

May 11, 2026

Members of the City Council
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

Re: Variance Request under § 6-31(e) — Burattino Brick Oven Pizza, 6305 Precinct Line Rd, Suite 300

Dear Members of the City Council,

We respectfully request a variance under § 6-31(e) of the City Code to permit the sale of wine and malt beverages at Burattino Brick Oven Pizza, 6305 Precinct Line Rd, Suite 300. The City Secretary refused certification of our TABC application (App ID 596001) on April 9, 2026, due to proximity to Birdville High School under § 6-31(a)(1).

About Burattino

Burattino Brick Oven Pizza is a family sit-down pizzeria serving California-style brick oven pizza. We opened in North Richland Hills in February 2026 under the Burattino brand, originally established in California. Our operating entity is Cornerstone Venture Holdings LLC.

Our business is straightforward: we serve pizza to seated dining customers and to families ordering takeout and delivery, the latter through third-party services such as Uber Eats. Our customer base is predominantly local families, and children are a significant part of our daily clientele.

Why a Variance Is Appropriate Here

Section 6-31 was written to keep businesses primarily focused on alcohol — liquor stores, bars, brewpubs, and similar establishments — at a distance from schools. That is the public interest the rule protects. Burattino does not fit that profile:

- We are a sit-down pizzeria. Every alcohol sale, whether on-premise or to-go, will accompany a food order. We will not operate as a bar.
- We are applying for a Wine and Malt Beverage permit only. No spirits, no hard liquor.
- Our projected 2026 revenue mix is approximately 91% food / 9% alcohol (\$1,000,000 food / \$100,000 alcohol).
- Our operating hours are standard family-dining hours.

The portion of the Birdville campus immediately abutting our property is the stadium and parking lot, not classroom buildings or areas where minors are present during school hours. Burattino is, in substance, exactly the type of restaurant § 6-31(h) was written to accommodate near schools — the exception simply does not extend to public schools under the current ordinance. The intent of the rule is not served by treating a family pizzeria the same as a liquor store.

On-Premise and Off-Premise Sales

Our requested variance covers both on-premise consumption and off-premise sales (sealed containers sold with food orders for customer pickup or delivery via third-party services). We respectfully note that off-premise sales are particularly consistent with the protective purpose of § 6-31: the alcoholic beverage physically leaves the vicinity of the school and is consumed elsewhere. In our model, off-premise alcohol sales will consist exclusively of sealed wine or malt beverage packages accompanying a customer's food order — not standalone alcohol sales. Delivery would be handled by

third-party services holding a TABC Consumer Delivery Permit (CD).

Precedent

The Council previously granted a variance under § 6-31(e) for the Berry Creek Village development in 2020, involving restaurants approximately 125 feet from the same Birdville High School campus. Our request is similar in nature — a sit-down, food-primary restaurant operating under tight conditions — with the addition of off-premise sales narrowly tied to food orders, as described above.

Conditions We Propose

To keep this variance narrowly tailored, we are prepared to operate under the following conditions:

1. Wine and malt beverages only — no spirits or other alcoholic beverages.
2. All alcohol sales tied to a food order — no standalone alcohol sales, on-premise or off-premise.
3. Off-premise sales limited to sealed, original-container packages sold only as part of a customer food order.
4. Alcohol delivery handled exclusively by third-party services holding a TABC Consumer Delivery Permit (CD).
5. Alcohol revenue capped at 25% of total gross revenue (projected 9%).
6. On-premise alcohol served only to seated dining customers — no bar seating sales.
7. Operating hours not later than 11:00 PM nightly.
8. Full TABC server training and ID verification for all staff handling alcohol.

Closing

We have been operating in North Richland Hills since February 2026 and our customer base is anchored by local families. We respectfully ask the Council to grant a variance under § 6-31(e) on the grounds that enforcement of § 6-31(a)(1) in our case does not serve the intended purpose of the ordinance, creates undue hardship on our business, and is not effective or necessary given the nature of our operations.

We are happy to attend the Council meeting in person, answer any questions, and provide any additional documentation the Council or staff may request.

Thank you for your consideration.

Sincerely,



George Gomiashvili

President, Cornerstone Venture Holdings LLC

DBA Burattino Brick Oven Pizza

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North Richland Hills, TX 76180

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