Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels DE1-005 and DE1-006 Located in the City of Coppell, Texas, for the Silver Line Regional Rail Project, and Authorize Eminent Domain Proceedings for All Parcels if Necessary

Committee-of-the-Whole

May 25, 2021

Leticia Delgado, RPA, FMA
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 DE1-005 and DE1-006 located in the City of Coppell, Texas, for the Silver Line Regional Rail Project
- Authorize eminent domain proceedings for all parcels, 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 two parcels include CB1 parcels in the City of Coppell
Location Map

Legend

- Silver Line Corridor
- Property Boundaries
- Area To Be Acquired

DALLAS AREA RAPID TRANSIT
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels DE1-005 and DE1-006
Located in the City of Coppell, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for both parcels, if necessary.
### 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>DE1-005</td>
<td>204 Airline Drive Coppell, Texas</td>
<td>LI-Light Industrial</td>
<td>753,326 SF (17.294 acres)</td>
<td>Drainage Easement</td>
<td>225 SF (0.0052 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE1-006</td>
<td>1025 S. Belt Line Road Coppell, Texas</td>
<td>LI – Light Industrial</td>
<td>731,808 SF (16.80 acres)</td>
<td>Drainage Easement</td>
<td>450 SF (0.0103 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
</tbody>
</table>
Recommendation

Approval of a resolution:

• Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels DE1-005 and DE1-006 located in the City of Coppell, Texas, for the Silver Line Regional Rail Project; and
• Authorize eminent domain proceedings for all parcels, if necessary