

Started: 6:39 p.m.

Ended: 6:41 p.m.

Item #2.1

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic -
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**

Ms. Dimas went over the write-up stating the subject site is 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 11am 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.

Chairwomen Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwomen Izaguirre entertained a motion to close the public hearing. Ms. Garza motioned to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwomen Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwomen Izaguirre entertained a motion. Ms. Garza moved to the approve the conditional use permit renewal. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.