



# **Public Hearing**

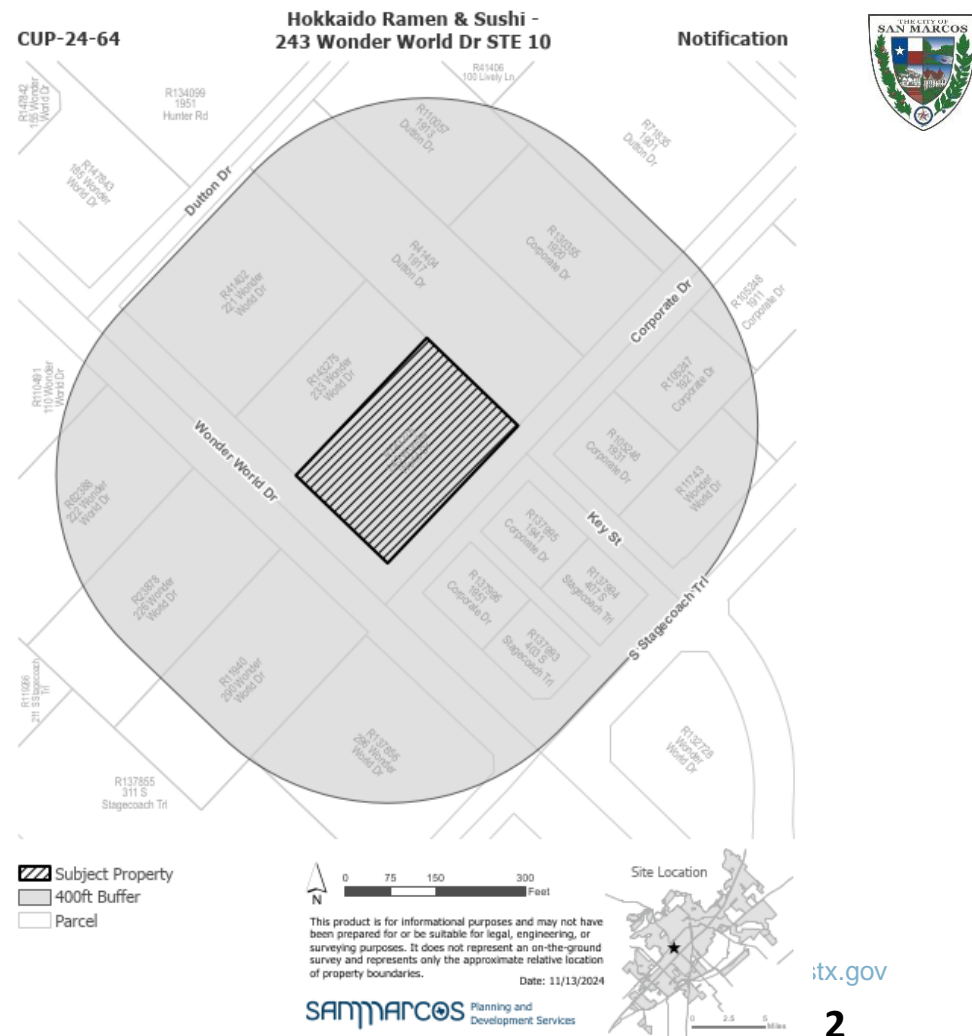
## **CUP-25-63**

### **Hokkaido Ramen and Sushi**

CUP-25-63 (Hokkaido) Hold a public hearing and consider a request by Xiurong Weng, on behalf of Hokkaido, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 243 Wonder World Suite 100. (C. Garrison)

- Approximately 1.51 acres
- Located at the corner of Wonder World Drive and Corporate Drive

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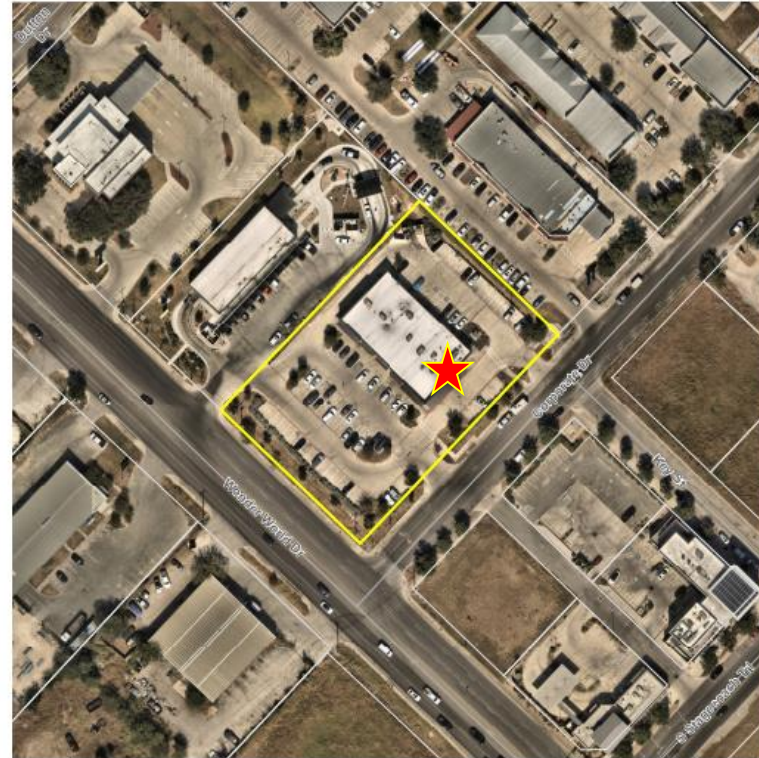


# Context & History

Currently a Restaurant

Surrounding Uses

- Car Wash
- Retail Services
- Restaurants



Subject Property  
Parcel

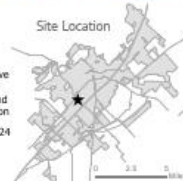


0 50 100 200 Feet

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: 11/13/2024

SAN MARCOS Planning and Development Services

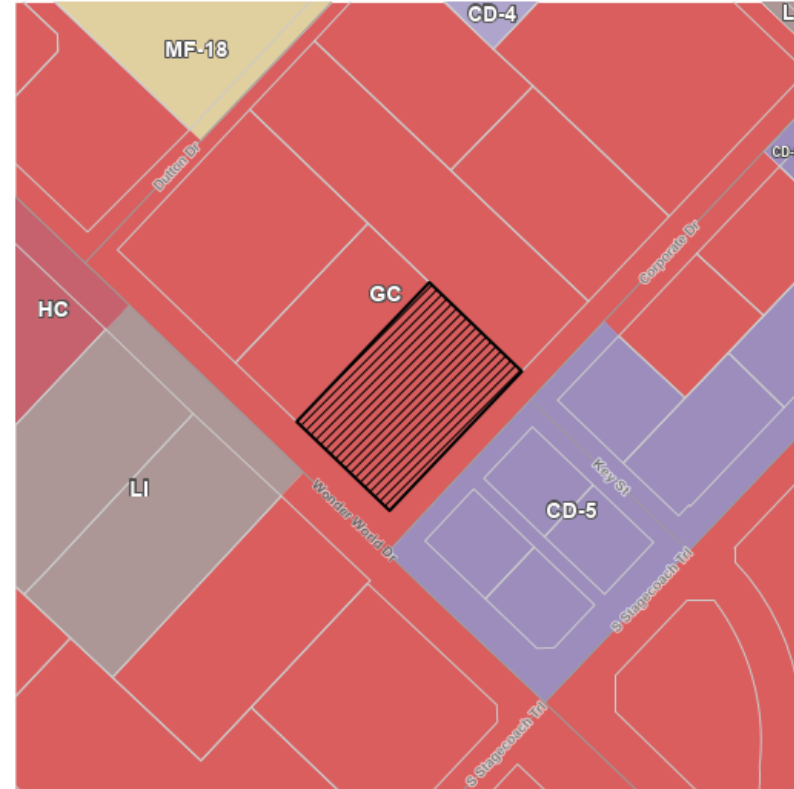


[arcostx.gov](https://arcostx.gov)



# Context & History

- Existing Zoning:  
General Commercial (GC)
- Current Use:  
Restaurant with on-premise  
consumption of beer and wine
- Monday-Sunday: 11am-9pm
- CUP Expiration Date:  
(December 10, 2025)



Subject Property



0 75 150 300 Feet

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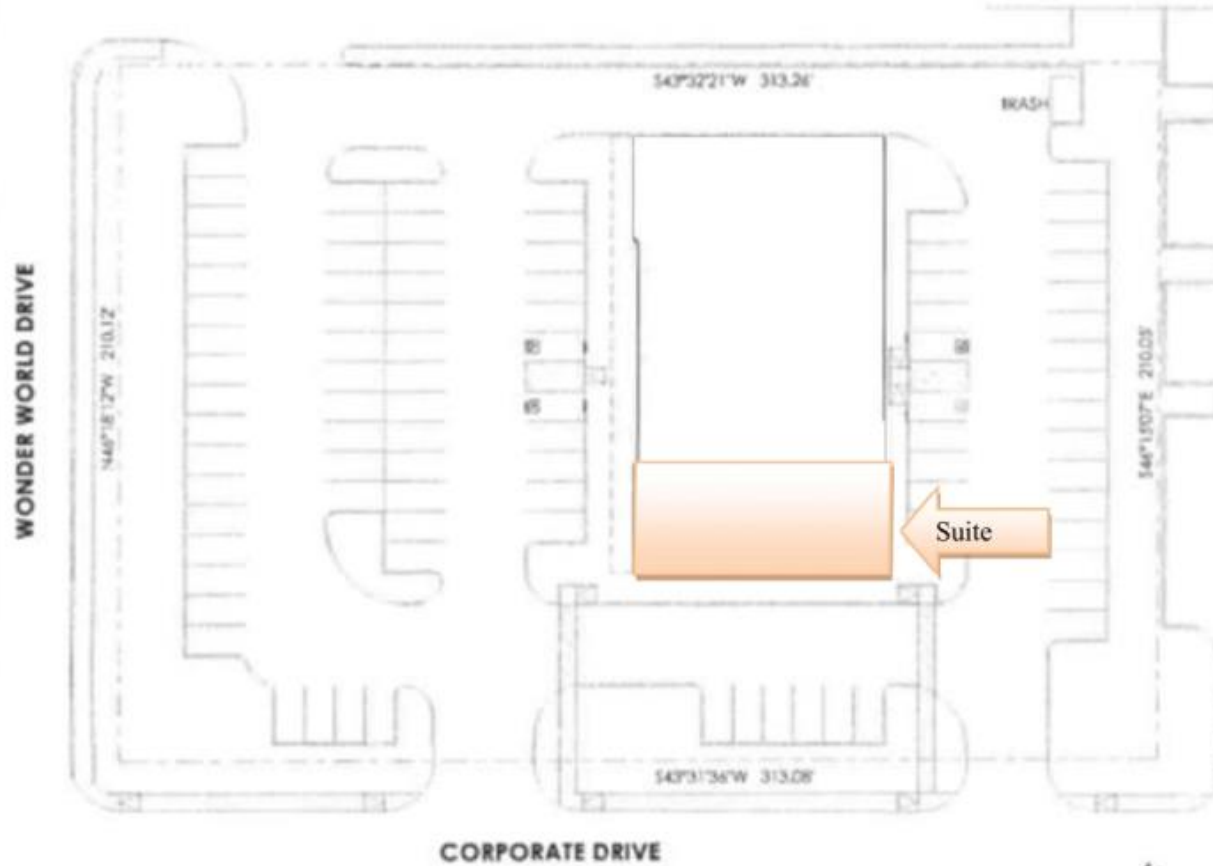
Date: 11/13/2024

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Development Services



[stx.gov](https://stx.gov)

# Site Plan



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# Recommendation

- Staff recommends **approval** of CUP-25-63 with the following conditions:
  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.