

<b>Conditional Use Permit</b>	<b>700 N LBJ Suite 105</b>
<b>CUP-25-36</b>	<b>Umami Sushi</b>



### Summary

<b>Request:</b>	Renewal of a Conditional Use Permit		
<b>Applicant:</b>	David Lee Umami Sushi 700 N LBJ Drive Ste 105 San Marcos, TX 78666	<b>Property Owner:</b>	Flemming Hjorting Hjorting Properties 300 S Congress Ave #208 Austin, TX 78745
<b>CUP Expiration:</b>	2/22/25	<b>Type of CUP:</b>	Beer & Wine
<b>Interior Floor Area:</b>	1,500 sq. ft.	<b>Outdoor Floor Area:</b>	200 sq. ft.
<b>Parking Required:</b>	17 spaces	<b>Parking Provided:</b>	Yes, shared
<b>Days &amp; Hours of Operation:</b>	Monday – Saturday: 11 am - 2:30pm and 4:30 pm - 9:30 pm		

### Notification

<b>Posted:</b>	8/8/2025	<b>Personal:</b>	8/8/2025
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	The Centre at San Marcos, Lot 1		
<b>Location:</b>	Northeast corner of E Sessom Drive and N LBJ Drive		
<b>Acreage:</b>	3.003 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Community Commercial	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Same
<b>Preferred Scenario:</b>	Mixed Use Medium	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Sector 3	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Multifamily- 18 (MF-18)	Multifamily Apartments/ Office	Neighborhood High
<b>South of Property:</b>	Public/ Institutional (P)	Texas State University	Commercial/ Employment Medium
<b>East of Property:</b>	Multifamily – 24 (MF-24)/ Public/Institutional (P)	Multifamily Apartments/ Texas State University	Neighborhood High
<b>West of Property:</b>	General Commercial (GC)/ Neighborhood Commercial (NC)	Gas Station/ Retail/ Restaurants	Mixed Use Medium

### Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall be valid for three (3) years, commencing on February 22, 2025, provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
<b>Staff:</b> Craig Garrison	<b>Title:</b> Planner	<b>Date:</b> 8/20/2025

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### **History**

Umami Sushi was first approved by the Planning and Zoning Commission for a Conditional Use Permit for on-premise consumption of beer and wine in 2017 for one year. Subsequent approvals by P/Z were in 2018 for 3 years, and 2022 for 3 years. The previous CUP expired on February 22, 2025. Staff recommends approval for three years from the most recent expiration date, to compensate for the expired time.

### **Additional Analysis**

See additional analysis below.

### **Comments from Other Departments**

<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code</b>	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <b><i>Studies were not complete at the time of the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
<u>X</u>			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5.