



ORDINANCE NO. 1453

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 FOR A NON-DRIVE IN RESTAURANT WITHOUT OUTSIDE SALES WINDOW IN A PD-8 (LR-1) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan 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 granting of a specific use permit under 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 the 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 uses 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 for a non-drive in restaurant without outside sales window in a PD-8 (LR-1) zoning district.

SECTION 2. That the non-drive in restaurant without outside sales window shall be located within the property designated as and more specifically located as follows:

One restaurant to be located at the Farmers Branch Shopping Center at 12895 Josey Lane.

SECTION 3. That the restaurant shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a non-drive in restaurant without outside sales window in a PD-8 (LR-1) zoning district.

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 as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

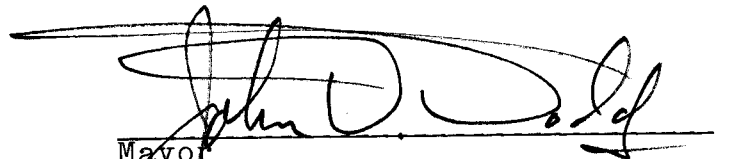
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

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. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that 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 on the 19 day of September, 1983.

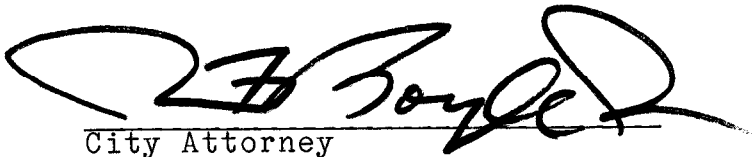
APPROVED:



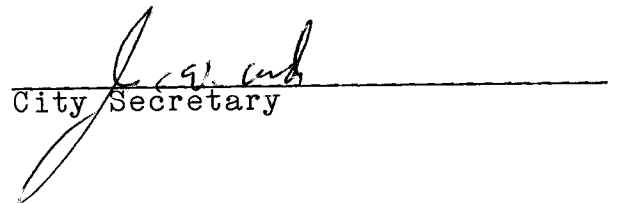
Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary

Taco Special

The concept of Taco Special was born some time ago as I stood in line at a fast food restaurant waiting while employees went about their business unbothered with providing fast and courteous service. Poor management and training necessary for proper service was most definitely lacking. To us at Taco Special, our allegiance is to our customers. Only when a food establishment serves tasty quality food in a friendly and clean environment combined with fast attentive service is the customer truly served. This is our philosophy at Taco Special.

Taco Special will strictly be a family-operation owned and operated by the Sustaita family of Farmers Branch. We will employ residents of Farmers Branch and will meet all the standards set forth by the labor and fair practices Act. We will employ from 6 to 8 people. At no time will alcoholic beverages be petitioned or allowed in or around the premises of Taco Special. We also are not now plan to be a part of any restaurant chain. Taco Special also proposes to be a professional and disciplined operation which citizens of Farmers Branch will be proud to know in their community. No unsightly or unprofessional markings or advertising will be associated with Taco Special. Taco Special will reflect the "good taste" standard associated with many other businesses of Farmers Branch.

EXHIBIT A

Farmers Branch does not presently have a Mexican style food establishment. In proposing to be a "first" in this endeavor, we humbly request the Farmers Branch City Council allow us the privilege to operate and continue to uphold the friendly attitude that is part of the Farmers Branch heritage.

Thank you,



R.G. Sustaita  
President  
Taco Special

W.V. Sustaita  
Vice-President  
Taco Special

Don Marc Sustaita  
Treasurer  
Taco Special

Tanya Sustaita  
Secretary  
Taco Special

EXHIBIT "A"

Site plan approval is required indicating the following information before building permits may be issued:

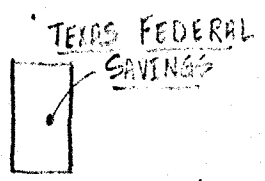
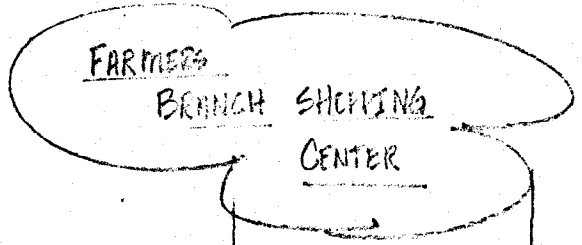
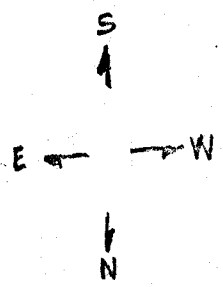
1. Landscaping, dumpster location, screening, interior layout, parking, signage, and the facing of the building.

Hours of Business

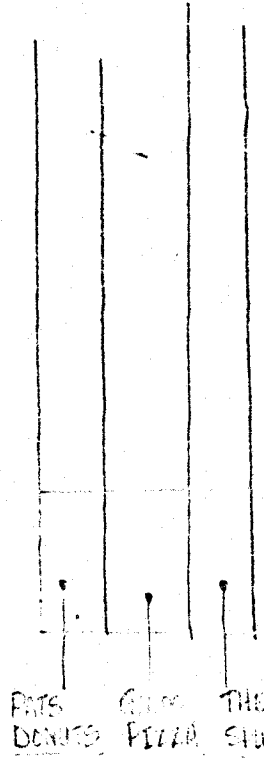
MON-THURS. 10:30 - 7:00 PM  
Fri - Sat. 10:30 - 10:00 PM  
Closed Sundays

EXHIBIT A

JOSEY LANE



TACO SENS



PREPARED  
CONTAINER  
STORE

EXHIBIT A

VALLEY VIEW LANE

COMMENTS  
LEASE SPACE FROM HENRY S. MEYER

PROPOSED MENU

TACO

BURRITO

CHALUPA

BEANS

TACO BURGER

CORN CHEP PIE

BURRITO SPECIAL

MEAT BURRITO

COMBO BURRITO

CHALUPA SPECIAL

TACO SALAD

ENCHILADA

Extras

Bean Nachos

Chesse Nachos

Bean & Chesse Nachos

Drinks

Coke, Dr. Pepper, Sprite

Diet Dr. Pepper, Tea

Small

Medium

Large