



**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

(Must match the business name on TABC application)

Contact person, title Dilpreet Singh

(Land owner, business owner, representative)

Contact person's phone 214-718-4076

Contact person's address 5877 Orion Pl, Dallas, TX 75235

Property owner's name Robert W. Bagwell & WV II, LP

Address of request site 3839 McKinney Ave, Suite 135,
Dallas, TX, 75204

Protected use's address North Dallas High School
3120 N Haskell Ave., Dallas, TX 75204

Type of protected use:

- ☐ Church
- ☒ Public school / open-enrollment charter school
- ☐ Private school
- ☐ Public hospital
- ☐ Daycare/child-care facility

Type of business seeking to sell alcohol:

- ☐ Alcoholic beverage manufacturing
- ☐ General merchandise or food store with 10,000 square feet or more floor area
- ☐ Microbrewery, microdistillery, or winery
- ☒ Restaurant without drive-in or drive-through service

Type of TABC permit(s) to be sought:

- ☐ Brewer's permit, "B" / Manufacturer's license, "BA"
- ☐ Distiller's and rectifier's permit, "D"
- ☒ Food and beverage certificate, "FB"
- ☒ Mixed beverage permit, "MB"
- ☐ Wine and beer retailer's off-premise permit, "BQ"
- ☐ Wine and beer retailer's permit, "BG"
- ☐ Winery, "G"

The nonrefundable variance application fee is \$1,200.00 and the sign fee, which is between \$10 and \$50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose; is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

REQUIRED ATTACHMENTS:

- ☐ Statement of request
- ☐ List of officers for alcohol business and property owner
- ☐ Sealed alcohol survey showing 300 foot radius and door to door measurements (*protected use must be indicated on this survey*)

AUTHORIZATION BY PROPERTY OWNER(S)

I, Robert W. Bagwell, the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

Robert W. Bagwell

Owner's Printed Name

Owner's Signature

APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

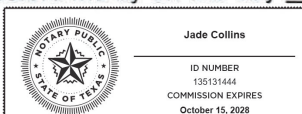
I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Dilpreet Singh

Applicant's Printed Name

Applicant Signature

Sworn to and subscribed before me by on this day 3rd of September in the year 2025, to certify which witness my hand and seal of office.



135131444
10/15/2028

Jade Collins

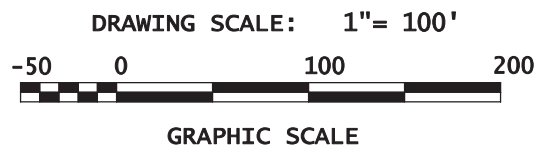
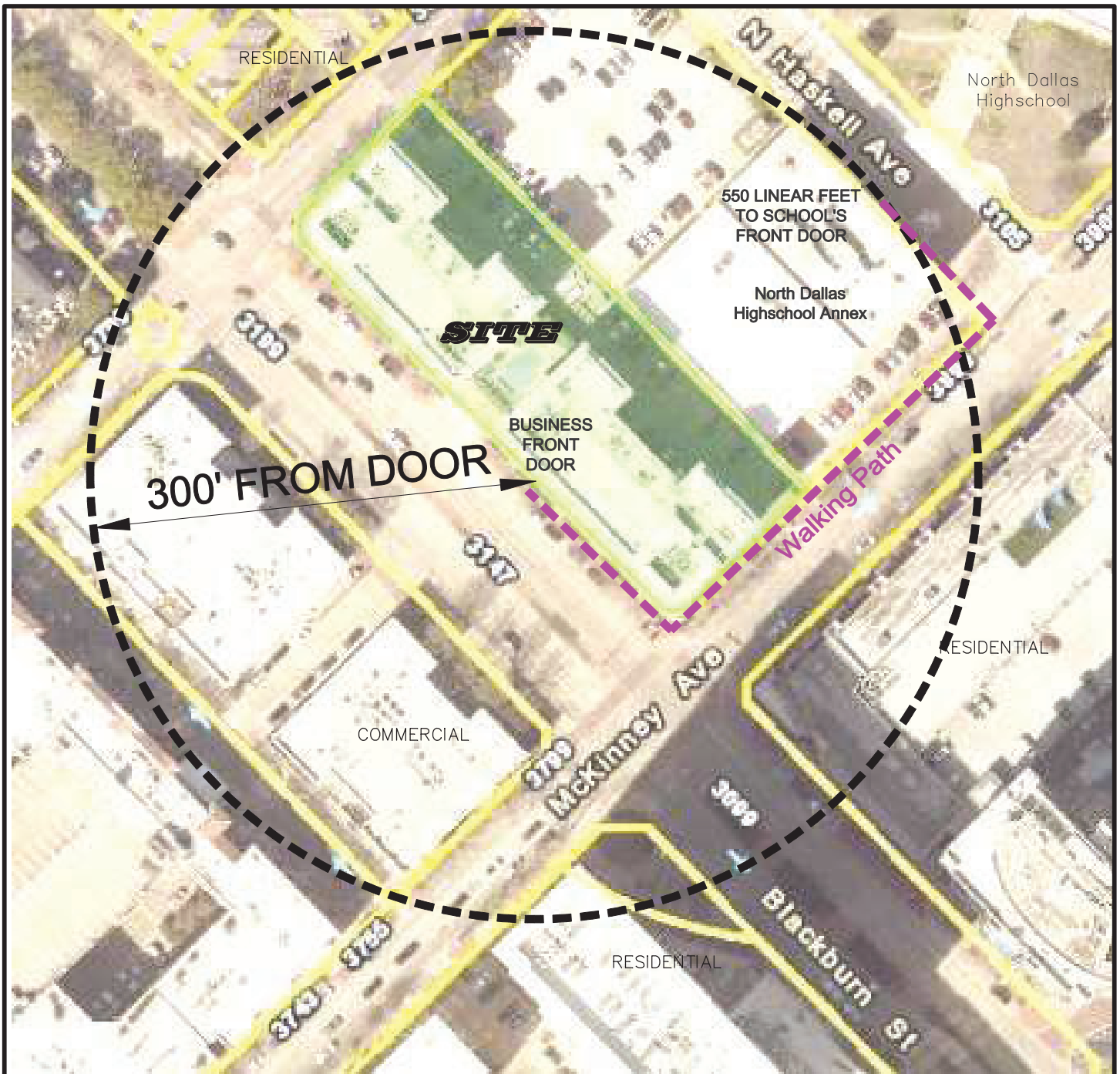
Electronically signed and notarized online using the Proof platform.

Notary Public 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

C&W
Surveying

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 Ave, Loft A 221 Dallas TX 75204	214-454-3787 rbagwell@urbanpartners.com
Robert W. Bagwell	Limited Partner		
UP/WVII	General Partner		