



Public Hearing

CUP-25-49

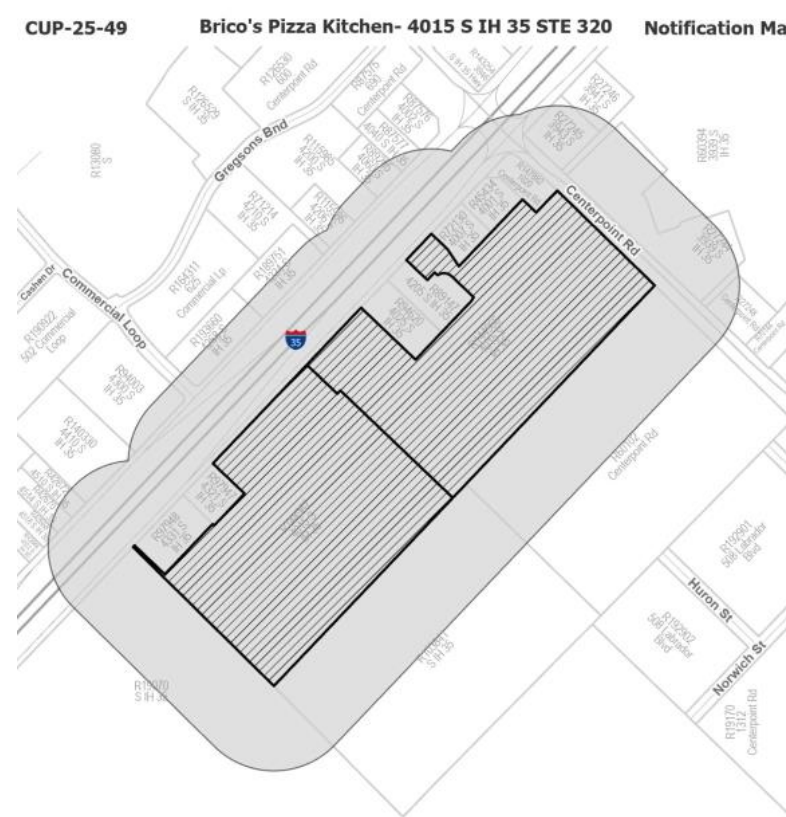
Brico's Pizza Kitchen

CUP-25-49 (Brico's Pizza Kitchen) Hold a public hearing and consider a request by Brendon B. Ndlovu, on behalf of Brico's Pizza Kitchen, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4015 IH 35 Suite 320-B. (C. Garrison)



Property Information

- Approximately 29.3 acres
- Located: Southeastern corner of S IH 35 and Centerpoint Road.



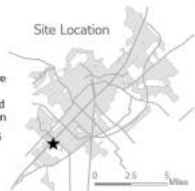
- Subject Property
- 400ft Buffer
- Parcel



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Date: 8/29/2025

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Context & History

- Currently: Vacant Tenant Space
- Surrounding Uses:
 - Retail Sales and Services
 - Restaurants

CUP-25-49

Brico's Pizza Kitchen- 4015 S IH 35 STE 320

Aerial Map



Subject Property
Parcel



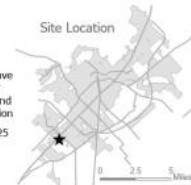
0 250 500 1,000
Foot

Site Location

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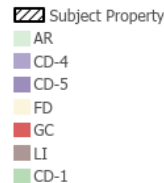
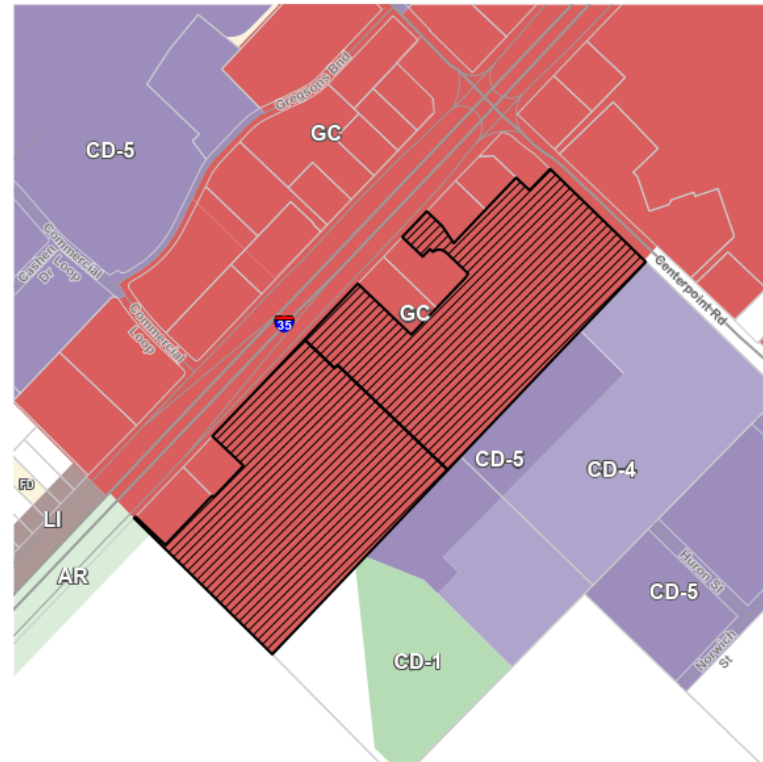
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Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use:
Restaurant
 - Hours of Operation:
 - Sunday-Thursday: 11am-7pm
 - Friday-Saturday: 11am-8pm

CUP-25-49 Brico's Pizza Kitchen - 4015 S IH 35 STE 320

Zoning Map



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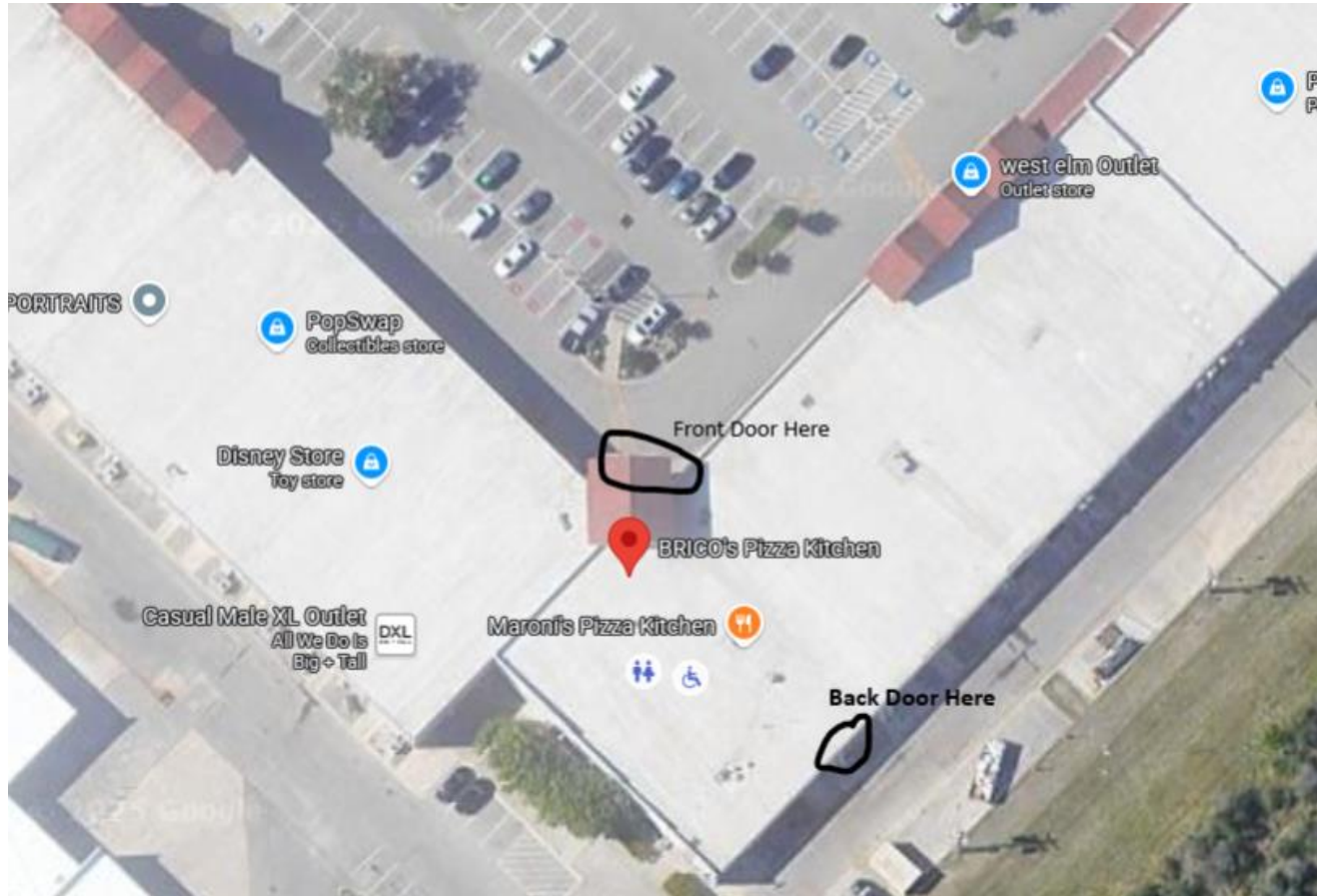
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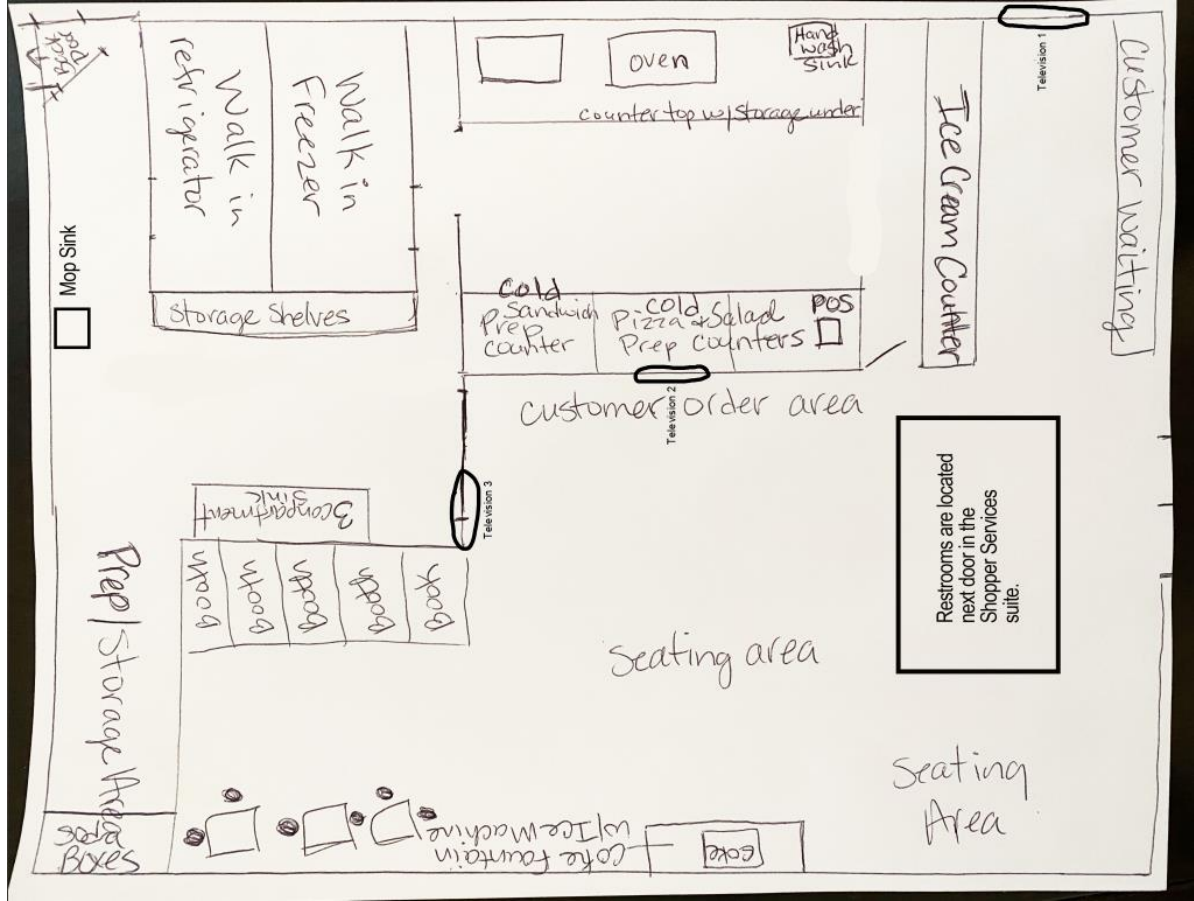


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Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-49 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.