

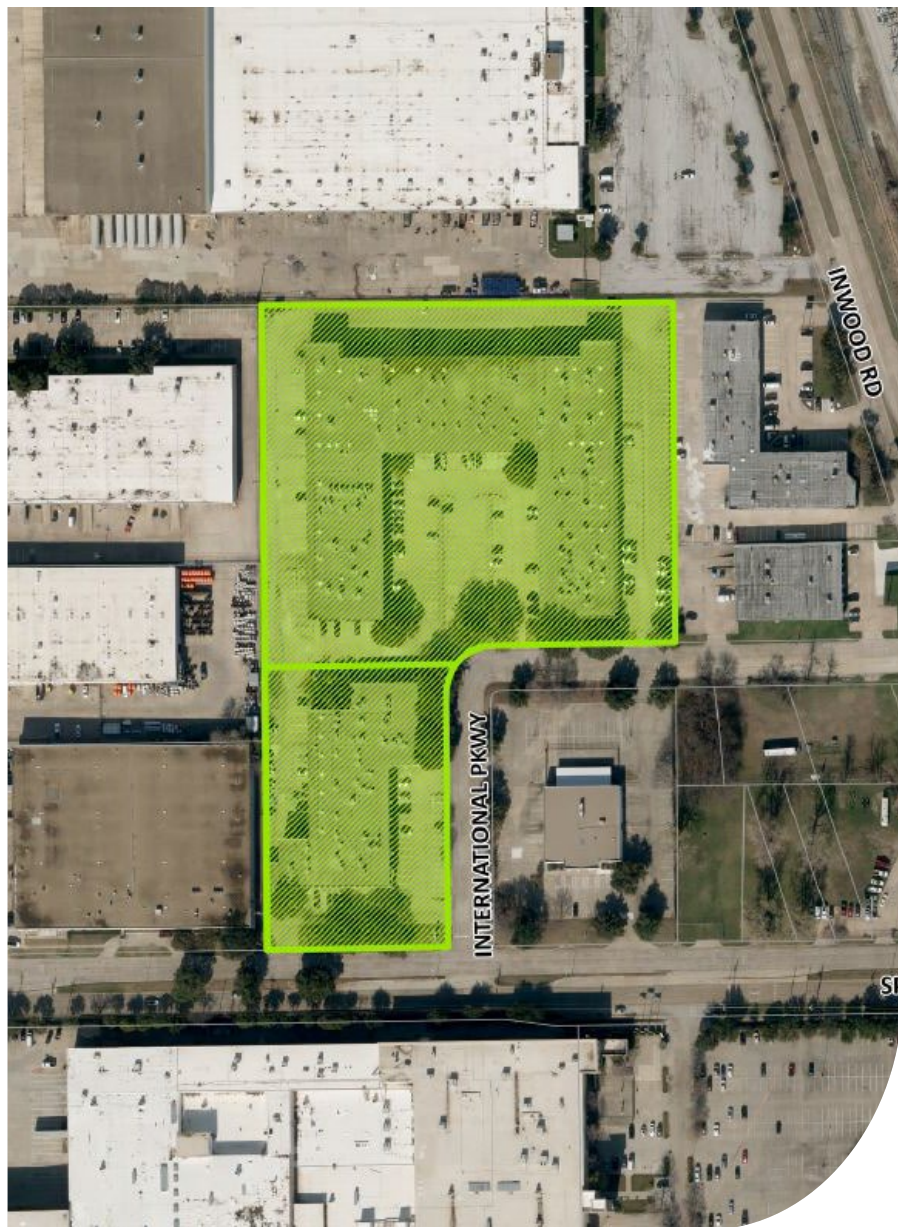


**FARMERS BRANCH**  
TEXAS

# **25-ZA-08: 4801 Spring Valley Road**

Planning & Zoning Commission | August 11, 2025





# Background



4801 Spring Valley Road



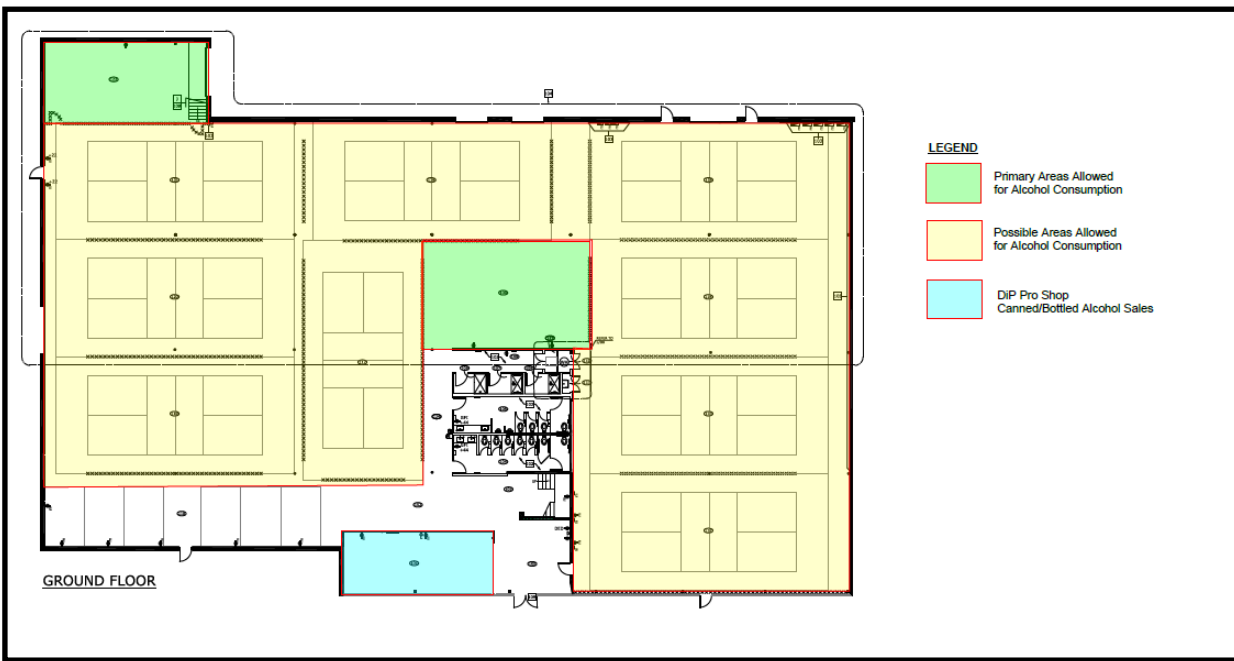
Zoning: PD-27



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

25-ZA-08: 4801 Spring Valley Road

# Background and Proposed Amendment

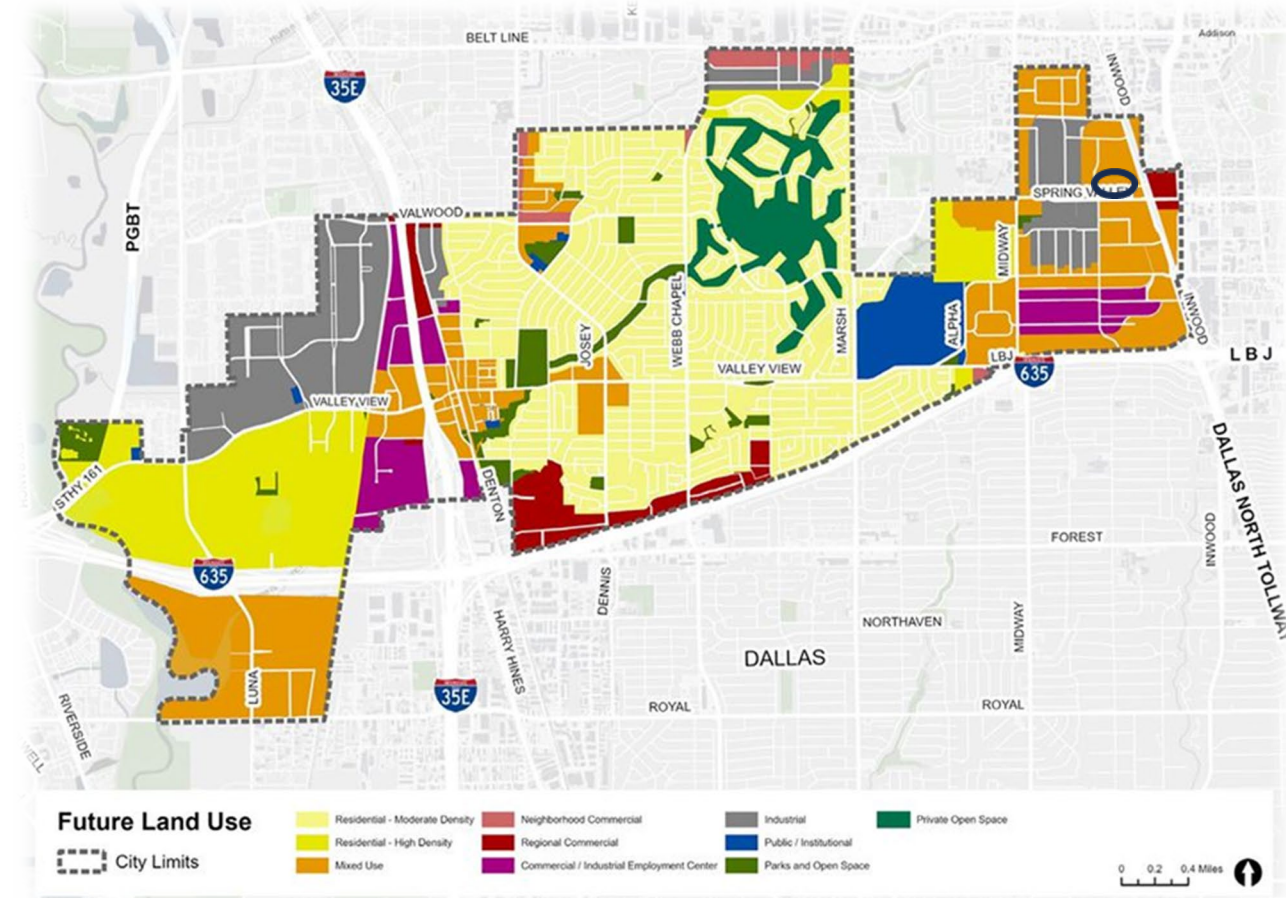


- ✓ **“AB-OP” overlay district established as Article 5.6 in Comprehensive Zoning Ordinance (CZO) via Ordinance No. 3446: 2017.**
- ✓ **Currently 2 districts: Station Area and Boardwalk.**
- ✓ **Overlay district permits selling of alcohol without being Qualifying Restaurant per Article 2.6 of CZO.**
- ✓ **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).**

## 25-ZA-08: 4801 Spring Valley Road

# Recommendation and Public Response

- ✓ **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.**



# Questions

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