



RESIDENTIAL LAND-USE REPORT

RESIDENTIAL LAND USE CLASSIFICATION DESCRIPTIONS

Residential use types include the occupancy of living accommodations on a wholly or primarily nontransient basis.

Single-Family Residential. A single-family home is a free-standing residential building. Single-family homes are designed to be used as a single-dwelling unit, with one owner, no shared walls, and situated on its own land.

Multiple-Family Residential. The use of a site for three or more dwelling units, within one or more buildings. This shall also include single-family rental developments with multiple single-family dwelling units within a single rental development. These are typically owned by an absentee owner and managed by a landlord or management company where rents are charged. This does not include individual single-family dwelling unit rentals. The below uses are considered multi-family uses.

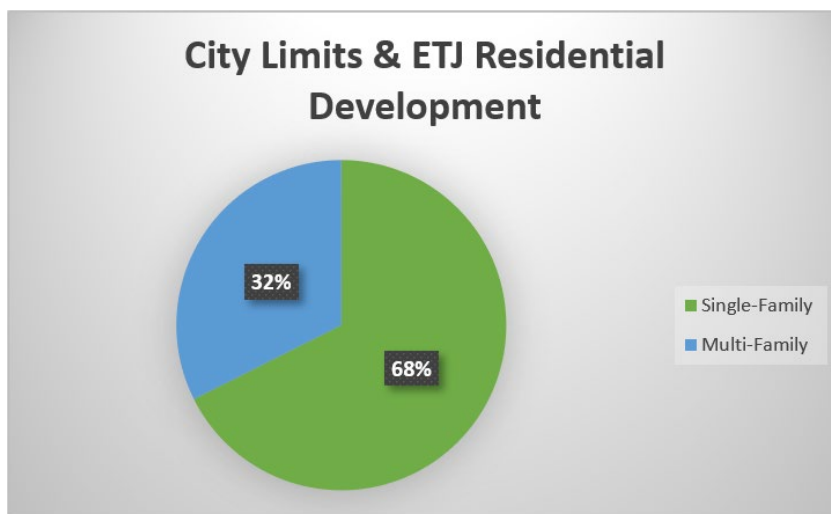
Duplex Residential. The use of site for two dwelling units, within a single building, other than a mobile home or modular home.

Townhouse Residential. The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

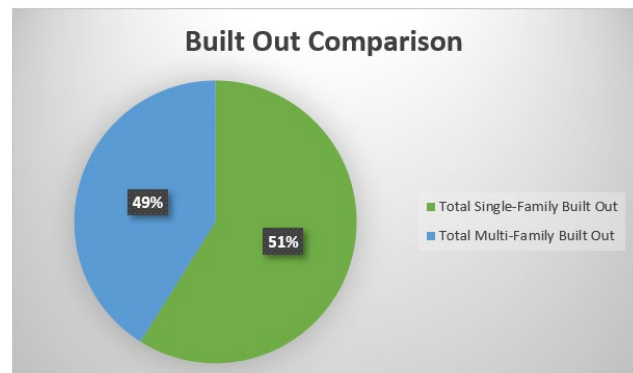
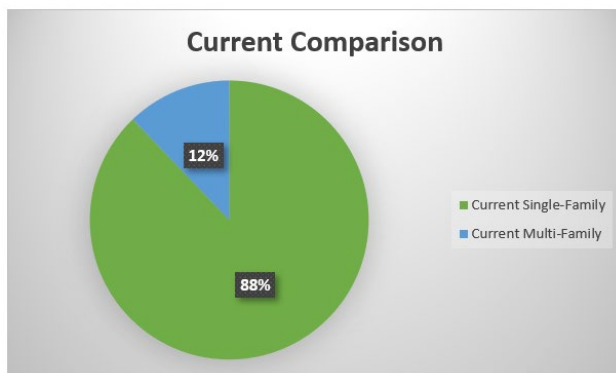
Condominium Residential. The use of a site for four or more dwellings units intended for separate ownership, together with common area serving all dwelling units.

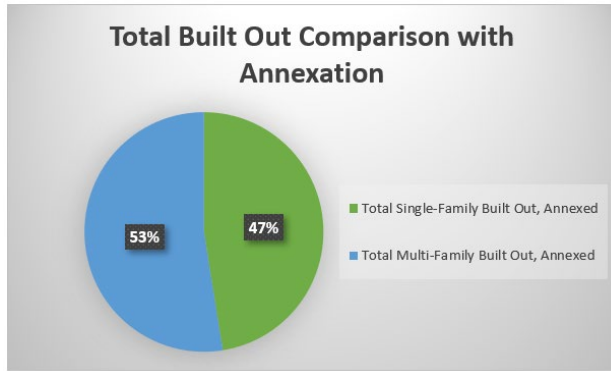
SINGLE & MULTI-FAMILY RESIDENTIAL COMPARISON

City Council has discussed using a 70% Single-Family with 30% Multi-Family ratio for residential development within the corporate limits of Liberty Hill. Keeping in mind that the City has the discretion to petition and potentially annex the developments within a MUD, staff has created the following comparison of single-family versus multi-family ratio should all single-family and multi-family development occur within the City and our ETJ. It is difficult to think of the City of Liberty Hill's development patterns without giving a nod to the development within our ETJ as well. It does not go without saying that all the development plays an integral part in how we should be thinking and planning as it effects our transportation and utility infrastructure. The following chart is the final comparison of just that. Should all development in the city limits and ETJ be fully developed, we could see 24,295 overall single-family units with 11,641 multi-family units.

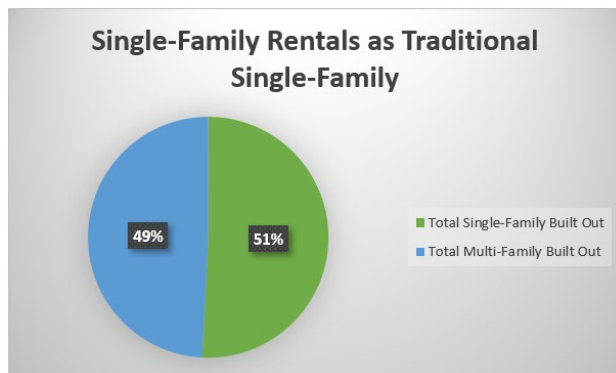


The following charts show how we get to the 68% to 32% ratios as seen above. The first chart shows that we are currently at 88% to 12% ratio for residential development within the city limits. The second chart shows the comparison should all current, entitled and proposed developments be built out. The third chart shows a comparison if the proposed ETJ projects that intend to annex do come into city limits.

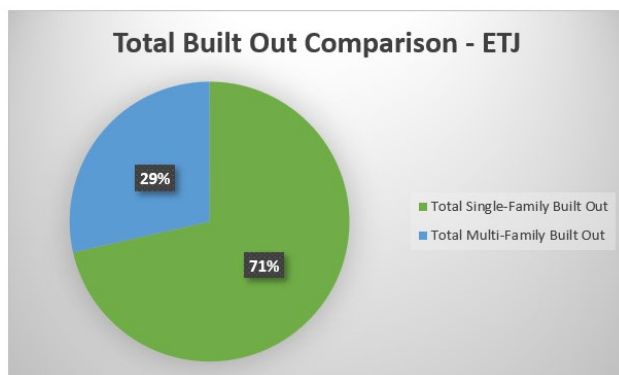




The below chart shows the comparison of the City’s single-family versus multi-family ratio for residential development should we choose to classify the single-family rental developments as single-family instead of multi-family. It is noted that there is not a marked change with this classification change.



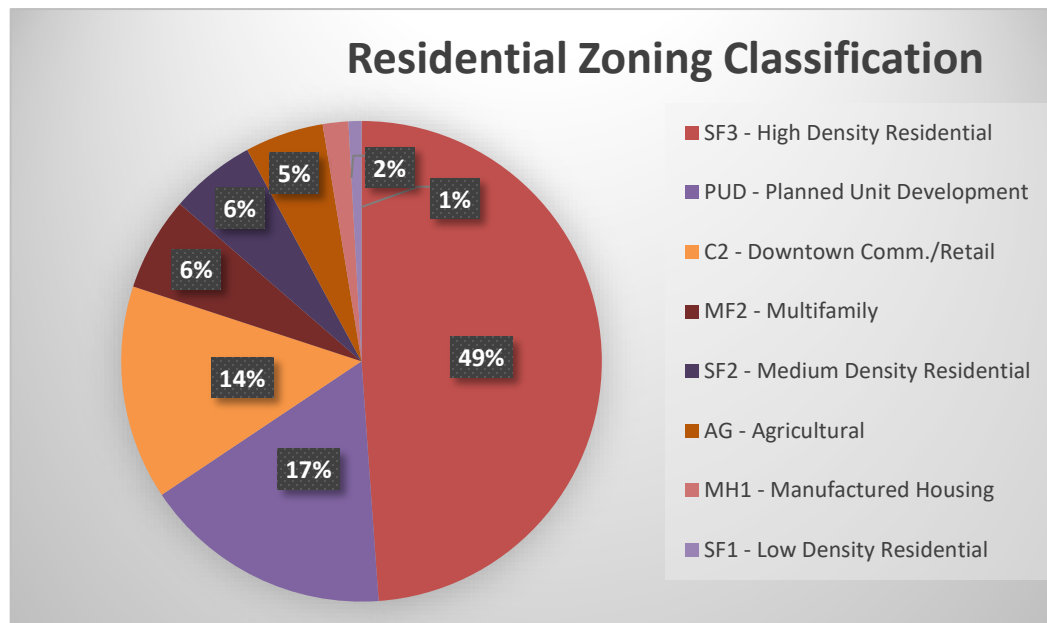
The below chart shows the development pattern of the ETJ’s single-family versus multi-family ratio for residential development. There is not any multi-family in the ETJ. There are developments being built out, but they are considered entitled for this comparison. The chart shows a comparison should all the development stay in the ETJ be fully built out.



CITY OF LIBERTY HILL RESIDENTIAL ZONING CLASSIFICATIONS

The City of Liberty Hill city limits is comprised of 3,174.84 acres of land or roughly 3,202 parcels broken down into seventeen zoning classifications. Of the seventeen zoning classifications, eleven are considered residential in nature or allow a residential use by right. They incorporate 1,636.93 acres of land or 2,869 parcels. It is understood that there are legal nonconformities of parcels within the commercially zoned classifications that are being used for residential purposes. In addition, the Downtown Commercial – Retail (C2) zoning classification is a mix of residential and commercial uses by design. The following tables and charts describe all residential zoning classifications by acreage and the number of parcels. The following tables and charts describe all residential zoning classifications by acreage and the number of parcels.

Zoning Classification	Acreage
SF3 - High Density Residential	799.87
PUD - Planned Unit Development	274.32
C2 - Downtown Comm./Retail	236
MF2 - Multifamily	103.5
SF2 - Medium Density Residential	94.17
AG - Agricultural	86.67
MH1 - Manufactured Housing	28.13
SF1 - Low Density Residential	14.27
TF - Duplex Residential	0
MF1 - Multifamily	0
MH2 - Manufactured Housing	0
Total	1636.93



SINGLE-FAMILY RESIDENTIAL LAND-USE WITHIN CITY LIMITS & ETJ

Within the city limits, there are several developments that are entitled, meaning they are allowed by right per the parcel zoning, have an executed agreement in the form of a development agreement, Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), or Chapter 380 agreement, or are vested in accordance with Texas Local Government Code Chapter 245 due to having submitted the first permit for redevelopment in the series of required permits. Some developments have been entitled and not built out. Currently there are 2,514 existing single-family lots and 1,482 entitled single-family lots within city limits bringing the eventual single-family lot count to 3,996 lots should all developments be fully built out. There are no new single-family developments being considered within city limits. The following table describes all current, entitled, and eventual total single-family developments within city limits.

Entitled Single-Family (CL)	
Butler Phases 1-2	1160
Summerlyn West	322
Current	2514
Entitled	1482
Total	3996

Due to the nature of the City of Liberty Hill’s Extraterritorial Jurisdiction (ETJ), it may be necessary to include the single-family development that is dependent on our utilities or within a Municipal Utility District (MUD). The following table and chart describe all entitled and proposed single-family development within the ETJ. The current entitled developments within the ETJ are in various stages of development and as such, are considered in their entirety. It is estimated that there are 730 existing single-family lots outside of entitled developments and 15,610 entitled single-family lots within the ETJ bringing the eventual single-family lot count to 17,785 lots should all developments be fully built out. At this time, staff is reviewing two single-family developments in the ETJ that intend to annex once the current development agreement is amended or one has been approved. Those developments are Butler Farms Phases 3 and 4 and the Seven Hills development being proposed to the east of Butler Farms. The number of lots under review in the ETJ total 1,445 single-family lots. The following tables describe all entitled and proposed single-family development within the ETJ.

Entitled Single-Family (ETJ)	
Omega Ranch	581
Morningstar	1341
1869 Ranch	535
Eldorado	650
Santa Rita	7753
Orchard Ridge	670
Summerlyn	1210
Larkspur/Caughfield	1654
Stonewall	1090
Ridge at Cross Creek	126
Total	15610

Proposed / Under Review Single-Family (ETJ)		
	Seven Hills	611
	Butler Phases 3-4	834
	Total	1445

MULTI-FAMILY RESIDENTIAL LAND-USE WITHIN CITY LIMITS & ETJ

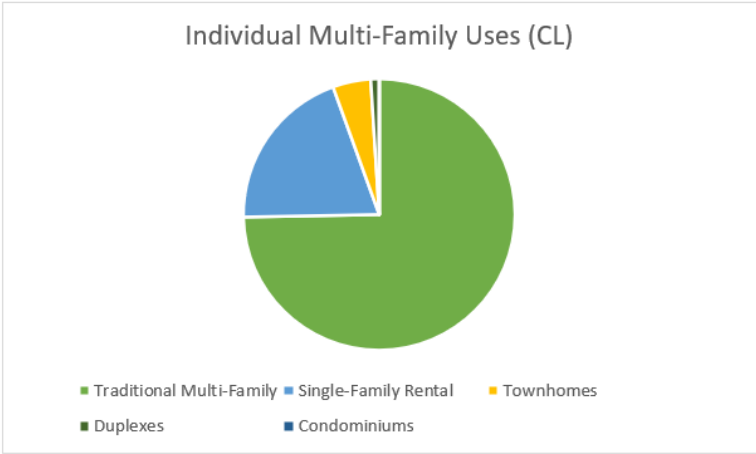
The City has seen a marked increase in the number of multi-family development requests within the city limits. The following tables and charts represent the current, entitled, and proposed multi-family developments within city limits. Currently there are 348 developed multi-family units in the City, the entitled multi-family units stand at 3,087 units, and there are an additional 1,106 units being proposed via Planned Unit Developments (PUD) along State Highway 29 and another along County Road 260. The two PUD developments will include portions of general commercial along the Highway frontage. Should all entitled and proposed multi-family developments be developed within the city limits, the City would have a total of 4,541 multi-family units.

Entitled Multi-Family (CL)			Proposed / Under Review Multi-Family (CL)	
	Hidden Lane Glen	550	12920 SH 29	260
	Ft. Tumbleweed	476	14601 SH 29	250
	Liberty Center	240	450 CR 260	596
SFR	Avilla Vista	150		
	Holmes 29	345		
SFR	Rio Oaks	260		
	Gunner	766		
	The Oaks at Liberty Hill	156		
SFR	Core Spaces	144		
	Entitled	3087	Total	1106

*SFR = Single-Family Rental

Within the multi-family land use classification, we can breakdown the individual use types as described above to include traditional multi-family, single-family rentals, townhomes, duplexes, and condominium developments. The table and chart below compare the uses should all multi-family development come to fruition along with the existing multi-family developments.

Individual Multi-Family Uses (CL)	
Traditional Multi-Family	3733
Single-Family Rental	988
Townhomes	226
Duplexes	50
Condominiums	0
Total	4997



Likewise, in the ETJ, there are 2,335 entitled multi-family units in seven developments and an additional 4,765 proposed in six developments. Should all be developed, there would be 7,100 total multi-family units. Five of the proposed developments intend to annex into the City with two of those proposing portions of general commercial.

Entitled Multi-Family (ETJ)		
	Summertyn Duplex	246
	12 Oaks Estage	438
SFR	12 Oaks New Growth	220
	Larkspur Multi-Family	539
	River Junction	330
	Kauffman Loop Apts	144
	Coffin	418
	Total	2335

Proposed / Under Review Multi-Family (ETJ)	
Foust	318
Miller Tract	190
4700 CR 277	1200
Alora	324
Jet Alan	1170
Natalie Sutton	967
Avery	596
Total	4765

The following table and chart below compare the uses should all multi-family development come to fruition along with the existing.

Individual Multi-Family Uses (ETJ)	
Traditional Multi-Family	6216
Single-Family Rental	638
Duplexes	246
Condominiums	0
Total	7100

