



Public Hearing

CUP-26-31

Bluebonnet Copacking

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)

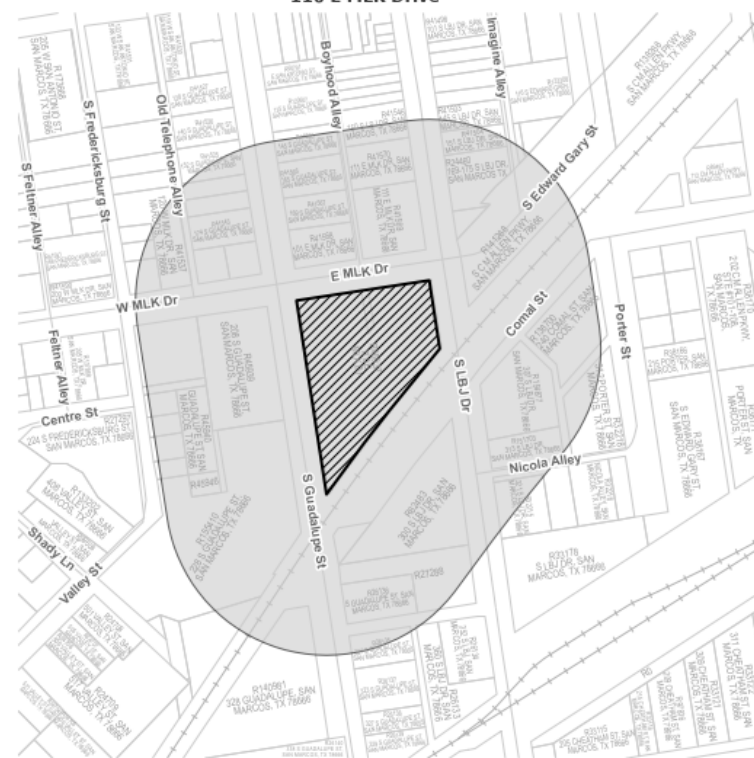
Property Information

- Approximately 2.48 acres
- Location: Southeast corner of E MLK Drive and S Guadalupe Street

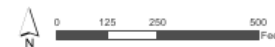
CUP-26-31

Bluebonnet Copacking -
110 E MLK Drive

Notification Map



- ▨ Subject Property
- 400 ft. Buffer
- 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: 6/3/2026

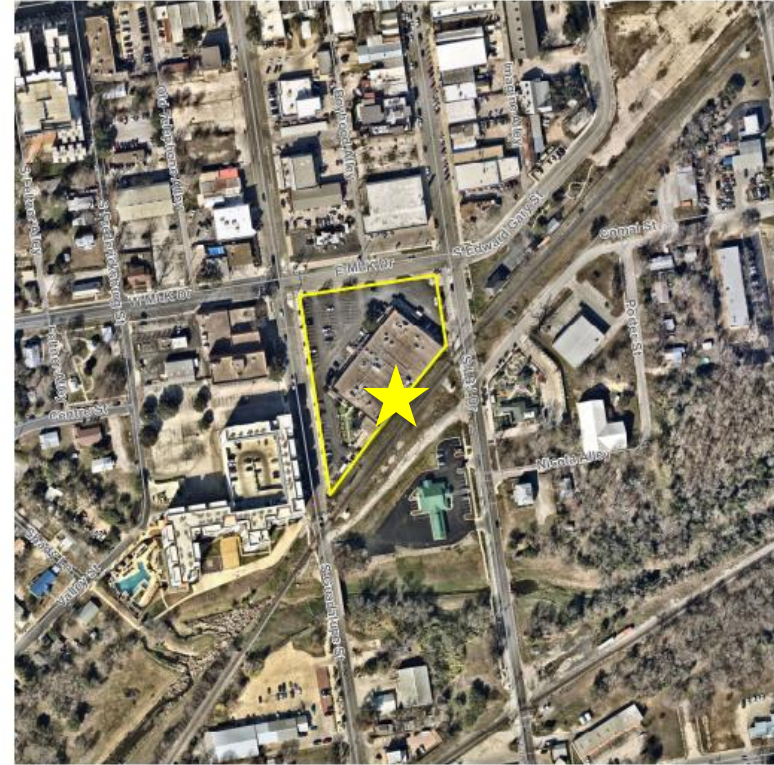
SAN MARCOS Planning and
Development Services

arcostx.gov



Context & History

- Currently a Brewery use with on-premise consumption of alcohol.
- The business has held a Beer and Wine CUP since April 22, 2025.
- Surrounding Uses include restaurants, bars, professional offices, multifamily and the railroad.
- Reinstatement of nonconforming rights approved by the Zoning Board of Adjustment to allow for the Brewery Use.

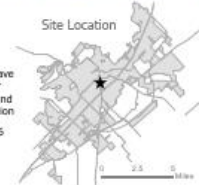


Subject Property



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Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
<u>X</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/A	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



Crossroads Center
38,206 SF
San Marcos, TX



Bluebonnet
Copacking
Pending
21,444 SQ. FT.



Tasting Room

Patio

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

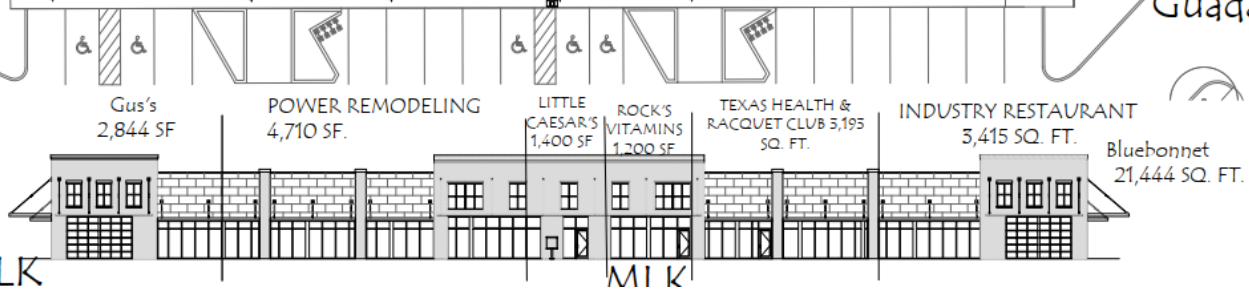
TEXAS HEALTH &
RACQUET CLUB
3,195 SQ. FT.

INDUSTRY
3,415 SQ. FT.

Patio

Guadalupe

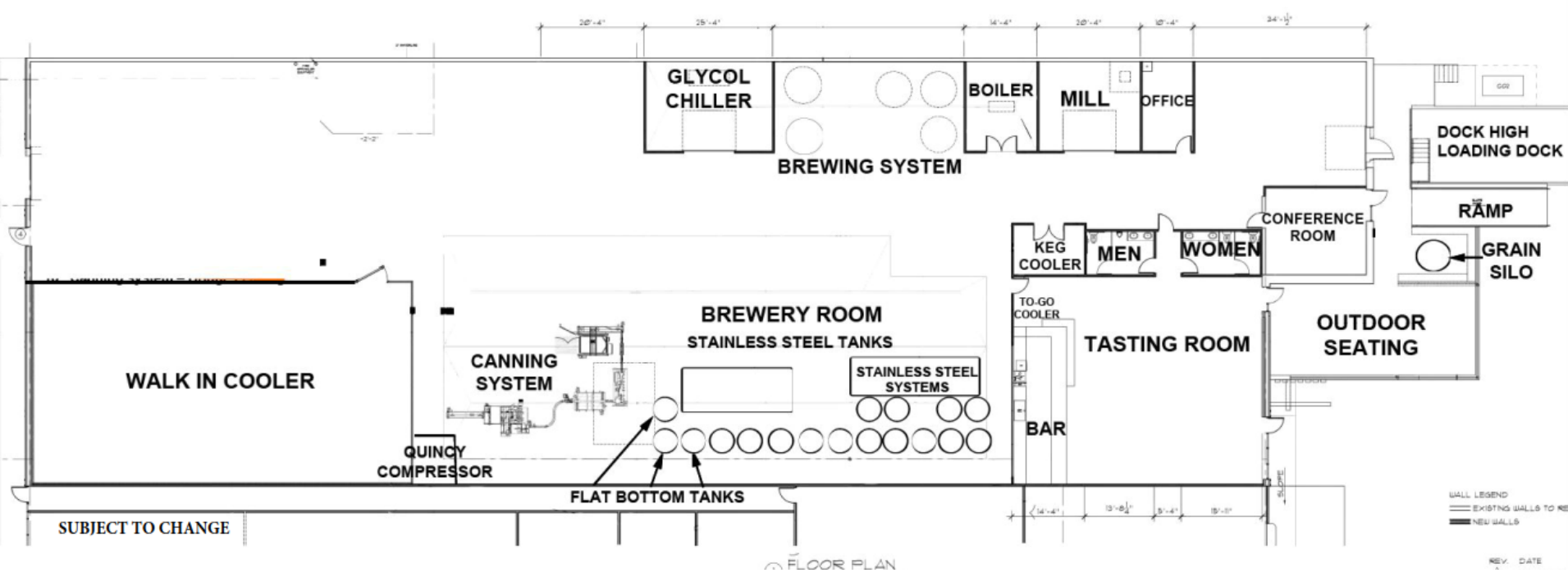
Taproom and
Patio are
2,200 sq. ft.



MLK

MI K

Floor Plan





Recommendation

Staff recommends **approval** of CUP-26-31 with the following conditions:

1. This permit shall be valid for three (3) years, and shall expire June 23, 2029, provided standards are met;
2. No outdoor Amplified Sound shall be permitted after the closing of the business but in no case later than 12am.
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 number of 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. This permit shall be posted in the same area and manner as the Certificate of Occupancy.