



ORDINANCE NUMBER 2473

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW ALCOHOL SALES IN A RESTAURANT AT 13881 MIDWAY ROAD, SUITE 105, WITHIN THE SOUTHWEST CORNER OF SPRING VALLEY ROAD AND MIDWAY ROAD INTERSECTION AND WITHIN THE PLANNED DEVELOPMENT NUMBER 64 ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit to allow alcohol sales at 13881 Midway Road, Suite 105, located within the southwest corner of the Spring Valley Road and Midway Road intersection and within the Planned Development Number 64 zoning district.

SECTION 2. That the alcohol sales shall occur in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the alcohol sales shall, at all times, maintain full compliance with all requirements of Texas State Law and City of Farmers Branch Ordinance Number 1986 relative to such uses and the.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning

Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

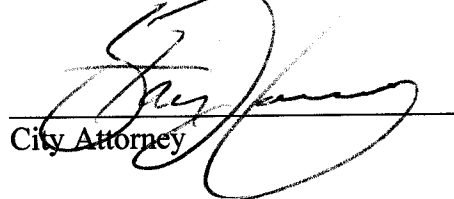
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS,
on this the 17 day of May, 1999.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

PARKSIDE CENTER BLVD

PARK BRIDGE BLVD

MIDWAY ROAD

ALFREDO'S
PIZZA & PASTA
(2500 SQ FT)

13881 MIDWAY ROAD
"SOUTH RETAIL"
TOTAL AREA (10875 SQ FT)



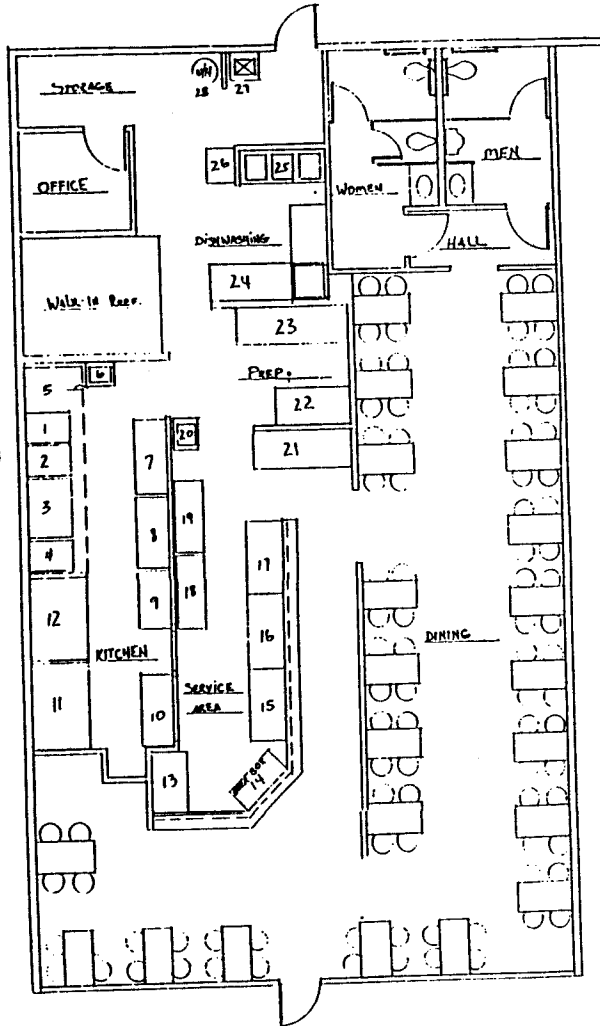
"EXHIBIT A"
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ROBERT T. CHANG, ARCHITECT
 4330 WINDMILL LN.
 DALLAS, TX 75252

ALFREDO PARRA, P.A.
 13801 MIDWAY RD. # 105
 LAWERS BRANCH, TX 75254

- 1) DINING AREA - 1079 SF
- 2) KITCHEN AREA - 1129 SF
- 3) BEER BAR - 415 SF
- 4) RESTAURANT FLOOR AREA 2500 SQ FT



KITCHEN EQUIPMENT LEGEND

- 1 GAS FRYER
- 2 GAS GRILL
- 3 GAS STOVE
- 4 GAS GRILL
- 5 EXHAUST HOOD (S/S)
- 6 HAND SINK
- 7 REACH-IN REFRIGERATOR
- 8 WORK TABLE S/S
- 9 REACH-IN REFRIGERATOR
- 10 WORK TABLE S/S
- 11 PIZZA OVEN (GAS)
- 12 PIZZA OVEN (GAS)
- 13 BEER BOX
- 14 CASHIER REGISTER
- 15 SANDWICH TABLE S/S
- 16 WORK TABLE S/S
- 17 WORK TABLE S/S
- 18 WORK TABLE S/S
- 19 WORK TABLE S/S
- 20 HAND SINK
- 21 BEVERAGE TABLE
- 22 FREEZER
- 23 S/S TABLE
- 24 DISHWASHER
- 25 3-COMP. SINK
- 26 ICE MAKER
- 27 MOP SINK
- 28 WATER HEATER (GAS)

SEATING PLAN 1/4" = 1'-0"
 KITCHEN EQUIPMENT PLAN

EXHIBIT "A"
 PAGE 3 OF 5

LETTERING IN RED

20'-8"

ALFRIEDO'S

4'-8"

PIZZA & PASTA

SIGN FACING MIDWAY ROAD

AREA: 97 SQUARE FEET

MATERIAL OF LETTERS: PLASTIC

COLOR: RED

INTERNALLY ILLUMINATED

LETTERS PLACED ON RACEWAY

EXHIBIT "A"
PAGE 5 OF 5

24'-6"

PIZZA
& PASTA

3'-7"

ALFRIEDO'S

SIGN FACING PARKSIDE CENTER BVD

AREA: 88 SQUARE FEET

MATERIAL OF LETTERS: PLASTIC

COLOR: RED

INTERNALLY ILLUMINATED

LETTERS NOT PLACED ON RACEWAY