

City of Liberty Hill Development Matrix

<p style="text-align: center;"><u>Preferred</u></p> <ul style="list-style-type: none"> • Located within the City Limits (industrial, commercial, and mixed-use developments) • Located within the Infill and Enhance Growth Sector • Located directly adjacent to existing infrastructure that has sufficient capacity to service the project • EDC-Sponsored Downtown Development • The developer is willing to provide tangible benefits to the city either by going above and beyond the minimums of the City of Liberty Hill UDC and Comprehensive Plan or by incorporating such requirements within a planned unit development (PUD) ordinance • The developer agrees to fully fund the project, including any necessary infrastructure extensions or upgrades, with no upfront investment or financial involvement requested from the City (or has agreed upon EDC financial involvement) 	<p style="text-align: center;"><u>Priority</u></p> <ul style="list-style-type: none"> • Located directly adjacent to city limits and willing to annex (industrial or high-intensity commercial development) • <i>If located outside of the City Limits</i>, a sales tax agreement with ESD #4 has been negotiated and approved • Located directly adjacent to the Infill and Enhance Growth Sector • Located directly adjacent to existing infrastructure that is confirmed to have capacity in the near-term • Industrial or high-intensity commercial development (with low water usage) • The developer is willing to provide tangible benefits to the City either by going above and beyond the minimums of the City of Liberty Hill UDC and Comprehensive Plan or by incorporating such requirements within a Planned Unit Development (PUD) ordinance (with minimal variances) • The developer agrees to fully fund the project, including any necessary infrastructure extensions or upgrades, with no upfront investment or financial involvement requested from the City (or has agreed upon EDC financial involvement)
<p style="text-align: center;"><u>Neutral</u></p> <ul style="list-style-type: none"> • Located outside of the City Limits or non-contiguous to the City Limits and willing to annex (all development types) • <i>If located outside of the City Limits</i>, a sales tax agreement with ESD #4 has been started • Located within the Controlled Growth Sector only • Located within a 1/2 mile of a utility line that has sufficient capacity to service the Project • Industrial, low-intensity commercial, or mixed-use development (with moderate water usage) • The developer is willing to reasonably meet the requirements of the City of Liberty Hill UDC and the intent of the Comprehensive Plan (with minimal variances) • The developer agrees to partially fund the project, including any necessary infrastructure extensions or upgrades, with moderate upfront investment or financial involvement requested from the City or requests a City-supported funding mechanism (e.g., PID, TIRZ, etc.) 	<p style="text-align: center;"><u>Low-Priority</u></p> <ul style="list-style-type: none"> • Located directly adjacent to the City Limits, outside of the City Limits, or non-contiguous to the City Limits and not willing to annex (all development types) • <i>If commercial</i>, the developer has not started or does not wish to engage in negotiations with ESD #4 for a sales tax agreement • Located within the Restricted Growth Sector only • Located more than a 1/2 mile away from a utility line that does not have sufficient capacity to service the project • Located outside of the City of Liberty Hill's water and/or wastewater CCNs • Industrial, commercial, or residential development (with high water usage) • The developer is not willing to reasonably meet the requirements of the City of Liberty Hill UDC or Comprehensive Plan • The developer requests upfront investment or financial involvement from the City or requests a City-supported funding mechanism (e.g., PID, TIRZ, etc.)

City of Liberty Hill Development Matrix Summary

The purpose of this matrix is to aid staff during the review process when development proposals are sent in and evaluated in the early stages (e.g., Pre-Development Meeting) and for the community to have a clear and concise table that outlines what the City of Liberty Hill is looking for in the future regarding development. This matrix intends to provide specific criteria that have been agreed upon by staff, the Planning & Zoning Commission, and the City Council, so that when preliminary discussions occur, the community will already have an idea of what to expect in terms of the City's general stance(s) and will know early in advance what will be considered for approval and what may not be considered prioritized at this time.