

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Mirza T Baig	Property Owner	SH 123 Wonderworld LLC
Company	PSCE inc.	Company	SH 123 Wonderworld LLC
Applicant's Mailing Address	2205 W Parmer Ln Ste 201	Owner's Mailing Address	5808 Balcones Dr Ste 200

PROPERTY INFORMATION

Subject Property Address: SH 123 San Marcos, Tx, 78666

Zoning District: CM

Tax ID #: R15891

Legal Description: Lot 1 Block _____ Subdivision commercial

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are proposing a site plan and subdivision pre-development meeting for a development on the corner of Wonderworld drive and State Highway 123. The proposed development is a 8,000 sf general retail building with Six MPD's. There are two additional driveways, one is 35'-0" and the other is 40'-0" with a median separating it into two 20'-0" driveways

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$1,000*

Technology Fee \$15

TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750*

Technology Fee \$15

TOTAL COST \$765

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, NAJIB VERHEE (owner name) on behalf of
SH123 Wonderland LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
SH123 and Wonderland (address).

I hereby authorize PSCE (MIRZA TAHIR BAIG) (agent name) on behalf of
PSCE, INC. (agent company) to file this application for
CUP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1-28-25

Printed Name, Title: NAJIB VERHEE - Manager

Signature of Agent:  Date: 01/28/2025

Printed Name, Title: MIRZA TAHIR BAIG / ENGINEER

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____

Form Updated March, 2023