

RECENT DEVELOPMENTS

Area #: 7

Mayor's Southern Dallas Task Force



City of Dallas

Projects

- The Belmont Hotel on Fort Worth Avenue has been renovated and now operates as a boutique hotel. It is slated for an additional round of renovations that will be complete in 2009.
- The Villas at Belmont, next door to the Belmont Hotel, have already begun construction. These 34 homes ranging in price from \$350,000 to \$800,000 are expected to be complete by 2010.
- Two more nearby housing projects are in the planning stage. The Merchant Homes at the Belmont will provide 14 live/work units priced from \$450,000 to \$720,000. The Flats at the Belmont are scheduled to be complete in 2012. The Flats will contain 60 for-sale condominium units and 6,500 square feet of retail space in a four-story building.
- Oaxaca Interests, LLC is planning to construct a mixed-use development on 6.5 acres at the confluence of Fort Worth Avenue, Sylvan and I-30. It will be anchored by a 35,000-square-foot organic-minded grocery and approximately 70,000 square feet of ground-level retail and restaurant space. The development will also feature more than 75 loft/studio apartments. Construction may start in late 2009.
- A new Comfort Suites opened in 2008 at I-30 and Cockrell Hill Rd. The hotel has 70 rooms, and it joins nearby new retail at the Pinnacle Pointe development. Other retailers include Conn's, Staples Sonic, Taco Bell, Wing Stop and International House of Pancakes.
- Jack's Backyard, at 2303 Pittman, opened in 2008. Jack's has 5,600 square feet of restaurant space and 2,800 square feet of patio space.
- The Haley Henman Gallery opened at 2335 Hardwick Street in 2007. The new modern art gallery is located just off West Commerce Street over the bridge and down from the Belmont Hotel.
- Pecan Deluxe, which makes add-in ingredients for sale to other manufacturers, including for ice cream, added a \$1.6 M, 45,717 square foot expansion to its existing facility at 2570 Lone Star Drive in 2007.
- Greenleaf Village is a partnership between the Dallas Housing Authority, KB Home, American CityVista and Dallas Area Habitat for Humanity. The partnership addressed the persistent local shortage of quality, affordable housing with the construction of 310 single-family affordable homes. The neighborhood was constructed on land owned by the DHA. KB Home and American CityVista built 210 homes, some starting below \$90,000. In addition, Dallas Area Habitat for Humanity built 100 homes starting at \$60,000. More homes are on the way.
- Multi-use facility Salón Las Américas opened in 2006 at 1004 Fort Worth Avenue to provide a space for community events such as quinceañeras, receptions and fundraisers in Oak Cliff.
- The Renaissance Hospital at 2929 S. Hampton Road opened in 2005 after undergoing a multi-million dollar renovation. It employs about 300 staff.