



## Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
December 1, 2022

**Submitted by:**  
P. Morgan

**Item Title:**

Hold a public hearing and discuss and consider approval of a conditional use permit for 'Tire Auto Repair' to operate as an approved use at 110 Industrial Drive.

**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Application Letter  
Survey  
Aerial Location  
Floorplan

**Item Summary:**

Mr. Travis Rilat requests approval of a conditional use permit. The purpose of the request is to allow for a 'Tire Auto Repair' use to operate at 110 Industrial Drive.

**Image 1: Location Map**



**Current Standards:**

The 0.45-acre property is currently zoned within the Commercial zoning district. The adjacent properties are located in the north mustang business park planned development. The Commercial zoning requires a conditional use permit for the requested use.

**Conditional Use Permit:**

The proposed business is currently located within the business park at 218 and 220 Industrial Drive. The conditional use permit is needed to relocate the business to a larger building at 110 Industrial Drive. All Star Wheel Repair operates as an aluminum wheel repair business. The business picks up the wheels from customers and repairs them at the Industrial Drive business location.

**Public Hearing Notification:**

Staff provided notification of the request to adjacent property owners. Staff also published notification of the request in the Forney Messenger newspaper. Staff has not received any public comment concerning this request.

**Recommendation:**

Staff recommends approval of this request, as presented. The requested use is consistent with other uses currently operating within the business park.