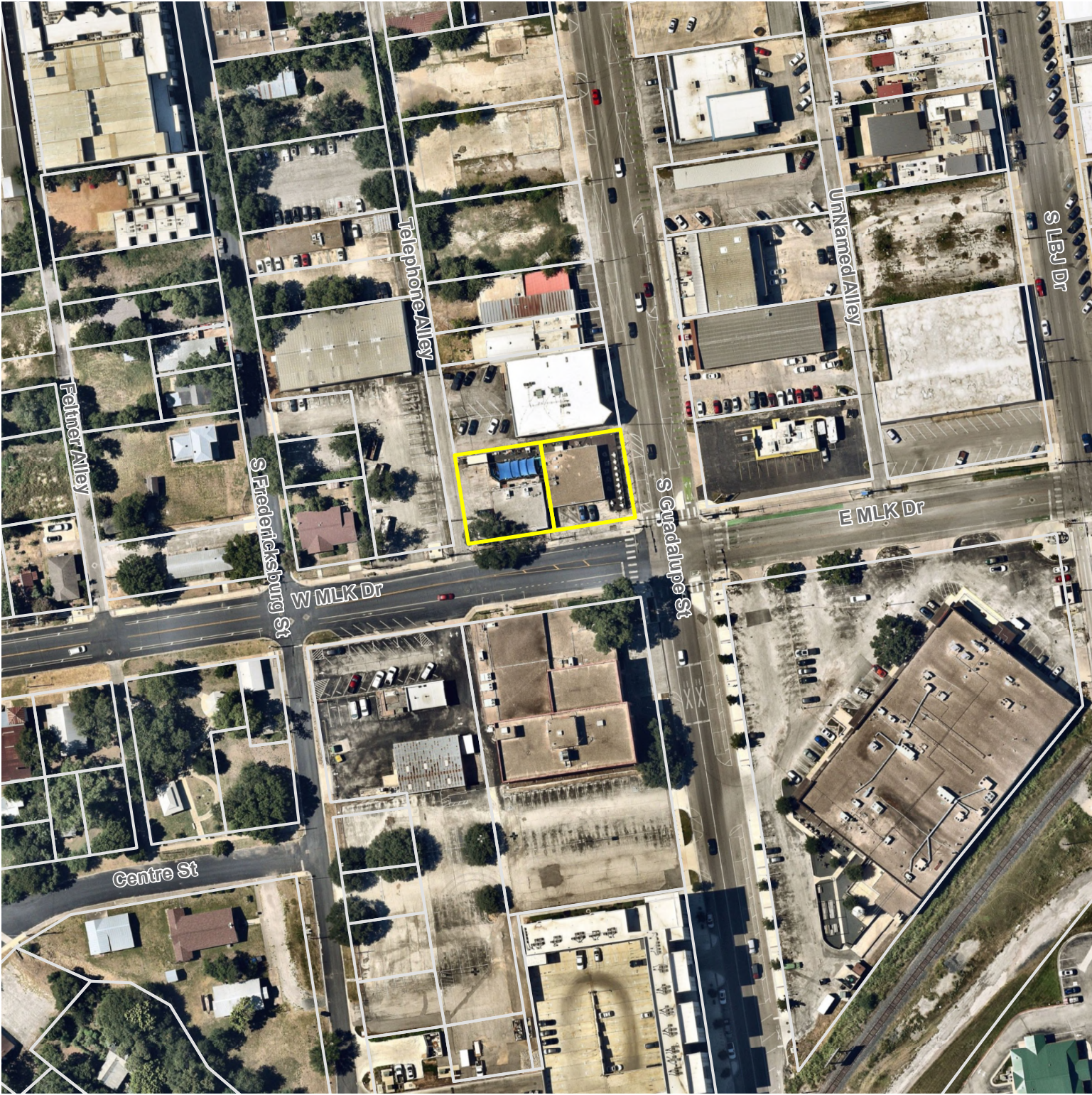


CUP-25-46

The Davenport-
194 S Guadalupe St & 104 MLK Dr.

Aerial Map



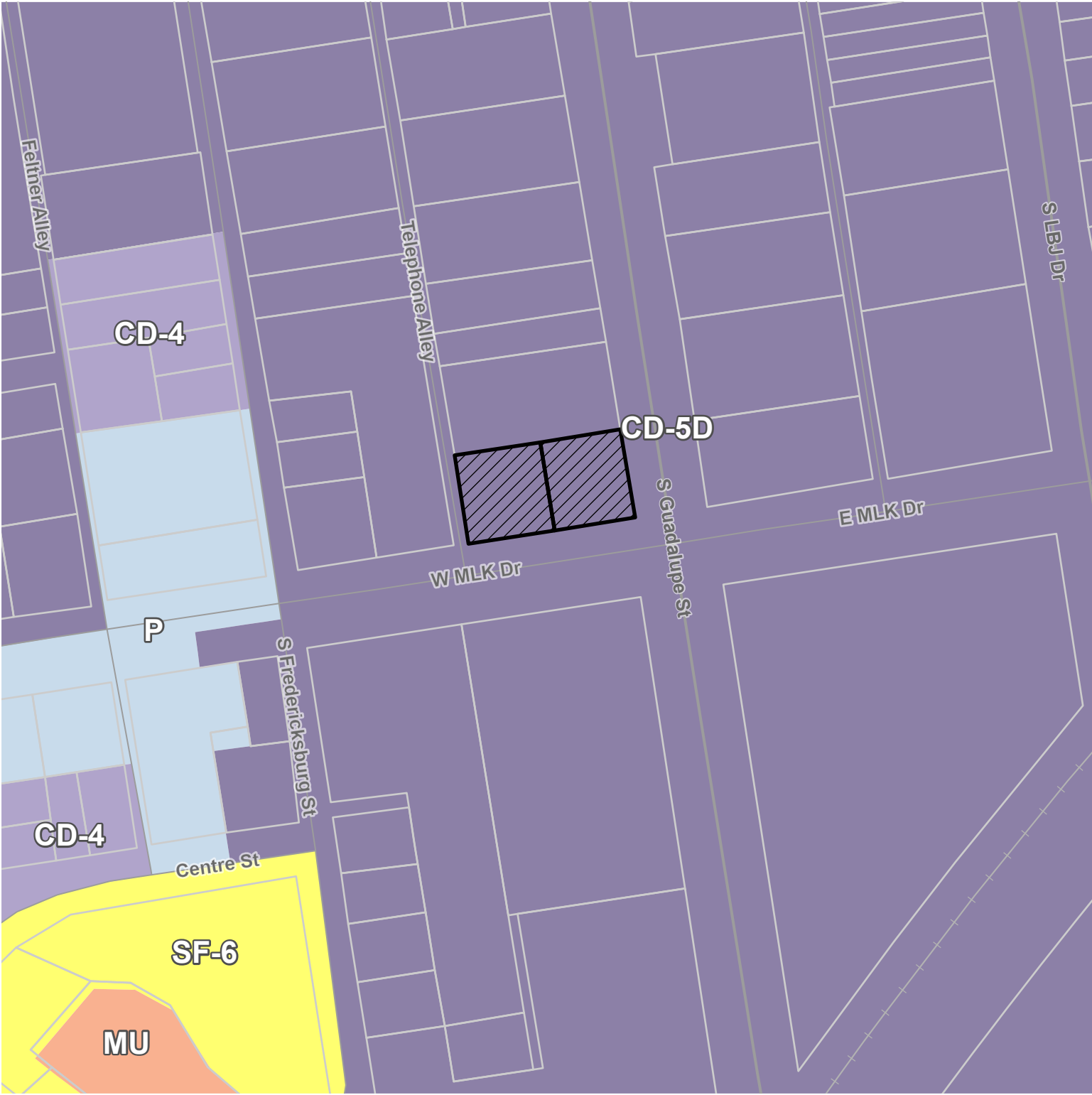
 Subject Property
 Parcel









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: 8/28/2025





-  Subject Property
-  CD-4
-  CD-5D
-  MU
-  P
-  SF-6



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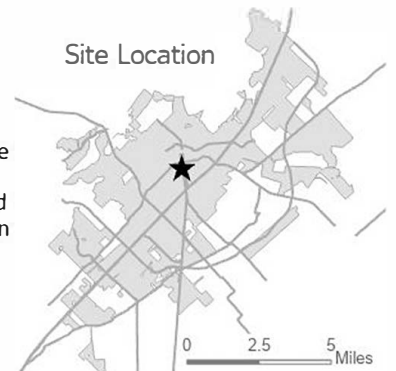
Date: 8/28/2025



CUP-25-48

Date: 9/4/2025

Site Location



PLANNING AND DEVELOPMENT SERVICES

9/5/2025



CUP-25-48

Re-Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
194 S Guadalupe Street & 104 W MLK dr

CUP-25-48 (The Davenport) Hold a public hearing and consider a request by Duane Bradley, on behalf of The Davenport, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 194 S. Guadalupe Street and 104 W MLK Drive. (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, September 23, 2025** 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 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

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-48**.

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

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
41578	152 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	ARREDONDO RICARDA EST	Attn: FRANCES ARREDONDO	SAN MARCOS, TX 78666-5561
41540	138 W MLK DR, SAN MARCOS, TX 78666	BARBER, CURTIS	138 W MARTIN LUTHER KING DR	SAN MARCOS, TX 78666-5521
60791	E SAN ANTONIO ST, SAN MARCOS, TX 78666	BLARCK LTD PARTNERSHIP	400 ROLLING HILLS DR	WIMBERLEY, TX 78676-4222
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
41594	160 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CHAMBERS, MATTHEW J	433 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5516
41592	S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CHAMBERS, MATTHEW J	433 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5516
41532	127 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CONTRERAS, ALFONSO P	127 S FREDERICKSBURG ST	SAN MARCOS, TX 78666-5527
41568	101 E MLK DR, SAN MARCOS, TX 78666	DOZIER DIRK & KATHERINE	P O BOX 160667	AUSTIN, TX 78716-0667
41541	194 S GUADALUPE ST, 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
41548	142 S LBJ DR, SAN MARCOS, TX 78666	FINCH, JOHNNY L	P O BOX 118	SAN MARCOS, TX 78667-0118
41593	158 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	GALVEZ LUCIA A	158 S FREDERICKSBURG ST	SAN MARCOS, TX 78666-5528
41579	146 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	HARRIS, DUANE	106 CACTUS BEND CV	GEORGETOWN, TX 78633-5398
41591	168 FREDERICKSBURG ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	712 S STAGECOACH TRL	SAN MARCOS, TX 78666-6230
45937	110 E MLK DR, STE #102, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
41543	174 S GUADALUPE ST, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
27299	201 MLK DR, SAN MARCOS, TX 78666	RICHARD, CARMEN E	201 W MLK DR	SAN MARCOS, TX 78666
41580	140 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	RUDI & RENE LLC	1915 ALAMEDA DR	AUSTIN, TX 78704-3150
45942		SAN MARCOS TELEPHONE CO INC	P O BOX 4065	MONROE, LA 71211-4065
41534	153 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	SML OWNER II LLC	Attn: JARED SCHENK	CHICAGO, IL 60657-4029
120607	135 S GUADALUPE ST, SAN MARCOS, TX 78666	SOUTH GUADALUPE PARTNERS LTD	7609 BAJA CV	AUSTIN, TX 78759
41565	145 S GUADALUPE ST, SAN MARCOS, TX 78666	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666
159837	208-210 FREDERICKSBURG ST, SAN MARCOS, TX 78666	WESLEY CHAPEL AFRO AMERICAN	METHODIST ESPISCOPAL CHURCH IN	SAN MARCOS, TX 78666
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
		Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666