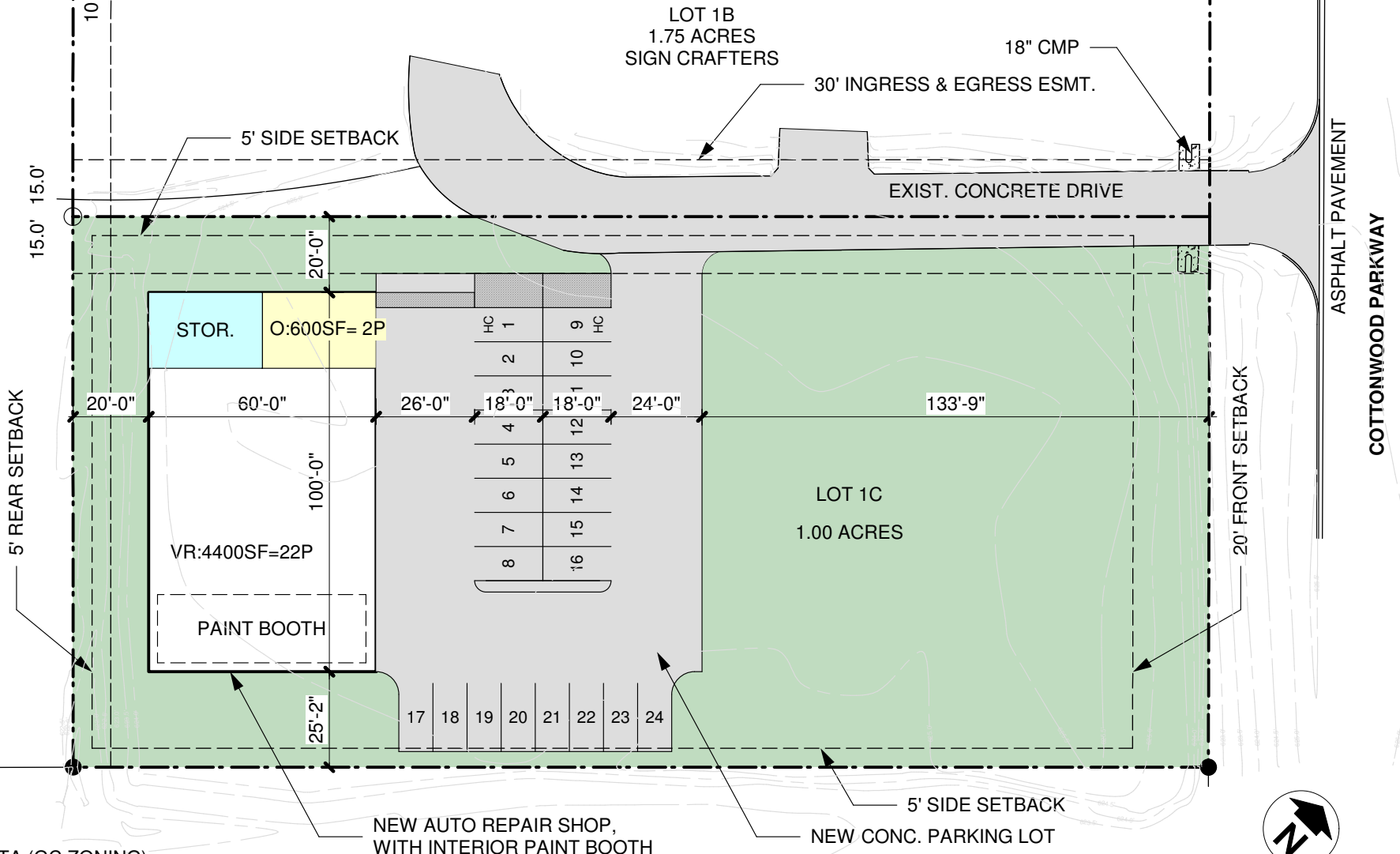


# A NEW COMMERCIAL BUILDING @ 1661 COTTONWOOD PARKWAY

**Parking Requirements:**

- Vehicle Repair Parking Requirements: 1 space per 200 sf of floor area devoted to vehicle repair, excluding office space.
- Office Parking Requirements: 1 space per 300 sf GFA



**SITE DATA (GC ZONING):**

EXISTING SITE SIZE: 43,510SF  
 PROPOSED IMPROVEMENTS: 16,717SF  
 IMPERVIOUS COVER: +/-39%, 80% MAX.

**1 SITE PLAN- EXISTING W/ PROPOSED BUILDING**  
 Scale: 1" = 40 ft

R. Anne Gallup, P.E.  
Gallup Engineering, PLLC  
174 S. Guadalupe Street, Suite 204  
San Marcos, Texas 78666  
(512)392-3816  
[anne@gallupengineering.com](mailto:anne@gallupengineering.com)

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May 11, 2023

Amanda Hernandez, Director  
Planning and Development Services  
City of San Marcos  
630 East Hopkins  
San Marcos, Texas 78666

**RE: Conditional Use Permit/Alternative Compliance (General) Application  
Lot 1C, Municipal Airport Subdivision, 1661 Cottonwood Parkway, San Marcos, TX**

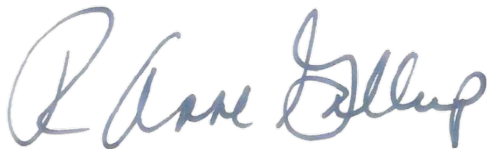
Dear Ms. Hernandez,

Enclosed, for staff review, is the application for a Conditional Use Permit regarding Lot 1C, Municipal Airport Subdivision, located at 1661 Cottonwood Parkway, San Marcos, Texas. The property will be developed by ACM Body and Frame, Inc., (contact: Travis Mangone of 115 Catclaw Cove, San Marcos, Texas 78666; 512-665-6166).

The lot will be developed with a new, one-story, auto repair facility being 6,000 sq. ft and having an office, storage room, paint booth, and repair shop. The site plan showing the building, parking, and driveway layout is attached.

After approval of the Conditional Use Permit, the owner will proceed to file applicable site construction and building permits for the construction of the improvements.

Respectfully Submitted,



R. Anne Gallup, P.E.  
Texas P.E. Registration # 79435  
Firm Registration # F-2284

Enclosures:

- Application for Conditional Use Permit/Alternative Compliance (General Application)
- Site Plan Exhibit prepared by GKZ, Inc.