Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB3-HC2 and CB3-HC5 Located In the City of Dallas, Texas, for the Silver Line Regional Rail Project

Planning and Capital Programs Committee
June 8, 2021

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AVP Real Estate
Growth/Regional Development
Today’s Consideration

• Declare public necessity, establish just compensation, and authorize the purchase, exchange, lease and/or value of real property of Parcels CB3-HC2 and CB3-HC5 located in the City of Dallas, Texas, for the Silver Line Regional Rail Project
Business Purpose

• The Silver Line Regional Rail Corridor begins at Terminal B of DFW Airport and ends at Shiloh Road in Plano, Texas
• The 26-mile corridor traverses through:
  – Three counties: Tarrant, Dallas, and Collin
  – Seven cities: Grapevine, Coppell, Dallas, Carrollton, Addison, Richardson, and Plano
• The following two parcels include CB3 parcels in the City of Dallas
Location Map
# Parcels to be Acquired by DART

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>ADDRESS</th>
<th>ZONING/ CURRENT USE</th>
<th>WHOLE PROPERTY SIZE (SF)</th>
<th>PROPERTY RIGHTS TO BE ACQUIRED</th>
<th>LAND AREA TO BE ACQUIRED (SF)</th>
<th>PROPOSED USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB3-HC2</td>
<td>17101 Hillcrest Road, Dallas, Texas</td>
<td>R-10(A), Single Family Residential</td>
<td>2,951 SF (0.0677 acres)</td>
<td>Fee Simple</td>
<td>2,951 SF (0.0677 acre)</td>
<td>Construction of Depressed Hillcrest Road</td>
</tr>
<tr>
<td>CB3-HC5</td>
<td>East side of Hillcrest Road, north of Maccallum Boulevard</td>
<td>R-10(A), Single Family Residential</td>
<td>24,235 SF (0.556 acres)</td>
<td>Fee Simple</td>
<td>24,235 SF (0.556 acre)</td>
<td>Construction of Depressed Hillcrest Road</td>
</tr>
</tbody>
</table>
Recommendation

Approval of a resolution:

• Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels CB3-HC2 and CB3-HC5 located in the City of Dallas, Texas, for the Silver Line Regional Rail Project