

September 24, 2025

WHEREAS, the City of Dallas owns land in south-central Dallas known as Judge Charles R. Rose Community Park located at 3200 Simpson Stuart Road, which was acquired for park purposes and has been maintained as dedicated municipal parkland; and

WHEREAS, the Judge Charles R. Rose Community Park consists of unplatted land and the City of Dallas desires to create one lot for the purpose of current and future development; and

WHEREAS, the Dallas City Code, Volume III, Chapter 51A, of the Dallas Development Code, Ordinance No. 19455, as amended, Article VIII, Plat Regulations are established in accordance with the city charter and state law in order to protect and provide for: the public health, safety, and general welfare of the city, guide future growth, guide public policy, provide for the proper location and width of streets and building lines, establish reasonable standards of design and provide for the orderly layout and use of land, insure that public infrastructure facilities required by city ordinance are available to serve the proposed plat, and prevent the pollution of air, streams, and ponds by assuring adequacy of drainage facilities and by safeguarding the escarpment, flood plains, and water table; and

WHEREAS, the City of Dallas requires three Sidewalk and Utility Easements, one Floodway Easement, one Water Easement, and one Right-of-way Easement at the Dallas Zoo totaling approximately 330,341 square feet of land, as described in Exhibit A, as condition of plat, and the Park and Recreation Board is agreeable to providing the property for this use; and

WHEREAS, a public hearing was held, as required by the Texas Parks and Wildlife Code (Chapter 26, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to this use of this parkland and that all reasonable planning to minimize harm to the Dallas Zoo has been taken.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to this use of parkland for the purpose stated in this resolution and that all reasonable planning to minimize harm to the park has been taken.

SECTION 2. That since the public hearing has been held, the use is authorized subject to the terms and conditions as required by plat and in accordance with the Plat Regulations of the City of Dallas as amended.

September 24, 2025

SECTION 3. That the City Plan Commission Chair is authorized to certify all plat documents necessary for the dedication of the easements to the City of Dallas.

SECTION 4. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.