



# **Public Hearing**

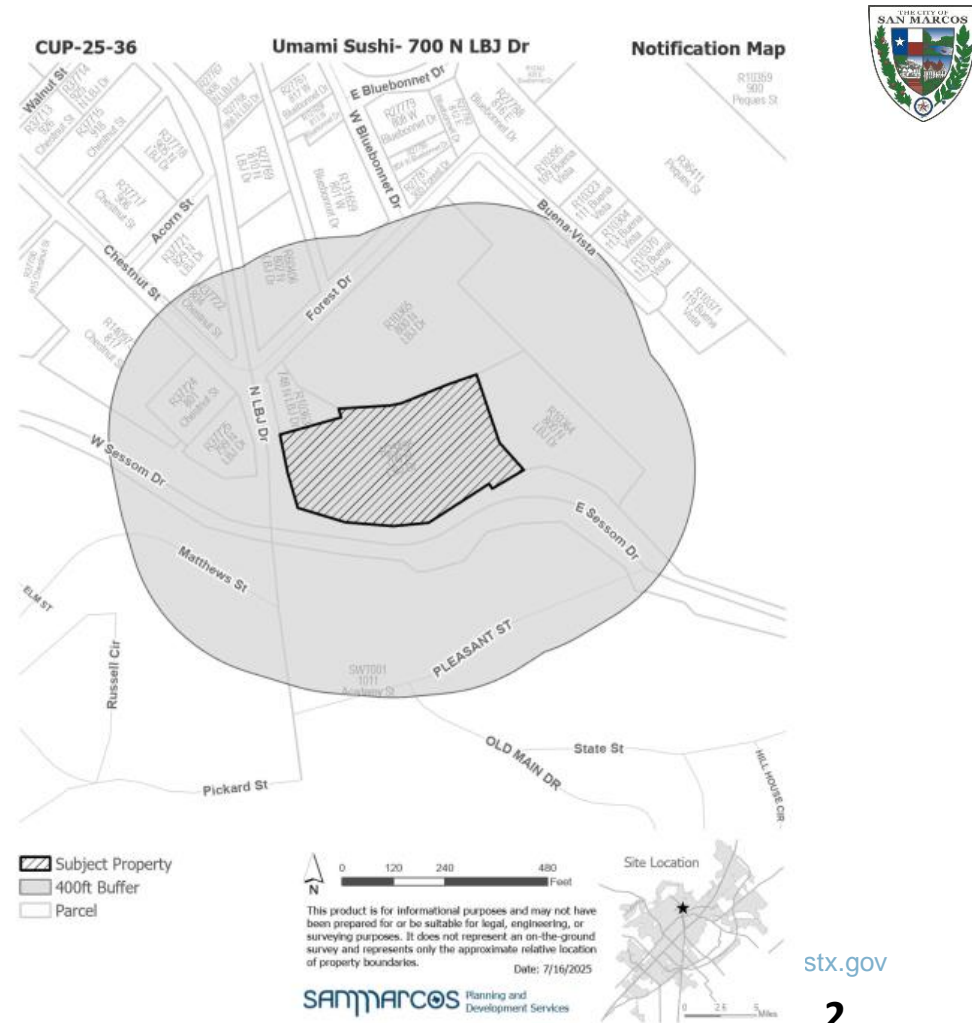
## **CUP-25-36**

### **Umami Sushi Bar**

CUP-25-36 (Umami Sushi Bar) Hold a public hearing and consider a request by David Lee, on behalf of Umami Sushi Bar, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Drive Suite 105. (C. Garrison)

# Property Information

- Approximately 3.003 acres
- Located on the northeast corner of E Sessom Drive and N LBJ Drive

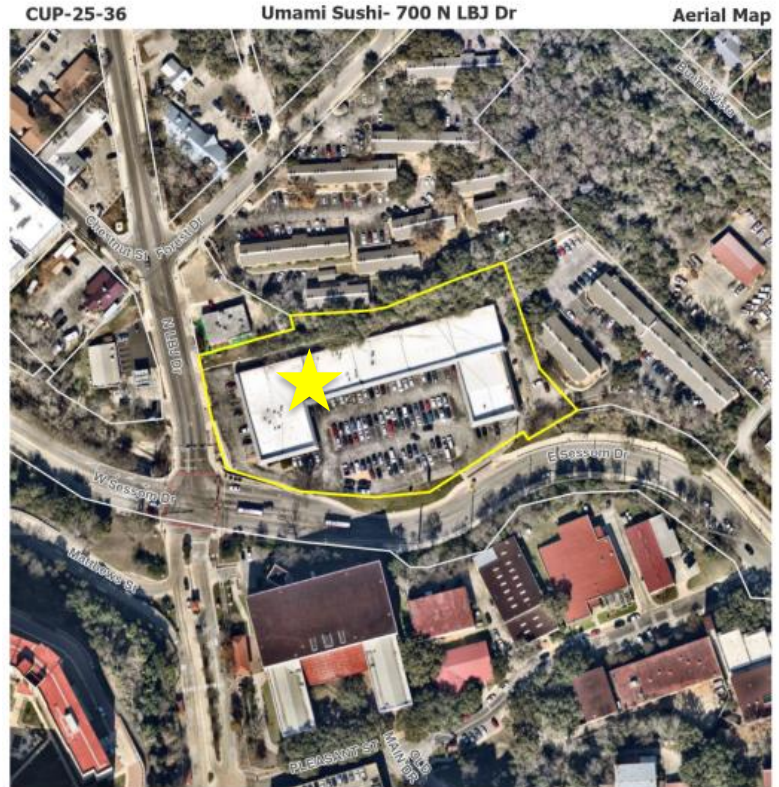


# Context & History

Currently a Restaurant

Surrounding Uses

- Multifamily Apartments
- Restaurants
- Offices



Subject Property  
Parcel

0 75 150 300  
Foot

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: 7/16/2025

**SAN MARCOS** Planning and Development Services



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

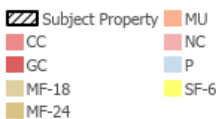
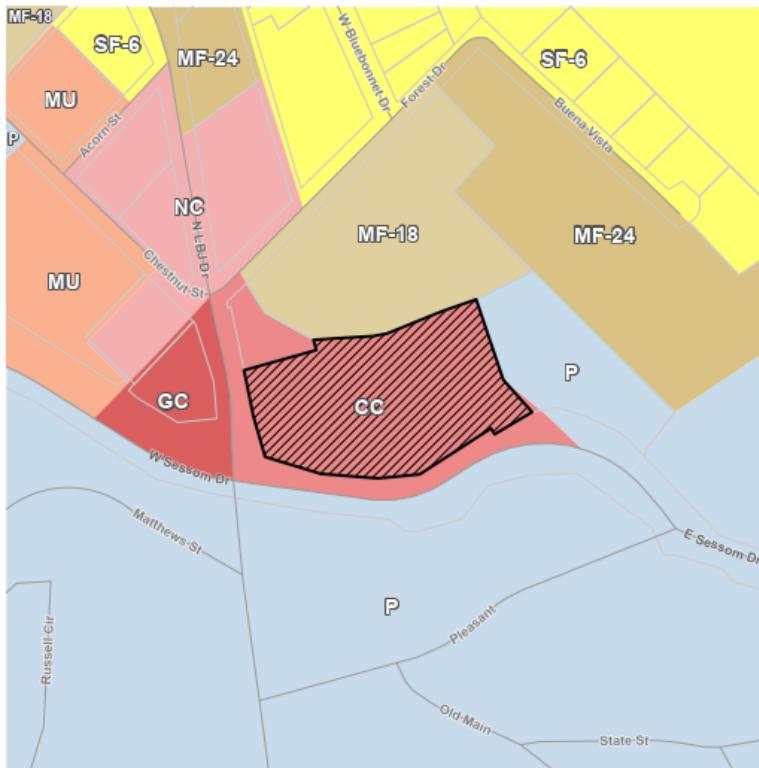
# Context & History

- Existing Zoning:  
Community Commercial (CC)
- Proposed Use:  
Restaurant  
Monday- Sunday:
  - 11 a.m. – 2:30 p.m. and;
  - 4:30 p.m. – 9:30 p.m.
- CUP Expiration Date:  
(February 22, 2025)

CUP-25-36

Umami Sushi - 700 N LBJ

Zoning Map



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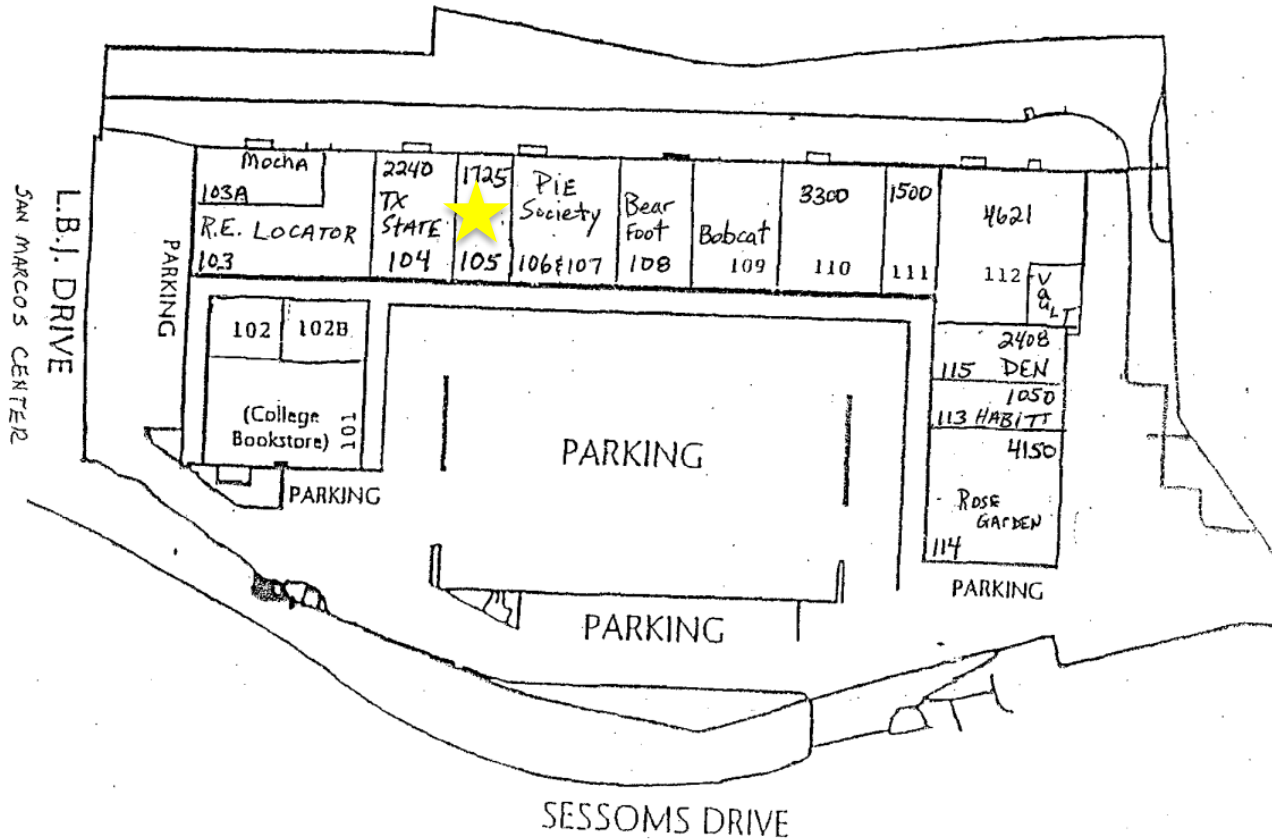
Date: 7/16/2024

**SAN MARCOS** Planning and Development Services

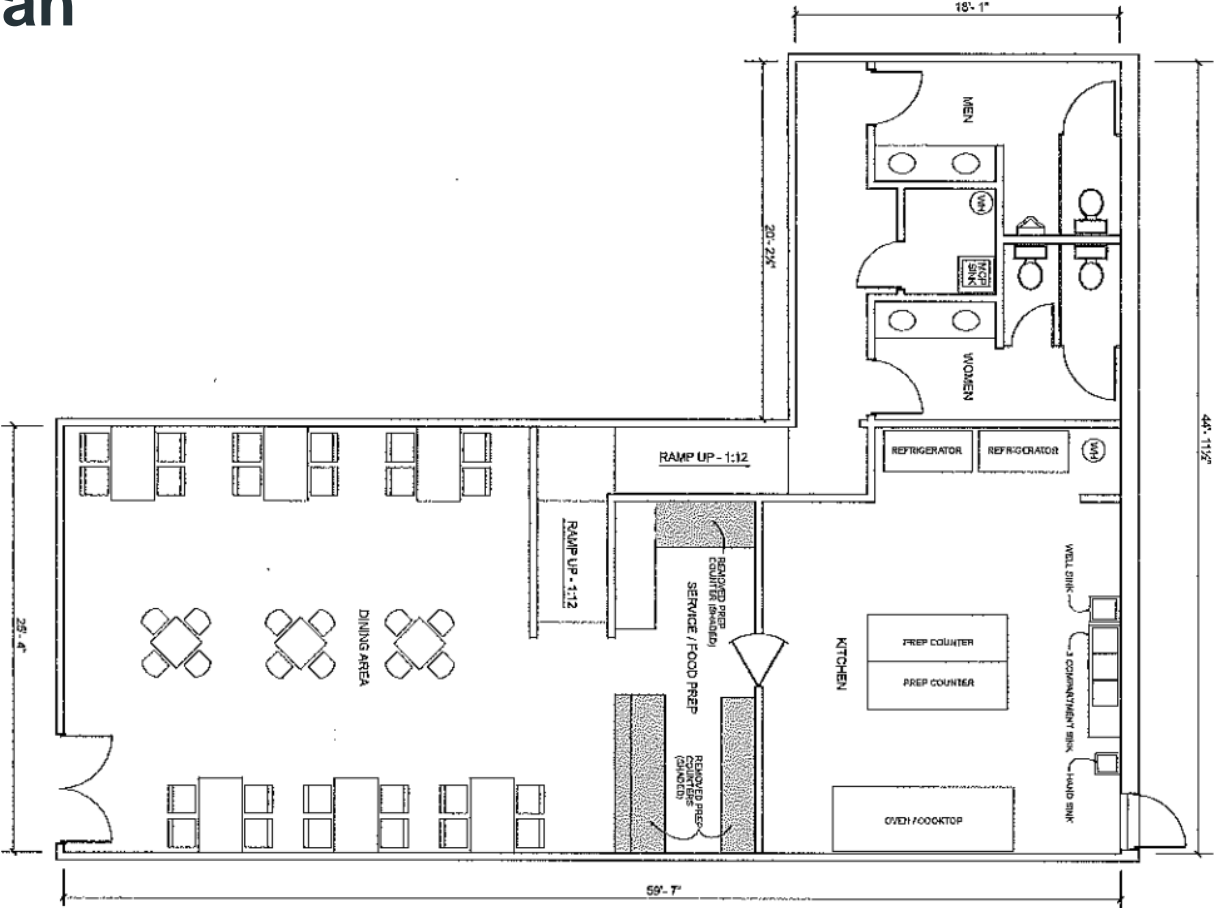


[costx.gov](http://costx.gov)

# Site Plan



# Floor Plan





# Recommendation

Staff recommends **approval** of CUP-25-36 with the following conditions:

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.

Note: conditions unchanged from previous approvals