

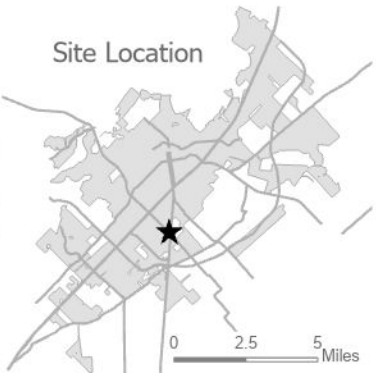


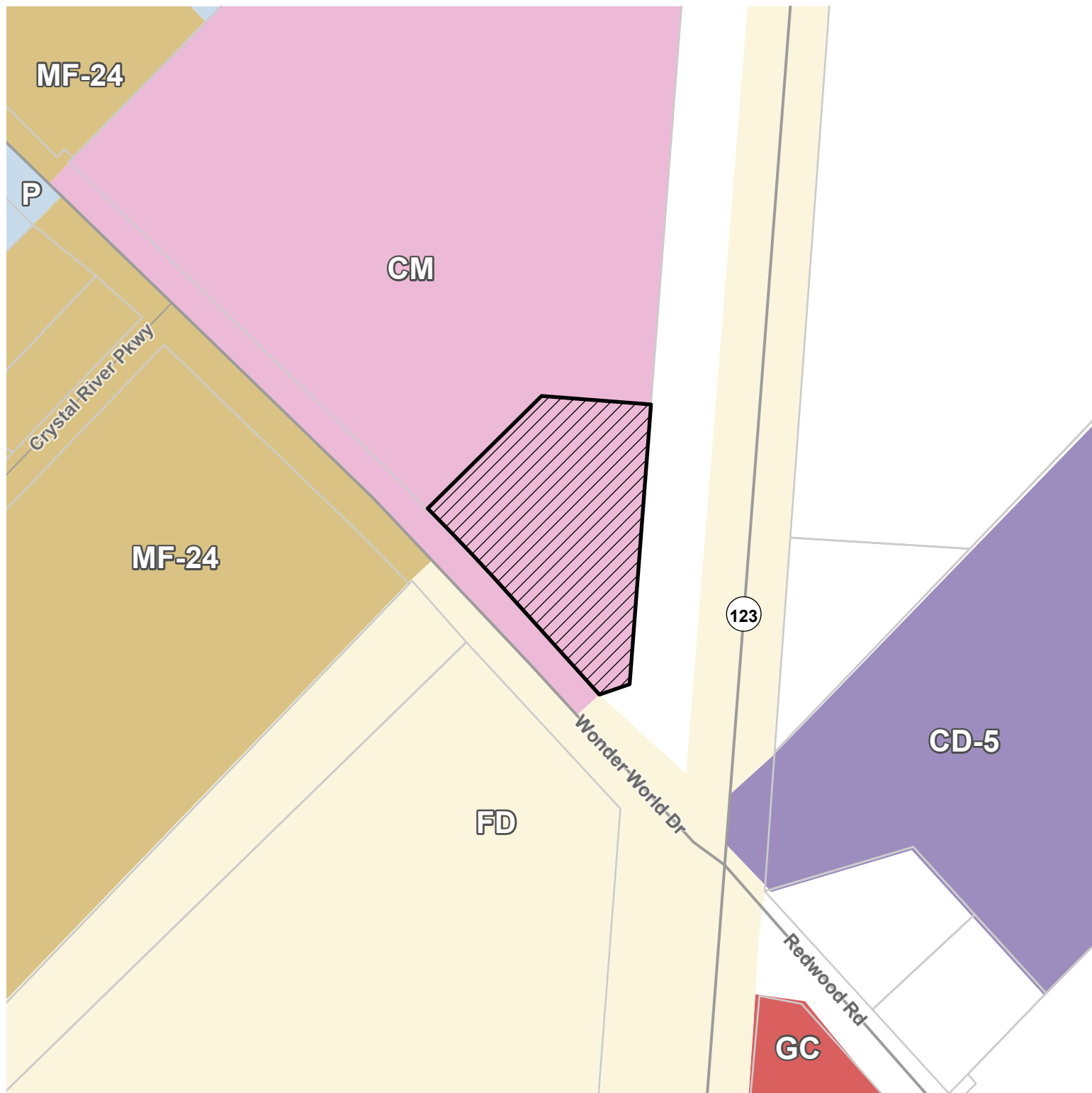
-  Subject Property
-  Parcel



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





 Subject Property

 CD-5

 FD

 GC

 MF-24

 P

 CM



0 120 240 480 Feet

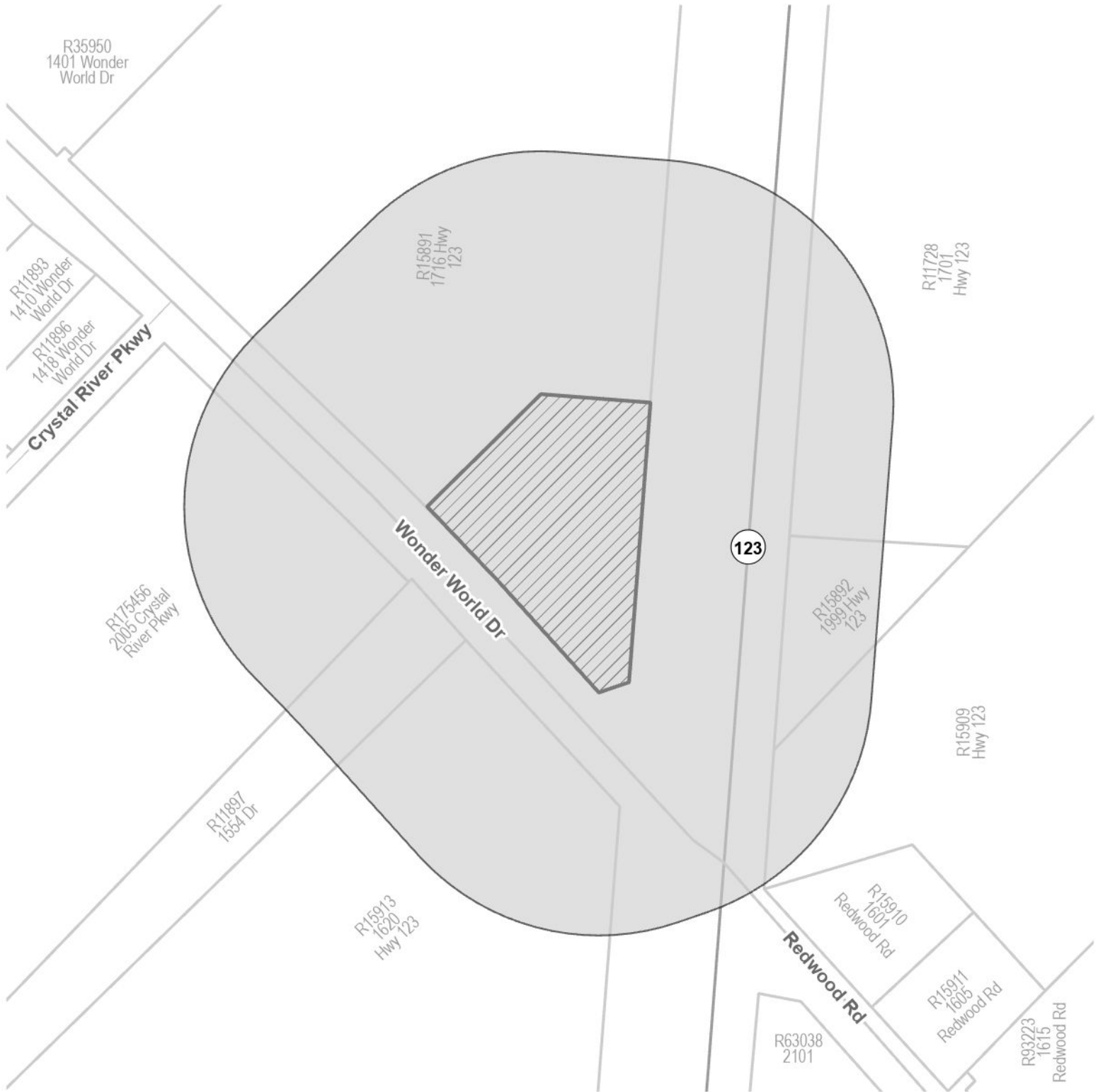
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Date: 6/9/2025

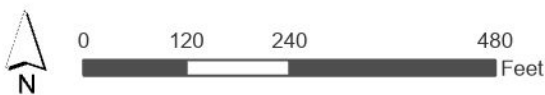
SAN MARCOS Planning and Development Services

Site Location



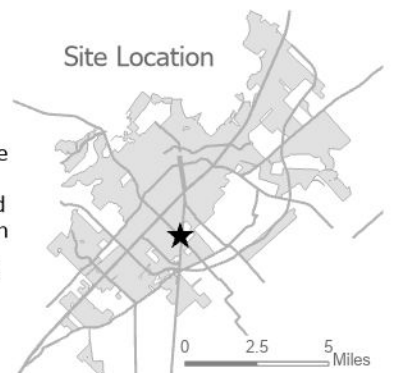


- 400ft Buffer
- Subject Property
- Parcel



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Date: 5/30/2025



PLANNING AND DEVELOPMENT SERVICES

6/6/2025



CUP-25-27

**Notice of Public Hearing
Conditional Use Permit Request
Use Request: Gas Station
1716 HW 123**

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)

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, June 24th, 2025** 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-25-27**.

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
94674	1350 WONDER WORLD DR, SAN MARCOS, TX 78666	ASBURY PLACE OTM HARMONY LP	152 W 57TH ST	NEW YORK, NY 10019-3310
15892	1999 SH 123, SAN MARCOS, TX 78666	BACKUS, JOHN	1999 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-9488
35950	1401 WONDER WORLD DR, SAN MARCOS, TX 78666	BKD SAN MARCOS SOUTH LLC	% BROOKDALE SENIOR LIVING INC	MILWAUKEE, WI 53214-5650
15913	1620 SH 123, SAN MARCOS, TX 78666	CCMCCOY LLC	13608 OVERLAND PASS	BEE CAVE, TX 78738-6109
11871	WONDER WORLD DR, SAN MARCOS, TX 78666	CCMCCOY LLC	13608 OVERLAND PASS	BEE CAVE, TX 78738-6109
100606	SUNCREST LN, SAN MARCOS, TX 78666	CHRISTUS SANTA ROSA HEALTH CARE CORPORATION	100 NE LOOP 410	SAN ANTONIO, TX 78216
100605	SH 123, SAN MARCOS, TX 78666	CHRISTUS SANTA ROSA HEALTH CARE CORPORATION	100 NE LOOP 410	SAN ANTONIO, TX 78216
11807	120 SUNCREST, SAN MARCOS, TX 78666	CHURCH OF JESUS CHRIST LATTER DAY SAINTS	Attn: TAX ADM DIV 519-6175	SALT LAKE CITY, UT 84150-0022
11963	1701 SH 123, SAN MARCOS, TX 78666	CRAWFORD FAMILY HISTORICAL MUSEUM INC	1701 N HWY 123	SAN MARCOS, TX 78666
11728	1701 SH 123, SAN MARCOS, TX 78666	CRAWFORD FAMILY HISTORICAL MUSEUM INC	1701 N HWY 123	SAN MARCOS, TX 78666
15909	SH 123, SAN MARCOS, TX 78666	HABERER, JOHN	21120 FOREST WATERS CIR	GARDEN RIDGE, TX 78266
120524	REDWOOD, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	SAN MARCOS, TX 78666-5396
93223	1615 REDWOOD RD, SAN MARCOS, TX 78666	LA VISTA FOUNDATION I LIMITED PARTNERSHIP	Attn: RET DEPT - P SEIDENSTRICKER	COLUMBUS, OH 43220-5499
106932	1375 WONDER WORLD DR, SAN MARCOS, TX 78666	LCRA TRANSMISSION SRVCS CORP	3700 LAKE AUSTIN BLVD	AUSTIN, TX 78703-3504
175456	2005 CRYSTAL RIVER PKWY, SAN MARCOS, TX 78666	LDG RIVERSTONE LP	1469 S FOUTRH ST	LOUISVILLE, KY 40208
11893	1506 WONDER WORLD DR, SAN MARCOS, TX 78666	PENA, ANA M	121 NAVIDAD RIVER DR	HUTTO, TX 78634-2024
138735	150 E DE ZAVALA DR, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
94673	1404 WONDER WORLD DR, SAN MARCOS, TX 78666	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666-5717
115997	1340 WONDER WORLD DR, STE #108, SAN MARCOS, TX 78666	SAN MARCOS VISTA PARTNERS LIMITED	9811 S IH 35	AUSTIN, TX 78744-7902
201075	SH 123, SAN MARCOS, TX 78666	SH 123 WONDER WORLD LLC	5808 BALCONES DR	AUSTIN, TX 78731-4265
15891	SH 123, SAN MARCOS, TX 78666	SM HWY123 LANDHOLDINGS LLC	2705 URSULA CT	LEANDER, TX 78641-3821
142394	SH 123, SAN MARCOS, TX 78666	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	AUSTIN, TX 78701
141916	SH 123, SAN MARCOS, TX 78666	TEXAS STATE OF	TEXAS DEPARTMENT OF TRANSPORTATION	AUSTIN, TX 78701
11896	1410 WONDER WORLD DR, SAN MARCOS, TX 78666	VELASQUEZ FAMILY IRREVOCABLE TRUST	ROBLEDO JESSICA ANN TRUSTEE	ROUND ROCK, TX 78664-2136
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony St	SAN MARCOS, TX 78666
		Richard Howser	709 Crystal Cove	SAN MARCOS, TX 78666
		Amy Thomaides	1311 W. MLK St	SAN MARCOS, TX 78666