

**Memorandum**

DATE July 23, 2024

TO Tony Shidid, Chair and  
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

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CITY OF DALLAS

Commissioners Carpenter, Hampton, and Chernock request that the City Plan Commission authorize 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 authorize the hearing and not the designation of property at this time.

*Rhonda Dunn, Ph.D.*

Rhonda Dunn, Ph.D.  
Senior Planner (Historic Preservation)  
Planning and Development Department

**Memorandum**

DATE [DATE] *July 22, 2024*

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 authorize 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.

Thank you for your attention to this matter.

*[Signature]*  
\_\_\_\_\_  
Commissioner *DG*

*[Signature]*  
\_\_\_\_\_  
Commissioner *DZ*

*[Signature]*  
\_\_\_\_\_  
Commissioner *D1*

"Our Product is Service"  
Empathy | Ethics | Excellence | Equity

# Authorization of a Hearing: An historic overlay for Belmont Hotel

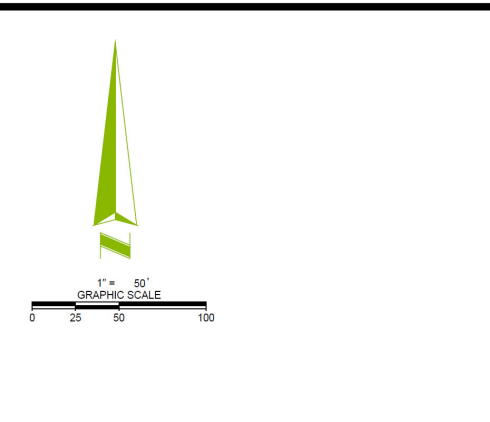
**HISTORICAL EXHIBIT DESCRIPTION**  
 THE SUBJECT PROPERTY SHOWN DOES NOT DEPICT TITLE COMMITMENT LEGAL DESCRIPTION AND THAT THE AREA IS DEPICTED PER THE CLIENT'S REQUEST UNDER THE LEGAL DESCRIPTION DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1002-248490-RTT, WITH AN EFFECTIVE 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°21'3"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 1A AND ALONG SAID FENCE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:  
 N 32°34'39" 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 306.29' TO THE BEGINNING OF A FENCE, THENCE LEAVING SOUTH LINE OF SAID L1 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 85°33'00" W 9.03' TO A FENCE CORNER, N 34°16'57" W 8.14' TO A FOUND FENCE CORNER, THENCE ALONG SAID FENCE S 81°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.

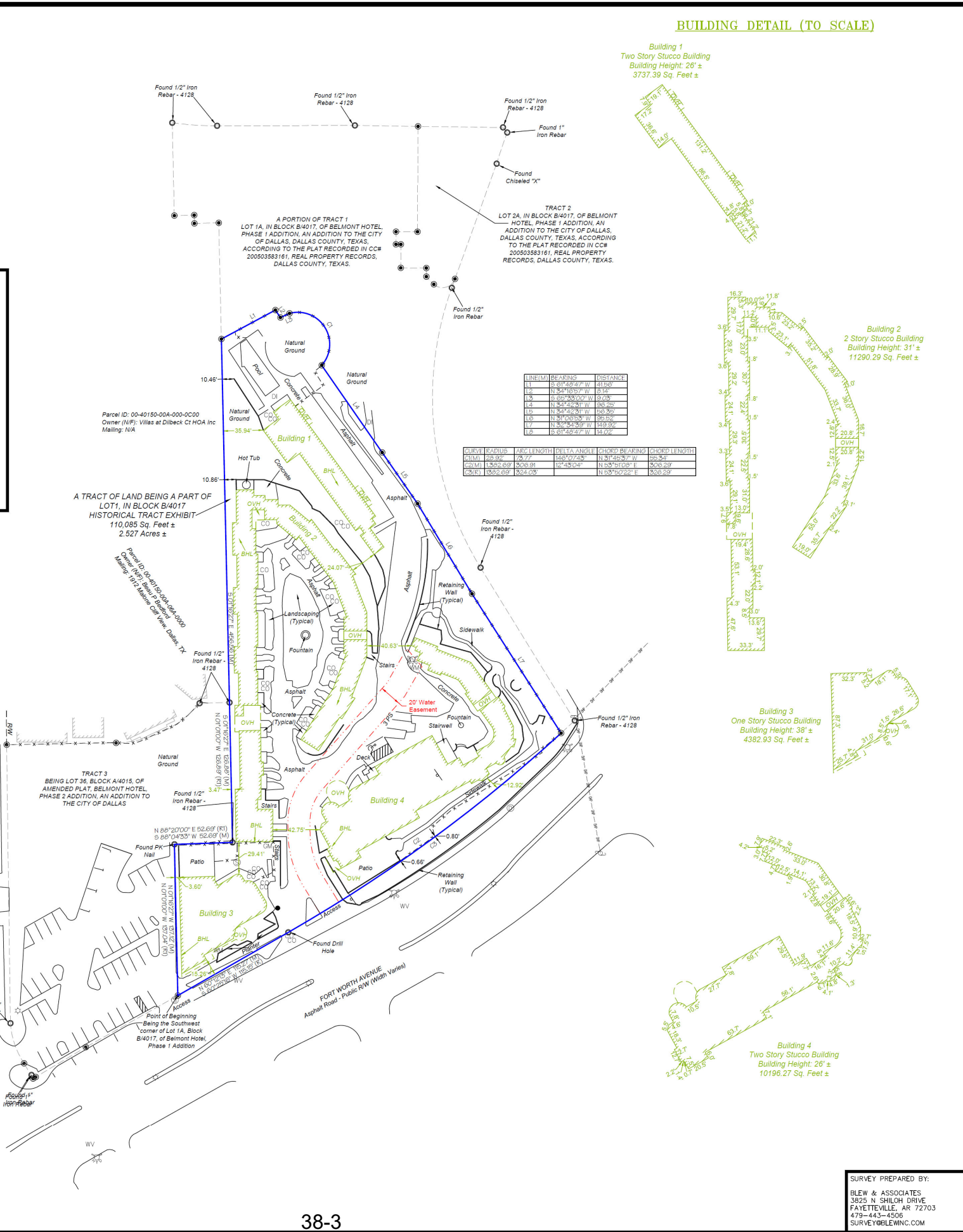
THIS PROPERTY DESCRIPTION IS NOT TO BE USED FOR THE PURPOSES OF CREATING A BOUNDARY OR FOR THE USE OF A TRACT SPLIT OR TAX PARCEL NUMBER.

**STATEMENT OF ENCROACHMENTS**  
 NONE OBSERVED



**LEGEND**

SQ. FT.	SQUARE FEET	(N/T)	NOW OR FORMERLY
NO PARKING AREA		R/W	RIGHT OF WAY
HANDICAP PARKING SPACE		C/L	CENTERLINE
PARKING SPACE(S)		CM	GAS METER
TRANSFORMER		EB	ELECTRIC BOX
COVERED AREA		⊙	MANHOLE
WATER METER		⊙	STORM MANHOLE
ELECTRIC METER		⊙	SANITARY MANHOLE
TELEPHONE RISER		⊙	UTILITY POLE
CLEAN OUT		⊙	GUY ANCHOR
WATER VALVE		⊙	LIGHT POLE
DRAINAGE INLET		⊙	FIRE HYDRANT
OVERHANG		⊙	SIGN
PROPERTY CORNER (NOT FOUND OR SET)		⊙	BOLLARD
FOUND CORNER AS SHOWN		⊙	
MEASURED DIMENSION		---	OVERHEAD UTILITY LINE
RECORD DIMENSION PER PLAT		- - -	CHAINLINK FENCE
RECORDED IN CC# 200503583161		---	EASEMENT LINE
RECORDED IN CC# 200600390357		---	UTILITY EASEMENT LINE
		---	RIGHT-OF-WAY LINE
		---	CENTERLINE ROAD



**VICINITY MAP**  
 NOT TO SCALE  
 SITES  
 W Commerce St  
 Yorktown St  
 Fort Worth Ave

**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) = 1.00037

**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, GORES 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

**SITE PICTURE**

**COORDINATED BY:**  
**AEI Consultants**  
 AEI CONSULTANTS  
 2500 CAINING OAKS DR  
 WALNUT CREEK, CA, 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONCONSULTANTS.COM

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

SURVEY PREPARED BY:  
 BLEW & ASSOCIATES  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 479-443-4506  
 SURVEY@BLEWINC.COM

DRAWN BY:  
 ANS  
 APPROVED BY:  
 TKS