

ITEM# 2.1

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – Ranch House Burgers II
409 N. Bryan Road, Suites 104 & 105
Lot 1, City Plaza Subdivision
C-3
Ranch House Burgers, LLC
c/o Christine Alaniz

REVIEW DATA

The site is located within a commercial plaza located on the Northwest corner of Matamoros Street and Bryan Road - see vicinity map. The applicant has operated at this location since early 2015 and the PNZ most recently approved a CUP for the Sale and On-Site Consumption of Alcoholic Beverages at this location on July 11, 2018 for a period of 4 years. Mrs. Alaniz would like to renew her conditional use permit. Staff notes that this would be their 3rd renewal.

Hours of Operation: Monday – Wednesday from 11am – 9pm, Thursday - Friday from 11 am to 10pm, and Sunday from 10am to 4pm

Staff: 10-15 employees

Parking: There are 158 total seating spaces, which requires 53 parking spaces (158 seats/1 space for every 3 seats = 53 parking spaces). It is noted that the parking area is held in common (87 existing parking spaces) with other smaller suites.

Landscaping: There is existing landscaping along Bryan Road and is in compliance with code.

REVIEW COMMENTS: Ranch House Burgers is a family-oriented restaurant that successfully acclimates to its commercial location. Although there is a small bar sitting area, the restaurant is not open past 10 p.m. Staff has checked with PD for any incident reports and as of this date no reports regarding alcohol have been reported.

Since the sale of alcohol is not the primary intent of the applicant, staff does not object to this proposal. Additionally, notices were sent to property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 4 yr. re-evaluation in order to assess the business at which time they will have to renew their CUP and TABC License,
- 2) Must continue to comply with all City Codes (Building, Fire, etc.), and
- 3) Must comply with Noise ordinance.

Village

Housing

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SAUZ

PALO BLANCO

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VERACRUZ ST.

VILLAS ESTATES

LAREDO ST.

OAXACA ST.

SAUZ

VILLA ESCONDIDA

SAUZ AVE.

BROWNING'S

SUBD.

TERIA

Y PLAZA

D. ST.

E. 2nd ST.

SONORA ST.

REYNOSA ST.

MATAMOROS ST.

VILLA DE ARNALDO RAMIREZ

MOR-WIL DR.

MOR-WIL DR.

NUESTRA CLINICA DE MISSION

CITY PLAZA

LOT 1

LOT 2

LOT 3

PHI

EVERGREEN MANOR

EVERGREEN

APICAL CIRCLE

UNIT 2

FERN

WINTER GREEN

SANTA BARBARA DR.

DR. ESTATES

CARMEL DR.

SANTA CRUZ DR.

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N. BRYAN ROAD

MATAMOROS ST.

**SITE
LOCATION**

RANCH HOUSE

BURGERS

ESTABLISHED 2011

APPETIZERS

CHEESE NACHOS	5.29
CHILI CHEESE NACHOS	6.29
FRITO PIE	5.29
DELUXE FRITO PIE	6.29
ONION, TOMATOES, JALAPEÑOS & SOUR CREAM	
FRIED PICKLES (HAND BREADED)	6.99
FRIED MUSHROOMS (HAND BREADED)	6.99
FRIED GREEN BEANS	6.29
CHEESE STICKS	6.99
CHICKEN WINGS	9.99
LEMON PEPPER, BUFFALO OR BBQ	
GUACAMOLE & CHIPS	7.29
CHILI CON QUESO & CHIPS	7.29
CHIPS & SALSA	4.29
TATER KEGS	7.29

HOUSE CLASSICS

ALL BURGERS ARE 1/2 LB. BURGERS. ADD FRIES FOR 2.25, ONION RINGS OR SWEET POTATO FRIES FOR 2.50

SOLO BURGER	6.25
1/2 LB. BURGER	
CHEESEBURGER	7.25
BACON CHEESEBURGER	7.50
1015 BURGER	7.50
GRILLED ONIONS & AMERICAN CHEESE	
AVOCADO BURGER	7.50
SWISS CHEESE W/ SLICED AVOCADO	
CHILI CHEESEBURGER	7.50
HOMEMADE CHILI W/ CHEESE SAUCE	
BACON JALAPEÑO CHEESEBURGER	7.50
AMERICAN CHEESE W/ BACON & JALAPEÑOS	
BLEU CHEESE BACON BURGER	7.50
FRESH BLEU CHEESE CRUMBLES & BACON	
MUSHROOM SWISS BURGER	7.50
SWISS CHEESE W/ SAUTÉED MUSHROOMS	
RODEO BURGER	7.50
A-1 SAUCE, AMERICAN CHEESE & BACON	

FRIES & RINGS

BASKET OF FRIES	3.75
GRAVY SMOTHERED FRIES	4.50
CHEESE FRIES	4.50
ONION RINGS (8)	4.99
CHILI CHEESE FRIES	5.99
THE WORKS FRIES	6.99
CHEESE SAUCE, BACON, TOMATO, ONION, JALAPEÑOS & SOUR CREAM	
BRISKET FRIES	9.99
CHEESE SAUCE, BRISKET (6 OZ.), PICO DE GALLO & SOUR CREAM	
FAJITA FRIES	9.99
CHEESE SAUCE, FAJITAS (6 OZ.), PICO DE GALLO GUACAMOLE & SOUR CREAM	
SWEET POTATO FRIES	4.50

AWARD WINNING

HOT

R.H. SPECIALTY BURGERS

ADD FRIES FOR 2.25, ONION RINGS OR SWEET POTATO FRIES FOR 2.50

TEXAS BORDER BURGER	8.99
JALAPEÑO, SALSA, SLICED AVOCADO, SOUR CREAM & SWISS CHEESE	
COWBOY BURGER	8.99
CHILI, CHEESE SAUCE, BACON, GRILLED ONIONS, JALAPEÑOS, & AMERICAN CHEESE	
COWGIRL BURGER	8.99
AMERICAN CHEESE, BACON & GRILLED ONIONS	
TEXAS SUNRISE BURGER	8.99
FRIED EGG, SWISS CHEESE & BACON SERVED ON TEXAS TOAST	
FIRE IN THE HOLE	8.99
THIN LAYER OF HABANERO PASTE, FINELY CHOPPED HABANERO, SERANOS, JALAPEÑOS & SWISS CHEESE	
JOHN WAYNE BURGER	9.99
DOUBLE MEAT, DOUBLE AMERICAN CHEESE, 2 ONION RINGS & BACON	
MAC N CHEESE BURGER	8.99
R.G.V. BURGER	8.99
PICO DE GALLO, GUACAMOLE, BACON & SWISS CHEESE	
S. P. I. BURGER	8.99
PINEAPPLE, HAM, BACON & SWISS CHEESE	
420 BURGER	10.99
BACON, FRIED EGG, CHORIZO, SWISS CHEESE, REFRIED BEANS, HAM & AVOCADO	
CHORIQUESO BURGER	8.99
OAXACA CHEESE & SAN MANUEL CHORIZO	
BANDIT BURGER	8.99
3 CHEESE STICKS, MARINARA SAUCE & SWISS CHEESE	
HOT CHEETO BURGER	8.99
AMERICAN CHEESE, CHEESE SAUCE & HOT CHEETOS	
FRITO PIE BURGER	8.99
HOMEMADE CHILI, CHEESE SAUCE, FRITOS & AMERICAN CHEESE	
PANCHO VILLA	9.99
AMERICAN CHEESE, PANCHOS, SOUR CREAM & GUACAMOLE	
TEXAS TUMBLEWEED	8.99
HAND BREADED ONION RINGS, SWISS CHEESE & HOUSE BBQ SAUCE	
ENCHILADA BURGER	8.99
TWO CHEESE ENCHILADAS, SWISS CHEESE & ENCHILADA SAUCE	
CONTRA BAND BURGER	8.99
PATTY STUFFED WITH SHREDDED AMERICAN CHEESE & TOPPED WITH AMERICAN AND SWISS CHEESE	

TOPPINGS & EXTRAS

EXTRA TOPPINGS	0.99
BURGER TOPPINGS 2 OZ. JALAPEÑOS, MUSHROOMS, ONIONS, CHILI, SALSA, HAM, FRIED EGG, BLEU CHEESE, PINEAPPLE, A-1 SAUCE, RANCH, PICO DE GALLO, CHORIZO, BUFFALO SAUCE, BBQ SAUCE	
EXTRA CHEESE (2 SLICES)	1.50
AVOCADO (4 SLICES)	1.75
BACON (2 SLICES)	2.00
EXTRA BEEF PATTY	4.99
EXTRA CHICKEN PATTY	3.99
CHILI CHEESE OR GRAVY	2.99
SIDE OF FIRE IN THE HOLE	1.99
CONTRA BAND PATTY	5.99
CHEESE SAUCE	1.50

HAPPY HOUR - MONDAY - FRIDAY 3 PM TO 7 PM - CATERING AVAILABLE

BBQ SPECIALTY

COWBOY BOWL (8 OZ. MEAT)	8.99
ADD BRISKET OR FAJITA 4.99 OR CHICKEN 3.99	
BRISKET BURRITO	10.99
RIO GRANDE BURRITO	9.25
TOPPED W/ CHILI, CHEESE, CHARRO BEANS, TOMATO, ONION, SLICED JALAPEÑO & SOUR CREAM	
BRISKET/PORK TACOS	11.99
YOUR CHOICE OF TWO SIDES	
PIT SMOKED BRISKET PLATE	13.99
YOUR CHOICE OF TWO SIDES W/ TEXAS TOAST	
CHOPPED BRISKET SANDWICH W/ FRIES	10.99
PULLED PORK SANDWICH W FRIES	9.99
TO ENSURE FRESHNESS, WE COOK IN SMALL BATCHES, PLEASE ASK YOUR SERVER FOR AVAILABILITY	

TEX - MEX

PANCHOS (8 OZ. MEAT)	9.99
ADD CHICKEN FOR 3.99 OR BEEF FAJITAS FOR 4.99	
BOTANA	FOR 1 - 14.99 / FOR 2 - 28.99
SERVED WITH RICE, BEANS & GUACAMOLE, GRILLED ONIONS, BELL PEPPERS, FLOUR OR CORN TORTILLAS	
TACO SALAD	8.99
CHILI, CHEESE SAUCE, LETTUCE, TOMATOES, SHREDDED CHEESE, GUACAMOLE, & SOUR CREAM	
ADD: GROUND BEEF OR FAJITA 4.99 OR CHICKEN 3.99	
FIRE GRILLED FAJITA TACOS	13.99
CHOICE OF CHICKEN OR BEEF, 3 CORN OR 2 FLOUR TORTILLAS, RICE, BEANS GRILLED ONION & BELL PEPPER	
TACO À LA CARTE	6.99
CHOICE OF BEEF FAJITA, BRISKET OR CHICKEN	
CRISPY BEEF TACOS	8.99
RICE AND BEANS	

SANDWICHES/HOTDOGS

INCLUDES FRIES

GRILLED CHICKEN SANDWICH	8.99
BIG BIRD SANDWICH	9.99
GRILLED OR FRIED CHICKEN TOPPED W/ SWISS CHEESE, MUSHROOMS, GRILLED ONIONS, BACON & AVOCADO	
TEXAS BLT	8.99
CLUB SANDWICH	9.99
HAM, TURKEY, BACON, MAYO, LETTUCE & TOMATO	
BUFFALO CHICKEN SANDWICH	9.99
FRIED OR GRILLED	
OUTLAW CHICKEN SANDWICH	9.99
3 CHICKEN STRIPS, TEXAS TOAST, SWISS CHEESE & BBQ SAUCE	
TEXAS SIZED HOTDOG	7.99
TEXAS SIZED CHILI CHEESE DOG	8.99
TEXAS SLAW DOG COLE SLAW	7.99
BORDER DOG	7.99
PICO DE GALLO & AVOCADO	
TEXAS CRUNCH DOG	8.99
HOMEMADE CHILI, CHEESE SAUCE & FRITOS	
BACON WRAPPED CHILI CHEESE DOG	9.99

SALADS

FRIED OR GRILLED CHICKEN SALAD	8.99
CHEF SALAD	9.99
HAM & TURKEY, BOILED EGG, BACON, CHEESE, CUCUMBERS & CROUTONS	
BUFFALO CHICKEN SALAD	9.99
FRIED OR GRILLED	
STRAWBERRY PECAN SALAD	9.99
WITH BLEU CHEESE	
SIDE SALAD	4.99
DRESSINGS: RANCH, CHIPOTLE RANCH, THOUSAND ISLAND, ITALIAN, HONEY MUSTARD, BLEU CHEESE OR RASPBERRY VINAIGRETTE	

R.H. SPECIALTY PLATES

ALL PLATES SERVED WITH YOUR CHOICE OF 2 SIDES & TEXAS TOAST

BIG TEX CHICKEN FRIED STEAK	13.99
HAND BREADED, WHITE OR BROWN GRAVY ON TOP	
RANCH HOUSE CHICKEN PLATE	12.99
SWISS CHEESE, GRILLED ONIONS & MUSHROOMS	
CHICKEN FRIED CHICKEN	12.99
HAND BREADED, WHITE OR BROWN GRAVY	
HAMBURGER STEAK	11.99
MUSHROOMS, GRILLED ONIONS & BROWN GRAVY	
GRILLED CHICKEN PLATE	11.99
GRILLED ONIONS & BELL PEPPERS	
CHICKEN STRIP PLATE (5 STRIPS)	13.99
SERVED ON A BED OF FRIES	

SEAFOOD

ALL PLATES SERVED WITH YOUR CHOICE OF 2 SIDES & TEXAS TOAST

SEAFOOD PLATE FISH AND SHRIMP	12.99
FRIED POLLOCK OR CATFISH ON A BED OF FRIES	
SHRIMP PLATE (8)	12.99
HAND BREADED FRIED OR GRILLED SHRIMP ON A BED OF FRIES	
CATFISH PLATE	12.99
FRIED CATFISH ON A BED OF FRIES	
FISH PLATE	11.99
FRIED POLLOCK ON A BED OF FRIES	

SIDES

FRIES, COLESLAW, MASHED POTATOES, RICE, GREEN BEANS, SWEET CORN, CHARRO BEANS, FRIED OKRA, POTATO SALAD, REFRIED BEANS, MACARONI, LOADED MASHED POTATOES

ADDITIONAL SIDE \$1.99 EA.
SWEET POTATO FRIES OR ONION RINGS \$2.50

KID'S MENU

CHILDREN 12 & UNDER - INCLUDES FRIES

RANCH HAND BURGER	5.99
CHICKEN STRIPS (2 STRIPS)	5.99
GRILLED CHEESE	4.99
HOTDOG	4.99

DESSERTS

ICE CREAM SUNDAE	4.99
ICE CREAM SHAKE	4.99
BROWNIE SUNDAE	4.99
FRIED ICE CREAM	5.99
ELVIS BANANA SPLIT	6.99
WITH REESE'S PEANUT BUTTER CUPS	
BANANA SPLIT	5.99
ROOT BEER FLOAT	5.99
SINGLE SCOOP OF ICE CREAM	1.99
WAFFLE CONE	3.99
BROWNIE	1.99

DRINKS

FREE REFILLS

FOUNTAIN DRINKS	3.25
SWEET OR UNSWEET BREWED TEA	3.25
LEMONADE (HOMEMADE)	3.25
BOTTLED WATER	1.75
COFFEE (FREE REFILLS)	1.50

18% Gratuity Charges on Tables of Six or More

MISSION - 409 N. BRYAN RD. STE. 104, MISSION, TX 78572, 956-205-2940
WESLACO - 1015 S. INTERNATIONAL BLVD, WESLACO, TX 78596, 956-520-8783

BAR MENU

RANCH HOUSE MARGARITA
(LIME, CUCUMBER, STRAWBERRY)

COSMOPOLITAN

MOJITO

MEXICAN LOLLIPOP

MOSCOW MULE

PINA COLADA

CUCUMBER MARTINI

TEXAS TEA

BLOODY MARY

TEXAS PARADISE

JACK RUBY

AMARETTO SOUR

MARGARITA FLIGHT

GUN SMOKE
(OLD FASHION)



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License #:	MB1123727		
AIMS License Type:	MB		
AIMS License #:	107201995		
Trade Name:	RANCH HOUSE BURGERS LLC		
Owner:	RANCH HOUSE BURGERS, LLC		
Location Address:	409 N BRYAN RD STE 104 AND 105	Mailing Address:	409 N BRYAN RD STE 104 AND 105
	MISSION , TX 785726293 UNITED STATES		MISSION , TX 785726293 UNITED STATES
County:	Hidalgo	Orig. Issue Date:	7/2/2021
Status:	Active	Exp. Date:	7/1/2023
		Wine Percent:	
Location Phone No.:			
Subordinates:			
Related To:		Gun Sign:	BLUE

S4150-02-008-0003-00 (286476)
AVILES NAZARIO & MARIA ELENA
1304 MATAMOROS ST
MISSION TX 78572

S4150-02-008-0004-00 (286477)
AVILES JOSE G & ELENA
1308 MATAMOROS ST
MISSION TX 78572

S4150-02-008-0006-00 (286479)
MARTINEZ TONY JR & MARIA LOURDES
1310 MATAMOROS ST
MISSION TX 78572

S4150-02-008-0007-00 (286480)
GAYTAN ARTURO & AURORA
1312 MATAMOROS ST
MISSION TX 78572

S4150-02-008-0008-00 (286481)
CANALES ROLANDO X
1413 THORNWOOD DR
MISSION TX 78574

S4150-02-008-0009-00 (286482)
KHIT PROPERTY MANAGEMENT LLC
708 W NOLANA AVE
MCALLEN TX 78504

S4150-02-008-0011-00 (286484)
HERAS ABISAI & ANNA W
1317 REYNOSA ST
MISSION TX 78572

S4150-02-008-0012-00 (286485)
CAVAZOS LIBRADO
1309 REYNOSA ST
MISSION TX 78572

W0100-00-019-0010-04 (544773)
CASA DE AMIGOS IX INC
1116 N CONWAY AVE
MISSION TX 78572

W0100-00-019-0011-00 (316743)
AUSTIN STEVEN F & ELIDA G
1501 MELINDA DR
MISSION TX 78572

W6800-00-00A-0001-00 (329635)
JONES MICHAEL K & BRENDA R
500 N BRYAN RD A-1
MISSION TX 78572

W6800-00-00A-0002-00 (329636)
DEETS JOYCE E TRUSTEE
THE JOYCE E DEETS & LAWRENCE TRU
503 S MAPLE AVE
POLO IL 61064

W6800-00-00A-0003-00 (329637)
RUSSELL CAROLYN & MORRIS ROBINSON
1207 RIDGE CREST
MOUNTAIN HOME AR 72653

W6800-00-00A-0004-00 (329638)
BATCHELDER HERBERT W & KATHY J
500 N BRYAN RD UNIT A4
MISSION TX 78572

W6800-00-00A-0005-00 (329639)
RAY RONALD & RHONDA HAWKINS
DAVID RAY
500 N BRYAN RD A-5
MISSION TX 78572

W6800-00-00A-0024-00 (329658)
GARZA PABLO D & MARIA E
2039 S 23RD ST
CHICAGO IL 60608

W6800-00-00A-0025-00 (329659)
SUN VISTA LAND DEVELOPMENT LLC
1218 MATAMOROS ST
MISSION TX 78572

W6800-00-00A-0026-00 (329660)
GUTIERREZ RICARDO & LINDA
500 N BRYAN RD
MISSION TX 78572

W6800-00-00A-0027-00 (329661)
VAZQUEZ MARGARITA
1213 LAREDO ST
MISSION TX 78572

W6800-00-00A-0028-00 (329662)
GARCIA YULISSA ETAL
2014 CEDAR ST
PENITAS TX 78516

W6800-00-00A-0029-00 (329663)
SALINAS SERGIO E & BLANCA A
2503 SEQUOIA DR
MISSION TX 78572

W6800-00-00A-0030-00 (329664)
VILLARREAL JOEL E
611 OBLATE AVE
MISSION TX 78572

W6800-00-00A-0031-00 (329665)
GONZALES MARIA G
4129 GUMWOOD
MCALLEN TX 78501

W6800-00-00B-0002-00 (329667)
KRUISE KEVIN O & EVELYN
1111 RHONDA LEE ST
COPPERAS COVE TX 76522

W6800-00-00B-0003-00 (329668)
MILLER BILLY J & LOIS J
500 N BRYAN RD B-3
MISSION TX 78572

W6800-00-00B-0004-00 (329669)
CANTU AMALIA M
500 N BRYAN RD B-4
MISSION TX 78572

W6800-00-00B-0005-00 (329670)
FLORES JESUS JR
500 N BRYAN RD B5
MISSION TX 78572

C5361-00-000-0001-00 (693032)
NOBORU GROUP INVESTMENTS LP
221 N 10TH ST
MCALLEN TX 78501

N8553-00-000-0001-00 (685985)
NUESTRA CLINICA DEL VALLE INC
PO BOX 1689
PHARR TX 78577