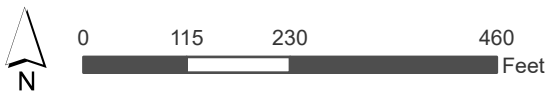




- Subject Property
- Parcel

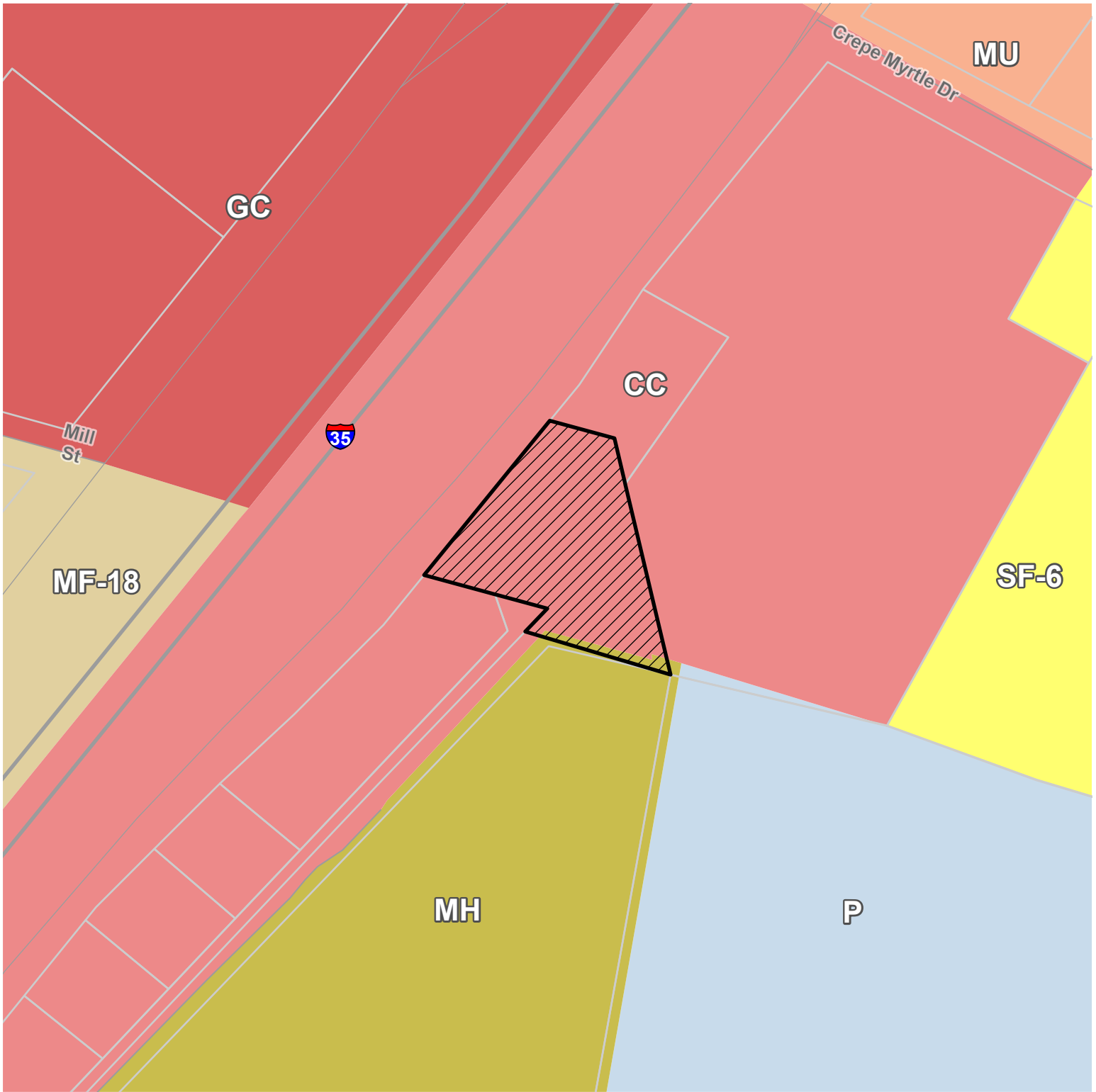










Site Location

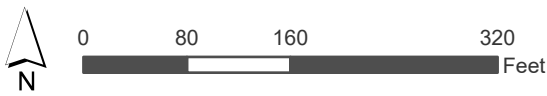


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/17/2026



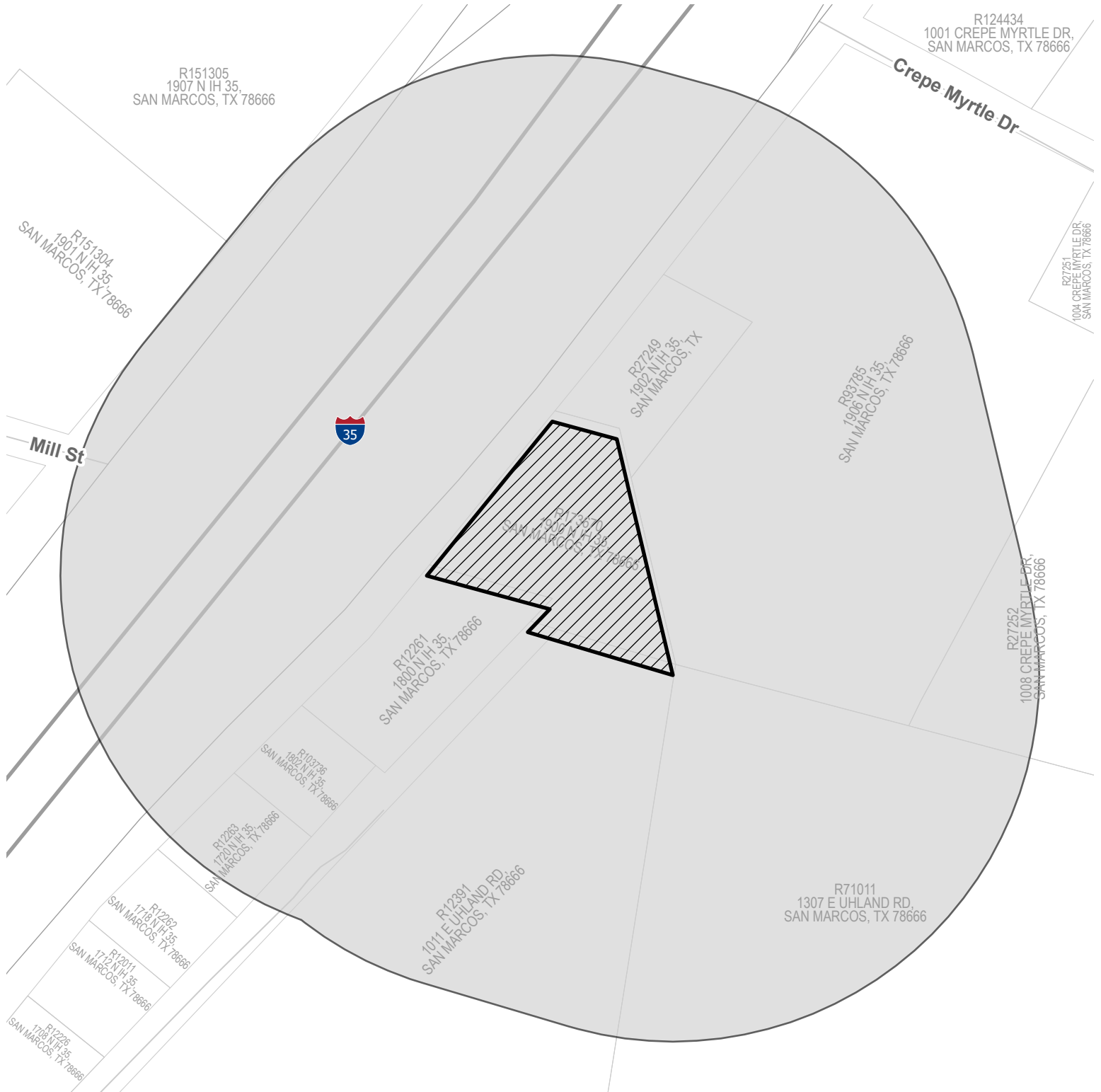
-  Subject Property
-  CC
-  GC
-  MF-18
-  MH
-  MU
-  P
-  SF-6






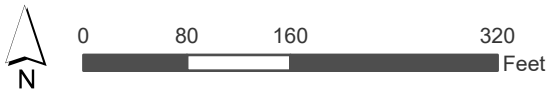
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Date: 4/17/2026





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 4/17/2026



PLANNING AND DEVELOPMENT SERVICES



05/08/2026

CUP-26-14

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
1900 N IH 35, Ste 104**

*CUP-26-14 (Swing Station) Hold a public hearing and consider a request by Tyler Gescheidle, on behalf of Swing Station, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1900 N IH 35, Ste 104. (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, May 26, 2026**, 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

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-26-14**.

*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](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES  
Enclosure: Map (See Reverse)

## Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
151305	ATWATER SAVE IT ALL STORAGE SAN MARCOS TX LLC	162 W GRAND AVE, STE 300	CHICAGO, IL 60654-4475	1907 N IH 35, SAN MARCOS, TX 78666
12391	AX MHC PARADISE OAKS LP	PO BOX 140894	DALLAS, TX 75214	1011 E UHLAND RD, SAN MARCOS, TX 78666
27252	CALVARY BAPTIST CHURCH INC	1906 N INTERSTATE 35	SAN MARCOS, TX 78666- 6718	1008 CREPE MYRTLE DR, SAN MARCOS, TX 78666
27249	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667- 0746	1902 N IH 35, SAN MARCOS, TX
71011	HAYS COUNTY	712 S STAGECOACH TRL	SAN MARCOS, TX 78666- 6073	1307 E UHLAND RD, SAN MARCOS, TX 78666
12263	JAPANESE AUTO REPAIR	1720 N INTERSTATE 35	SAN MARCOS, TX 78666- 6714	1720 N IH 35, SAN MARCOS, TX 78666
151304	MDC COAST 10 LLC	3200 HACKBERRY RD	IRVING, TX 75063-0131	1901 N IH 35, SAN MARCOS, TX 78666
12261	ROUGH SAWN INVESTMENTS LLC	1900 N IH 35	SAN MARCOS, TX 78666	1800 N IH 35, SAN MARCOS, TX 78666
173670	ROUGH SAWN INVESTMENTS LLC	203 W MIMOSA CIR	SAN MARCOS, TX 78666- 3711	1900 N IH 35, SAN MARCOS, TX 78666
103736	W, S LTD	100 N EDWARD GARY STE A	SAN MARCOS, TX 78666	1802 N IH 35, SAN MARCOS, TX 78666
	Neighborhood Rep Heidi Mckitrick	325 Durata	SAN MARCOS, TX 78666	
	Neighborhood Rep Michael Vernon	601 Barbara Drive	SAN MARCOS, TX 78666	
	Neighborhood Rep Ruah Gleason	909 Conway	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	