

Conditional Use Permit CUP-23-17	1661 Cottonwood Parkway ACM Body & Frame
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Summary

Request:	New Conditional Use Permit for an Auto Body Repair and Paint shop		
Applicant:	Travis Corey Mangone 115 Catclaw Cv. San Marcos, TX, 78666	Property Owner:	Travis & Ashley Mangone 115 Catclaw Cv. San Marcos, TX, 78666
CUP Expiration:	N/A	Type of CUP:	Use: Auto Body Repair
Interior Floor Area:	6,000 sq ft	Outdoor Floor Area:	N/A
Parking Required:	24 spaces	Parking Provided:	Yes
Days & Hours of Operation:	N/A		

Notification

Posted:	N/A	Personal:	July 7, 2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1C in the Municipal Airport Subdivision (2010)		
Location:	Approximately 275 feet East of IH 35, South of Cottonwood Parkway		
Acreage:	1.00 acres	PDD/DA/Other:	N/A
Existing Zoning:	GC	Proposed Zoning:	Same
Existing Use:	Vehicle & Bus Storage	Proposed Use:	Auto Body Repair
Preferred Scenario:	Employment Area Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	Cottonwood Creek	Sector:	Sector 5
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Commercial/Retail (Best Buy)	Medium Intensity Zone
South of Property:	GC	Storage Facility (GenTex Storage)	Employment Area Intensity Zone
East of Property:	GC	Vacant	Employment Area Intensity Zone
West of Property:	GC	Commercial/Retail (Sign Crafters)	Employment Area Intensity Zone

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
1. The Conditional Use Permit shall not expire.					
Staff: Kaitlyn Buck	Title: Planner		Date: July 19, 2023		

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History

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 Paint within the General Commercial District.

The applicant proposes to develop a new one-story 6,000 square-foot auto repair facility that will provide an office, storage room, paint booth, and repair service areas.

The intent of the General Commercial Zoning District as defined by the adopted 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 a service such as auto body repair meets the intent of the zoning district.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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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. <i>The proposed use, Auto Body Repair, is within an Employment Center Intensity Zone and consistent with Economic Development Goal 4 in the adopted Comprehensive Plan.</i>
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. <i>The "GC" General Commercial district allows similar uses to the request, such as general auto repair, vehicle sales and service, and auto tire repair.</i>
<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. <i>The proposed development will improve the site's appearance by removing the vehicles and buses currently stored on the property.</i>
<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. <i>The applicant is proposing to connect the vehicular entrance to an existing driveway on the West side of the property in order to reduce the volume of vehicular traffic along Cottonwood Parkway.</i>
		<u>X</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.
<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.