



Public Hearing

CUP-26-36

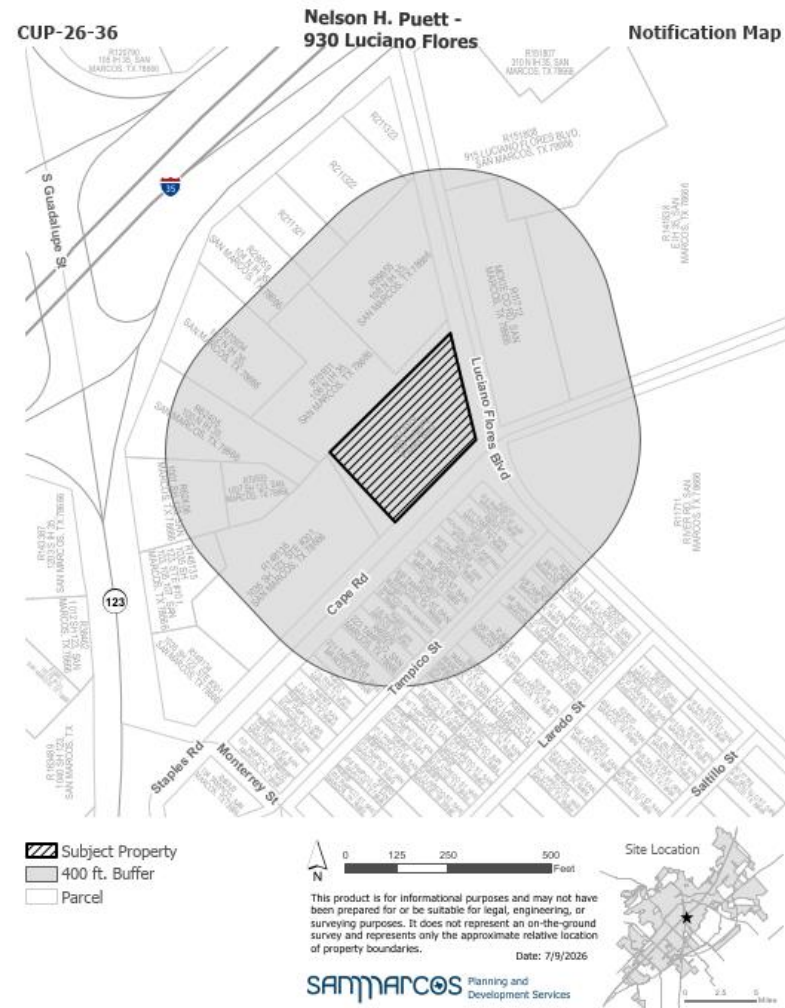
Nelson H. Puett

CUP-26-36 (Nelson H. Puett) Hold a public hearing and consider a request by Killen, Griffin and Farrimond, on behalf of Nelson H. Puett, for a Conditional Use Permit to allow the Warehouse/ Office and Storage Use located at 930 Luciano Flores Boulevard. (C.Garrison)



Property Information

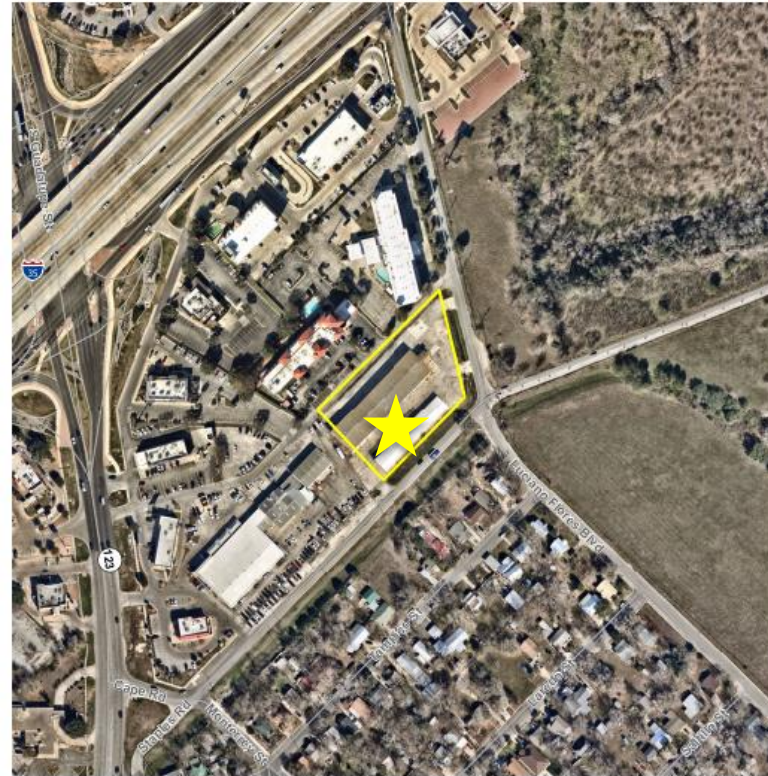
- Approximately 1.8 acres
- Located at the northwest corner of Luciano Flores Boulevard and Care Road.





Context & History

- Currently a Vacant Warehouse/Office and Storage Use
- Surrounding Uses include Hotels, Restaurants, Car Rental, Single Family Residential, and Vacant Property



Subject Property



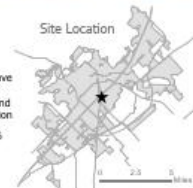
0 125 250 500 Feet

Site Location

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: 7/9/2026

SAN MARCOS Planning and Development Services



[s.mar.gov](https://www.sanmarcos.gov)

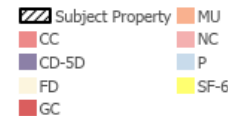
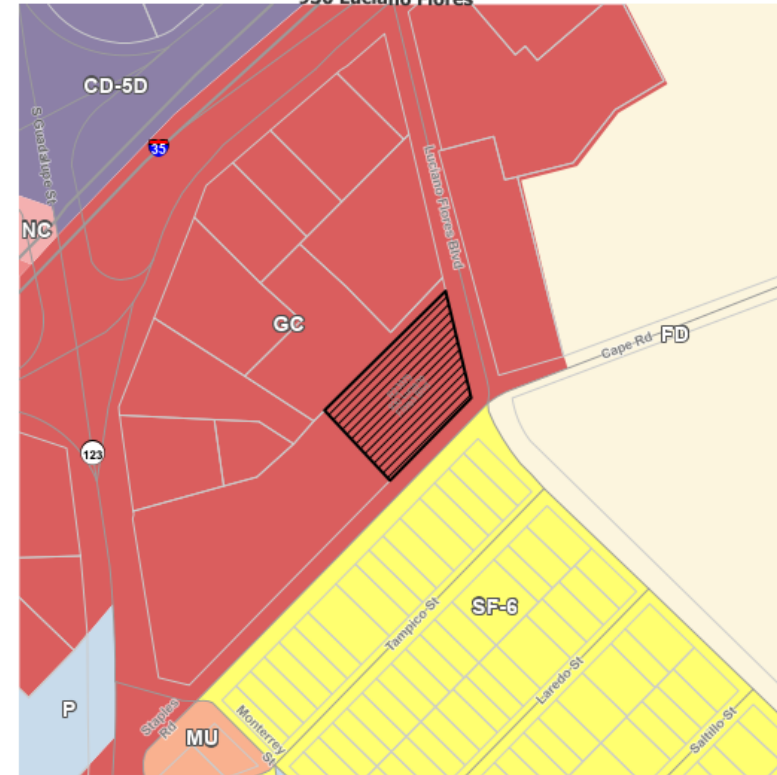
Context & History

- **Existing Zoning:** General Commercial (GC)
- **Proposed Use:** Warehouse/Office and Storage

CUP-26-36

Nelson H. Puett -
930 Luciano Flores

Zoning Map



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Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
<u>X</u>			Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?

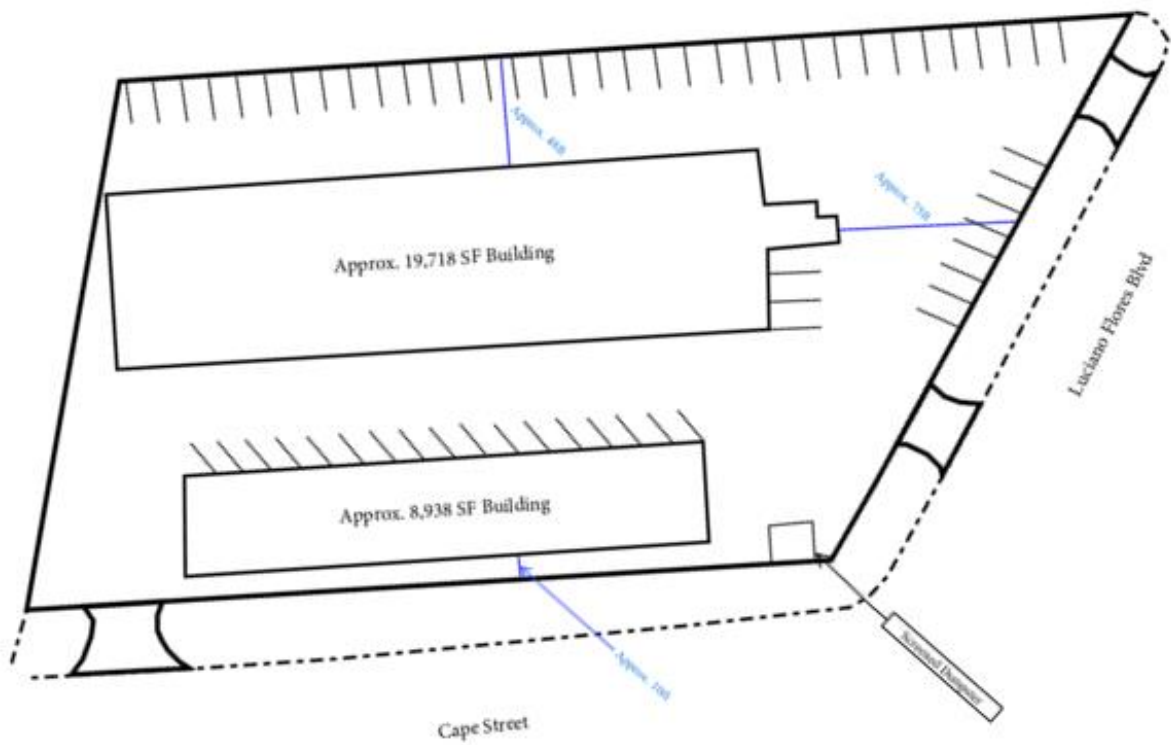


Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N/A	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Site Plan





Recommendation

Staff recommends **approval** of CUP-26-36 with the following conditions:

1. No tractor-trailer parking permitted on site;
2. The permit shall not expire, provided standards are met.