

Development Proposal: Zoning Amendment Request for 4801 Spring Valley Rd

Date: June 1, 2025

To: City of Farmers Branch
Planning and Zoning Department

From: DFW Indoor Pickleball, LLC
4801 Spring Valley Rd., Suite 108
Farmers Branch, TX 75244

Dear City of Farmers Branch,

My name is Jonathan Tran, and I am an owner of DFW Indoor Pickleball, LLC (DiP), a business currently leasing Suite 108 at 4801 Spring Valley Rd in Farmers Branch ("Property"). I am writing to formally submit a proposal for an alcohol overlay for Suite 108 and an adjacent suite, Suite 110 at the Property. The Property is currently zoned as PD #27\LI (Light Industrial) and is not currently within an entertainment or Alcohol Overlay District. An existing Entertainment Overlay District near the Property (at its northern border) ends at the southern curb of Spring Valley Road, approximately 100' from the southern property line of the Property.

The purpose for this Alcohol Overlay Request is to propose permitting the serving of alcohol, as permitted within the definition of an Alcohol Overlay, at Suites 108 and 110 of the Property.

The current underlying zoning for the Property is Light Industrial. At the Property, a variety of businesses currently operate including DFW Indoor Pickleball, an indoor pickleball business providing sporting and communal entertainment that often hosts parties and team building events for businesses, teams, community organizations, and a variety of groups.

While I will make the case for the Alcohol Overlay, specifically citing how it would benefit the City and DFW Indoor Pickleball, many of these arguments may still hold true for surrounding businesses as well. Spur Ridge Farmers Branch, LLC, the owner of the Property, fully supports this request, as evidenced by the attached applicant owner's consent form.

This requested change is compatible with surrounding land uses. The lasting effects of the Covid pandemic have resulted in businesses using less office space as more employees now work from home. Property owners have had to become creative with buildings that were once used as offices and warehouses and have attracted a wider variety of businesses into their buildings, including restaurants that serve alcohol and food (such as the nearby Crossbuck BBQ) and the nearby Net Racquet Club, an indoor padel sporting facility. The expansion of an Alcohol Overlay to Suite 108 and 110 of the Property would not only provide DFW Indoor Pickleball with more opportunity to succeed but would also provide the Property owner with more options to attract businesses in the future.

I submit that an Alcohol Overlay District for Suites 108 and 110 at the Property aligns with the visions of the City's Comprehensive Plan in various ways, including the following specific circumstances:

DiP draws a very diverse field of customers and clients from all races and ethnicities to play and watch pickleball. Pickleball is very popular among Asian and middle-eastern communities and is growing in popularity in the African American community as well. It is our belief that having an Alcohol Overlay at DiP would allow us to further cultivate our community engagement by providing more of a social atmosphere before, during, and after they actually play the game.

DiP has worked hard to engage and grow our active senior community by providing senior specific programming at a very affordable price. It is apparent with the Comprehensive Plan's senior housing growth plan the senior community is growing and is very welcomed in Farmers Branch, and DiP has been and can continue to be a great venue for this community to engage. Many of these seniors are retired and have requested more beverage options at DiP so they can socialize with each other.

The Comprehensive Plan's STEP analysis identified a desire for the City to have more residents spend their shopping and dining dollars in the City of Farmers Branch. Expanding the Alcohol Overlay would allow DiP to provide the option to purchase and responsibly consume alcoholic beverages in the City, aligning with the pursuit of this goal.

Currently, we at DiP are seriously considering expanding our business to the suite adjacent to ours (Suite 110) which would provide us with the opportunity to build more pickleball courts that could have the capability to serve alcoholic beverages. The expansion of the Alcohol Overlay District to Suite 110 would make this an easy decision to move forward on. If this were to occur, we would expect to start permitting and construction in May 2025, with an estimated completion in August 2025. The investment on the expansion project would be about \$700,000. The

expansion would add at least 1 employee per shift, and if food / alcohol service is added, 3-4 more employees per shift at DiP. Our vision for this expanded area would be to allow 24/7 remote access for pickleball play to the expanded area only, with alcohol service only during the hours allowed by local and state laws.

There are no outdoor storage or operations proposed with this request. The food/alcohol service will be contained in the existing building space. DiP plans to have some additional beverage refrigerators where canned beverages will be available for purchase. DiP does not plan on making any drinks with bartenders. DiP will need to install a grease trap per the City's requirements if future drink service is added.

In conclusion, we at DiP embrace and believe in the City of Farmers Branch's Comprehensive Plan, and its vision to keep and attract businesses that enrich the lives of residents and visitors to the City. It is our position that expanding the Alcohol Overlay District as requested will only further the progress towards the City's goals. Whether this request is approved or not, we have loved having our business in Farmers Branch for the past year and will continue to strive to provide quality experiences to our customers to the benefit of our business and the City of Farmers Branch.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jonathan Tran", with a long, sweeping underline that extends to the left.

Jonathan Tran
Co-Owner
DFW Indoor Pickleball






DFW Indoor Pickleball, LLC Alcohol Awareness Program

Requirements for alcohol sales are as follows:

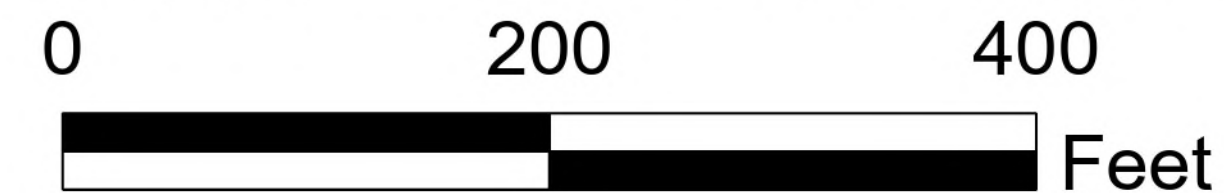
- 1) We require all employees handling and selling alcohol to complete the TABC certification course before working any shifts.
- 2) Customers will provide a legal picture ID that will consist of one of the following upon request: Driver's License, Military ID, State ID, or a Passport.
- 3) A manager or acting manager will always be on duty to confirm whether a customer should be served alcohol.
- 4) We will abide by the Texas Penal Code.
- 5) We will abide by the Texas Alcoholic Beverage Code.
- 6) All employees who directly or indirectly handle alcoholic beverages will be at least 18 years of age.
- 7) Only employees who have completed the approved TABC will handle and sell alcoholic beverages, and all alcoholic beverages will be consumed inside the premises only.
- 8) All customers who purchase alcoholic beverages must be at least 21 years of age.
- 9) Alcoholic beverages will not be sold, served, or delivered to any person who is, or is believed to be, intoxicated.
- 10) Anyone that is, or is believed to be, intoxicated will not be permitted to remain on the premises.
- 11) Employees will be trained to call a cab, an Uber, or other similar ridesharing service to transport anyone who is, or is believed to be, intoxicated.
- 12) Any unlawful acts will be reported to the police.
- 13) The sale of alcoholic beverages will be limited to those times outlined in the State of Texas and City of Farmers Branch laws and ordinances.
- 14) Employees will not be allowed to consume alcoholic beverages while working.
- 15) No exterior signs advertising the sale of alcoholic beverages will be displayed.



-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-08 Aerial Map


4801 Spring Valley Road



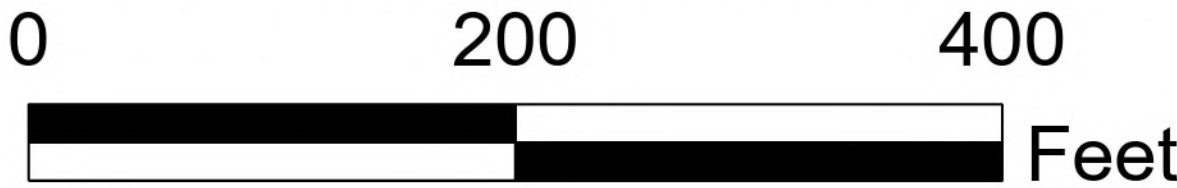
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





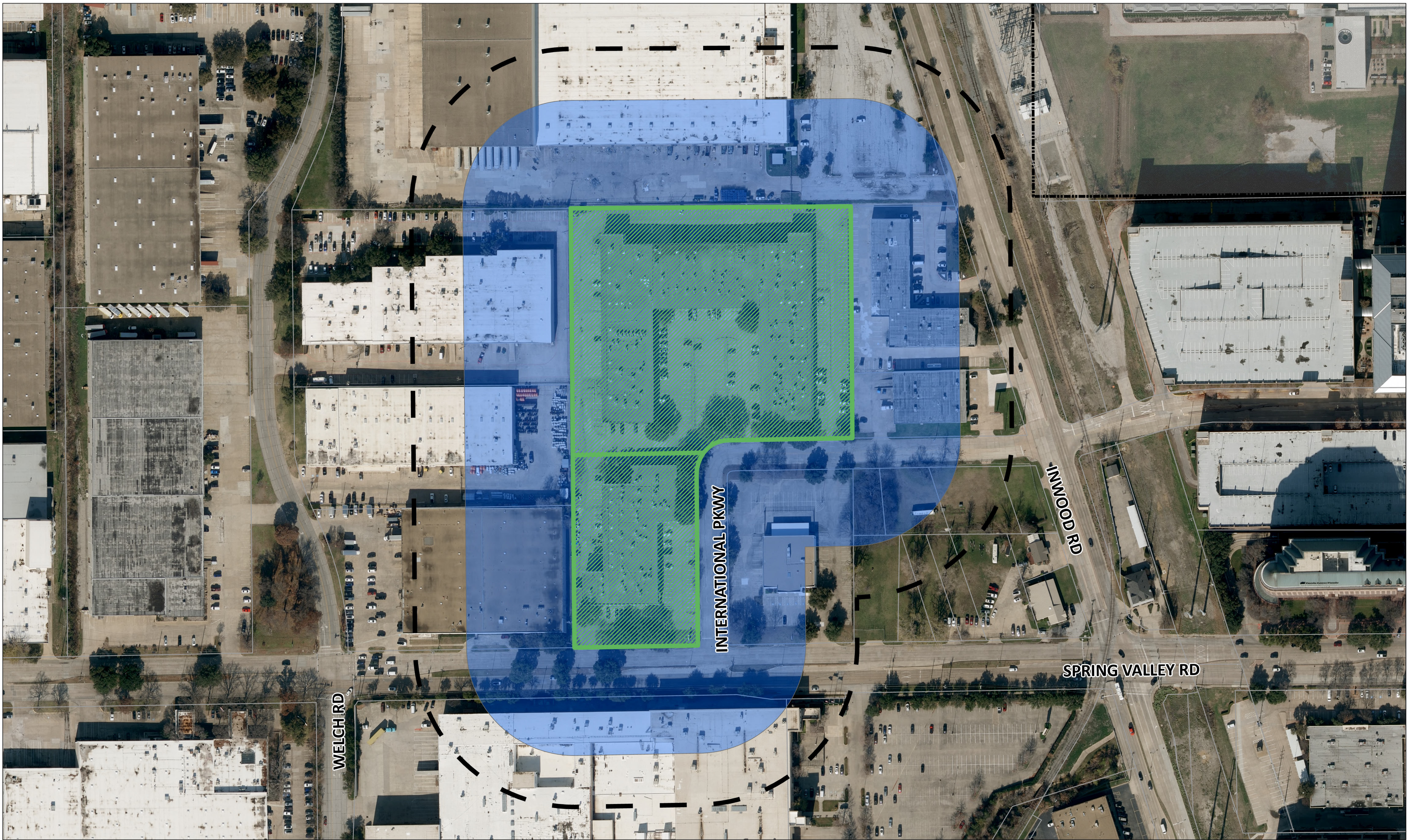
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit






25-ZA-08 Location Map
4801 Spring Valley Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

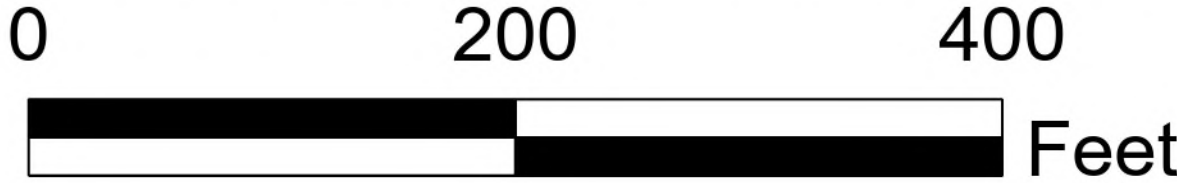




-  300-foot Courtesy Notice
-  200-Foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-08 Notification Map

4801 Spring Valley Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



**Summary of Mailed Notices
Property Owner List
25-ZA-08
4801 Spring Valley Road**

Map	First Name	Address	City	State	Zip	Written Response
1.	DAVENPORT ENTERPRISES	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
2.	CORT BUSINESS SERVICES	15000 CONFERENCE CENTER DR STE 440	CHANTILLY	VA	20151	None.
3.	WPI WELCH RD LLC C/O ERNEST L NIX JR	1915 E 70TH ST	SHREVEPORT	LA	71105	None.
4.	462 THOMAS FAMILY PROPERTIES LP	4901 SPRING VALLEY RD	DALLAS	TX	75244	None.
5.	DAVENPORT ENTERPRISES	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
6.	DAVENPORT W E &	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
7.	SPRING VALLEY INTERESTS LLC	2 LOS ARBOLES CT	DALLAS	TX	75230	None.
8.	DAVENPORT W E	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
9.	DAVENPORT W E &	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
10.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
11.	DAVENPORT W E	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
12.	14303 INWOOD RD LP	3800 N LAMAR BLVD STE 350	AUSTIN	TX	78756	None.
13.	SPG VALLEY INVESTMENTS LLC	PO BOX 80157	DALLAS	TX	75380	None.
14.	SPUR RIDGE FARMERS BRANCH LLC	65 ANNIE ST	SAN FRANCISCO	CA	94105	None.
15.	DAVENPORT ENTERPRISES	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
16.	SPG VALLEY INVESTMENTS LLC	PO BOX 80157	DALLAS	TX	75380	None.
17.	UNION PACIFIC RR CO C/O TAX DEPT	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
18.	JCN DALLAS INDUSTRIAL LLC	4350 BELTWAY DR	ADDISON	TX	75001	None.
19.	DAVENPORT ENTERPRISES	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
20.	DAVENPORT ENTERPRISES	1720 S STATE HIGHWAY 205	ROCKWALL	TX	75032	None.
21.	AIR2 REAL ESTATE	12720 HILLCREST RD STE 525	DALLAS	TX	75230	None.
22.	SPUR RIDGE FARMERS BRANCH LLC	65 ANNIE ST	SAN FRANCISCO	CA	94105	None.
23.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
24.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.