



# On-Premise Prequalification Packet L-ON (10/2011)

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

- |                                                                                        |                                                                                |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <input type="checkbox"/> <b>BG</b> Wine and Beer Retailer's Permit                     | <input checked="" type="checkbox"/> <b>LB</b> Mixed Beverage Late Hours Permit |
| <input type="checkbox"/> <b>BE</b> Beer Retail Dealer's On-Premise License             | <input type="checkbox"/> <b>MI</b> Minibar Permit                              |
| <input type="checkbox"/> <b>BL</b> Retail Dealer's On-Premise Late Hours License       | <input type="checkbox"/> <b>CB</b> Caterer's Permit                            |
| <input type="checkbox"/> <b>BP</b> Brewpub License                                     | <input checked="" type="checkbox"/> <b>FB</b> Food and Beverage Certificate    |
| <input type="checkbox"/> <b>V</b> Wine & Beer Retailer's Permit for Excursion Boats    | <input type="checkbox"/> <b>PE</b> Beverage Cartage Permit                     |
| <input type="checkbox"/> <b>Y</b> Wine & Beer Retailer's Permit for Railway Dining Car | <input type="checkbox"/> <b>RM</b> Mixed Beverage Restaurant Permit with FB    |
| <input checked="" type="checkbox"/> <b>MB</b> Mixed Beverage Permit                    |                                                                                |

### Indicate Primary Business at this Location

- |                                                |                                                              |
|------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Restaurant | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel |
| <input type="checkbox"/> Bar                   | <input type="checkbox"/> Miscellaneous _____                 |
| <input type="checkbox"/> Sexually Oriented     |                                                              |

Trade Name of Location

Acoustic Cafe

Location Address

2749 Miro Ct.

City	County	State	Zip Code
Fort Worth	Tarrant	TX	76107-

Mailing Address	City	State	Zip Code
1821 Laura St.	Weatherford	TX	76086-

Business Phone No.	Alternate Phone No.	E-mail Address
( 817 ) 840 - 7670	( 817 ) 597 - 5505	

## OWNER INFORMATION

### Type of Owner

- |                                                        |                                                               |                                                 |
|--------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Individual                    | <input type="checkbox"/> Corporation                          | <input type="checkbox"/> City/County/University |
| <input type="checkbox"/> Partnership                   | <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other _____            |
| <input type="checkbox"/> Limited Partnership           | <input type="checkbox"/> Joint Venture                        |                                                 |
| <input type="checkbox"/> Limited Liability Partnership | <input type="checkbox"/> Trust                                |                                                 |

Entity/Applicant

Café JRK LLC

### 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
Kleven	Joel	R	Managing Memb
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

## MEASUREMENT INFORMATION

Will your business be located within 300 feet of a church or public hospital?  Yes  No

**NOTE:** For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

Will your business be located within 300 feet of any private/public school, day care center or child care facility?  Yes  No

If "YES," are the facilities located on different floors or stories of the building?  Yes  No

**NOTE:** For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

**NOTE:** For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

**NOTE:** If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

Will your business be located within 1,000 feet of a private school?  Yes  No

Will your business be located within 1,000 feet of a public school?  Yes  No

## 60-DAY SIGN INFORMATION

If you were required to post a 60-day sign as required by Section 11.391 or 61.381 of the Texas Alcoholic Beverage Code at this location; what exact date was the required sign posted at the location?

Exact Date (mm/dd/yyyy)

/ /

### WARNING AND SIGNATURE

#### If Applicant Is/Who Must Sign

Individual/Individual Owner	Corporation/Officer
Partnership/Partner	Limited Liability Company/ Officer or Manager
Limited Partnership/General Partner	

**WARNING:** Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the penitentiary for not less than 2 nor more than 10 years."

**BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.**

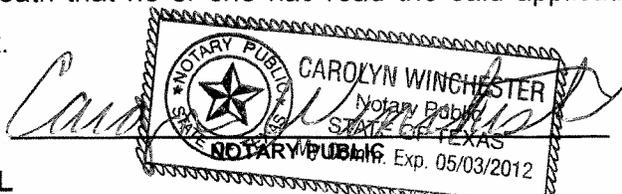
PRINT NAME Joe Rae Kleven

SIGN HERE 

TITLE Member, Manager

Before me, the undersigned authority, on this 22nd day of March, 2012, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE



SEAL



323

HARRIS PERMIT SERVICE  
3022 RACE  
CITY OF FORT WORTH, TEXAS FT. WORTH, TX 76111  
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: JDEE R. KLEVEN Phone: 817-597-5505

Name of Business: Cafe JAK, LLC aka Acoustic Cafe Phone: 817-840-7670

Application Address: 1111 FICH STREET FT. WORTH, TX Zip: \_\_\_\_\_

Legal Description of Property: Lot: TR Block: 7A Addition: 507

Is there or has been a T.A.B.C. license on the property before? Yes \_\_\_\_\_ No X  
If Yes, when does it or did it expire? \_\_\_\_\_

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:  
Full Service Restaurant, Solo Acoustic Guitar Artist

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: 3-27-12 Mapso No.: 76B Council District: 9 Zoning on the property: MU-2

Is the location within 300' of a Church? Yes X No \_\_\_\_\_  
Public school? Yes X No \_\_\_\_\_  
Public hospital? Yes \_\_\_\_\_ No \_\_\_\_\_  
Private school? Yes \_\_\_\_\_ No \_\_\_\_\_  
If Yes, give address and date the use was established  
162' to Farmington Field

Is the location within 1000' feet of a private school protected by resolution? Yes \_\_\_\_\_ No \_\_\_\_\_  
Comments: \_\_\_\_\_

BUILDING INSPECTORS CERTIFICATION

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

- The use as described by the applicant is allowed in this zoning? Yes X (by right \_\_\_\_\_, by legal nonconforming \_\_\_\_\_) No \_\_\_\_\_
- The location is within 300' of a church, public school or public hospital? Yes X No \_\_\_\_\_
- This location is within 1,000' of a private school protected by resolution? Yes \_\_\_\_\_ No X
- If the zoning allows this use and the distance check complies, check the Yes box to the right and continue processing.
  - If zoning does not allow this use, check the No box, clear the paperwork and stop the processing.
  - 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 X No \_\_\_\_\_

Verified by: Lloyd Miller Date: 4-20-12  
(Inspector Signature and Printed Name)

Director's Comments: \_\_\_\_\_

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

PL 12-00342





Request to the City Council  
ALCOHOL DISTANCE APPEAL APPLICATION

Applicant(s): (Print) JOEL KLEVEN (Signature) [Signature]  
 Applicant's Mailing Address: 1821 LAURA STREET WEATHERFORD, TX 76086  
 Phone No.: 817-597-5505 Fax No.: 817-598-1150 Email: joelchiro@hotmail.com  
 Owner(s): (Print) 1111 FOCH, LLC/ERIC Owner(s) Signature [Signature]  
 Owners Mailing Address: 2200 WEST 7TH STREET, SUITE #200, FT. WORTH, TX 76107  
 Owner Phone No.: 817-832-5698 Fax No.: 817-916-5170 Email: ecclayton@caprocktexas.com  
 Is building leased? YES Lessee name CAFE JRK, LLC / JOEL KLEVEN  
 Lessee Address: 1821 LAURA STREET WEATHERFORD, TX Phone # 817-597-5505  
 Name of Business: ACOUSTIC CAFE Type of Business RESTAURANT  
 Business Address: 1111 FOCH STREET City: FT. WORTH, TX Zip: 76107  
 Legal Description: ADDITION S07 Block/Ab 7A Lot/Tr 1R  
 From: Required Setback 300 FT. To: Requested Setback 150 FT.  
 Reason(s) For Setback: REQUESTING THE SALE OF ALCOHOL LESS THAN 300 FT. FROM A FORT WORTH ISD PROPERTY

REQUIREMENTS FOR ALCOHOL DISTANCE APPEAL:

- Building Inspectors, Ken McGowen (817-392-7834), (Rejection Letter and Measurements PRIOR TO SUBMITTING).
- 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 to provide Early Notifications to surrounding HOA's, Schools, etc., within a 1/4 mile buffer of subject property.
- Staff will notify all property owners, neighbors, within a 300' buffer of subject property
- Letter of approval from Business Owner and from Lessee, if building is leased.
- Summary of hardship and/or reason for requesting a Distance Variance is recommended.

Code	Application Fee	Received	Date	Receipt No.	Case #
124	\$330.00	By: <u>ST</u>	<u>4-27-12</u>		AA12-00001

*all exhibits received 5-9-12*

City of Fort Worth, Texas Municipal Building, 1000 Throckmorton Street, Fort Worth, TX, 76102  
Development Department 817-392-8826 \* 817-392-2561 \* 817-392-8026 \* Fax# 817-392-7526 www.fortworthtexas.gov

11-14-11

*7:00 pm June 12, 12 (May 24)*

April 20, 2012

Re: Alcohol Distance Appeal Application  
*Acoustic Café*  
2749 Miro Ct. aka 1111 Foch Street  
Ft. Worth, Texas 76107  
Owner- Joel R. Kleven

To Whom It May Concern:

I am in the process of finalizing a lease for the restaurant space located at 2749 Miro Ct./ 1111 Foch Street in Ft. Worth, Texas located at the intersection of Foch and West Lancaster. *Acoustic Café* will be an upscale casual restaurant with a target customer base of 30-60 year old patrons. We are not a bar, although alcohol would be an integral part of the dining experience as we plan to offer a wonderful selection of cupcake and wine pairings. Acoustic guitar music will complement our lunch and dinner service. We will be a start-up restaurant adjacent to the W7 development and Foch Street Warehouses.

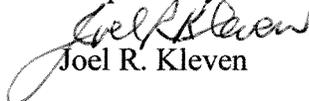
I have applied for a mixed beverage permit with late hours for this location. I am applying for "Late Hour" classification for the SOLE PURPOSE of being able to stay open past midnight on New Year's Eve. According to City of Fort Worth measurements, our location is located approximately 163 ft. from a Ft. Worth ISD property, namely the parking lot at Farrington Field. It is my understanding that no instructional academic classes take place at this location and for the most part, it is not inhabited during the weekdays. I do not see our business as a threat of any kind to students at this site. We are also separated from the ISD property by a major thoroughfare, West Lancaster Dr.

Acoustic Café will be family owned and operated. My son and I will be providing hands on management of the restaurant. There will be residential lofts on the second floor of this building. One of the owners of the building and another family member will reside on the premises assuring a 24/7 presence of individuals directly involved with and responsible for the property.

*Acoustic Café* will be an asset to the community and to the Urban development surrounding and adjacent to the West 7<sup>th</sup> Street corridor that is rapidly becoming known as the epicenter of Urban development and entertainment in Ft. Worth. We will be actively involved in fund raising and charitable events in and around Ft. Worth.

**I respectfully request that you grant a variance to allow the sale and consumption of alcoholic beverages at this location.** If this variance would not be granted, we would be the only restaurant along Foch Street and in the W7 development not serving alcohol, making it impossible to survive in the highly competitive restaurant market.

Respectfully,

  
Joel R. Kleven

1111 FOCH LLC  
Eric Clayton  
2200 West 7<sup>th</sup> Street  
Suite 200  
Fort Worth, TX 76107

April 26, 2012

**To: City of Fort Worth**  
Variance Request – Mixed Use Permit with Late Hours

**Re: Acoustic Café**  
2749 Miro Court / 1111 Foch Street  
Fort Worth, Texas 76107

To whom it may concern,

On behalf of the ownership entity, for the property described as “2749 Miro Court / 1111 Foch Street” with the Legal Address of Lot 1r1 to Block 7A to the SO7 Addition to the City of Fort Worth, Tarrant County, Texas, we are in full support of “Acoustic Café” applying for a Variance with the City of Fort Worth for an Alcohol Distance Appeal Application for the property.

Acoustic Café has entered into a lease with 1111 FOCH LLC and is requesting the variance for their “use” within the premises.

We request that you grant a variance to allow the sale and consumption of alcoholic beverages at this location.

Sincerely,



Eric Clayton

TAD Menu

My TAD eAccess Account | Value Notice

Printable Version | MapQuest

## Tarrant Appraisal District Real Estate 05/09/2012

**Account Number:** 41525523

**Georeference:** 36954J-7A-1R1

**Property Location:** 2749 Miro Ct, Fort Worth

**Owner Information:** Iiii Foch LLC

C/O Eric Clayton & Kelvin M

2200 W 7th St Ste 200

Fort Worth Tx 76107-2387

**Legal Description:** S O 7 Addition

Blk 7A Lot 1R1

**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

[Show Tax Rates](#)

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.

### Proposed Values for Tax Year 2012

	Land	Impr	2012 Total <sup>††</sup>
<b>Market Value</b>	\$637,065	\$1,340,574	\$1,977,639
<b>Appraised Value <sup>†</sup></b>	\$637,065	\$1,340,574	\$1,977,639
<b>Approximate Size <sup>†††</sup></b>			17,567
<b>Land Acres</b>			0.6500
<b>Land SqFt</b>			28,314

<sup>†</sup> Appraised value may be less than market value due to state-mandated limitations on value increases

<sup>††</sup> A zero value indicates that the property record has not yet been completed for the indicated tax year

<sup>†††</sup> Rounded

### 5-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2011	000	\$562,700	\$1,000	\$563,700	\$562,700	\$1,000	\$563,700

**2012 Notice Sent:** 04/30/2012

**Protest Deadline:** 05/31/2012

**Exemptions:** None

#### Property Data

**Deed Date:** 01/01/2010

**Deed Vol:** 000000

**Deed Page:** 0000

**Year Built:** 1960

**TAD Map:** 2042 392

**MAPSCO:** 076B

**Agent:** 00813 Hegwood Group

**Link to Business Personal Property**

**Class:** 056

**State Code:** F1 Commercial

**Garage Bays:** 00

**Central Air:**

**Central Heat:**

**Pool:** N

D209134449

FILE STAMPED COPY

SPECIAL WARRANTY DEED

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

FILED  
TARRANT COUNTY, TEXAS  
2009 MAY 20 AM 9:57

That the undersigned, **TRINITY PARK INC.**, a Delaware corporation (hereinafter sometimes referred to as "**Grantor**," whether one or more) for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto **1111 FOCH, LLC**, a Texas limited liability company (hereinafter sometimes referred to as "**Grantee**," whether one or more), that certain real property located in Tarrant County, Texas, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the "Property").

This conveyance is expressly made and accepted subject to the easements, conditions, reservations and other exceptions described on Exhibit B attached hereto and incorporated herein by reference for all purposes, to the extent same are valid and affect the Property.

This conveyance is expressly made and accepted subject to the following reservation of mineral rights:

Grantor reserves unto itself, its successors and assigns any and all such rights, titles and interests as Grantor may possess in and to any and all oil, gases, minerals, metals and other valuable deposits (collectively, the "Reserved Minerals") located under the surface of the Property, of every name and nature whatsoever, regardless of whether the presence of same is currently known or unknown and regardless of the current or future commercial value of same, including, by way of example but not by way of limitation, natural gasses, hydrocarbons and related materials, methane, coal, iron, clay, gravel, sand, limestone, silica, fossils, precious metals, gemstones, ores and all other valuable bedded deposits.

Grantor's rights in and to the Reserved Minerals shall not, however, include, and Grantor hereby waives and relinquishes to Grantee, any right to use the surface of the Property for any purpose, including, but not limited to, mining, drilling, exploring, operating, or developing such Reserved Minerals, all of which are specifically waived by Grantor. Grantor's waiver and relinquishment of such surface rights to the Property shall not be construed as impairing the right of Grantor and Grantor's successors and assigns to exploit, explore for, develop, mine, or produce any of the Reserved Minerals with wells, mines, shafts or excavations drilled or commenced on the surface of lands other than the Property, including, but not limited to, directional or horizontal wells bottomed beneath or drilled through any part of the Property or by pooling its interest in the Reserved Minerals with lands adjoining the Property in accordance with the laws and

