

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: September 2025

CONTACT INFORMATION

Applicant's Name	Tobbie Lee May	Property Owner	Kirby Soffer
Company	Road Toad San Marcos LLC	Company	Next Door Apartments - San Marcos LLC
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: 748 N LBJ Dr ste 102, San Marcos, TX, 78666

Zoning District: CC Tax ID #: R 10363

Legal Description: Lot A Block _____ Subdivision _____

Number of Parking Spaces: 14

Is property more than 300' from church, school, hospital, or residential district? Y N

DESCRIPTION OF REQUEST

Business Name: Stoner's Pizza Joint San Marcos Restaurant Bar Other: _____

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 11am-11pm Tue 11am-11pm Wed 11am-11pm

Thurs 11am-11pm Fri 11am-1am Sat 11am-1am Sun 11am-11pm

Indoor Seating Capacity: 42 Outdoor Seating Capacity: 41 Gross Floor Area: 1877

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$1,050* Technology Fee \$15 **TOTAL COST \$1,065**

Renewal/Amendment Filing Fee \$783 Technology Fee \$15 **TOTAL COST \$798**

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

Apply Online at MGOCONNECT.ORG

PROPERTY OWNER AUTHORIZATION

I, Kirby Soffer (owner name) on behalf of

Next Door Apartments - San Marcos LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
748 N LBJ Dr ste 102, San Marcos, TX, 78666 (address).

I hereby authorize Tobbie Lee May (agent name) on behalf of

Road Toad San Marcos LLC (agent company) to file this application for
Renewal (application type), and, if necessary, to work with

the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:

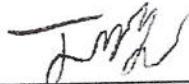


Date: 11/14/25

Printed Name, Title:

Kirby Soffer, Member

Signature of Agent:



Date: 11/14/25

Printed Name, Title:

Tobbie Lee May, Manager

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 11/14/25

Print Name: Tobbie Lee May

Form Updated March, 2023