



KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

May 27, 2026

City of San Marcos
Planning & Development Services
630 East Hopkins
San Marcos, Texas 78666

RE: Conditional Use Request for an Approximately 1.91-Acre Property Located at 930 Luciano Flores Boulevard within the City of San Marcos for the Development of a Warehouse/Office and Storage Building.

To Whom it May Concern:

John Gault Capital, LLC ("John Gault") is under contract to purchase approximately 1.91-acre property ("Property") located at 930 Luciano Flores Boulevard in the City of San Marcos ("City"). John Gault intends to operate a supplies and retail stock storage, office, and distribution facility out of the existing building and associated improvements on the Property ("Project"). On behalf of the Property owner and John Gault, we respectfully request that the City approve a Conditional Use Permit for a Warehouse/Office and Storage building on the Property to allow for the proposed Project.

The Property is currently zoned General Commercial District (GC) with the abutting properties vacant/undeveloped or commercially developed. Attached to this letter is a Conditional Use Permit packet ("Application") which contains various maps of the Property, Hays County Appraisal District information, authorization documents, and a conceptual Conditional Use Permit site plan.

Please also note that the Property is designated as a Commercial/Employment Area within the City's Comprehensive Land Use Plan. The requested Conditional Use Permit to allow for a Warehouse/Office and Storage Building on the Property is consistent with the Property's location near the intersection of IH 35 and Highway 123. Additionally, we believe that the proposed Warehouse/Office and Storage Project will provide a low intensity product with a reduced traffic impact to the surrounding Commercial uses.

If you have any questions regarding the [REDACTED]

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY: Ashley Farrimond
Ashley Farrimond

CUP Application

Aerial
and
Property Details

Hays CAD Web Map



6/1/2026, 1:52:33 PM



Parcels

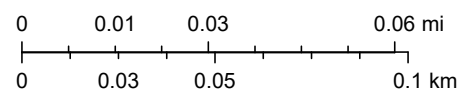


Abstracts



Lot Lines

1:2,257

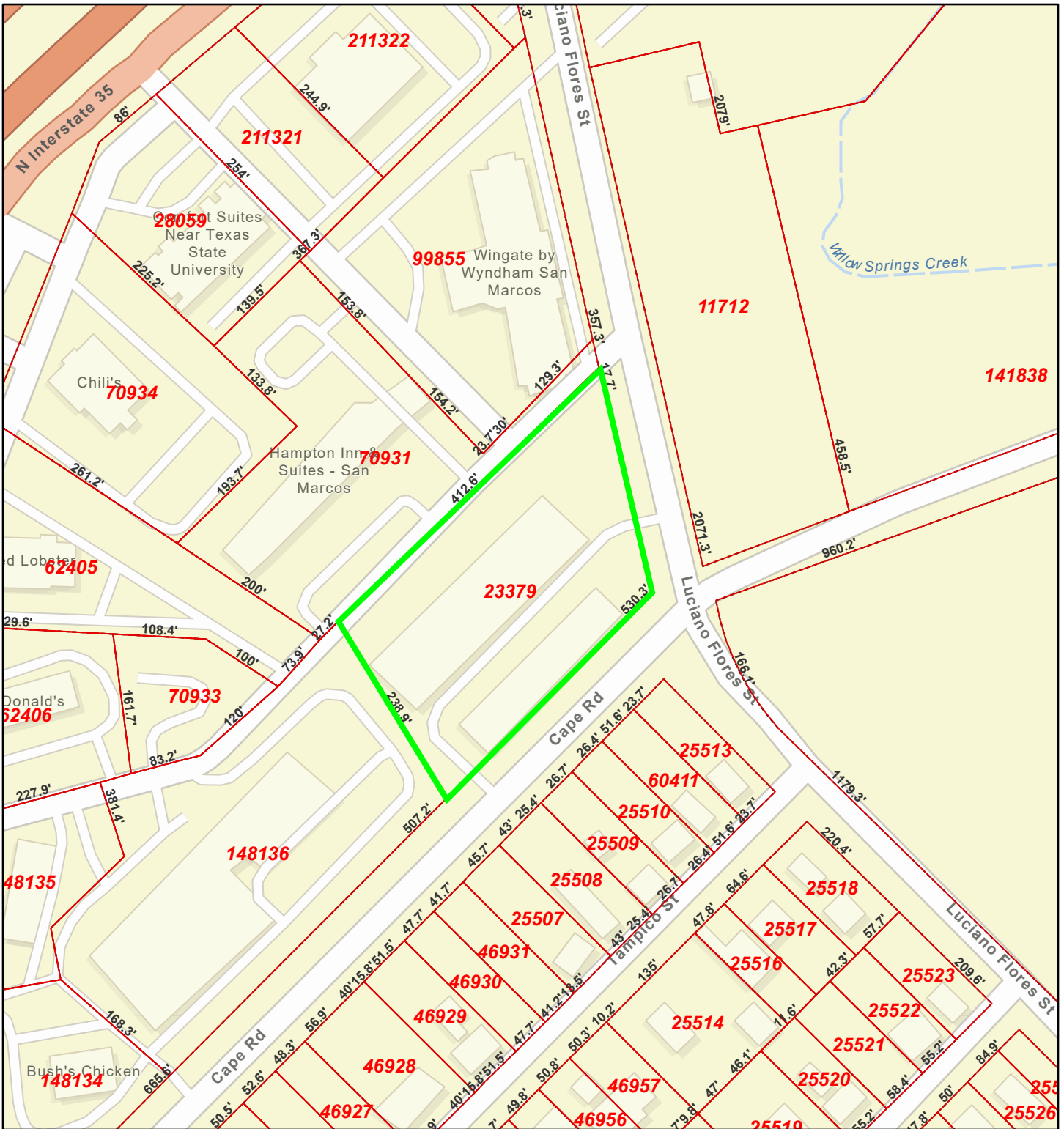


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Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

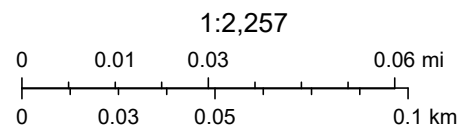
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Hays CAD Web Map



5/13/2026, 10:49:04 AM

- Parcels
- Abstracts
- Lot Lines



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Property Details

Account		
Quick Ref ID:	R23379	Geographic ID: 11-1275-0000-00100-3
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	930 LUCIANO FLORES BLVD, SAN MARCOS, TX 78666	
Map ID:		Mapsco:
Legal Description:	CAUTHORN ADDN SEC 1 LOT 1 83,200 SQ FT GEO#90212110	
Abstract/Subdivision:	S1275 - CAUTHORN ADDN I	
Neighborhood:	C-SM-123X	
Owner		View Linked Properties
Owner ID:	O880505	
Name:	PUETT NELSON MORTGAGE CO	
Agent:	TEXAS PROTAX LLC (A8646)	
Mailing Address:	P O BOX 9038 AUSTIN, TX 78766-9038	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$490,780 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$349,860 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$840,640 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$840,640 (=)
HS Cap Loss:	\$0 (-)
CB Cap Loss:	\$0 (-)
Assessed Value:	\$840,640
Ag Use Value:	\$0

Preliminary Values for 2026 are now up, these values are subject to change.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PUETT NELSON MORTGAGE CO %Ownership: 100.00%

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	\$840,640	\$840,640
CSM	CITY OF SAN MARCOS	\$840,640	\$840,640
GHA	HAYS COUNTY	\$840,640	\$840,640
RSP	SPECIAL ROAD	\$840,640	\$840,640
SSM	SAN MARCOS CISD	\$840,640	\$840,640
THC1	TRZ #1 - Hays County	\$840,640	\$840,640
TSM1	TRZ #1 - City of San Marcos	\$840,640	\$840,640
WEU	Edwards Undgr Water Dist	\$840,640	\$840,640
WUS	Upper SM Watershed	\$840,640	\$840,640

Total Tax Rate: 0.000000

 Property Improvement - Building

Type: Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$490,780

Type	Description	Class CD	Year Built	SQFT	Assessed Value
COMM	Comm 100% Of Base			19,718.00	\$324,460
COMM	Comm 100% Of Base			8,938.00	\$147,070
ASPH	ASPHALT PARKING			55.00	\$13,170
FENCE	FENCE		2012	950.00	\$6,080

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1-Commercial - Real Property (All)	NaN	83,200.00			\$349,860	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$490,780	\$349,860	\$0	\$840,640	\$0	\$840,640
2025	\$490,780	\$349,860	\$0	\$840,640	\$0	\$840,640
2024	\$490,780	\$349,860	\$0	\$840,640	\$0	\$840,640
2023	\$473,967	\$349,860	\$0	\$823,827	\$0	\$823,827
2022	\$490,780	\$296,610	\$0	\$787,390	\$0	\$787,390
2021	\$490,780	\$296,610	\$0	\$787,390	\$0	\$787,390
2020	\$490,780	\$296,610	\$0	\$787,390	\$0	\$787,390
2019	\$490,780	\$296,610	\$0	\$787,390	\$0	\$787,390
2018	\$492,400	\$222,140	\$0	\$714,540	\$0	\$714,540
2017	\$492,400	\$222,140	\$0	\$714,540	\$0	\$714,540
2016	\$492,400	\$222,140	\$0	\$714,540	\$0	\$714,540

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/1991	CV	CV	PUETT, NELSON	PUETT NELSON MORTGAGE CO	895	115	
2/1/1991	CV	CV	HERNANDEZ MARIA & HERNANDEZ VICENTE	PUETT, NELSON	864	198	

895 · 115

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }
COUNTY OF HAYS } KNOW ALL MEN BY THESE PRESENTS:

313353

That I, Nelson Puett of the County of Travis, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee herein of their one certain promissory note of even date herewith in the principal amount of ONE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$160,000.00), with interest thereon as in said note provided, payable to the order of Nelson Puett in monthly installments as shown therein, payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a deed of trust of even date herewith to T.H. Worthington, trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY unto:

Nelson Puett Mortgage Company
P.O. Box 9038
Austin, Texas 78766

All of the following described real property in Hays County, Texas, to-wit:

All of Lot No. One (1) of Cauthorn Addition Section One (1), a subdivision of Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 175 of the Plat Records of Hays County, Texas.

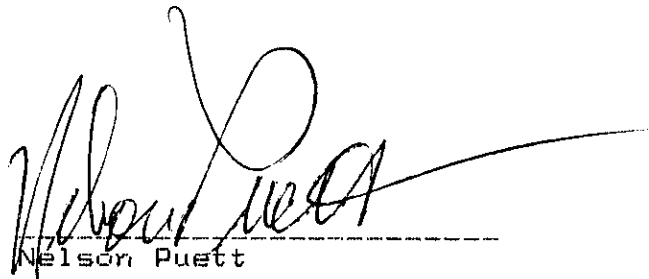
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successor and assigns forever; and Nelson Puett does bind himself, his heirs and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

OFFICIAL PUBLIC RECORDS

Hays County, Texas

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

WITNESS my hand at Austin, Texas, this 30 day of September, 1991.


Nelson Puett

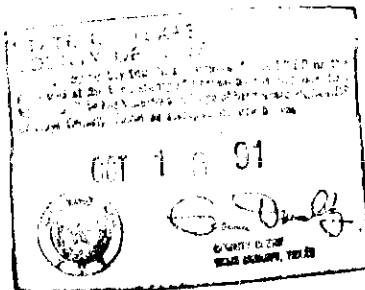
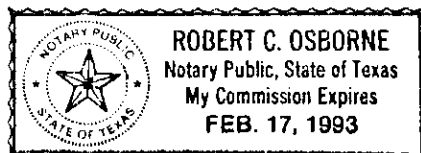
THE STATE OF TEXAS }

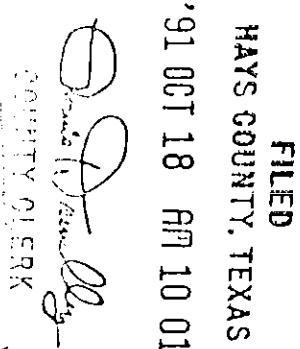
COUNTY OF TRAVIS }

BEFORE ME, the undersigned authority, on this day personally appeared Nelson Puett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of September, 1991.


Notary Public, State of Texas

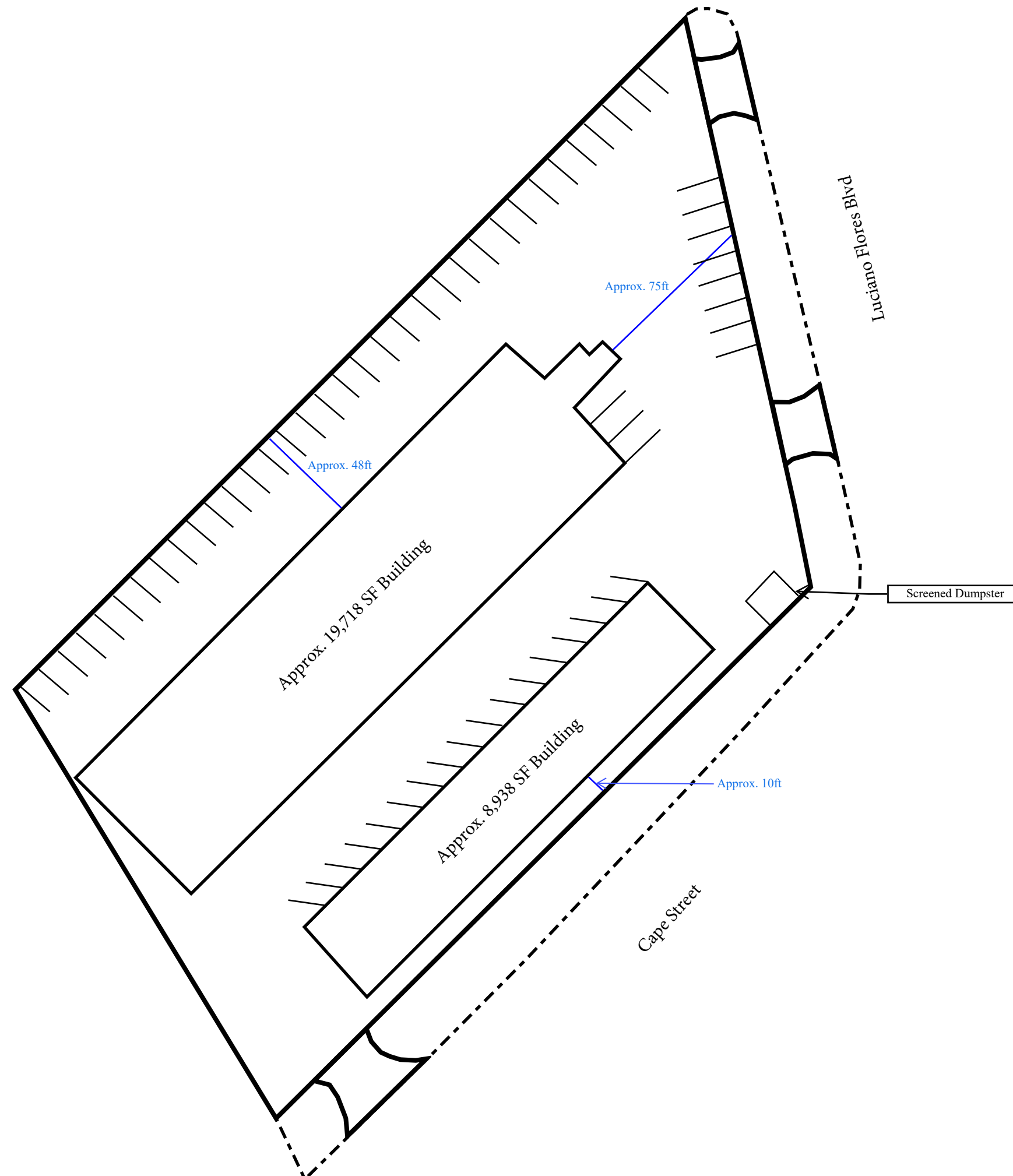


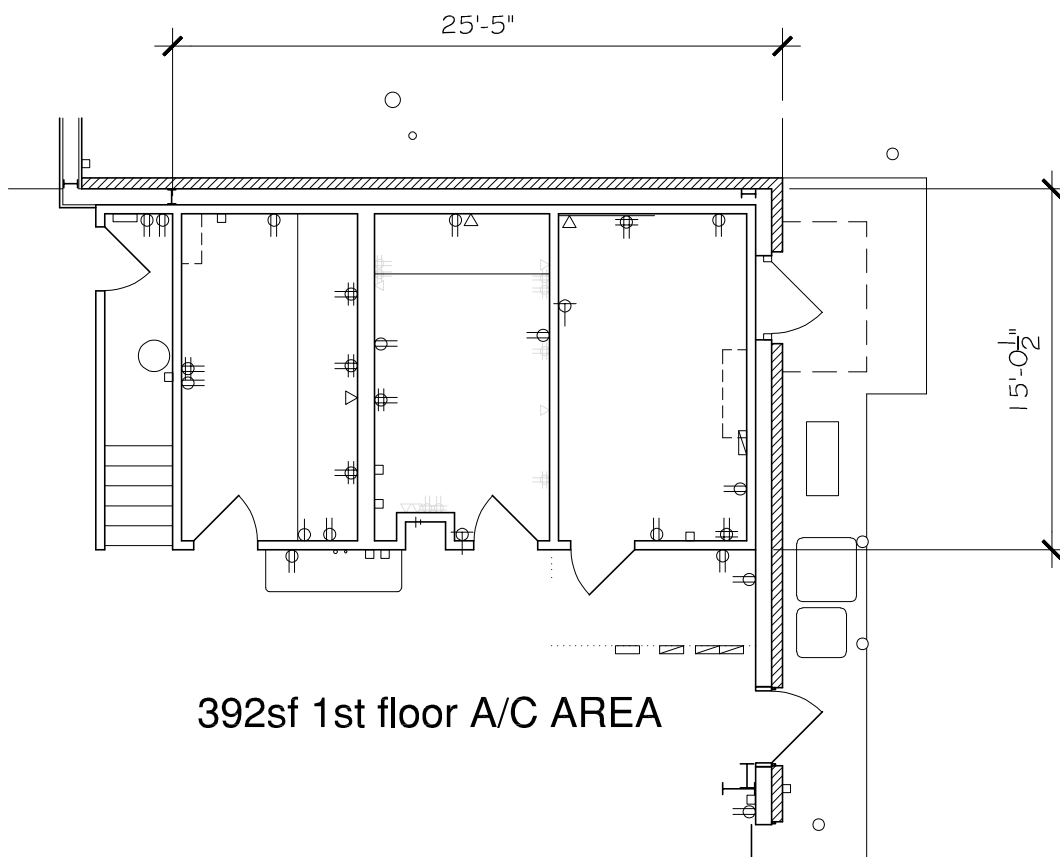
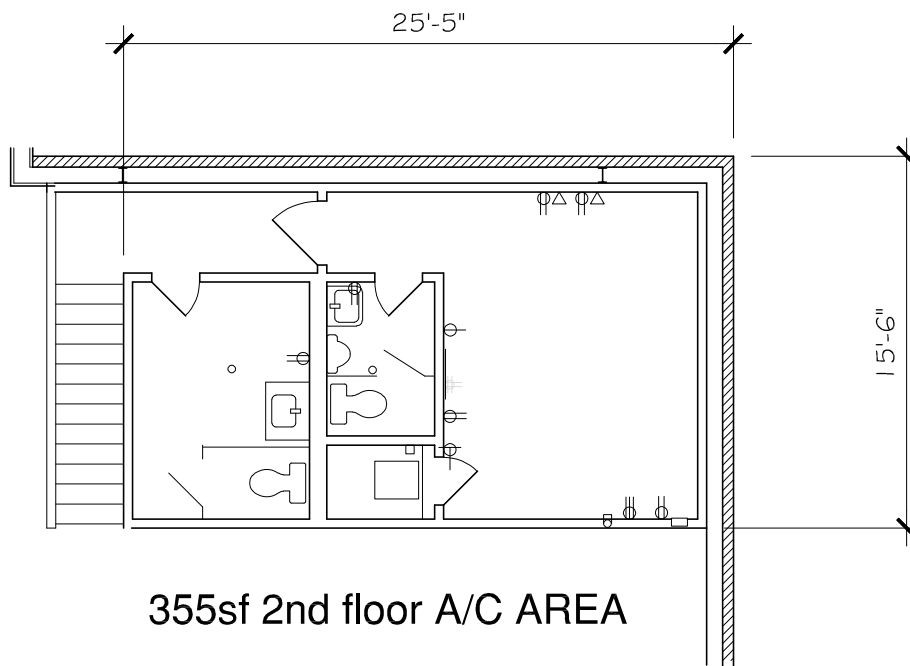
FILED
HAYS COUNTY, TEXAS
OCT 18 AM 10 01
COUNTY CLERK


Site Plan
and
Floor Plan



CUP Site Plan
930 Luciano Flores Blvd



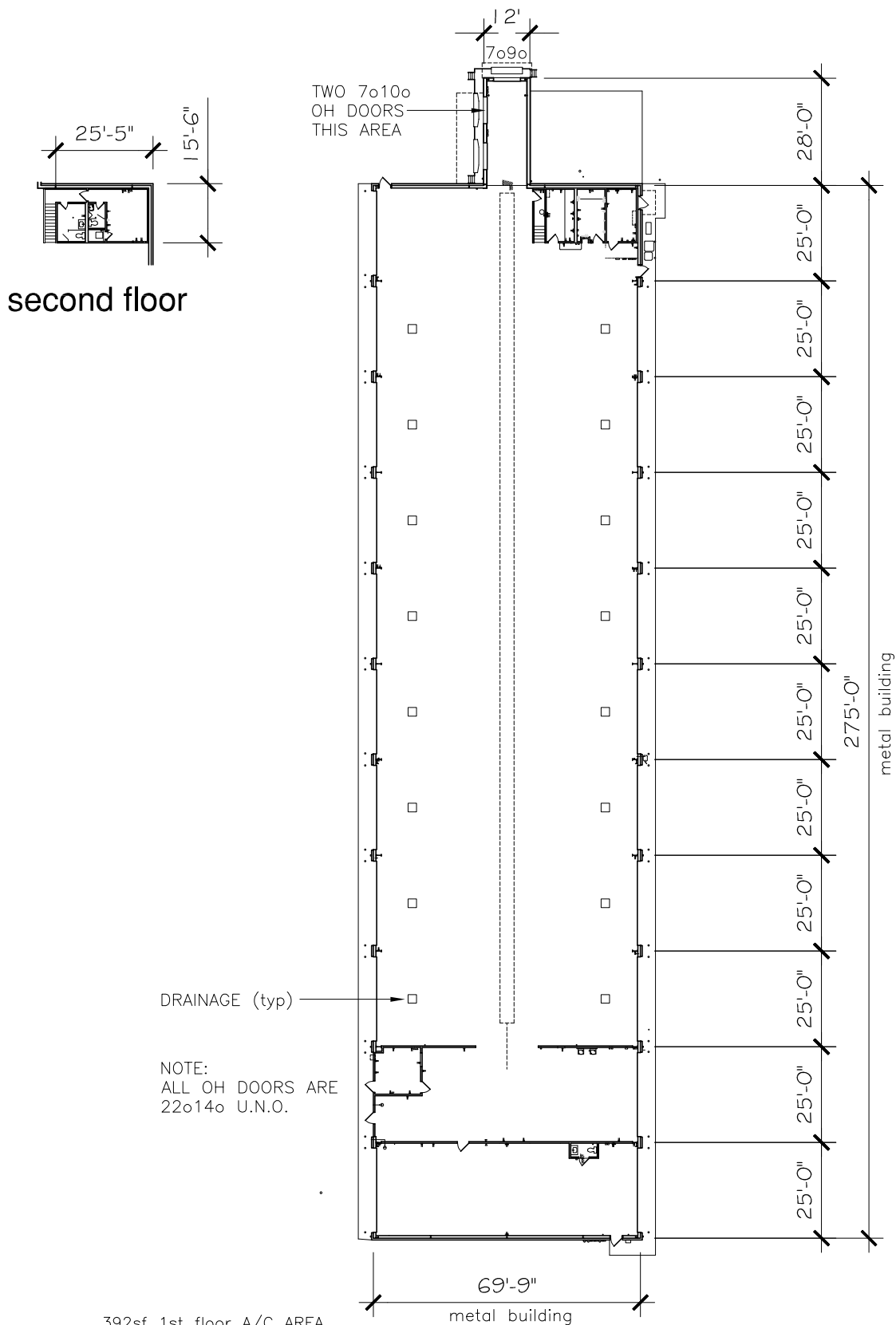


ENLARGED FLOOR PLAN 5-11-26

1/8" = 1'-0"

930 LUCIANO FLORES ST.

SAN MARCOS, TX. 78666



392sf 1st floor A/C AREA
 355sf 2nd floor A/C AREA
 747sf A/C AREA (window a/c office south end of building not included)
 19,222sf WAREHOUSE AREA

19,969 SQ.FT.

EXISTING FLOOR PLAN 5-11-26

1" = 40'

930 LUCIANO FLORES ST.

SAN MARCOS, TX. 78666





