

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ALPINE X FOR THE MASTER DEVELOPMENT OF THE CITY-OWNED PROPERTY AT THE SOUTHWEST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND IH-35E - DISTRICT 35E (FORMER NTTA SITE); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (the “City”) owns the property at the southwest corner of President George Bush Turnpike and IH-35E totaling approximately 121 acres; and

WHEREAS, the City intends for development on this site that would create a sustainable, vibrant, destination district that promotes high-quality development, enhances the value of the subject property, and has a coordinated planning of land uses; and

WHEREAS, the City envisions a variety of development including but not limited to a one-of-a kind entertainment venue, full-service hotel, conference center, retail, and high-density residential and/or office; and

WHEREAS, a Request for Proposals (“RFP”) was published in August 2025 and on January 12, 2026, the District 35E Council Committee received a presentation from Alpine X and selected Alpine X as the final RFP respondent; and

WHEREAS, Alpine X presented its development plan to the City Council (the “City Council”) on July 21, 2026, and requested that the City enter into a Memorandum of Understanding (“MOU”) to facilitate the project’s advancement and establish a formal, non-binding framework for planning, due diligence, and coordination, enabling the City and Alpine X to align on the project’s vision, expectations, and roles while evaluating the proposed development before negotiating a definitive development agreement; and

WHEREAS, the City Council is of the opinion that an MOU is warranted for a path forward and, that the City Manager shall be authorized to execute a MOU on behalf of the City of Carrollton;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

Section 2

The City Manager is hereby authorized to execute a MOU with Alpine X for the planning, due diligence, and coordination of terms and conditions in order to facilitate development at the southwest corner of President George Bush Turnpike and IH-35E.

Section 3

This Resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas
this 11th day of August 2026.

CITY OF CARROLLTON, TEXAS

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

Approved as to form:

Approved as to content:

Meredith A. Ladd, City Attorney

Ravi Shah, Executive Director of Development