



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

**APPLICANT:** Ahmad Khatib, Ten Minute Oil Change

**REQUESTED ACTION:** Conditional Use Permit in the “PD-GR” Planned Development – General Retail zoning district to allow sale of used tires.

**LOCATION:** 520 Clay Mathis Road

**CASE NUMBER:** Z0519-0094

**COMMUNITY RESPONSES:** One response received in opposition.

### **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 21,926-square foot property is located along Clay Mathis Road and is abutted by nonresidential uses on the north and south sides of the property, including a “7-Eleven” gas station to the north and multitenant retail development to the south. The property abuts single family homes to the east. The current business has been in operation at this location for two years and offers minor automotive repair services such as, oil changes, breaks, state inspections, and new tire sales.

The proposed Conditional Use Permit to allow the sale of used tires is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The proposed use is an additional amenity to a minor automotive repair business, and will be adjacent to multiple nonresidential uses. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties. As proposed, there will be no outdoor display or storage of tires.

### **RECOMMENDATION**

At the June 24, 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 storage or display of tires shall be prohibited.