



Public Hearing

CUP-25-12

Xian Sushi and Noodle

CUP-25-12 (Xian Sushi and Noodle) Hold a public hearing and consider a request by Gani FNU, on behalf of Xian Sushi and Noodle, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 200 Springtown Way, Suite 138. (C. Garrison)

Property Information

- Approximately 6.547 acres
- Located near the intersection of IH 35 Frontage and Springtown Way

CUP-25-12

CUP for 200 Springtown Way Ste. 138

400' Notification Buffer

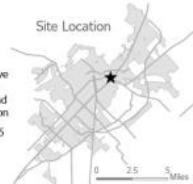


400ft Buffer
Subject Property (CUP-25-12)
Parcel



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: 3/18/2025



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Context & History

Existing Restaurant

Surrounding Uses

- Restaurants
- Apartments
- Retail
- Movie Theater



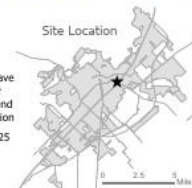
 Subject Property (CUP-25-12)
 Parcel



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Date: 3/26/2025

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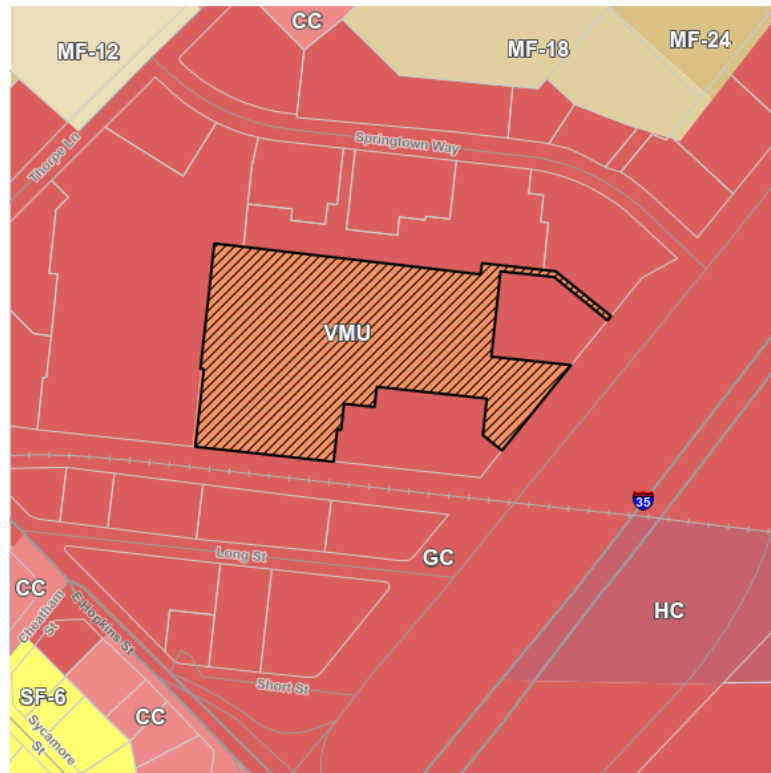


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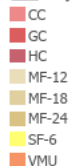


Context & History

- Existing Zoning:
Vertical Mixed Use (VMU)
- Restaurant
 - Monday – Saturday: 11 a.m. – 10 p.m
 - Sunday: 12 p.m. – 9 p.m.
- CUP Expiration Date:
(February 8, 2025)



Subject Property (CUP-25-12)



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Date: 3/26/2025

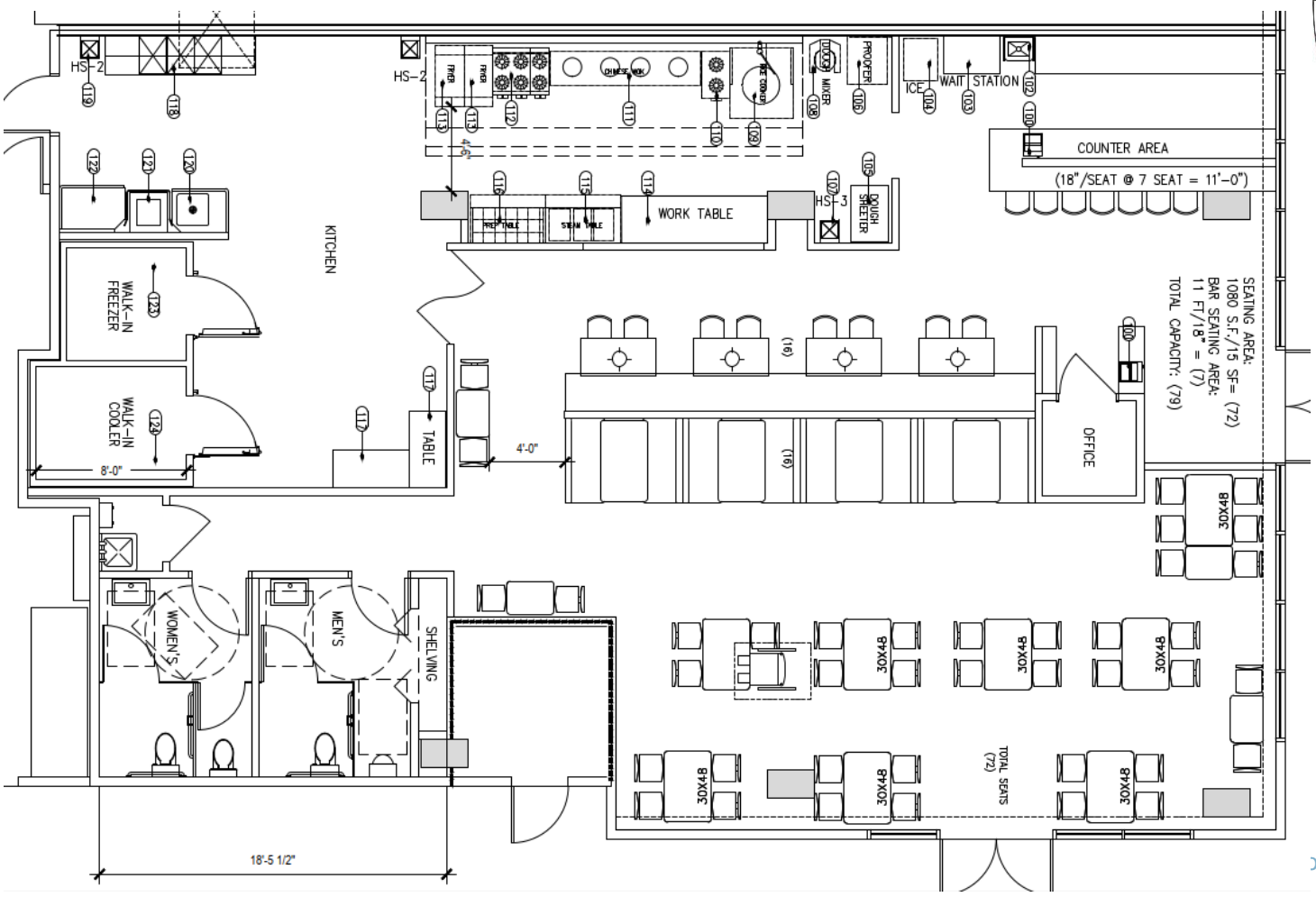
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Floor Plan



JV



Recommendation

- Staff recommends **approval** of CUP-25-12 with the following conditions:
 1. The Conditional Use Permit shall be valid for three (3) years, commencing on February 8th, 2025, provided standards are met.
 2. The Conditional Use Permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals