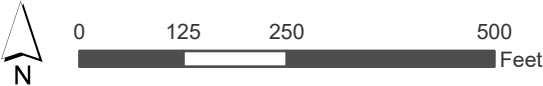




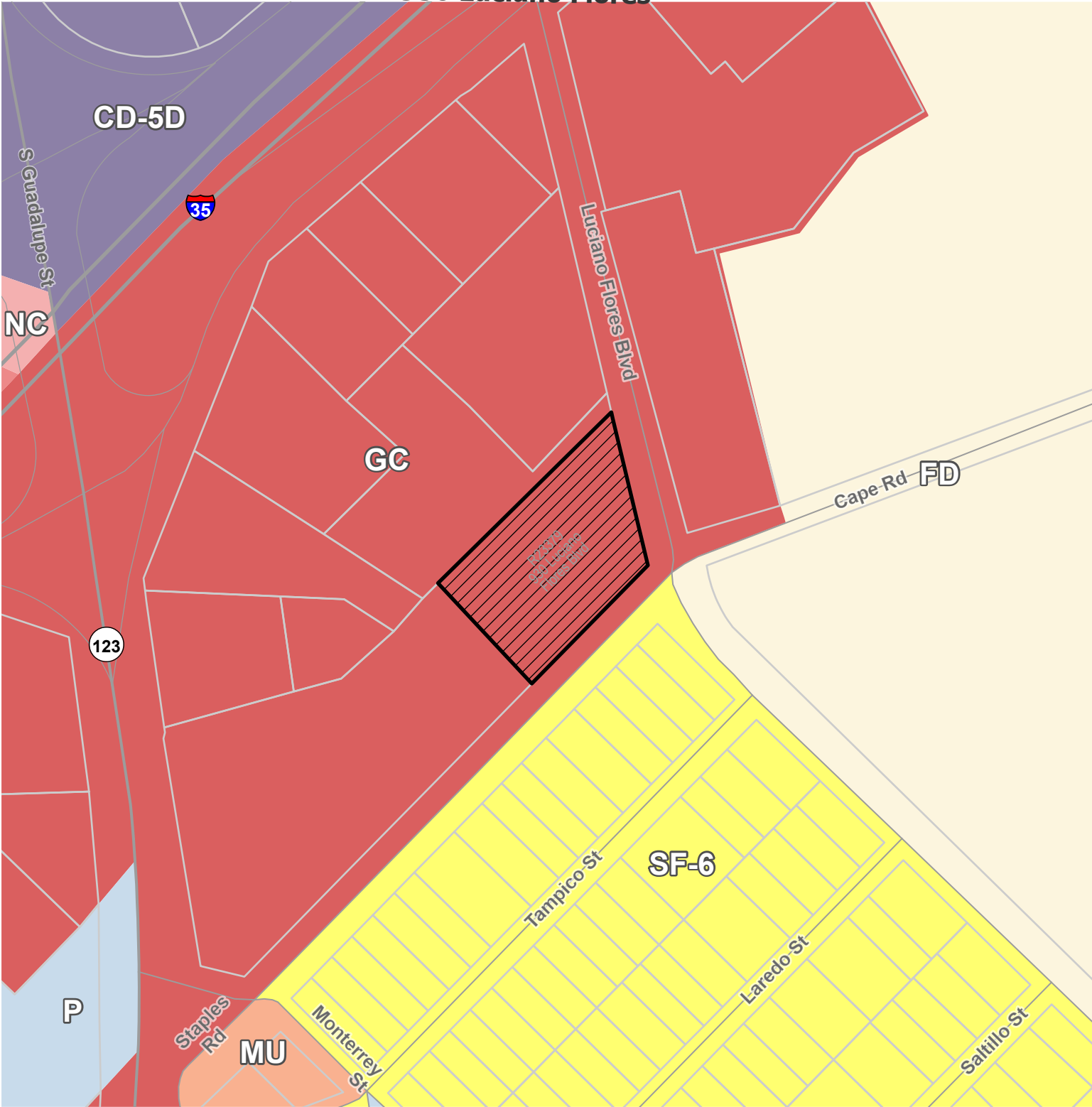
 Subject Property



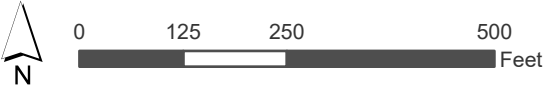
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/9/2026





- Subject Property
- MU
- CC
- NC
- CD-5D
- P
- SF-6
- FD
- GC



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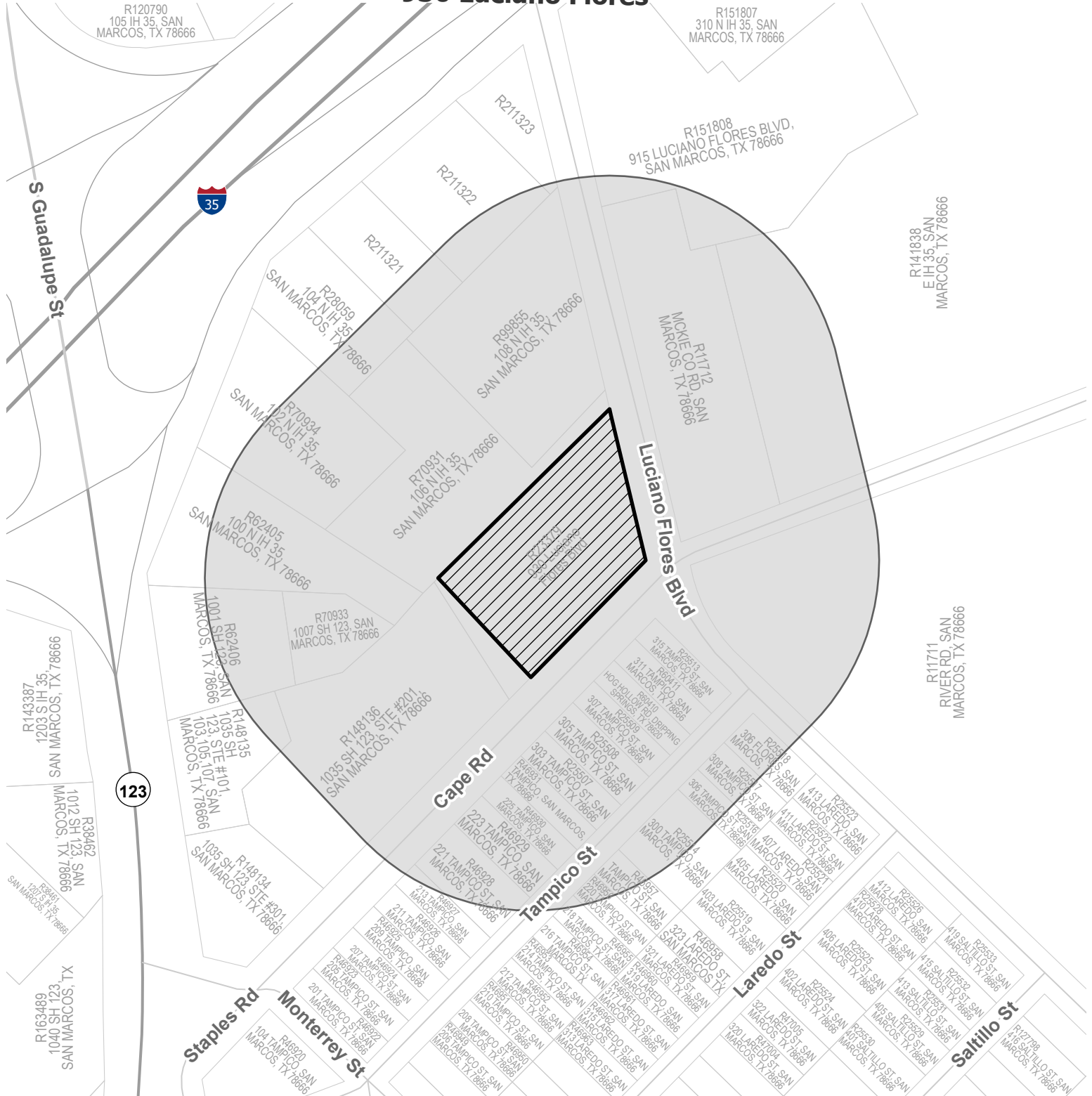
Date: 7/9/2026



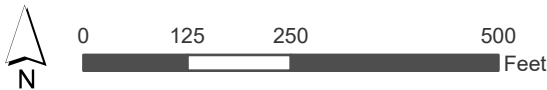
CUP-26-36

Nelson H. Puett - 930 Luciano Flores

Notification Map



- Subject Property
- 400 ft. Buffer
- Parcel



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Date: 7/9/2026

SAN MARCOS Planning and Development Services

Site Location



PLANNING AND DEVELOPMENT SERVICES

7/10/26



CUP-26-36

**Notice of Public Hearing
Conditional Use Permit Request
Warehouse/Office and Storage Use
930 Luciano Flores Boulevard**

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)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, July 28, 2026** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-26-36**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
62405	100 N IH 35, SAN MARCOS, TX 78666	100 IH 35 NORTH OWNER LLC	RED LOBSTER	ORLANDO, FL 32802-6467
11712	MCKIE CO RD, SAN MARCOS, TX 78666	C&D SPAR LLC	CATHY SPAR MANAGER	SAN ANTONIO, TX 78204-1324
25508	305 TAMPICO ST, SAN MARCOS, TX 78666	CABRERA, MIGUEL	305 TAMPICO ST	SAN MARCOS, TX 78666-7841
25518	306 FLORES, SAN MARCOS, TX 78666	CUEVAS THOMAS III	306-L FLORES ST.	SAN MARCOS, TX 78666
25507	303 TAMPICO ST, SAN MARCOS, TX 78666	DELACRUZ, ANITA	303 TAMPICO ST	SAN MARCOS, TX 78666-7841
25517	308 TAMPICO ST, SAN MARCOS, TX 78666	EURESTI JULIAN JR & LOPEZ MARIA JOVITA	308 TAMPICO ST	SAN MARCOS, TX 78666-7842
46929	223 TAMPICO, SAN MARCOS, TX 78666	GARZA, CARLOS	744 CLEARVIEW CIR	SAN MARCOS, TX 78666-7858
60411	311 TAMPICO, SAN MARCOS, TX 78666	GODINA PEDRO JR & ALL	311 TAMPICO ST	SAN MARCOS, TX 78666
25516	306 TAMPICO ST, SAN MARCOS, TX 78666	GODINA, JOSE GUADALUPE R	306 TAMPICO ST	SAN MARCOS, TX 78666
25513	315 TAMPICO ST, SAN MARCOS, TX 78666	GODINA, MARY JANE	315 TAMPICO ST	SAN MARCOS, TX 78666-7841
62406	1001 SH 123, SAN MARCOS, TX 78666	GOLDEN ARCH LP	ATTN: DEPT 027 - RE TAX	CHICAGO, IL 60607
46927	213 TAMPICO, SAN MARCOS, TX 78666	GONZALES, ENRIQUE	212 TAMPICO ST.	SAN MARCOS, TX 78666
11711	RIVER RD, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
46931	TAMPICO, SAN MARCOS, TX 78666	LEAL RAUL E JR	PO BOX 3264	SAN MARCOS, TX 78667-2721
151808	915 LUCIANO FLORES BLVD, SAN MARCOS, TX 78666	LITTLE SCOTT & LISA	1507 LIVE OAK LN	ANDREWS, TX 79714-2306
46957	TAMPICO ST, SAN MARCOS, TX 78666	LOZANO, RAYMOND	220 TAMPICO ST	SAN MARCOS, TX 78666
70934	102 N IH 35, SAN MARCOS, TX 78666	MDC COAST 13, LLC	ATTN: LEGAL DEPARTMENT	SAN DIEGO, CA 92130
46928	221 TAMPICO ST, SAN MARCOS, TX 78666	MELSHA LARA B	PO BOX 311602	NEW BRAUNFELS, TX 78131-1602
148135	1035 SH 123, STE #101,103,105,107, SAN MARCOS, TX 78666	NASH 123 RETAIL LLC	340 E FM 150	KYLE, TX 78640-6987
148136	1035 SH 123, STE #201, SAN MARCOS, TX 78666	NASH, CHARLES D, Jr	PO BOX 1007	SAN MARCOS, TX 78667
99855	108 N IH 35, SAN MARCOS, TX 78666	PATEL, RANJI B	5051 E COPA DE ORO DR	ANAHEIM, CA 92807-3641
23379	930 LUCIANO FLORES BLVD, SAN MARCOS, TX 78666	PUETT NELSON MORTGAGE CO	P O BOX 9038	AUSTIN, TX 78766-9038
46955	218 TAMPICO ST, SAN MARCOS, TX 78666	RODRIGUEZ ANGELITA & RODRIGUEZ JESUS R (ESTATE)	218 TAMPICO ST	SAN MARCOS, TX 78666-7840
141838	E IH 35, SAN MARCOS, TX 78666	SAN MARCOS RIVER FOUNDATION INC	P.O. BOX 1393	SAN MARCOS, TX 78667
60410	HOG HOLLOW RD, DRIPPING SPRINGS, TX 78620	SEALE ROBERT H III & LYSSA M	P.O. BOX 1214	DRIPPING SPRINGS, TX 78620
28059	104 N IH 35, SAN MARCOS, TX 78666	TEXAS GROUP OF HOTELS LLC	13802 IDA RIDGE DR	AUSTIN, TX 78727-1003
70931	106 N IH 35, SAN MARCOS, TX 78666	TRI-STAR HOTEL GROUP LP	A TEXAS LIMITED PARTNERSHIP	SAN MARCOS, TX 78667
25509	307 TAMPICO ST, SAN MARCOS, TX 78666	VASQUEZ SALVADOR & MARGARITA	307 TAMPICO ST	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony St.	SAN MARCOS, TX 78666
		Jesse Ponce	309 Saltillo	SAN MARCOS, TX 78666
		Anita DelaCruz	303 Tampico	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666