



# **Public Hearing**

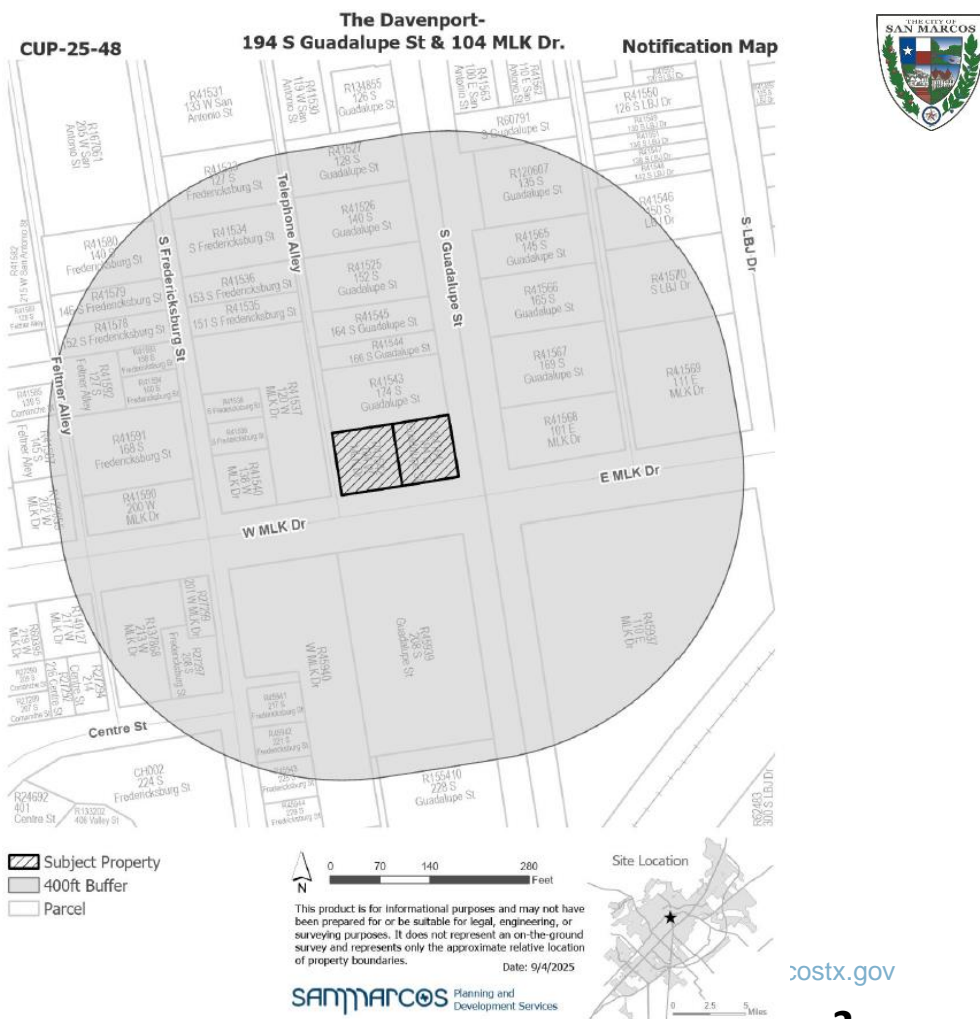
## **CUP-25-48**

### **The Davenport**

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 Martin Luther King Drive. (C.Garrison)

## Property Information

- Approximately 0.15 acres
- Located at the Intersection of W MLK Drive and S Guadalupe Street

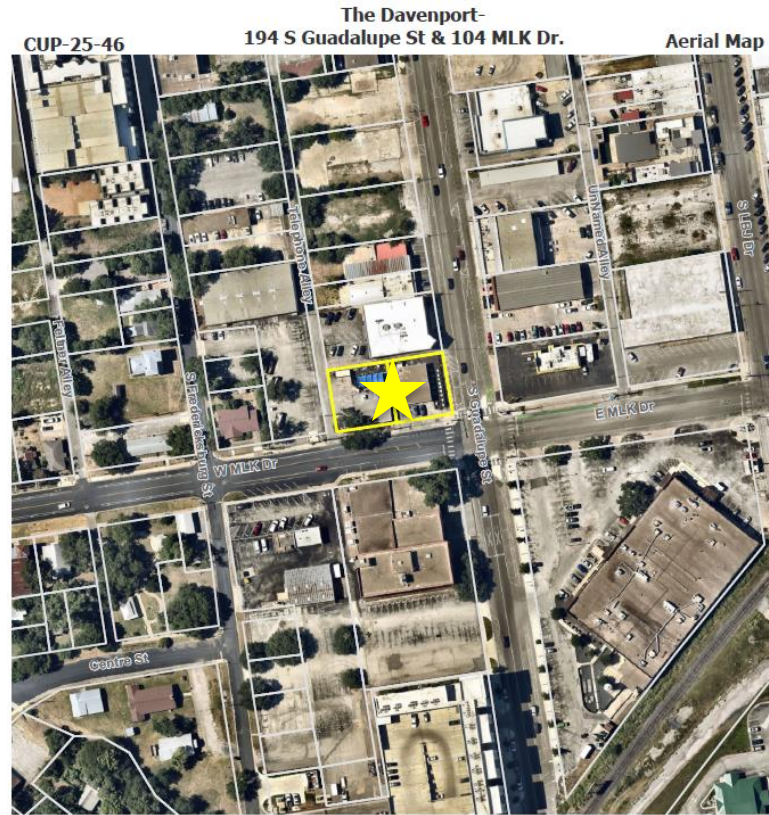


# Context & History

Currently a Bar within the CBA

## Surrounding Uses

- Office
- Retail
- Restaurants
- Apartments
- Single-Family Residential



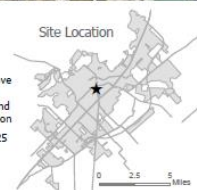
Subject Property  
Parcel



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Date: 8/28/2025

SAN MARCOS Planning and Development Services

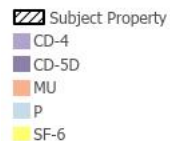
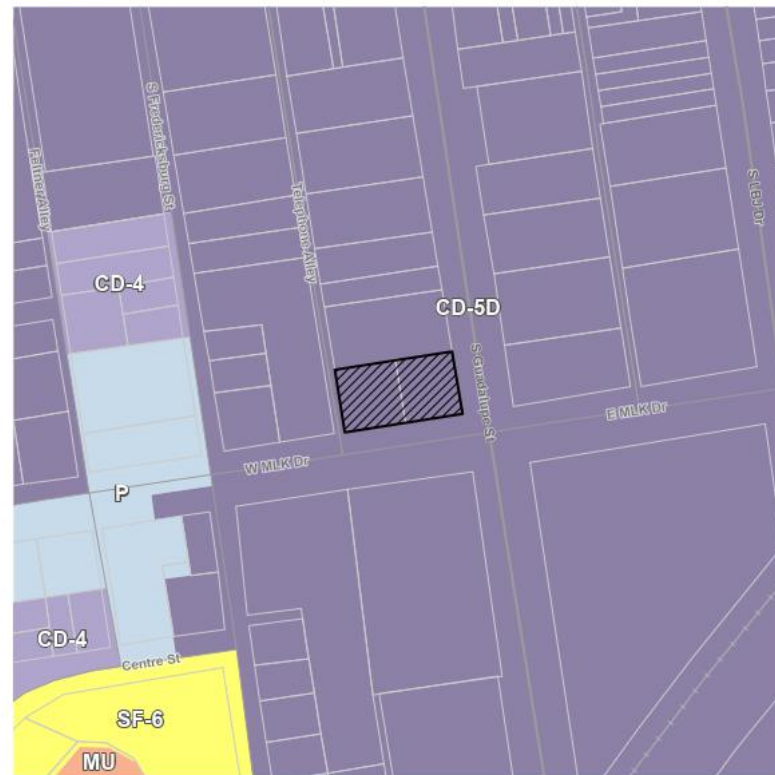


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# Context & History

- Existing Zoning:  
Character District - 5 Downtown  
(CD-5D)
- Current Use: Bar
  - Monday-Sunday: 2 p.m. – 2 a.m.
- CUP Expiration Date:  
(October 22, 2025)

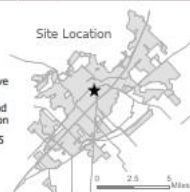


0 75 150 300 Feet

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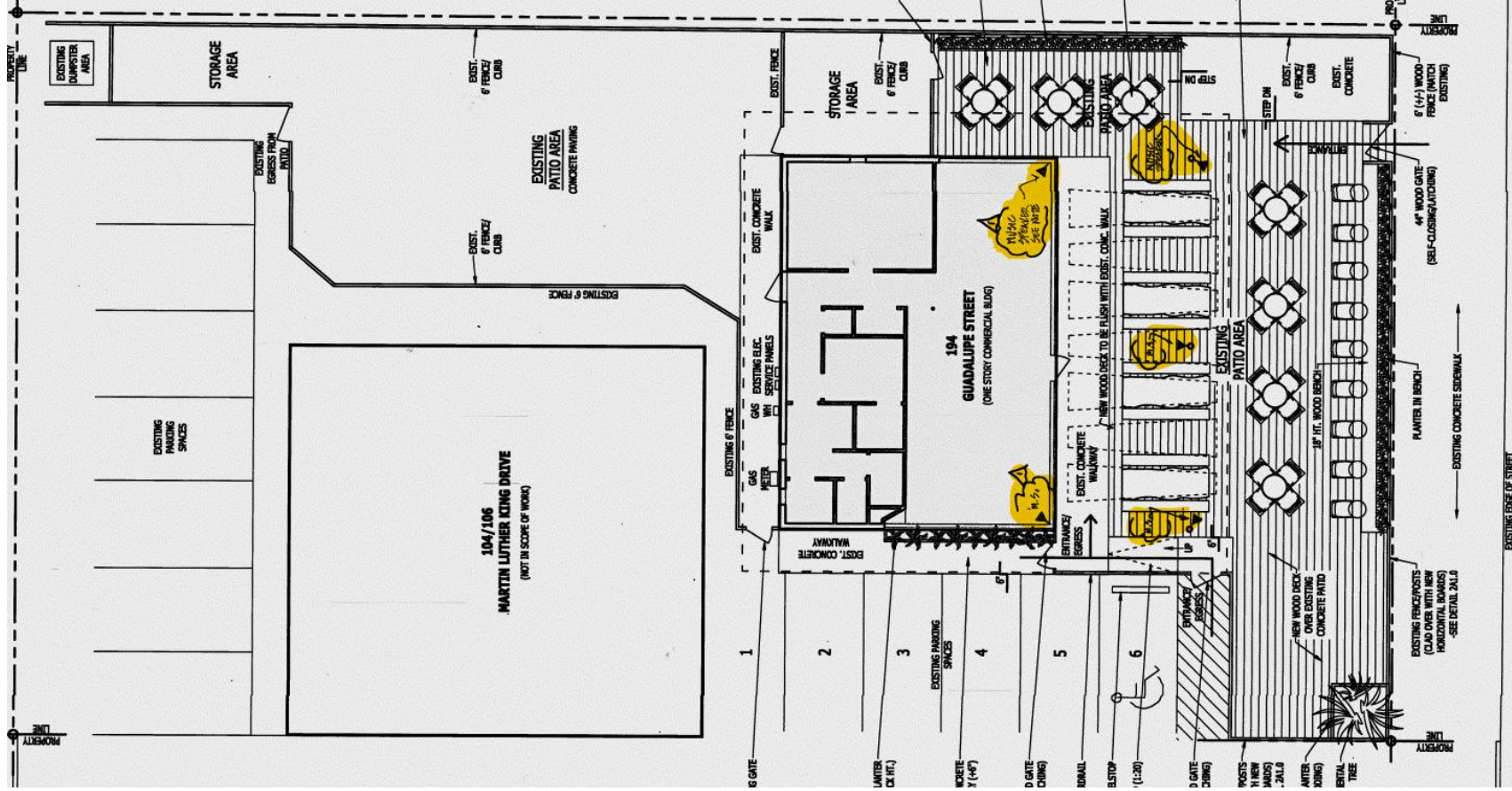
Date: 8/21/2025

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# Recommendation

Staff recommends **approval** of CUP-25-48 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on October 22, 2025, provided standards are met;
2. Outdoor amplified music on the patio fronting South Guadalupe Street shall be limited to the hours between 11 a.m. and 10 p.m., Sunday – Thursday, and between 11 a.m. and 12 a.m., Friday and Saturday;
3. Condition #2 shall not apply to the speakers providing ambient music on the patio fronting South Guadalupe Street, Sunday – Thursday, between 10 p.m. and 12 a.m.;
4. Outdoor amplified music on rear patio directly adjacent to Telephone Alley shall be limited to the hours between 11 a.m. and 10 p.m.;
5. Parking shall be prohibited in the City right-of-way along South Guadalupe Street; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

*Note: conditions unchanged from previous approvals*