

DiP Pro Shop Canned/Bottled Alcohol Sales

4801 SPRING VALLEY ROAD
SUITE 108
FARMERS BRANCH, TEXAS 75244

PROJECT #:	2828.1846
ENG	08-25-23
APPROVED	08-23-23
ISSUED FOR BID	08-28-23
ISSUED FOR CONSTRUCTION	08-28-23
REVISED	
REVISED	
REVISED	

ELECTRICAL PLAN

PAGE
D9
OF 13 PAGES

Jones Commercial Interiors
3900 Willow Street, Suite 150
Dallas, TX 75226
Tele 972.690.3400
www.aici.com

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:

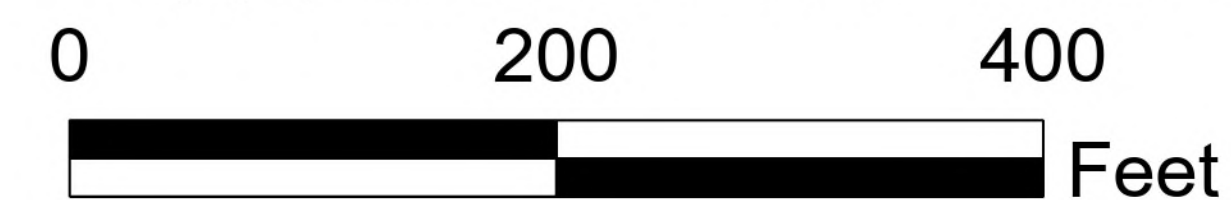
- 1) We require all employees handling and selling alcohol to complete the TABC certification course before working any shifts.
- 2) Customers will provide a legal picture ID that will consist of one of the following upon request: Driver's License, Military ID, State ID, or a Passport.
- 3) A manager 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



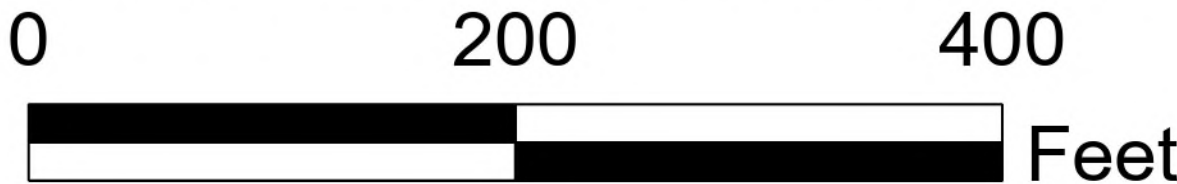
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





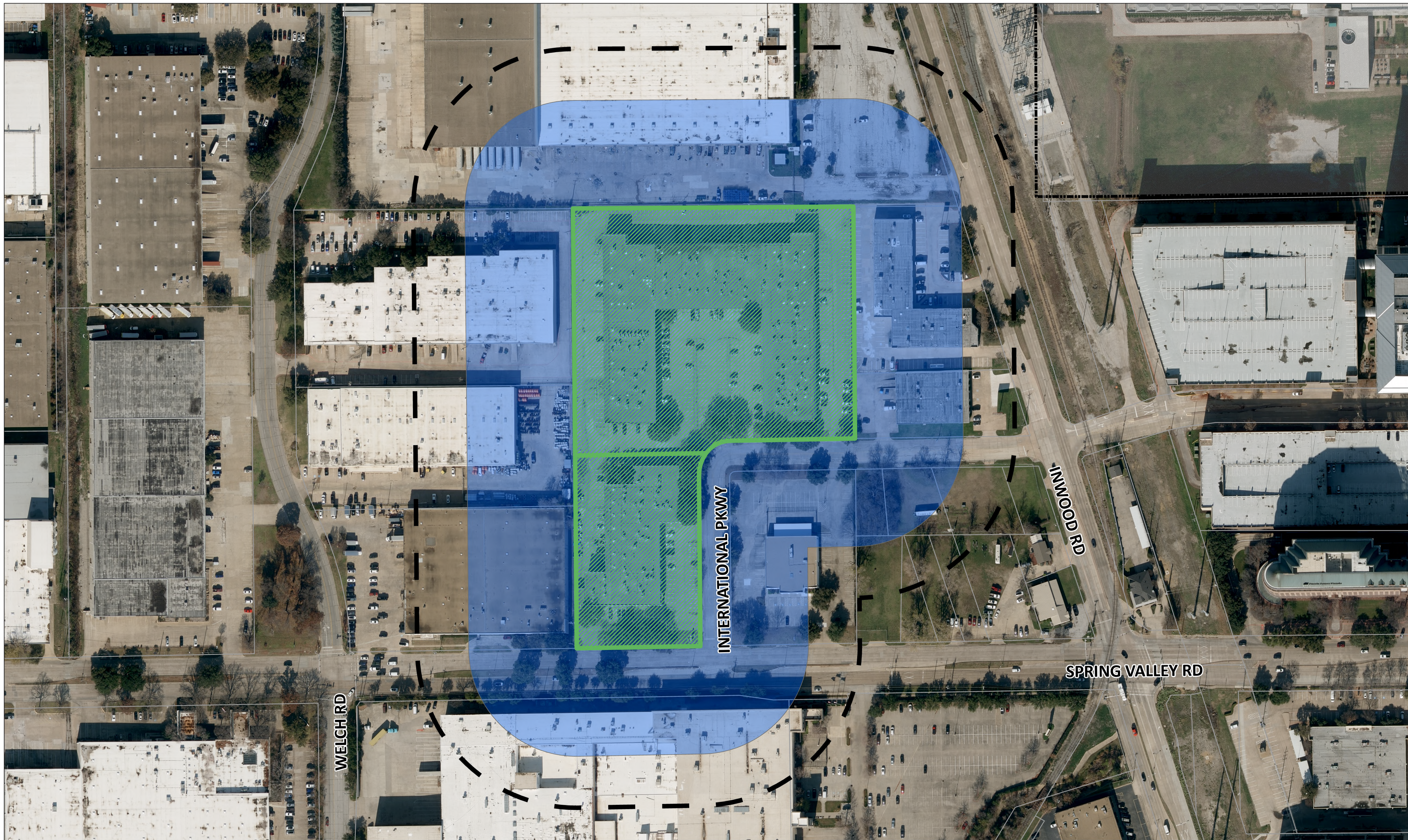
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit






25-ZA-08 Location Map
4801 Spring Valley Road



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

25-ZA-08 Notification Map

4801 Spring Valley Road



0 200 400
Feet

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**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.



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, August 11, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (7): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Harold Froehlich, Alternate Commissioner Scott Noris and Alternate Commissioner Breeanna Banks

Commissioners Absent (2): Commissioner Pat Trapp

City Staff Present: Deputy Director of Planning Samuel Chavez AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and Assistant City Attorney Sarah Walsh

A. STUDY SESSION

A.1 25-79 Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1, Mr. Campbell and Mr. Chavez answered questions from the Commissioners regarding:

- Why the proposed overlay district encompassed the entirety of 4801 Spring Valley Road and not just suite 108? *Staff believed it to be more advantageous for the overlay district to cover the entire property in case the applicant wanted to expand the business in the future or should other similar businesses with a desire to serve alcohol locate here.*
- Whether the overlay district would remove land use restrictions? *While the overlay district would give businesses located here the right to serve alcohol, all applicable land use restrictions would still apply.*
- Whether the proposed overlay district could be viewed as an extension of the Entertainment Overlay District (EOD) located south of the subject property in that both districts permit by right the selling of alcoholic beverages for on-premise consumption? *The proposed overlay district could be viewed in this manner.*

- Why the proposed overlay district encompassed both the building housing the applicant's business and the building to the south?: *Even though they were platted separately, both buildings were addressed as 4801 Spring Valley Road. Given this and because both buildings were owned by the same property owner, staff deemed it advantageous for the overlay district to encompass both buildings.*
- Was the application just for suite 108? *The application was for the entirety of 4801 Spring Valley Road.*
- How many suites were located within both buildings aside from the one housing the applicant's business?: *There were 13 additional suites in the building housing the applicant's business and another seven suites in the building to the south.*
- Whether suite 110 was being remodeled? *There were no plans for the remodeling of suite 110 that staff was aware of at this time.*
- *In response to comments regarding the size of the overlay district, Mr. Campbell stated that the proposed district could be viewed in similar fashion to the Beer and Wine Sales Overlay Districts, which encompassed numerous parcels scattered throughout the city rather than being confined to a singular large area.*
- Whether businesses within the overlay districts were subject to the requirements of the Texas Alcoholic Beverage Commission (TABC): *Yes, the businesses would be subject to these requirements.*
- Did the EOD permit on-premise alcohol sales by right? *Yes.*
- Why was the applicant proposing a new AB-OP district and not an expansion of the EOD, and what was the difference between the two districts? *The EOD was a city-initiated overlay district while the AB-OP overlay districts were more developer driven in nature.*
- What uses were allowed in Planned Development District No. 27 (PD-27)? *Mr. Campbell stated that PD-27 had a base zoning of Light Industrial (LI) and pointed out permitted uses per the Schedule of Uses from the Comprehensive Zoning Ordinance (CZO).*
- *In response to the question regarding the difference between the EOD and the AB-OP overlay districts, Mr. Chavez stated that businesses located within the EOD could sell alcohol for off-premise consumption in addition to on-premise sales.*

A.2 [25-80](#)**Discuss Agenda Items for Future Planning and Zoning Commission Consideration.**

Commissioner Kirby requested an update regarding new laws passed by the Texas state legislature and how those might impact the work of the Commission and Planning staff, including legislation related to housing.

Vice-Chair Miller asked about exploring opportunities to bring about clarity in the formation of new overlay districts and the expansion of current districts.

Hearing no further questions or comments from the Commissioners, Chair Raley

adjourned the Study Session at 6:57 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

- C.1 [25-530](#) Consider approval of the July 7, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Froehlich, seconded by Commissioner Kirby, that the minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Alternate Commissioner Noris Alternate Commissioner Banks

D. PUBLIC HEARING

- D.1 [25-ZA-08](#) 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.

Mr. Campbell gave a presentation regarding the proposed amendment.

Mr. Jonathan Tran with DFW Indoor Pickleball (DIP), 4801 Spring Valley Road, Farmers Branch, the applicant was available to answer questions.

Mr. Campbell and Mr. Tran answered questions from the Commissioners regarding:

- Whether the proposed overlay district was specific to DIP or the entire subject property? *Mr. Campbell stated it would be for the entire subject property.*
- Whether the subject property could be utilized for different land uses in the future, including those requiring a zoning amendment? *The subject property could be utilized different land uses in future, even those requiring a zoning amendment.*
- Was the applicant the only business that would benefit from the proposed overlay district and whether the property owner had any future plans to develop the property in a manner that would see additional businesses serving alcohol on the subject property? *Mr. Tran confirmed that DIP would be the only business that would benefit from the overlay district at this time. He also stated that any potential future businesses proposing to serve alcohol would occur on a lease-by-lease basis with the property*

owner.

- What measures were in place to stop patrons from potentially using DIP as a bar only? *Mr. Tran confirmed that DIP was set up primarily as a pickleball facility with courts throughout and that the layout of the facility was not conducive to the atmosphere of a bar or similar establishment.*

Hearing no further questions or comments, Chair Raley opened the public hearing. Seeing no one come forward to address this agenda item, Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Sultzbaugh, seconded by Commissioner Froehlich, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Alternate Commissioner Noris Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Froehlich, seconded by Commissioner Kirby, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Alternate Commissioner Noris Alternate Commissioner Banks

Chair Raley asked when this case would be considered by City Council. Mr. Campbell stated at their September 16, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:13 PM.

Chair

City Administration