



# **Public Hearing**

## **CUP-25-31**

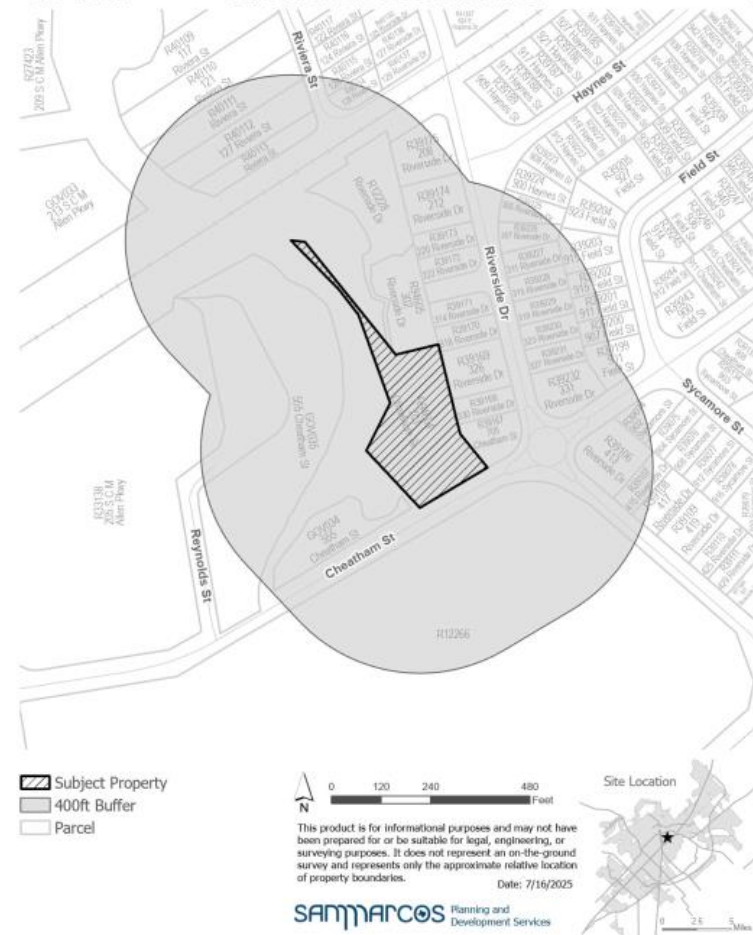
### **Ivar's River Pub**

CUP-25-31 (Ivar's River Pub) Hold a public hearing and consider a request by Curtis Lyle Gunnarson, on behalf of Ivar's River Pub, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 701 Cheatham Street. (C. Garrison)



# Property Information

- Approximately 1.65 acres
- Located on Cheatham Street west of the intersection of Riverside Drive.



# Context & History

Existing Restaurant

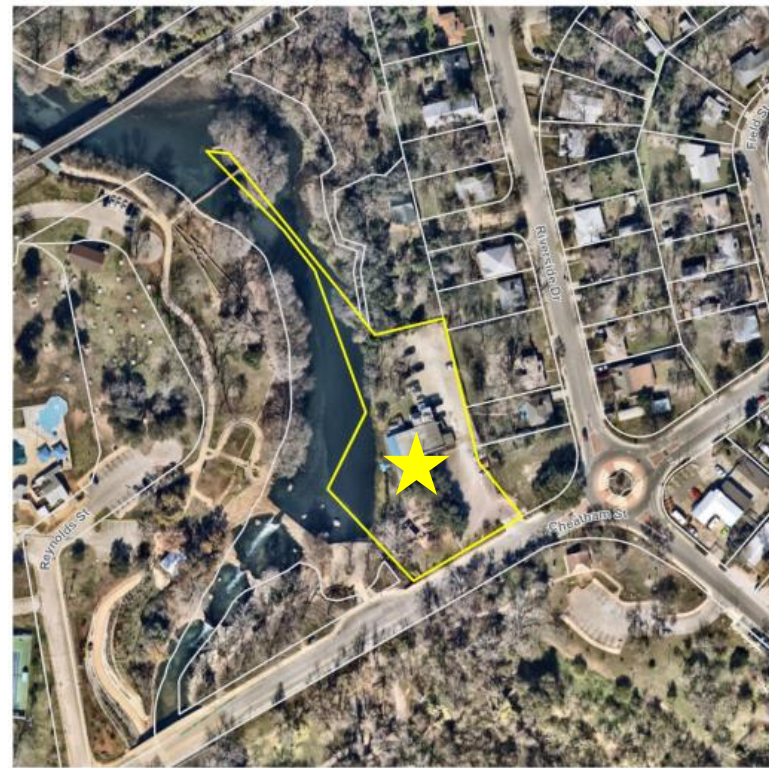
Surrounding Uses

- Single Family Residential
- San Marcos River

CUP-25-31

Ivar's River Pub- 701 Cheatham St.

Aerial Map



Subject Property  
Parcel

0 75 150 300 Feet

Site Location

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: 7/16/2025

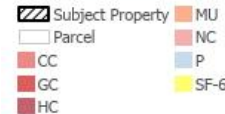
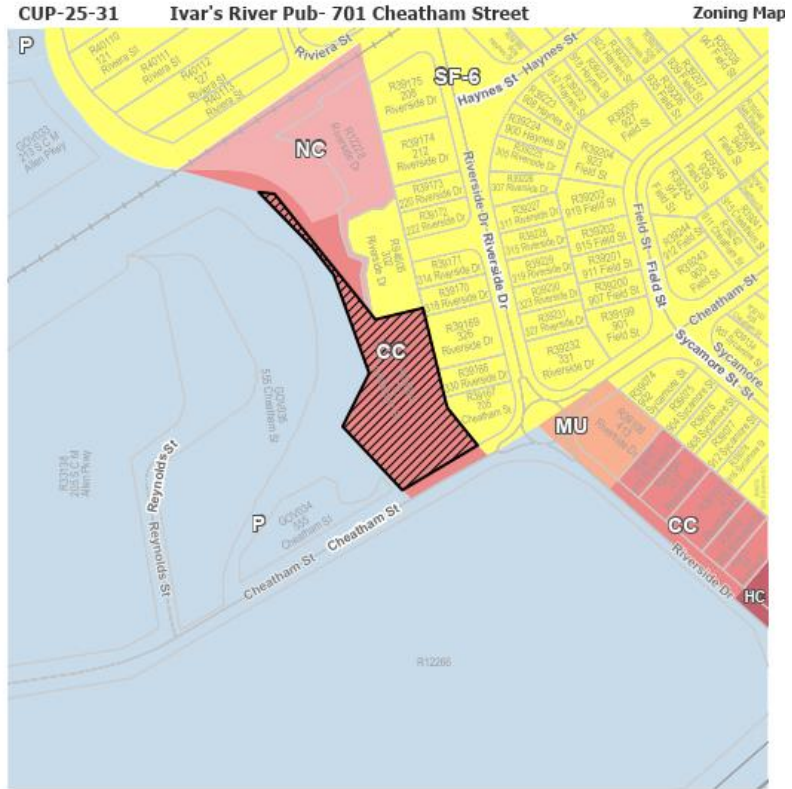
SAN MARCOS Planning and Development Services



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# Context & History

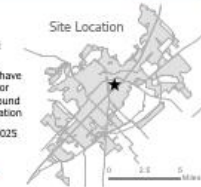
- Existing Zoning:  
Community Commercial (CC)
- Proposed Use:  
Restaurant
  - Hours of Operation: Monday – Sunday: 11 a.m. – 12 p.m.
- CUP Expiration Date:  
(7/12/2025)



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Date: 7/29/2025

**SAN MARCOS** Planning and Development Services

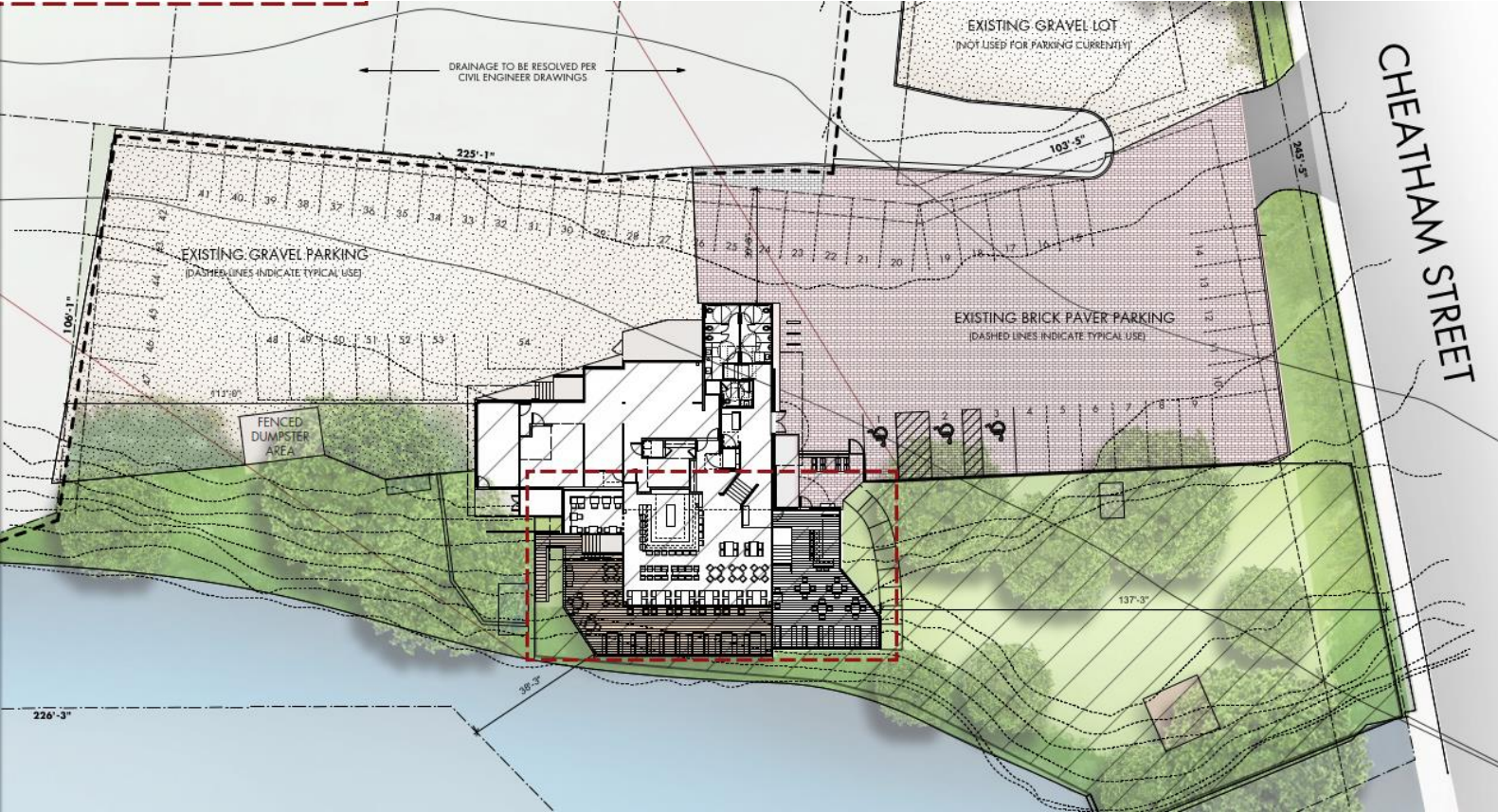


[ostx.gov](https://ostx.gov)





# Site Plan



costx.gov



# Recommendation

- Staff recommends(ed) **approval** of CUP-25-31 with the following conditions:
  1. The permit shall be valid for (3) years, provided standards are met;
  2. The applicant shall provide a barrier that prevents vehicular parking on adjacent single-family lot.
  3. Hours of operation shall be no later than midnight.
  4. Live music shall not be permitted on the property after 9 p.m.
  5. The floodlights along the deck shall be aimed downward toward the patio rather than at the San Marcos River.
  6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals