

August 12, 2026

WHEREAS, Pearl Ridge Development, LLC, (“Developer”) desires the development or redevelopment of property located at 6601 South Lancaster Road, Dallas, Texas 75241 for a residential subdivision of 202 townhomes and single-family homes (“Development Project”); and

WHEREAS, the Development Project contributes to the need for municipal infrastructure additions or improvements, namely a warranted traffic signal at the intersection of Crouch Road and South Lancaster Road in the City of Dallas; and

WHEREAS, the City of Dallas, pursuant to Section 51A-1.109 of the Dallas City Code, has determined that the municipal infrastructure improvements have an estimated total cost of \$750,000.00 and has made an apportionment determination regarding the Developer's and City's cost participation; and

WHEREAS, the impact created by the Development Project requires the municipal infrastructure improvements, and the Developer is responsible for providing a proportionate share of the costs associated with those improvements in the amount of \$150,000.00; and

WHEREAS, Developer agrees to provide its proportionate share toward the municipal infrastructure improvements to address the infrastructure needs created by its planned Development Project, as determined by Section 51A-1.109 of the Dallas City Code.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a developer cost-share agreement with Pearl Ridge Development, LLC, approved as to form by the City Attorney, for the contribution of funds toward the warranted traffic signal installation at the intersection of Crouch Road and South Lancaster Road in the City of Dallas, in an amount not to exceed \$150,000.00.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$150,000.00 in the Transportation Special Projects Fund, Fund 0761, Department PBW, Unit X290, Object 4820, Program TP26X290.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed \$150,000.00 in the Transportation Special Projects Fund, Fund 0761, Department PBW, Unit X290, Revenue Code 8492, Program TP26X290.

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SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$150,000.00 from the Transportation Special Projects Fund, Fund 0761, Department PBW, Unit X290, Object 4820, Program TP26X290.

SECTION 5. That this contract is designated as Contract No. PBW-2026-00030626.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.