Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021, and CB1-025 in the City of Coppell, Texas, for the Silver Line Project, and Authorize Eminent Domain Proceedings if Necessary

Committee-of-the-Whole
August 25, 2020

Timothy H. McKay, EVP
Growth/Regional Development
Today’s Consideration

• Declare public necessity, establish just compensation, and authorize the purchase, exchange, lease and/or Value of Real Property for Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021, and CB1-025 in the City of Coppell, Texas, for the Silver Line Project

• Authorize eminent domain proceedings if necessary
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 described nine parcels include eight fee purchase parcels (CB1) and one drainage easement parcel (DE1). All parcels are located within city limits of the City of Coppell.
Location Map
Parcels to be Acquired by DART

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>ADDRESS</th>
<th>PROPOSED USE</th>
<th>ZONING/CURRENT USE</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB1-015</td>
<td>401 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way</td>
<td>PD-281-L1 - Planned Development Warehouse Building</td>
<td>2,018 SF</td>
</tr>
<tr>
<td>CB1-016</td>
<td>500 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way - Bridge Structure</td>
<td>LI - Light Industrial Vacant Floodway</td>
<td>28,514 SF</td>
</tr>
<tr>
<td>DE1-016</td>
<td>500 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way - Drainage</td>
<td>LI - Light Industrial Vacant Floodway</td>
<td>18,701 SF</td>
</tr>
<tr>
<td>CB1-017</td>
<td>300 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way</td>
<td>LI - Light Industrial Vacant</td>
<td>87,522 SF</td>
</tr>
<tr>
<td>CB1-017A</td>
<td>300 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way and Construction Staging and Storage</td>
<td>LI - Light Industrial Vacant</td>
<td>133,118 SF</td>
</tr>
<tr>
<td>CB1-018</td>
<td>200 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way</td>
<td>LI - Light Industrial Vacant</td>
<td>66,124 SF</td>
</tr>
<tr>
<td>CB1-019</td>
<td>100 Southwestern Blvd, Coppell, TX</td>
<td>Rail Right of Way</td>
<td>LI - Light Industrial Vacant</td>
<td>54,374 SF</td>
</tr>
<tr>
<td>CB1-021</td>
<td>924 S. Belt Line Rd, Coppell, TX</td>
<td>Rail Right of Way</td>
<td>C - Commercial Improved w/ 6,400 SF Retail Store, Paving, Landscaping, Sign Base</td>
<td>24,000 SF</td>
</tr>
<tr>
<td>CB1-025</td>
<td>923 Sanders Loop Coppell, TX</td>
<td>Rail Right of Way</td>
<td>C - Commercial Vacant</td>
<td>24,000 SF</td>
</tr>
</tbody>
</table>
Location Map
Location Map
Location Map

Legend
- Silver Line Corridor
- Outline of Whole Property
- Whole Property Acquisition For CB1-021
- Whole Property Acquisition For CB1-025
- Property Boundaries

DALLAS AREA RAPID TRANSIT
Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB1-015, CB1-016, CB1-017A, CB1-018, CB1-019, CB1-021, and CB1-025 in the City of Coppell, Texas for the Cotton Belt Silver Line Project and Authorize Eminent Domain Proceedings, if necessary.
Recommendation

Approval of a resolution:

• Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021, and CB1-025 in the City of Coppell, Texas, for the Silver Line Project; and
• Authorize eminent domain proceedings if necessary