



Chandler + Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 13-029

DATE: APRIL 19, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SAF*

SUBJECT: LUP13-0001 BEEF O'BRADY'S

Request: Use Permit approval to sell liquor for on-premise consumption within a restaurant and an outdoor patio (Series 12 Restaurant License)

Location: 6045 W. Chandler Boulevard, Suite 7
 Southwest corner of Chandler Boulevard and Kyrene Road in Kyrene Village

Applicant: Amy Nations, Arizona Liquor Industry Consultants

Zoning: Community Commercial (C-2)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval for 1 year subject to conditions.

BACKGROUND

The subject site is located at the southwest corner of Kyrene Road and Chandler Boulevard within the Kyrene Village Center. The subject business is located in Suite number 7 at the eastern end of the inline shops. The shopping center is surrounded by commercial and industrial uses, including the Paloma Kyrene Business Park to the south, Kyrene Crossing to the east, and the Chandler Business Center to the north. The nearest residential neighborhood is the Sorrento Subdivision located to the southeast of the shopping center, east of Kyrene Road.

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption indoors and within an outdoor patio area under a Series 12 Restaurant License.

The restaurant, Beef O'Brady's, will be a new tenant in the subject suite within the shopping center, formerly occupied by the Regal Beagle. The subject restaurant, including a bar, is 3,980 square feet in area and the outdoor patio is 489 square feet in area. No expansions are proposed to the restaurant, bar, or outdoor patio. There is no proposal for an interior stage, pool tables, or video arcade games.

The restaurant will have 135 seats, 25 bar seats, and 24 seats in the outdoor patio. The outdoor patio is enclosed with a four and one-half foot high solid block wall. The restaurant will employ 40 full time employees and 20 part time employees. The regular business hours will be from 11 a.m. to 11 p.m. and open seven days a week.

The applicant indicates there will be 20 televisions located throughout the restaurant and two will be on the south wall of the outdoor patio. Small speakers, six by nine inches in size, are proposed throughout the restaurant. No speakers will be located in the outdoor patio area. The televisions located within the outdoor patio would broadcast sports and other satellite programs.

Live entertainment featuring classic rock bands or two to three person acoustical groups is planned to be scheduled up to six times a year. The live music is limited to indoors only. Two conditions addressing any potential noise concerns have been added as a condition of approval. Staff recommends a one-year time limit to allow evaluation of neighborhood compatibility under the new ownership.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages. See attached menu.

DISCUSSION

Staff supports the request, finding that a restaurant with indoor live entertainment and an outdoor patio is appropriate at this location if controlled so as to not unreasonably disturb the surrounding businesses and residents. There have been no complaints filed with the Police Department or opposition during the neighborhood meeting and public notification processes.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 2, 2013 at the Downtown Chandler Community Center. There were two neighbors from the Sorrento Subdivision in attendance who asked the representative about live entertainment and ownership. Minutes of the Neighborhood Meeting are attached.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Staff has not received any phone calls or letters in opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and zoning, recommends approval of LUP13-0001 BEEF O'BRADY'S subject to the following conditions:

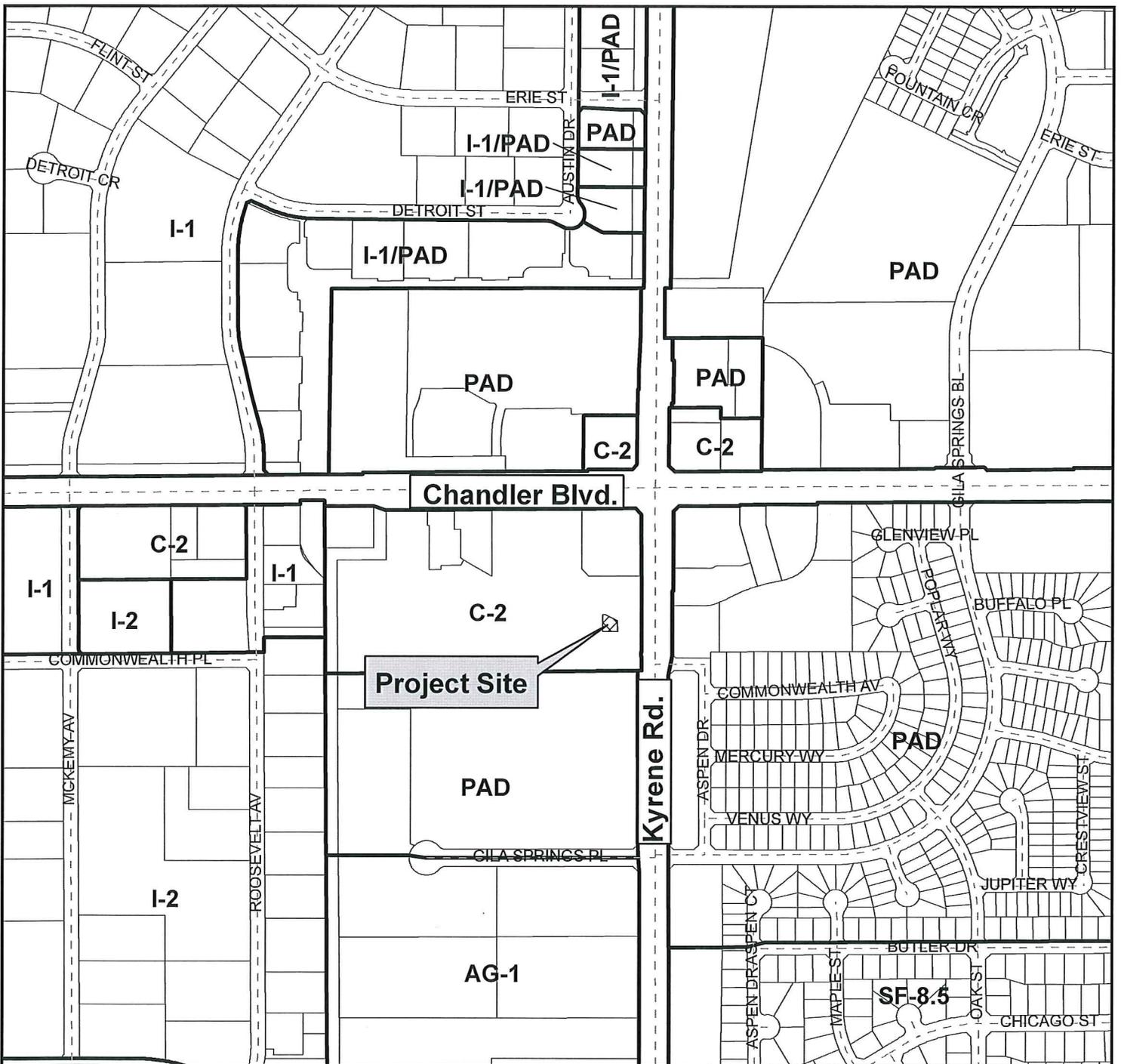
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. Any changes in the floor plan related to but not limited to the addition of entertainment related uses such as a stage shall require re-application and approval of a Liquor Use Permit.
4. The Use Permit is non-transferable to any other location.
5. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
6. Music shall be controlled so as to not unreasonably disturb area residences and shall not exceed the ambient noise level as measured at the commercial property line.
7. No noise shall be emitted from the televisions located within the outdoor patio or from the televisions, speakers or live entertainment occurring indoors that exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.
8. The patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to recommend approval of LUP13-0001 BEEF O'BRADY'S Use Permit for liquor sales subject to the conditions recommended by Staff.

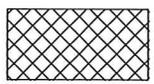
Attachments

1. Vicinity Maps
2. Aerial
3. Floor Plan
4. Outdoor Patio Plan
5. Narrative
6. Menu
7. Neighborhood Meeting Minutes



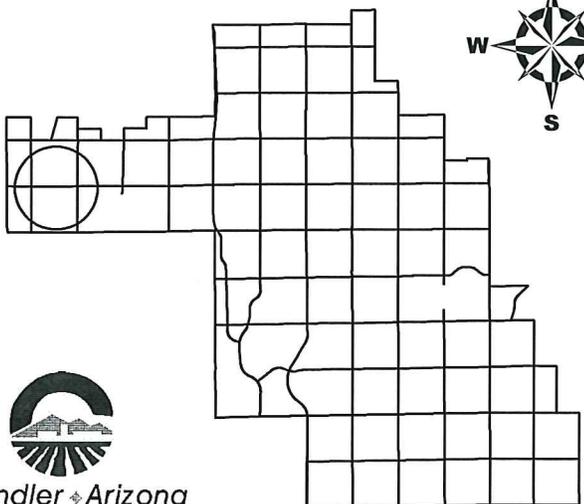
Project Site

Vicinity Map

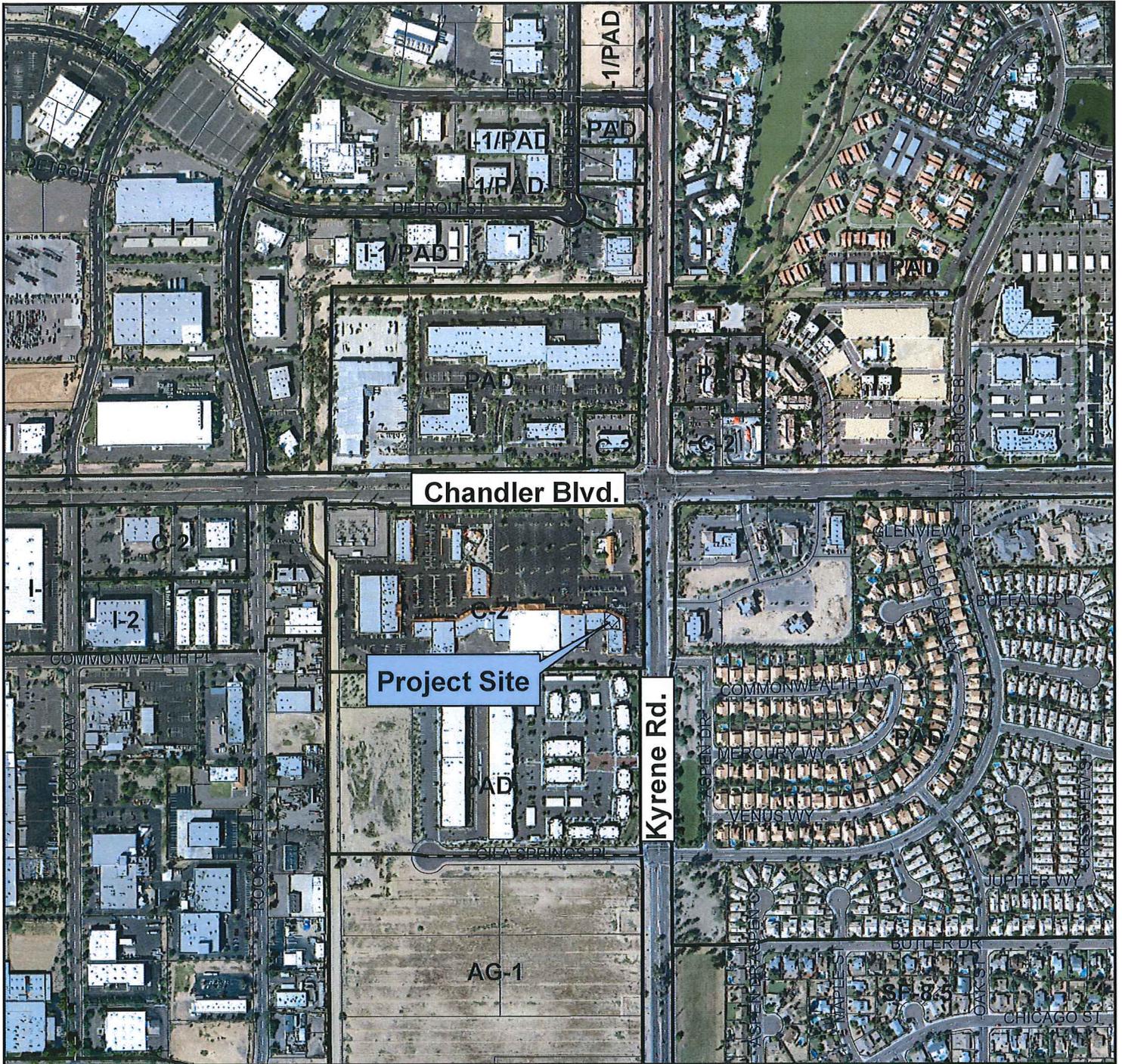


LUP13-0001

**Beef O' Brady's
Liquor Use Permit**



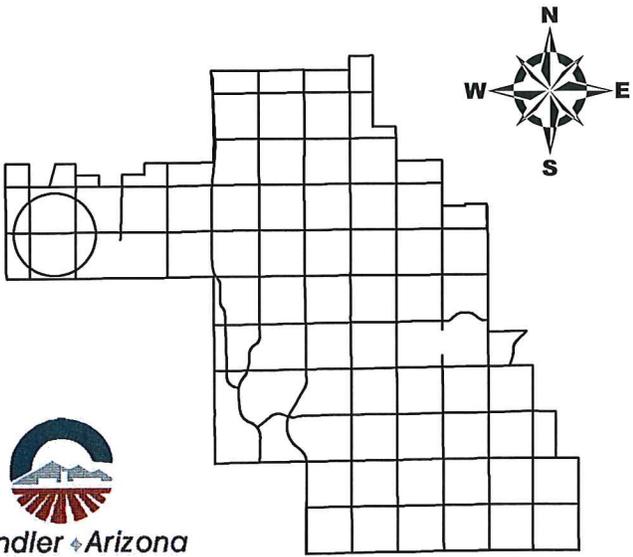
Chandler Arizona
Where Values Make The Difference



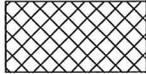
Chandler Blvd.

Project Site

Kyrene Rd.



Vicinity Map



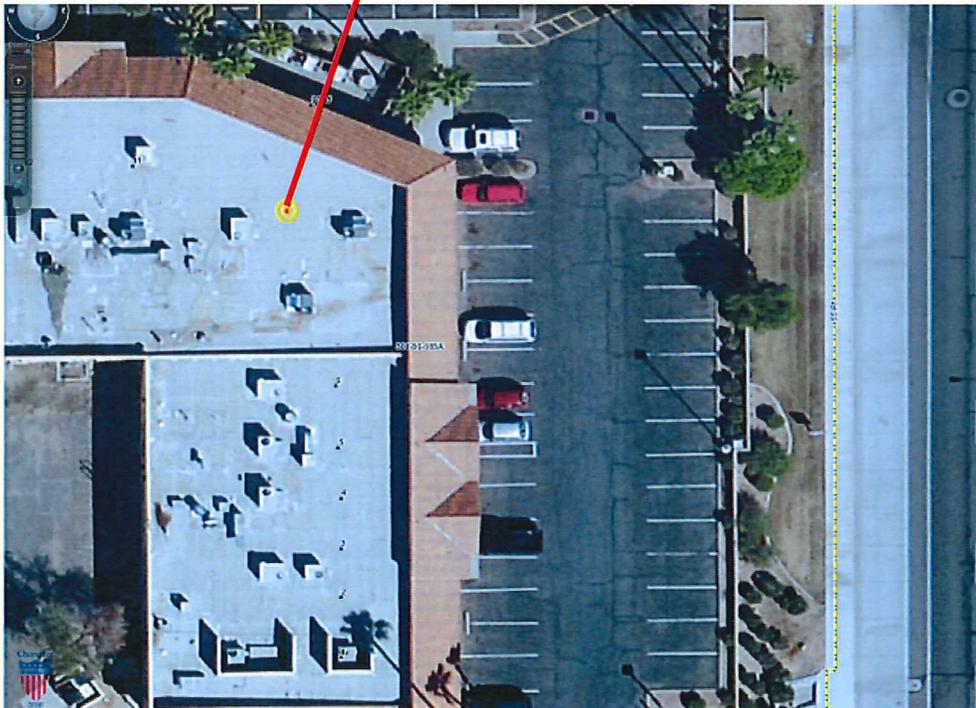
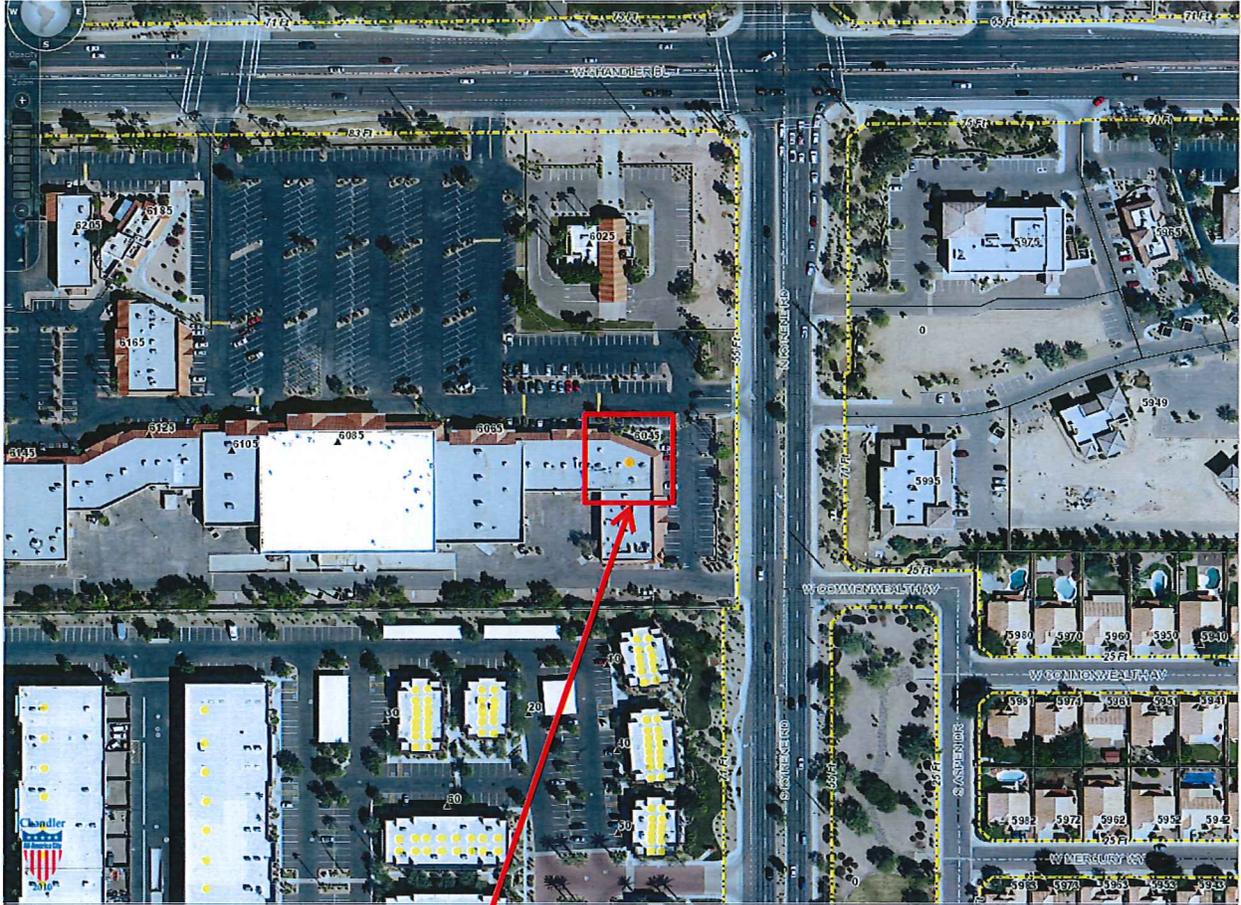
LUP13-0001

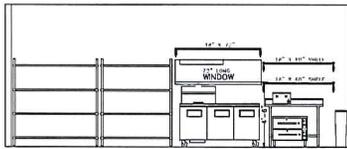
**Beef O' Brady's
Liquor Use Permit**



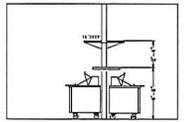
AERIAL

BEEF O'BRADYS – 6045 W CHANDLER BLVD, SUITE 7

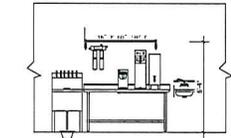




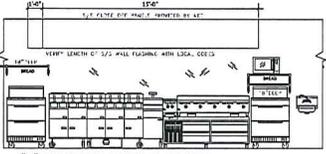
"A" EXPO PICK UP WINDOW FRONT ELEVATION



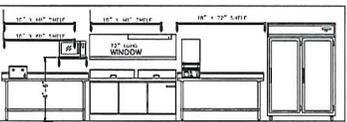
"B" PICK-UP WINDOW SIDE ELEVATION



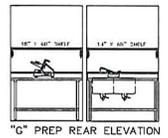
"C" WAITSTATION AREA FRONT ELEVATION



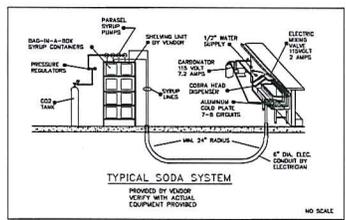
"D" COOK LINE FRONT ELEVATION



"E" EXPO WINDOW REAR ELEVATION

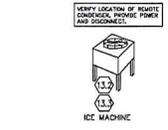
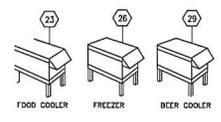
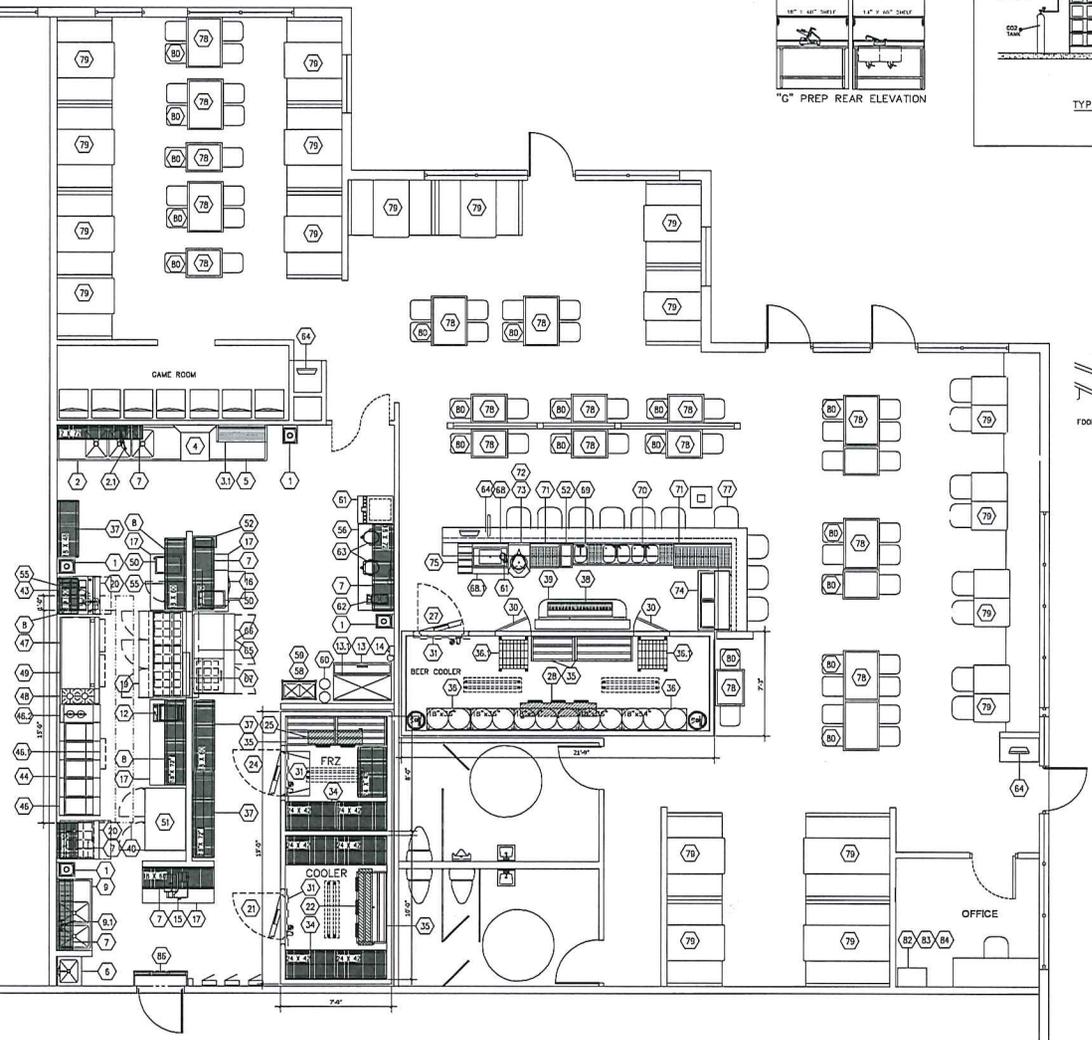


"C" PREP REAR ELEVATION



TYPICAL SODA SYSTEM

PROVIDED BY VENDOR
VERIFY WITH ACTUAL
EQUIPMENT PROVIDED
NO SCALE



NEW & NEARLY NEW
RESTAURANT EQUIPMENT
& SUPPLIES, INC.
301 SOUTH PHELPS AVENUE
TAMPA SPRINGS, FL 34689
(272) 931-5800 (800) 229-5065

PLUMBING AND ELECTRICAL INFORMATION INDICATED
ON THIS PLAN IS FOR INFORMATION ONLY. THE
OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES. THE CONTRACTOR SHALL
VERIFY ALL CONDITIONS PRIOR TO THE
START OF WORK. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES.

SHEET TITLE: EQUIPMENT FLOOR PLAN

JOB NAME: BEEF 'O' BRADY
CHANDLER, AZ.

DATE: 02-25-13
REVISED:
DESIGNED:
DRAWN:
CHECKED:
APPROVED:

DRAWN BY: NEW & NEARLY NEW
PROJ. MGR: JAMES GEORGEADES

PAGE NO.
K-1

SCALE: 1/4" = 1'-0"

SIDEWALK

EXISTING
PATIO

SIDEWALK

PATIO
ENTRY

PATIO
EXIT

PATIO
ENTRY

RESTAURANT
ENTRY

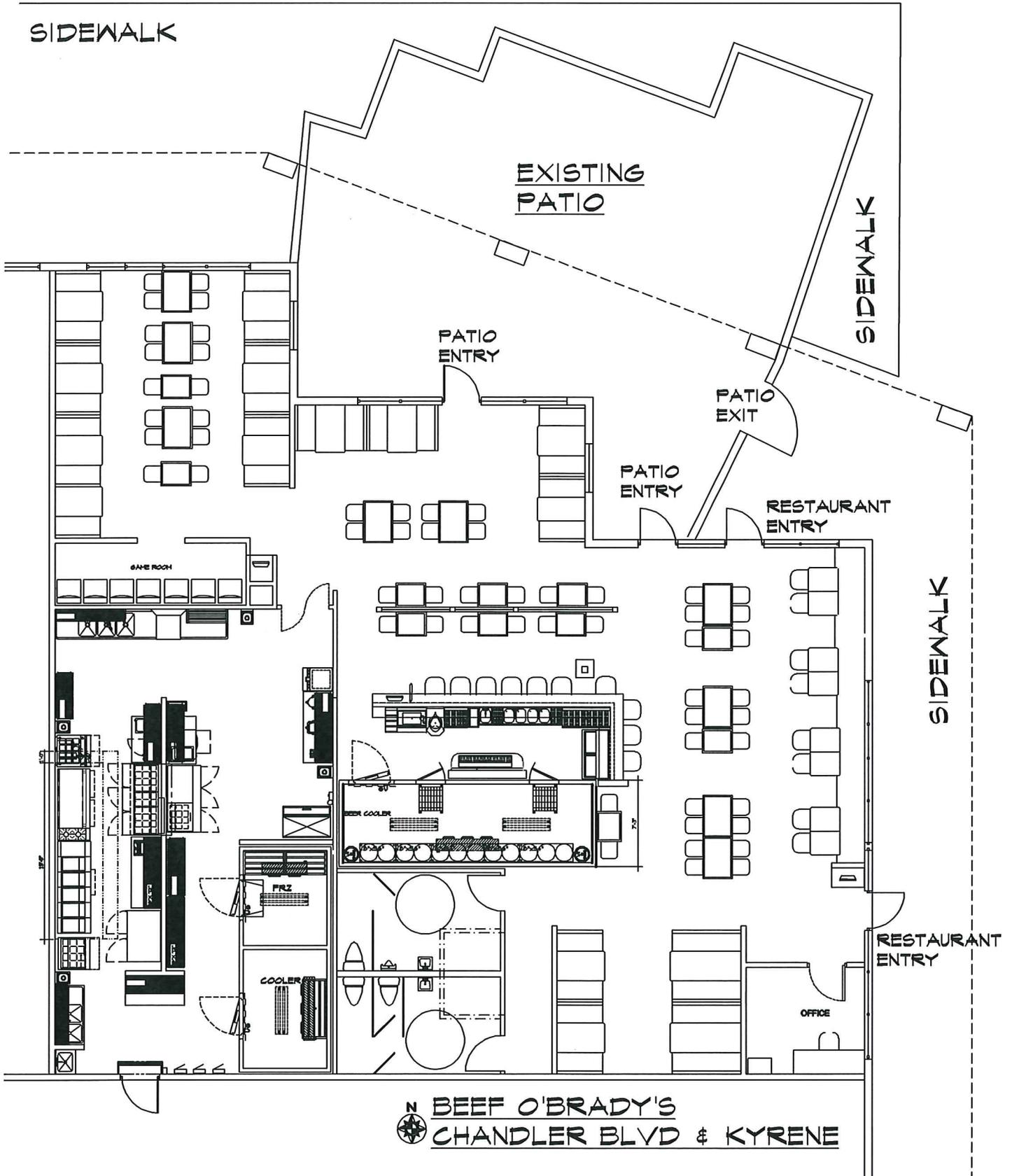
GAME ROOM

SIDEWALK

RESTAURANT
ENTRY

OFFICE

N BEEF O'BRADY'S
CHANDLER BLVD & KYRENE



P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department
Planning Division
215 East Buffalo Street
Chandler, AZ 85225

February 19, 2013

To Whom It May Concern:

We would like to respectfully request a Liquor Use Permit for a Series 12 on sale liquor for a restaurant located at Beef O' Brady's 6045 W Chandler Blvd #7 in Chandler. This is a neighborhood grill with American comfort food and we would like to request permission for alcohol consumption indoors and outdoors.

Beef O' Brady's in total is a 3,980 square foot restaurant and the patio area is 489 square feet with 24 seats on the patio. The patio is fully enclosed with a 4 1/2 foot block wall.

The regular business hours will be from 11am to 11 pm, 7 days a week. It will employ 40 full time and 20 part time employees. We will have approximately 135 restaurant seats, 25 bar seat and 24 on the patio. There will be 20 TV's throughout restaurant 2-42" being on the south wall of the patio and various small speakers throughout the restaurant. We will provide live entertainment up to 6 times a year having a 3-4 classic rock band playing music.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations".

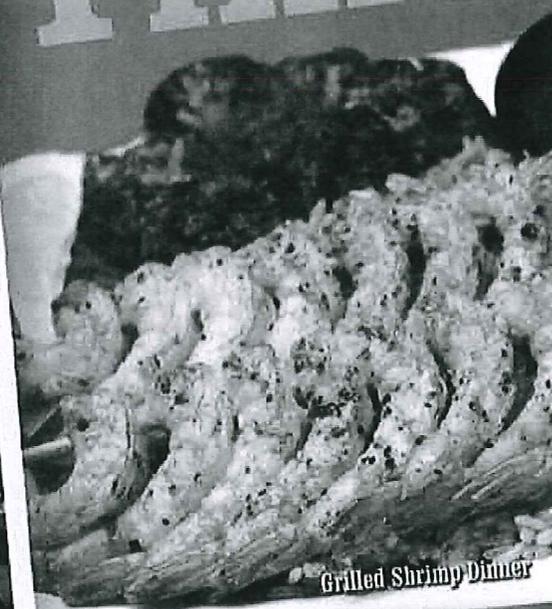
Amy Nations

Where
Game



Combo Fajitas

Time



Grilled Shrimp Dinner

BEEF 'O' BRADY'S

* GOOD FOOD, GOOD SPORTS™ *

Meets

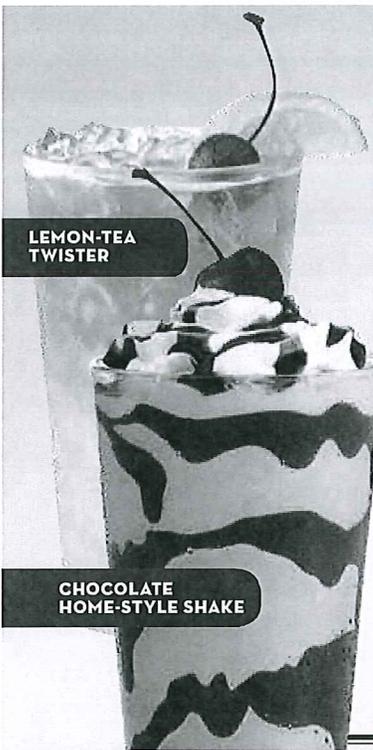


Boneless Wings

Family
Time



OMG Burger



LEMON-TEA TWISTER

CHOCOLATE HOME-STYLE SHAKE

FAMILY FAVORITES

LEMON-TEA TWISTER
Freshly brewed iced tea and Minute Maid® Lemonade.

FRUIT FLAVORED TEAS OR LEMONADES 2.99
Our freshly brewed iced tea or Minute Maid® Lemonade and your choice of Torani® Raspberry, Mango or Strawberry. (1 refill)

CHERRY LIMEADE COOLER 2.99
A flavor burst of cherry & lime, topped with Sprite®. **MAKE IT SUGAR FREE WITH SPRITE ZERO® AND TORANI® CHERRY & LIME SYRUP (1 refill)**

STRAWBERRY "SKINNY" 3.99
A blend of fat-free yogurt and real strawberries. **LESS THAN 1G OF FAT (No refill)**

HOME-STYLE SHAKES 3.99
A creamy, dreamy blend of ice cream in your choice of chocolate, vanilla or strawberry. (No refill)

PIÑA COLADA OR STRAWBERRY SMOOTHIES 3.99
Fruity and delicious, non-alcoholic frozen tropical favorites in your choice of flavor. (No refill)

ICED COFFEE DRINKS 2.99 *Torani*
Made with chilled premium coffee and poured over ice. Choose from coffee, latte, Torani® Mocha or Caramel. (No refill) **TRY THEM BLENDED**

SODAS & MORE



Joffrey's COFFEE & TEA COMPANY, INC. TEA & COFFEE

BEER

BOTTLE OR DRAFT



WINE

White Zin, BAREFOOT **FRUITY**
Pinot Grigio, BAREFOOT **CRISP**
Chardonnay, BAREFOOT **BUTTERY**
Merlot, RED DIAMOND **RICH**
Red Blend, HOT TO TROT **FULL-BODIED**
SELECTIONS MAY VARY BY LOCATION

'O' BRADY'S™ SIGNATURE COCKTAILS

BEEF 'O' RITA 6.99
Hornitos® Plata Tequila and our tasty margarita mix.
TRY IT FROZEN OR ON THE ROCKS

JACK & COKE
Traditional Jack Daniel's® Tennessee Whiskey and Coca-Cola®.

JACK & SOUR
Traditional Jack Daniel's® Tennessee Whiskey and sour mix.

TENNESSEE HONEY & LEMONADE
Jack Daniel's® Tennessee Honey mixed with Minute Maid® Lemonade.

TENNESSEE HONEY & TEA
Jack Daniel's® Tennessee Honey mixed with tea.

SANGRIA RITA 5.99
A 23-oz. frozen blend of Hornitos® Plata Tequila and our tasty margarita mix swirled with Red Diamond Merlot.

SIGNATURE SANGRIA 4.99
Our signature 23-oz. sangria, made with Red Diamond Merlot, DeKuyper® Blackberry Brandy and fresh juices.

BLOODY 'O' BRADY 5.99 
Ketel One® Vodka, TABASCO® brand Bloody Mary Mix, cracked black pepper and horseradish.

DEEP BLUE RITA 6.99
Hornitos® Plata Tequila, DeKuyper® Blue Curacao and our margarita mix.
TRY IT FROZEN OR ON THE ROCKS

B.L.T. (BEAM LEMON TEA) 5.49
Jim Beam® Bourbon, freshly brewed iced tea and Minute Maid® Lemonade.

APPLE CIDER MARTINI 5.99
Ketel One® Vodka and apple cider.

THE ORIGINAL MUDSLIDE 6.99
A 23-oz. frozen concoction of Cruzan® Estate Light Rum, Kamora® Coffee Liqueur, Bailey's® Irish Cream, a blend of vanilla ice cream and chocolate syrup.



23-oz. SIGNATURE SANGRIA

23-oz. SANGRIA RITA

23-oz. THE ORIGINAL MUDSLIDE

Want a **FREE** Classic Starter?
Ask your server how to score one, or scan the QR code to learn more!



Sign up for Team 'O' Brady's at Beef0Bradys.com*

* Available on your next visit.

The TABASCO® marks, bottle and label designs are registered trademarks and servicemarks exclusively of McIlhenny Company, Avery Island, Louisiana 70513. www.TABASCO.com

Treat the family or the team with

Shareable Appetizers

and everyone gets a taste



NEW LAND, SEA & AIR 15.99

3 fresh Angus cheeseburger sliders, 8 tail-on fried shrimp, bite-sized, all-white meat chicken dippers and fries. Served with 2 dipping sauces.

No SUBSTITUTIONS, PLEASE

LAND, SEA & AIR

RIBS & TENDERS 12.99

4 St. Louis style ribs glazed with Sweet Baby Ray's® BBQ sauce, plus 4 crispy chicken tenders, hand-breaded and fried to perfection. Served with fries, BBQ sauce and honey mustard for dipping.

No SUBSTITUTIONS, PLEASE



RIBS & TENDERS



HALF-POUND ANGUS SKIRT STEAK*

WHOLE LOTTA STEAK NACHOS 11.99

Crispy tortilla chips smothered with queso and topped with mixed cheese, lettuce, tomato and a half-pound of grilled Angus skirt steak*. Sour cream, signature salsa and sliced jalapeños served on the side.

No SUBSTITUTIONS, PLEASE

* Pre-cooked weight

ADD GUACAMOLE FOR 99¢

WHOLE LOTTA STEAK NACHOS

COMBO APPETIZER 10.49

3 crispy hand-breaded chicken tenders, 3 mozzarella planks, onion rings and a cheese quesadilla. Served with 4 dipping sauces.

No SUBSTITUTIONS, PLEASE



COMBO APPETIZER

Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



STEAK QUESADILLAS

BEEF'S® CLASSIC STARTERS

STEAK QUESADILLAS 10.99

Grilled flour tortilla stuffed with a half-pound of Angus skirt steak*, Monterey Jack and cheddar cheeses. Served with sour cream and our signature salsa.

CHICKEN QUESADILLAS 8.29

CHEESE QUESADILLAS 6.79

WHOLE LOTTA STEAK NACHOS 11.99

Crispy tortilla chips smothered with queso and topped with mixed cheese, lettuce, tomato and a half-pound of grilled Angus skirt steak*. Sour cream, signature salsa and sliced jalapeños served on the side.

CHICKEN NACHOS 8.99

CHILI AND CHEESE NACHOS 8.79

HAND-BREADED CHICKEN TENDERS 6.79

4 crispy chicken tenders, hand-breaded and fried to perfection. Served with honey mustard or BBQ sauce.

TRY IT BUFFALO STYLE

CHEESY BACON PUB CHIPS 5.79

Thinly sliced Idaho® potatoes topped with cheddar and Monterey Jack cheeses and smoked bacon. Served with ranch dressing and sour cream.

BEER-BATTERED ONION RINGS 6.99

Served with Beef's® spicy dipping sauce.

FRIED MOZZARELLA 5.99

6 planks of whole milk mozzarella coated with Italian-style bread crumbs, lightly fried and served with marinara sauce.

CHILI CHEESE DIP & CHIPS 6.99

Our signature chili mixed with a spicy blend of cheeses, garnished with jalapeños and served with crispy tortilla chips.

QUESO DIP & CHIPS 5.69

SIGNATURE SALSA & CHIPS 3.79

BASKET OF FRENCH FRIES 3.99

ADD CHEDDAR & MONTEREY JACK CHEESES, QUESO OR CHILI TO FRIES FOR 99¢ EACH

POTATO SKINS 7.49

6 crispy potato skins filled with melted cheddar jack cheese and bacon bits. Served with sour cream.

CHICKEN DIPPERS 6.99

Delicious sharable, bite-sized, all-white chicken served with honey mustard, ranch dressing and Sweet Baby Ray's® BBQ.

TRY IT BUFFALO STYLE WITH BLEU

CHEESE 7.49



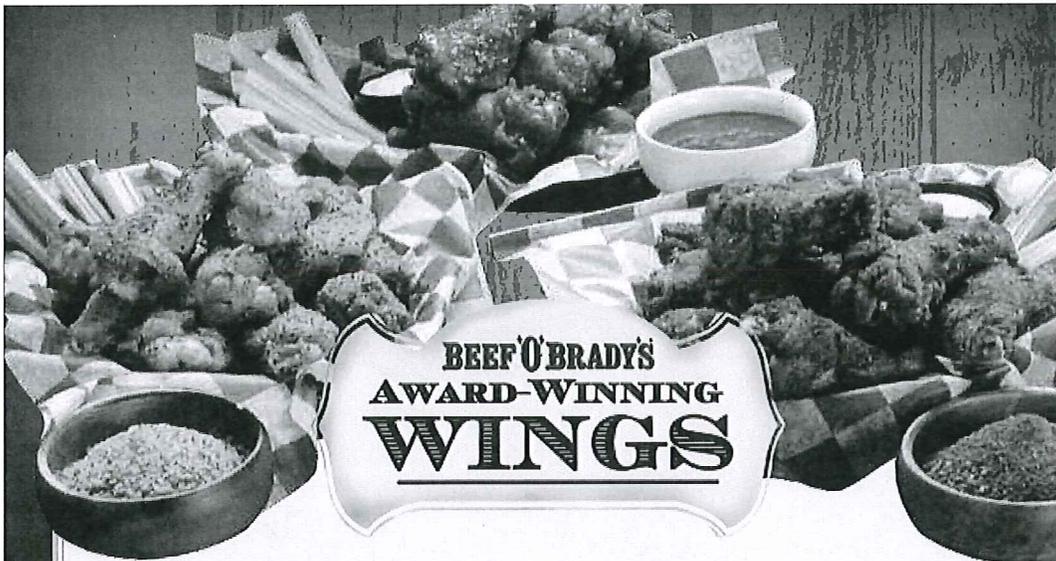
BUFFALO CHICKEN DIPPERS WITH BLEU CHEESE

Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

* Pre-cooked weight

 -Beef's® Signature Items

 **ADD GUACAMOLE FOR 99¢**



BEEF O' BRADY'S AWARD-WINNING WINGS

Our award-winning, jumbo-sized wings are always made fresh to order, then hand-tossed in one of our 2 dry rubs or 12 famous sauces. Boneless and Traditional wings served with celery, bleu cheese or ranch, upon request.

Beef's® Dry Rubs



Seasoned with
Blackened
Seasoning



Beef's® Famous Sauces

- Mild
- Medium
- Hot
- Extra Hot
- Honey BBQ
- Teriyaki
- Garlic
- Sweet Jalapeño
- Garlic Parmesan
- Kickin' Bayou BBQ
- Beef's Signature Buffalo Sauce

BONELESS

8 Wings	7.79
12 Wings	10.19
18 Wings	14.79
25 Wings	19.99

TRADITIONAL

8 Wings	7.79
12 Wings	10.19
18 Wings	14.79
25 Wings	19.99

Larger quantities of wings available. Celery, bleu cheese or ranch available upon request.
(Extra celery, bleu cheese or ranch 59¢ each)

BEST VALUE

BONELESS BASKET 9.99

8 crunchy boneless breaded chicken pieces tossed in one of our dry rubs or famous sauces and served with fries, creamy coleslaw and bleu cheese dressing for dipping.

BEST VALUE

TRADITIONAL BASKET 9.99

8 of our famous Buffalo-style chicken wings tossed in one of our dry rubs or famous sauces and served with fries, creamy coleslaw and bleu cheese dressing for dipping.

-Beef's® Signature Items

BONELESS WING BASKET

**WE FRY IN
TRANS FAT-FREE OIL**



Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



BEEF'S® FRESH ANGUS BURGERS

BBQ BACON CHEESEBURGER

All burgers are seasoned with a blend of kosher salt and black pepper, served on our new toasted brioche buns with straight cut fries.
Each cooked medium, medium well or well done.

.....
Substitute small order of onion rings, cup of soup, chili, side Caesar or side salad for straight cut fries. Only 1.99
.....

BBQ BACON CHEESEBURGER 8.99*
Fresh Angus covered with Sweet Baby Ray's® BBQ sauce, melted American cheese, smoked bacon and two onion rings. Served with lettuce and tomato.

THE 'O' BRADY™ BURGER 8.69*
Fresh Angus seasoned with a blend of herbs and spices, topped with melted provolone cheese and served with mayo, lettuce, tomato, pickle and onion.

CHEESY PATTY MELT 8.49*
Fresh Angus topped with American cheese and sautéed onions, served on grilled sourdough bread.

MUSHROOM SWISS BURGER 8.69*
Fresh Angus smothered with sautéed mushrooms and melted Swiss cheese, served with lettuce and tomato.

ANGUS "PRETZEL ROLL" SLIDERS 8.99*
3 fresh Angus sliders smothered in American cheese, topped with lettuce and tomato, each served on a pretzel roll.

OMG "PRETZEL ROLL" SLIDERS 10.99*
2 pretzel rolls each stacked high with 2 fresh Angus sliders cooked to perfection, topped with thick-cut bacon, American cheese, lettuce and tomato.



OMG BURGER

OMG BURGER 12.79*
12-oz. of fresh Angus cooked to perfection, topped with 4 slices of bacon, 4 slices of American cheese, lettuce and tomato.

BUILD YOUR OWN BURGER 7.99*
Fresh Angus served with your choice of lettuce, tomato, pickles, onions or mayo at no extra charge.

..... **ADD-ONS 69¢ EACH**

CHEESE	TOPPINGS
Provolone	Bleu cheese dressing
Swiss	Grilled mushrooms
American	Grilled onions
	Queso dip
	Jalapeños
	Beef's® Special Recipe Chili

..... **PREMIUM ADD-ONS 99¢ EACH**

2 slices thick-cut bacon • Guacamole

**ADD AN EXTRA PATTY
TO ANY BURGER***
2.50

* -Beef's® Signature Items

OMG "PRETZEL ROLL" SLIDERS



**CHOCOLATE
HOME-STYLE SHAKE**

*Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



"THE" STEAK BURRITO



"THE" BURRITO & WRAPS

Served with straight cut fries, unless otherwise specified

.....
 Substitute small order of onion rings, cup of soup, chili,
 side Caesar or side salad for straight cut fries. Only 1.99

"THE" STEAK BURRITO 9.99
 A warm flour tortilla filled with grilled Angus skirt steak, seasoned rice, peppers, onions, Monterey Jack and cheddar cheeses and creamy Poblano sauce. Served with crisp tortilla chips and signature salsa.

VEGGIE WRAP 7.99
 Seasoned rice mixed with broccoli, peppers, onions, mushrooms, tomatoes, Monterey Jack and cheddar cheeses and creamy Poblano sauce wrapped in a pressed tortilla.

BUFFALO CHICKEN WRAP 8.29
 Crispy fried chicken tossed in our famous Buffalo sauce with Parmesan cheese, lettuce and tomatoes, wrapped in a pressed tortilla and served with bleu cheese dressing.

 **ADD GUACAMOLE FOR 99¢**

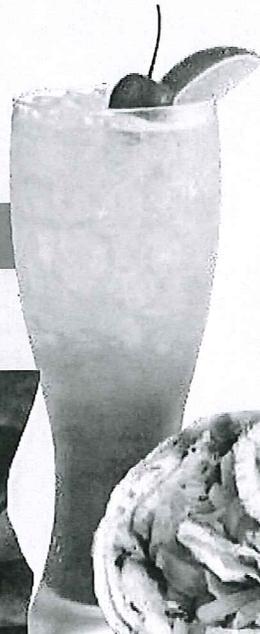
 **-Beef's® Signature Items**

 **FRESH ANGUS CHEESEBURGER WRAP 8.79***
 Our fresh Angus burger with American cheese, mustard, pickle, mayo and tomatoes, wrapped in a pressed tortilla.

CLUB WRAP 8.29
 Thinly sliced ham and turkey with smoked bacon, cheddar jack cheese, lettuce, tomatoes and mayo, wrapped in a pressed tortilla and served with ranch dressing.

GRILLED CHICKEN WRAP 8.29
 Marinated grilled chicken, cheddar jack cheese, smoked bacon, mayo, lettuce and tomatoes, wrapped in a pressed tortilla and served with ranch dressing.

CHERRY LIMEADE COOLER

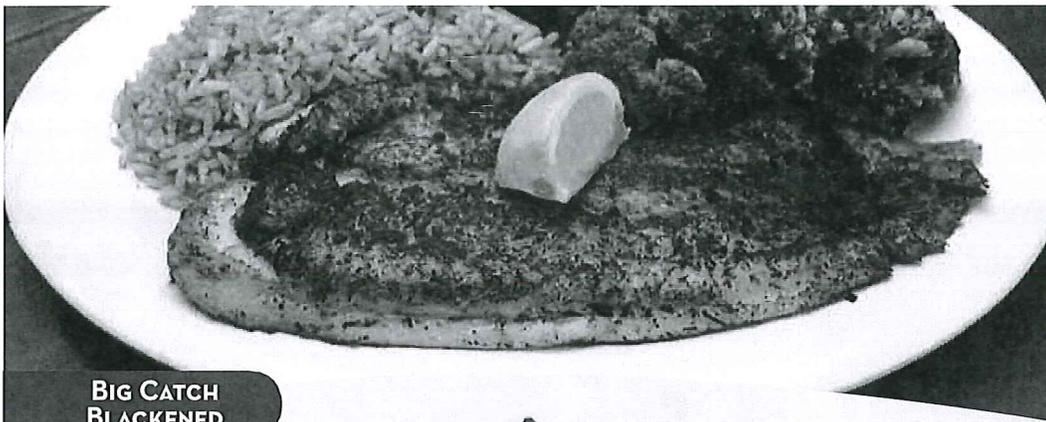


BUFFALO CHICKEN WRAP



GRILLED CHICKEN WRAP

*Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



**BIG CATCH
BLACKENED**



'O' BRADY'S™ ENTRÉES

.....
 Substitute small order of onion rings, cup of soup, chili,
 side Caesar or side salad for any side. Only 1.99

BIG CATCH 10.49

A large fillet of mild white fish prepared just how you like it - grilled, blackened or fried. Served with seasoned rice, broccoli, tartar sauce and fresh lemon.

THE DUBLINER 9.69

Thinly sliced roast beef, sautéed mushrooms, Swiss cheese, grilled sourdough bread and creamy mashed potatoes smothered with our new signature gravy. Served with fresh steamed broccoli.

NEW COMBO FAJITAS 12.49

Angus skirt steak and marinated chicken grilled with peppers and onions, served on a sizzling skillet with warm soft flour tortillas, our signature salsa, cheddar and Monterey Jack cheeses and sour cream.

STEAK FAJITAS 12.99

CHICKEN FAJITAS 11.99



GRILLED SHRIMP 10.99

20 juicy shrimp grilled or blackened and served with steamed broccoli, seasoned rice, cocktail sauce and fresh lemon.

ST. LOUIS RIBS

FULL RACK 17.99 HALF RACK 11.99

Our St. Louis style ribs are glazed with your choice of Sweet Baby Ray's® or Kickin' Bayou BBQ™ sauce and served with fries and creamy coleslaw.

GRILLED CHICKEN 9.69

2 marinated chicken breasts grilled or blackened and served with seasoned rice, broccoli and your choice of honey mustard or BBQ sauce.

-Beef's® Signature Items

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NEW STEAK FAJITAS

NEW CHICKEN FAJITAS

ST. LOUIS RIBS

SUB ONION RINGS FOR 1.99

GRILLED SHRIMP



FISH 'N' CHIPS



BASKETS & BOWLS

.....
 Substitute small order of onion rings, cup of soup, chili,
 side Caesar or side salad for any side. Only 1.99

FISH 'N' CHIPS 9.69

4 delicious beer-battered cod fillets fried golden brown and served with tartar sauce, fresh lemon, fries and creamy coleslaw.

MALT VINEGAR SERVED ON REQUEST

GRILLED VEGGIE BOWL 7.29

A vegetarian's delight with grilled peppers, onions, mushrooms, fresh broccoli and chopped tomatoes over seasoned rice. Topped with cheddar jack cheese and our famous creamy Poblano sauce. Served with a side salad.

STEAK BOWL 9.99

Seasoned rice topped with Angus grilled skirt steak, onions, peppers, cheddar jack cheese, chopped tomatoes and our famous creamy Poblano sauce. Served with a side salad.

MAKE IT A CHICKEN BOWL 8.49

TACO BASKETS

Beef's® signature soft tacos are served with freshly made tortilla chips and salsa.

ADD A SIDE OF WARM QUESO DIP 99¢

STEAK TACOS

2 TACOS 7.99 3 TACOS 10.99

Angus skirt steak topped with lettuce, cheddar jack cheese and our famous creamy Poblano sauce.

CHICKEN TACOS

2 TACOS 6.49 3 TACOS 8.59

Southwestern grilled chicken topped with lettuce, cheddar jack cheese and our famous creamy Poblano sauce.

FISH TACOS

2 TACOS 7.69 3 TACOS 9.99

Mild white fish, hand-breaded and topped with fresh cabbage, cheddar jack cheese and our famous creamy Poblano sauce.

FRIED SHRIMP 9.99

10 tail-on shrimp fried to a delicious crunch, served with fries, creamy coleslaw, cocktail sauce and fresh lemon.

HAND-BREADED CHICKEN TENDERS 8.69

4 crispy chicken tenders, hand-breaded and fried to perfection. Served with fries, creamy coleslaw and BBQ sauce or honey mustard dressing.

TRY IT BUFFALO STYLE

 -Beef's® Signature Items

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FRESH SALADS

Dressings

- | | |
|----------------|----------------------|
| Ranch | Creamy Poblano |
| Fat-Free Ranch | Balsamic Vinaigrette |
| Bleu Cheese | 1000 Island |
| Honey Mustard | Italian |
| Caesar | Oil & Vinegar |
- Ask your server for additional selections.

GRILLED SHRIMP SALAD

GRILLED SHRIMP SALAD 9.29

10 seasoned and grilled shrimp, shredded cheddar jack cheese, tomatoes and cucumbers on a bed of crisp salad greens.

BIG CATCH SALAD 9.29

A generous fillet of mild white fish served your way. Choose from grilled, blackened or fried on a bed of crisp salad greens with cucumbers, sliced red onions and chopped tomatoes, topped with Parmesan cheese.

BUFFALO CHICKEN SALAD 8.69

Crispy fried chicken tossed in our famous Buffalo sauce and served over crisp romaine lettuce, topped with Parmesan cheese and croutons. Served with a side of bleu cheese dressing.

GRILLED CHICKEN SALAD 8.69

Marinated grilled chicken and sautéed mushrooms served over crisp salad greens topped with cheddar jack cheese, tomatoes, cucumbers and red onions.

DOUBLE YOUR CHICKEN ON ANY CHICKEN SALAD FOR 2.50

ADD TO GRILLED SHRIMP FOR 3.99

CHEF SALAD 8.69

Sliced turkey and ham, bacon, Monterey Jack and cheddar cheeses, chopped tomatoes and cucumbers served over crisp salad greens with choice of dressing.

SANTA FE CHICKEN SALAD 8.69

Southwestern grilled chicken served over crisp salad greens topped with Monterey Jack and cheddar cheeses, chopped tomatoes and red onions in a crisp tortilla bowl with sour cream, our signature salsa and our creamy Poblano dressing.

CHICKEN CAESAR SALAD 8.69

Crisp romaine lettuce, seasoned croutons and shredded Parmesan cheese tossed in a tangy Caesar dressing. Topped with your choice of grilled or blackened chicken.

MAKE IT A SHRIMP CAESAR 9.49

GARDEN SALAD 5.49

Crisp salad greens topped with cheddar jack cheese, cucumbers, tomatoes, red onions and seasoned croutons.

-Beef's® Signature Items

SIDES

CREAMY COLESLAW	1.29	MASHED POTATOES & SIGNATURE GRAVY	1.99
POTATO SALAD	1.29	PUB CHIPS	1.99
SEASONED RICE	1.99	SIDE OF FRIES	1.99
BROCCOLI	1.99	SIDE SALAD	3.59



GRILLED CHICKEN SALAD

NEW SAVORY SOUPS

SOUP OF THE DAY

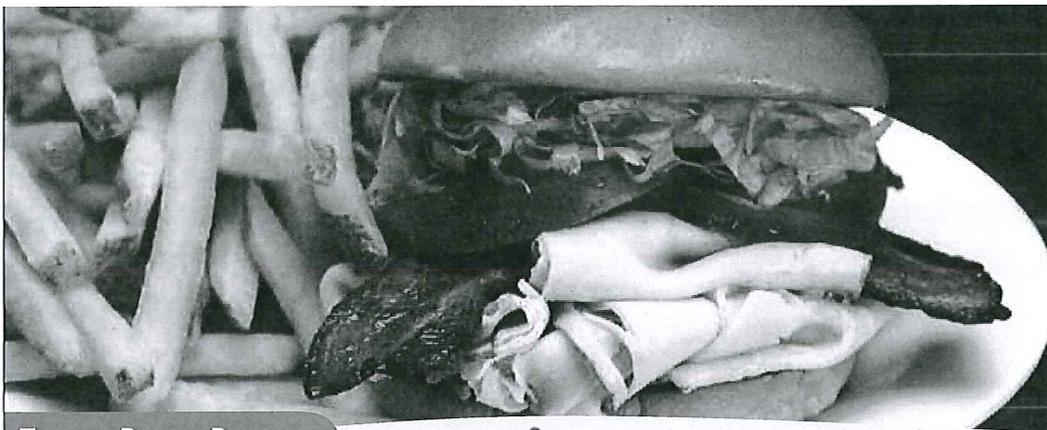
Cup 3.09 Bowl 3.99

BEEF'S® SPECIAL RECIPE CHILI

Cup 3.49 Bowl 4.69

Cheese and onions, add 69¢ each

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TURKEY BACON BRIOCHE



BEEF'S® SANDWICHES

Served with straight cut fries.

.....
 Substitute small order of onion rings, cup of soup, chili,
 side Caesar or side salad for straight cut fries. Only 1.99

TURKEY BACON BRIOCHE 8.49

Sliced turkey with smoked bacon, lettuce, tomato and mayo on a brioche bun.

ROAST BEEF GARLIC MELT 8.49

Premium roast beef, sliced onions and provolone cheese served hot and pressed on garlic Cuban bread.

WATTERSON™ 8.49

Named after one of our first customers. Premium roast beef and Swiss cheese on grilled rye with mayo, lettuce, tomato, pickle and onion.

NEW BUFFALO CHICKEN SANDWICH 8.49

Crispy chicken tenders hand-breaded and fried to perfection then flavored with Beef's® Signature Buffalo sauce, served on our toasted brioche bun with pickles and ranch dressing.

REUBEN 8.49

Thinly sliced Angus corned beef topped with Swiss cheese, sauerkraut and 1000 Island dressing on grilled rye.

TRY A TURKEY REUBEN

CUBAN - HOT AND PRESSED 8.49

Ham, salami and Swiss cheese served on authentic Cuban bread (from a 100-year-old Florida bakery) with lettuce, tomato, pickle, mustard and mayo.

BIG CATCH SANDWICH 9.49

A large fillet of mild white fish prepared grilled, blackened or fried on a grilled hoagie roll. Served with lettuce, tomato, tartar sauce and fresh lemon.

PHILLY CHEESESTEAK 8.49

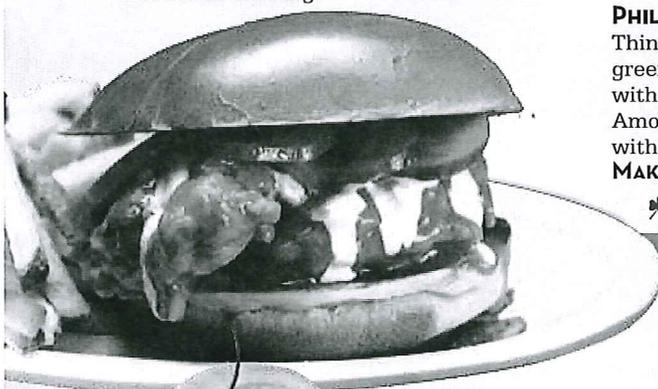
Thinly shaved steak grilled with green peppers and onions, topped with provolone cheese on a famous Amoroso's™ hoagie roll. Loaded with flavor!

MAKE IT A CHICKEN PHILLY

Beef's® Signature Items

BUFFALO CHICKEN SANDWICH

PHILLY CHEESESTEAK



LEMON-TEA TWISTER



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An Irish Blessing

"May the road rise to meet you, may the wind always be at your back, may the sun shine warm upon your face, the rain fall soft upon your fields, and until we meet again, may God hold you in the palm of His hand."

YOUNGER SPORTS FANS

MILK & JUICE REFILLS 79¢

All kids meals are served with straight cut fries or your choice of broccoli, celery sticks, creamy coleslaw, seasoned rice, mashed potatoes, pub chips, or fruit cup. Choose from milk, chocolate milk, juice or fountain drink. Each meal includes a treat.

For children 12 years and younger, please.

GRILLED CHEESE	3.99	CHICKEN NUGGETS	4.49
CHICKEN TACO	4.49	CHICKEN QUESADILLA	4.49
CHEESE QUESADILLA	4.49	CHICKEN TENDERS FRIED OR GRILLED	4.99
MAC & CHEESE <small>KRAFT</small>	4.49	2 MINI ANGUS "PRETZEL ROLL" CHEESEBURGERS	5.99*
HOT DOG	4.49		

SMOOTHIES
REGULAR 3.99 KIDS 12-OZ. 2.49

HOME-STYLE SHAKE
CHOCOLATE • STRAWBERRY • VANILLA
REGULAR 3.99 KIDS 12-OZ. 2.49



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DESSERTS

Beignets (Ben-yay)

A Beignet is a light pastry dough fried until it puffs and is then sprinkled with powdered sugar....warm and delicious!



TRY JUST ONE 1.49
GET FOUR FOR 4.99
OR ENJOY SIX 5.99

BEST VALUE

ADD A SIDE OF CHOCOLATE OR CARAMEL SAUCE 99¢ *Torani*

SERVED WARM

Molten Chocolate Cake 4.99

Add a scoop of vanilla ice cream 1.99



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Visit us at www.beefobradysfranchise.com
or call 1-800-728-8878.



Be the MVP of your next event with Beef's® Catering or To Go.

Meeting Minutes
April 2nd, 2013
Beef O'Brady's
LUP13-0001

Opening: The public meeting of Beef O'Brady's called and held at the City of Chandler Downtown Community Center 125 E. Commonwealth Avenue Room 115 Chandler, Arizona on April 2nd, 2013.

Present were: Amy Nations Consultant

The meeting began at 6:00 pm with two attendees from the public. Pat Orlando moeorlando@aol.com 5961 W. Commonwealth Avenue and Jan Hoskovec jhoskovec1@cox.net 5971 W. Commonwealth Avenue both neighbors of the property. Amy Nations was asked the following questions:

“Will there be live entertainment on the patio like Regal Beagle” Both neighbors expressed their concerns about the live entertainment on the patio like the last business located in that building.

I told them I had not realized this was the old Regal Beagle location that was notorious for not getting along with the neighbors. I told them that Beef O'Brady's was more of a family restaurant and offered to email them a menu the next day (email attached) I also told them I would contact the owners and ask him what type of “rock n roll” bands he would have and if he could have them play inside only.

Jan Hoskovec asked “who are the owners? Does Gregory Stanfield have anything to do with the business?”

I told her that the owner was not Gregory Stanfield and she seemed happy with that. I gave them both my business card and told them if they ever had issues to contact me and I would talk to the owner.

Adjournment: The meeting was adjourned at 6:20 pm.

Minutes submitted by: Amy Nations

Upon follow up with the owner and telling him about the neighborhood still being shell shocked from the last business, he agreed he would only have live entertainment inside the establishment. He also stated that he wouldn't have full rock n roll bands. It would be more like 2 or 3 people acoustical group only a couple times yearly that would never have a noise impact on his neighbors.