

Memorandum



CITY OF DALLAS

DATE June 4, 2018

Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson
TO (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott
Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Potential Preservation of Open Space and Natural Lands Near the Trinity River**

The City of Dallas (“City”) owns a 60-acre property located at 4223 S. Beltline Road (the “DWU Property”). Dallas Water Utilities (“DWU”) obtained the DWU Property when it acquired the assets and operations of Dallas Water Control and Improvement District No. 7. The DWU Property comprises unimproved and wooded Trinity River floodplain outside City limits in an unincorporated area of Dallas County. It is bounded on the southwest by Parsons Slough and on the north by the Sandbranch community. (See [Attachment A](#), a map identifying the boundaries and location of the DWU Property.) It is secured and monitored by Dallas Water Utilities (“DWU”) but does not serve a water/wastewater utility purpose.

Over the past year, City staff worked to identify opportunities for the DWU Property to reduce the cost of maintenance. No City department has a potential use, and similar private parcels in the area are currently being used for sand and gravel mining, scrap operations, or other industrial activities. City staff approached Dallas County to determine whether the DWU Property might enhance Dallas County’s Open Spaces & Preserves Program. In response, Dallas County expressed desire to obtain the DWU Property because it “will help create a continuous wildlife-ecosystem corridor on both sides of the Trinity River.” (See [Attachment B](#), a letter from Dallas County.) Dallas County currently has preserves in the immediate vicinity as part of the nascent preserve corridor (see [Attachment C](#), a map identifying nearby preserves), and is in discussions to acquire other parcels adjacent to the DWU Property.

In its current state, the DWU Property has significant ecological value. The DWU Property is located in a transitional zone between the Trinity River bottomland hardwoods and post oak savannah, and is relatively undisturbed. The proximity to existing preserves provides connectivity for fauna and recreational purposes. As such, it is an excellent candidate for preservation. The benefits of conveying the DWU Property to Dallas County for inclusion in the Open Spaces & Preserves Program include the following:

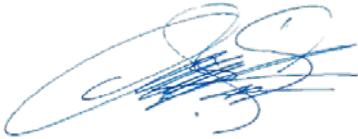
- The City promotes the preservation of open space areas and natural lands for the use and benefit of the public and future generations at no cost to Dallas residents.
- The City protects against a private industrial use – such as an unregulated scrap yard – that could degrade water quality or exacerbate flooding.
- The City ensures the DWU Property is deed restricted to be used only for public purpose as a preserve.
- The City can convey the DWU Property on an expedited, “as is” basis.
- The City avoids future costs of security and monitoring.
- Dallas County is responsible for the costs of maintenance, security, and public access.
- Dallas County offered \$60,000 based on its appraisal of \$850-\$1,100 per acre.

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If the DWU Property was auctioned, a higher price might be obtained from a private purchaser. However, it is very likely that a private purchaser would pursue a commercial or industrial use and the space would not be open to the public as a preserve.

We seek your feedback on whether to draft a resolution and schedule an item for consideration during a City Council agenda meeting consistent with the recommendation in this memorandum.

Please contact DWU Director Terry Lowery at 214-670-3188, or myself if you have any questions or need additional information.



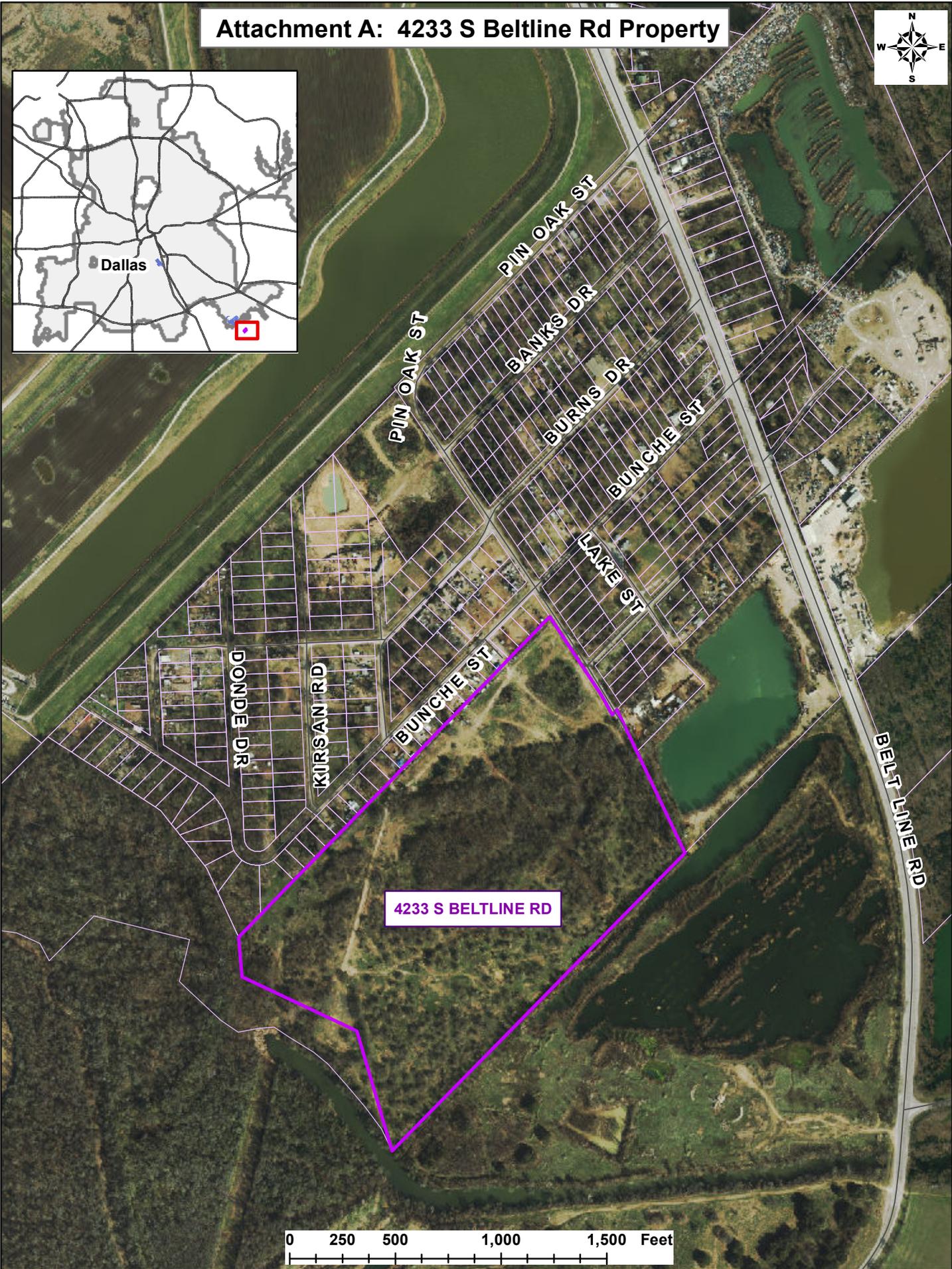
Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Attachment A: 4233 S Beltline Rd Property



4233 S BELTLINE RD

0 250 500 1,000 1,500 Feet



DALLAS COUNTY
COMMISSIONERS COURT
DEPARTMENT OF PLANNING & DEVELOPMENT

August 16, 2017

Mr. Majed Al-Ghafry
Assistant City Manager
City of Dallas
1500 Marilla, 4EN
Dallas, TX 75201

Dear Mr. Al-Ghafry:

Dallas County has become aware that the City of Dallas is considering disposing of sixty acres (DCAD tax account 65146334010100000) that it owns at 4233 S. Beltline Road in the unincorporated area. We are interested in acquiring this property for inclusion in the County's open space system. We presently have 348 acres in our nearby Goat Island Preserve and almost 518 acres in our River Bend Preserve which is just south of this area, and this additional acreage will help us create a continuous wildlife-ecosystem corridor on both sides of the Trinity River.

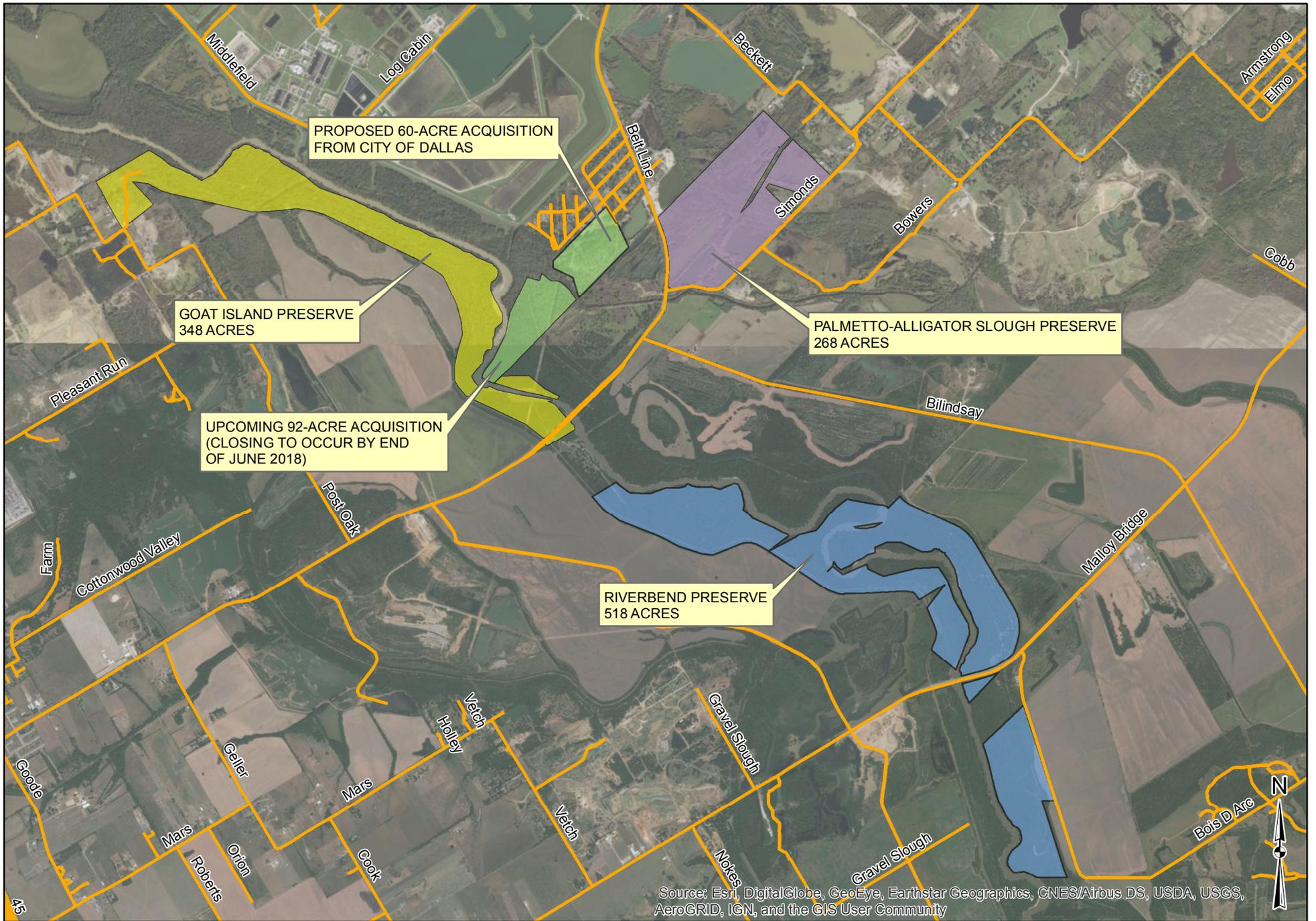
If you could please let me know what the process for this acquisition and what the cost of the property might be, I would greatly appreciate it.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Loessberg".

Rick Loessberg
Director of Planning & Development

cc: Terry S. Lowery
James McGuire



**DALLAS COUNTY OPEN SPACE PRESERVES
IN UNINCORPORATED AREA**