

CITY COUNCIL REPORT



Meeting Date: *February 10, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 95-LL-2025 Frank & Lupe's Old Mexico (364522). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (Restaurant) State liquor license for an existing location and new owner.

OWNER

Frank & Lupes V LLC

APPLICANT CONTACT

PIERO GUILLERMO AVILES

LOCATION

8787 N Scottsdale Rd, Ste 214

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2020 as a restaurant.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 11 am to 10 pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. This establishment is 2,900 sq. ft. in size, **plus** an existing 250 sq. ft. patio. The bar service area is 150 sq. ft. or 5% of gross floor area, and the kitchen area is 800 sq. ft. or 28% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The existing patio on the west side of the building is 250 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned Central Business Planned Community District (C-2 PCD). The C-2 PCD district allows restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

Public Safety

Police Department: No Opposition.

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Caitlin Clark, Planning Technician, cclark@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Special Operations Division

APPROVED BY



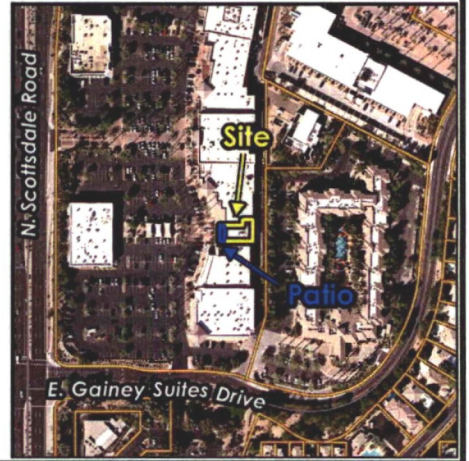
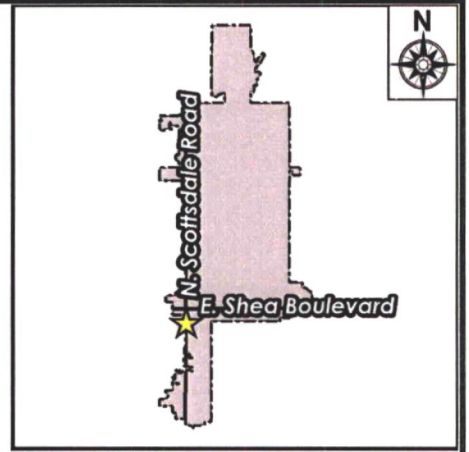
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

1/23/2026

Date

ATTACHMENTS

1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



Q.S.
26-45

G.I.S. Orthophoto 2023

95-LL-2025

Frank & Lupe's Old Mexico (364522)

Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 3, 6, 7, 11, 12, 13)



Please complete all questions and return within 3 business days.

Name of Business:

Business Address:

Total Gross Square Footage of Establishment (Minus the Patio):

Is this business under construction or being remodeled? Yes No

Does this business have an existing patio? Yes No Dimensions of patio:

Does this business have a proposed patio? Yes No Dimensions of patio:

Was liquor sold at this location prior to this application? Yes No

If yes, what type of license?

Is this business currently open? Yes No

If yes, is this business operating with an interim license? Yes No

If no, what is the proposed opening date?

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? Yes No*

Gross square footage of the bar service area:
(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? Yes* No

Gross square footage of kitchen:

Will the kitchen close before 9:00 p.m.? Yes* No

Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* No

During what hours will the establishment offer liquor sales?

For admittance:

Will age verification be required/requested at any time during business operations? Yes* No

For admittance:

Is a cover charge required at any time during business operations? Yes* No

**May require a Conditional Use Permit*

- Please check one of the following that best describes the primary business operation:
- Packaged Retail Restaurant Bar Personal Service Education Service
 - Manufacturing Hotel/Tourist Accomodation Residential Facility Sports/Theater

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 3, 6, 7, 11, 12, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

- | | | | |
|----------------------|--|---------------------------|--|
| Patrons Dancing? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Karaoke? | Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Live Bands? | Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> | DJ? | Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Amplified Music? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Games? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Adult Entertainment? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Four or more pool tables? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| After Hours? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |

***May require a Conditional Use Permit**

Definition of [Live Entertainment](#)

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

- I have the capability, qualifications and reliability to hold a liquor license because:

I have submitted and obtain all requested information, documents and classes. I have obtained my Liquor Law Training and Management Liquor Law Training. In addition to having a clean record and will be committed to responsibly serve alcohol.

- Please describe your business:

New Mexico cuisine restaurant.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated Improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Piero G. Aviles

Print Name

Agent/Applicant Signature

12/19/25

Date

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

State of Arizona
Department of Liquor Licenses and Control

Created 12/15/2025 @ 09:36:54 AM
Local Governing Body Report

LICENSE

Number:	Type:	012 RESTAURANT
Name:	FRANK & LUPE'S OLD MEXICO	
State:	Pending	
Issue Date:	Expiration Date:	
Original Issue Date:		
Location:	8787 N SCOTTSDALE ROAD #214 SCOTTSDALE, AZ 85253 USA	
* Mailing Address:	1640 E BETHANY HOME ROAD PHOENIX, AZ 85016 USA	
Phone:	(480)990-9844	
Alt. Phone:	(602)312-4363	
* Email:	PAVILES3119@GMAIL.COM	

AMENDMENT

AGENT

Name:	PIERO GUILLERMO AVILES
Gender:	Male
Correspondence Address:	1640 E BETHANY HOME ROAD PHOENIX, AZ 85016 USA
Phone:	(602)312-4363
Alt. Phone:	
* Email:	PAVILES3119@GMAIL.COM

OWNER

Name:	FRANK & LUPE'S V LCC
Contact Name:	PIERO GUILLERMO AVILES
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	23877038
* Incorporation Date:	09/04/2025
Correspondence Address:	1640 E BETHANY HOME ROAD PHOENIX, AZ 85016 USA
Phone:	(602)312-4363
Alt. Phone:	
* Email:	PAVILES3119@GMAIL.COM

*60th day
02-13-2026*

Officers / Stockholders

APPETIZERS

- QUESO BEAN DIP w/ CHORIZO.....\$12
- MINI CHIMICHANGAS.....\$13
- MINI TAQUITOS.....\$13
- (6 BEEF / 6 CHICKEN SERVED W/ GUACAMOLE & SALSA)
- NACHOS SUPREME.....\$13
- (SERVED W/ PICO DE GALLO)
- CEVICHE.....\$13
- CHEESE QUESADILLA.....\$8
- CHEESE CRISP.....\$9

EDUARDO'S CARNITAS PLATTER

SERVED WITH AVACODO.....\$19
(GREEN CHILE, CHEESE, REFRIED BEANS AND TORTILLAS)

TEDDY'S CARNE ASADA

TEDDY'S CARNE ASADA BURRITO \$10.99
SERVED WITH RICE AND BEANS SMOTHERED IN PORTLAND AND A NEW MEXICAN RED CHILE SAUCE TOPPED WITH FRIED EGG

BURGERS

- SANTA FE BURGER.....\$15
- (AVOCADO + NEW MEXICO CHILE + FRENCH FRIES)
- HAMBURGER DELUXE + FRENCH FRIES.....\$13
- CHEESEBURGER DELUXE + FRENCH FRIES.....\$14

Happy Hour

MONDAY - FRIDAY 3:00PM - 6:00PM

GOOD TO KNOW

- BOTH OUR RED & GREEN CHILE ARE HOME-GROWN IN SOCORRO, NEW MEXICO.
- SPICINESS OF THE CHILE VARIES TO SEASON OF CROP
- BLUE CORN TORTILLAS ARE AVAILABLE UPON REQUEST
- RESERVATIONS FOR PARTIES OF 8 OR MORE ONLY
* 20% GRATUITY AUTOMATICALLY ADDED
- WE COOK WITH CANOLA OIL
- PARTY PLATTERS ARE ALSO AVAILABLE
- TAMALES TO-GO

CAUTION
YOU ARE ENTERING A CHILE ZONE
EXPECT A KICK

House Specialties

HOT MED

△ Food allergies? Please let us know

- 1) COMBINATION PLATE.....\$17
(TAMALE, ROLLED ENCHILADA, TACO, RICE, BEANS AND 2 SOPAIPILLAS)
WITH CHILE RELLENO \$3.00
- 2) TAMALES PLATE.....\$14
(2 PORK TAMALES, RICE AND BEANS)
GREEN, CORN TAMALES \$13.00
- 3) PORK CARNE ADOBADA BURRITO PLATE.....\$14
(WITH BEANS AND RICE, ONLY RED CHILE)
- 4) SHREDDED BEEF BURRITO PLATE.....\$14
(WITH BEANS AND RICE, RED OR GREEN CHILE)
- 5) LUPE'S ENCHILADA PLATE*.....\$14
(3 FLAT ENCHILADAS MADE WITH HOME MADE TORTILLAS, EGG, RICE, BEANS AND TWO SOPAIPILLAS)
GROUND BEEF, SHREDDED BEEF OR CHICKEN \$3.00 EXTRA
- 6) FRANK'S ENCHILADA PLATE*.....\$14
(3 THICK HAND MADE TORILLAS, LETTUCE AND TOMATO, GARNISH WITH EGG AND TWO SOPAIPILLAS,
BEANS AND RICE)
GROUND BEEF, SHREDDED BEEF OR CHICKEN \$3.00 EXTRA
- 7) ROLLED ENCHILADA PLATE.....\$14
(3 ROLLED ENCHILADAS, RICE & BEANS)
GROUND BEEF, SHREDDED BEEF OR CHICKEN \$3 EXTRA
- 8) PABLANO CREAM CHICKEN ENCHILADAS.....\$17
(3 ROLLED ENCHILADAS WITH CREAM OF POBLANO SAUCE, BEANS, RICE AND AVOCADO CHICKEN ON TOP)
- 9) STUFFED SOPAIPILLA PLATE.....\$13
(LARGE STUFFED SOAIPILLA WITH PORK CARNE ADOBADA RICE AND BEANS)
- 10) BEEF TOSTADA PLATE.....\$13
(WITH YOUR CHOICE OF GUACAMOLE, SALSA OR PICO DE GALLO, RICE AND BEANS)
- 11) CHICKEN TAQUITOS A LA PUEBLA.....\$14
(WITH YOUR CHOICE OF GUACAMOLE, SALSA OR PICO DE GALLO, RICE AND BEANS)
- 12) SHREDDED BEEF BLUE CORN FLAUTAS (3).....\$14
(WITH YOUR CHOICE OF GUACAMOLE, SALSA OR PICO DE GALLO)
- 13) TACO PLATE.....\$14
(2 GROUND BEEF TACOS, RICE AND BEANS)
SHREDDED BEEF OR CHICKEN
- 14) GUADALAJARA TACOS.....\$15
(3 GROUND BEEF TACOS IN SOFT FLOUR TORTILLAS)
WITH SHREDDED BEEF OR CHICKEN
- 15) SHREDDED BEEF TACOS.....\$14
(4 SOFT TACOS WITH PICO DE GALLO IN A CORN TORTILLA)
- 16) EL FLACO "VEGETARIAN BURRITO".....\$14
(SERVED WITH WHOLE BEANS AND RICE)

If your dish includes sopaipillas please let us know

House Specialties

before ordering your meal. ⚠️

- 17) SMOTHERED BEAN BURRITO..... \$12
(WITH RICE AND SALAD)
- 18) CHIMICHANGA (SHREDDED BEEF OR CHICKEN.... \$16
(SERVED WITH RICE AND BEANS) WITH GUACAMOLE & SOUR CREAM
- 19) CHALUPA TACO SALAD..... \$13
(DEEP FRIED FLOUR TORTILLA WITH REFRIED BEANS, PORK CARNE ADOBADA, LETTUCE, CHEESE, GUACAMOLE, TOMATOES AND SOUR CREAM) OR CHICKEN
- 20) ENCHILADAS DE CAMARÓN (SHRIMP)..... \$16
(3 ENCHILADAS WITH SHRIMP, RICE & BEANS)
- 21) CHILE RELLENO PLATE..... \$14
(2 NEW MEXICO GREEN CHILES STUFFED WITH CHEESE, TOPPED WITH POBLANO SAUCE, BEANS AND RICE)*
- * 22) SHRIMP FAJITAS CANCUN..... \$20
(SERVED WITH RICE, BEANS, TORTILLA, TOMATOES, ONIONS AND GUACAMOLE)
- 23) FAJITA PLATE (BEEF OR CHICKEN)..... \$20
(SERVED WITH RICE, BEANS, TORTILLA, TOMATOES, ONIONS AND GUACAMOLE)
- 24) FAJITA BURRITO PLATE (BEEF OR CHICKEN)..... \$19
(SERVED WITH RICE AND BEANS)
- 25) OPEN FACE CHILE POBLANO (STUFFED WITH CHICKEN)..... \$19
(2 ROLLED ENCHILADAS WITH BEANS AND RICE) OR SHRIMP ADD \$4.00*
- 26) FISH TACOS VERACRUZ..... \$17
(3 SOFT TACOS WITH BEANS, RICE & PICO DE GALLO)*
- * 27) HUEVOS RANCHEROS..... \$13
(2 EGGS, REFRIED BEANS, POTATOES & TORTILLAS)
- 28) PORK CARNE ADOBADA PLATE..... \$14
(RICE, BEANS AND TORTILLAS)
- 29) TACOS DE CHARRO..... \$14
(2 SOFT BLUE CORN TACOS WITH BEEF OR CHICKEN WITH BEANS AND RICE SOUR CREAM)
- 30) BAJA BURRITO..... \$14
(CARNE ADOBADA, BEANS, RICE WRAPPED IN TORTILLAS)
- 31) CHICKEN MOLÉ ENCHILADAS..... \$17
(3 ROLLED CHICKEN ENCHILADAS IN A MOLÉ SAUCE WITH RICE, BEANS AND SOUR CREAM)
- 32) BOWL OF GREEN CHILE W/ CHICKEN & SOUR CREAM..... \$12
- 33) GRILLED CHICKEN, VEGGIE & RICE PLATE W/CHEESE..... \$12
- 34) CAMARONES A LA DIABLA..... \$23
- 35) CARNE ASADA TACOS & SOUR CREAM..... \$14
- 36) POLLO CON MOLÉ..... \$17
CHICKEN BREAST WITH OUR HOMEMADE MOLÉ SAUCE WITH RICE, BEANS AND 2 TORTILLAS. ALLOW 20 MINUTES.

ALL ENCHILADAS AND BURRITOS COME WITH RED, GREEN, OR POBLANO SAUCE

If you would like them with your meal or as dessert. Shellfish, or eggs may increase your risk of foodborne illness.

2011 3 10 107 MEXICO

DESSERTS

- CHURRO WITH ICE CREAM..... \$8
- SOPAIPILLAS..... (1) \$1.50 (2) \$3 (5) \$7
- DEEP FRIED ICE CREAM..... \$7
- FLAN..... \$7

BEVERAGES

- FOUNTAIN DRINKS & ICE TEA..... \$4

KIDS MENU

12 & UNDER

- BRITTANY'S PLATE*..... \$7
(CORN DOG WITH FRENCH FRIES)
- EDDIE'S PLATE*..... \$7
(1 CHICKEN TAQUITO WITH RICE AND BEANS)
- MONICA'S CHEESE CRISP*..... \$7
(SMALL CHEESE QUESADILLA)
- TEDDY JR'S PLATE*..... \$7
(BEAN BURRITO WITH RICE)
- JATHANEIEL'S PLATE*..... \$7
(CHEESE ENCHILADA WITH RICE AND BEANS)
- VALENTINA'S PLATE*..... \$7
(5 CHICKEN NUGGETS AND FRENCH FRIES)
- LUKE'S BEEF TACO*..... \$7
(GROUND BEEF TACO WITH RICE AND BEANS)

*KID'S PLATES INCLUDES SOPAIPILLAS

LITTLE EXTRAS

- SOUR CREAM..... \$2.50
- PICO DE GALLO..... \$3
- EXTRA CHIPS & SALSA..... \$2.50
- GUACAMOLE..... \$4
(FIRST CHIPS AND SALSA ON US)

Margaritas

House Margarita

SMALL \$8 LARGE \$14

Premium Margarita

SMALL \$11 LARGE \$17

Skinny Margarita

SMALL \$12 LARGE \$18

Cadillac Margarita

SMALL \$12 LARGE \$18

Beer-rita

\$15

Señor Jalapeño Margarita

SMALL \$9 LARGE \$16

Tamarindo Fuego Margarita

LARGE \$16

(spicy!)

Ruby Margarita

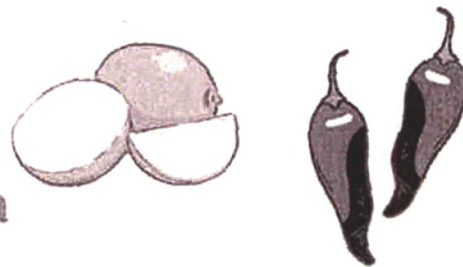
SMALL \$11 LARGE \$17

Flavored Margarita

SMALL \$11 LARGE \$17

Michelada

\$10



HAPPY HOUR

monday - friday
3:00 pm - 6:00 pm

House Margarita

small \$5 / large \$8 / pitcher \$20

Domestic Beer

CORONA, CORONA LIGHT, VICTORIA \$4.50

Appetizers

50% OFF



Frank & Lupe's

RESTAURANT



Cantina List

Signature Cocktails \$11.00

Mexican Mule

Tequila, fresh lime juice, ginger, beer, soda

Mojito del Patrón

Tequila, fresh lime juice, fresh mint, club soda

Tequila Sunset

Tequila, pineapple juice, cranberry juice

Piña - Rita

Tequila, pineapple flavor, fresh lime juice

Paloma Blanca

Tequila, fresh lime juice, grapefruit soda

Bloddy Mary - 16oz \$10

Bloddy Maria - 16oz \$10

Cervezas Mexicanas \$6.00

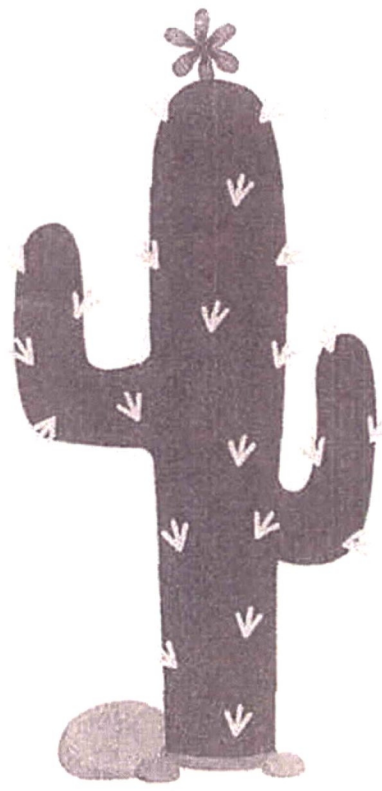
Domestic Beers \$5.00

Wine Glass \$8.00

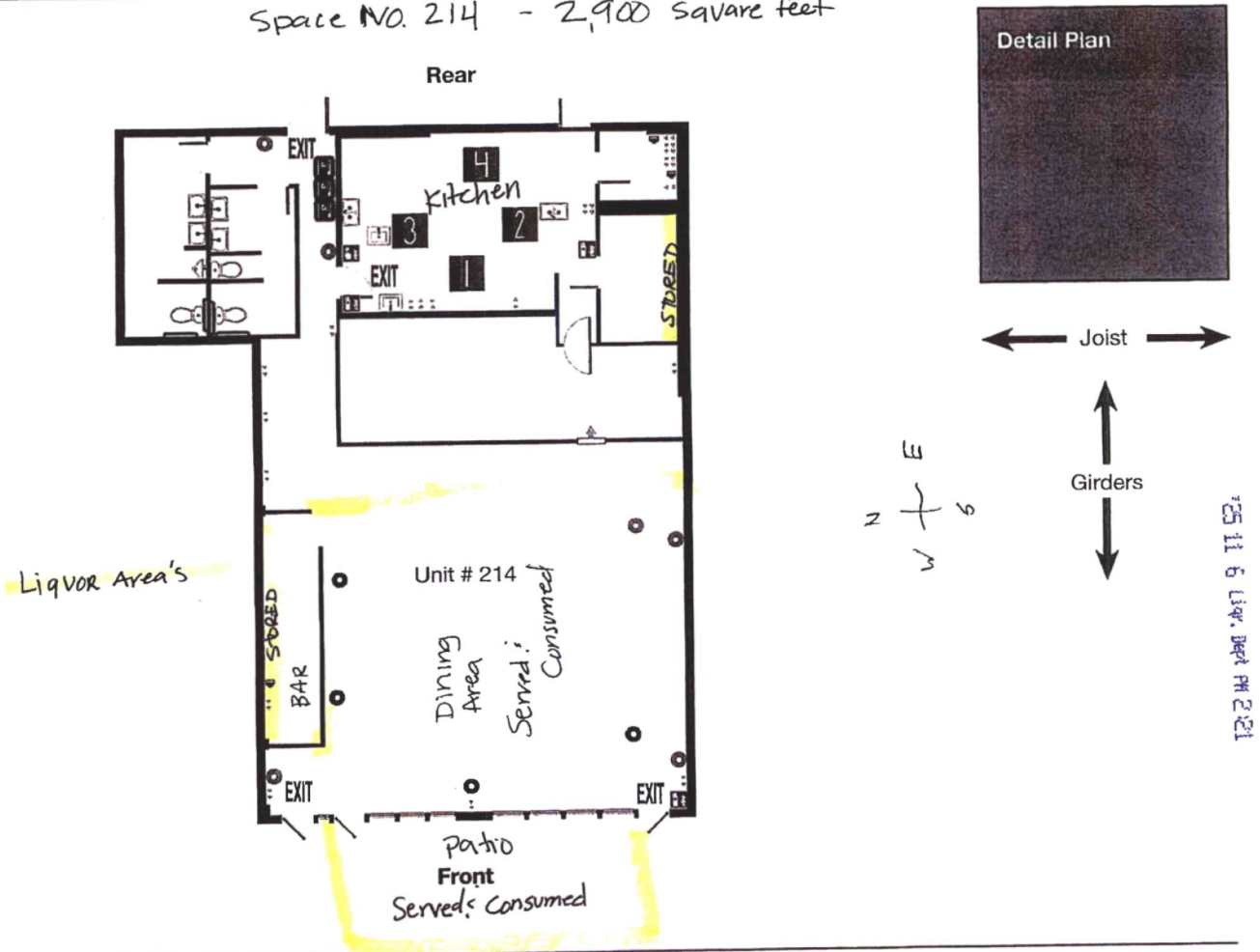
Bottle Wine \$18.00

Sangria Jumbo Glass \$10.00

Pitcher Sangria \$27.00



Space NO. 214 - 2,900 Square feet



75 11 6 Liqu. Dept # 214