

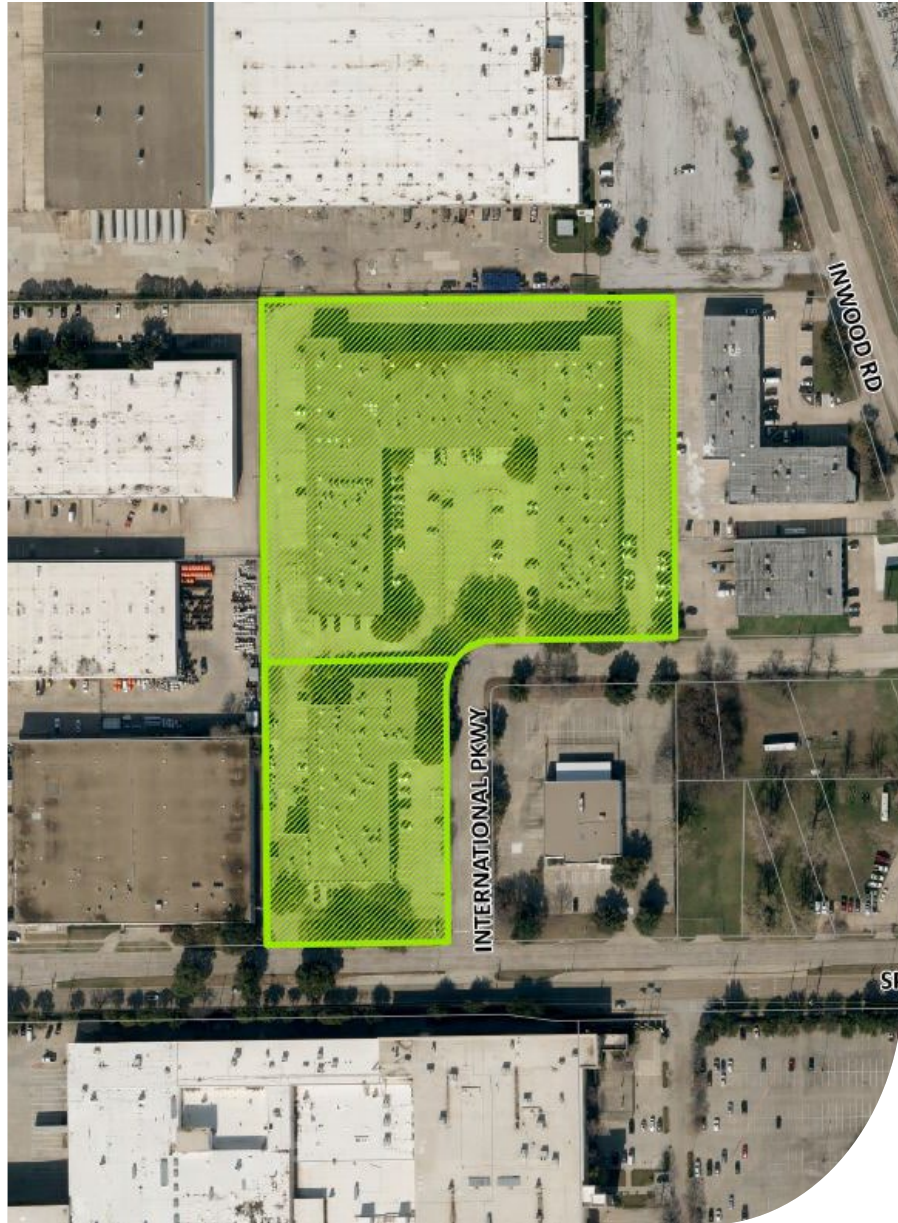


FARMERS BRANCH
TEXAS

Zoning Amendment 4801 Spring Valley Road

City Council Meeting | September 16, 2025

Requested by: Planning Department



Background



4801 Spring Valley Road



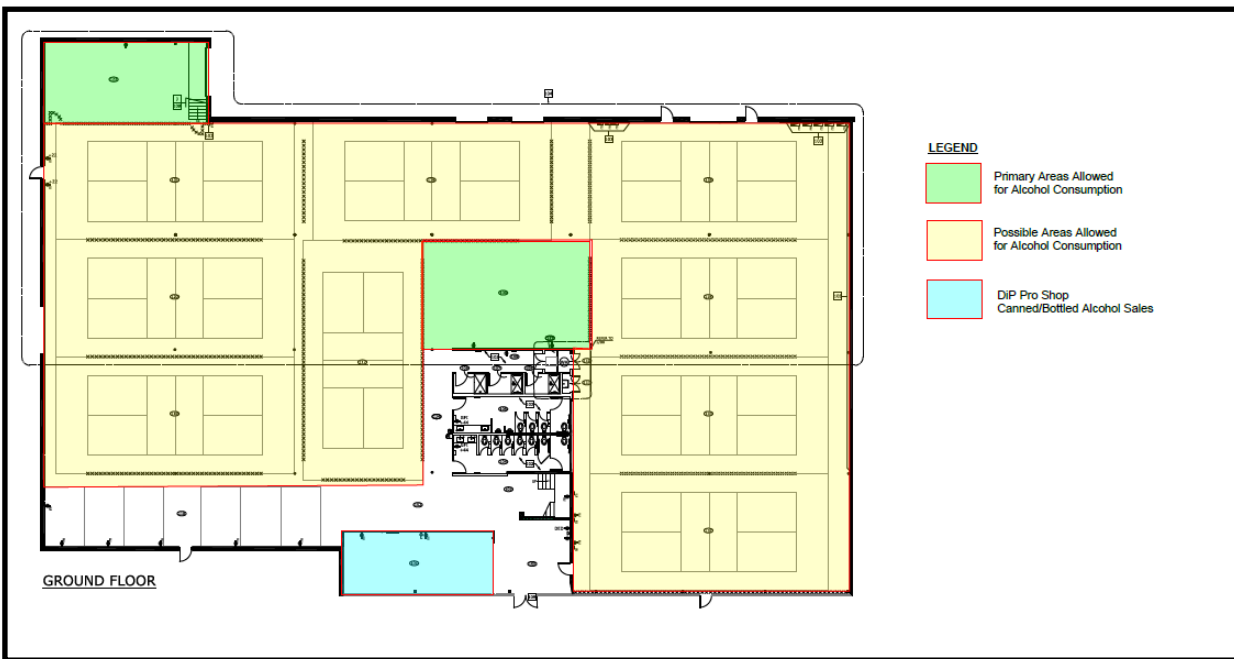
Zoning: PD-27



Zoning Amendment request to add subject property to Alcoholic Beverage (On-Premises) Overlay District ("AB-OP")

25-ZA-08: 4801 Spring Valley Road

Background and Proposed Amendment



"AB-OP" Overlay District established under Article 5.6 om the Comprehensive Zoning Ordinance (CZO) via Ordinance No. 3446 (2017)



Currently 2 Districts: Station Area and Boardwalk.



Overlay District permits on-premise sell of alcohol without being Qualifying Restaurant per Article 2.6 of CZO.



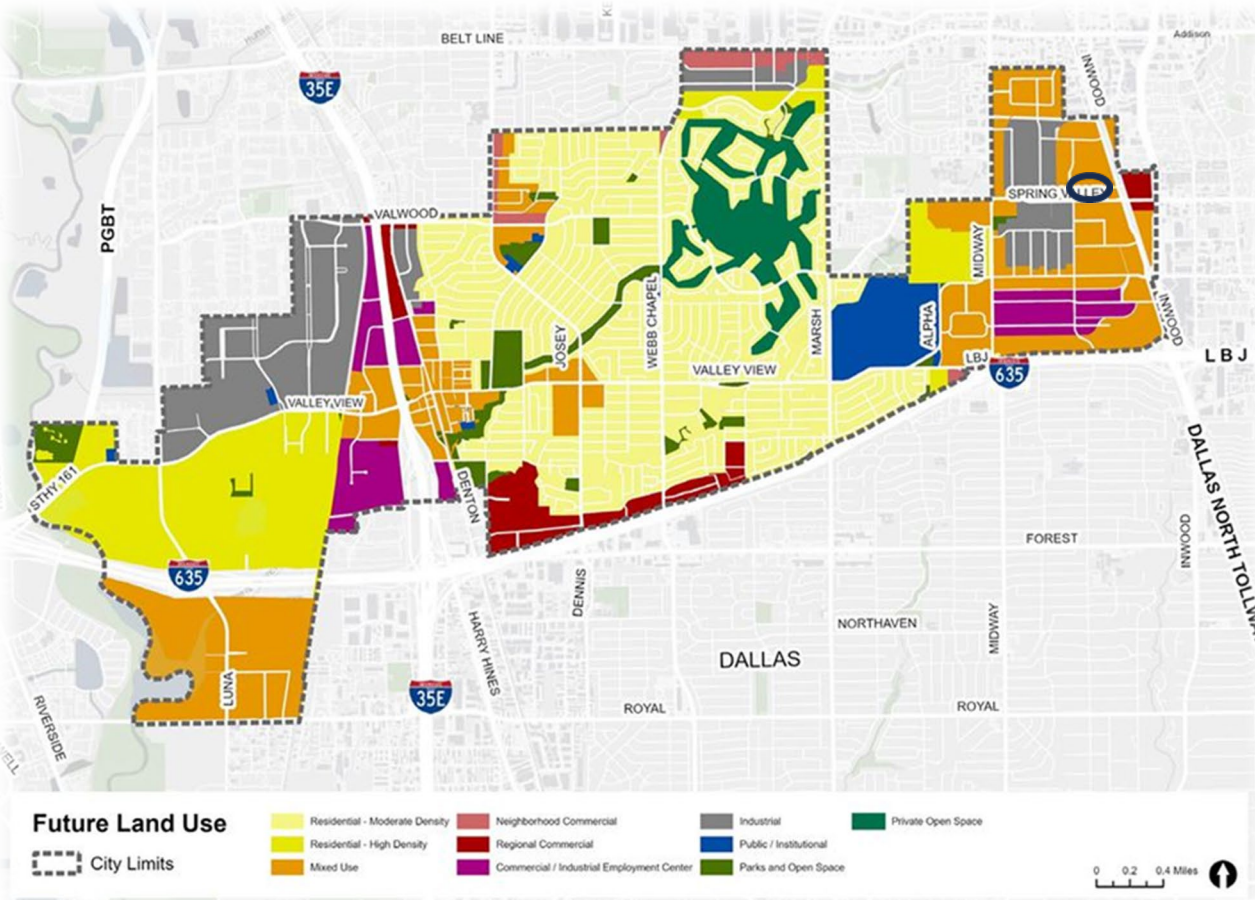
Establishments subject to requirements of Article 5.6 and applicable state law, including Texas Alcoholic Beverage Commission (TABC).



Applicant seeking "AB-OP" District for subject property for DFW Indoor Pickleball (DIP): Established 2024.

25-ZA-08: 4801 Spring Valley Road

Farmers Branch 2045 Plan Recommendation, Public Response and Planning & Zoning Commission Recommendation



- ✓ **Recommended uses: medium to high density residential; office; commercial; light industry and small manufacturing; civic parks and open space.**
- ✓ **Proposal consistent with Farmers Branch 2045 Plan.**
- ✓ **On July 30, 2025: 24 letters sent to surrounding property owners.**
- ✓ **No correspondence received by staff.**
- ✓ **August 11, 2025: Planning and Zoning Commission unanimously recommended approval.**

Questions



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