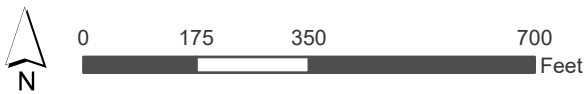




- Subject Property
- Parcel
- City Limit

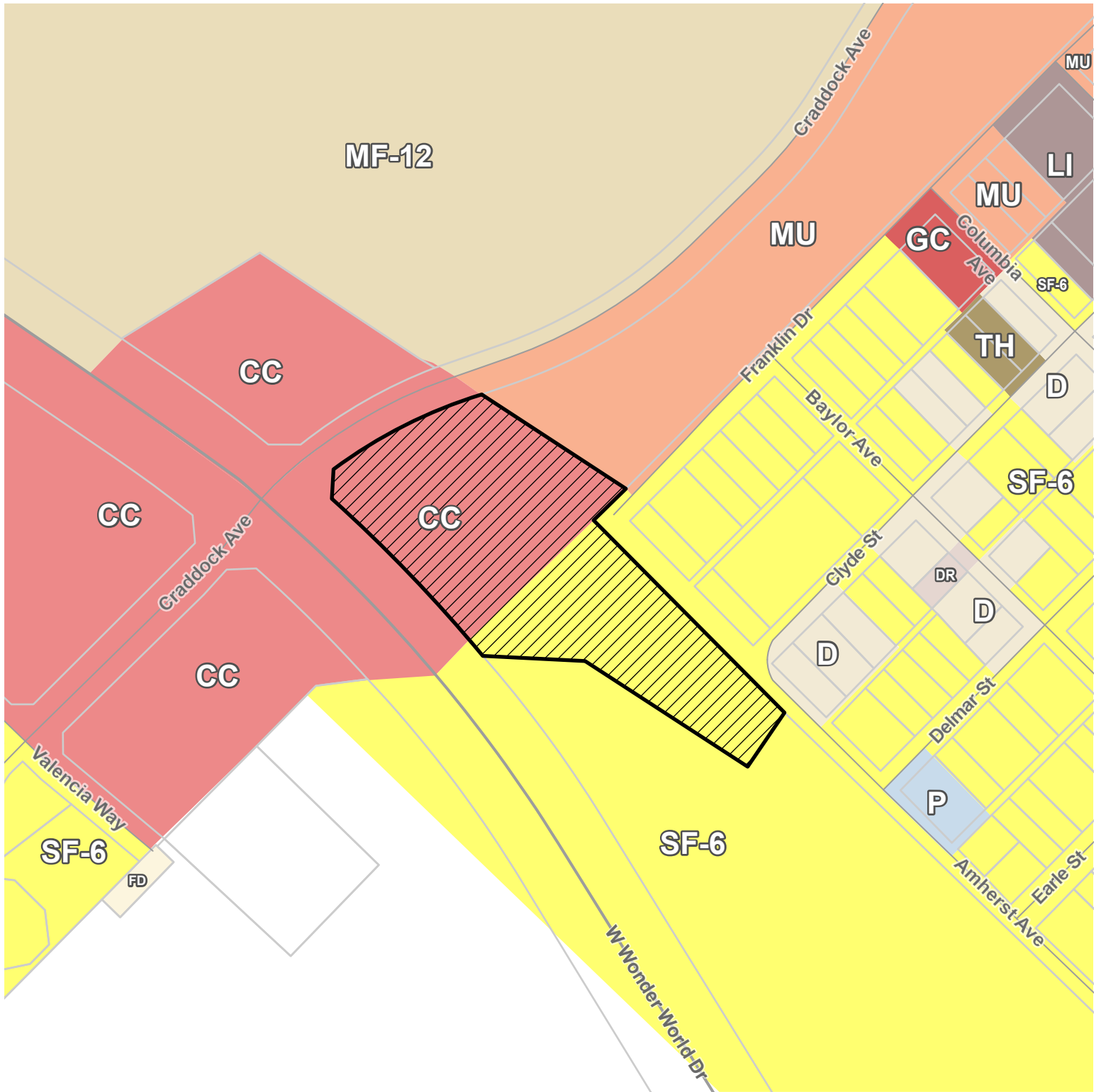














This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

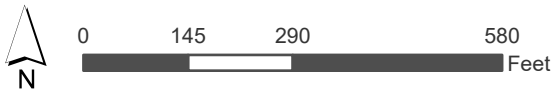
Date: 9/7/2023

Site Location





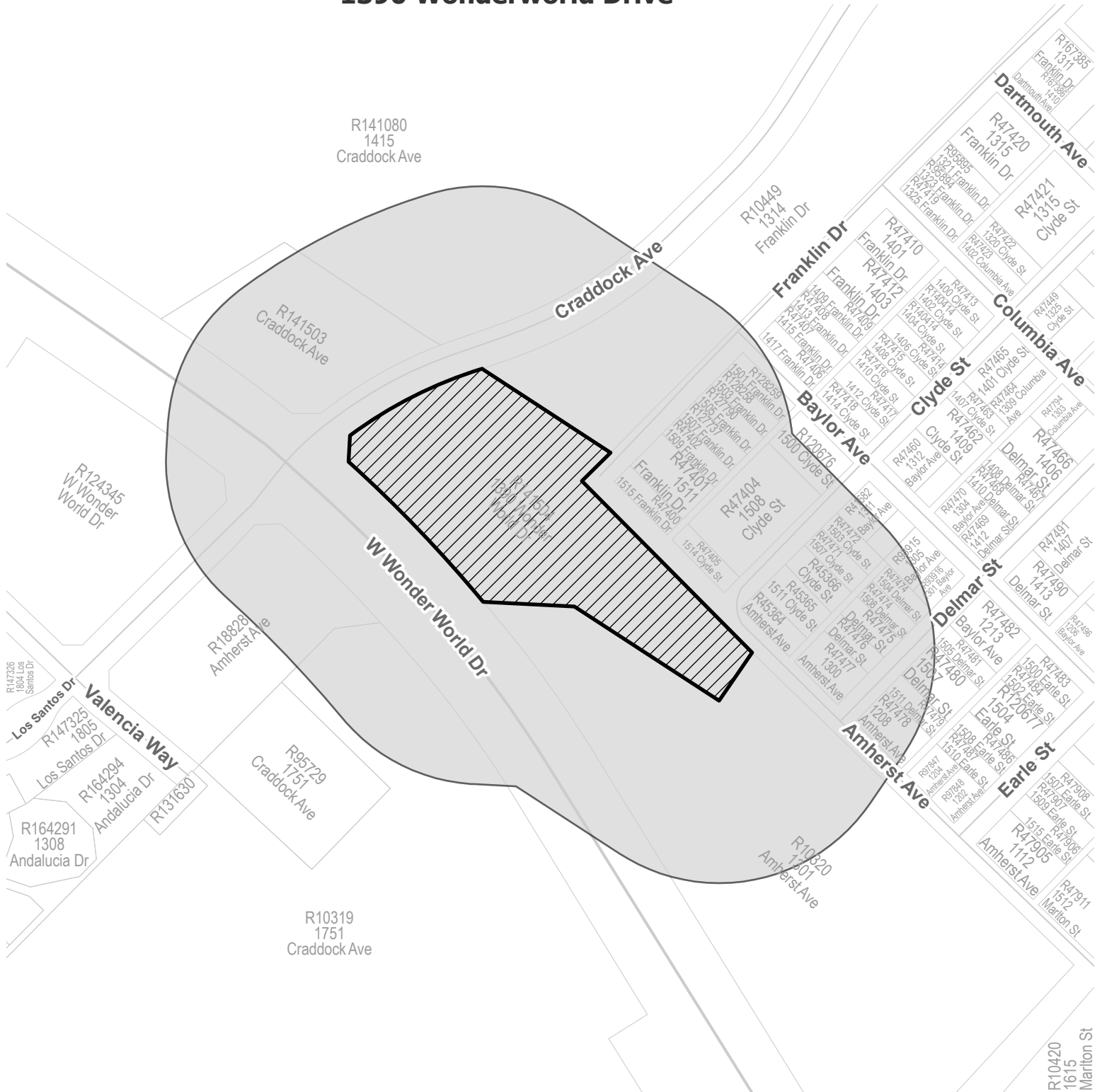
-  Subject Property
-  CC
-  D
-  DR
-  FD
-  GC
-  LI
-  MF-12
-  MU
-  P
-  SF-6
-  TH






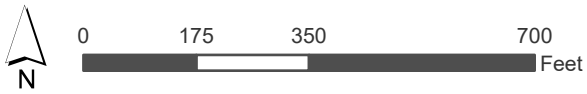
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Date: 9/8/2023





-  Subject Property
-  400ft_buff
-  Parcel



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Date: 9/7/2023



PLANNING AND DEVELOPMENT SERVICES



09/08/2023

CUP-23-25

**Notice of Public Hearing
Conditional Use Permit Request
Use of Convenience Store with Gas Sales & Automated Car Wash
1390 W Wonder World Dr**

CUP-23-25 (Fischer's Neighborhood Market) Hold a public hearing and consider a request by Kirk Brumley, on behalf of Juniper Ventures of Texas, LLC, for a Conditional Use Permit to allow the use of Convenience Store with Gas Sales and Automated Car Wash, located at 1390 W Wonderworld Dr. (K. Buck)

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, September 26, 2023** 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 City Council

www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-23-25**.

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)

Notification List

Property ID	Owner Name	Owner Address	Owner City/State/Zip	Site Address
47400	LINCOLN ALEXANDER CRAIG & MARTHA AGNES	109 E SIERRA CIR	SAN MARCOS, TX 78666-2533	1515 FRANKLIN DR, SAN MARCOS, TX 78666
47471	BROADUS, ELIZABETH K	13807 CRESTED RISE	SAN ANTONIO, TX 78217-1452	1507 CLYDE ST, SAN MARCOS TX
47475	DURAN SANTOS & ADELITA	1300 AMHERST AVE	SAN MARCOS, TX 78666	
128259	PURKEY AVA	1501 FRANKLIN	SAN MARCOS, TX 78666	1501 FRANKLIN DR, SAN MARCOS, TX 78666
10319	LAIDLEY, C	1751 CRADDOCK AVE	SAN MARCOS, TX 78666	1755 CRADDOCK AVE, SAN MARCOS, TX 78666
120676	SIEWERT DANIEL J & DIANE M	437 WRIGHT ST, APT 33	LAKEWOOD, CO 80228-1134	1500 CLYDE ST, SAN MARCOS, TX 78666
47472	WORLEY BENJAMIN ELLIOTT	809 ALLEN ST	SAN MARCOS, TX 78666-3107	1503 CLYDE ST, SAN MARCOS, TX 78666
47477	DURAN ADELITA S & DURAN SANTOS N (ESTATE)	1300 AMHERST ST	SAN MARCOS, TX 78666-2602	1300 AMHERST, SAN MARCOS, TX 78666
47404	BILLINGS M K ESTATE	1508 CLYDE ST	SAN MARCOS, TX 78666-2616	1508 CLYDE ST, SAN MARCOS TX
141504	C & G DEVELOPMENT LTD	PO BOX 1171	SAN MARCOS, TX 78667	1390 WONDER WORLD DR, SAN MARCOS, TX 78666
127790	NARVAIZ AMADO NARVAIZ JR & YBARRA OLGA	1505 FRANKLIN DR	SAN MARCOS, TX 78666-2658	1505 FRANKLIN DR, SAN MARCOS, TX 78666
141502	C & G DEVELOPMENT LTD	PO BOX 1171	SAN MARCOS, TX 78667	CRADDOCK AVE, SAN MARCOS, TX
47405	JONES ROBERT ELLIS	151 JOY HOLW	BUDA, TX 78610-3069	
10449	CARSON DIVERSIFIED LAND LP	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	1314 FRANKLIN DR, SAN MARCOS, TX 78666
45365	SWART VIRGINIA A &	1519 OLD RANCH ROAD 12	SAN MARCOS, TX 78666-2921	1511 CLYDE ST, SAN MARCOS TX
47478	CHURCH OF GOD OF PROPHECY	PO BOX 158	TROUTVILLE, VA 24175-0158	1208 AMHERST AVE, SAN MARCOS, TX 78666
127737	DUCLoux CLAUDE & SUSAN	3512 NATIVE DANCER CT	AUSTIN, TX 78746	1507 FRANKLIN DR, SAN MARCOS, TX 78666
47474	SHORTS ERIN ANN & DEKOCH STEPHEN	1504 DELMAR ST	SAN MARCOS, TX 78666-2612	1504 DELMAR, SAN MARCOS, TX 78666
47476	DURAN, SANTOS	1300 AMHERST AVE	SAN MARCOS, TX 78666	1300 AMHERST ST, SAN MARCOS TX
45366	SWART VIRGINIA A &	1519 OLD RANCH ROAD 12	SAN MARCOS, TX 78666-2921	1509 CLYDE ST, SAN MARCOS, TX 78666
47480	LEAL, RAUL E	P O BOX 243	SAN MARCOS, TX 78667-0243	1509 DELMAR ST, SAN MARCOS, TX 78666
133996	ALEXANDER, SHERRI	585 SAN MARCOS HWY	LULING, TX 78648-1710	DELMAR ST, SAN MARCOS, TX 78666
47479	CLARK JOHN D & CLARK EDWARD F	1511 DELMAR ST	SAN MARCOS, TX 78666	1511 DELMAR ST, SAN MARCOS TX
47402	PATTON BRUCE E	1509 FRANKLIN DR	SAN MARCOS, TX 78666-2658	1509 FRANKLIN DR, SAN MARCOS, TX 78666
141080	JEFFERSON LOFT LLC	13155 NOEL RD, STE 100 LB 73	DALLAS, TX 75240-5050	1415 CRADDOCK AVE, SAN MARCOS, TX 78666
45364	RANDALL MORRIS & COMPANY LTD	330 WONDER WORLD DR, STE 300	SAN MARCOS, TX 78666-3880	
47401	RIVAS, RICHARD	1301 CLYDE	SAN MARCOS, TX 78666	1511 FRANKLIN DR, SAN MARCOS TX
131624	STATE OF TEXAS, TxDOT	7901 N IH 35	AUSTIN, TX 78753	WONDER WORLD DR, SAN MARCOS, TX 78666
141503	C & G DEVELOPMENT LTD	PO BOX 1171	SAN MARCOS, TX 78667-1171	WONDER WORLD DR, SAN MARCOS, TX 78666
10463	LAIDLEY, CHARLES	1751 CRADDOCK AVE	SAN MARCOS, TX 78666-2603	1755 CRADDOCK AVE, SAN MARCOS, TX 78666
128258	WILKERSON GLENN R & PATRICIA A	103 FOX CREEK CIR	SAN MARCOS, TX 78666-1058	1503 FRANKLIN DR, SAN MARCOS, TX 78666
41682	HOGAN-SCHNEIDER PROPERTIES LTD	803 MUSTANG LN	SAN MARCOS, TX 78666	1311 BAYLOR AVE, SAN MARCOS, TX 78666
	Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Betsy Robertson	1410 Progress St	SAN MARCOS, TX 78666	
	Robert Eby	618 Larue	SAN MARCOS, TX 78666	