

STAFF REPORT

Case No.: 25-ZA-08

Request: Conduct a public hearing and consider the request to amend Article 5 “Special Districts” of the Comprehensive Zoning Ordinance by amending Article 5.6 “Alcoholic Beverage (On-Premise) Overlay Districts” to add the Spring Valley Alcoholic Beverage (On-Premise) Overlay District, an approximately 7.96-acre property located at 4801 Spring Valley Road and located within the Planned Development District No. 27 (PD-27) zoning district; and take appropriate action.

Applicant: Jonathan Tran, DFW Indoor Pickleball

Planning & Zoning Commission Meeting: August 11, 2025

Background and Proposed Amendment:

During the 2014 local election, approximately 72% of the citizens of Farmers Branch voted to allow the sale of packaged beer and wine for off-premise consumption within the city. This led to the creation of the Beer and Wine Sales Overlay District (“BW”) as Article 5.5 of the Comprehensive Zoning Ordinance (CZO) via Ordinance No. 3283, which was approved by City Council on June 17, 2014.

Following this and to fully realize the potential of Farmers Branch as a destination location, City Council requested staff to investigate expanding the Beer and Wine Sales concept by proposing certain areas of Farmers Branch to be designated as overlay districts to allow on-premises alcohol consumption in upscale bars, brewpubs, wine tasting rooms, and entertainment venues. The Alcoholic Beverage (On-Premise) Overlay District (“AB-OP”) was established as Article 5.6 of the CZO via Ordinance No. 3446, which was approved by City Council on June 6, 2017. Locations within these overlay districts may serve and sell beer, wine and mixed beverages without being a Qualifying Restaurant as provided in Article 2.6 of the CZO. Such establishments are subject to the requirements set forth in Article 5.6 and applicable provisions of state law, including the Texas Alcoholic Beverage Code (TABC). There are currently two AB-OP districts within Farmers Branch: The Boardwalk Area District and The Station Area District.

Jonathan Tran, co-owner of DFW Indoor Pickleball (DIP) located at 4801 Spring Valley Road, Suite 108, is requesting approval of an amendment to add this property to the AB-OP overlay district to sell alcoholic beverages onsite to customers of the venue. Established in 2024, this venue offers customers the opportunity to experience the sport of pickleball. In addition to offering both memberships and daily court bookings, the facility hosts a variety of other events including instructor-led clinics and tournaments.

4801 Spring Valley Road is currently not included within the AB-OP overlay district, hence approval of an amendment to Article 5.6 of the CZO is required. This district shall be known as the Spring Valley Alcoholic Beverage (On-Premise) Overlay District.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 58 (PD-58) and Light Industrial (LI)	Light industrial and office/warehouse
South	Planned Development District No. 73 (PD-73), Entertainment Overlay District (EOD), East Side Business District, and Mobile Food Unit (MFU) District	Light industrial, office/warehouse and distribution
East	Planned Development District No. 27 (PD-27), Union Pacific Railroad and Planned Development District No. 53 (PD-53)	Commercial, Retail and Office: International Plaza
West	Light Industrial (LI)	Light industrial, office/warehouse and distribution

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Mixed Use, which recommends a mix of complimentary uses designed to create a cohesive district. Recommended land uses include: medium to high density residential uses; office; commercial; light industry and small manufacturing; and civic parks and open space.

Given that DIP is compatible with other existing retail and commercial uses within the area and the potential for increased economic activity in the area from alcohol sales, the proposed amendment is consistent with the recommendations of the Farmers Branch 2045 Plan. Furthermore, the property is located immediately north of the Entertainment Overlay District (EOD), a special overlay district established to permit by right a variety of entertainment-oriented uses to help establish the East Side of Farmers Branch and the city overall as a destination location. This proposed amendment helps further this goal.

Public Response:

On July 30, 2025, 22 zoning notification letters were mailed to the affected property owners within 300 feet of the subject property in addition to both the Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.