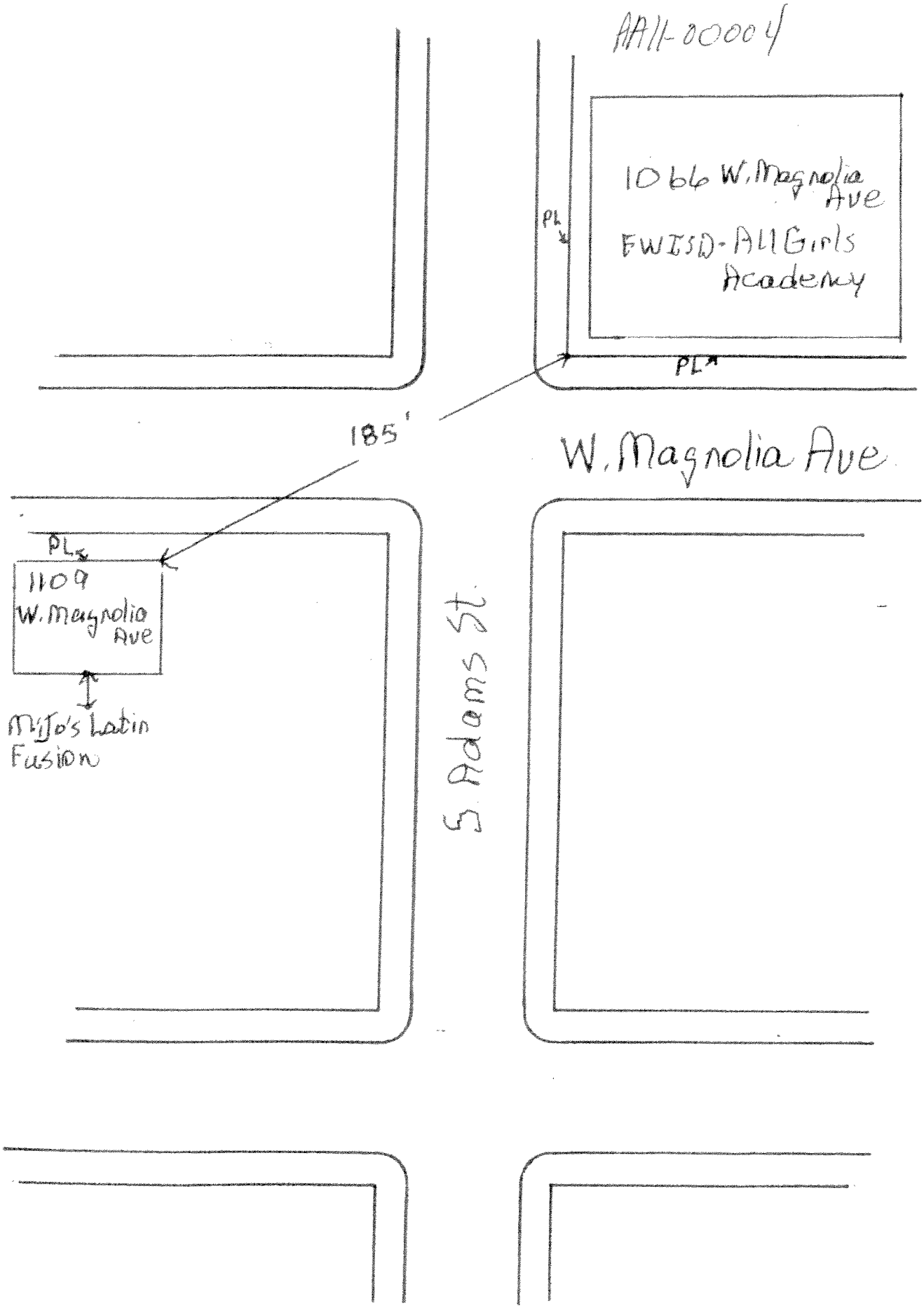
AA11-00004
1066 W. Magnolia Ave
FWISD-All Girls Academy
PL
PL
185'
W. Magnolia Ave
PL
1109 W. Magnolia Ave
Mijo's Latin Fusion
S. Adams St.

Exhibit #1

FORT WORTH

Request to the City Council

ALCOHOL DISTANCE APPEAL APPLICATION

Applicant(s): (Print) Connie Sheen (Signature) Connie Sheen

Applicant's Mailing Address: 702 Cold Bay Ln. Euless, TX. 76039

Phone No.: 817-368-8360 Fax No.: 817-283-3903 Email: conniesheen@Yahoo.com

Owner(s): (Print) Connie Sheen Owner(s) Signature Connie Sheen

Owners Mailing Address: 702 Cold Bay Ln. Euless, TX. 76039

Owner Phone No.: 817-368-8360 Fax No.: 817-283-3903 Email: conniesheen@Yahoo.com

Is building leased? Yes Lessee name Connie Sheen

Lessee Address: 702 Cold Bay Ln Euless TX 76039 Phone # 817-368-8360

Name of Business: Mijo's Latin Fusion Type of Business Restaurant

Business Address: 1109 W. Magnolia Ave City: Fort Worth Zip: 76104

Legal Description: D S Ross Block/Ab 26 Lot/Tr 8A / ~~26~~

From: Required Setback 300' To: Requested Setback 185'

Reason(s) For Setback:

Requirements for Alcohol Distance Appeal:

- ☐ Building Inspectors, Ken McGowen (817-392-7834), Rejection Letter and Measurement Check
- ☐ Is Alcohol consumption to be: ON PREMISE X or OFF PREMISE _____ ?
- ☐ Processing time is approximately 4 weeks and the request will be heard at the appropriate City Council Hearing. Hearings are held at City Hall on Tuesdays.
- ☐ Staff will notify all property owners within a 300' buffer of subject property
- ☒ *Letter of approval from Business Owner and from Lessee, if building is leased.*
- ☒ *Summery of hardship and/or reason for requesting a Distance Variance is recommended.*

X Support Petition from Neighbors

Exhibit #2

	Application Fee	Received	Date	Receipt No.	Case #
Code 124	$330.00	By: ST	8-29-11		AA11-000011

City of Fort Worth, Texas Municipal Building, 1000 Throckmorton Street, Fort Worth, TX, 76102
Development Department 817-392-8826 * 817-392-8025 * 817-392-8026 * Fax 817-392-7526

11-23-11

Rcvd on my desk 8-29-11 (Rcvd completed application from Mr. Shaw 11-28-11 ST)

Hearing Date ~~Oct 4, 11 1000AM~~ Oct 11, 11 (Waiting on documents) & acceptable payment

FORT WORTH

AA 11-00004

Request to the City Council

ALCOHOL DISTANCE APPEAL APPLICATION

Applicant(s): (Print) Dwight Mitchell (Signature) Dwight Mitchell

Applicant's Mailing Address:

Phone No.: Fax No.: Email: djessmitch2aol.com

Owner(s): (Print) Dwight Mitchell Owner(s) Signature Dwight Mitchell

Owners Mailing Address: 2120 Mistletoe Blvd. #4 Ft. Worth, TX 76108

Owner Phone No.: Fax No.: Email:

Is building leased? yes Lessee name Connie Sheen

Lessee Address: Phone #

Name of Business: Type of Business

Business Address: City: Zip:

Legal Description: Block/Ab Lot/Tr

From: Required Setback 300' To: Requested Setback 185'

Reason(s) For Setback: Requesting sale of alcohol less than 300' from school.

Requirements for Alcohol Distance Appeal:

- ☐ Building Inspectors, Ken McGowen (817-392-7834), Rejection Letter and Measurement Check
- ☐ Is Alcohol consumption to be: ON PREMISE _____ or OFF PREMISE _____ ?
- ☐ Processing time is approximately 4 weeks and the request will be heard at the appropriate City Council Hearing. Hearings are held at City Hall on Tuesdays.
- ☐ Staff will notify all property owners within a 300' buffer of subject property
- X *Letter of approval from Business Owner and from Lessee, if building is leased.*
- X *Summery of hardship and/or reason for requesting a Distance Variance is recommended.*

Support Petition from Neighbors

Application Fee	Received	Date	Receipt No.	Case #
Code 124 $330.00	By:			AA11-

City of Fort Worth, Texas Municipal Building, 1000 Throckmorton Street, Fort Worth, TX, 76102
Development Department 817-392-8826 * 817-392-8025 * 817-392-8026 * Fax 817-392-7526

11-23-11

(Pending documentation)

Exhibit #3

September 1, 2011

Re: Alcohol Distance Appeal Application
Mijo's Latin Fusion
1109 West Magnolia Avenue
Fort Worth, Texas 76104
Owner - Connie Sheen

To Whom it May Concern:

This letter will give David Shaw permission to represent me with all matters concerning the Alcohol Distance Appeal Application at the above documented property. Should you have any questions, please do not hesitate to give me a call at 817.368.8360

Sincerely,

Connie Sheen

Exhibit #4

FORT WORTH

Planning and Development

AA11-00004

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to DAVID SHAW
(Family Member, Friend, Company, etc, you would have represent you at the hearing)

5751 Glenwillow CT FtWorth TX 76132 817.319.6434
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property.

(Address) 1109 W Magnolia Ave

(Legal Description) Ross, D. S. Subdivision, B-26 L-8A

The Authority is granted only for the following specific request:

Nature of Request: Requesting Alcohol Distance Variance 185' from school.

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner: Connie Shern - Mysa Latin Fusion

Address:

Telephone:

Accepted for Case No. ~~BA~~ AA11-00004

By SS

Date

Exhibit #5

September 12, 2011

Re: Alcohol Distance Appeal Application
Mijo's Latin Fusion
1109 West Magnolia Avenue
Fort Worth, Texas 76104
Owner - Connie Sheen

To Whom it May Concern:

I recently purchased the business known as *Junsuree Thai Restaurant* at the above mentioned address. My plan is to completely remodel the leased space and open a new restaurant that will be called ***Mijo's Latin Fusion***. I currently own *Mijo's Mexican* located at 2304 West Park Row Drive in Arlington and *Mijo's Best Fresh Mex* at 5809 W IH 20 in Arlington.

I have applied for a mixed beverage permit for the new location at 1109 West Magnolia Avenue. There has never been a mixed beverage permit in this location. I went through all the right channels and was unaware that the location was less than the required 300 feet from the FWISD's Young Women's Leadership Academy. According to the city I am approximately 188 feet property line to property line. Without the option of selling alcoholic beverages, I feel I am setting myself up for failure from day one.

In good faith I purchased all the furniture and fixtures of the existing business, signed a long term lease and am in the process of remodeling the space. In addition to spending in access of $200,000 I will be employing 20+ individuals.

Mijo's Latin Fusion will be an asset to the neighborhood and compliment the other businesses in the area.

I NEED YOUR HELP IN ALLOWING A VARIANCE FOR THE CONSUMPTION OF ALCOHOL AT THIS LOCATION!

The Magnolia Avenue corridor has become a favorite neighborhood attraction with all the new restaurants, bars, retail and revitalization. In addition, it is quickly becoming a destination location for visitors from all over the city as well as visitors from outside the area.

Mijo's Latin Fusion will be a restaurant and not a bar. The sale of alcoholic beverages is a necessity to be able to compete with the other restaurants and have a successful business.

For many years, thousands of dollars have been spent and are continuing to be spent promoting and seeking this type of business to Magnolia Avenue. The neighborhood associations and Fort Worth South, Inc. have been instrumental in the success of the area. These associations are supportive of our new business venture.

In the fall of 2011, FWISD opened the Young Women's Leadership Academy at 1066 West Magnolia Avenue and appears to be a good neighbor to the business district. We are located in a mixed use area and we need to work together.

Exhibit #6a

Shaw's Burgers & Shakes (Jack Tanner's Patio & Bar) was given a mixed beverage permit. The school FWISD protested the application and eventually filed suit to have the license revoked. The FWISD eventually dropped all litigation against the City of Fort Worth and the TABC and all opposition to the mixed beverage permit. A simple agreement was drawn up between Shaw's and the FWISD and signed by both parties. I would be willing to have the same type of agreement.

I am hopeful that you will grant the variance I am requesting.

Sincerely,

Connie Sheen

Exhibit #6b

FORT WORTH

CITY OF FORT WORTH, TEXAS
ALCOHOL PERMIT LOCATION VERIFICATION

INSTRUCTIONS: Applicant is to complete all requested information down to the double line and also attach a copy of the completed T.A.B.C. application form.

Name of Applicant: Connie Sheen Phone: 817-368-8360

Name of Business: Mijo's Latin Fusion Phone: 817-927-3220

Application Address: 1109 W. Magnolia Ave Fort Worth Zip: 76104

Legal Description of Property: Lot: 8A Block: 26 Addition: D S Ross

Is there or has been a T.A.B.C. license on the property before? Yes ✓ No___
If Yes, when does it or did it expire? OVER 10 years

In addition to the sale of alcoholic beverages, please provide an accurate statement of all other business or entertainment activities to be conducted at the application address: Restaurant

NOTICE: Approval of the processing form does not imply that the location/building is in compliance with all applicable ordinances. This form is only for distance check and zoning use. Consult with the Department of Development, lower level of City Hall, regarding all other requirements before investing any time or money.

FOR CITY USE ONLY

Date Received: 8-17-2011 Mapsco No.: 76M Council District: 9 Zoning on the property: NS T4

Is the location within 300' of a			If Yes, give address and date the use was established
Church?	Yes __	No X	
Public school?	Yes X	No __	1066 W Magnolia 3-29-10
Public hospital?	Yes __	No X	
Private school?	Yes __	No X	

Is the location within 1000' feet of a private school protected by resolution? Yes__ No X
Comments:

BUILDING INSPECTORS CERTIFICATION

I hereby certify that I have personally inspected the property described above and my comments are:

1. The use as described by the applicant is allowed in this zoning? Yes X (by right__, by legal nonconforming__) No__
2. The locatio is within 300' of a church, public school or public hospital? Yes X No __
3. This location is within 1,000' of a private school protected by resolution? Yes __ No X
4a. If the zoning allows this use and the distance check complies, check the Yes box to the right and continue processing.
b. If zoning does not allow this use, check the No box, clear the paperwork and stop he processing.
c. If the zoning allows this use but the distance does not comply, check the No box, clear the paperwork, and forward to the Director for review.

OK to issue Yes ☐ No ☒

Verified by: Sam Carriello Date: 8-17-2011
(Inspector Signature and Printed Name)

Director's Comments:

OK to issue: Yes ☐ No ☐

Director's Signature: Date: (This approval not needed if the above box is marked YES)

T.A.B.C. application processed by: Date:
Clerk, City Secretary

PL11-00721

Exhibit #7

TABC
TEXAS ALCOHOLIC BEVERAGE COMMISSION
service • courtesy • integrity • accountability

On-Premise Prequalification Packet

L-ON (11/2010)

Please complete this Prequalification Packet with information concerning your proposed business location for which you are applying to sell/serve alcoholic beverages. This information will be used to obtain your pre-qualification to hold a license/permit. You will submit this information to the proper governmental entities for certification that your proposed location is legal for the type of license/permit for which you are applying. Permit applicants will also provide this packet to their local newspaper for certification that you have published the required notice.

Please immediately contact your local TABC office to determine if you must post a 60 Day Sign at your proposed location and for more information.

LOCATION INFORMATION

Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☐ **Y** Wine & Beer Retailer's Permit for Railway Dining Car
- ☒ **MB** Mixed Beverage Permit
- ☐ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☐ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with FB

Indicate Primary Business at this Location

- ☒ Restaurant
- ☐ Bar
- ☐ Sexually Oriented
- ☐ Sporting Arena, Civic Center, Hotel
- ☐ Miscellaneous _____

Trade Name of Location			
Mijo's Latin Fusion			
Location Address			
1109 W. Magnolia AVE. ~~Fort W~~			
City: Fort Worth	County: Tarrant	State: TX	Zip Code: 76104
Mailing Address: 702 Cold Bay Ln.	City: Enless	State: TX	Zip Code: 76039-
Business Phone No.: (817) 927-3220	Alternate Phone No.: (817) 368-8360	E-mail Address: conniesheen@yahoo.com	

OWNER INFORMATION

Type of Owner

- ☐ Individual
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Partnership
- ☒ Corporation
- ☐ Limited Liability Company
- ☐ Joint Venture
- ☐ Trust
- ☐ City/County/University
- ☐ Other _____

Entity/Applicant: CROWN JUN INC

60 Day Sign Date (TABC USE ONLY): 7/7/2011 (PL)

If Applicant Is/Who Must Be Listed Below (attach L-OIC if additional space is needed).

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Sheen	Connie		president

Exhibit #8

AGREEMENT CONCERNING MIXED BEVERAGE PERMIT

This Agreement is made between Fort Worth Independent School District ("FWISD") and Lawrence Tanner Enterprises, LLC ("LTE").

WHEREAS, LTE has obtained a mixed beverage permit and intends to open and run a restaurant at 1051 W. Magnolia Avenue, Fort Worth, Texas;

WHEREAS, FWISD has established and is currently operating a Young Women's Leadership Academy (the "Academy") at the location of 1066 W. Magnolia Avenue, Fort Worth, Texas;

WHEREAS, the Academy is less than 300 feet from the location of the restaurant;

WHEREAS, the parties mutually desire to limit any negative consequences to the Academy, if any, as a result of alcohol sales during school hours;

NOW THEREFORE, the Parties agree as follows:

1. FWISD agrees not to sue LTE regarding its application to obtain a mixed beverage permit.

2. In consideration of the above promise and other valuable consideration, LTE agrees that it will limit alcohol sales at the establishment located at 1051 W. Magnolia Avenue, Fort Worth, Texas, during FWISD school days and school hours, such that the total gross sales receipts related to alcoholic beverages shall be no greater than 25% of the establishment's total gross sales receipts from food and beverage items during those school hours.

3. FWISD school days shall be defined as those days published on FWISD's website from year to year when students will be actually attending school.

4. FWISD school hours shall mean 8:30 a.m. to 4:30 p.m. on FWISD school days.

LAWRENCE TANNER ENTERPRISES, LLC

By: David Shaw
Its: Manager
Date: October 15, 2010

FORT WORTH INDEPENDENT SCHOOL DISTRICT

By: Melody Johnson
Its: Superintendent
Date:

Exhibit #9

Fort Worth South, Inc.

Paul F. Paine
President

November 4, 2011

Board of Directors
Marilyn Ackmann*
Doug Alumbaugh
Nancy Amos
Oscar Amparan
Herb Beckwith*
Susan Blue, M.D. *
Sam Buchannan, D.O.
Councilmember Joel Burns
Nelson Claytor, Ph.D. *
Norma Crow
Lori Drew
Steve Dutton
Larry Frazier
John Freese, M.D.
David Geeslin
Bobby Grigsby
Lisa Gunter *
Glen Hahn, P.E.
Robert Hampton *
Susan Harper
Greg Haralson
Councilmember Kathleen Hicks
Joan Kline
Keith Larance
David Lee*
Tom Malone
Fran McCarthy
George Montague
David Motheral
Steve Newton*
Scott Price*
Juan Rangel
Cheryl Rives *
Wayne Smith
Carol Stanford
Andrew Taft
Tom Turner

Executive Committee *

City of Fort Worth
Planning and Development Department
1000 Throckmorton
Fort Worth, TX 76102

Susan Tedder,

Please accept this letter as Fort Worth South, Inc. formal support for Connie Sheen, owner of Mijo's Latin Fusion Restaurant, located at 1109 West Magnolia Avenue request for a mixed beverage permit. This location was the former Junsuree Thai Restaurant that was very popular. Ms. Sheen has owned and operated a restaurant in Arlington for many years and now brings her experience as a family oriented restaurant owner to the Near Southside. I believe that a mixed beverage permit for this restaurant is critical to be competitive with all the other restaurants along West Magnolia Avenue.

I have also met with Sean Lynch, the president of the Fairmount neighborhood association (FNA), and the association fully supports this request for a mixed beverage permit.

Sincerely,

Paul F. Paine

Paul F. Paine
President

Fort Worth Southside Development District, Inc., 1606 Mistletoe Boulevard, Fort Worth, Texas 76104
Phone (817) 923-1343, Fax 923-1658, paul@fortworthsouth.org

Exhibit #10

Tedder, Susan

From: Burns, Joel
Sent: Tuesday, November 22, 2011 2:24 PM
To: Tedder, Susan
Cc: Galvan, Deyra
Subject: Mijo's Latin Fusion at 1109 W. Magnolia

Ms. Tedder,

I just met with Paul Paine from Fort Worth South about the mixed beverage permit request for the above address. I understand an agreement like that created for neighboring Jack Tanner/Shaw's Burgers is in the works with the FWISD. I would like to add my support. Is there anything you need from me to show such?

Thank you,
Joel

Joel Burns
Councilmember, District 9
City of Fort Worth
Office of Mayor & City Council
1000 Throckmorton St.
Fort Worth, TX 76102

817-392-8809 District Office
817-209-5555 City mobile
joel.burns@fortworthgov.org

OPEN RECORDS NOTICE: This email and any responses may be subject to the Texas Open Records laws and may be disclosed to the public upon request. Please respond accordingly.

Exhibit #11

AA11-00004

Tarrant Appraisal District

Real Estate

08/30/2011

Account Number: 00936391
Georeference: 36605-26-8A
Property Location: 1109 W Magnolia Ave, Fort Worth
Owner Information: ~~Mitchell, Dwight J~~ Applicant
2120 Mistletoe Blvd Unit 4
Fort Worth Tx 76110-1174
4 Prior Owners
Legal Description: Ross, D S Subdivision
Blk 26 Lot 8A
Taxing Jurisdictions: 026 City of Fort Worth
099 Regional Water District
220 Tarrant County
224 Tarrant County Hospital Dist
225 Tarrant County College Dist
905 Fort Worth ISD

4

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Certified Values for Tax Year 2011

	Land	Impr	2011 Total**
Market Value	$219,420	$100	$219,520
Appraised Value*	$219,420	$100	$219,520
Approximate Size***			8,388
Land Acres			0.2433
Land SqFt			10,600

* Appraised value may be less than market value due to state-mandated limitations on value increases
** A zero value indicates that the property record has not yet been completed for the indicated tax year
*** Rounded

5-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2010	000	$219,420	$100	$219,520	$219,420	$100	$219,520
2009	000	$219,420	$100	$219,520	$219,420	$100	$219,520
2008	000	$219,420	$100	$219,520	$219,420	$100	$219,520
2007	000	$84,800	$127,501	$212,301	$84,800	$127,501	$212,301

2011 Notice Sent: 04/29/2011 **Protest Deadline:** 05/31/2011 Protest Final

Exemptions: None

Property Data

Deed Date: 03/26/1998
Deed Vol: 013152
Deed Page: 0391
Year Built: 1921

Historic Site
Class: 076
State Code: F1 Commercial
Garage Bays: 00
Central Air:
Central Heat:
Pool: N

TAD Map: 2048 384
MAPSCO: 076M
Agent: 00670 United Paramount Tax Group Inc

Exhibit #12

Tarrant Appraisal District

Real Estate

09/13/2011

Account Number: 04997999
Georeference: ~~43798-1-1AR1~~
Property Location: 1066 W Magnolia Ave, Fort Worth School
Owner Information: Fort Worth ISD
100 N University Dr
Fort Worth Tx 76107-1360

3 Prior Owners

Legal Description: Trinity Oaks Hospital
Blk 1 Lot 1Ar1

Taxing Jurisdictions: 026 City of Fort Worth
099 Regional Water District
220 Tarrant County
224 Tarrant County Hospital Dist
225 Tarrant County College Dist
905 Fort Worth ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Certified Values for Tax Year 2011

	Land	Impr	2011 Total**
Market Value	$835,754	$3,963,095	$4,798,849
Appraised Value*	$835,754	$3,963,095	$4,798,849
Approximate Size***			37,502
Land Acres			1.0315
Land SqFt			44,933

* Appraised value may be less than market value due to state-mandated limitations on value increases
** A zero value indicates that the property record has not yet been completed for the indicated tax year
*** Rounded

5-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2010	006	$835,754	$3,963,095	$4,798,849	$835,754	$3,963,095	$4,798,849
2009	006	$835,754	$3,963,095	$4,798,849	$835,754	$3,963,095	$4,798,849
2008	006	$359,464	$4,439,385	$4,798,849	$359,464	$4,439,385	$4,798,849
2007	006	$359,464	$4,439,385	$4,798,849	$359,464	$4,439,385	$4,798,849

Protest Deadline: 05/31/2011

Exemptions: Absolute Government

Property Data

Deed Date: 05/28/2004
Deed Vol: 013567
Deed Page: 0228
Year Built: 1970

TAD Map: 2048 384
MAPSCO: 076M
Agent: None

Class: 060
State Code: F1 Commercial
Garage Bays: 00
Central Air:
Central Heat:
Pool: N

Exhibit #13

Exhibit #14

Exhibit #15

Exhibit #16