

① FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

# Crossroads Center

38,206 SF

San Marcos, TX



## Bluebonnet

### Copacking

### Pending

21,444 SQ. FT.



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.

### Tasting Room

Patio

Patio

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

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.

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



Document reference ID : 374867

# Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	374867
Applicant Name:	Bluebonnet Copacking LLC
License Type applied for:	Brewer's License (BW)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	[REDACTED]
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	805474661
Date Filed:	3/22/2024
Filing State:	TX

## Basic Business information

Business/Trade Name: Bluebonnet Copacking

## Location's Phone Numbers

Business Phone Number 512-924-9591

Alternate Phone Number 512-422-1236

## Location Address

Address: 110 E Martin Luther King Dr, STE 130, San Marcos, TX, United States, Hays 78666

Is your location within city limits? Yes

## Mailing Address Information

Address: 510 Hearn St, 200, Austin, TX, United States, Travis 78703

## Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No





## CERTIFICATE OF CITY SECRETARY FOR: (D & BW)

I hereby certify on this 25 day of February, 2025, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages,

☒ does ☐ does not

allow for on-premise consumption and

☒ does ☐ does not

allow for off-premise consumption in accordance with 501.035 of the Election Code.

SIGN HERE

Elizabeth Trevino  
City Secretary

San Marcos, TEXAS  
City





## CERTIFICATE OF COUNTY CLERK FOR: (D & BW)

I hereby certify on this 26th day of February, 2025, that the location for which the license/permit is sought is in a "wet" area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court, and

☒ does ☐ does not

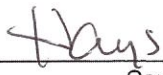
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☒ does ☐ does not

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SIGN HERE

  
County Clerk

  
County

SEAL





**Hays County**

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays Government Center  
712 S. Stagecoach Trail Ste. 2008  
San Marcos, Texas 78666  
512-393-7330

**Receipt: 25-5348**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
BEER	BEER AND WINE CERTIFICATION	\$5.00
	# Pages	1
	Document #	DOC628S342
	Document Info:	BRIAN DAVID SMITTLE
	# of Applications	1
Application		\$5.00
<b>Total</b>		<b>\$5.00</b>
Tender (Cash)		\$20.00
Paid By	BRIAN DAVID SMITTLE	
Change (Cash)		(\$15.00)

Thank You