



 Subject Property

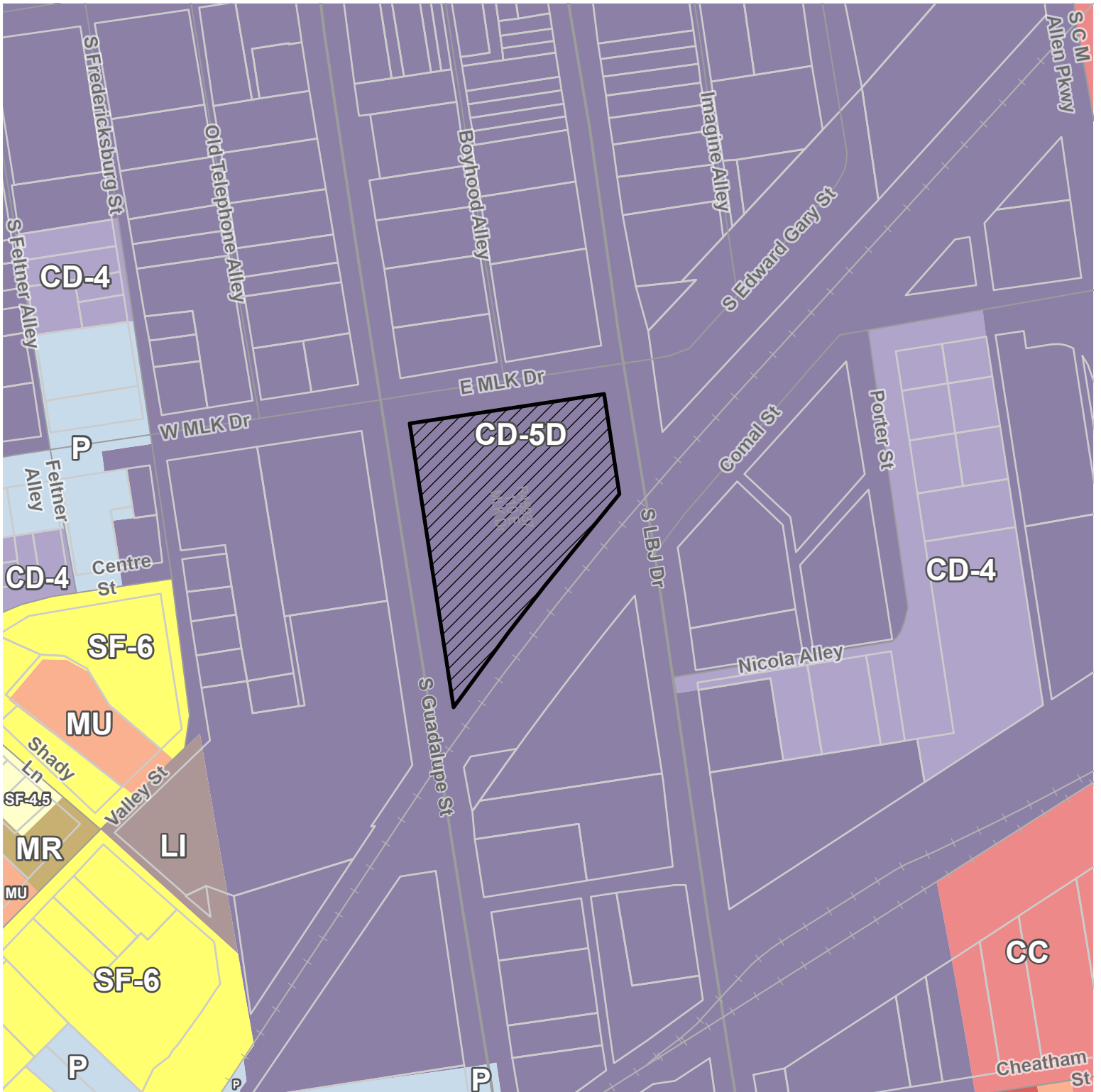













Site Location

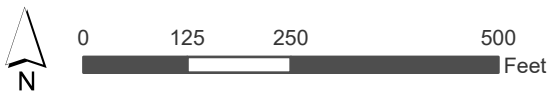


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/3/2026



- |   |  |
|---|--|
|  Subject Property |  MR     |
|  CC               |  MU     |
|  CD-4             |  P      |
|  CD-5D            |  SF-4.5 |
|  GC               |  SF-6   |
|  LI               |  |



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Date: 6/3/2026





PLANNING AND DEVELOPMENT SERVICES



6/5/2026

CUP-26-31

**Conditional Use Permit Request  
Sale of Beer & Wine  
110 E MLK Drive Suite 130**

*CUP-26-31 (Bluebonnet Copacking) Hold a public hearing and consider a request by Brian Smittle, on behalf of Bluebonnet Copacking, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E MLK Drive Suite 130. (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 23, 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, **Craig Garrison**, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-26-31**.

*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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
155410	228 S GUADALUPE ST, SAN MARCOS, TX 78666	228 GUADALUPE LLC	7630 RED BAY CT	DUBLIN, OH 43016-9483
154877	307 S LBJ DR, SAN MARCOS, TX 78666	307 S LBJ REALTY LLC	2702 ROCKINGHAM DR	AUSTIN, TX 78704-3815
32218	312 PORTER ST, SAN MARCOS, TX 78666	312 BJ STREET LLC	6904 CREEDMOOR RD	AUSTIN, TX 78719-3110
26135	321 S GUADALUPE ST, SAN MARCOS, TX 78666	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
27288		BARBER W G ESTATE	ABANDONED PROPERTY	, 00000
41540	138 W MLK DR, SAN MARCOS, TX 78666	BARBER, CURTIS	138 W MARTIN LUTHER KING DR	SAN MARCOS, TX 78666-5521
131959	EDWARD GARY ST, SAN MARCOS, TX 78666	BREIHAN, STACY	1444 HIGHLAND DR	SAN MARCOS, TX 78666-3002
41546	150 S LBJ DR, SAN MARCOS, TX 78666	BWB2 LP	11701 BEE CAVES RD	BEE CAVE, TX 78738-5014
41537	120 W MLK DR, SAN MARCOS, TX 78666	CENTURYTEL OF SAN MARCOS INC	Attn: VICE PRESIDENT OF REAL ESTATE	BROOMFIELD, CO 80021-8254
62483	300 S LBJ DR, SAN MARCOS, TX 78666	COMPASS BANK	PO BOX 10566	BIRMINGHAM, AL 35296-0001
41568	101 E MLK DR, SAN MARCOS, TX 78666	DOZIER DIRK & KATHERINE	P O BOX 160667	AUSTIN, TX 78716-0667
41542	104 MLK DR, SAN MARCOS, TX 78666	EAST HOPKINS LLC	120 W HOPKINS ST	SAN MARCOS, TX 78666-5637
41566	165 S GUADALUPE ST, SAN MARCOS, TX 78666	EKP GUADALUPE SM LLC	5615 MC CARTY LN	AUSTIN, TX 78749-2027
41567	169 S GUADALUPE ST, SAN MARCOS, TX 78666	FACUNDO AND SONS INC	169 S GUADALUPE ST	SAN MARCOS, TX 78666-5531
41503	145 S LBJ DR, SAN MARCOS, TX 78666	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629
138700	240 COMAL ST, SAN MARCOS, TX 78666	KNICKERBOCKER INTERESTS LLC	1502 THE HIGH RD	AUSTIN, TX 78746-2234
32214	210 NICOLA ALLEY, SAN MARCOS, TX 78666	LALI INVESTMENTS LLC	614 MILL ST	SAN MARCOS, TX 78666-6731
41504	151 S LBJ DR, SAN MARCOS, TX 78666	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666-9536
45937	110 E MLK DR, STE #102, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
26133	360 S LBJ DR, SAN MARCOS, TX 78666	MUZUN INVESTMENTS LLC	P O BOX 160788	AUSTIN, TX 78716-0788
151703	313 S LBJ DR, SAN MARCOS, TX 78666	NICOLA MATTHEW & SHEMAINE	1540 FRONTIER	SPRING BRANCH, TX 78070-5950
41543	174 S GUADALUPE ST, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
24460	169-175 S LBJ DR, SAN MARCOS TX	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557
45939	208 S GUADALUPE ST, SAN MARCOS, TX 78666	SAN MARCOS TELEPHONE CO INC	1025 ELDORADO BLVD	BROOMFIELD, CO 80021-8254
140981	328 GUADALUPE, SAN MARCOS, TX 78666	SANCHEZ FRANCISCO & YSLENDIA M	PO BOX 276	MARTINDALE, TX 78655
27287	S GUADALUPE ST, SAN MARCOS, TX 78666	TUTTLE LUMBER CO	PO BOX 357	LOCKHART, TX 78644-0357
41565	145 S GUADALUPE ST, SAN MARCOS, TX 78666	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666
32215	321 S LBJ DR, SAN MARCOS, TX 78666	WELCH, KERMIT	2916 SHADOW DR W	ARLINGTON, TX 76006-2722
41505	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701
41545	164 S GUADALUPE ST, SAN MARCOS, TX 78666	ZUGHAIYER, MOHAMMAD	24 YELLOWSTONE WAY	PACIFICA, CA 94044-3740
		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Bobbie Garza-Hernandez	122 Riviera St.	SAN MARCOS, TX 78666
		Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
		Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666
		John Thomaides	813 Arizona	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666