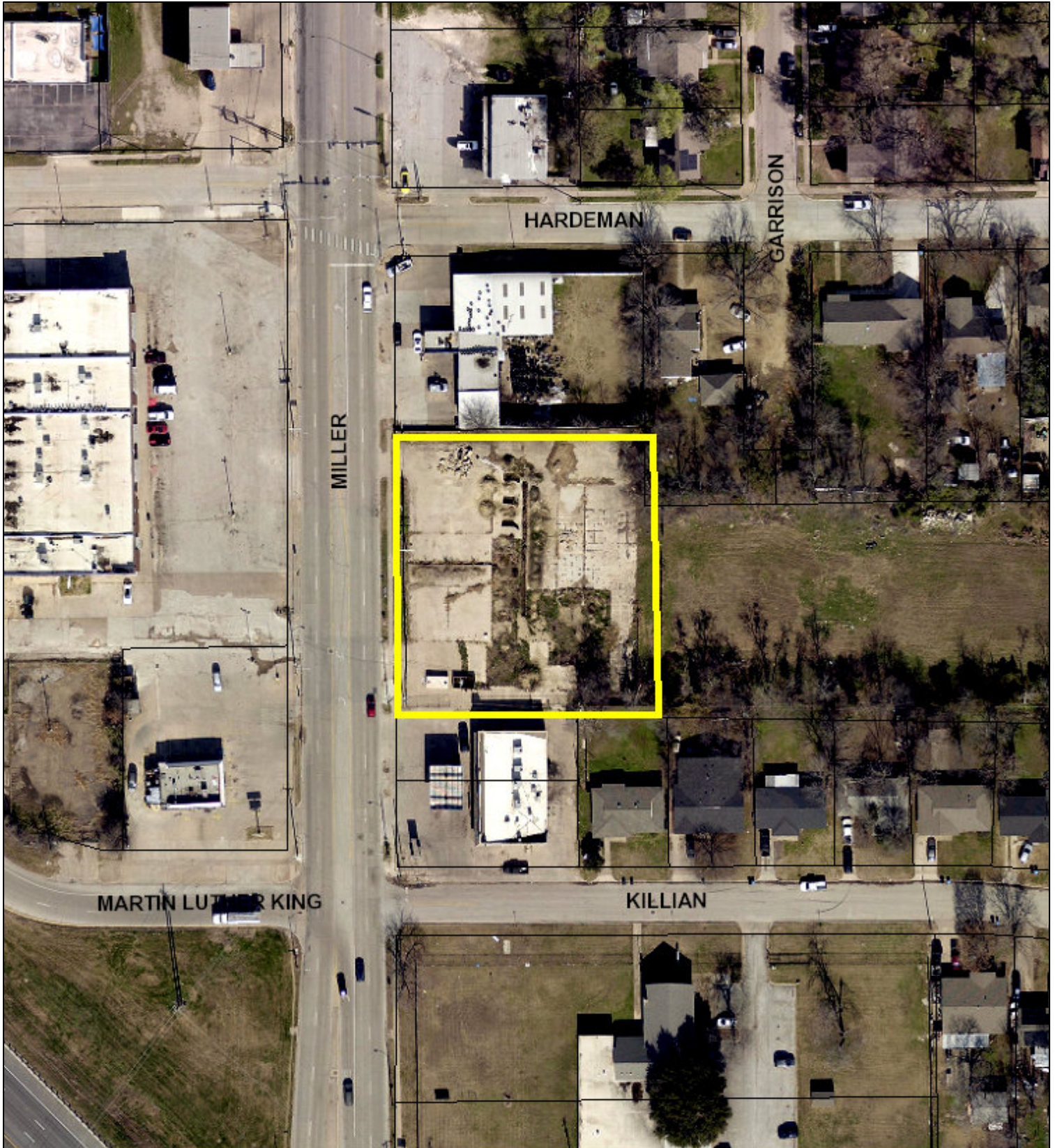




# Neighborhood Notification

## Organizations Notified

Organizations Notified	
Glen Park NA	Village Creek NA
Fairhaven NA	Eastland NA
Echo Heights NA	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

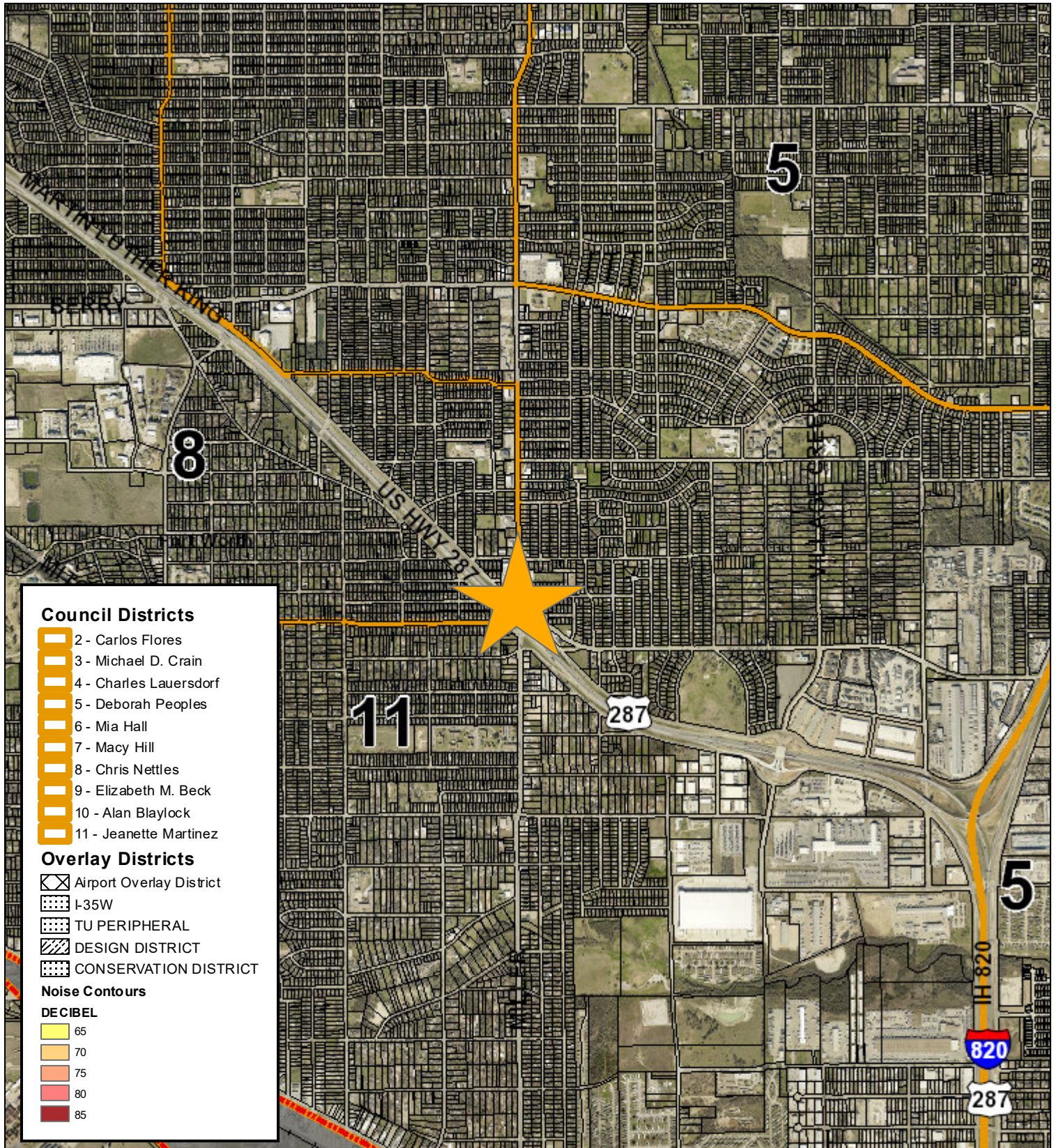
## Aerial Photo Map













	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas








## Area Map



**Council Districts**






-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Deborah Peoples
-  6 - Mia Hall
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

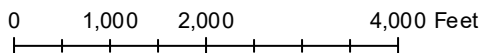
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

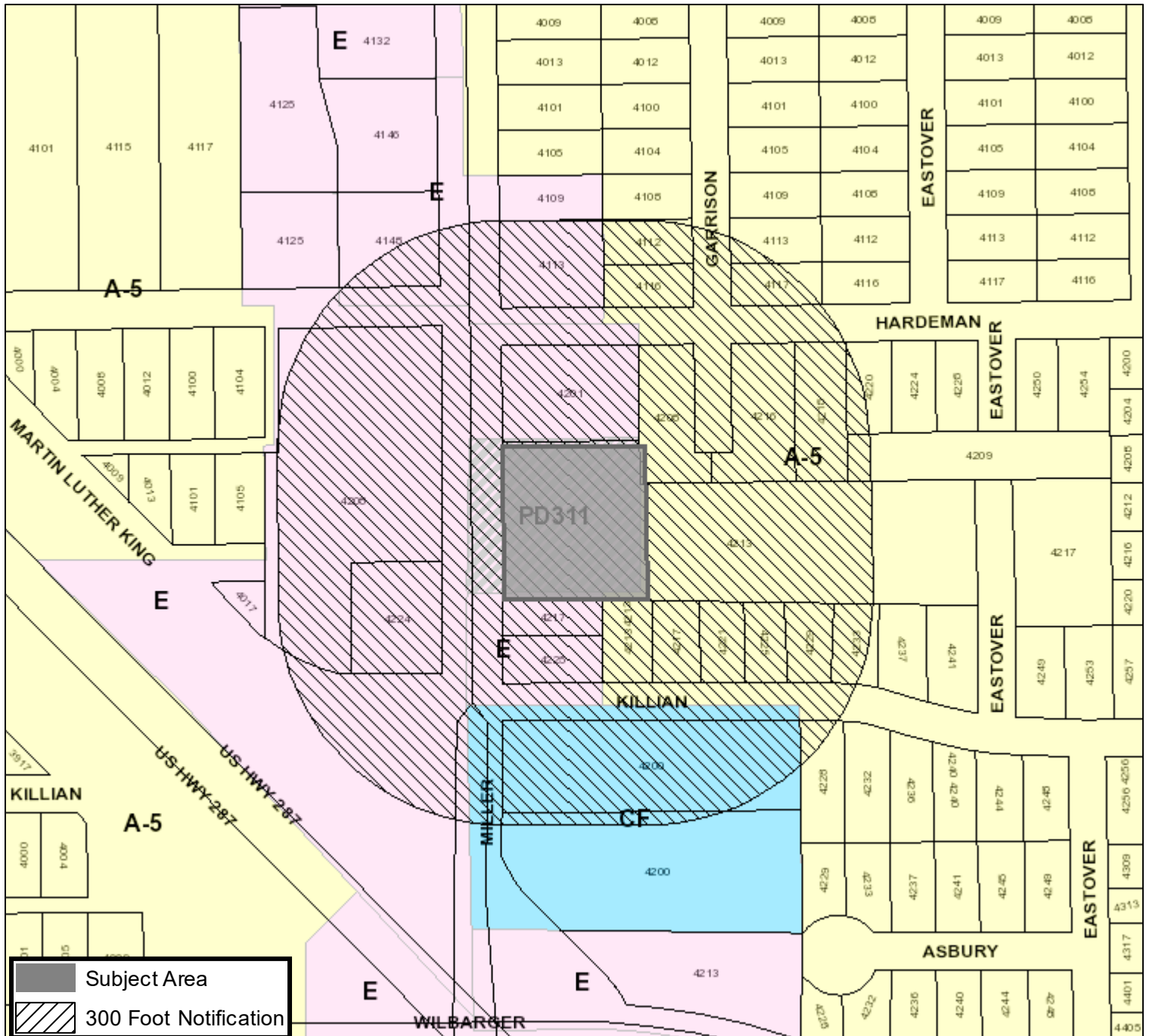
**DECIBEL**



-  65
-  70
-  75
-  80
-  85

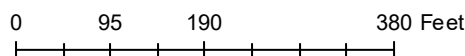


### Area Zoning Map

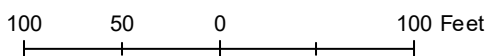
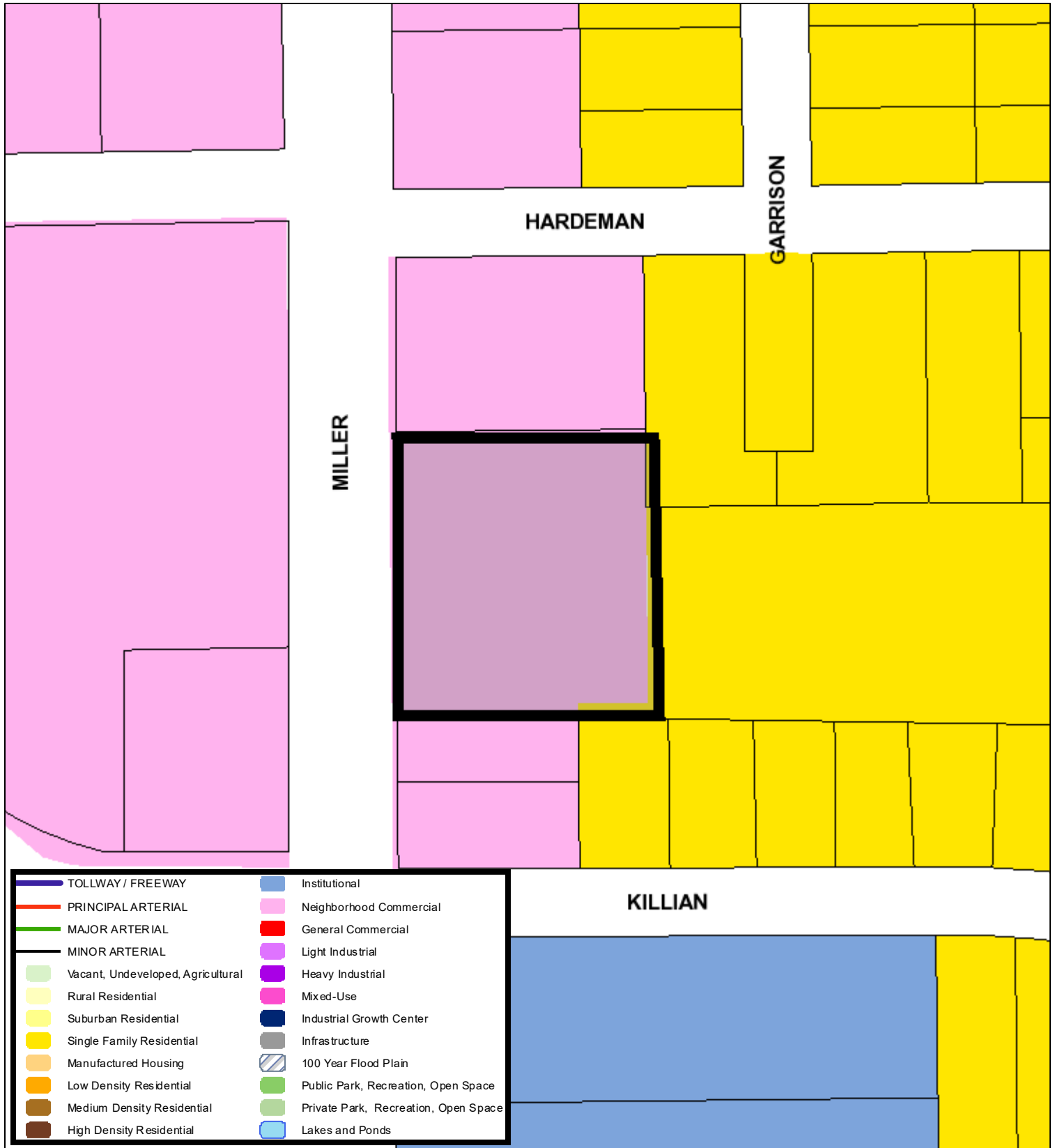
Applicant: Z One Group, Inc./Jake Petrie  
 Address: 4213 Miller Street  
 Zoning From: PD 311 for E uses with car wash and auto repair  
 Zoning To: Site plan for car wash and auto repair  
 Acres: 0.8896  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 6/10/2026  
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



### Future Land Use



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.





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Zone Group Inc

Mailing Address 13 Devon Ct City, State, Zip Mansfield, Texas 76063

Phone 817-715-0806

Email \_\_\_\_\_

**APPLICANT** Jake Petrie

Mailing Address 2100 N Main Street Ste 217 City, State, Zip Fort Worth, Texas 76164

Phone 682.583.4962

Email jake@1836commercial.com

**AGENT / OTHER CONTACT** Jake Petrie

Mailing Address 2100 N Main Street Ste 217 City, State, Zip Fort Worth, Texas 76164

Phone 682-583-4962

Email jake@1836commercial.com

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 4213 Miller Ave

Total Rezoning Acreage. \_\_\_\_\_  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

**YES - PLATTED**

Subdivision, Block, and Lot (list all): Clayton's Subdivision Lot 1 R

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 1.0 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

**NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

**APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD-311</u> Previous Zoning Case Number: <u>ZC-18-116</u>

**DEVELOPMENT INFORMATION**

Current Zoning District(s): PD - 311 Proposed Zoning District(s): PD -311

Current Use of Property: Vacant (demolished self service car wash)

Proposed Use of Property: New automotive/detail center

**For Planned Development (PD) Requests Only**

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

**For Conditional Use Permit (CUP) Requests Only**

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The purpose of this site plan amendment is to rectify certain inaccuracies identified in the existing site plan. Specifically, the proposed revisions will permit the installation of six bay doors in lieu of the previously approved seven bay doors. In addition, the amendment will refine and clarify the site plan drawings to ensure full compliance with the City's current standards and submission requirements. These modifications will not alter the overall site layout, building footprint, or intended use, but will enhance the accuracy and professionalism of the documentation submitted for review.

## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?**  Yes  No If yes, please explain:

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2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?**  Yes  No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?**  Yes  No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?**  Yes  No

*The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.*

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

**¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad?** (sin coste para usted)  Sí  No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* \_\_\_\_\_

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - Site Plan meeting requirements of attached checklist (pages 7-8)
  - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

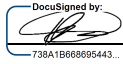
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

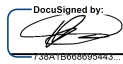
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):  \_\_\_\_\_

Owner's Name (Printed): Kamal Hantouli

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Jake Petrie ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
Clayton's Subdivision Lot 1 R (CERTIFIED LEGAL DESCRIPTION)

 \_\_\_\_\_  
Owner's Signature (of the above referenced property)

Kamal Hantouli  
Owner's Name (Printed)

 \_\_\_\_\_  
Applicant or Agent's Signature

Jacob Petrie  
Applicant or Agent's Name (Printed):



## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

**GENERAL NOTES:**

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- HOURS OF OPERATION:  
AUTO REPAIR - 7 DAYS A WEEK, 8:00 AM TO 8:00 PM.  
BUILDING NOT TO EXCEED 25'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL WALL PANELS AND STOREFRONT WINDOW PANELS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.  
2 (TWO) EMPLOYEES PER SHIFT.
- ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- THIS PROJECT WILL CONFIRM WITH URBAN FORESTRY STANDARDS.
- NO PARKING OVERNIGHT FOR AUTO REPAIR.
- THIS SITE PLAN IS FOR AUTOMOTIVE REPAIR USE ONLY. ANY FUTURE CARWASH/DETAIL USE SHALL BE UNDER SEPARATE APPROVAL.

**LEGAL DESCRIPTION:**

A 0.8896 OF AN ACRE TRACT OF LAND SITUATED IN THE ASSABRANNER SURVEY, ABSTRACT 7, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, PART OF LOT 1R, CLAYTON'S SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS INSTRUMENT NUMBER D199070486, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AS CONVEYED IN A DEED TO ZONE GROUP, INC., RECORDED AS INSTRUMENT NUMBER D217270373, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.8896 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1R, ON THE EAST RIGHT-OF-WAY LINE OF MILLER AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°05'00" W, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 1R, A DISTANCE OF 203.64 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1R AND THE HEREIN DESCRIBED TRACT;

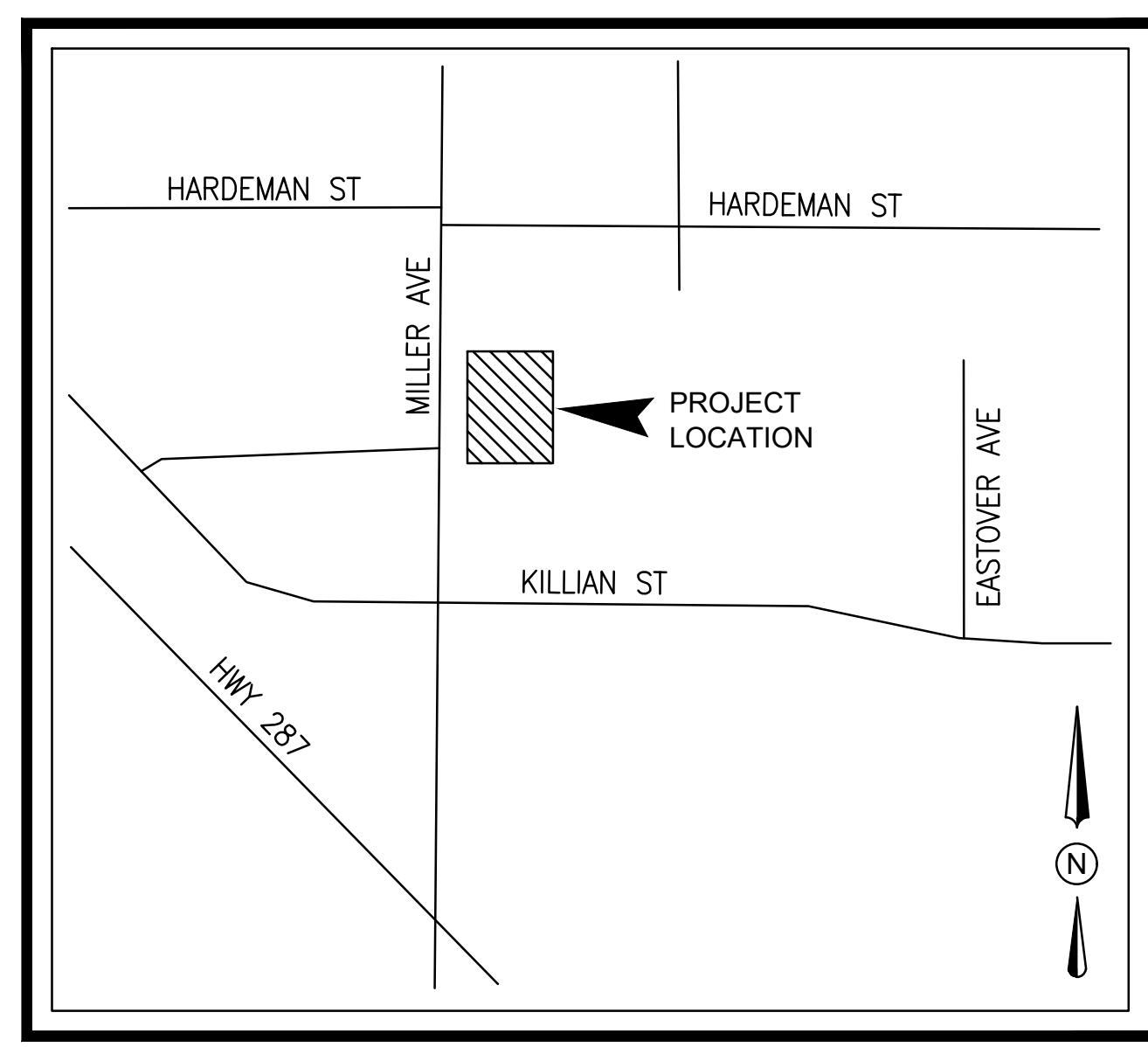
THENCE N 89°47'00" E, ALONG A NORTH LINE OF SAID LOT 1R, A DISTANCE OF 187.92 FEET TO THE EASTERLY NORTHWEST CORNER OF SAID LOT 1R;

THENCE S 01°06'49" E, OVER AND ACROSS SAID LOT 1R, A DISTANCE OF 204.84 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE SOUTH LINE OF SAID LOT 1R;

THENCE N 89°51'50" W, ALONG THE SOUTH LINE OF SAID LOT 1R, A DISTANCE OF 191.60 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 38,752 SQUARE FEET AND/OR 0.8896 OF AN ACRE MORE OR LESS.

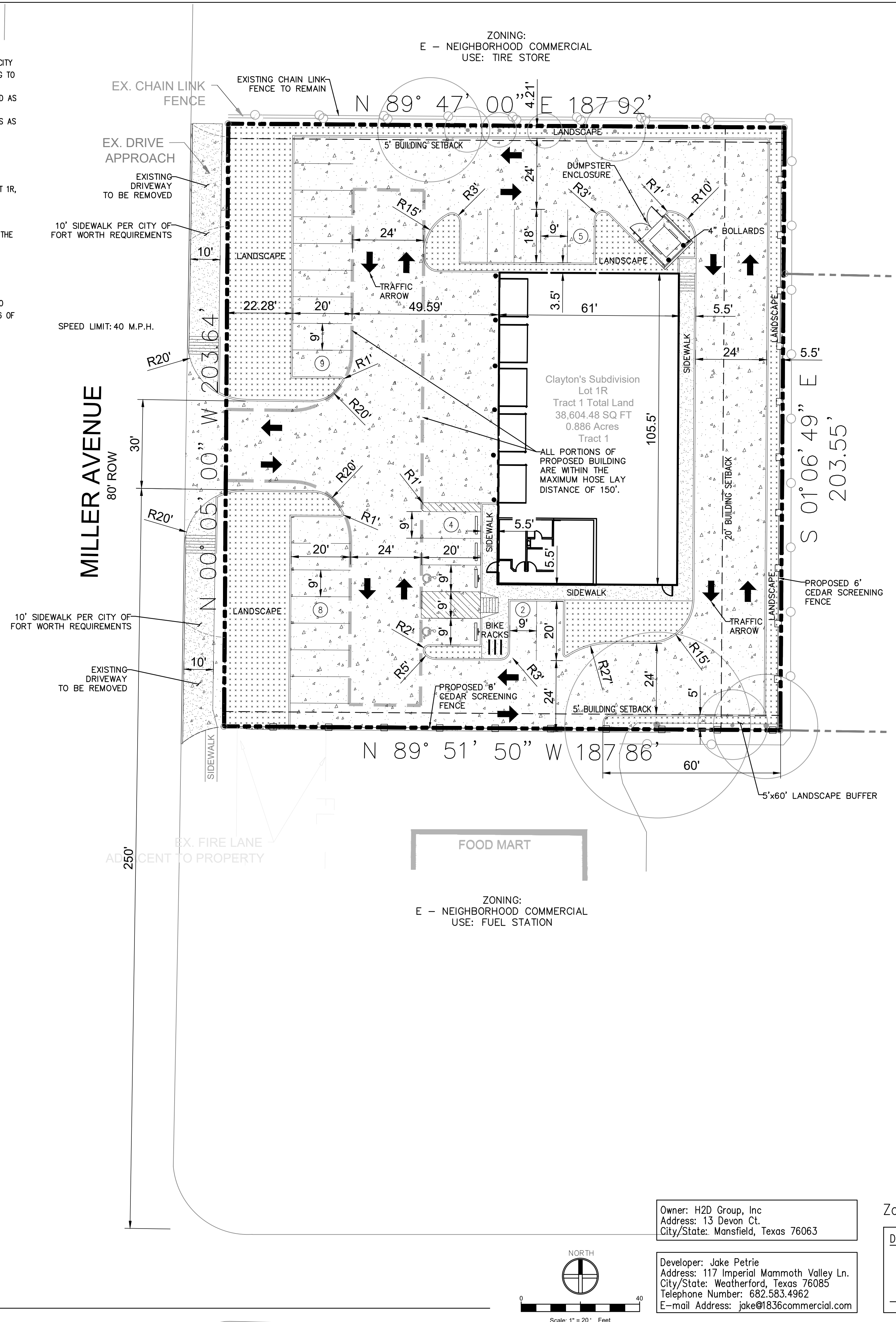
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.8896 ACRES (38,604 SQ. FT.)
ZONING:	PD 311 - PLANNED DEVELOPMENT
PROPOSED USE:	AUTOMOTIVE REPAIR
BUILDING AREA:	6,435 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	17%
FLOOR AREA RATIO:	0.17
IMPERVIOUS AREA:	31,393 S.F. (81.3%)
PERVIOUS/LANDSCAPE AREA:	7,211 S.F. (18.7%)
FRONT YARD LANDSCAPE REQ.:	2,318 S.F.
FRONT YARD LANDSCAPE PROV.:	4,588 S.F. (COMPLIES)
REGULAR PARKING REQUIRED:	4 PER 1,000 S.F. = 26 SPACES
REGULAR PARKING PROVIDED:	26 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	28 SPACES

PAVEMENT LEGEND	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	



**KILLIAN ST**

**01 SITE PLAN**  
SCALE: 1" = 20'-0"



ZONING:  
E - NEIGHBORHOOD COMMERCIAL  
USE: TIRE STORE

ZONING:  
E - NEIGHBORHOOD COMMERCIAL  
USE: FUEL STATION

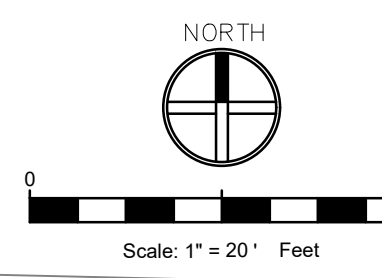
ZONING:  
A-5 - ONE FAMILY  
USE: VACANT

Owner: H2D Group, Inc  
Address: 13 Devon Ct.  
City/State: Mansfield, Texas 76063

Developer: Jake Petrie  
Address: 117 Imperial Mammoth Valley Ln.  
City/State: Weatherford, Texas 76085  
Telephone Number: 682.583.4962  
E-mail Address: jake@h36commercial.com

Zoning Case Number: ZC-26-008

Director of Development Services \_\_\_\_\_  
Date: \_\_\_\_\_



DATE: 04.14.2026

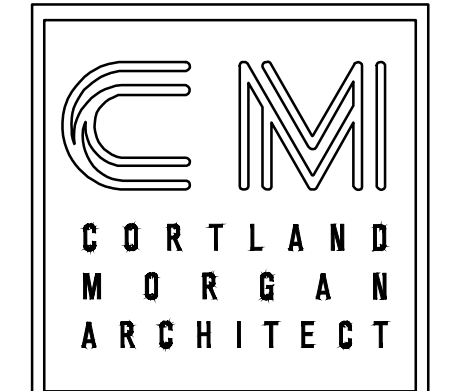
JOB NO: XXXXX

DRAWN: STAFF

CHECKED: AG



AG DESIGN GROUP, LLC  
PO BOX 383023  
DUNCANVILLE, TX 75138



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699

TIC TOC AUTOMOTIVE  
REPAIR  
4213 MILLER AVE.  
FORT WORTH, TX. 76119

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00

**02 VICINITY MAP**  
NOT TO SCALE