

Memorandum



CITY OF DALLAS

DATE May 6, 2026

TO City of Dallas, City Plan and Zoning Commissioners

FROM Planning & Development, Historic Preservation Office

SUBJECT **City Plan Commission Authorization**

Commissioners Carpenter (D-6), Hampton (D-2), and Housewright (D-10) request that the City Plan and Zoning Commission consider a hearing to reauthorize a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714 in an area generally located on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3 acres. Consideration is to be given to an historic overlay for the Belmont [Motor] Hotel.

A map of the proposed area to be considered is attached.

This is a hearing to consider the request to reauthorize the hearing and not the designation of property at this time.

Service First, Now!

Rhonda Dunn, Ph.D.

Rhonda Dunn, Ph.D.
Senior Project Coordinator
Historic Preservation Office

Enclosure(s): RD

c: Laura Morrison, Sr. Asst. City Attorney
Matthew Sapp, Asst. City Attorney
Liliana Lopez, Commission Board Coordinator
Michael Pepe, Chief Planner, Planning and Development
Yolanda Pesina, Supervisor Business

Marcus Watson, Chief Planner, Historic Preservation
Trevor Brown, Manager, Planning and Development
Arturo Del Castillo, Asst. Director, Planning and Development
Andreea Udrea, Ph.D., Deputy Director, Planning and Development
Emily Liu, Director, Planning and Development

Memorandum



City of Dallas

DATE February 25, 2026

TO Emily Liu, Director
Planning and Urban Design Department

SUBJECT **Request for an Agenda Item for an Authorized Hearing**

We respectfully request the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the Dallas Development Code.

Consideration of a hearing to reauthorize a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714 in an area generally located on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3 acres. Consideration is to be given to an historic overlay for the Belmont Hotel. A map of the area to be considered is attached.

This is a request to reauthorize the hearing and not the designation of the property at this time.

Background:

On August 8, 2024, the plan commission authorized a public hearing to determine proper zoning on the property described above. Because Section 51A-4.501(c)(9)(F) states that the predesignation moratorium terminates two years after the date the historic designation procedure was initiated, and landmark commission's designation committee continues to be engaged in ongoing dialogue with the owner's team to draft the designation report, we request that this historic designation be reauthorized by the plan commission to allow additional time for completion of the historic designation process.

Thank you for your attention to this matter.



District 6, Commissioner



District 10, Commissioner



DIST. 2, Commissioner

Authorization of a Hearing: An historic overlay for Belmont Hotel

HISTORICAL EXHIBIT DESCRIPTION
 THE SUBJECT PROPERTY SHOWN DOES NOT DEPICT TITLE COMMITMENT LEGAL DESCRIPTION AND THAT THE AREA IS DEPICTED FOR THE CLIENT'S REQUEST UNDER THE LEGAL DESCRIPTION DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1002-248490-RIT, WITH AN EFFECTIVE DATE OF APRIL 4, 2019.

LEGAL DESCRIPTION
TRACT 1:
 BEING LOT 1A, IN BLOCK B/4017, OF BELMONT HOTEL, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# 200503583161, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
 PROPERTY ADDRESS IS 901 FORT WORTH AVENUE, DALLAS, TEXAS.

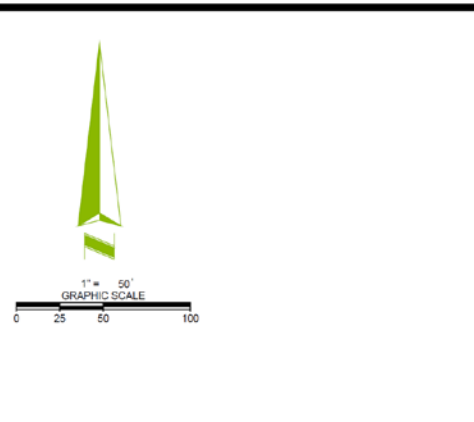
TRACT 2:
 BEING LOT 2A, IN BLOCK B/4017, OF BELMONT HOTEL, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# 200503583161, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
 PROPERTY ADDRESS IS 2001 SYLVAN AVENUE, DALLAS, TEXAS.

TRACT 3:
 BEING LOT 36, BLOCK A/4015, OF AMENDED PLAT, BELMONT HOTEL, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CC# 200600390357, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
 PROPERTY ADDRESS IS 845 FORT WORTH AVENUE, DALLAS, TEXAS.

AS-MEASURED DESCRIPTION
 A TRACT OF LAND BEING A PART OF LOT 1A, IN BLOCK B/4017, OF BELMONT HOTEL, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# 200503583161, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1A, SAID CORNER BEING LOCATED ON THE NORTH RIGHT-OF-WAY OF FORT WORTH AVENUE, THENCE N 60°21'13" E 115.27' ALONG THE SOUTH LINE OF SAID LOT 1A, TO A FOUND DRILL HOLE BEING THE BEGINNING OF A CURVE TO THE LEFT, THENCE CONTINUING ON SAID SOUTH LINE WITH SAID CURVE HAVING A RADIUS OF 1,382.69', AN ARC OF 1° AND ALONG SAID FENCE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:
 N 32°34'59" W 149.92' TO A FOUND FENCE POST, N 31°06'53" W 95.52' TO A FOUND FENCE POST, N 34°42'31" LENGTH OF 306.91', AND A CHORD BEARING OF N 53°51'08" E AND LENGTH OF 306.25' TO THE BEGINNING OF A FENCE, THENCE LEAVING SOUTH LINE OF SAID L'W 56.35' TO A FOUND FENCE POST, THENCE LEAVING SAID FENCE N 34°42'31" W 96.25' ALONG SAID FENCE AND ITS PROJECTION THEREOF TO A POINT BEING IN A FENCE LINE BEING IN A CURVE, THENCE WITH SAID FENCE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 WITH SAID CURVE TO THE LEFT A RADIUS OF 28.92', AN ARC LENGTH OF 73.77', CHORD BEARING AND DISTANCE OF N 31°45'37" W 55.34' TO A FENCE CORNER, S 89°53'00" W 9.03' TO A FENCE CORNER, N 34°16'57" W 8.14' TO A FOUND FENCE CORNER, THENCE ALONG SAID FENCE S 61°48'47" W 55.57' ALONG SAID FENCE AND ITS PROJECTION THEREOF TO THE WEST LINE OF SAID LOT 1A; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 S 01°16'27" E 456.56' TO A FOUND 1/2" IRON REBAR, S 88°04'33" W 52.69' TO A FOUND PKNAIL, S 01°16'27" E 137.12' TO THE POINT OF BEGINNING.
 AND CONTAINING 110,085 SQ. FT. OR 2.527 ACRES MORE OR LESS.

THIS PROPERTY DESCRIPTION IS NOT TO BE USED FOR THE PURPOSES OF CREATING A BOUNDARY OR FOR THE USE OF A TRACT SPLIT OR TAX PARCEL NUMBER.

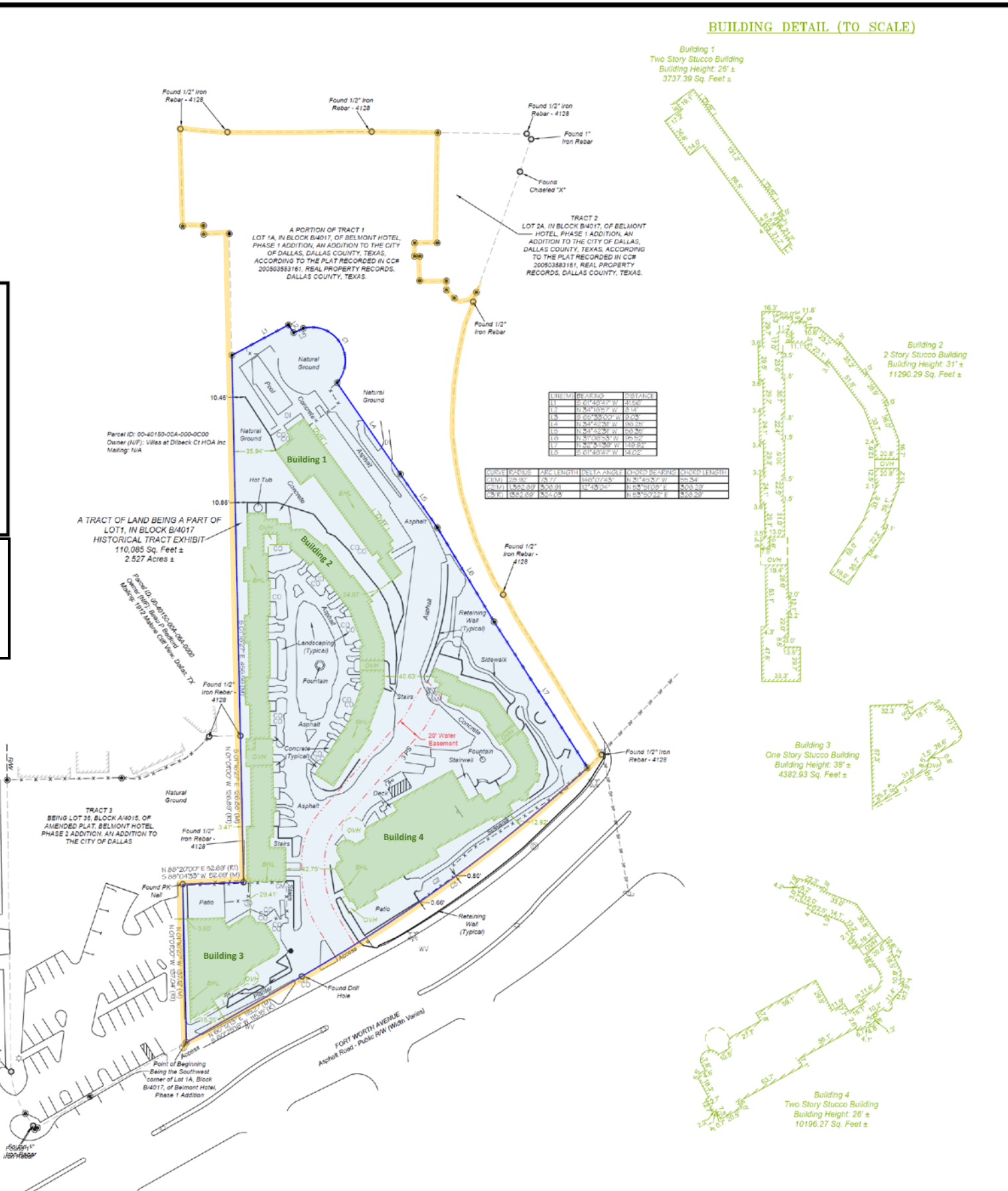
STATEMENT OF ENCROACHMENTS
 NONE OBSERVED



LEGEND

□	SQ. FT.	SQUARE FEET	(N/T)	NOW OR FORMERLY
□	NO PARKING AREA	NO PARKING AREA	R/W	RIGHT OF WAY
□	HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	C/L	CENTERLINE
□	PARKING SPACE(S)	PARKING SPACE(S)	CM	GAS METER
□	TRANSFORMER	TRANSFORMER	EB	ELECTRIC BOX
□	COVERED AREA	COVERED AREA	⊙	MANHOLE
□	WATER METER	WATER METER	⊙	STORM MANHOLE
□	ELECTRIC METER	ELECTRIC METER	⊙	SANITARY MANHOLE
□	TELEPHONE RISER	TELEPHONE RISER	⊙	UTILITY POLE
□	CLEAN OUT	CLEAN OUT	⊙	GUY ANCHOR
□	WATER VALVE	WATER VALVE	⊙	LIGHT POLE
□	DRAINAGE INLET	DRAINAGE INLET	⊙	FIRE HYDRANT
□	OVERHANG	OVERHANG	⊙	SIGN
□	PROPERTY CORNER (NOT FOUND OR SET)	PROPERTY CORNER (NOT FOUND OR SET)	— — — — —	OVERHEAD UTILITY LINE
□	FOUND CORNER AS SHOWN	FOUND CORNER AS SHOWN	— — — — —	CHAINLINK FENCE
□	MEASURED DIMENSION	MEASURED DIMENSION	— — — — —	EASEMENT LINE
(R)	RECORD DIMENSION PER PLAT	RECORD DIMENSION PER PLAT	— — — — —	UTILITY EASEMENT LINE
(R)	RECORD DIMENSION PER PLAT	RECORD DIMENSION PER PLAT	— — — — —	RIGHT-OF-WAY LINE
(R)	RECORD DIMENSION PER PLAT	RECORD DIMENSION PER PLAT	— — — — —	CENTERLINE ROAD

Property Line
 Proposed Landmark Boundary
 Existing Historic Buildings



VICINITY MAP
 NOT TO SCALE

SHEET 1 OF 2

LAND AREA
 217869.73± SQUARE FEET
 5.00± ACRES

PARKING
 REGULAR= 4
 HANDICAP= 1
 TOTAL= 5

FLOOD INFORMATION
 FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48113C0340J, WHICH BEARS AN EFFECTIVE DATE OF 8/23/2001 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
 BEARINGS SHOWN HEREON ARE BASED ON THE EASTERN LINE OF THE SUBJECT PROPERTY (ALSO BEING THE WESTERN RIGHT-OF-WAY LINE OF SYLVAN AVE) WHICH BEARS S31°56'31" E PER TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD83.
 - LATITUDE = 32°46'11.81", LONGITUDE = 96°50'13.34",
 CONVERGENCE ANGLE = 0°54'25"
 DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000137

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO FORT WORTH AVE, MALONE DR, SEALE ST & SYLVAN AVE, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE OF THE ORIGINAL LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
- ALL CURVE AND LINE TABLES ARE TO BE CONSIDERED MEASURED CALLS UNLESS STATED OTHERWISE.

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB # 403923
 901 FORT WORTH AVE
 COUNTY OF DALLAS DALLAS, TX 75208



COORDINATED BY:
AEI Consultants
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DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
05/20/19	CLIENT REQUEST	LT	19-1653

SURVEY PREPARED BY:
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DRAWN BY:
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APPROVED BY:
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