

**RESOLUTION NO. 2023-R-001**

***Development Guidelines***

**A RESOLUTION OF THE CITY OF LIBERTY HILL,  
TEXAS, ADOPTING GUIDING DEVELOPMENT  
PRINCIPLES FOR THE CITY OF LIBERTY HILL, TEXAS.**

**WHEREAS**, the City Council, wishes to adopt a Resolution to adopt Guiding Development Principles for the City of Liberty Hill, Texas.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS, THAT THE FOLLOWING GUIDING DEVELOPMENT PRINCIPLES:**

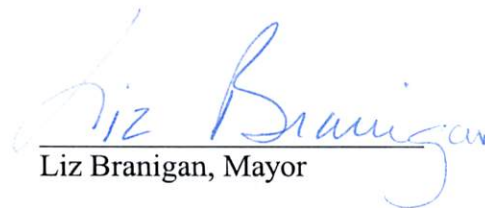
**Section 1:** The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**Section 2:** The City of Liberty Hill adopts Guiding Development Principles, a copy of which is attached hereto as Attachment "A" and incorporated into this Resolution for all intents and purposes.

**Section 3:** The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

**Section 4:** This Resolution shall take effect immediately upon its passage.

**DULY RESOLVED & ADOPTED by the City Council of the City of Liberty Hill,  
Texas on this, the 25<sup>th</sup> day of January 2023.**

  
Liz Branigan, Mayor

**ATTEST:**

  
Elaine Simpson, City Secretary



## **ATTACHMENT "A"**

### **City of Liberty Hill Guiding Development Principles**

The City of Liberty Hill has experienced tremendous growth over the last five (5) years. This growth has placed a tremendous strain and burden on utility infrastructure and jeopardizes the projected needs of wastewater treatment and water consumption of the community in the future.

The population growth has caused severe transportation challenges for the community which has negatively impacted public safety, education, and economic development. Other municipal services such as parks, recreation, and facilities are being hampered by the ability to keep pace with the community's growth.

Therefore, the City Council of the City of Liberty Hill hereby adopts the following Guiding Development Principles:

1. Supporting the recruitment and investment in commercial and retail developments within the City limits.
2. Pursuing immediate water resources for commercial and retail development from regional partners.
3. Discouraging the creation of any outside City Limits or In-City Municipal Utility Districts (MUDS).
4. Consideration of residential development only if in the City limits or willing to annex into the City limits.
5. Supporting and maintaining a ratio of 70% single-family residential developments and 30% multi-family residential development within the City.
6. Discouraging the transport of future water outside of the City limits.
7. Discouraging the treatment of future wastewater generated outside the City limits.
8. Creation of a Transportation Impact Fee.
9. Any single-family or multi-family developments may be required to drill test wells and install on site water production systems, which may become part of the future City water system infrastructure in accordance with TCEQ Rules and Regulations as shown on a Public Water System Plan. The inclusion of the water wells should be 50x50 and at least 1,000 feet apart. If applicable, the City shall receive all water rights, and housing units would be required to be plumbed for future City water connections.
10. A reservation fee of 10% of total Living Unit Equivalents' (LUE) may be paid with the development/building application, and a per LUE fee of \$300.00 to be paid annually on each LUE required for residential development to reserve LUE capacity for residential development for either water or wastewater Fees paid will be credited to the total fee amounts as required by the Liberty Hill City Code and Fee Schedule All LUE fees will be paid at the current rate at the time of building permit issuance.
11. Include landscaping elements of Xeriscaping by using drought-resistant plantings, foliage, and materials for residential and commercial developments, on at least 50% of the property.
12. Encouraging rainwater collection systems for residential development.
13. Creation and adoption of a Public Improvement District (PID) Policy.

14. Limitations on development approvals, as allowed by law, until the completion of the update to the City of Liberty Hills Comprehensive Plan and Water and Wastewater Masterplan.
15. Inclusion of an impact fee review and rate fee review for water and wastewater as part of the Water and Wastewater Masterplan.
16. Creation of an Application Review Fee to cover all legal and engineering costs incurred by the City for processing and reviewing projects and applications.
17. Develop a City Water Prospecting Program for future water wells and sites.
18. Creation of an LH2O Water Task Force to review and make recommendations to the City Council on water related items and matters.
19. Implementation of a Waterwise Program.
20. Implementation of Smart Meters.
21. Installation of monitoring devices for in-city public and private wells.
22. Creation of a monthly tiered water usage charge tied to meter size, volumetric charge.