



ACTIVE RESIDENTIAL DEVELOPMENTS

As of January 22, 2025

New Development Activity Since March of 2018:	DU's:	Status:
Church Mountain (<i>Annexation - Coryell Co.</i>)	1,899	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Clayton Ranch - Phases 1 & 2	212	60% Complete.
Clear Creek Estates - Phases I, II & III (<i>ETJ - Lampasas Co.</i>)	120	30% Complete.
Cove House 6-plex and duplex	8	Completed.
Creeside Estates (LR/PD Overlay)	16	Completed.
Creeside Hills - Phases 1, 2 & 3 (LR/PD Overlay)	514	Nearly 100% Complete.
Creeside Hills - Phase 4 (LR/PD Overlay)	286	15% Complete.
Creeside Hills - Phase 5 (LR/PD Overlay)	304	Preliminary & Final Plat Approved.
Deer Run Estates - Replat No. 1	6	Final Plat Recorded.
Freedom Ranch by WB Dev. (LR, MR & HR/PD Overlay)	350	82% Complete.
Halter Duplex & SF Development (FLUP & Rezone)	30	Concept Plan & Pre-App. Completed.
Heartwood Park - Phase 3 (LR/PD Overlay)	147	Final Plat Approved. Under FEMA review.
Heartwood Park - Phase 4 (LR/PD Overlay)	133	Nearly 100% Complete.
Heritage Place Addition (See Revised Phase 1)	184	Preliminary Plat Approved.
Heritage Place - Phase 1 (MR & RC/PD Overlay)	296	Final Plat Approved. Installing Infrastructure.
Hoffpaur - 4H Dev. CR 3300 (<i>Annexation - Lampasas Co.</i>)	2,557	Conceptual Design. Developer & Annex Agreement.
Joy Drive-in RV Resort - 3055 Barr Lane - Jodie Nobles	75	Revised Site Plan Approved. Under Construction.
Liberty Star Addition Ph. 1 & 2 & Replat	207	Nearly 100% Complete.
Mashburn Place (<i>Annexation - Coryell Co.</i>)	576	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Northern Hills (<i>ETJ - Coryell Co.</i>)	88	50% Complete.
Perkins Mountain Addition (<i>ETJ - Coryell Co.</i>)	34	Preliminary Plat Approved. Need FEMA Flood Study.
Persimmon Springs Phases 1, 2 & 3 (<i>ETJ - Bell Co.</i>)	177	60% Complete.
Reata Ranch Phase 2 (<i>ETJ - Coryell Co.</i>)	24	83% Complete.
REBEL Realty Investments - Big Divide (348 acres)	2,050	Conceptual Design. Dev. Agmt. Master Plan.
Ryatt Ranch (<i>ETJ - Coryell Co.</i>)	53	20% Complete.
Singing Quail Estates, Phase Two (<i>ETJ - Bell Co.</i>)	8	Completed.
Starkie Gap (<i>ETJ - Lampasas Co.</i>)	838	Conceptual Design. Dev. Agmt. Master Plan.
The Ranches at Twin Mountain (<i>ETJ - Coryell Co.</i>)	16	Completed.
The Ranches at Live Oak - Phase 1 & 2 (<i>ETJ - Coryell Co.</i>)	15	Completed.
The Reserve at Skyline Mountain	57	Nearly 100% Complete.
The Reserve at Skyline Mountain - Phase 2	30	Preliminary Plat Approved. Construction Plan Review
The Village at Skyline Mountain	147	Preliminary Plat Approved. CCN transfer complete.
The Settlement - Phase 1	112	Preliminary Plat Approved.
The Settlement (335 acres) - Bellpas Dolph Moten Tracts	579	Conceptual Design. Dev. Agmt. Master Plan.
The Quarry at Deorsam Point (<i>Annexation - Coryell Co.</i>)	357	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Valley at Great Hills (LR, MR & RC/PD Overlay)	900	30% Complete.
Village at Walker Place - Phase 1 & 2 (LR & MR)	193	85% Complete.
New Planned Residential DU's	13,598	

DU's:	Resolution:
132	Resolution No. 2018-16
192	Resolution No. 2019-4
194	Resolution No. 2020-02
311	Resolution No. 2021-01
211	Resolution No. 2022-1
375	Resolution No. 2023-05
432	Resolution No. 2024-02
381	Resolution No. 2025-3
2,228	Total Dwelling Units (DU's)
16.4%	Total Percentage Built

11,370	Remaining Subdivision Activity
2.63	Ratio of Persons per household
29,903	Projected Population Increase

40,638	2025 City Adopted Population
36,670	2020 U.S. Census Population
10.8%	Growth Rate - 2020 Census

70,541	Projected Population
73.6%	Projected Growth Rate

5,389	Annexation Lots
39.6%	Percent of Activity

1,373	ETJ Lots
10.1%	Percent of Activity

6,828	City Boundary Lots
50.2%	Percent of Activity

Active Percentage of Growth	Total DU's	Development Activity
7.2%	974	Completed or nearly 100% completed subdivisions
18.2%	2,478	Under Construction and Percentage Complete
9.3%	1,260	Preliminary and Final Plat Approved
65.3%	8,886	Conceptual Design/Annex/FLUP/Zoning
100.0%	13,598	