Agenda for the Meeting of Brentwood Beer Board
Monday, December 8, 2025 - 6:45 pm
Brentwood City Hall

Call to Order by Mayor
Roll Call

Approval of Minutes

October 13, 2025

Comments from Citizens - *Public comments will be allowed during the designated time on the agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address the Board. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.*

New Business

1. Request of Next Restaurants, LLC for an on-premises beer permit for Uncle Julio's Mexican From Scratch/Savage Burrito, 209 Franklin Road (change in ownership of existing business)

2. Other new business

Jason Gage
City Manager

Anyone requesting accommodations due to disabilities should contact April Curlin, A.D.A. Coordinator, at 371-0060, before the meeting.

Brentwood Beer Board Agenda
Meeting Date: 12/08/2025
Submitted by: Holly Earls, Administration
Department: Administration

Information

Subject

Approval or correction of minutes from the October 13, 2025 meeting

Background

Staff recommendation

Attachments

Draft Minutes

D R A F T

MINUTES OF MEETING OF BRENTWOOD BEER BOARD

BRENTWOOD, TENNESSEE

The Brentwood Beer Board met on Monday, October 13, 2025 at 6:45 pm at Brentwood City Hall.

Present:	Mayor Nelson Andrews; Vice Mayor Rhea Little; Commissioner Janet Donahue; Commissioner Anne Dunn; Commissioner Kim Gawrys; Commissioner Stevan Pippin; Commissioner Ken Travis
Staff Present:	City Manager Jason Gage; Assistant City Manager Jay Evans; City Attorney Kristen Corn

Approval of Minutes

August 25, 2025

Moved by Commissioner Janet Donahue for approval of the minutes as written, seconded by Commissioner Stevan Pippin

Vote: 7 - 0 Approved - Unanimously

New Business

Request of 100 Pizza LLC for an on premises beer permit for 100 Pizza, 214 Ward Circle, Suite 200 (new business)

Moved by Commissioner Ken Travis for approval, seconded by Commissioner Kim Gawrys

Vote: 7 - 0 Approved - Unanimously

Request of Pakinee Bui, Inc. for an on premises beer permit for Zushirito, 214 Ward Circle, Suite 700 (new business)

Moved by Commissioner Ken Travis for approval, seconded by Commissioner Janet Donahue

Vote: 7 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 6:59 pm.

APPROVED _____

Holly Earls, City Recorder

New Business 1.

Brentwood Beer Board Agenda

Meeting Date: 12/08/2025

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Request of Next Restaurants, LLC for an on-premises beer permit at Uncle Julio's Mexican From Scratch/Savage Burrito, 209 Franklin Road (change in ownership of existing business)

Background

Next Restaurants, LLC has requested an on-premises beer sales permit for Uncle Julio's Mexican From Scratch/Savage Burrito located at 209 Franklin Road. The application is for a change in ownership of the existing business.

Staff recommendation

N/A

Attachments

Application

Docusign Envelope ID: 79B4EF55-F22F-4897-8435-4420CC4B9989

CITY OF BRENTWOOD BEER BOARD

APPLICATION FOR BEER PERMIT

$250 APPLICATION FEE IS NON-REFUNDABLE

APPLICANT IS SEEKING A PERMIT WHICH WOULD ALLOW THE SALE OF BEER FOR:

- [X] ON-PREMISES CONSUMPTION ONLY
- [ ] OFF-PREMISES CONSUMPTION ONLY
- [ ] ON & OFF PREMISES CONSUMPTION
- [ ] MANUFACTURER
- [ ] DISTRIBUTOR
- [ ] ON-PREMISES CONSUMPTION – SPECIAL EVENT

I HEREBY APPLY FOR A PERMIT TO SELL, STORE, MANUFACTURE OR DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED, MANUFACTURED OR DISTRIBUTED UNDER THE PROVISIONS OF TENN. CODE ANN. 57-5-101, et. seq. AND BRENTWOOD MUNICIPAL CODE 6-26, et. seq. AND THE AMENDMENTS THERETO AND BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS:

1. Next Restaurants, LLC
   NAME OF APPLICANT AND TYPE OF OWNERSHIP (EX: INDIVIDUAL, CORPORATION, LLC, SOLE PROPRIETORSHIP OR PARTNERSHIP)

   Next Restaurants, LLC Delaware 04/24/2012 - Registered with SOS Tennessee 06/21/2024
   IF CORPORATION, LLC, LP, LLP, LIST PLACE & DATE INCORPORATED / REGISTERED WITH SEC. OF STATE

2. APPLICANT CONTACT INFORMATION: 972-620-2287 (PHONE NUMBER) liquor@sunholdings.net (EMAIL)

3. Uncle Julio's Mexican From Scratch/Savage Burrito
   NAME OF BUSINESS OR EVENT NAME *(this is the name that will appear on the Beer Permit)*

4. 209 Franklin Road
   BUSINESS ADDRESS OR ADDRESS OF EVENT FOR WHICH A PERMIT IS SOUGHT

5. BUSINESS PHONE NUMBER(S): 972-620-2287

6. Restaurant
   DESCRIBE THE TYPE OF BUSINESS YOU WILL OPERATE (EX: Bar, Restaurant, Convenience Market, Special Event)

7. REASON FOR PERMIT: (CHECK THE BOX THAT APPLIES)

   - [ ] NEW BUSINESS
   - [ ] CHANGE IN LOCATION OF BUSINESS
   - [X] CHANGE IN OWNERSHIP OF EXISTING BUSINESS
   - [ ] CHANGE IN TYPE OF PERMIT
   - [ ] CHANGE IN NAME OF BUSINESS
   - [ ] SPECIAL EVENT (SEE BELOW)

   FOR SPECIAL EVENTS, PLEASE LIST THE FOLLOWING:

   DATE(S) AND TIME OF EVENT: _____

   *SPECIAL EVENTS REQUIRE AN AUTHORIZATION LETTER GRANTING PERMISSION FROM THE PROPERTY OWNER TO BE SUBMITTED WITH THE APPLICATION.

8. IDENTIFY EACH AREA TO BE COVERED UNDER THIS BEER PERMIT (patio, deck, etc.)

   (2) Dining Area's, Bar, and Patio

9. PROPERTY OWNER (OR LANDLORD/LESSOR): HC Brentwood Phase One ABC, LLC - Celeste Patterson, President
   NAME

   219-235 Franklin Rd. Brentwood, TN 37204
   ADDRESS

   615-252-8120 cpatterson@hghill.com
   PHONE NUMBER & EMAIL ADDRESS

   11/20/2026
   LEASE EXPIRATION DATE

10. LIST ALL PERSONS, FIRMS, CORPORATIONS, JOINT-STOCK COMPANIES, SYNDICATES OR ASSOCIATIONS HAVING AT LEAST A FIVE PERCENT (5%) OWNERSHIP INTEREST IN THE APPLICANT. COMPLETE IN DETAIL.

NAME (FIRST, MIDDLE, LAST)	TITLE & PERCENTAGE OF OWNERSHIP	ADDRESS (INCLUDE CITY, STATE AND ZIP)	CONTACT INFORMATION (PHONE AND EMAIL)
a. Loren Bontrager	Chief Restructuring Officer/0%	4515 Lyndon B. Johnson Fwy., Dallas	972-620-2287
		TX 75244	liquor@sunholdings.net
b. Next Restaurants, LLC	Manager-100%	4515 Lyndon B. Johnson Frwy., Dalla	972-620-2287
		TX 75244	legal@sunholdings.net
c.			
d.			
e.			
f.			

11. DESIGNATE THE PERSON OR PERSONS WHO WILL OVERSEE THE OPERATIONS ON PREMISES.

NAME (FIRST, MIDDLE, LAST)	TITLE	ADDRESS (INCLUDE CITY, STATE AND ZIP)	CONTACT INFORMATION (PHONE AND EMAIL)
a. Kevin Shupe	GM	209 Franklin Road	030@unclejulios.com
		Brentwood, TN 37027	630-301-8560
b. Steven Deleo	Director	209 Franklin Rd	030@unclejulios.com
		Brentwood, TN 37027	817-658-3282
c.			
d.			

12. HAS ANY PERSON, FIRM, JOINT-STOCK COMPANY, SYNDICATE OR ASSOCIATION HAVING AT LEAST A FIVE PERCENT (5%) OWNERSHIP INTEREST IN THE APPLICANT OR ANY PERSON TO BE EMPLOYED IN THE DISTRIBUTION OR SALE OF BEER BEEN CONVICTED OF, OR RELEASED FROM INCARCERATION FOR ANY VIOLATION OF THE LAWS AGAINST POSSESSION, SALE, MANUFACTURE OR TRANSPORTATION OF BEER OR OTHER ALCOHOLIC BEVERAGES OR ANY CRIME INVOLVING MORAL TURPITUDE OR ANY FELONY WITHIN THE PAST TEN (10) YEARS? (MORAL TURPITUDE MEANS PREMEDITATED MURDER, ALL SEX RELATED CRIMES, THE ILLEGAL SALE OF SCHEDULE I AND II CONTROLLED SUBSTANCES, AND CRIMES OF FRAUD OR EMBEZZLEMENT.)

☐ **YES** ☒ **NO**

IF YES, LIST BELOW (attach a separate sheet if necessary)

NAME	CHARGE(S)	DATE OF CONVICTION	DISPOSITION	LIST LOCATION, COURT, COUNTY AND STATE
a.				
b.				

13. **HAS THE APPLICANT OR ANY PARTIES REFERENCED HEREIN EVER HAD A BEER PERMIT REVOKED, SUSPENDED OR DENIED? IF YES, PLEASE EXPLAIN.**

☐ YES ☒ NO IF YES: _____

14. **DO YOU HAVE ANY TYPE OF BUSINESS RELATIONSHIP WITH ANY PERSON WHO PREVIOUSLY HELD A BEER PERMIT FOR THIS LOCATION, OR WITH ANY PERSON OR ENTITY WHO OWNED ANY PORTION OF A BUSINESS WHICH PREVIOUSLY HELD A BEER PERMIT FOR THIS LOCATION? IF SO, PLEASE EXPLAIN.**

☐ YES ☒ NO IF YES: _____

15. **ARE YOU PART OF THE SAME FAMILY AS ANY PERSON WHO PREVIOUSLY HELD A BEER PERMIT FOR THIS LOCATION, OR WITH ANY PERSON WHO OWNED ANY PORTION OF A BUSINESS WHICH PREVIOUSLY HELD A BEER PERMIT FOR THIS LOCATION? IF SO, PLEASE EXPLAIN.**

☐ YES ☒ NO IF YES: _____

16. **WILL BEER BE DISTRIBUTED OR SOLD WITHIN 300 FEET OF ANY CHURCH OR SCHOOL? IF YES, PLEASE STATE NAME AND LOCATION OF SUCH CHURCH OR SCHOOL.**

☐ YES ☒ NO IF YES, NAME & LOCATION: _____

17. **ARE YOU FAMILIAR WITH THE LAWS OF THE STATE OF TENNESSEE AND THE CITY OF BRENTWOOD GOVERNING THE SALE AND DISTRIBUTION OF BEER?**

☒ YES ☐ NO

18. **NAME AND CONTACT INFORMATION FOR MANAGER TO BE RESPONSIBLE FOR SALE, STORAGE OR MANUFACTURE OF BEER.**

Kevin Shupe	209 Franklin Road	
NAME	**STREET ADDRESS**	**CITY, STATE & ZIP**
630-301-8560	030@unclejulios.com	
PHONE NUMBER	**EMAIL**	

***IF THIS INFORMATION CHANGES, PLEASE CONTACT THE CITY WITHIN SEVEN (7) DAYS OF SUCH CHANGE.**

19. **HAVE YOU RECEIVED A COPY OF THE CITY OF BRENTWOOD MUNICIPAL CODE REGULATING BEER?**

☐ RECEIVED IN PERSON ☒ DOWNLOADED FROM WEBSITE ☐ NO, I HAVE NOT RECEIVED A COPY

20. **DESCRIBE STEPS WHICH WILL BE TAKEN TO PREVENT THE SALE OF BEER TO MINORS.**

Exhibits an identification, false or otherwise, indicating the minor's age to be 21 or over, the minor's appearance as to maturity is such that the minor's age might reasonably be presumed to be 21 or over and the minor's age is unknown to the person making the sale.

21. **NAME AND CONTACT INFORMATION FOR REPRESENTATIVE TO RECEIVE THE ANNUAL TAX NOTICE AND ANY OTHER COMMUNICATIONS FROM THE BRENTWOOD BEER BOARD.**

Michelle Cox	4515 Lyndon B. Johnson Frwy., Dallas, TX 75244	
NAME	**STREET ADDRESS**	**CITY, STATE & ZIP**
972-620-2287	liquor@sunholdings.net	
PHONE NUMBER	**EMAIL**	

THE UNDERSIGNED HEREBY SOLEMNLY SWEARS THAT EACH AND EVERY STATEMENT IN THE FOREGOING APPLICATION IS TRUE AND CORRECT. THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS READ AND IS FAMILIAR WITH THE BEER LAWS OF THE CITY OF BRENTWOOD. IN THE EVENT OF A CHANGE IN MANAGEMENT, THE UNDERSIGNED AGREES THAT THE INFORMATION REQUESTED IN QUESTION 18 WILL BE PROVIDED TO THE CITY WITHIN SEVEN (7) DAYS OF SUCH CHANGE. IF THE APPLICANT IS OTHER THAN AN INDIVIDUAL, THE UNDERSIGNED AFFIRMS THAT HE/SHE IS A REPRESENTATIVE OF THE APPLICANT DULY AUTHORIZED TO SUBMIT THE FOREGOING APPLICATION.

THE UNDERSIGNED AGREES TO THE FOLLOWING:

1. **I AGREE TO ONLY ENGAGE IN THE SALE, STORAGE, MANUFACTURE OR DISTRIBUTION OF BEER AT THE PLACE OR PLACES FOR WHICH A PERMIT WAS ISSUED.**
2. **I AGREE THAT THE SALE, STORAGE, MANUFACTURE OR DISTRIBUTION OF BEER WILL BE MADE ONLY IN ACCORDANCE WITH THE PERMIT GRANTED.**

3. **I AGREE TO RIGIDLY ENFORCE THE LAWS AGAINST THE SALE OF BEER TO MINORS.**
4. **I AGREE TO PROHIBIT MINORS OR INTOXICATED PERSONS FROM LOITERING AROUND THE PLACE OF BUSINESS.**
5. **I AGREE TO NOT EMPLOY ANY PERSON IN THE SALE OR DISTRIBUTION OF BEER WHO HAS BEEN CONVICTED OF ANY VIOLATION OF THE LAWS AGAINST THE POSSESSION, SALE, MANUFACTURING OR TRANSPORTATION OF BEER OR OTHER ALCOHOLIC BEVERAGES, OR ANY CRIME INVOLVING MORAL TURPITUDE WITHIN THE PAST TEN YEARS.**
6. **I AGREE TO STRICTLY ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS PERTAINING TO THE SALE OF BEER.**

IF ANY STATEMENT HEREIN IS FOUND TO BE FALSE, THE PERMIT MAY BE REVOKED BY THE BEER BOARD AND APPLICANT SHALL NOT BE ELIGIBLE TO RECEIVE ANY PERMIT FOR A PERIOD OF TEN (10) YEARS, IN ACCORDANCE WITH TCA 57-5-105(d).

Signed by:
Michelle Cox
DACAB2BF3AB6479...
SIGNATURE

License Paralegal
TITLE (IF OTHER THAN AN INDIVIDUAL)

11/11/2025
DATE

****DO NOT WRITE BELOW THIS LINE / BEER BOARD STAFF ONLY****

RECEIVED THE FOLLOWING FROM APPLICANT:

__X__ **$250 APPLICATION FEE**

__X__ **PRORATED PRIVILEGE TAX AMOUNT**

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF THE APPLICANT'S BEER PERMIT APPLICATION.

DocuSigned by:
Amy Givens
DC606D772BF248B...
CITY OF BRENTWOOD EMPLOYEE SIGNATURE

11/13/2025
DATE