



Public Hearing

CUP-25-14

Bluebonnet Copacking

CUP-25-14 (Bluebonnet Copacking) Hold a public hearing and consider a request by Brian Smittle, on behalf of Bluebonnet Copacking, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E MLK Drive, Suite 110. (C. Garrison)



Property Information

- Approximately 2.48 acres
- Located on the southeast corner of E MLK Dr. and S. Guadalupe Street

CUP-25-14

Conditional Use Permit - 110 E. MLK Dr.

Notification



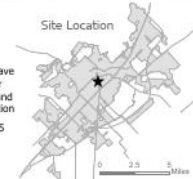
Subject Property
400ft Buffer
Parcel



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Date: 2/3/2025

SAN MARCOS Planning and Development Services



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Context & History

Currently Vacant (Previous Brewery)

Surrounding Uses

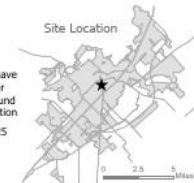
- Restaurants
- Bars
- Professional Offices
- Future Fire Station
- Multifamily



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Date: 3/3/2025

Date: 2/3/202

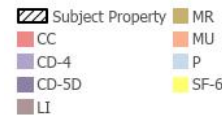
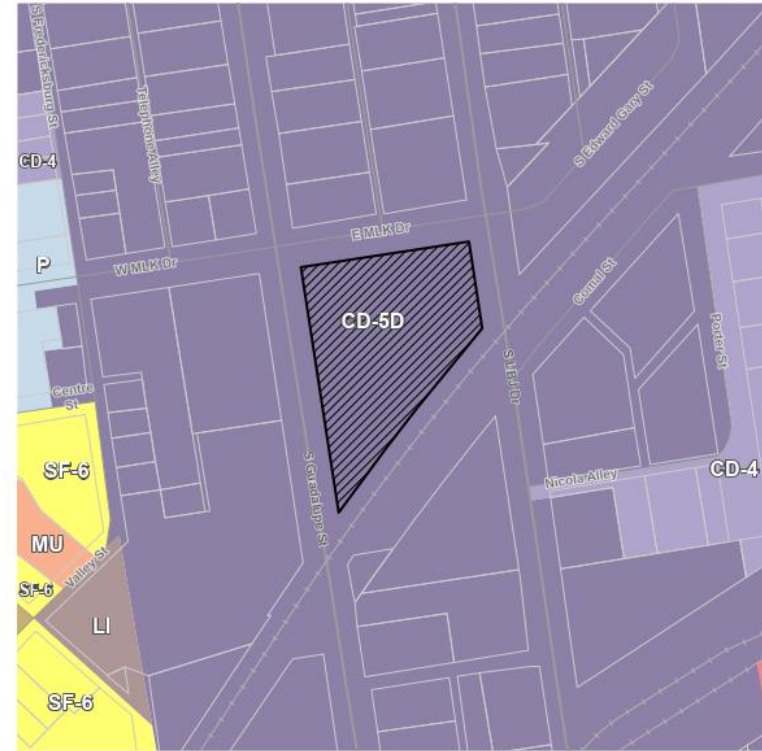


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Context & History

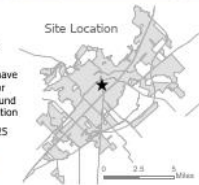
- Existing Zoning:
Character District – 5D (CD-5D)
- Proposed Use:
Brewery
 - Thursday: 12 p.m. – 12 a.m.
 - Friday: 12 p.m. – 1 a.m.
 - Saturday: 11 a.m. – 1 a.m.
 - Sunday: 11 a.m. – 11 p.m.
- Received approval of reinstatement of nonconforming rights by ZBOA



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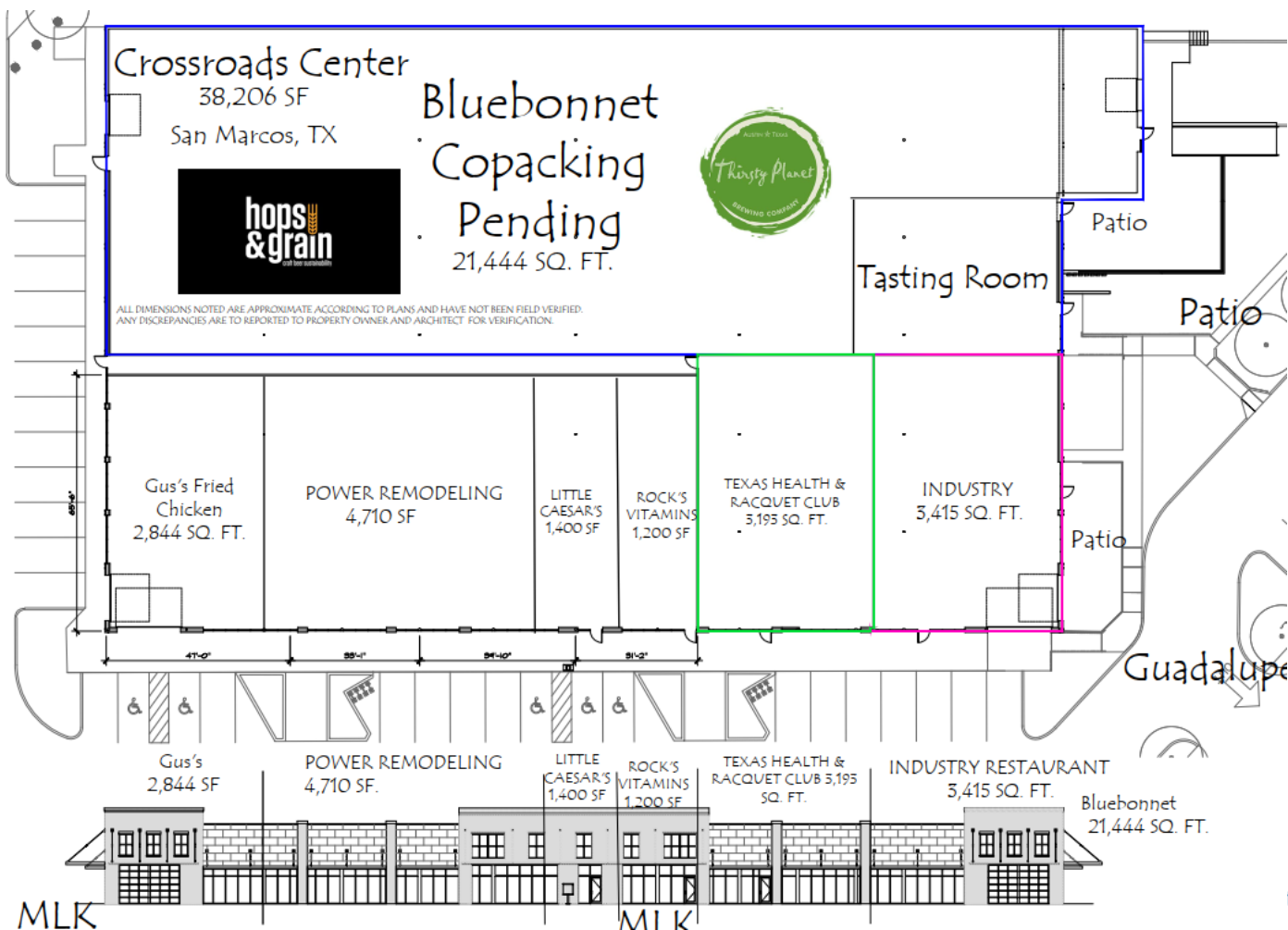
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SAN MARCOS Planning and Development Services

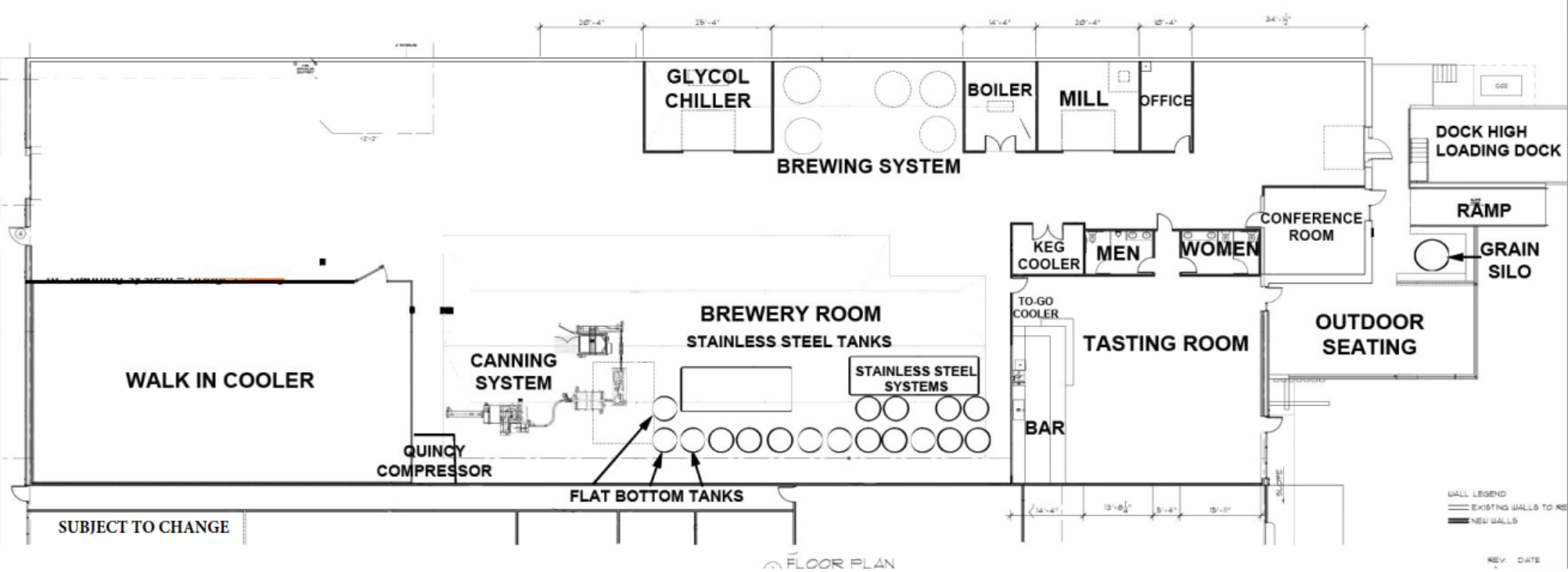


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Site Plan



Floor Plan





Recommendation

- Staff recommends **approval** of CUP-25-14 with the following conditions:
 1. The permit shall be valid for one (1) year, provided standards are met; and
 2. Outdoor music on the property shall not be permitted after 12 am; and
 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.