

Conditional Use Permit	243 Wonder World Drive Suite 100
CUP-25-63	Hokkaido Ramen and Sushi



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Xiurong Weng Hokkaido Jin Inc. 243 Wonder world Dr Ste. 100 San Marcos, TX 78666	Property Owner:	Jonathan Saad Wonder 243, LLC 11940 Jollyville road Ste. 300 Austin, TX 78759
CUP Expiration:	December 10, 2025	Type of CUP:	Restaurant/ Beer and Wine
Interior Floor Area:	2,250	Outdoor Floor Area:	N/A
Parking Required:	22 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday-Sunday: 11am-9pm		

Notification

Posted:	November 21, 2025	Personal:	November 21, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	San Marcos Business Park, Lot 2C, Acres 1.51		
Location:	At the corner of Wonder World Drive and Corporate Drive		
Acreage:	1.51 Acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial (GC)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Dunbar	Sector:	Sector 1
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial (GC)	Retail/ Restaurants	Mixed Use Medium
South of Property:	Character District-5 (CD-5)	Retail Services/ Restaurants	Mixed Use Medium
East of Property:	General Commercial (GC)	Retail Services/ Restaurants	Mixed Use Medium
West of Property:	General Commercial (GC)	Car Wash	Mixed Use Medium

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Staff Recommendation

Approval as Submitted	<u>X</u>	Approval with Conditions	Denial
1. The permit shall be valid for three (3) years, provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.			
Staff: Craig Garrison		Title : Planner	Date: December 3, 2025

History

Hokkaido opened as a restaurant on April 30, 2024, and was approved by P/Z for their initial Conditional Use Permit for on-premise consumption on December 10, 2024 for one year.

Additional Analysis

See additional analysis below

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	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. <i>Studies were not complete at the time of the request.</i>
<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. <i>No improvements are being proposed as the subject structure is an existing development.</i>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<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.