



Public Hearing

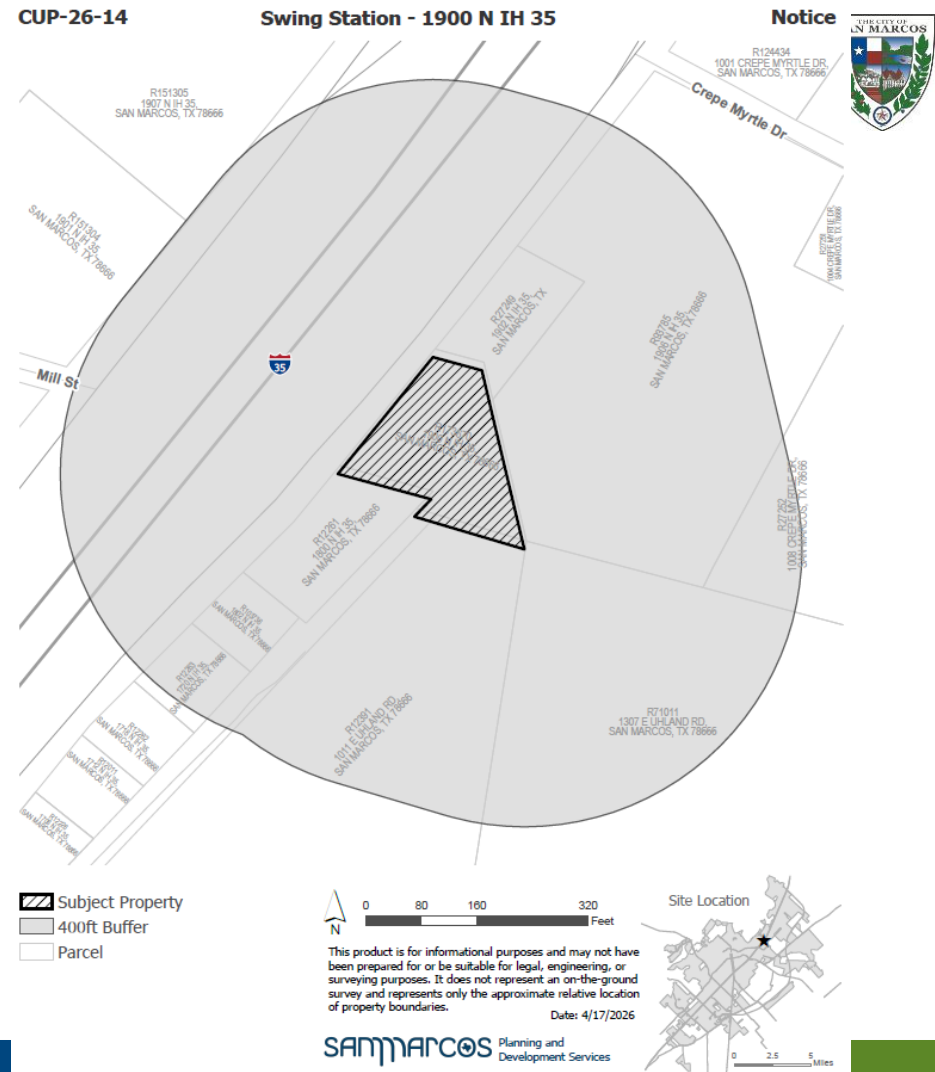
CUP-26-14

Swing Station

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 103. (K. Buck)

Property Information

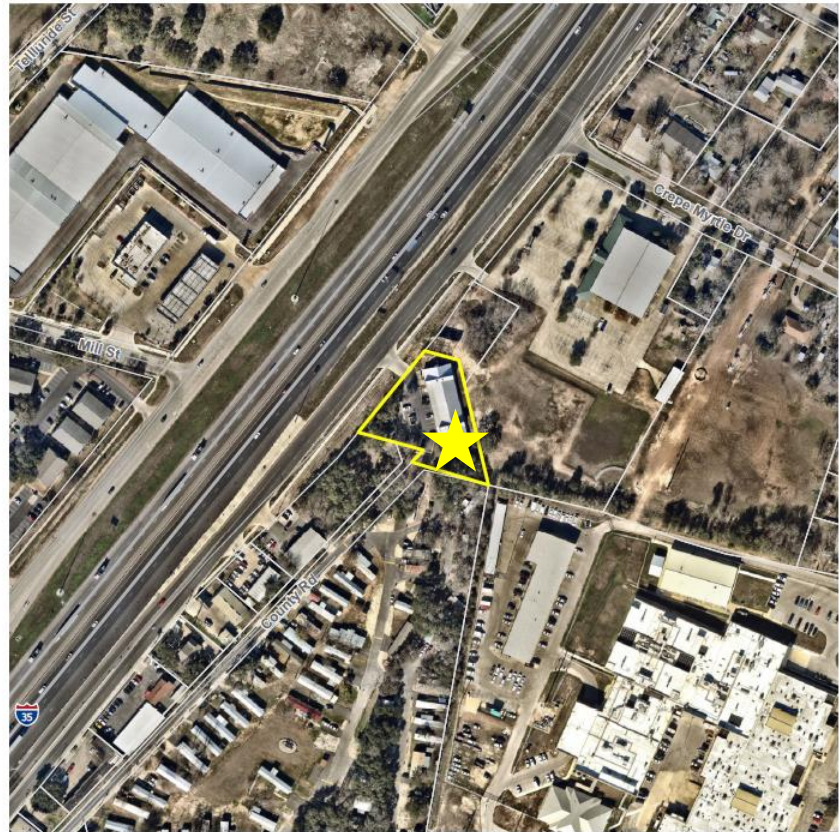
- Approximately 0.888 acres
- Location: East side of IH 35 frontage road, approximately 500 feet South of Crepe Myrtle Drive





Context & History

- Current Use: Indoor Recreation
- Surrounding Uses:
 - Office
 - Auto Repair
 - Place of Worship
 - Gas Station



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.

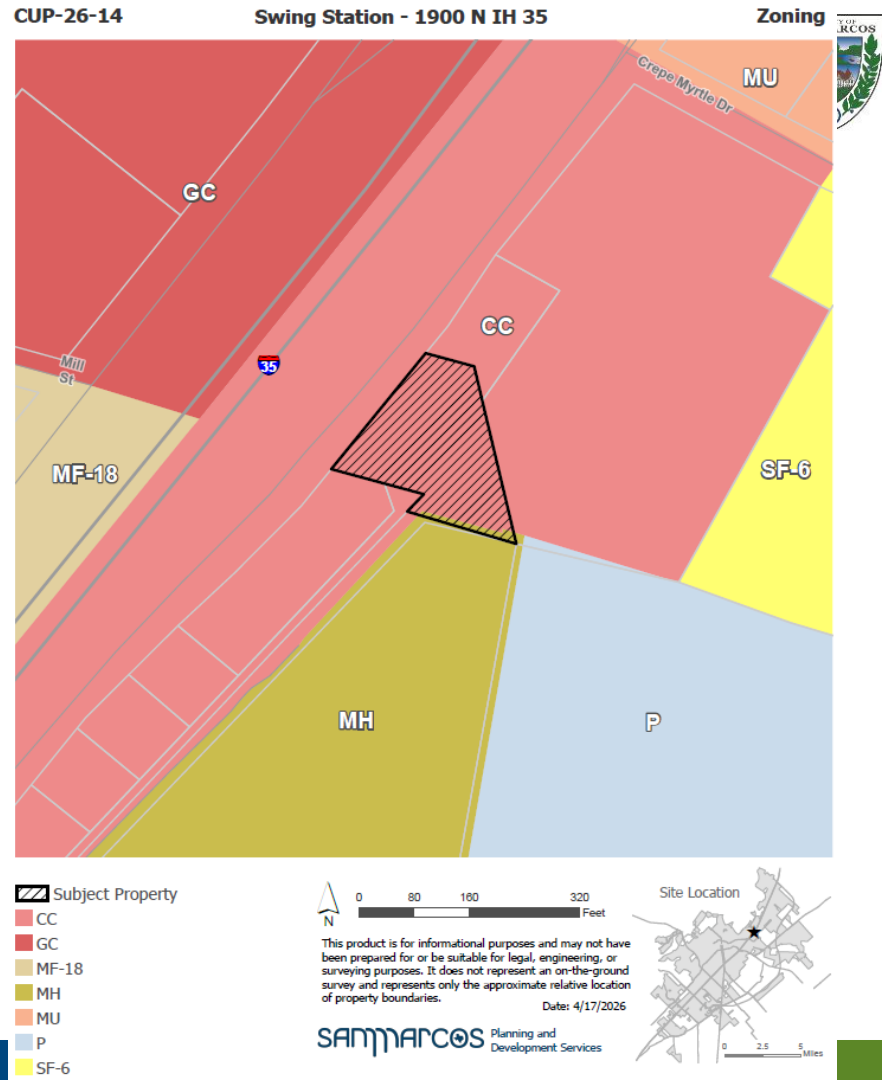
Date: 4/17/2026

Site Location



Context & History

- **Existing Zoning:** Community Commercial (CC)
- **Proposed Use:** Indoor Recreation with On-Premise Consumption of Beer & Wine
- **Hours of Operation:**
 - Monday-Thursday: 9am-7pm
 - Friday-Sunday: 10am-8pm
- **CUP Expiration Date:** N/A this is a new request





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
		<u>X</u>	Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?

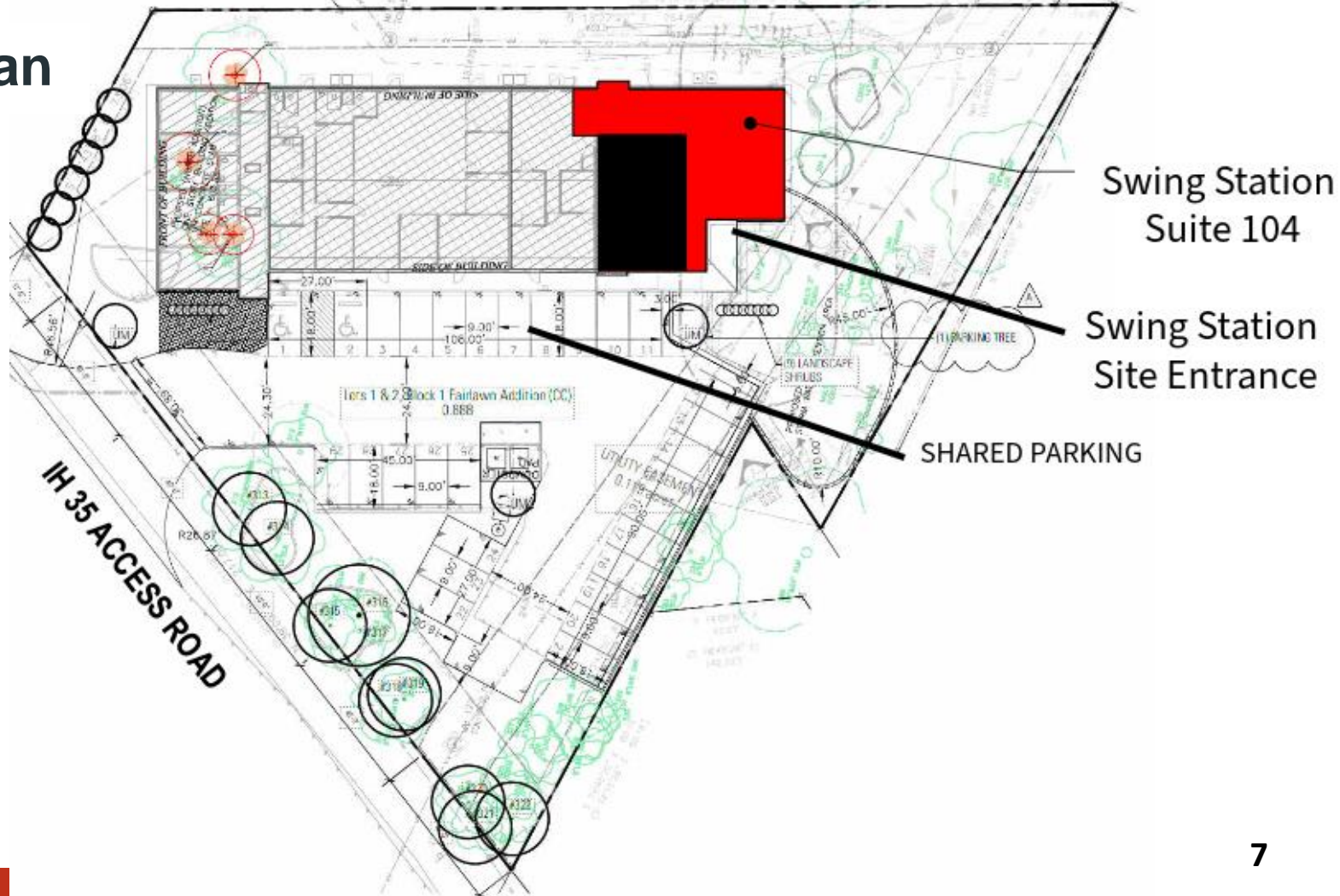


Criteria for Approval

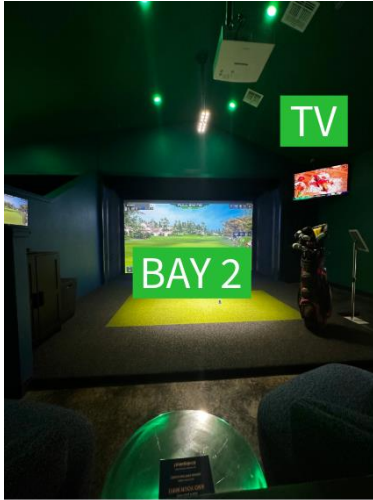
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Site Plan



Entertainment Facility



**Suite 104
Swing Station
Floor Plan**



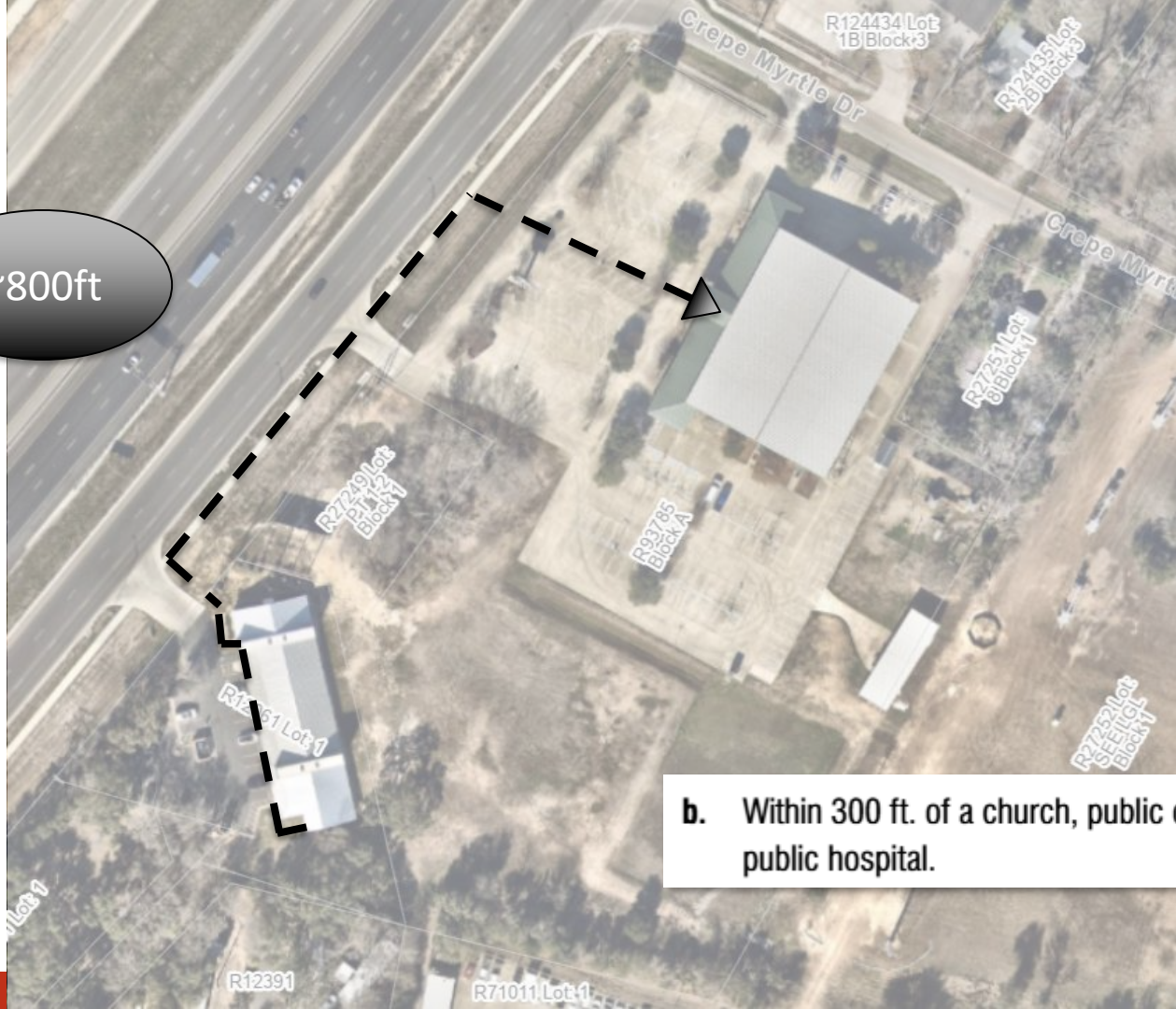


Recommendation

Staff recommends **approval** of CUP-26-14 with the following conditions:

1. The permit shall be valid for one (1) year, and shall expire on May 26, 2027, provided standards are met;
2. No outdoor Amplified, Background, and/or Acoustic Sound shall be permitted;
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
4. The maximum people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

~800ft



b. Within 300 ft. of a church, public or private school, or public hospital.