

OFFICIAL ACTION OF THE CITY COUNCIL

CITY OF DALLAS, TEXAS



Meeting of July 17, 1972

Zoning Case #Z72-192/2597-A

Hearing set for this date on Zoning Case #Z72-192/2597-A to determine whether or not SC zoning shall be granted on the following described property instead of its present O-2-D zoning classification, was called:

Being all of Lot 1-A in City Block F/6616 fronting 70 feet along the north line of Forest Lane beginning at the northeast corner of the intersection of Forest Lane and High Dale Drive, fronting approximately 208 feet along the east line of High Dale Drive and containing approximately 23,000 sq. ft.

The City Zoning Commission has recommended denial.

Messrs. Louis Nichols and Jack Hinson appeared in favor of the request. Messrs. Jack Yates and John Pittman appeared in opposition to the request. After all had been given an opportunity to be heard, it was moved by Councilman Gilmore and seconded by Councilman Allen that the hearing be closed, the recommendation of the City Zoning Commission be overruled and Shopping Center zoning be granted subject to no sign being permitted between the front of the building and the curb.

Councilman Weber offered a substitute motion that the hearing be closed and the request be denied in accordance with the recommendation of the City Zoning Commission. Substitute motion seconded by Councilwoman Martinez.

ROLL CALL ON SUBSTITUTE MOTION:

Aye - Martinez, Weber - 2
Nay - Ackels, Allen, Fain, Gilmore, Holland, Kadane, Smith, Wise, Zeder - 9
Substitute motion failed.

ROLL CALL ON ORIGINAL MOTION:

Aye - Ackels, Allen, Fain, Gilmore, Holland, Kadane, Smith, Wise, Zeder - 9
Nay - Martinez, Weber - 2
Motion carried.

A handwritten signature in cursive script, reading "W. Lee Armstrong".

W. Lee Armstrong
Asst. City Secretary

WLA:mg

cc: City Attorney
Urban Development
Building Official

DECLARATION OF RESTRICTIONS



STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Eugene M. Massad is the owner of a certain tract of land described as Lot 1-A of Block F/6616, City of Dallas, Dallas County, Texas, at the intersection of Highdale Street and Forest Lane in the City of Dallas, Texas; and,

WHEREAS, in connection with Zoning Case Z72-192/2597-A, the City of Dallas has requested that restrictions be placed on said lot restricting the location of signs behind the front building line on said lot, and the undersigned owner is agreeable to restricting said property so that signs shall be placed on or behind the building line on said lot; and,

NOW, THEREFORE, EUGENE M. MASSAD, the owner of the said property, desires to restrict the said property so that he does hereby state and declare that said Lot No. 1-A of Block F/6616, City of Dallas, Dallas County, Texas, being located at the intersection of Forest Lane and Highdale Street, shall be and is hereby made subject to the following restrictions, conditions and covenants hereby imposed thereon as follows, to-wit:

1. That all advertising signs hereafter placed on said property shall be located behind the building line only, and no such signs shall be located between the property line and building line.

2. That these restrictions shall continue in full force and effect so long as said property has a SC, Shopping Center, zoning classification under the Comprehensive Zoning Ordinance of the City of Dallas, and such restrictions may not be removed, altered, modified or amended without first obtaining consent in writing from the governing body of the City of Dallas.

EXECUTED this the 15 day of July, 1972.

Witness my hand and seal this 15th day of July, 1972.
CL. ALEX. LEWIS, Mayor

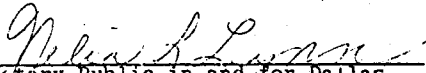
EUGENE M. MASSAD

272-192

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EUGENE M. MASSAD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of July, 1972.



Notary Public in and for Dallas
County, Texas

My Commission expires:
June 1, 1973.

272-192