

CITY COUNCIL REPORT



Meeting Date: *July 1, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for LL-0024-2026 Boots and Beer (397951). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 7 (Beer and Wine-Bar) State liquor license for a new location and new owner.

OWNER

Boots and Beer LLC

APPLICANT CONTACT

Andrea Lewkowitz

LOCATION

7014 E Camelback Rd Unit Ste 545

REQUEST

The applicant is seeking a favorable recommendation on a Series 7 (Beer and Wine Bar) liquor license for a new location and new owner.

This liquor license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises

The applicant has indicated that this establishment will serve liquor between the hours of 10 am – 8 pm Monday – Saturday and 11 am – 6 pm Sunday; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner and Location

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

Restaurant/Bar

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations

This owner intends to operate this location as a retail beer and wine bar. This establishment is 3,530 sq. ft. in size. The bar service area is 79 sq. ft. or 2% of gross floor area, and the kitchen area is 0 sq. ft. or 0% of the gross floor area. The operational characteristics and floor plan qualify as a retail beer and wine bar.

Outdoor Patio

There is no proposed or existing patio with this application.

Zoning

This site is zoned Downtown/Downtown Regional Use Type 2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO). The D/DRU-2 PBD DO district allows retail beer and wine bars as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a retail beer and wine bar.

Parking and Traffic

The surrounding street network provides sufficient access.

Public Safety

Police Department: No Opposition
Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201. B. Petitions from Persons in Close Proximity

A.R.S. Section 4-207. Restrictions on Licensing premises near school or church buildings (within 300 ft.) applies to all but Series 5,11,12, Special Events, or Golf Courses.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

There are no school buildings or church buildings within 300 feet. Other surrounding uses are compatible.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining that the community’s best interest is substantially served by the issuance of the liquor license and advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council’s recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Jason McWilliams, Planning Technician, jmcwilliams@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Special Operations Division

APPROVED BY



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

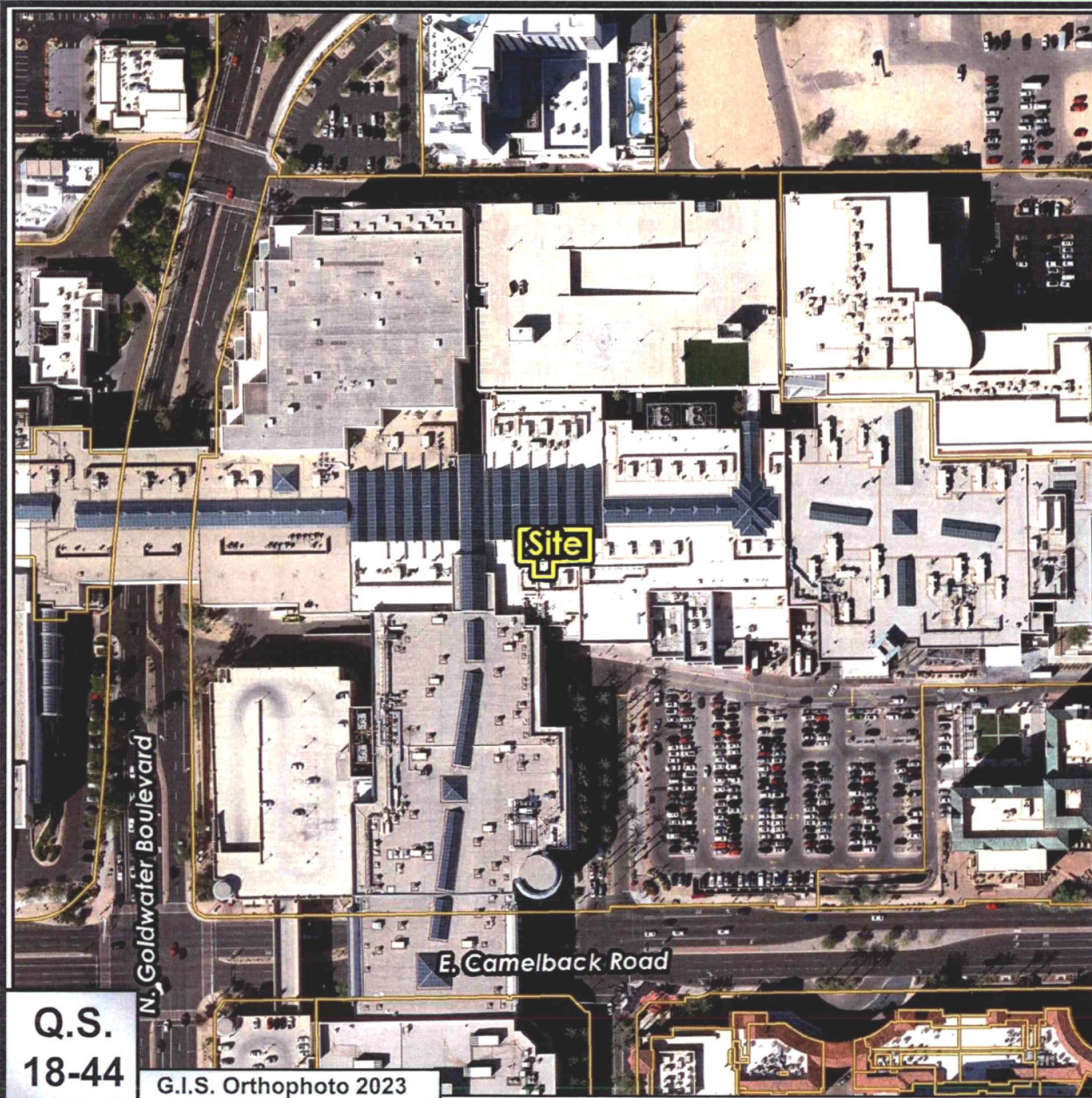
6/14/2026
Date

ATTACHMENTS

- 1. Map

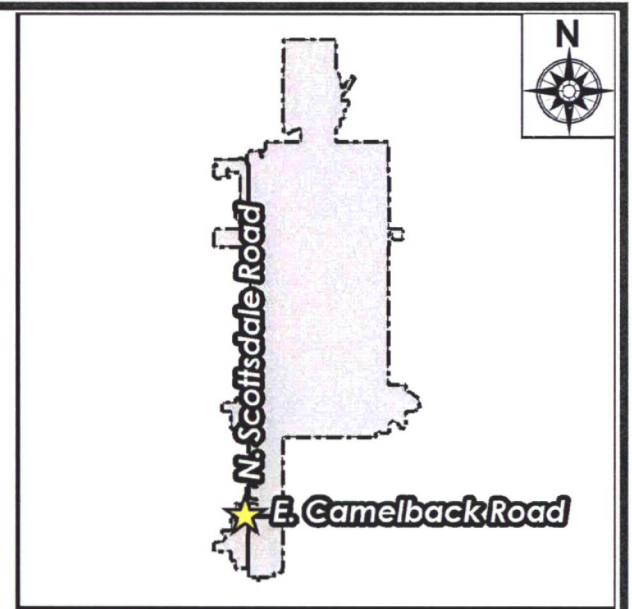
City Council Report | Boots and Beer (397951)

2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Q.S.
18-44

G.I.S. Orthophoto 2023



LL-0024-2026

Boots and Beer (397951)

Liquor License Questionnaire (New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: BOOTS AND BEER

Business Address: 7014 E. CAMELBACK ROAD, SUITE #545, SCOTTSDALE, AZ 85251

Total Gross Square Footage of Establishment (Minus the Patio): 3,530 SF

Is this business under construction or being remodeled? Yes No

Does this business have an existing patio? Yes No Dimensions of patio _____

Does this business have a proposed patio? Yes No Dimensions of patio _____

Was liquor sold at this location prior to this application? Yes No

If yes, what type of license? _____

Is this business currently open? Yes No

If yes, is this business operating with an Interim license? Yes No

If no, what is the proposed opening date? SEPTEMBER 2026

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? Yes No*

Gross square footage of bar service area: 79.08 SF

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? Yes* No

Gross square footage of kitchen: N/A - NO KITCHEN (SERIES 7)

Will the full kitchen close before 9:00 p.m.? Yes* No
N/A - NO KITCHEN (SERIES 7)

Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* No

During what hours will the establishment offer liquor sales? MON-SAT: 10am-8pm | SUN: 11am-6pm

For admittance:

Will age verification be required/requested at any time during business operations? Yes* No

For admittance:

Is a cover charge required at any time during business operations? Yes* No

***May require a Conditional Use Permit**

Please check **one** of the following that best describes the primary business operation:

- packaged retail
 restaurant
 bar
 personal service
 education service
 (BEER AND WINE)
 manufacturing
 hotel / tourist accommodation
 residential facility
 sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Liquor License Questionnaire

(New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

- | | | | | | |
|----------------------|-------------------------------|--|---------------------------|-------------------------------|--|
| Patron Dancing? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | Karaoke? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Live Bands? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | DJ? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Amplified music? | <input type="checkbox"/> Yes* | <input type="checkbox"/> No | Games? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Adult Entertainment? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | Four or more pool tables? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| After hours? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | | | |

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers + staff will be trained in the techniques of legal and responsible alcohol sales and service.

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

Boots and Beer, located within Tecovas, is a popular retail western apparel concept that offers customers a relaxed, hospitality-driven shopping experience, providing beverages to its customers as they shop. Applicant would like to offer its customers 21 and over the opportunity to enjoy/purchase beer and wine during their shopping experience.

3. Please describe your business:

BEER AND WINE BAR/RETAIL

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: ANDREA DAHLMAN LEWKOWITZ Signature:  Date: 5/15/2026

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

ATTACHMENT 3
State of Arizona
Department of Liquor Licenses and Control

Created 05/04/2026 @ 11:43:01 AM

Local Governing Body Report

LICENSE

Number:		Type:	007 BEER AND WINE BAR
Name:	BOOTS AND BEER		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	7014 E CAMELBACK ROAD #545 SCOTTSDALE, AZ 85004 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(602)200-7222		
Alt. Phone:			
Email:	ANDREA@LEWKLAW.COM		

AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA
Phone:	(602)200-7222
Alt. Phone:	
Email:	ANDREA@LEWKLAW.COM

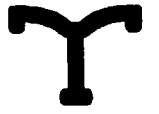
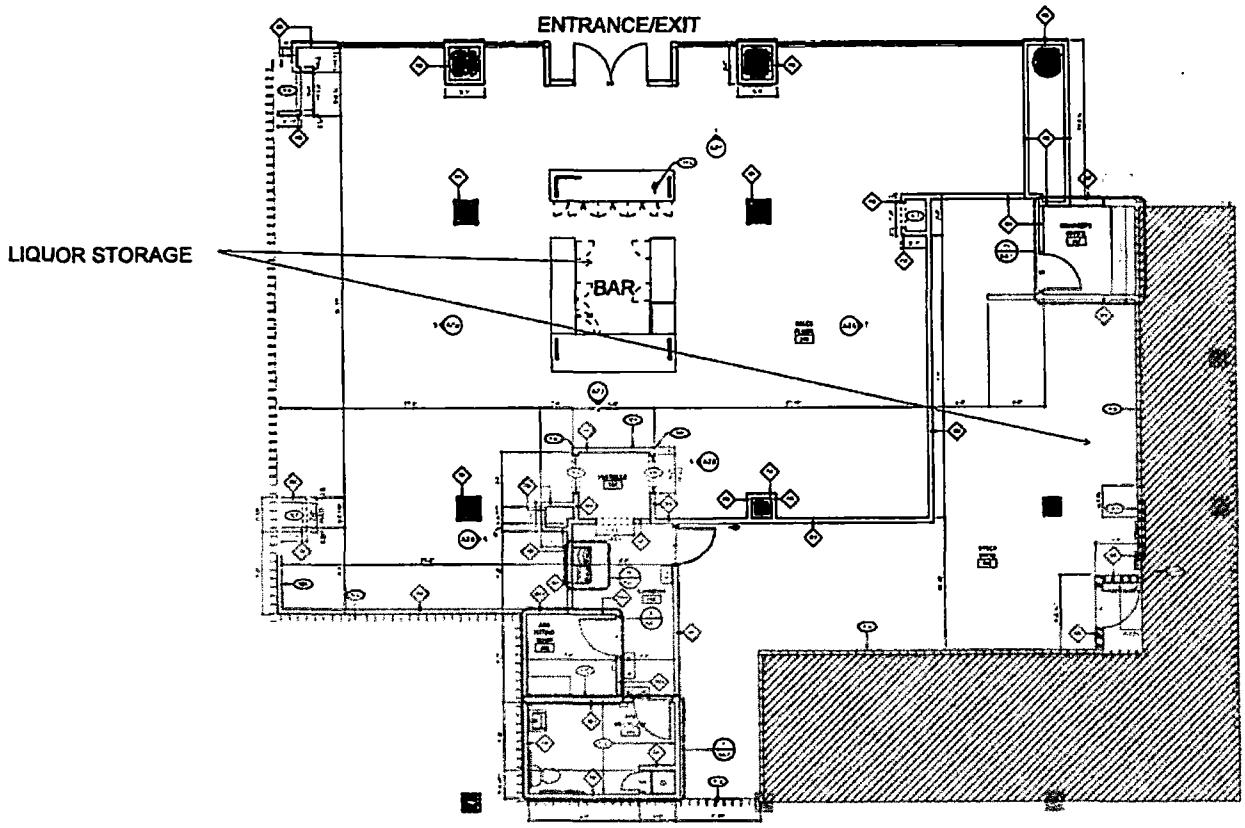
OWNER

6043
7/03/26

BOOTS AND BEER
7014 E. CAMELBACK ROAD, SUITE 545
SCOTTSDALE, AZ 85251
3,530 SQ FT

26 APR 15 11:47 Lic. #1830

ATTACHMENT 4



7014 E CAMELBACK RD.,
SCOTTSDALE, AZ 85251
FASHION SQUARE

NOT FOR
CONSTRUCTION

NOT FOR CONSTRUCTION