



Public Hearing

CUP-24-45

The Davenport

CUP-24-45 (The Davenport) Hold a public hearing and consider a request by Duane Bradley, on behalf of The Davenport, for 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
- Intersection of MLK Drive and S Guadalupe Street



Subject Property
 400ft 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: 10/2/2024

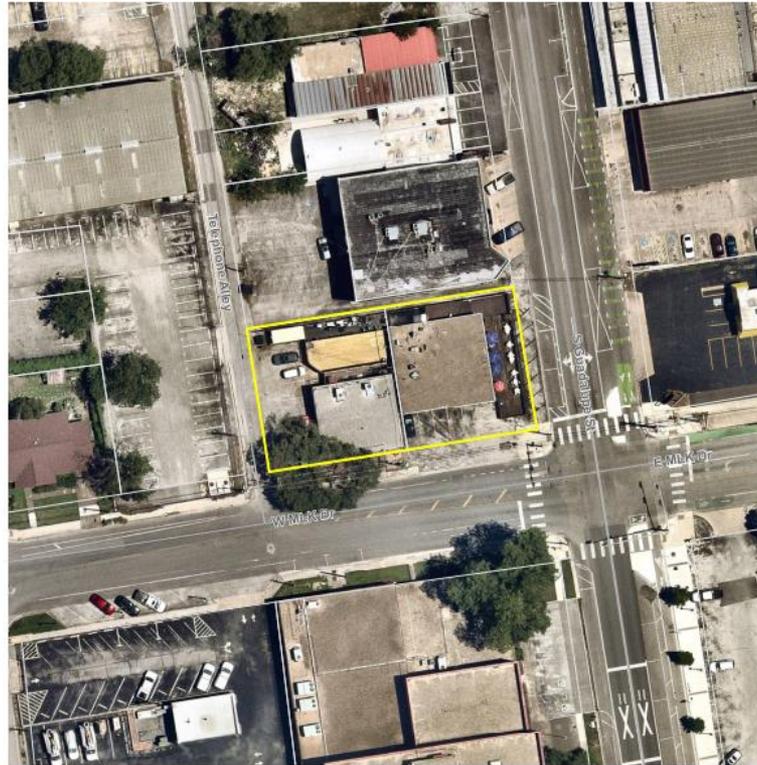


Context & History

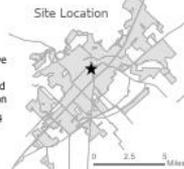
Currently a Restaurant

Surrounding Uses

- Office
- Restaurants
- Retail
- Warehouses
- Single Family Residential



 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: 10/2/2024

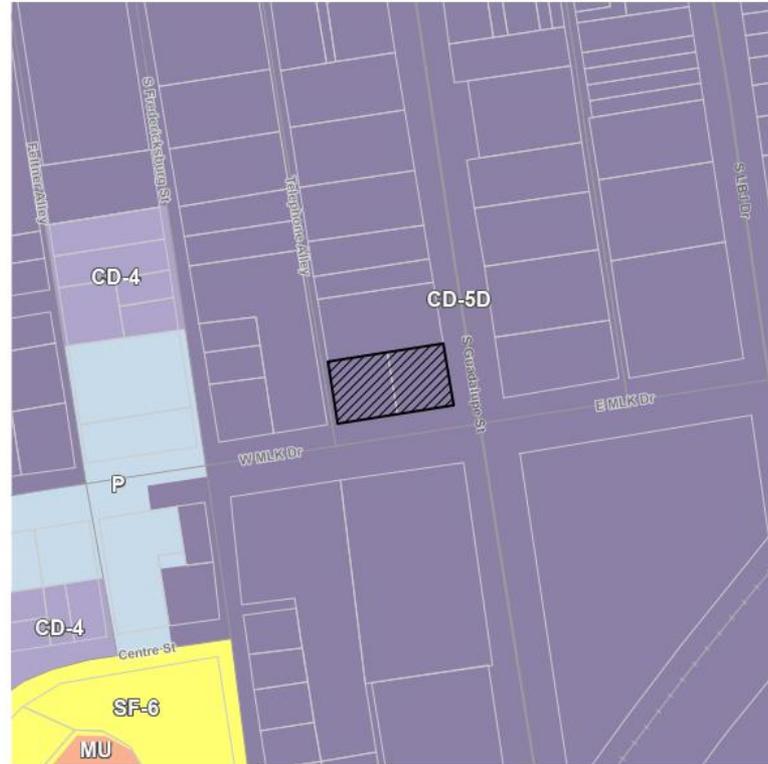
SAN MARCOS Planning and Development Services

arcostx.gov



Context & History

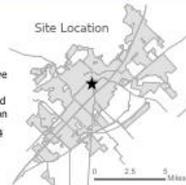
- **Existing Zoning:**
 Character District – 5 Downtown (CD-5D)
- **Proposed Use:**
 Bar (CBA)
 - Sunday through Saturday:
 11am – 2am
- Existing CUP Expiration Date:
 (8/9/2025)
- This is a new request for a Bar.



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



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-ground survey and represents only the approximate relative location of property boundaries.
 Date: 10/2/2024



Recommendation



Staff recommends approval of CUP-24-45 with the following conditions:

1. The permit shall be valid for one (1) year, 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 the 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.