



# Zoning Staff Report

**Date:** June 23, 2026

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

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** Beth Knight

**Owner:** Z One Group, Inc.

**Applicant:** Jake Petrie

**Site Location:** 4213 Miller Avenue

**Acreage:** 0.89 ac

### Request

**Proposed Use:** Auto repair

**Request:** 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 auto repair facility in the Stop Six Residential Overlay

### Recommendation

**Staff Recommendation:** Approval

**Zoning Commission Recommendation:** Approval by a vote of 9-0

### Project Description and Background

The subject property is located on Miller Avenue, less than 500 feet north of US Highway 287/MLK Freeway. The subject property is zoned “PD 311” Planned Development for all uses in “E” Neighborhood Commercial uses plus car wash and auto repair; site plan required. The applicant is proposing an enclosed building for auto repair only and a new site layout from the previously approved by City Council. This property is within the Stop Six Residential Overlay district. The overlay district provides development standards for detached single-family residential structures, but does not affect commercial development. The applicant is proposing a fire lane behind the building that is not required and could be converted to landscaping. The site plan has been revised to meet the Transportation standard of one driveway, due to spacing issues with adjacent driveways.

The applicant provided the following project description: 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

**Clayton's Subdivision  
Lot 1R**

Tract 1 Total Land  
38,604.48 SQ FT  
0.886 Acres  
Tract 1

ALL PORTIONS OF PROPOSED BUILDING ARE WITHIN THE MAXIMUM HOSE LAY DISTANCE OF 150'.

The site plan includes the following details:

- Setbacks:** 5' Building Setback, 20' Building Setback, 24' Building Setback.
- Landscaping:** Landscape areas are indicated throughout the site.
- Streets:** MILLER AVENUE (80' ROW) is shown on the left side.
- Proposed Features:** Proposed 6' Cedar Screening Fence, Proposed 6'x60' Landscape Buffer, Proposed 6'x60' Landscape Buffer.
- Other Features:** EX. CHAIN LINK FENCE, EX. DRIVE APPROACH, EXISTING DRIVEWAY TO BE REMOVED, DEWALK PER CITY OF NORTH REQUIREMENTS, SPEED LIMIT: 40 M.P.H., SIDEWALK, BIKE RACKS, TRAFFIC ARROW, BOLLARDS, DUMPSTER ENCLOSURE, LANDSCAPE, 10' SIDEWALK PER CITY OF FORT WORTH REQUIREMENTS.
- Dimensions:** Various dimensions are provided for setbacks, lot size, and street frontage.
- Angles:** Bearings such as N 89° 47' 00" E 187° 92' and S 01° 06' 49" E 203.55' are shown.



Source: Google Maps facing east

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / retail/service uses, auto repair  
East “A-5” One-Family / single family, vacant land  
South “CF” Community Facilities, “E” Neighborhood Commercial / religious facility, retail uses  
West “E” Neighborhood Commercial / retail uses, US Highway 287/MLK Freeway

## Recent Zoning History

ZC-18-116, amend “PD 311” Planned Development for all uses in “E” Neighborhood Commercial plus car wash to add auto repair, approved, August 9, 2018.

ZC-19-116, addition of Stop Six Residential Overlay; approved September 11, 2019.

## Development Impact Analysis

### Site Plan Comments

#### **Zoning and Land Use**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Update the lot area to 38,751 SF in the Site Data Summary Table (0.8896 x 43,560SF/acre).
2. Label the driveway width.
3. Show the 20-foot setback corresponding to the 5-foot landscaping buffer on the southeast side.
4. Show and label the residential lots to the northeast and southeast.
5. Update the front yard landscaping required to 2,424 square feet in the Site Data Summary Table. (lot area of 38,751 sf – building area of 6,435sf = 32,316 sf. 10% net site landscaping = 3,232 sf, 75% of required area in front of building = 2,424 sf).
6. If existing detached sign is being used, show and label this sign. If building a monument sign, the new sign must stay out of a 20’x20’ visibility triangle placed at the driveway edge and the property line.

*(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**

Site plan is > 1 acre. No drainage study required.

### **Fire**

CORRECTION REQUIRED: Show width of fire lane.

CORRECTION REQUIRED: Turn radii of fire lane are insufficient. Minimum turn radius for fire lanes is 25' inside and 45' outside. See document loaded into Accela titled "Fire Notes - IFC Fire Lane requirements".

FYI: Confirm fire sprinkler requirements with Bob Morgan. Contact: bob.morgan@fortworthtexas.gov

FYI: A need for an additional hydrant will be dependent on fire sprinkler requirement and FDC location.

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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.

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 that are available at the City Secretary's site for Ordinance #25388-03-2022.

### **DSD Transportation**

1. If flagged for restriping of the center lane at building permit or parkway permit, go through SSIP or IPRC to get that restriping done. The restriping will just be enough to comfortably fit a vehicle into the center turn lane.
2. Possible flag at parkway permit for the cross-slope on the driveway approach since the sidewalk is proposed to run through it (may not be ADA compliant). If they get flagged, they will need to jog the ramps inward, then across the driveway. ROW or a pedestrian access easement will need to be dedicated.

FYI: work in the parkway/ROW will need to be done at least through the Parkway Permit process.

### **DSD Water Engineering**

Water:

Existing 16-in CI along Miller Avenue.

Existing 1.5-in Domestic Meter.

Sewer:

Existing 10-in VC along Miller Avenue.

FYI - No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, trees, signs, electric, cable or other utility easement of any type.

FYI - No private plumbing allowed to cross property lines.

FYI – Unused water/sewer services for lots shall be killed at the main

FYI – Private water/sewer service shall not cross lot lines §5.5.1.2

FYI – Water Extension is required for every proposed lot to the end of the lot line per city-accepted construction plans. provide a community facilities agreement (CFA) or miscellaneous project (MP) for water improvement. No water/sewer on the side or back of lots per Subdivision Ordinance §31-81 (water & sewer design §3.3.1).

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 29, 2026**.

### Posted Notice

A sign was erected on the property on **May 28, 2026**.

### Published Notice

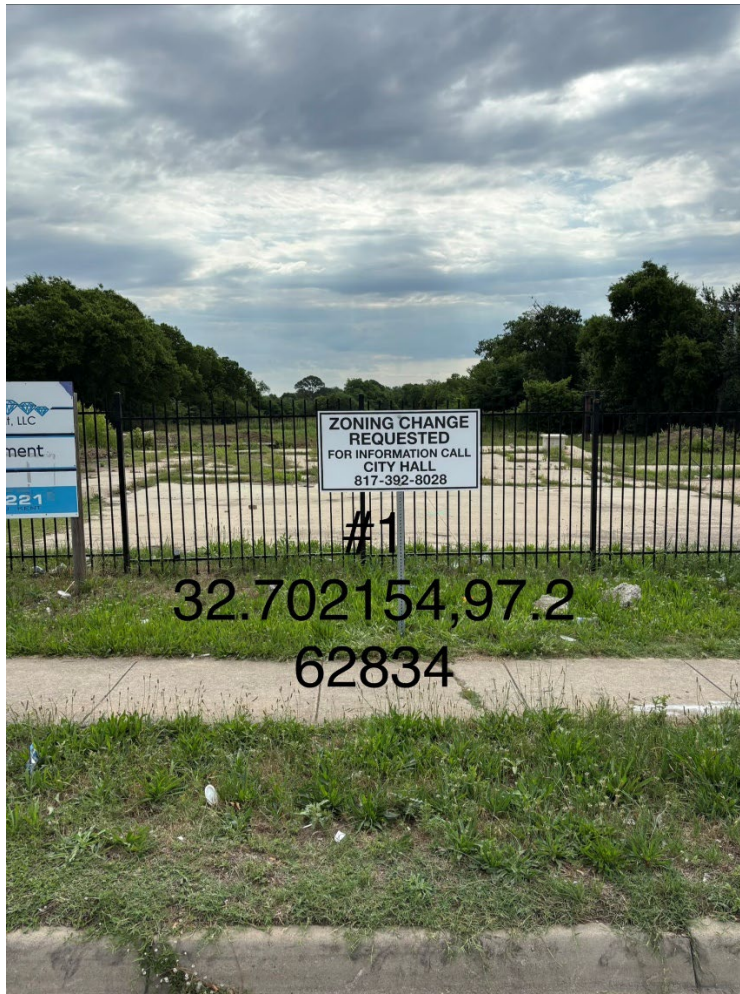
A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 29, 2026**:

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

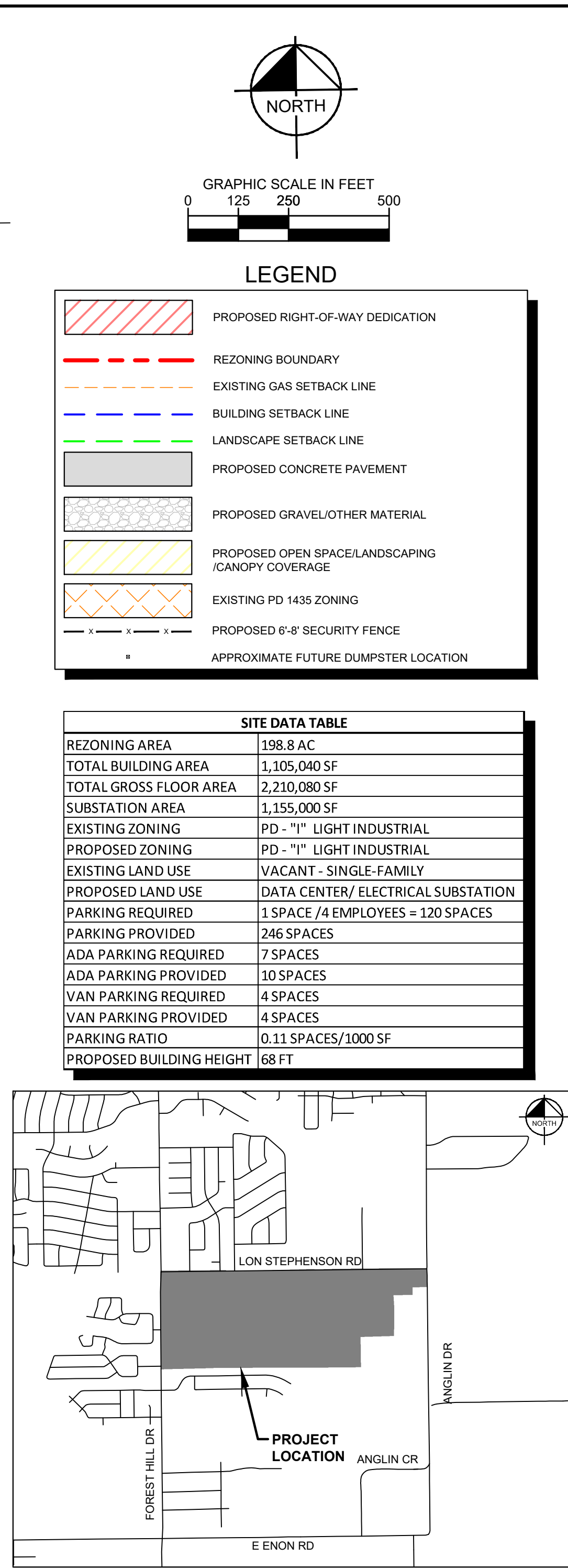
*\*Closest registered Neighborhood Association*



#1

32.702154,97.2  
62834

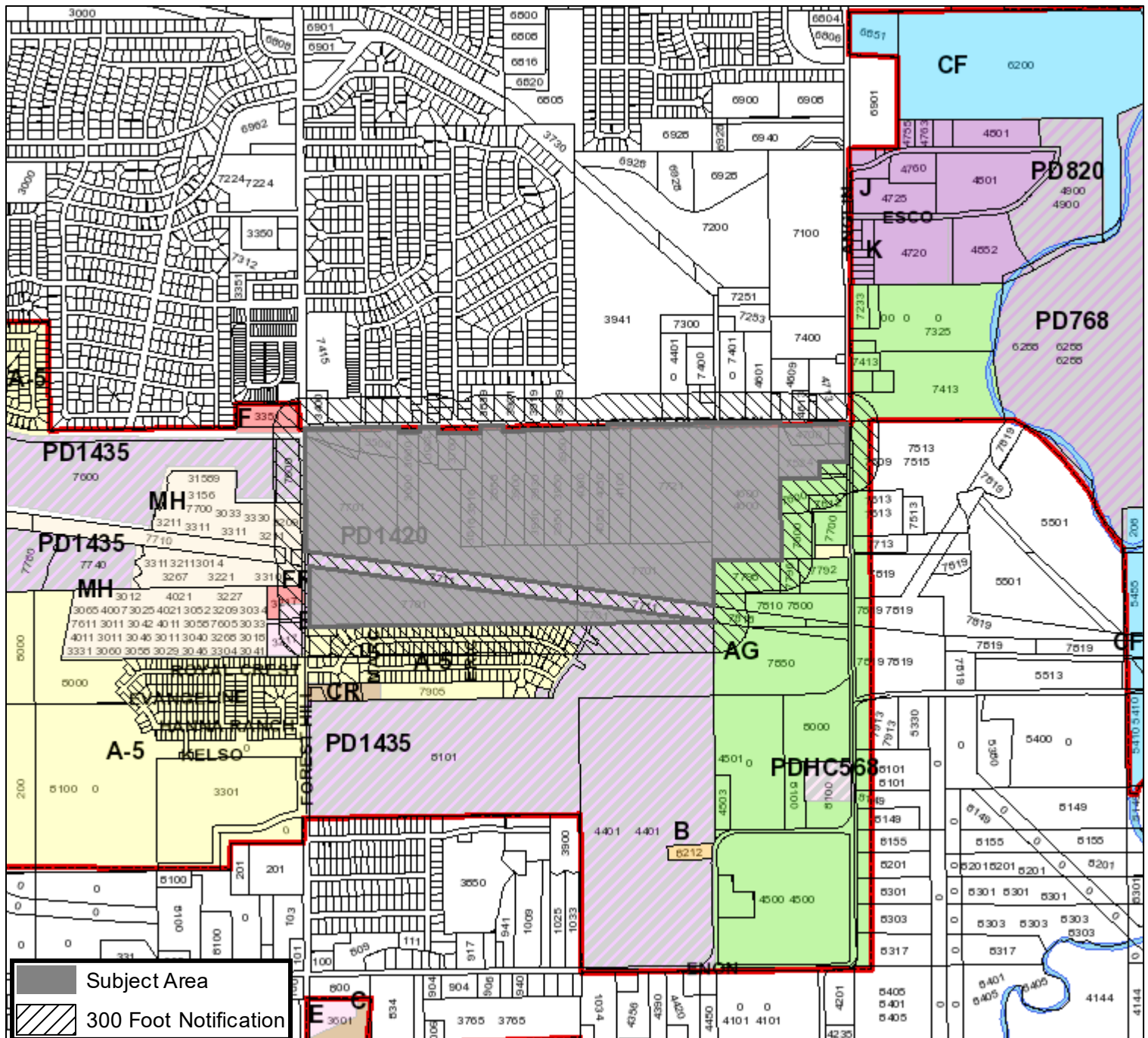


[illegible]

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.



Applicant: Walls, Nanowsky, et al/Black Mountain, Halff Assoc.  
Address: 3500 - 4712 (evens) Lon Stephenson Road, 7500 - 7524 (evens) Anglin Drive, 7701-7721  
Zoning From: PD 1420 Planned Development for Specific Uses including data center with development s  
Zoning To: Amend "PD1420" to add electrical substation, increase maximum building height to 70 feet.  
Acres: 187.003  
Mapscos: Text  
Sector/District: Far South  
Commission Date: 4/8/2026  
Contact: 817-392-7869



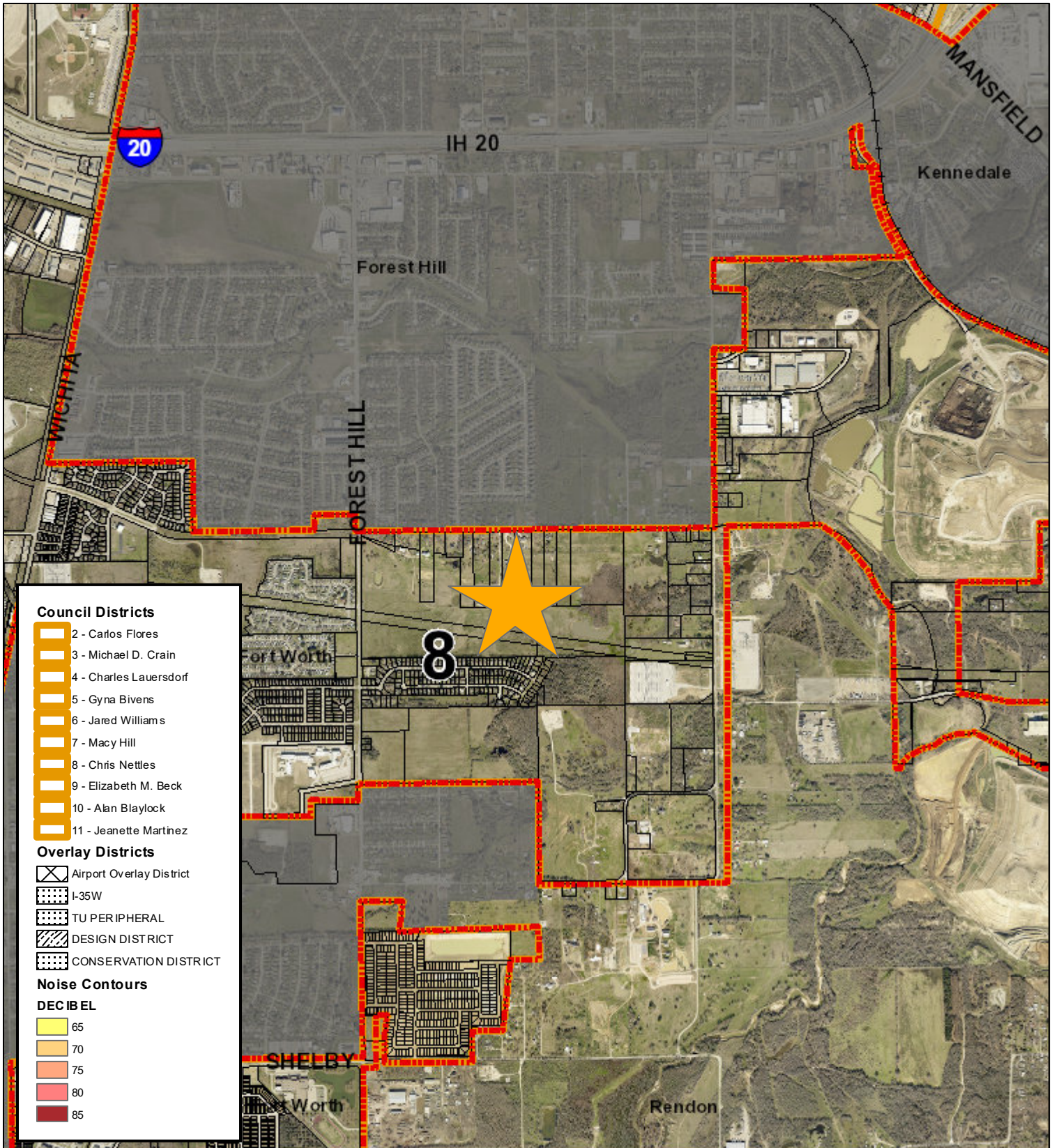
0      650      1,300      2,600 Feet





ZC-26-041

## Area Map

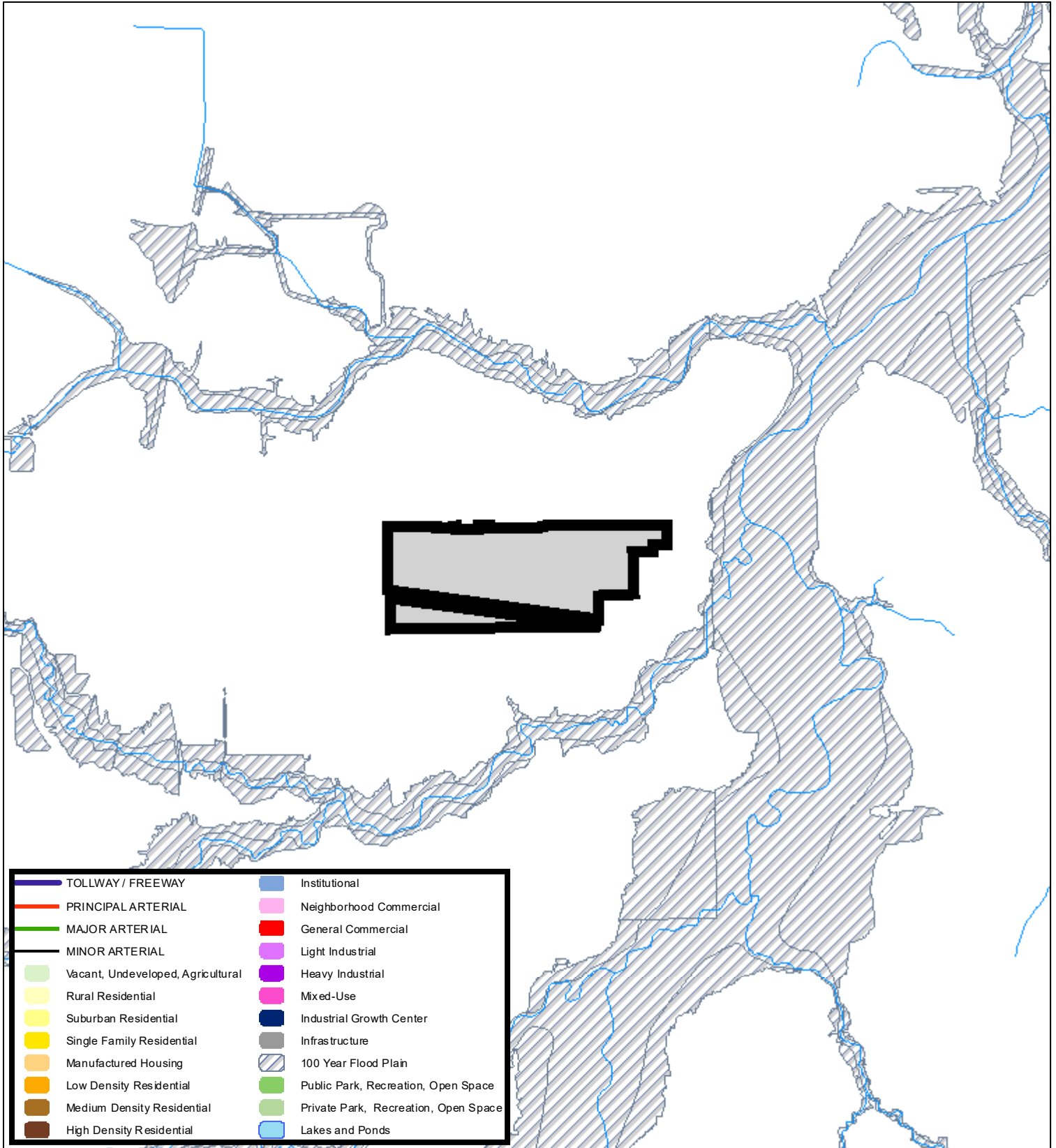


0 1,000 2,000 4,000 Feet



ZC-26-041

## Future Land Use



2,400 1,200 0 2,400 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.



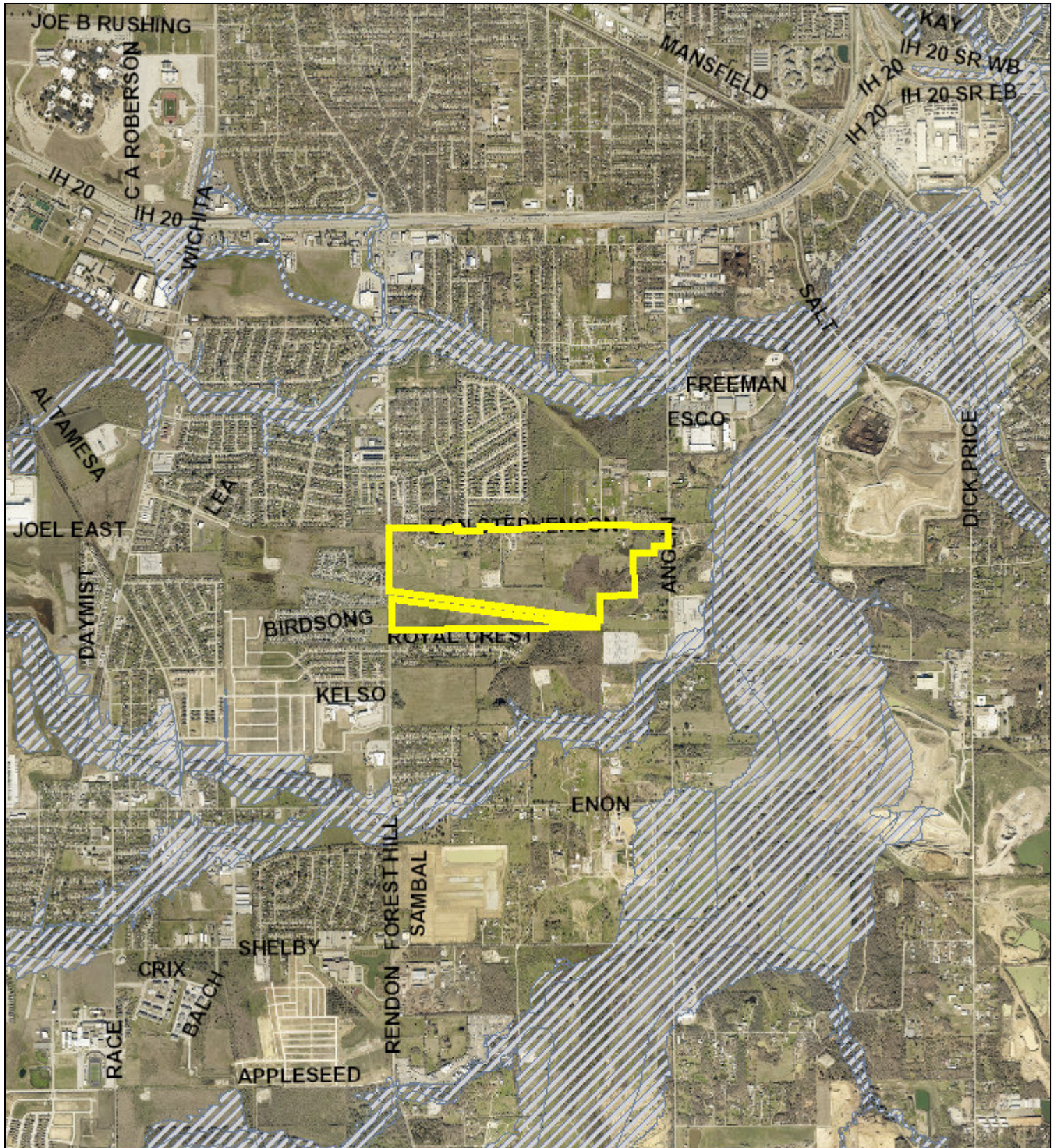
Created: 3/23/2026 3:16:52 PM





ZC-26-041

## Aerial Photo Map



0 1,550 3,100 6,200 Feet





1. 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.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
11. HOURS OF OPERATION:  
AUTO REPAIR - 7 DAYS A WEEK, 8:00 AM TO 8:00 PM.
12. BUILDING NOT TO EXCEED 25'-0" IN HEIGHT.
13. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL WALL PANELS AND STOREFRONT WINDOW PANELS.
14. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
15. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
16. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
17. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
18. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
19. 2 (TWO) EMPLOYEES PER SHIFT.
20. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
21. THIS PROJECT WILL CONFORM WITH URBAN FORESTRY STANDARDS.
22. NO PARKING OVERNIGHT FOR AUTO REPAIR.
23. THIS SITE PLAN IS FOR AUTOMOTIVE REPAIR USE ONLY. ANY FUTURE CARWASH/DETAIL USE SHALL BE UNDER SEPARATE APPROVAL.

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 D19907486, 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:

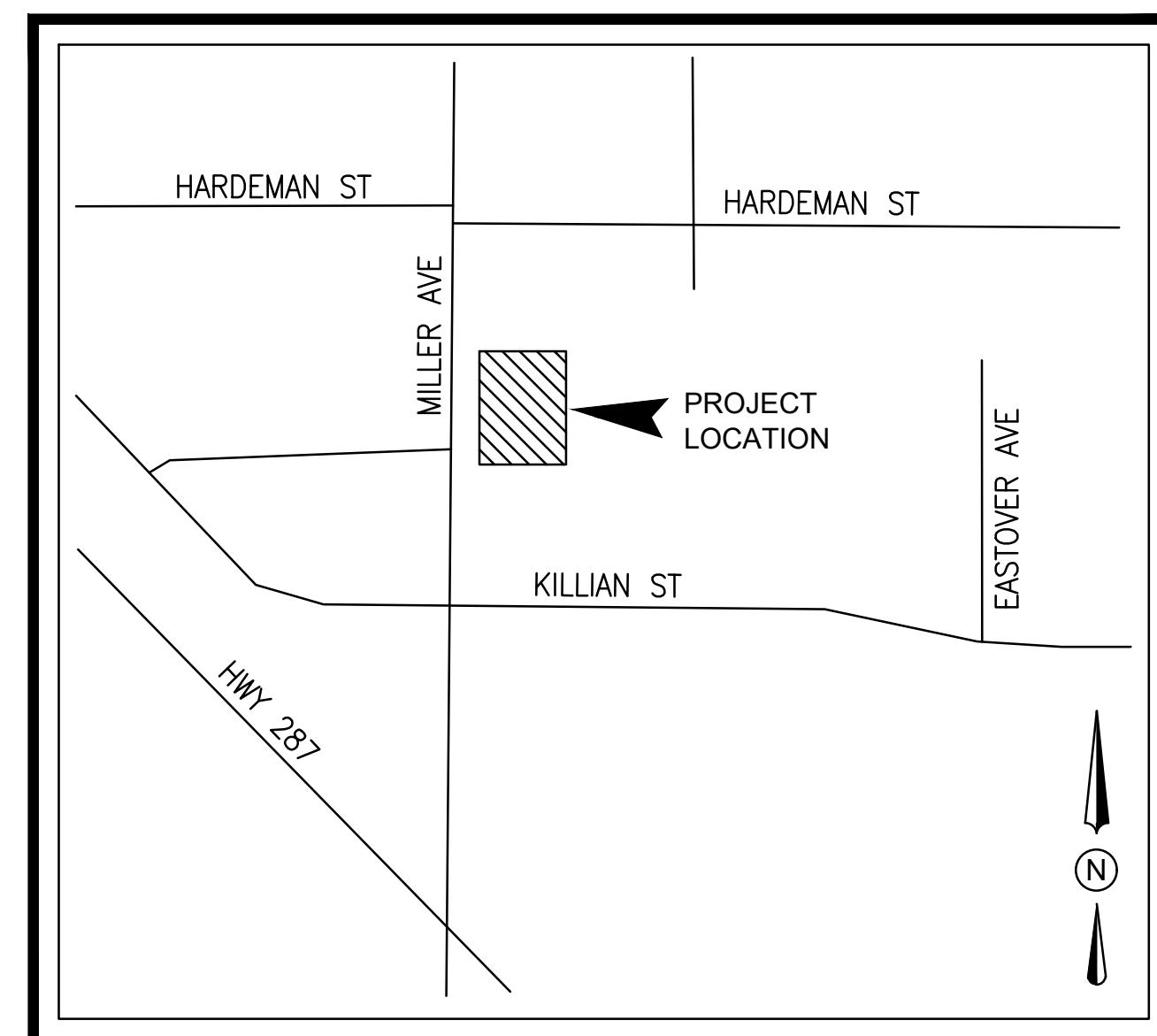
THENCE N 00°05'00" W, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 1R, A DISTANCE OF 203.64 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1R AND THE HEREIN DESCRIBED TRACT;

THENCE 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.

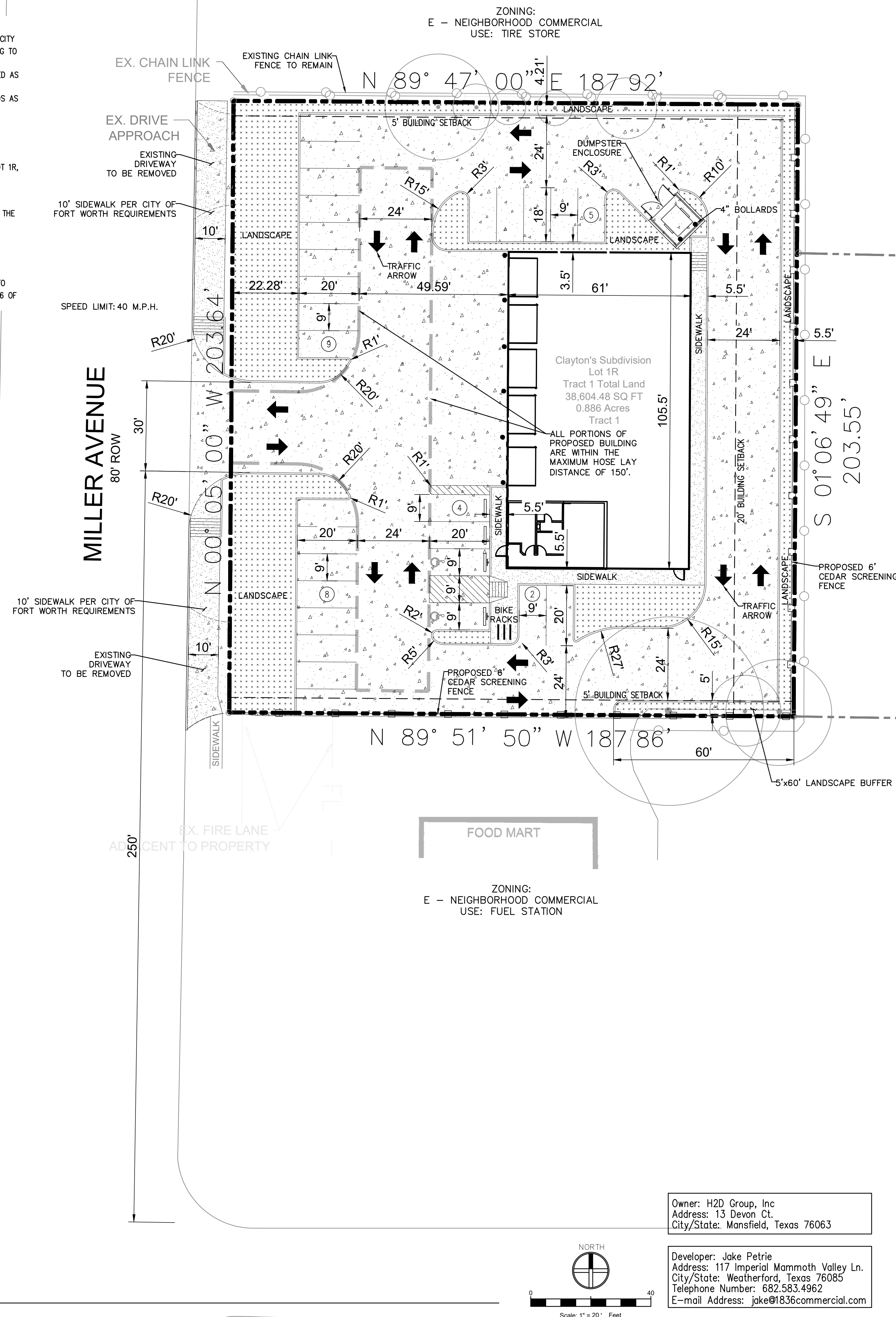
|                             |                               |
|-----------------------------|-------------------------------|
| SITE ACREAGE:               | 0.8896 ACRES (38,604 SQ. FT.) |
| ZONING:                     | PD 311 - PLANNED DEVELOPMENT  |
| PROPOSED USE:               | AUTOMOTIVE REPAIR             |
| 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                     |

|                    |                                                                                     |
|--------------------|-------------------------------------------------------------------------------------|
| PROPOSED CONCRETE  |  |
| PROPOSED LANDSCAPE |  |
| PROPOSED SIDEWALK  |  |



02 VICINITY MAP  
NOT TO SCALE

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



Developer: Jake Petrie  
Address: 117 Imperial Mammoth Valley Ln.  
City/State: Weatherford, Texas 76085  
Telephone Number: 682.583.4962  
E-mail Address: [jake@1836commercial.com](mailto:jake@1836commercial.com)

Date: \_\_\_\_\_

**TIC TOC AUTOMOTIVE  
REPAIR**  
4213 MILLER AVE.  
FORT WORTH, TX. 76114

## REVISIONS

## SITE PLAN

SHEET NUMBER

A1.00

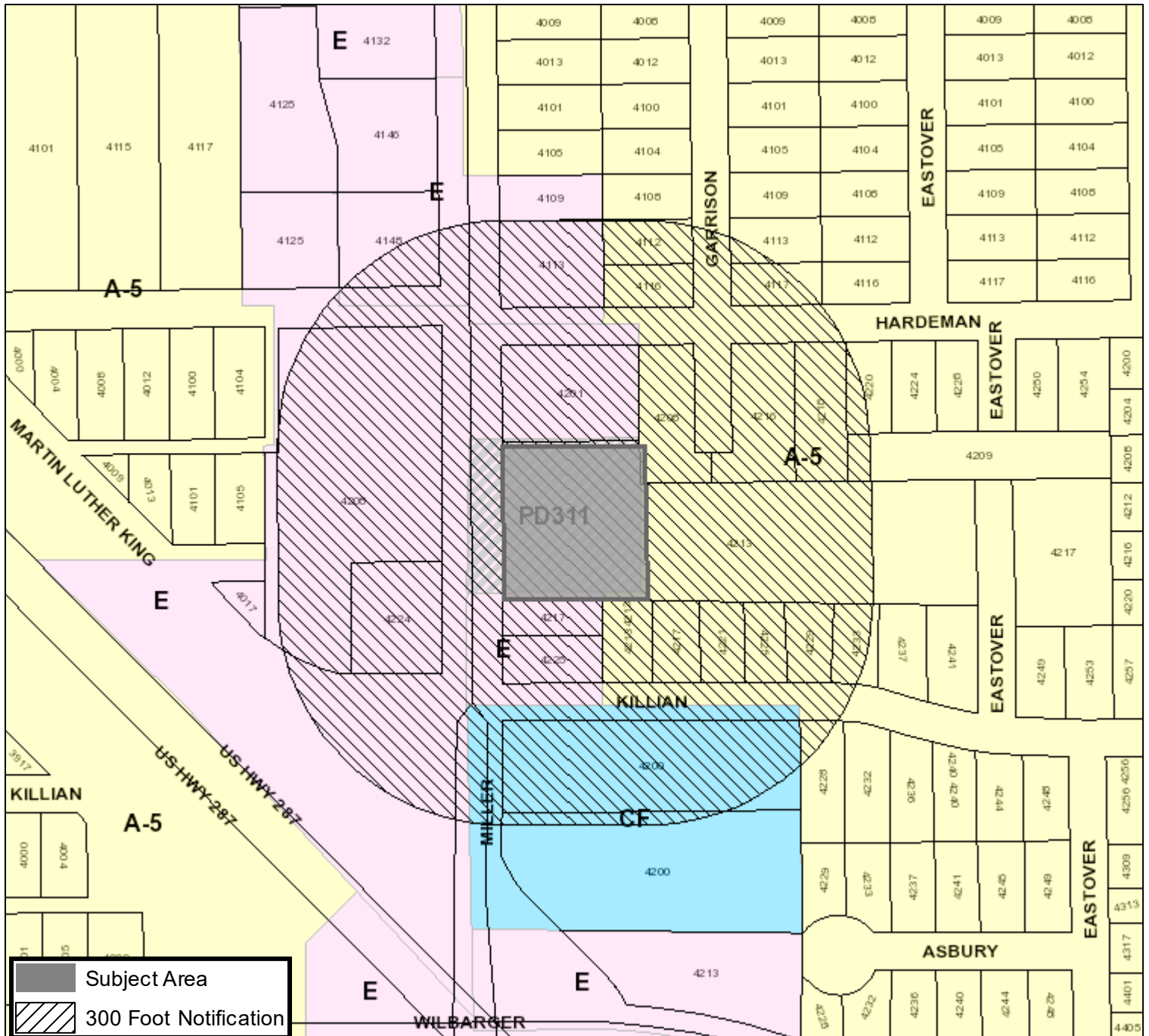




SP-26-008

## 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  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 6/10/2026  
Contact: 817-392-8190

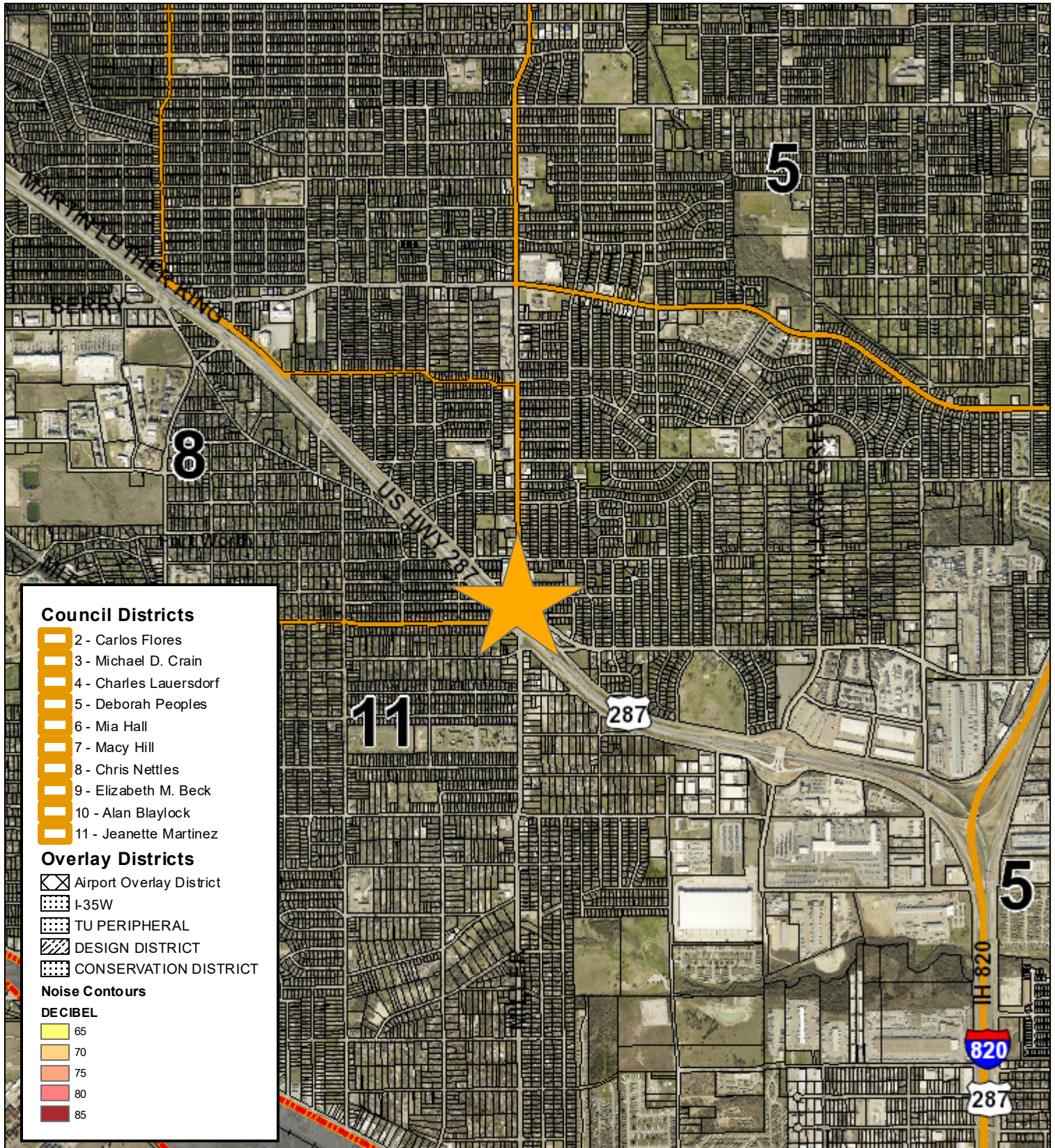


0 95 190 380 Feet

Created: 5/26/2026 9:53:49 AM



## Area Map



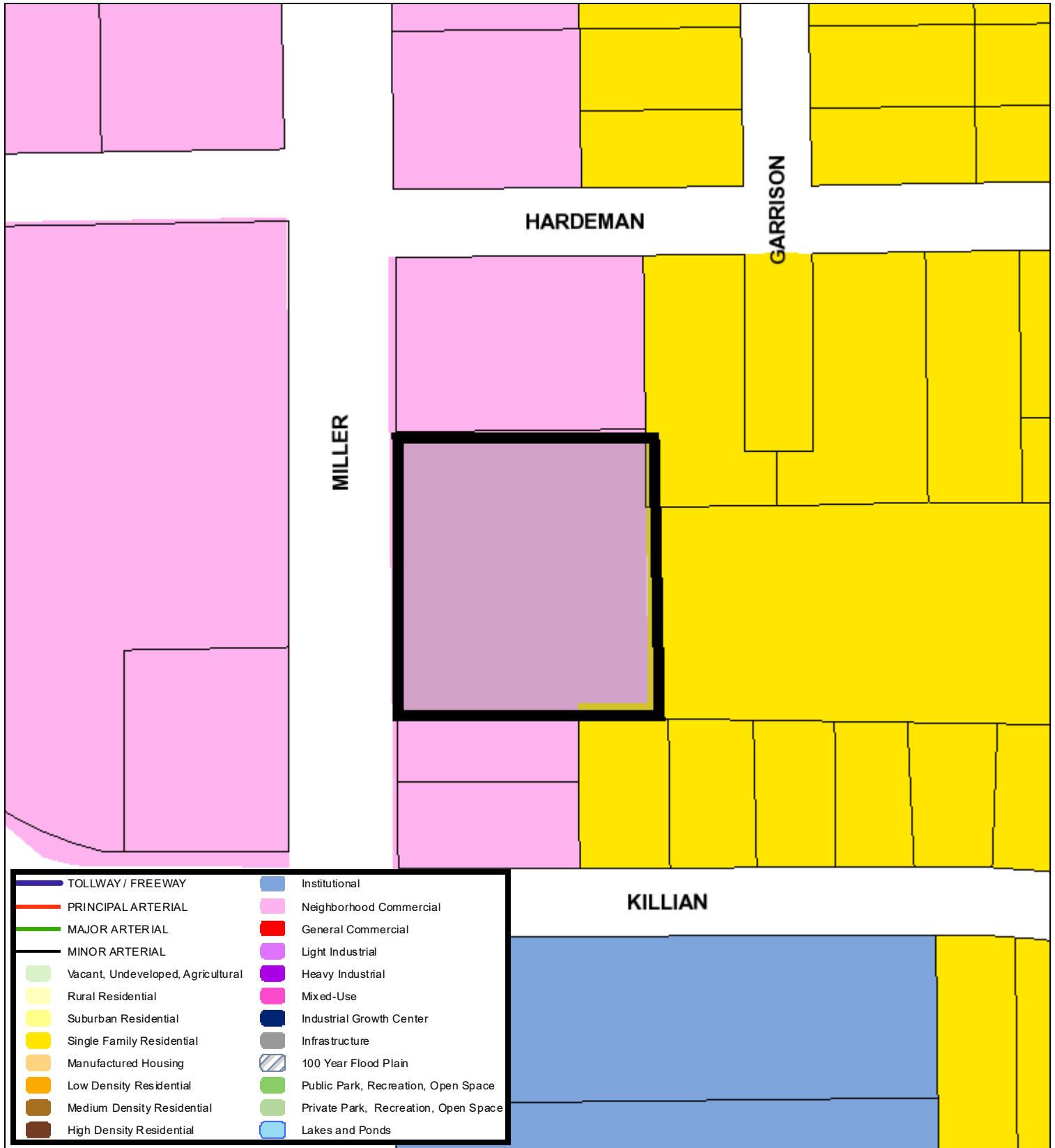
0 1,000 2,000 4,000 Feet





SP-26-008

## Future Land Use



100 50 0 100 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.

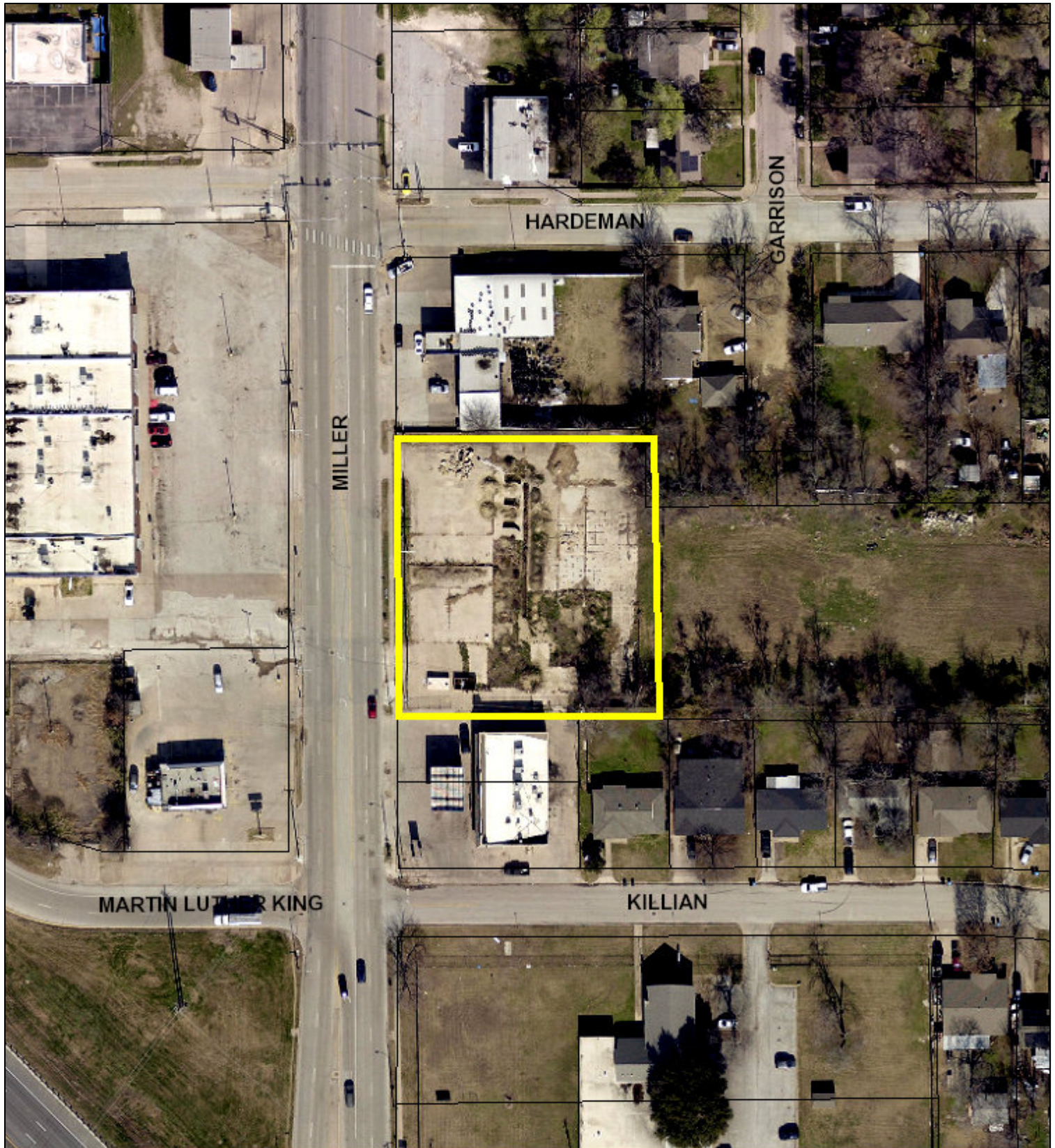






SP-26-008

## Aerial Photo Map



0 62.5 125 250 Feet

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

