



**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

APPLICANT: Alex Ayagh, Alex Auto Repair & Tire Service

REQUESTED ACTION: Conditional Use Permit in the “C” Commercial zoning district to allow sale of used tires.

LOCATION: 2532 E. US Highway 80

CASE NUMBER: Z0918-0066

COMMUNITY RESPONSES: No Responses Received

STAFF COMMENTS AND ANALYSIS

The applicant is proposing the sale of used tires as an accessory use to a minor automobile repair business. The approximately 21,762-square foot property is located along US Highway 80 Frontage Road and is abutted by multiple commercial uses including an automotive repair shop to the west, and a dental office and insurance agency to the east. The property abuts single family homes to the south. The current business has been in operation for over seven years and offers minor automotive repair services such as, oil changes, breaks, state inspections, and new tire sales. The applicant would like to offer customers the option of purchasing used tires to assist with the affordability and higher prices of purchasing new tires.

Staff has concerns about property maintenance issues. In response to those concerns, the applicant has begun to correct the problems. Staff is concerned about adding an activity like used tire sales to a property already experiencing these problems.

RECOMMENDATION

At the May 13, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the Conditional Use Permit request to allow the sale of used tires, to the City Council with the following stipulations:

1. Any outdoor display of tires shall be prohibited.