



---

# Appendix B

## Technical Memoranda and Reports

Technical memoranda and reports were prepared as independent documents to support the preparation of the Draft Environmental Impact Statement (DEIS) for the Cotton Belt Corridor Regional Rail Project. Information from these documents was incorporated into the DEIS to provide information on existing conditions, and in some cases assess potential impacts to the resources. Information contained in the DEIS is the most current and supersedes information in the technical memoranda and reports



## **B-20**

Acquisitions and  
Displacements Technical  
Memorandum



# Memo

Date: Thursday, January 25, 2018

Project: Cotton Belt DEIS

To: Tom Shelton

From: Kristine Lloyd

Subject: Cotton Belt Property Acquisitions and Displacements

Introduction: DART is preparing an Environmental Impact Statement (EIS) to assess the impacts and benefits of rail passenger service on the Cotton Belt Corridor. Project oversight will be conducted by the Federal Transit Administration (FTA) in cooperation with the Federal Railroad Administration (FRA) and the Federal Aviation Administration (FAA).

Parcels were grouped and summarized based upon location and land use information obtained from the Tarrant County Appraisal District (CAD), Dallas CAD, and Collin CAD. Determining the level of acquisition for impacted properties is pending final review and negotiations. For partial acquisitions, only the portion of the parcel falling within the right-of-way (ROW) footprint would be acquired. In cases where a parcel would fall completely within the proposed ROW footprint, or where the parcel remainder would be substantially small (such that the remaining portion of the parcel would have little to no value or use), a whole acquisition would occur. For whole acquisitions, the total parcel acres would be acquired.

Methodology to calculate potential impacts to parcels was conducted in Geographical Information System (GIS). Spatial analysis functions were used with preliminary alignment right-of-way servings as the impact boundary.

**Table 1** summarizes the property acquisitions and displacements for the Project.



**Table 1. Summary of Proposed Cotton Belt Alignment Acquisitions and Displacements**

Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
<b>DFW Airport TEXRail Alignment</b>	04173694 (TEXRail Easement)	Commercial, TEXRail	Latrelles Management Corp	322.58	3.73	1%	Easement	None
	03746089 (TEXRail Easement)	Commercial, TEXRail	City of Dallas Airport	500.17	20.71	4%	Easement	None
	04086023 (TEXRail Easement)	Vacant Commercial, TEXRail	City of Fort Worth Airport	115.38	1.37	1%	Easement	None
	07815719 (TEXRail Easement)	Vacant Commercial, TEXRail	City of Dallas Airport	17.36	1.56	9%	Easement	None
	03860124 (TEXRail Easement)	Vacant Commercial	City of Dallas Airport	66.64	2.21	3%	Easement	None
<b>Subtotal</b>				<b>1022 Acres</b>	<b>30 Acres</b>	<b>3%</b>	<b>5 Easements</b>	<b>None</b>
<b>DFW Airport North Alignment</b>	07815751 (Easement)	Vacant Commercial	City of Dallas Airport	2.35	0.32	11%	Easement	None
	03860132 (Easement)	Vacant Commercial	City of Dallas - Airport	146.93	7.69	5%	Easement	None
	04026543	Vacant	Total E&P USA Real Estate LLC	35.65	0.09	1%	Partial	None
	07120885 (Easement)	Vacant	City of Fort Worth	18.48	0.27	2%	Easement	None
	04085949 (Easement)	Vacant	City of Fort Worth Airport	81.68	1.28	3%	Easement	None
<b>Subtotal</b>				<b>285 Acres</b>	<b>10 Acres</b>	<b>3%</b>	<b>1 Partial 4 Easements</b>	<b>None</b>
<b>Cypress Waters Alignment</b>	65129685010120000	Commercial	Hummingbird Flight LLC	1.29	0.23	18%	Full	1 Business
	65129685010210000	Commercial	Soto Amado	3.71	0.65	18%	Full	1 Business 1 Residence
	65129685510250000	Commercial	Soto Amado Enterprises	1.38	0.32	24%	Full	1 Business



Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
Cypress Waters Alignment (cont'd)	189060800A0050000	Commercial	MLRP	1.61	0.05	3%	Partial	None
	18006040000000A00	Vacant	Park West Creek LLC	24.28	0.59	2%	Partial	None
	18006070010010000	Vacant	MLRP Park West Land LLC	11.62	2.01	17%	Partial	None
	18006070010020000	Vacant	MLRP Park West Land LLC	10.15	1.47	14%	Partial	None
	18006070010030000	Vacant	MLRP Park West Land LLC	5.64	1.03	18%	Partial	None
	180015000A9C10000	Commercial	S&P Worldwide LLC	1.28	0.36	28%	Partial	2 Businesses
	18001500000080000	Commercial	Coppell Lake Breeze LLC	0.55	0.31	56%	Partial	Vacant Building
	189060800A0050000	Commercial	MLRP	5.79	0.01	1%	Partial	None
	180015000A9C20000	Commercial	S&P Worldwide LLC	1.31	0.12	9%	Partial	None
	18001500000100000	Vacant	Coppell Lake Breeze LLC	0.55	0.30	54%	Partial	None
	00000811360001700	Vacant	Coppell ISD	20.00	3.27	16%	Partial	None
	00000811360001500	Vacant	Cypress Waters Land B LTD	48.17	0.23	1%	Partial	None
	00000811333000900	Vacant	City of Coppell	31.51	10.38	32%	Partial	None
00000811333000000	Vacant	City of Coppell	18.04	0.18	1%	Partial	None	
<b>Subtotal</b>				<b>187 Acres</b>	<b>22 Acres</b>	<b>11%</b>	<b>3 Full 14 Partial</b>	<b>5 Businesses 1 Residence 1 Vacant Bldg.</b>
Downtown Carrollton Realignment	65079812510000000	Commercial	Cedar Supply Co.	1.64	1.18	72%	Full	1 Business
	14BURLINGTONRT900	Vacant	Burlington No Santa FE RR	5.35	0.41	8%	Partial	None
	14105150010020000	Vacant	City of Carrollton	4.46	0.21	5%	Partial	None
	14120500010190000	Vacant	Woodcrest Estates	2.93	0.62	21%	Partial	None
	Unidentified Parcel - No Record Found	NA	NA (City or DART?)	NA	NA	NA	Partial	None
14120500010180000	Residential	Zetty Relzy L	0.23	0.002	1%	Partial	None	
<b>Subtotal</b>				<b>15 Acres</b>	<b>2 Acres</b>	<b>17%</b>	<b>1 Full 5 Partial</b>	<b>1 Business</b>



Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
City Line Alignment	354280 (Easement Agreement)	Vacant	Oncor Electric Company	16.36	0.36	2%	Partial	None
	Unidentified Parcel - No Record Found	Highway	City of Richardson	NA	NA	NA	Partial	None
	2039699	Residential Multi-family	Prairie Creek Apartments LLC	18.86	1.88	10%	Partial	None
	2039698	Residential Multi-family	Prairie Creek Apartments LLC	19.70	0.22	1%	Partial	None
	372821	Commercial	Oncor Electric Company	1.40	0.22	16%	Partial	None
	Unidentified Parcel - No Record Found (Easement)	Highway US 75	NA	NA	NA	NA	Partial	None
	Unidentified Parcel - No Record Found (Easement)	Highway PGBT	NA	NA	NA	NA	Partial	None
	2739046	Residential Multi-family	Trg Bush Turnpike LP	11.66	1.35	12%	Partial	None
	2719530	Vacant	City of Richardson	2.64	2.50	95%	Full	None
	1503331	Commercial	Parkway Square JV	4.14	0.30	7%	Partial	1 Business
	1503313	Industrial	Collin Creek / Joint Venture	4.12	0.10	2%	Partial	None
	1356605	Vacant	City of Richardson	4.85	0.43	9%	Partial	None
	2689497	Industrial	Saskaway Eight LP	17.86	0.90	5%	Partial	None
	16306	Industrial	Tenth Street Industries LP	4.65	0.18	4%	Partial	None
	2730145	Vacant	City of Richardson (ROW Reserved for CB alignment)	2.18	1.01	46%	Partial	None
<b>Subtotal</b>				<b>108 Acres</b>	<b>9 Acres</b>	<b>9%</b>	<b>1 Full 14 Partial</b>	<b>1 Business</b>



Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
Alignment Summary	NA	See Above	See Above	1617 Acres	73 Acres	5%	5 Full 9 Easements 34 Partial	7 Businesses, 1 Residence; 1 Vacant building; relocation of two Oncor towers
<b>Facility/Other Alignments</b>								
Downtown Carrollton Station	65051911010010000	Vacant	Carrington, Amy	2.97	1.68	57%	Full	None
	65051911010000000	Vacant	Cedar Supply Co.	0.47	0.47	100%	Full	None
	65051911010000100	Vacant	City of Carrollton	0.008	0.008	100%	Full	None
	65051911010010100	Vacant	City of Carrollton	0.046	0.046	100%	Full	None
Subtotal				<b>3 Acres</b>	<b>2 Acres</b>	<b>63%</b>	<b>4 Full</b>	<b>None</b>
Coit Road Station	2563499	Commercial	Hilderbrand Partnership	4.03	4.03	100%	Full	1 Business
	1960621	Commercial	Hilderbrand Partnership	6.47	6.47	100%	Full	
	1994864	Commercial	Hilderbrand Partnership	2.97	2.97	100%	Full	
Subtotal				<b>13 Acres</b>	<b>13 Acres</b>	<b>100%</b>	<b>3 Full</b>	<b>1 Business</b>
UT Dallas Station	2119504 (Easement)	Vacant	Board of Regents of the University of Texas System	9.82	3.55	36%	Easement	None
	2119505 (Easement)	Vacant	Board of Regents of the University of Texas System	10.76	5.49	51%	Easement	None
Subtotal				<b>21 Acres</b>	<b>9 Acres</b>	<b>44%</b>	<b>2 Easements</b>	<b>None</b>
City Line Station	2715142	Vacant	City of Richardson	0.54	0.35	65%	Full	None



Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
<b>Subtotal</b>				<b>0.5 Acres</b>	<b>0.4 Acres</b>	<b>80%</b>	<b>1 Full</b>	<b>None</b>
<b>12<sup>th</sup> Street Station</b>	161381	Commercial	Murrey James E & M Majette	0.31	0.07	22%	Full	1 Business
	161443	Vacant	Murrey James E & M Majette	0.11	0.05	50%	Full	None
	2510953	Vacant	City of Plano	1.44	1.44	100%	Full	None
	269587	Vacant	City of Plano	0.14	0.14	100%	Full	None
	269596	Vacant	City of Plano	0.16	0.16	100%	Full	None
	2509940	Vacant	City of Plano	0.87	0.87	100%	Full	None
<b>Subtotal</b>				<b>3 Acres</b>	<b>2.73 Acres</b>	<b>90%</b>	<b>6 Full</b>	<b>1 Business</b>
<b>Shiloh Road Station</b>	1973901 (Easement)	Electric Companies	Oncor Electric Delivery Company	1.65	0.07	4%	Partial	None
	2098946	Vacant	City of Plano	6.73	6.56	97%	Full	None
<b>Subtotal</b>				<b>8 Acres</b>	<b>7 Acres</b>	<b>79%</b>	<b>1 Full 1 Partial</b>	<b>None</b>
<b>Station Summary</b>		<b>See Above</b>	<b>See Above</b>	<b>49 Acres</b>	<b>34 Acres</b>	<b>70%</b>	<b>1 Partial 2 Easements 15 Full</b>	<b>2 Businesses</b>
<b>EMF at Luna Road</b>	65079762010430000	Vacant	Belt Line Proposed Luna	0.21	0.17	81%	Full	None
	65079762010010100	Vacant	John Powell Walker	3.81	3.66	96%	Full	None
	65079762010010000	Vacant	Beltline Prop Luna Rd LP	9.97	9.97	100%	Full	None
	65051922510050000	Vacant	Beltline Prop Luna Rd LP	27.37	26.60	97%	Full	None
	65079762010020000	Vacant	Walker Barth P Descendants Trust	13.37	12.60	94%	Full	None
<b>Subtotal</b>				<b>55 Acres</b>	<b>53 Acres</b>	<b>97%</b>	<b>5 Full</b>	<b>None</b>
<b>Mercer Yard</b>	65093986510080100	Vacant	Hard Six Holdings	1.70	0.16	9%	Partial	None
	14104700010020000	Commercial	Hard Six Holdings	0.60	0.02	3%	Partial	None



Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Acres	Approximate Acres Proposed	Percent of Parcel	Proposed Full or Partial Acquisitions	Potential Displacement
	65093986517000000	Vacant	St. Louis S W Railway CO	1.17	0.02	2%	Partial	None
	14017300010010000	Commercial	City of Carrollton	7.68	1.48	19%	Partial	None
<b>Subtotal</b>				<b>11 Acres</b>	<b>2 Acres</b>	<b>15%</b>	<b>4 Partial</b>	<b>None</b>
<b>Facility/Yard Summary</b>		<b>See Above</b>	<b>See Above</b>	<b>66 Acres</b>	<b>55 Acres</b>	<b>83%</b>	<b>5 Full 4 Partial</b>	<b>None</b>
<b>Royal Lane Alignment</b>	18DFW0VS000000000	Vacant Commercial	City of Dallas Airport	10.6	0.44	4%	Partial	None
	18034240000000000	Commercial	PNF Dallas LLC	16.9	0.05	0.3%	Partial	None
<b>White Rock Creek Bridge Alignment</b>	00000818549500000 (Easement Agreement)	Commercial	ClubCorp NV V LLC	12.90	0.20	2%	Easement	None
<b>Coit Road Grade Separation</b>	2607469 (Modified Easement Agreement for DWU)	Commercial	Redwood-Erc Dallas LLC	85.78	0.07	1%	Easement	None
<b>Other Real Estate Needs Summary</b>		<b>See Above</b>	<b>See Above</b>	<b>126 Acres</b>	<b>0.77 Acres</b>	<b>1%</b>	<b>2 Partial</b>	<b>None</b>

Source: Tarrant Appraisal District (TAD), Dallas Central Appraisal District (DCAD), Collin Central Appraisal District (CCAD); Geographic Informational Analysis.