



**FARMERS  
BRANCH**

# City Council

May 5, 2020—Agenda Item X.x



# 2727 LBJ Freeway - Aerial Map



- Ten story office building with restaurant at first floor, serving tenants and employees.
- Approval of an SUP requested to serve alcoholic beverages within the restaurant.
- Subject property zoned PD-74.
- Any permitted land use, restaurant in this case, serving alcoholic beverages requires approval of an SUP per PD-74 zoning.
- Site is accessible from the service road of LBJ Freeway and Villa Creek Drive.

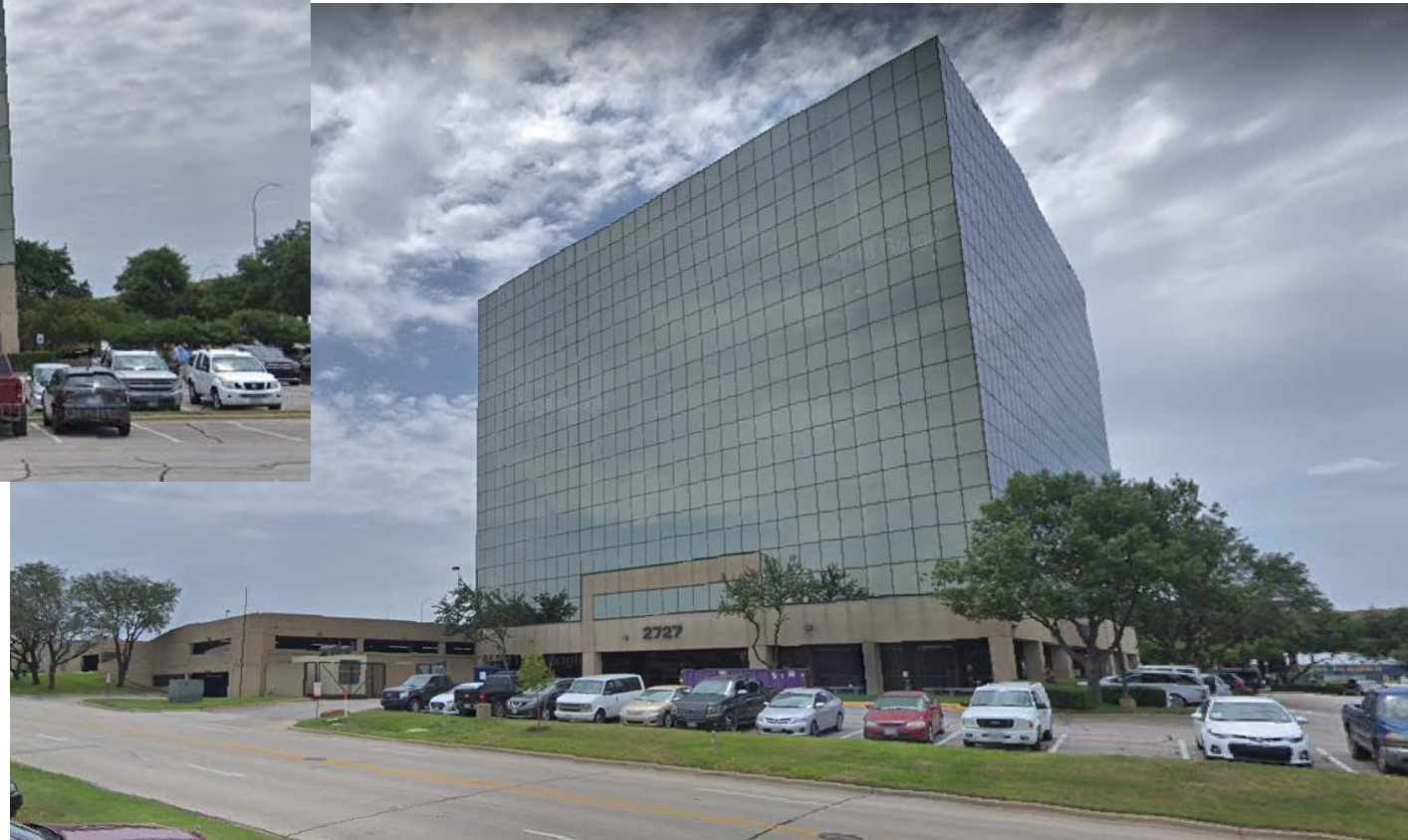


# 2727 LBJ Freeway –Site Photographs

- No changes to the site layout, parking, landscaping or building exterior is proposed during this time.

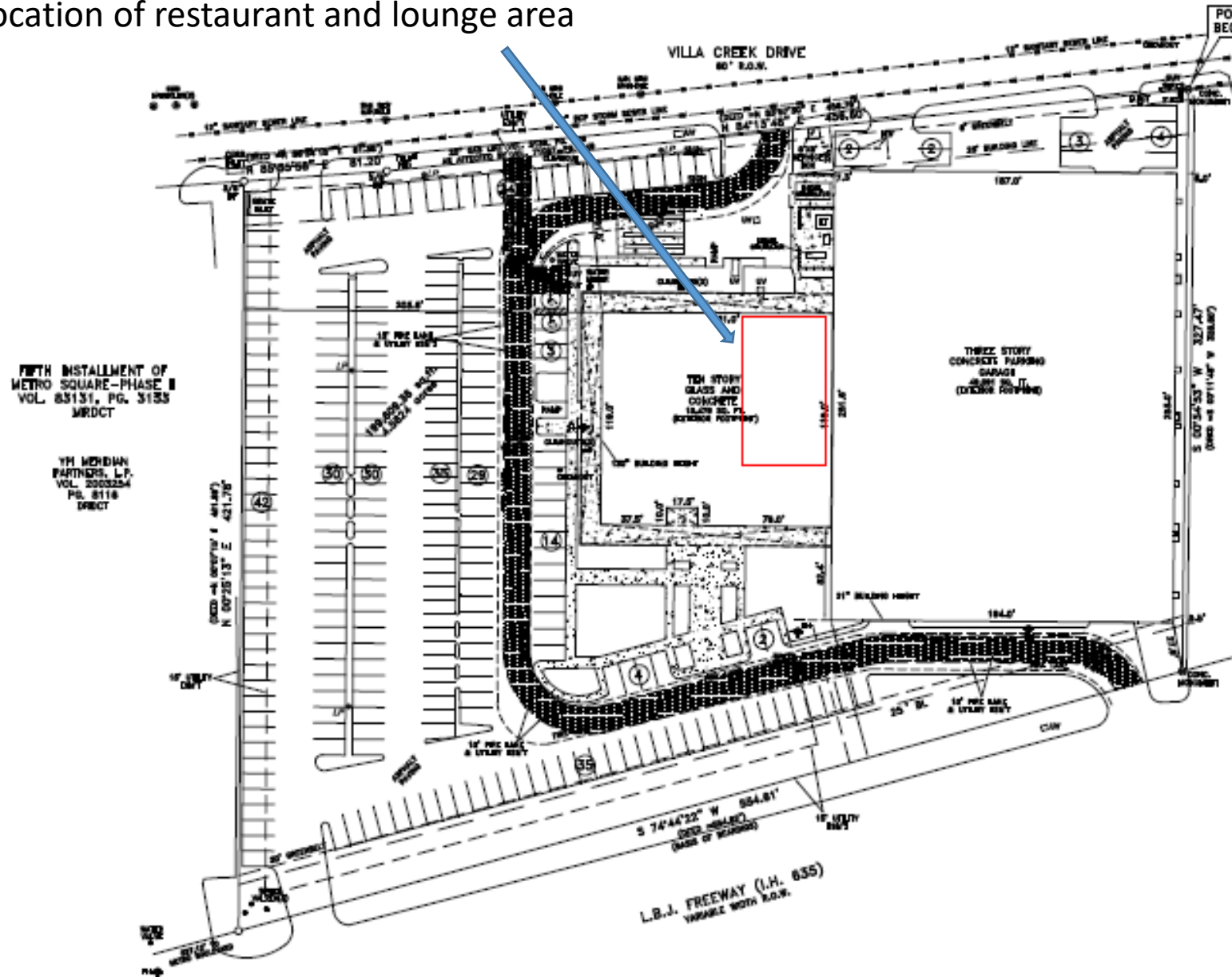


- Three-story tall structured parking garage and an additional 259 surface parking spaces serve the building.



# 2727 LBJ Freeway – Detailed Site Plan

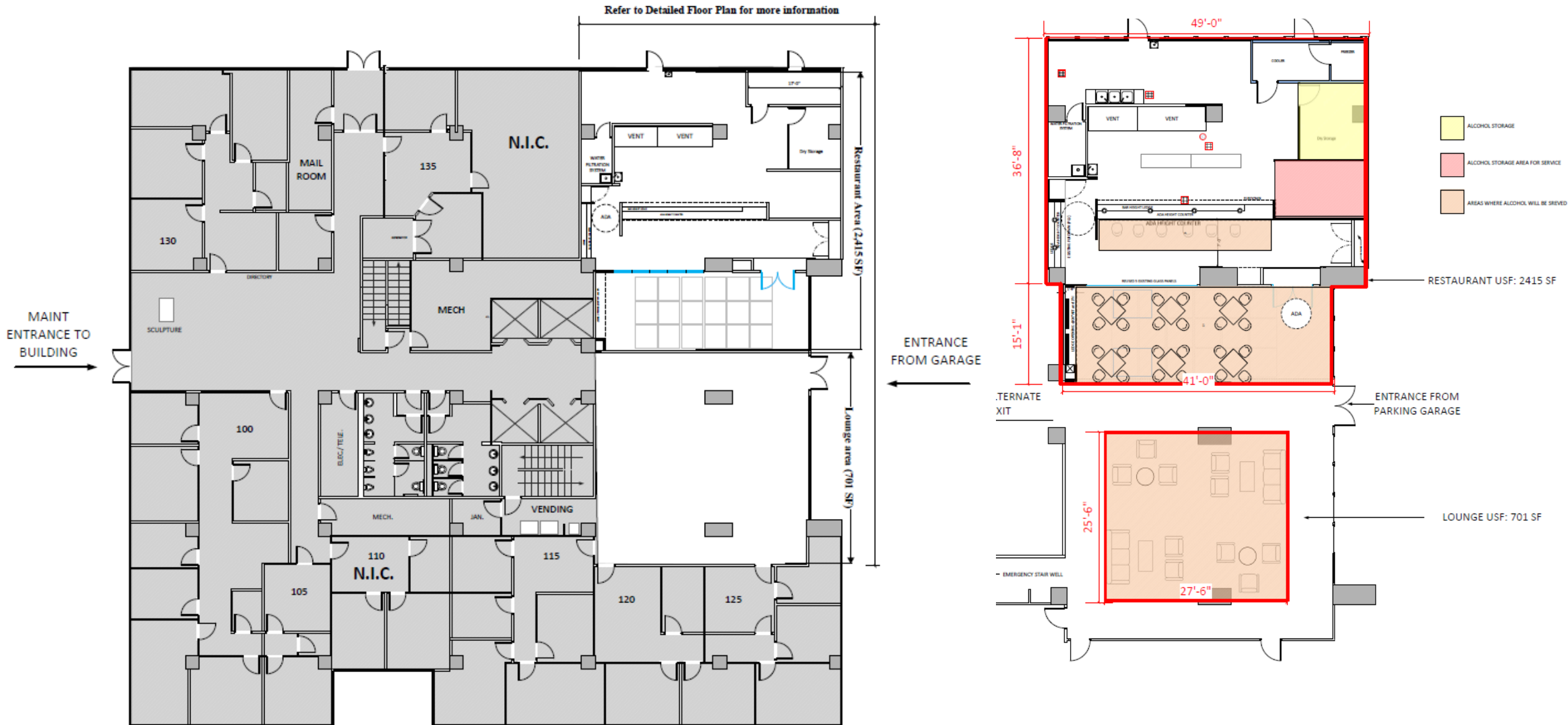
## Location of restaurant and lounge area



- Alcohol will be served within the restaurant (2,415 SF) and adjacent lounge area (701 SF) in the first floor.
- Operating hours of the restaurant are Monday through Friday 8:00 a.m. to 7:00 p.m., with Saturday and Sunday being closed.
- As required per CZO, the applicant has provided an alcohol awareness program.



# 2727 LBJ Freeway – Overall and Detailed Floor Plan



# 2727 LBJ Freeway – Alcohol Awareness Program

## 1910 Beverage Services, LLC DBA “The Grid” Alcohol Awareness Program

Requirements for alcohol service are as follows:

1. 1910 Beverage Service, LLC require all employees handling alcohol to complete their TABC course and obtain their TABC Certification before they start working shifts.
2. Customers will provide a legal picture ID that will consist of one of the following: Driver’s License, Military ID, State ID, or Passport upon request.
3. A manager will always be on duty to confirm whether a customer should be served alcohol.
4. 1910 Beverage Service, LLC will abide by the Texas Penal Code.
5. 1910 Beverage Service, LLC will abide by the Texas Alcoholic Beverage Code.
6. All employees who directly or indirectly handle alcoholic beverages will be at least 18 years of age.
7. Only employees who have completed the approved class will serve alcoholic beverages and all alcoholic beverages will be served for consumption on the restaurant site only.
8. All customers who purchase alcoholic beverages must be at least 21 years of age.
9. Alcoholic beverages will not be sold, served or delivered to any person who is, or is believed to be intoxicated.
10. Anyone that is or is believed to be intoxicated will be permitted to remain on the premises.
11. Staff will be trained to call a cab or Uber to transport anyone who is, or is believed to be intoxicated
12. Any unlawful acts will be reported to the police.
13. No alcoholic beverages will be sold before 11am.
14. No alcoholic beverages will be sold after closing at 7pm. Hours of operation will be Mon-Fri 8am – 7pm and we will be closed on Saturday and Sunday.
15. No exterior signs advertising the sale of alcohol will be hung.
16. Alcohol sales will be limited to on-site consumption only and will be prohibited for off-site consumption
17. All customers will be required to show proper ID before an alcoholic beverage is placed in front of them
18. Consumption of alcohol is permitted only in designated areas. Guests shall not be permitted to leave designated areas with any open or closed containers of alcohol.
19. Outside alcohol may not be brought into a designated area by guests.
20. Employees are prohibited from consuming alcoholic beverages before, during and after their work shifts.
21. All alcoholic beverages must be stored in one or more secured areas that are only accessible by management.
22. Sales of food and non-alcoholic beverages in the restaurant shall be at least 50% of the gross sales for each quarterly reporting period.

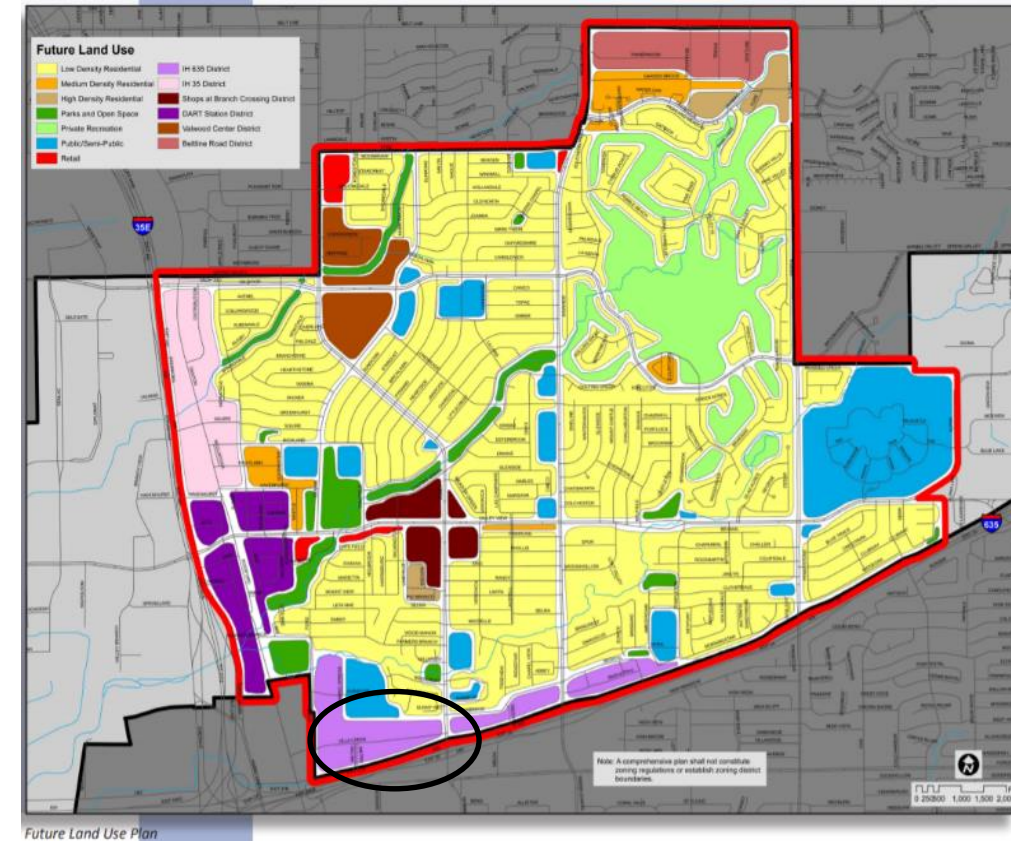
- Only employees who have completed the approved class will serve alcoholic beverages.

- No alcoholic beverages will be sold after closing at 7:00 pm. Hours of operation will be Mon-Fri 8am – 7pm and we will be closed on Saturday and Sunday.

- Alcohol sales will be limited to on-site consumption only and will be prohibited for off-site consumption.
- Sales of food and non-alcoholic beverages in the restaurant shall be at least 50% of the gross sales for each quarterly reporting period.

# 2727 LBJ Freeway – Comprehensive Plan and P&Z Recommendation

- The Central Area Plan designates the subject property as IH 635 District.
- This land use designation recommends quality office development with structured parking.
- Therefore, the existing office development and accessory restaurant use are consistent with the plan's recommendation.
- Allowing on-premise consumption of alcoholic beverages within the restaurant is perceived as an amenity for this site and supports the plan's goal of allowing retail services, such as restaurants, banks or other similar services which serve employees at nearby office centers and residents alike.



## Planning and Zoning Commission Recommendation

- On April 13, 2020 the Planning and Zoning Commission unanimously recommended approval of the SUP request.