

## Ann Franklin

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**From:** david <dsinjiashvili@gmail.com>  
**Sent:** Tuesday, July 8, 2025 8:22 AM  
**To:** Ann Franklin  
**Subject:** Variance  
**Attachments:** USPS Receipt .pdf; School.pdf

You don't often get email from dsinjiashvili@gmail.com. [Learn why this is important](#)

Dear City Clerk,

My name is Davit Sinjiashvili, and I am the owner of **Nikala LLC**, located at **1205 Round Rock Ave, Suite 115, Round Rock, TX 78681**.

We are currently in the process of applying for a **BG alcohol license** through the **Texas Alcoholic Beverage Commission (TABC)**, which would allow us to sell wine and beer **for on-premise consumption** as part of our full-service restaurant operations.

As part of this process, we respectfully request a **variance from the 300-foot alcohol distance requirement** due to the proximity of **Round Rock High School**.

**Nikala** is a **family-oriented Georgian and Eastern European restaurant**, focused on offering a traditional dining experience that honors the rich culinary and cultural heritage of the region. We are a **restaurant with primarily food sales**, not a bar, and we will maintain community-friendly operations. Wine and beer are integral parts of Georgian cuisine and hospitality traditions. We are committed to providing a welcoming, responsible, and community-minded environment for our guests.

We will **enforce strict age-verification protocols**, and alcohol will be served responsibly, only to those of legal drinking age, in accordance with TABC regulations.

It's important to note that:

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- **Round Rock High School began classes at its current campus in 1972,**
  - and
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  - The
  - **300-foot rule**
  - was established later, on **September 1, 1977,**
  - under the Alcoholic Beverage Code §109.33.
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  -
- **Teji's Indian Restaurant,**

- which previously operated from **Suite 115**
- at the same address since **2007**,
- held a valid TABC permit for alcohol sales since **2012**.
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We are **transferring the ownership (Teji's Indian Restaurant)** and building a new, authentic dining concept. When we signed our lease, we were aware that **Teji's held an active TABC license**, and therefore believed the property was eligible for alcohol sales. We were **unaware of the exact proximity to Round Rock High School** or the 300-foot restriction at that time.

Unfortunately, due to lease commitments and significant financial investment in renovations, **relocation is not an option**. Additionally, **not being able to offer wine and beer has already caused customer confusion and disappointment**, as Georgian meals traditionally include these elements.

As required by law, we **notified Round Rock High School in writing on June 23, 2025**, and we have attached both the **signed notification form** and **USPS proof of mailing receipt**.

Under **Section 4-3 of Chapter 4 (Variances)** of the City of Round Rock Code of Ordinances, the City Council may grant exceptions if enforcement causes undue hardship or if the ordinance does not further its intended purpose. We believe our request meets both conditions.

Our restaurant:

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- **Does not pose a threat to school safety or disrupt the surrounding area,**
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- Promotes
- **cultural diversity and responsible hospitality,**
- and
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- **Adds to the city's dining scene and local economy.**
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A similar variance was granted to **Luna's Tacos in 2022**, despite being only **268 feet** from Round Rock High School. We respectfully ask for the same thoughtful consideration.

We kindly ask the City to approve our request based on the following:

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- Nikala is a

- **family-oriented, culturally focused restaurant,**
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- Alcohol will be
- **served responsibly for on-premise dining only,**
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- There is
- **precedent for a TABC license at this address,**
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- We are
- **under lease and unable to relocate,**
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- We have complied with all
- **notification requirements,**
- and
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- 
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- The
- **variance would allow us to operate our business in accordance**
- **with cultural tradition and industry standards.**
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Please let me know if any further documentation, meetings, or steps are needed. We truly appreciate your time and consideration of our request.

Warm regards,

Davit Sinjiashvili (NIKALA)