

**FARMERS  
BRANCH**

*ORDINANCE NO. 2188*

***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 THE SALE OF ALCOHOLIC BEVERAGES WITHIN THE NUEVO LEON MEX MEX RESTAURANT LOCATED AT 12895 JOSEY LANE, SUITE 100, THE SOUTHWEST CORNER OF VALLEY VIEW LANE AND JOSEY LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 8 (PD-8) ZONING DISTRICT, PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.***

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 granting 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 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 a change in such 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 to allow the sale of alcoholic beverages within the Nuevo Leon Mex Mex Restaurant located at 12895 Josey Lane, Suite 100, the southwest corner of Valley View Lane and Josey Lane, and within the Planned Development Number 8 (PD-8) zoning district.

SECTION 2. That the restaurant located at 12895 Josey Lane, Suite 100, shall be operated in accordance with Ordinance 2062, as heretofore amended, and in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. 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 to allow the sale of alcoholic beverages within the Nuevo Leon Mex Mex Restaurant in the PD-8 zoning district.

SECTION 4. 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 Thousand (\$2,000.00) Dollars for each offense.

SECTION 5. 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 6. In addition to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. 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 10th day of July, 1995.

APPROVED:



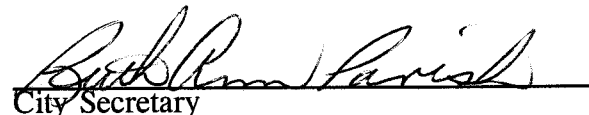
Mayor

APPROVED AS TO FORM:



Attorney

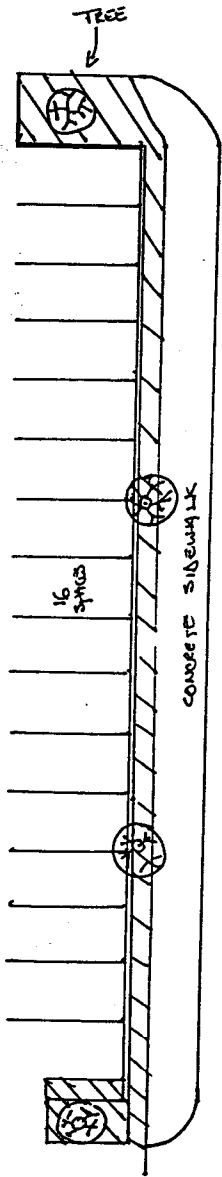
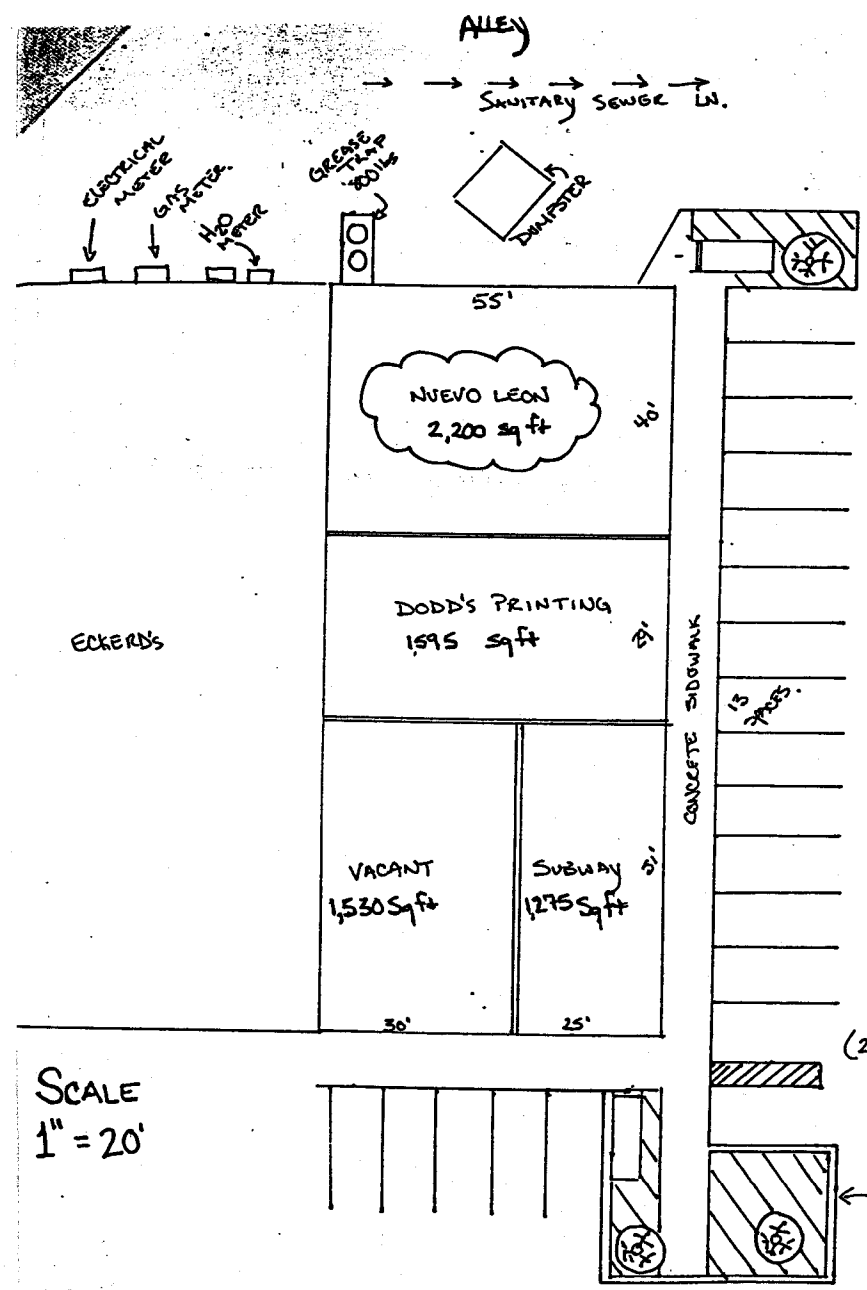
ATTEST:



City Secretary



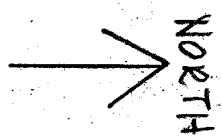
NUEVO LEON MEX MEX RESTAURANT  
 12895 JOSEY LN #100  
 FARMERS BRANCH, TX.



EAST BOUND VALLEY VIEW LN.

MEDIAN.

WEST BOUND VALLEY VIEW LN.



SCALE  
 1" = 20'

SITE PLAN.

MD

EXHIBIT "A" (2 of 5)

**NUEVO LEON MEX MEX RESTAURANT**  
**12895 Josey Lane, Suite 100**  
**Farmers Branch, Texas**

FLOOR PLAN SUMMARY

Total Area:	2200 sq. ft.(gross floor area)
Dining Area 1:	42 seats maximum 662 sq. ft. (approx.)
Dining Area 2:	28 seats maximum 406 sq. ft. (approx.)
Kitchen & Food Preparation:	355 sq. ft. (approx.)
Storage (incl. food):	270 sq.ft. (approx.)
Other:	507 sq. ft. (approx.)

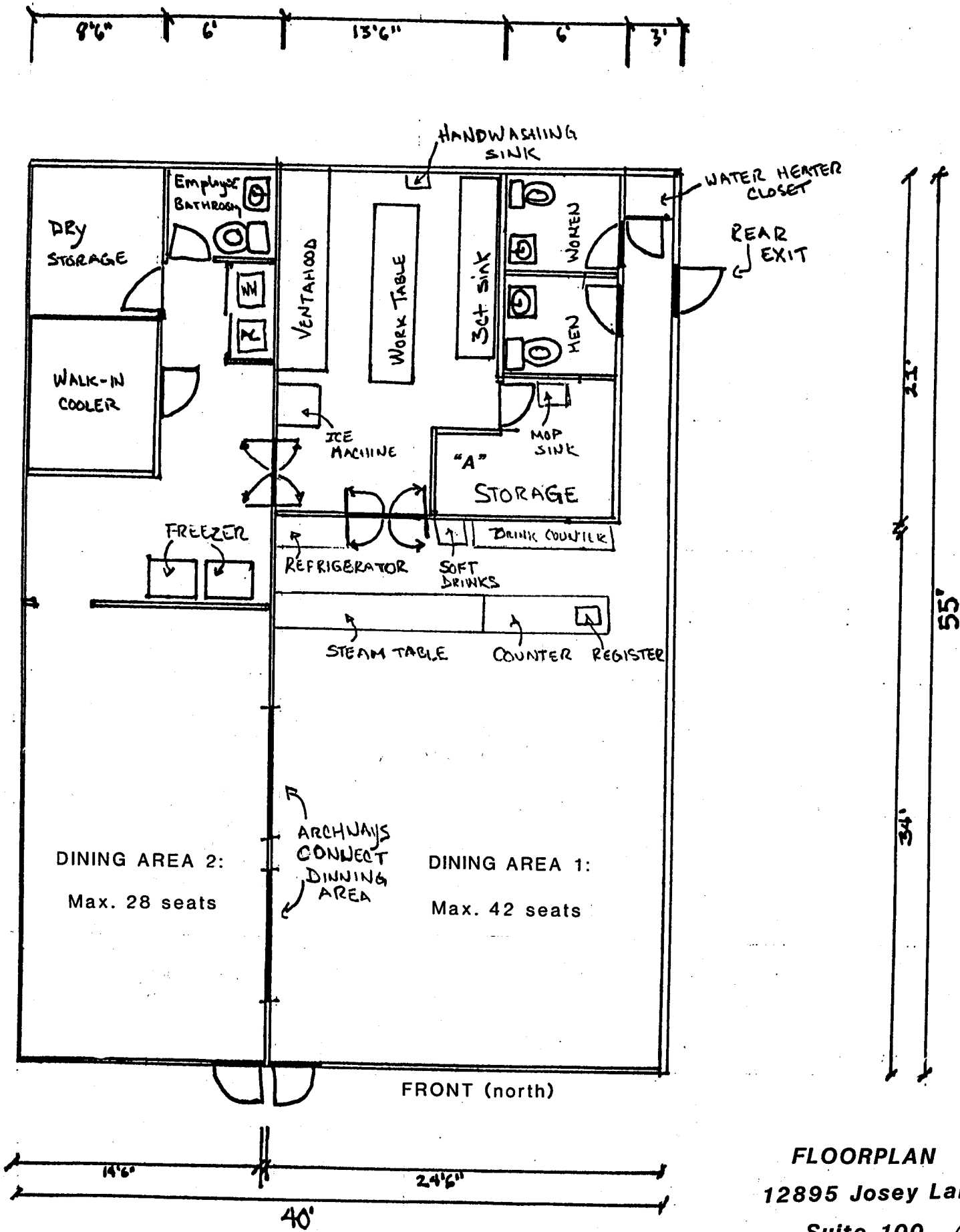
ADDITIONAL INFORMATION:

No bar provided.

Beer and wine to be stored in refrigerator behind steam table.

If liquor approved, storage room "A" (accessed through kitchen) will be converted to drink preparation room.

EXHIBIT "A" (3 of 5)



FLOORPLAN  
 12895 Josey Lane  
 Suite 100

3F

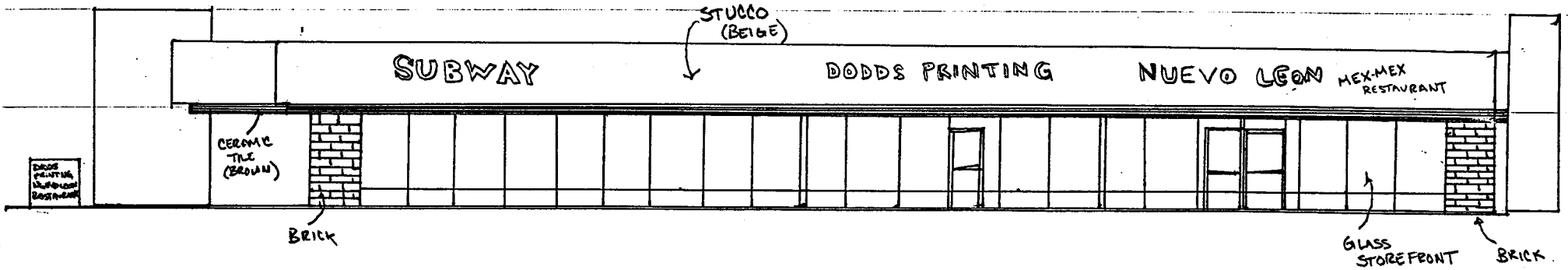
EXHIBIT "A" (4 of 5)

NUEVO LEON MEX-MEX RESTAURANT

12895 JOSEY LN #100

FARMERS BRANCH, TX

NORTHSIDE VIEW OF SHOPPING CTR



ELEVATION - BRICK, STUCCO, GLASS WINDOWPAINS.  
EXTERIOR COLORS - LIGHT BEIGE

SIGNS - INDIVIDUAL METAL CHANNEL LETTERS w/ PLEXIGLASS FACES

EXHIBIT "A" (5 of 5)