



Public Hearing

CUP-25-27

SH 123 Wonderworld LLC

CUP-25-27 (SH 123 Wonderworld, LLC) Hold a public hearing and consider a request by Mirza T Baig, on behalf of SH 123 Wonderworld LLC, for a Conditional Use Permit to allow the use of Gasoline Sales, located at 1716 HW 123. (C. Garrison)

- Approximately 2.5 acres
- Located at the Northwest corner of Wonder world Drive and SH 123



Context & History

Currently Undeveloped

Surrounding Uses

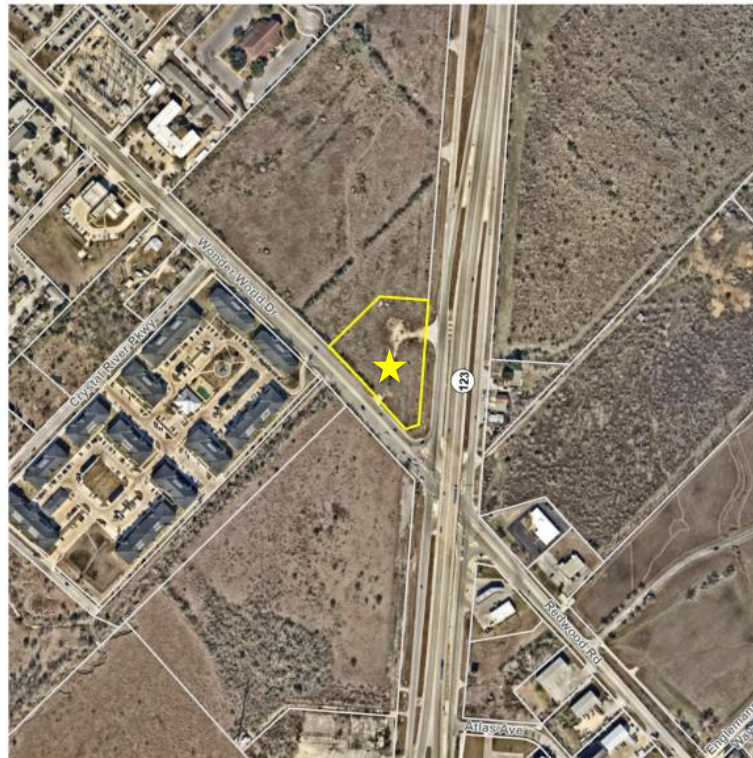
- Single Family
- Assisted Living Facility
- Multifamily Apartments
- Church

Restricted Covenant Ord.# 2022-52 prohibits the use of a Truck Stop

CUP-25-27

Wonder World Retail Center Gas Station
1716 HWY 123

Aerial Map



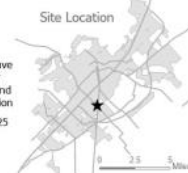
Subject Property
Parcel

0 190 380 760 Feet

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: 5/30/2025

SAN MARCOS Planning and Development Services

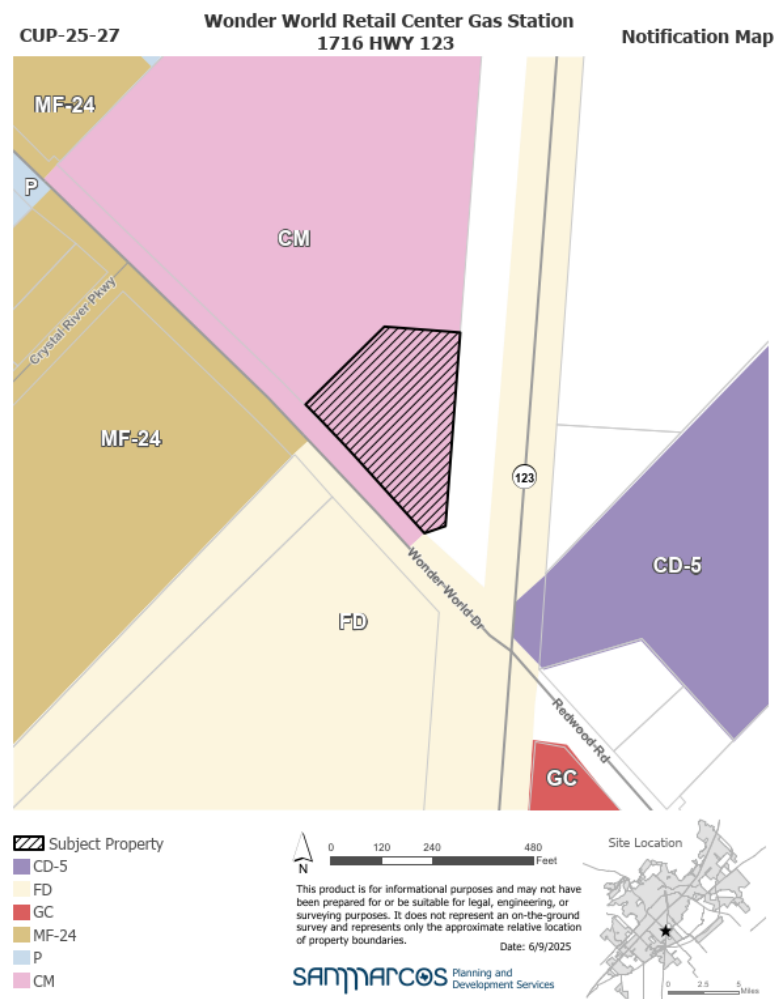


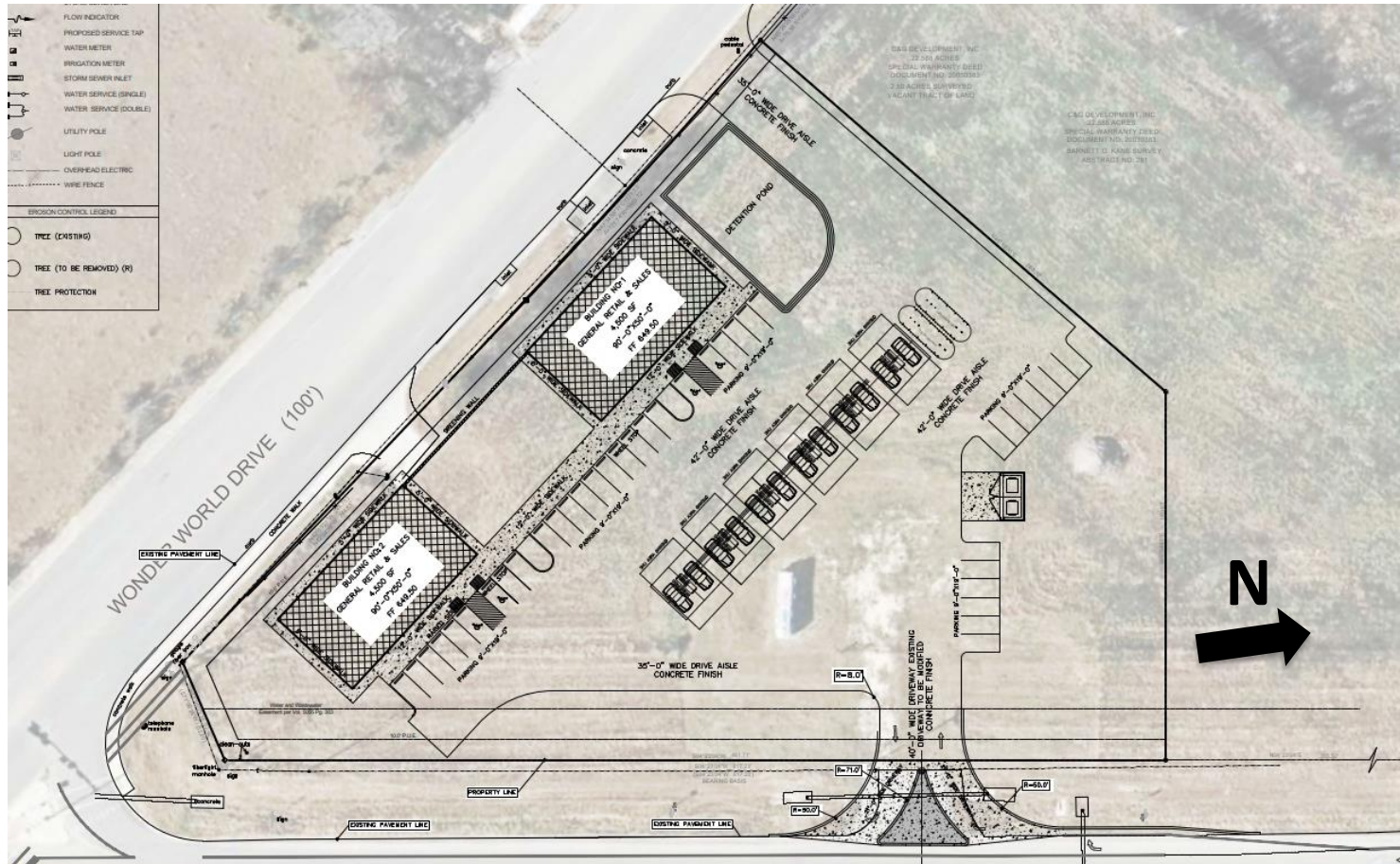
cstx.gov



Context & History

- Existing Zoning: Commercial (CM)
- Proposed Use: Gasoline Sales







Recommendation

Staff recommends **approval** of CUP-25-27 with the following conditions:

1. All uses associated with a Truck Stop, per Section 5.1.5.4.D, will not be allowed;
2. Provided standards are met, the conditional use permit shall not expire.