



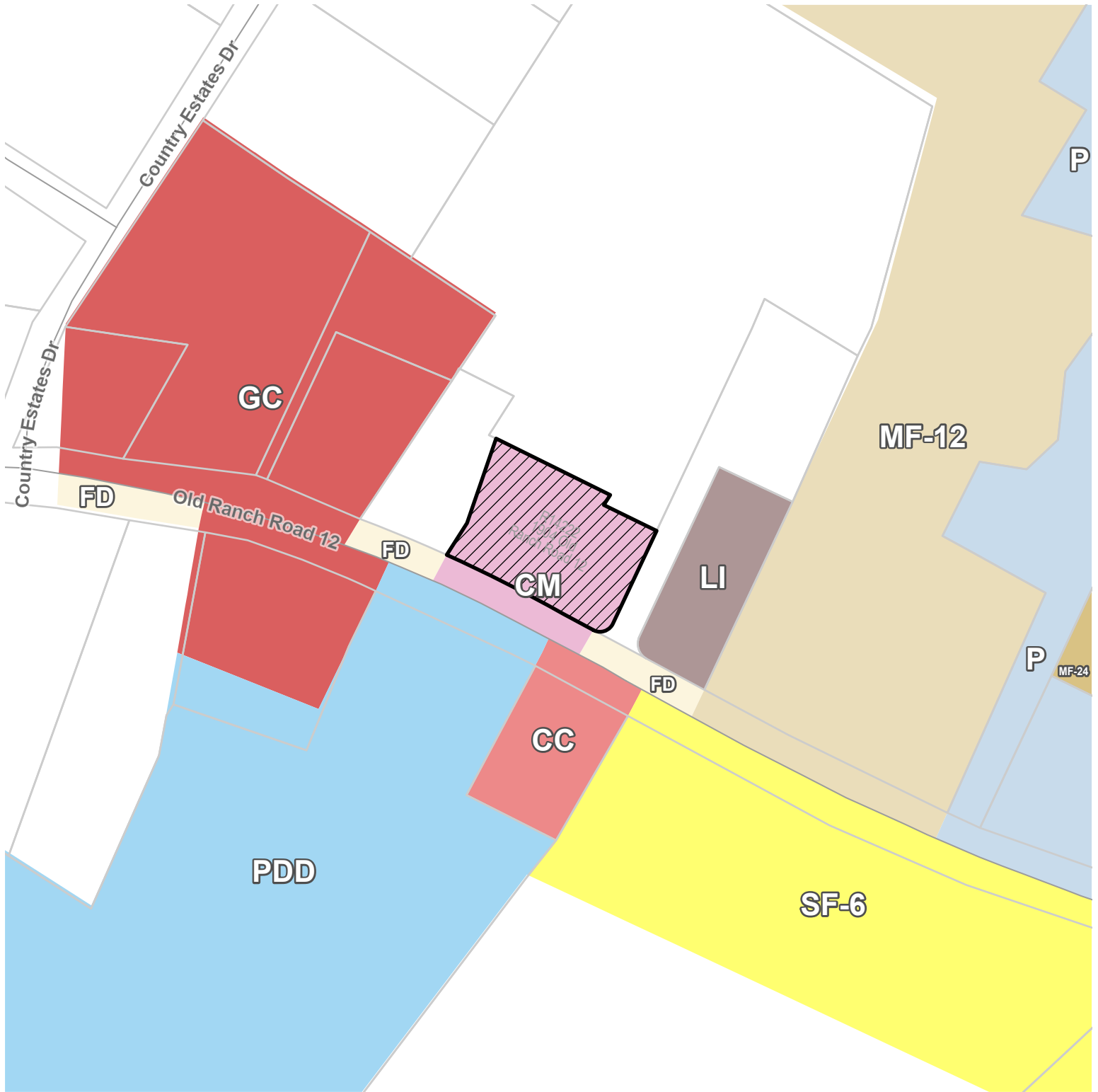
 Subject Property



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: 7/20/2026





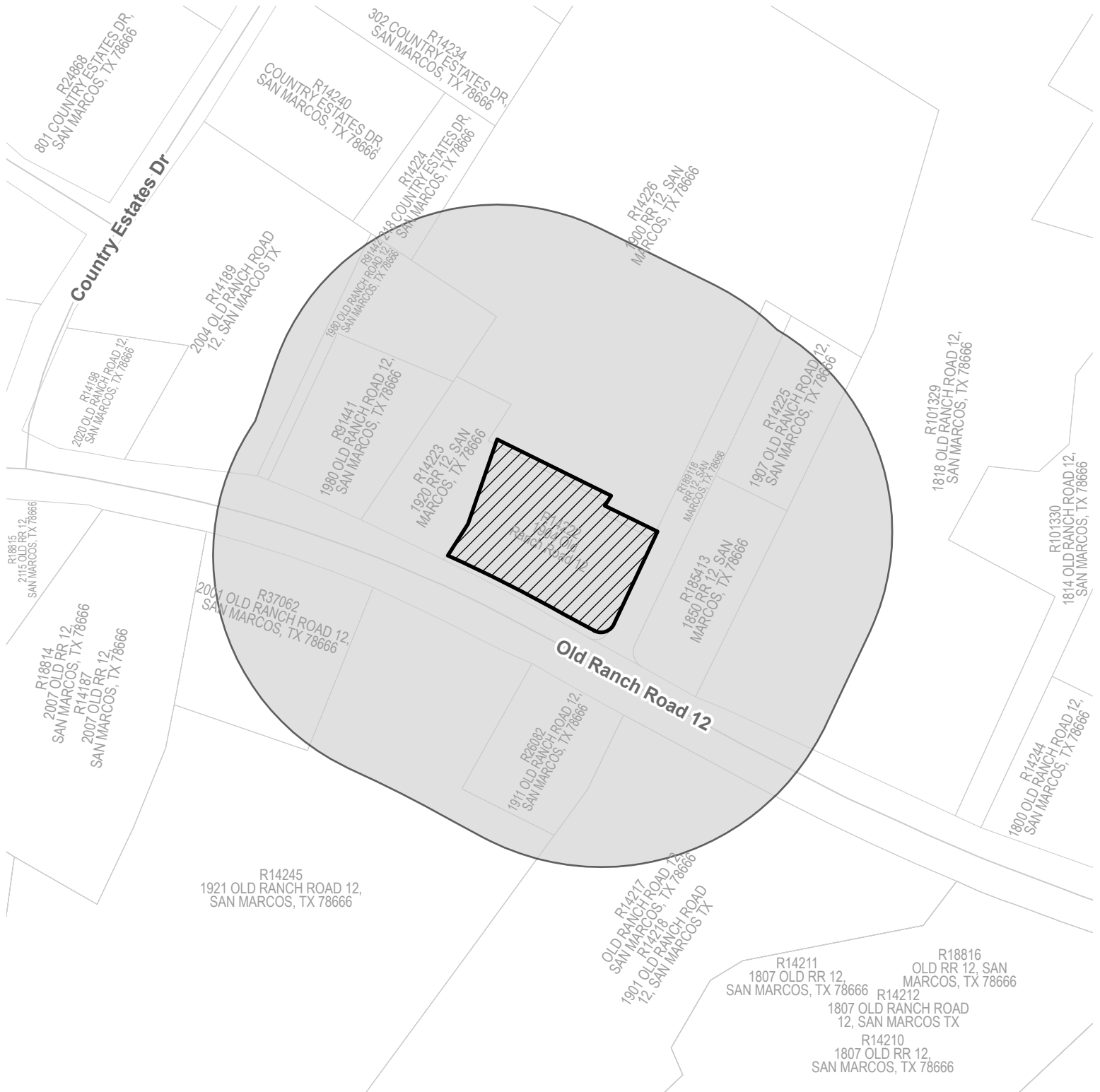
- | | |
|------------------|-------|
| Subject Property | MF-24 |
| CC | P |
| FD | PDD |
| GC | SF-6 |
| LI | CM |
| MF-12 | |



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: 7/20/2026





 Subject Property
 400 ft. Buffer
 Parcel



A horizontal number line is shown with tick marks at 0, 125, 250, and 500. The word "Feet" is written at the right end of the line. The segment between 125 and 250 is shaded gray.

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: 7/20/2026



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES

7/24/2026



CUP-26-37

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1904 Old Ranch Road 12, Suite 107 and 108**

CUP-26-37 (Saloon 1904) Hold a public hearing and consider a request by Bill Good, on behalf of Saloon 1904, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1904 Old Ranch Road 12, Suite 107 and 108. (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, August 11, 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 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-26-37**.

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)