

Conditional Use Permit	930 Luciano Flores Boulevard
CUP-26-36	Warehouse/Office and Storage Use



Summary

Request:	New Conditional Use Permit (CUP)		
Applicant:	Ashley Farrimond Killen, Griffin & Farrimond 10101 Reunion Place Suite 250 San Antonio, TX78216	Property Owner:	Nelson H. Puett Nelson Puett Mortgage Co. 10101 Reunion Place Suite 250 San Antonio, TX78216
CUP Expiration:	N/A	Type of CUP:	Warehouse/Office and Storage Use
Interior Floor Area:	19,969	Outdoor Floor Area:	N/A
Parking Required:	20 spaces	Parking Provided:	Yes – 44 Spaces
Days & Hours of Operation:	TBD		

Notification

Posted:	July 10, 2026	Personal:	July 10, 2026
Response:	None as of the date of this report		

Property Description

Legal Description:	Cauthorn Addition Section 1, Lot 1		
Location:	At the Northwest corner of Luciano Flores Blvd and Cape Road.		
Acreage:	1.83 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial (GC)	Proposed Zoning:	Same
Existing Use:	Vacant – Warehouse/Office	Proposed Use:	Warehouse/Office and Storage Use
Preferred Scenario:	Commercial/Employment Medium	Proposed Designation:	Same
CONA Neighborhood:	Wallace Addition	Sector:	Sector 5
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial (GC)	Hotels/ Restaurants/ Retail Services	Commercial/Employment Medium
South of Property:	Single Family – 6 (SF-6)	Single Family Residential	Neighborhood Low
East of Property:	General Commercial (GC)	Vacant	Conservation/Cluster
West of Property:	General Commercial (GC)	Hertz Car Rental	Commercial/Employment Medium

Conditional Use Permit	930 Luciano Flores Boulevard
CUP-26-36	Warehouse/Office and Storage Use



Staff Recommendation

Approval as Submitted	☒	Approval with Conditions	Denial
1. No tractor-trailer parking permitted on site; 2. The permit shall not expire, provided standards are met.			
Staff: Craig Garrison		Title: Planner	Date: July 22, 2026

History

City Records show that a change of business and Certificate of Occupancy for the two buildings on site were approved for the use of United Parcel Service (UPS) in 2012. The UPS use ceased sometime between 2020 and now and discontinued for a period over 6-months. A Conditional Use Permit is required for the Warehouse/Office and Storage Use in the General Commercial District.

Additional Analysis

The property is located at the intersection of IH 35 and SH 123, providing connection and access for deliveries to not traverse through residential uses. Furthermore, the applicant has stated that no tractor-trailers, "semi-trucks," will access the property. This is reflected in staff's recommendation. The site is located within the Commercial/ Employment Medium Preferred Scenario Type designation which calls for Medium Intensity Light Industrial uses.

Comments from Other Departments

Police	N/A
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code Compliance	No Comment

Conditional Use Permit	930 Luciano Flores Boulevard
CUP-26-36	Warehouse/Office and Storage Use



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or 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.
<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.
<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.
		<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. <i>No improvements to the site are being proposed as the subject structures is an existing development.</i>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<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.
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public safety.
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public health.
<u>X</u>			The proposed use does not contribute to any factors that may contribute to a strain on natural resources, such as water or similar.
<u>X</u>			The proposed use does not contribute to strain on public services or utilities, such as electricity, water or wastewater, or similar.