

RESOLUTION NO. _____

A RESOLUTION APPROVING THE FOURTH AMENDMENT TO THE CARMEL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PFLUGERVILLE, TEXAS AND STARLIGHT HOMES LLC., ARROYO CAP IV-2, LLC, AND LB CARMEL LLC, AUTHORIZING AMENDMENTS TO THE ORIGINAL AGREEMENT, AUTHORIZING CONSENT TO AN ADDITIONAL 14.629 ACRES SITUATED IN THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, TRAVIS COUNTY, TEXAS INTO MUNICIPAL UTILITY DISTRICT NO. 24, AND APPROVAL OF A STRATEGIC PARTNERSHIP AGREEMENT.

WHEREAS, on October, 13, 2015, the City of Pflugerville entered into a development agreement (the “Carmel Development Agreement”) with 130 Cactus Investment L.P., a Texas limited partnership; ARP Autumn Ridge Partners, L.P., a Texas limited partnership; SBJV Investments Ltd, a Texas limited partnership; and CE Development, Inc., a Texas corporations, governing the development of approximately 791.89 acres of property; and

WHEREAS, the First Amendment to the Carmel Development Agreement was entered in on June 8, 2017, to require that all subdivision development be reviewed and approved through the City in accordance with the Unified Development Code, as amended from time to time; and

WHEREAS, the Second Amendment to the Carmel Development Agreement was entered in on February 12, 2019, to require that all subdivision development be reviewed and approved through the City in accordance with the Unified Development Code, as amended from time to time; and

WHEREAS, the Third Amendment to the Carmel Development Agreement was entered in on January 25, 2022, to revise the layout of the subdivision and make adjustments to annexation; and

WHEREAS, the City and the Developer desire to amend the Carmel Development Agreement and Municipal Utility District Consent Agreement as provided in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

Section 1.

The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 2.

The City Council of the City of Pflugerville hereby authorizes the City Manager to execute all documents necessary to effectuate City Council's intent to amend the Carmel Development Agreement and the consent agreement for Carmel Municipal Utility District No. 24

PASSED, APPROVED and ADOPTED THE City Council of City of Pflugerville, Texas at a regular meeting on the 9th day of December, 2025.

By: _____
Victor Gonzales, Mayor

ATTEST

Trista Evans, City Secretary

APPROVED AS TO FORM:

Charles E. Zech, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT A