

1 FLOOR PLAN  
SCALE: 3/32" = 1'-0"

WALL LEGEND  
 ——— EXISTING WALLS TO REMAIN  
 ——— NEW WALLS

REV. DATE  
 NOVEMBER

# Crossroads Center

38,206 SF

San Marcos, TX



# Bluebonnet

## Copacking

## Pending

21,444 SQ. FT.



2,200 sq. ft.

### Tasting Room

Patio 2,200 sq. ft.

### Patio

ALL DIMENSIONS NOTED ARE APPROXIMATE ACCORDING TO PLANS AND HAVE NOT BEEN FIELD VERIFIED. ANY DISCREPANCIES ARE TO REPORTED TO PROPERTY OWNER AND ARCHITECT FOR VERIFICATION.

Gus's Fried Chicken  
2,844 SQ. FT.

POWER REMODELING  
4,710 SF

LITTLE CAESAR'S  
1,400 SF

ROCK'S VITAMINS  
1,200 SF

TEXAS HEALTH & RACQUET CLUB  
3,193 SQ. FT.

INDUSTRY  
3,415 SQ. FT.

Patio

LBJ

65'-6"

47'-0"

33'-1"

39'-10"

31'-2"

Guadalupe

Gus's  
2,844 SF

DC K 9F F9A C 89@B;  
4,710 SF.

LITTLE CAESAR'S  
1,400 SF

ROCK'S VITAMINS  
1,200 SF

TEXAS HEALTH & RACQUET CLUB  
3,193 SQ. FT.

INDUSTRY RESTAURANT  
3,415 SQ. FT.

Bluebonnet  
21,444 SQ. FT.



110 E. MLK

MLK

## Entertainment Facility Details

We have a total of six TVs, with three mounted on both the east and west-facing walls. Our indoor space is equipped with speakers on both the east and west walls, providing audio for TVs and music. Additionally, we have several speakers outside, directed toward the patio area. Please note, there are currently no outdoor TVs installed.

## **Proposed Food & Beverage Menu**

### **Beverages**

Our taps will feature a rotating selection of 10 craft beers, including signature brews from Thirsty Planet and Hops & Grain. Guests can enjoy classics like Thirsty Goat Amber, Bucket Head IPA, Silverback Pale Ale, Yellow Armadillo Wheat, Zoe Pale Lager, and Mosaic IPA, along with an ever-changing lineup of specialty and limited-edition releases.

### **Food**

While we won't have an in-house kitchen, we're partnering with the restaurants in the Crossroads Center, Industry, Gus's World Famous Fried Chicken, and Little Caesars, to offer seamless food options for our guests. Customers can order directly from these restaurants and enjoy their meal in the tasting room.

# **Statement of Compliance with Applicable Code Standards**

## **Thirsty Planet Brewery**

Thirsty Planet Brewery is committed to full compliance with all applicable local, state, and federal code standards as part of its Conditional Use Permit (CUP) application.

### **1. Zoning and Land Use Compliance**

Thirsty Planet Brewery has successfully reinstated its zoning, allowing the property to operate as a brewery. We will continue to ensure that all operations, including brewing, distribution, and customer interactions, align with approved land use policies and comply with applicable city codes.

### **2. Building and Fire Code Compliance**

The brewery remains in the same configuration (including equipment) as when previously occupied by Hops & Grain and AquaBrew. All brewery structures, production areas, and customer spaces comply with the International Building Code (IBC) and the local Fire Code. In Spring 2023, the electricity was transferred from Aquabrew/Shotgun Seltzer to the landlord (MLKSM). On April 24, 2023, Alex Damgaard conducted a full inspection of the premises, building, and parking lot to facilitate turning the electricity back on. The property remains in the exact same configuration as it was during Mr. Damgaard's inspection. Additionally, we received a one day certificate of occupancy for the mural grand opening celebration in October of 2024.

### **3. Health and Sanitation Standards**

Thirsty Planet Brewery will comply with all health and sanitation regulations outlined by the Texas Department of State Health Services (DSHS) and the U.S. Food and Drug Administration (FDA).

### **4. Community Impact**

Thirsty Planet Brewery is committed to ensuring a positive relationship with the surrounding community. We encourage community involvement through local charity events, donating proceeds, and hosting fundraisers that benefit local organizations and causes. Thirsty Planet Brewery will implement multiple bike racks around the shopping center to encourage alternate means of transportation. We have also created a spacious outdoor area designed to be family-friendly and pet-friendly, providing a relaxed and enjoyable environment for everyone.

### **5. Additional Compliance Considerations**

Thirsty Planet Brewery will work closely with city officials to ensure compliance with any additional conditions or standards required as part of the Conditional Use Permit approval.



**Basic Details**

[Address](#)

[Initial Info](#)

[Entity Information](#)

[Additional Info](#)

[Contact Details](#)

[Measurement Info](#)

[Property Ownership](#)

[Business Info](#)

[Warehouse Info](#)

[Contract/Agreement](#)

[60 Day Sign](#)

[Bond Information](#)

[Violations Details](#)

### Basic Details

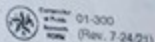
License ID	<b>200134629</b>	Legacy License Type	<b>BW - Brewer's License (BW)</b>
License Status	<b>Active</b>	Renewal Date	<b>N/A</b>
Original Issue Date	<b>03/17/2025</b>	Expiration Date	<b>3/16/2027</b>

process. We remain committed to maintaining a safe, responsible, and community-friendly brewing operation.

We appreciate the opportunity to contribute to the local economy and craft beer culture in San Marcos. Thirsty Planet Brewery looks forward to working with city officials, regulators, and the community to ensure full compliance with all applicable codes and standards.

**Prepared by:**

Thirsty Planet Brewery



# TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit, plus a property tax, and exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

TAXPAYER NAME, BUSINESS LOCATION NAME and PHYSICAL LOCATION

You must obtain a new permit if there is a change of ownership, location or business location name.

BLUEBONNET COPACKING LLC

BLUEBONNET COPACKING  
110 E MARTIN LUTHER KING DR STE 130  
SAN MARCOS  
HAYS COUNTY TX 78666-5542

Type of permit  
SALES AND USE TAX

Taxpayer number  
3-20943-0777-7

Location number  
00001

First business date of location  
11/01/2024

NAICS: 722410 Drinking Places (Alcoholic Beverages)

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: SAN MARCOS

COUNTY: HAYS

EFF: 11/01/2024

EFF: 11/01/2024

## TEXAS ALCOHOLIC BEVERAGE COMMISSION

BW -200134629

Expires:3/16/2027

BREWER'S LICENSE (BW)

BLUEBONNET COPACKING  
110 E MARTIN LUTHER KING DR, STE 130  
SAN MARCOS, HAYS, TX, US, 78666

BLUEBONNET COPACKING LLC

  
EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON. THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITTEES TO PERFORM ANY DUTY IMPOSED UPON THEM.