



# **Public Hearing**

## **CUP-25-68**

### **Stoner's Pizza Joint**

CUP-25-68 (Stoner's Pizza Joint) Hold a public hearing and consider a request by Tobbie Lee May, on behalf of Stoner's Pizza Joint, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 748 N LBJ Dr, Ste 102. (K. Buck)

# Property Information

- Approximately 0.342 acres
- Located on the Southeast corner of Forest Dr and N LBJ Dr



Subject Property  
400ft Buffer  
Parcel

0 90 180 360  
Feet

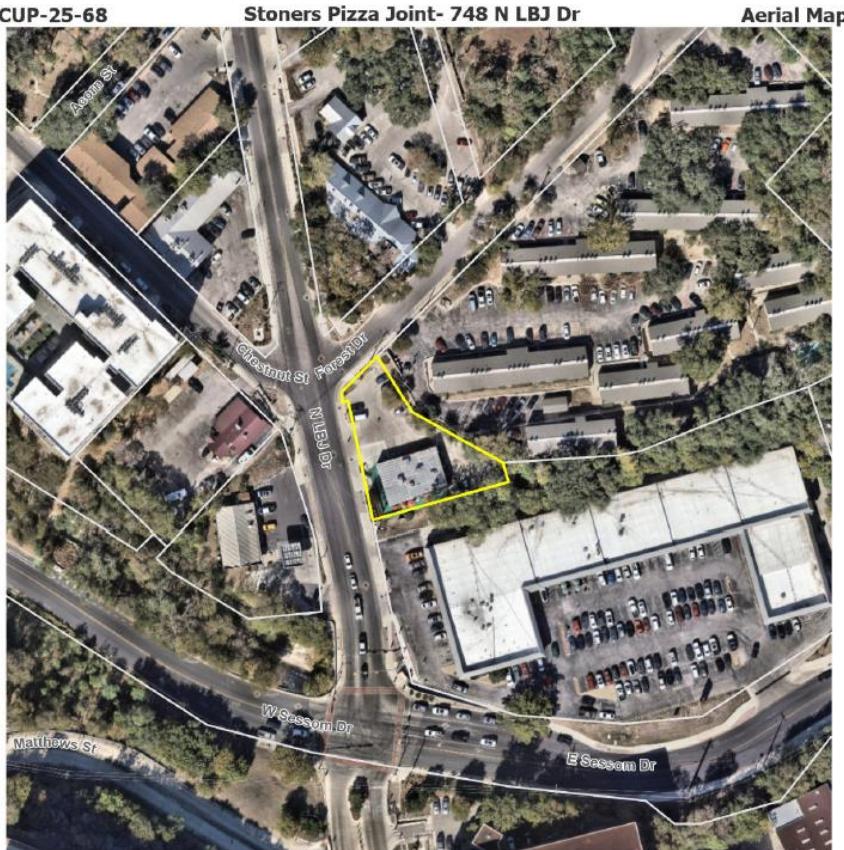
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Date: 12/3/2025

**SAN MARCOS** Planning and Development Services



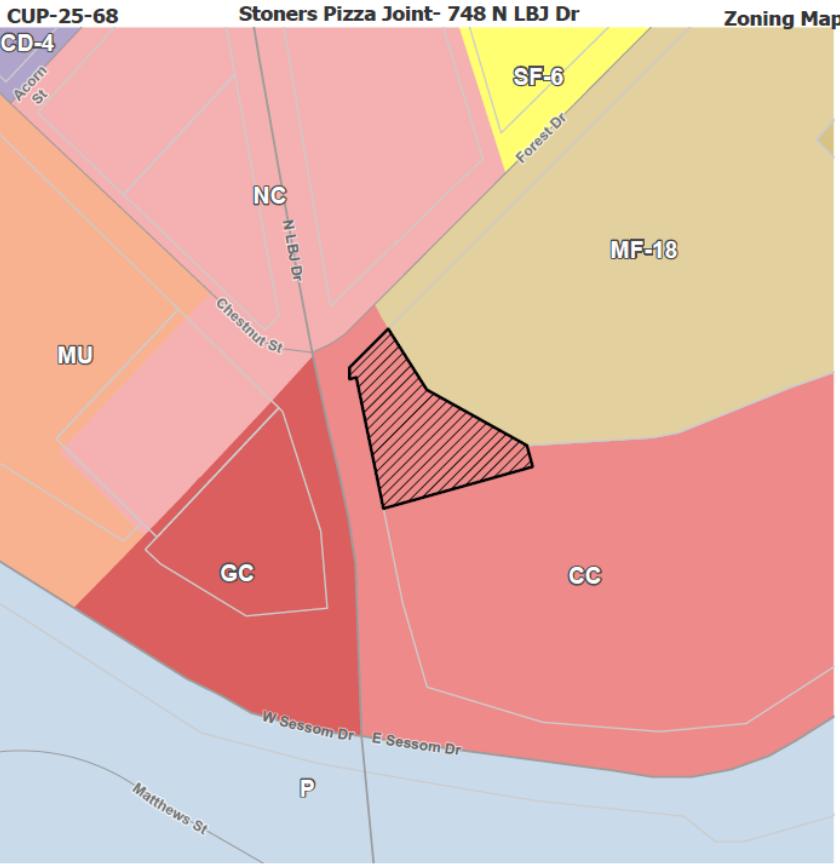
# Context & History

- Currently: Restaurant
- Surrounding Uses:
  - Multi-Family Residential
  - Restaurants
  - Convenience Store with Gas Sales



# Context & History

- Existing Zoning:  
Community Commercial (CC)
- Proposed Use: Restaurant
  - Hours of Operation:
    - Sunday-Thursday:  
11am-11pm
    - Friday & Saturday:  
11am-1am
- CUP Expiration Date:  
January 14, 2026



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Date: 12/5/2025

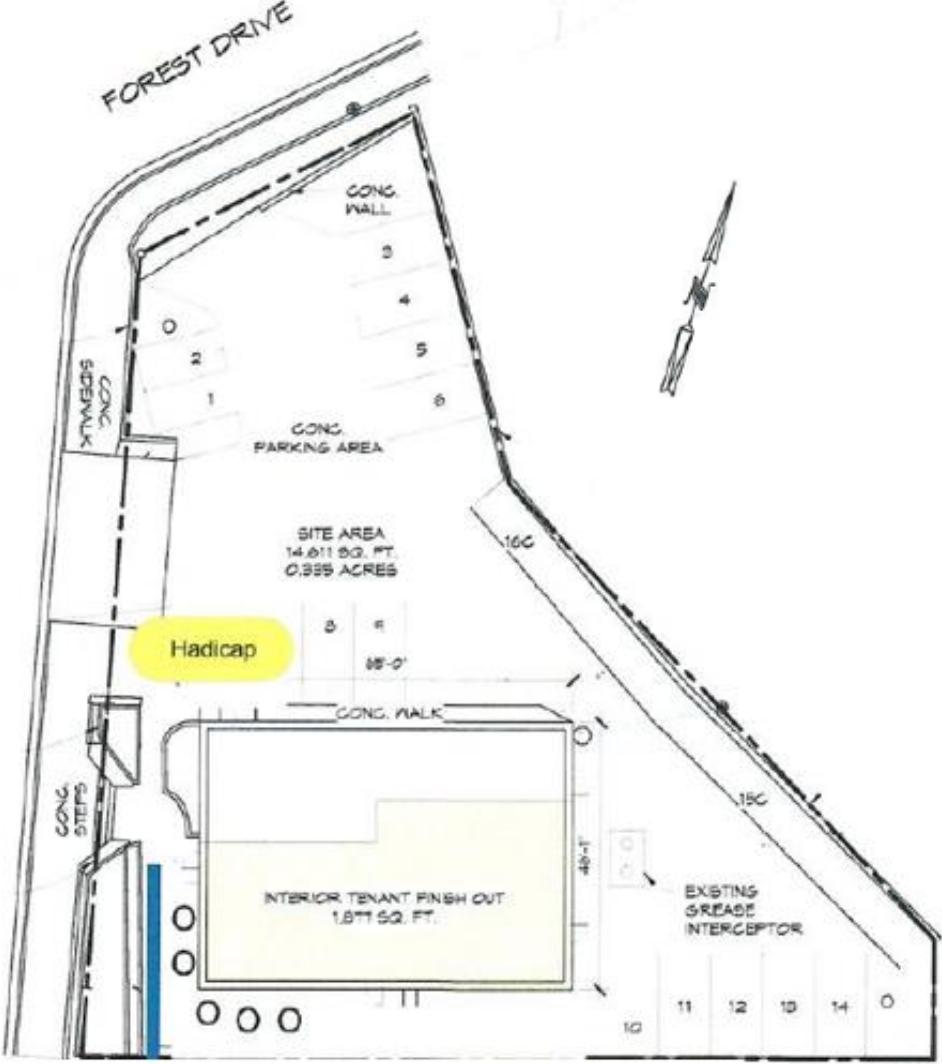
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# Site Plan



N. LBJ DRIVE



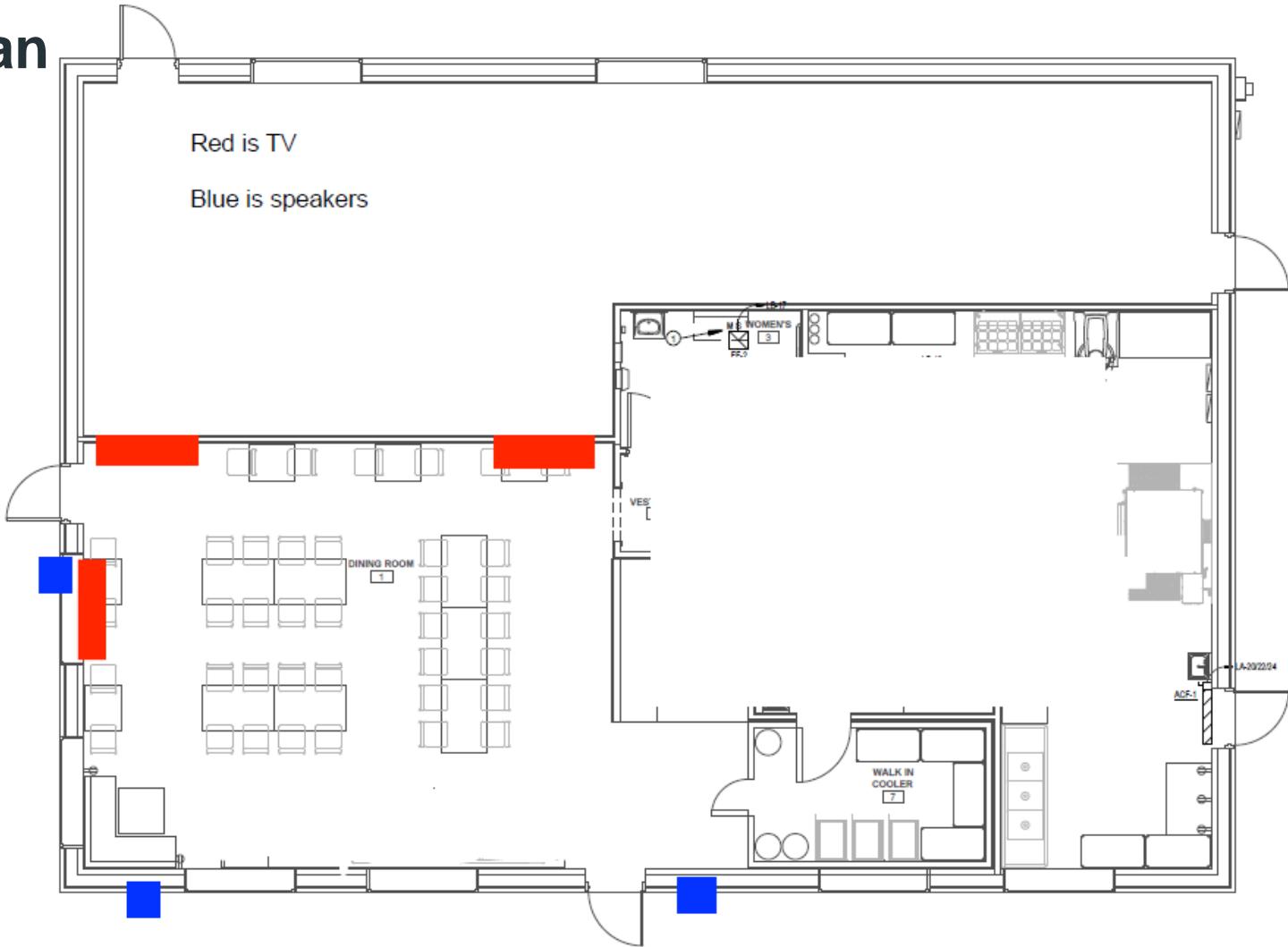
sanmarcostx.gov

# Floor Plan



Red is TV

Blue is speakers





# Recommendation

Staff recommends approval of CUP-25-68 with the following conditions:

1. The permit shall be valid for three (3) years, provided standards are met;
2. No outdoor amplified sound shall be permitted after 10pm; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.