

<b>Conditional Use Permit CUP-25-46</b>	<b>320 S Stagecoach Trl Auto Body Repair and Auto Body Paint</b>
---	--



### Summary

<b>Request:</b>	New Conditional Use Permit for the use of “Auto Body Repair” and “Auto Body Paint”		
<b>Applicant:</b>	Matt Lewis 219 N Comanche St San Marcos, TX 78666	<b>Property Owner:</b>	Randy Morris 4407 Walzem Road, Ste 201 San Antonio, TX 78218
<b>CUP Expiration:</b>	N/A	<b>Type of CUP:</b>	Use: Auto Body Repair & Auto Paint Shop
<b>Interior Floor Area:</b>	40,500 sq ft	<b>Outdoor Floor Area:</b>	N/A
<b>Parking Required:</b>	Required per Table 7.1 of the Development Code	<b>Parking Provided:</b>	Parking will be provided in accordance with Table 7.1 at the time of site permitting
<b>Days &amp; Hours of Operation:</b>	N/A		

### Notification

<b>Posted:</b>	August 21, 2025	<b>Personal:</b>	August 21, 2025
<b>Response:</b>	1 comment received in support		

### Property Description

<b>Legal Description:</b>	Lot 6 in the Stagecoach Business Park Subdivision		
<b>Location:</b>	Approximately 190 feet South of Wonder World Drive, along S Stagecoach Trial.		
<b>Acreage:</b>	3.66 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Vacant/Undeveloped	<b>Proposed Use:</b>	Auto Body Repair & Auto Paint Shop
<b>Preferred Scenario:</b>	Mixed Use Medium	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Hunter's Hill	<b>Sector:</b>	9
<b>Utility Capacity:</b>	By Developer if not available	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	General Commercial (GC)	Auto Repair (Truck & Trailer Repair)	Mixed Use Medium
<b>South of Property:</b>	Heavy Commercial (HC)	Vacant/Undeveloped	Conservation/Cluster
<b>East of Property:</b>	General Commercial (GC)	Bank (Texas Regional Bank)	Mixed Use Medium
<b>West of Property:</b>	Multiple Family Residential (MF-24)	Multi-Family (Savannah Club Apartments)	Neighborhood High

<b>Conditional Use Permit</b>	<b>320 S Stagecoach Trl</b>
<b>CUP-25-46</b>	<b>Auto Body Repair and Auto Body Paint</b>



### Staff Recommendation

Approval as Submitted	<u>X</u>	Approval with Conditions	Denial
1. A type A/B transitional protective yard shall be installed in accordance with Section 7.2.2.3 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.			
<b>Staff:</b> Kaitlyn Buck		<b>Title:</b> Planner	<b>Date:</b> September 3, 2025

### History

This is a new request.

### Additional Analysis

The applicant is requesting to develop an Auto Body Repair and Paint shop within the General Commercial District. Section 9.3.1.2 of the Land Development code requires a Conditional Use Permit to allow Auto Body Repair and Auto Paint Shop within the General Commercial District.

The applicant proposes to construct three (3) one-story 10,500 square-foot and one (1) one-story 9,000 square-foot auto repair facilities that will provide office space, storage rooms, paint booths, and repair service areas.

Because the property is located within a Legacy Zoning District where Chapter 5 standards for vehicle repair do not apply, staff has included the applicable Chapter 5 regulations as conditions of approval.

The intent of the General Commercial Zoning District as defined by the development code states, “to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services”. Staff believes services such as auto body repair and auto paint shop meet the intent of the zoning district.

### Comments from Other Departments

<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code Compliance</b>	No Comment

Conditional Use Permit CUP-25-46	320 S Stagecoach Trl Auto Body Repair and Auto Body Paint
-------------------------------------	---



Evaluation			Criteria for Approval (Sec. 2.8.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <b><i>The subject property is not located within a neighborhood character study area.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. <b><i>The "GC" General Commercial district permits by right similar uses to the request, such as general auto repair, vehicle sales and service, and auto tire repair.</i></b>
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods. <b><i>Staff is proposing conditions in order to preserve the character of the existing adjacent multi-family development and mitigate adverse impacts that may occur.</i></b>
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>N/A</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
<u>X</u>			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <b><i>Staff is proposing conditions in order to minimize adverse visual impacts on the existing adjacent multi-family development.</i></b>
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.