



# **Public Hearing**

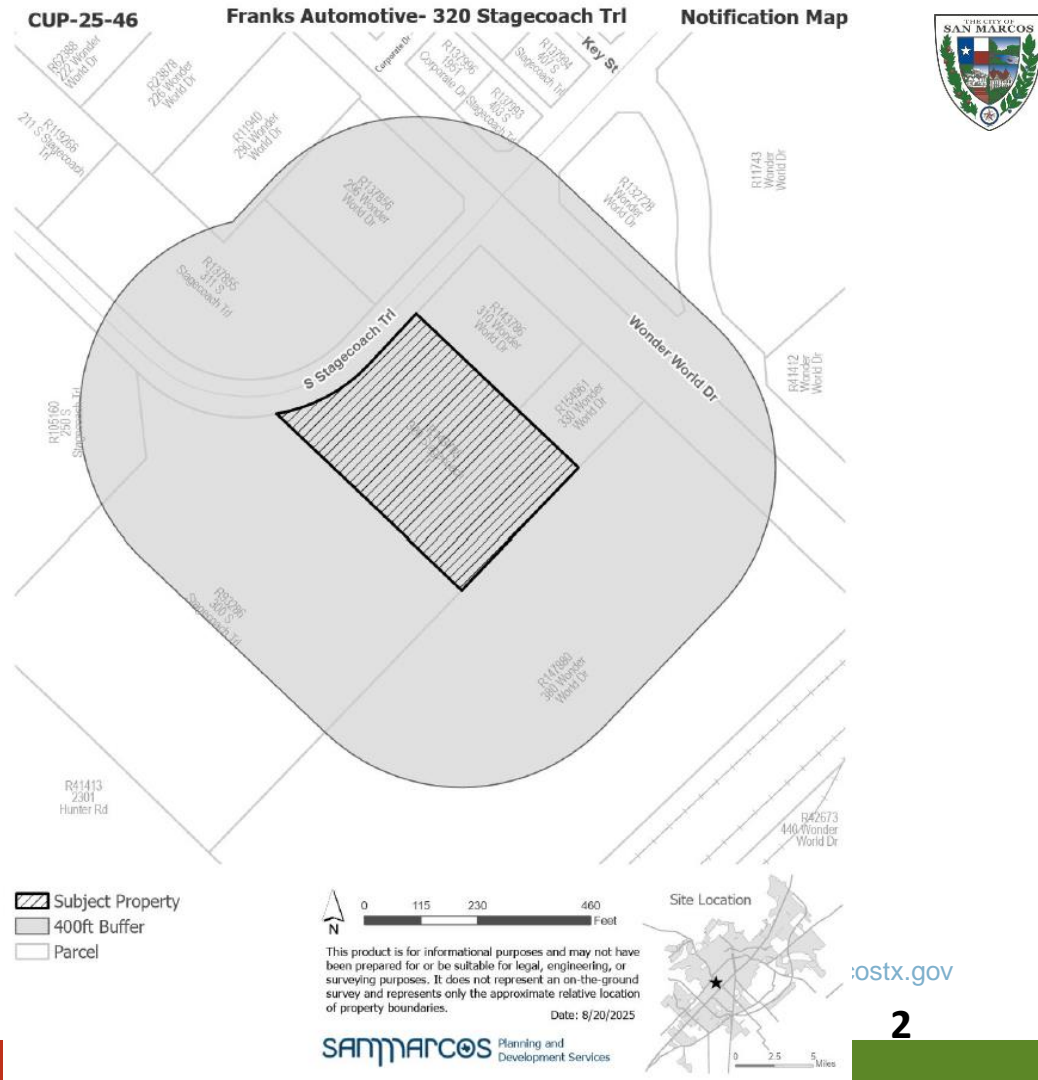
## **CUP-25-46**

### **Auto Body Repair and Auto Paint Shop**

CUP-25-46 (Body Repair and Auto Paint Shop) Hold a public hearing and consider a request by Matt Lewis, on behalf of Frank's Automotive, for a Conditional Use Permit to allow the use of an Auto Body Repair and Auto Paint Shop, located at 320 S Stagecoach Trl. (K. Buck)

# Property Information

- Approximately 3.66 acres
- Located: Approximately 190 feet South of Wonder World Drive, along S Stagecoach Trail



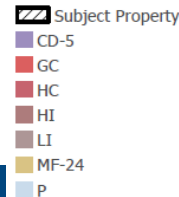
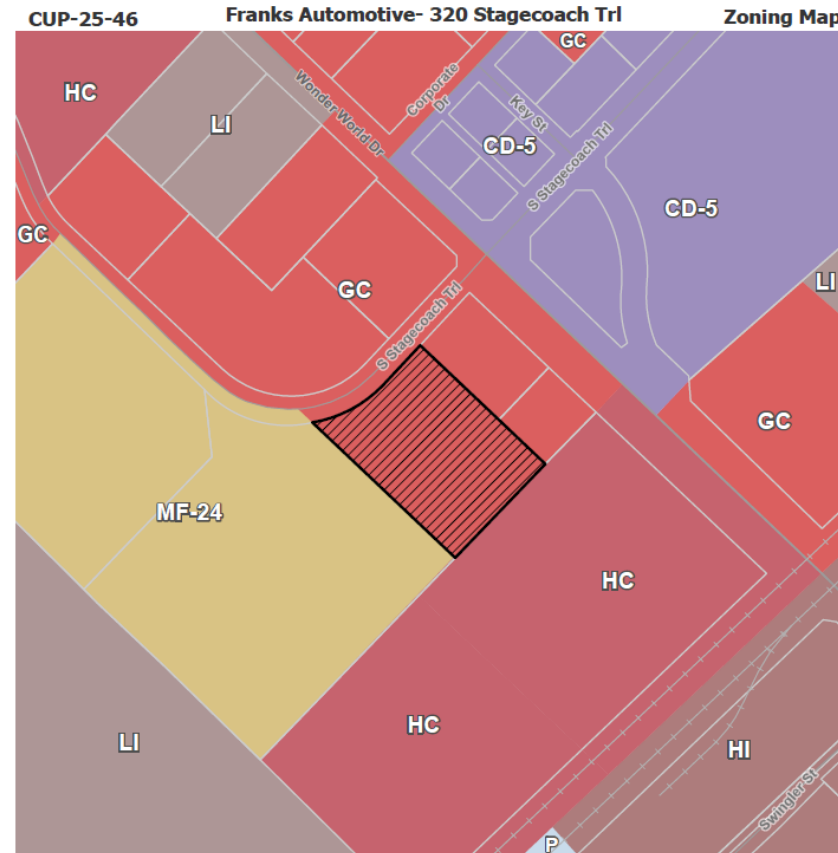
# Context & History

- Currently: Vacant/Undeveloped
- Surrounding Uses:
  - Auto Repair
  - Bank
  - Multi-Family



# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use:  
Auto Body Repair & Auto Paint Shop



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 8/21/2025

SAN MARCOS Planning and Development Services

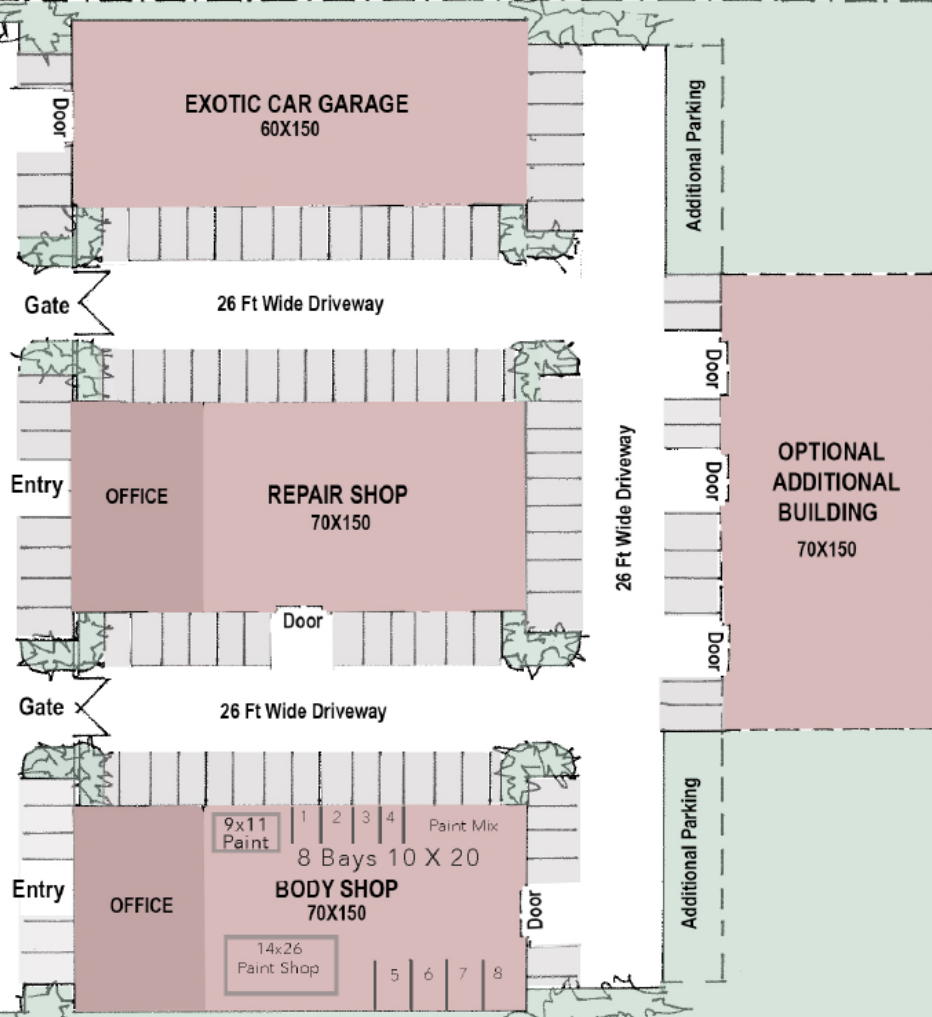


[k.gov](https://www.sanmarcos.gov)

# Site Plan



S Stagecoach Trail  
70' ROW



Use of This Area  
TBD



# Recommendation

Staff recommends **approval** of CUP-25-46 with the following conditions:

1. A type A/B transitional protective yard in accordance with Section 7.2.2.3 shall be established along the southwest property line.
2. The overnight storage of vehicles shall be permitted in accordance with Section 5.1.3.2.B.
3. There shall be no dismantling of vehicles for salvage.
4. The storage of impounded vehicles is not permitted.
5. The permit shall not expire.