FARMERS BRANCH

**ORDINANCE NUMBER 2229**

**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 SEAFOOD KING CHINESE RESTAURANT LOCATED AT 13000 JOSEY LANE, SUITE 101, LOCATED APPROXIMATELY 350 FEET SOUTH OF VALLEY VIEW LANE ON THE EAST SIDE OF JOSEY LANE, AND WITHIN THE PLANNED DEVELOPMENT NUMBER 7 ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS 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 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 the sale of alcoholic beverages within the Seafood King Chinese Restaurant located at 13000 Josey Lane, Suite 101, approximately 350 feet south of Valley View Lane on the east side of Josey Lane, and within the Planned Development Number 7 zoning district.

SECTION 2. That the restaurant located at 13000 Josey Lane, Suite 101, 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 Seafood King Chinese Restaurant in the PD-7 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 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 ($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 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 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 23rd day of October, 1995.

APPROVED:

Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Secretary

SEAFOOD KING CHINESE RESTAURANT
13000 JOSEY LN #101
FARMERS BRANCH, TEXAS

## FLOOR PLAN SUMMARY

| | |
|---|---|
| TOTAL AREA: | 4328 sq. ft.(gross floor area) |
| Dining Area 1: | 118 SEATS MAXIMUM<br>2055 sq. ft.(approx. include buffet area) |
| Dining Area 2: | 32 sets maximum<br>415 sq. ft.(approx.) |
| Kitchen & Food Preparation: | 780 sq. ft. (approx.) |
| Storage: | 285 sq. ft. (approx.) |
| Waiter station: | 205 sq. ft. (approx.) |
| Other: | 588 sq. ft. (approx.) |

## ADDITIONAL INFORMATION:

No bar provided.

Beer and wine to be stored in refrigerator at waiter station.

EXHIBIT "A" (1 of 4)

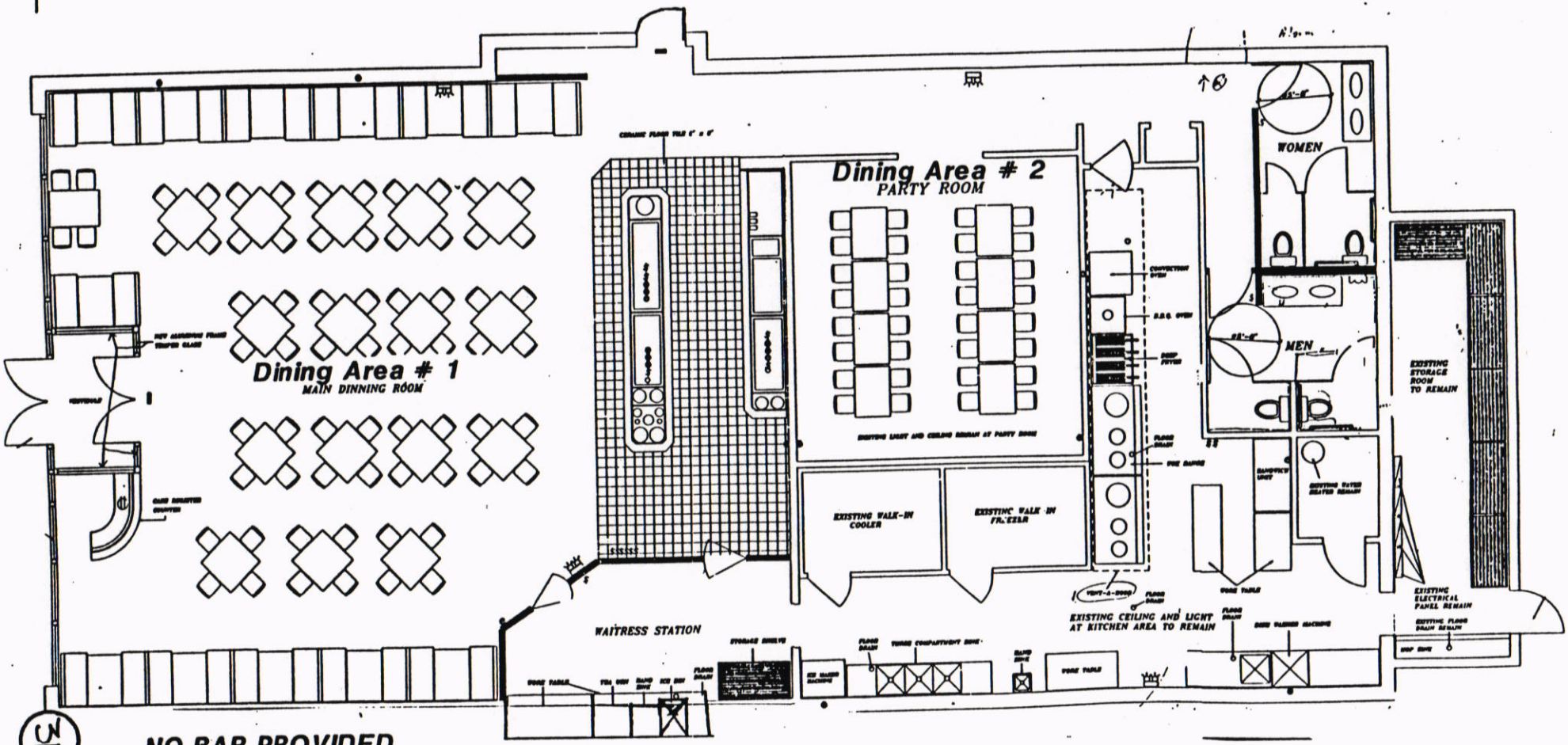
EXHIBIT "A" (2 of 4)

# SEAFOOD KING RESTAURANT

**DINING AREA # 1 : 118 Seats**

**DINING AREA # 2 : 32 Seats**

**TOTAL SEATS : 150**




**NO BAR PROVIDED**
**BEER & WINE TO BE STORED IN REFRIGERATOR AT WAITERS STATION**

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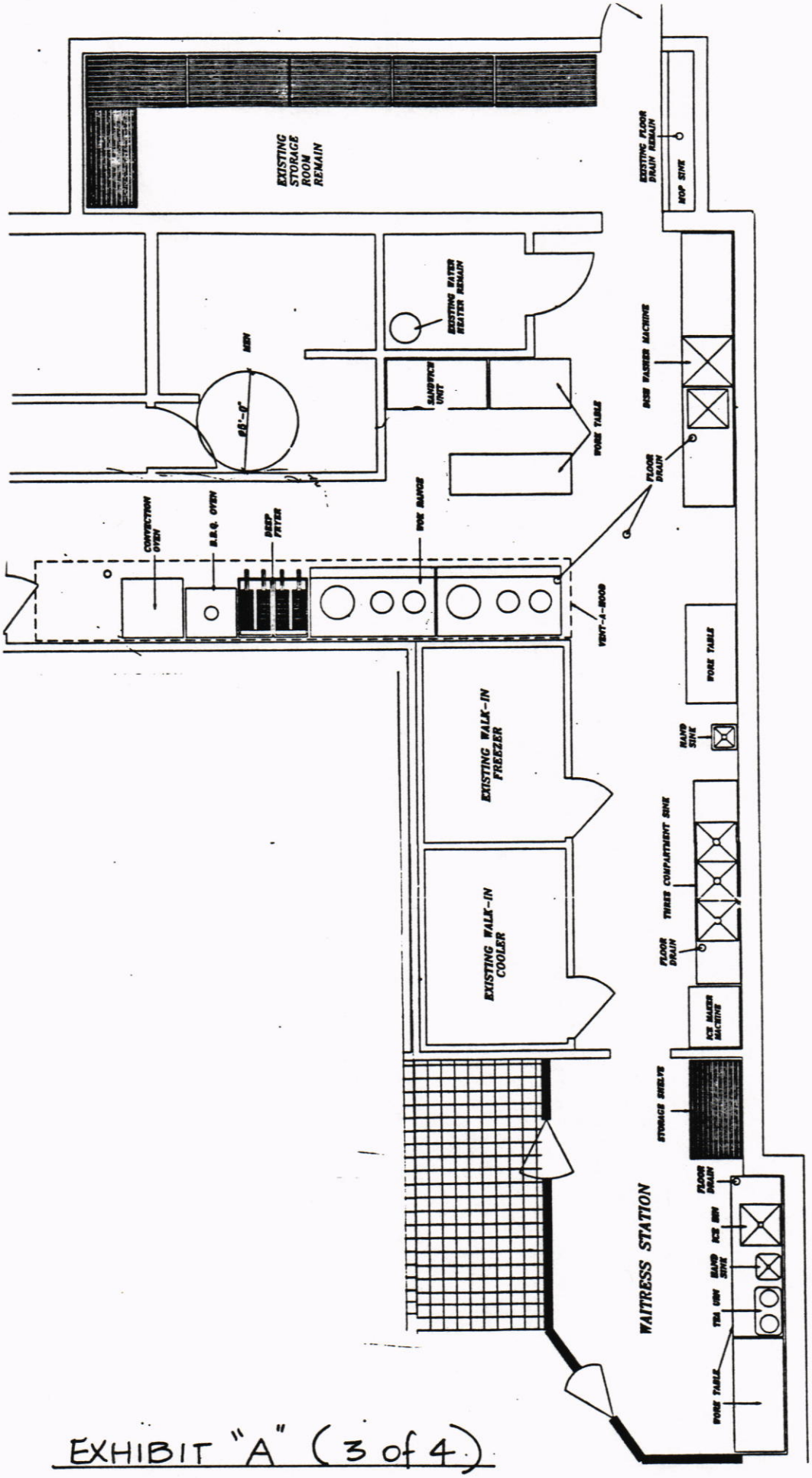


EXHIBIT "A" (3 of 4)

3E

WEST ELEVATION

EXHIBIT "A" (4 of 4)