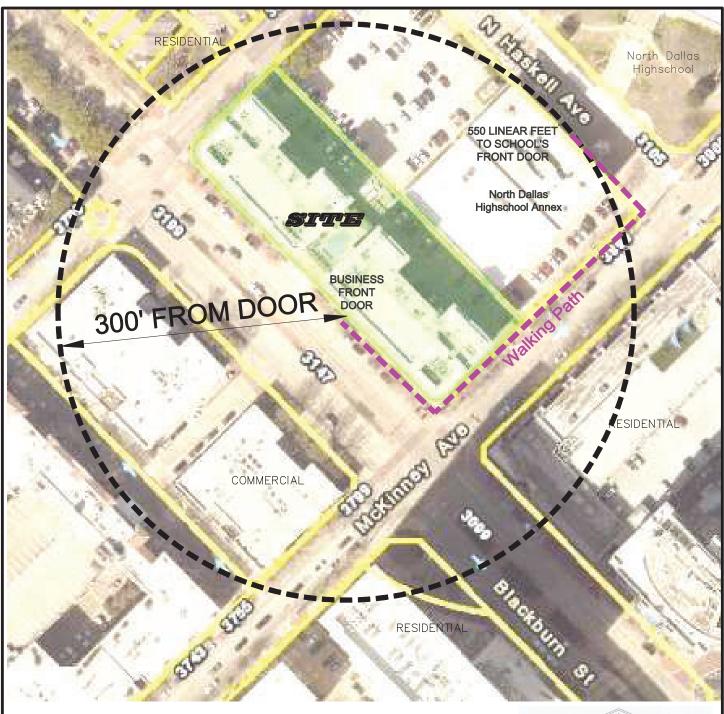


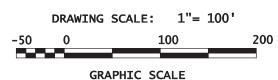
APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant	DBOSS LLC		
1	(Must match the business name on TABC application) Dilpreet Singh	D	Robert W. Bagwell & WV II, LF
Contact person, title	(Land owner, business owner, representative)	Property owner's name	
Contact person's phone	214-718-4076	Address of request site	3839 McKinney Ave, Suite 135, Dallas, TX, 75204
Contact person's address	5877 Orion PI, Dallas, TX 75235	Protected use's address	North Dallas High School 3120 N Haskell Ave., Dallas, TX 75204
Type of protected use: Church Public school / open-enroll charter school Private school Public hospital Daycare/child-care facility	Type of business seeking to Alcoholic beverage man General merchandise of with 10,000 square feet area Microbrewery, microdist winery Restaurant without drive through service	nufacturing r food store or more floor dillery, or e-in or drive- o Brewer's plicense, "B license, "B	and rectifier's permit, "D" beverage certificate, "FB" erage permit, "MB" beer retailer's off-premise permit, beer retailer's permit, "BG"
street frontages. A statem The burden of proving that	ce application fee is \$1,200.00 and ent explaining how the request meet the request meets the standard is so be submitted along with this application.	ets the standard below is re- solely the responsibility of th	quired as part of this application.
constitutes waste or alcohol permit; (4) do the city council, afte	spacing requirements in this particular inefficient use of land or other resources not serve its intended purpose; is not consideration of the health, safety, as best interest of the community.	es; (3) creates an undue hard not effective or necessary; or (5	ship on an applicant for an 5) for any other reason that
REQUIRED ATTACHMEN Statement of request Sealed alcohol survey this survey)			ol business and property owner tected use <u>must</u> be indicated on
AUTHORIZATION BY PR	OPERTY OWNER(S)		
Robert W. Bagwe	this application for a variance from		by authorize the above business
Dallas Code of Ordinances		Title requirements of onap	ter of decitor of the city of
Robert W. Bagwe	I	() ohis	WB Could
Owner's Printed Name		Owner's Signature	- July
	APPLICANT ACKNOWLED	GEMENT AND AFFIDAVIT	
apply for a variance from t understand that this applic	d completed this application; and kr the distance requirements in Chapte ation, including all submitted docun Request per the Texas Public Inform	er 6, Section 6-4 of the City nentation, are public informa	of Dallas Code of Ordinances. I ation and can be made available
Dilpreet Singh		Bilpreet X Applicant Signatu	lingh
Applicant's Printed Name		Applicant Signatu	re ^d
Sworn to and subscribed be hand and seal of office.	ID NUMBER	September in the year 202 31444 /2028	Sade Collins
	and notarized online using the Proc	of platform. Notary Pu	blic in and for the State of Texas
Date received:	Receipt No.:		Case number:







SKETCH TO SHOW

3839 McKinney Ave, Ste 135 Dallas TX 75204 Dallas Block 1/982 Deed recorded in Document No. 200600135558 Survey for: Toastique



P.O. Box 692202 San Antonio, TX 78269 210-613-2097, 210-558-0396 210-690-8241 Fax, Firm #10052900



I, Kevin Ray Wilson, Registered Professional Land Surveyor number 5787, do hereby certify that on June 13, 2025, No school, church or hospital doors are within 300 linear feet from business door as shown hereon and a school's property line is within 300 feet of the property site.

JOB NO. 7951

Statement of Request – Alcohol Variance Application

Toastique - 3839 McKinney Ave, Suite 135, Dallas, TX 75204

To Whom It May Concern,

On behalf of Toastique, located at 3839 McKinney Ave, Suite 135, Dallas, TX 75204, I respectfully submit this request for a variance from the alcohol spacing requirement in connection with our Mixed Beverage (MB) Permit application. While a portion of the North Dallas High School property falls within the 300-foot buffer zone, we believe this request satisfies the standards for granting a variance as outlined by the City of Dallas.

We ask for your consideration on the following grounds:

- The enforcement of the spacing rule in this case does not serve its intended purpose.

Toastique is a health-forward café and juice bar with a mission centered around clean, high-quality food. Alcohol service will be thoughtfully limited—comprising less than 10% of projected revenue—and is intended only to complement our food offerings. To further underscore our food-first approach, we are also obtaining a Food and Beverage (FB) Certificate.

- There is no direct or practical impact on the protected use.

Although part of the school property lies within the technical radius, the main instructional building and entrance are over 550 feet from our storefront. Multiple physical and visual barriers—combined with the absence of any shared entry points or foot traffic—ensure there is no functional proximity between our establishment and the school.

- Strict application of the spacing rule creates an unnecessary hardship.

Toastique will be joining a vibrant commercial corridor where neighboring businesses are permitted to offer limited alcohol service. Denying this variance would place us at a significant disadvantage, limiting our ability to compete and serve the community in line with its expectations.

- This request supports the broader public interest.

Our concept enhances the West Village neighborhood by promoting wellness, quality, and a welcoming atmosphere. We are committed to the highest standards of compliance, including responsible service training, ID verification, no outdoor consumption, and adherence to all state and local regulations.

In light of these considerations, we believe the variance is both reasonable and consistent with the city's goal of fostering a balanced and vibrant community. We sincerely appreciate your time and consideration.

Respectfully,
Dilpreet Singh
Toastique Franchisee – Dallas, TX
DBOSS LLC
214-718-4076
dilpreet.singh@gmail.com

List of Officers for Alcohol Business and Property Owner

3839 Mckinney Ave, Suite 135 Dallas TX 75204

Section 1: Officers of the Alcohol Business (Toastique – DBOSS LLC)

Name	Title	Phone Number	Email
Dilpreet Singh	Managing Member	214-718-4076	Dilpreet6029@gmail.com
Brinderjeet Sidhu	Managing Member	913-850-4573	BrinderS@toastique.com

Section 2: Property Owner Information

Name	Title	Mailing Address	Phone / Email
WVII, LP	Property Owner	3699 Mckinney	214-454-3787
Robert W. Bagwell	Limited Partner	Ave, Loft A 221	rbagwell@urbanpartners.com
UP/WVII	General Partner	Dallas TX 75204	