



-  Subject Property
-  Parcel



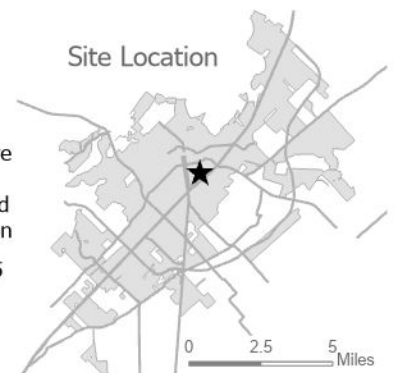
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Feet

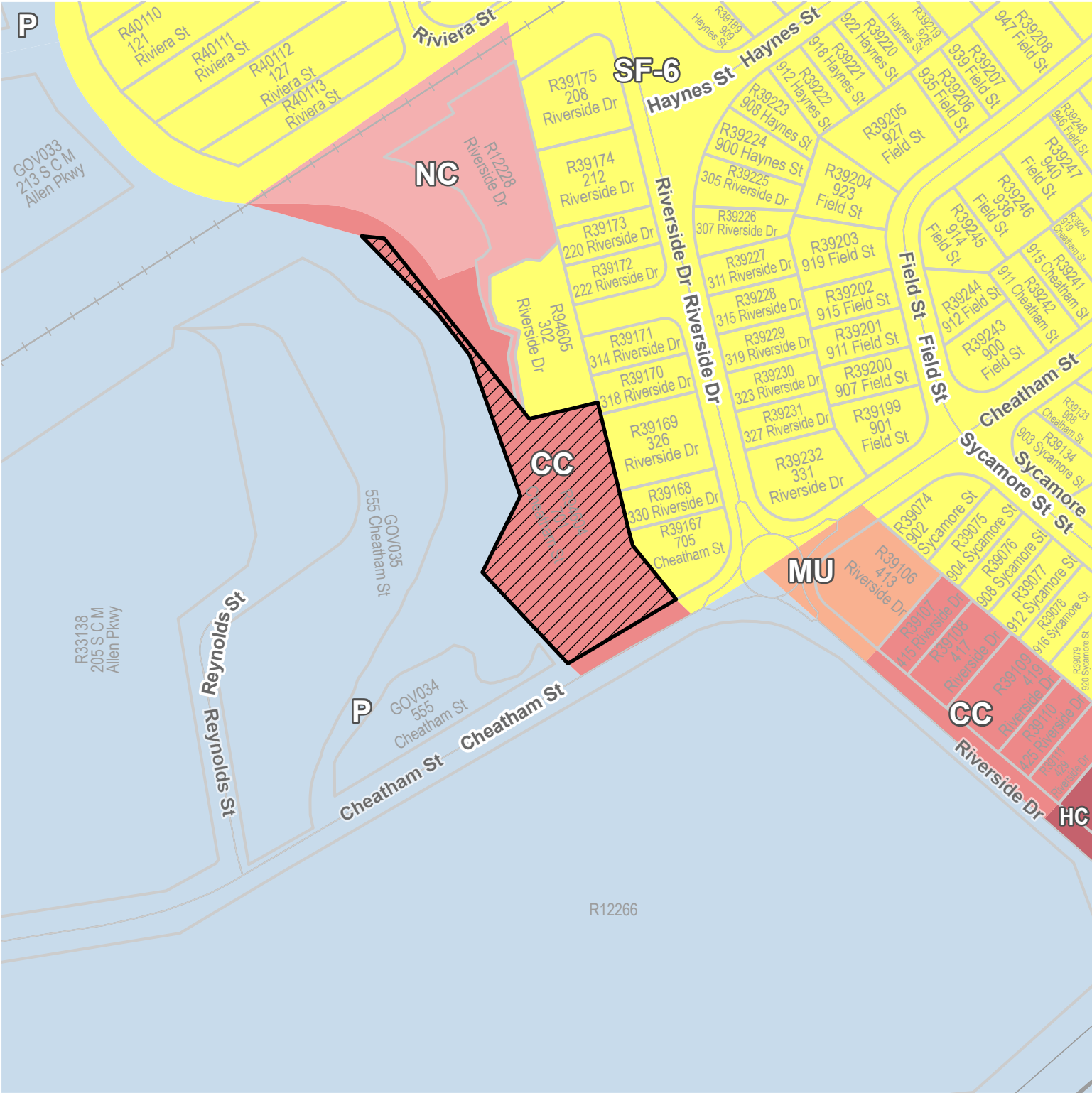
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/16/2025

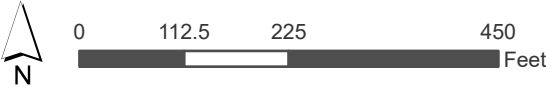
SAN MARCOS Planning and
Development Services

Site Location





- Subject Property
- Parcel
- MU
- NC
- CC
- P
- GC
- SF-6
- HC



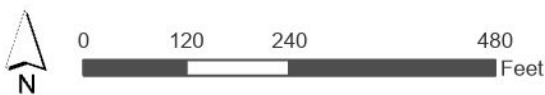
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Date: 7/29/2025





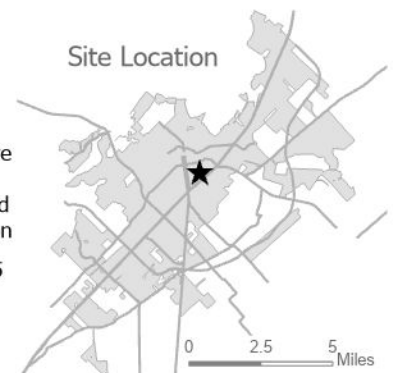
-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 7/16/2025

Site Location



PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-31

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
701 Cheatham Street**

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)

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. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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, August 12th, 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-25-31**

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
40110	121 RIVIERA ST, SAN MARCOS, TX 78666	BAER BRETT & ANA	13482 MAXELLA AVE	MARINA DEL REY, CA 90292-5620
39075	904 SYCAMORE ST, SAN MARCOS, TX 78666	BRENDALEN MARK & COLLINS MARGARET	904 SYCAMORE ST	SAN MARCOS, TX 78666
92531	212 RIVERSIDE DR, SAN MARCOS, TX 78666	BROXSON THOMAS J SR	2506 LAZY LAKE DR	HOUSTON, TX 77058-3709
94605	302 RIVERSIDE, SAN MARCOS, TX 78666	CARNEY ANN MARY	302 RIVERSIDE DR	SAN MARCOS, TX 78666-6933
39074	902 SYCAMORE ST, SAN MARCOS, TX 78666	DITMER, JODIE MARIE	902 SYCAMORE ST	SAN MARCOS, TX 78666
39106	413 RIVERSIDE DR, SAN MARCOS, TX 78666	EVANGELINA RODRIGUEZ LEAL TRUST	ALFREDO L LEAL & SANTIAGO GONZALES TRUSTEES	TEMPLE, TX 76501-7691
39199	901 FIELD, SAN MARCOS, TX 78666	GIBERSON PARTNERS II LTD	P O BOX 670	BUDA, TX 78610-0670
39201	911 FIELD, SAN MARCOS, TX 78666	GORSKI, AMPARO	4742 N BEACON ST	CHICAGO, IL 60640-4802
39169	326 RIVERSIDE DR, SAN MARCOS, TX 78666	GUNNARSON ADELE D	PO Box 2369	Wimberley, TX 78676-7269
39170	318 RIVERSIDE DR, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY A	1801 IH 35 S	SAN MARCOS, TX 78666-6018
39167	705 CHEATHAM, SAN MARCOS, TX 78666	GUNNER INC	P O BOX 746	SAN MARCOS, TX 78667-0746
40114	128 RIVIERA ST, SAN MARCOS, TX 78666	HARRISON JAMES M & L E	111 CANYON RD	SAN MARCOS, TX 78666-3810
39175	208 RIVERSIDE DR, SAN MARCOS, TX 78666	HICKS, PHILLIP	191 RIVERBEND LN	MARTINDALE, TX 78655
39231	327 RIVERSIDE DR, SAN MARCOS, TX 78666	KOLB LARRY & MARY ANNE	331 RIVERSIDE DR	SAN MARCOS, TX 78666
39228	315 RIVERSIDE DR, SAN MARCOS, TX 78666	LIEN MICHAEL SCOTT &	MARTINEZ ANNA M	SAN MARCOS, TX 78666
39229	319 RIVERSIDE DR, SAN MARCOS, TX 78666	LOPEZ, BARBARA J	P O BOX 287	HARLINGEN, TX 78551-0287
39200	907 FIELD ST, SAN MARCOS, TX 78666	MARKS AARON D	6207 CARY DR	AUSTIN, TX 78757-2703
39225	305 RIVERSIDE DR, SAN MARCOS, TX 78666	MENCHACA, NICHOLAS	305 RIVERSIDE DR	SAN MARCOS, TX 78666-6932
40115	126 RIVIERA ST, SAN MARCOS, TX 78666	METHVIN MICHELLE E	126 RIVIERA ST	SAN MARCOS, TX 78666-6308
39203	919 FIELD ST, SAN MARCOS, TX 78666	OWENS, DANNY W	919 FIELD ST	SAN MARCOS, TX 78666
39174	216 RIVERSIDE DR, SAN MARCOS, TX 78666	RAND BETSYGAIL	216 RIVERSIDE DR	SAN MARCOS, TX 78666-6931
40111	RIVIERA ST, SAN MARCOS, TX 78666	RICHARDS BETTY M &	NOVOSAD LINDA SUE &	SAN MARCOS, TX 78666
39108	417 RIVERSIDE DR, SAN MARCOS, TX 78666	RIZK HERBERT TRUST	DORA RIZK TRUSTEE	SAN MARCOS, TX 78666
39172	222 RIVERSIDE DR, SAN MARCOS, TX 78666	SAND SHIRLIE DIANNE & LAWSON WILLIAM CLAYTON	330 S C M ALLEN PKWY	SAN MARCOS, TX 78666-6902
39202	915 FIELD, SAN MARCOS, TX 78666	SCHMIDT TERRELL R & TAMARA J	5142 CA 400	FREEPORT, TX 77541
39171	314 RIVERSIDE DR, SAN MARCOS, TX 78666	STONE REVOCABLE LIVING TRUST	PEGGY J STONE TRUSTEE	SAN MARCOS, TX 78666-6933
39226	307 RIVERSIDE DR, SAN MARCOS, TX 78666	TCE TRUST	TIMOTHY M WILSFORD & CATHERINE C WILSFORD TRUSTEES	SAN MARCOS, TX 78666-4360
39227	311 RIVERSIDE DR, SAN MARCOS, TX 78666	WELLIVER HAYLEY & SEABLOM EDWARD	311 RIVERSIDE DR	SAN MARCOS, TX 78666
39230	323 RIVERSIDE DR, SAN MARCOS, TX 78666	WENZEL CASEY	3413 HUNTER RD	SAN MARCOS, TX 78666-5841
39107	415 RIVERSIDE DR, SAN MARCOS, TX 78666	YBARRA JOHN J & PEREZ BECKY	1601 POSEY RD	SAN MARCOS, TX 78666-2078
		Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Ana Mendoza	1114 Field St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya St	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK St	SAN MARCOS, TX 78666