



To: Planning & Zoning Commission
From: Tory Carpenter, – Planning Director
Date: August 19, 2026
RE: Summary of Public Feedback Received about 2040 Dripping Springs Comprehensive Plan

I. Overview

The City has developed a draft revision of the Draft 2040 Comprehensive Plan, which has previously been informed by workshops with City stakeholders, Commissions, and members of the public. The 2040 Comprehensive Plan process was initiated in February 2022, and outlines the vision and goals for the future of Dripping Springs, with a focus on 5 Final Plan elements:

1. Infrastructure & Facilities
2. Protecting Community Character
3. Connectivity & Corridor Enhancement
4. Housing
5. Economic Development & Funding

The 2040 draft Comp Plan and Future Land Use Map were made available for review on the City's 2040 Comp Plan Public Comment App from May 2026 until July 2026. Stakeholders were able to provide input on the draft Comp Plan, by:

- Answering a brief survey or a leaving a comment on the Future Land Use Map on the Public Comment page
- Emailing their feedback to Planning Department at planning@cityofdrippingsprings.com and/or
- Providing comments in-person to the Planning Department

II. Key Takeaways of the Draft 2040 Comp Plan Survey and Interactive Comment Map

Key takeaways from the survey, interactive comment map, and email comments are outlined below.

Survey Results

Respondents were asked the following questions:

Name
What is your first and last name? (Optional)

Are you a resident of Dripping Springs?*

-Please select- ▼

What is your address? (Optional)

Do you think that the Place Types in the 2040 Comp Plan are clear?

☐ Yes

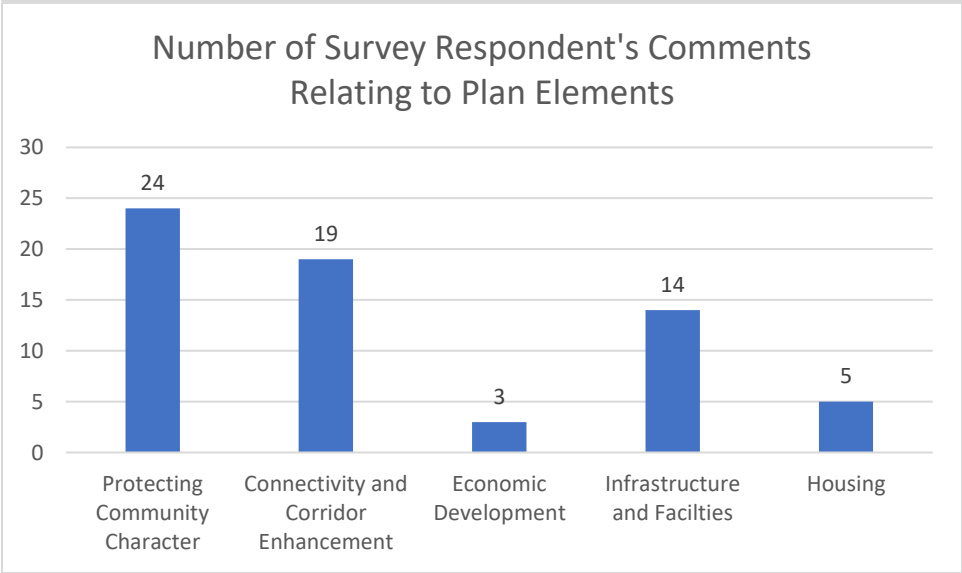
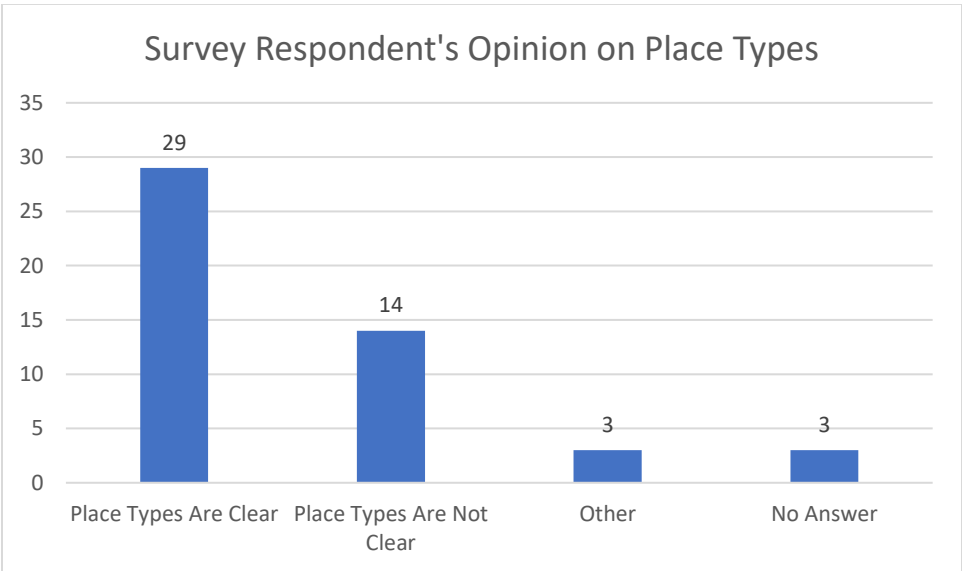
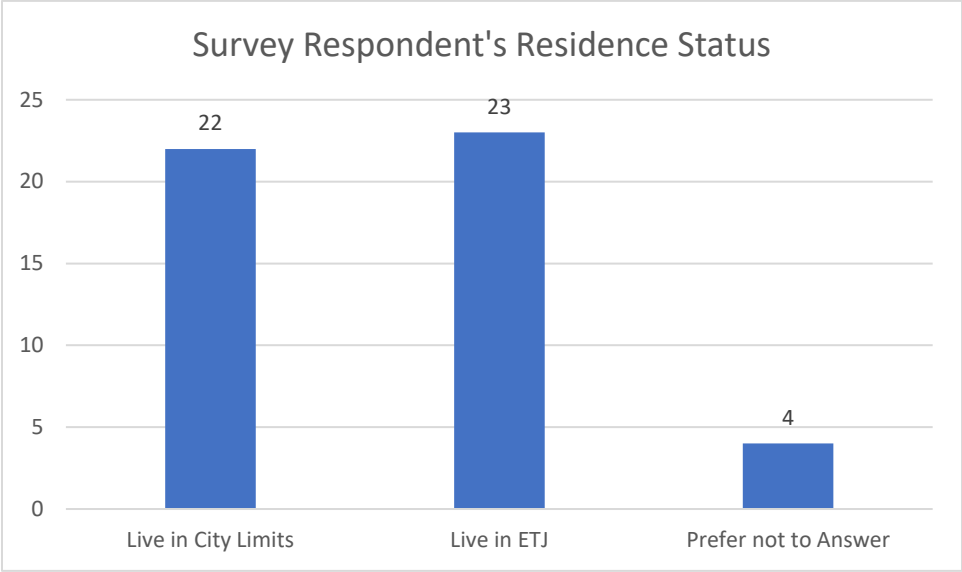
☐ No

☐ Other

Do you have any additional feedback about the 2040 Comp Plan? Enter here.

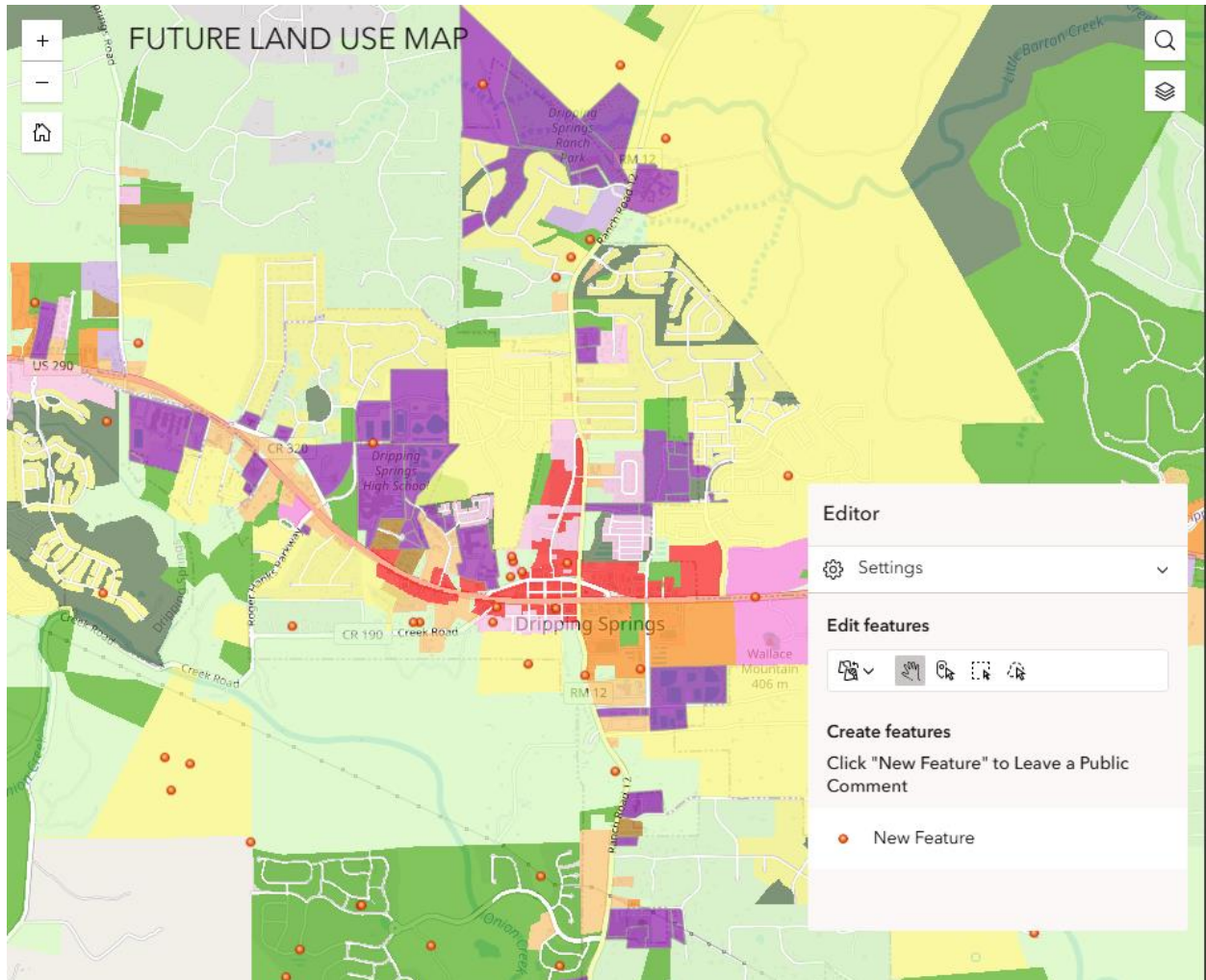
There were 49 survey responses.

- Of these respondents, 45% (22) live within City Limits, 47% (23) live within the ETJ, and 8% (4) preferred not to share their residential status.
- Of these respondents, 60% (29) think that the Place Types in the Comp Plan are clear, 29% (14) think that they are unclear, 6% (3) selected the response “Other”, while another 6% (3) did not answer this question.
- Survey Respondent’s comments primarily centered on topics related to the five principal plan elements, with concerns about the protection of community character, land use and conservation being the main focus. Concerns about connectivity (traffic and walkability) and infrastructure and facilities concerns (water and power availability, quality of public facilities) were also frequently mentioned. Housing and economic development were also mentioned several times, with several participants stating that there was too much housing being built, and not enough support for local businesses.



Interactive Comment Map Results

Members of the public were invited to leave a comment on the Draft Future Land Use Map by selecting the “New Feature” and then clicking on the Draft Comment map using the GIS interface below.



There were 44 comments entered on the Interactive Public Comment Map. Of these:

- 33 comments centered on land use and community character topics
- 9 comments centered on connectivity and transportation topics
- 1 comment related to infrastructure and facilities
- 1 comment related to housing
- 0 comments mentioned economic development

Refer to the map on the following page for more information.



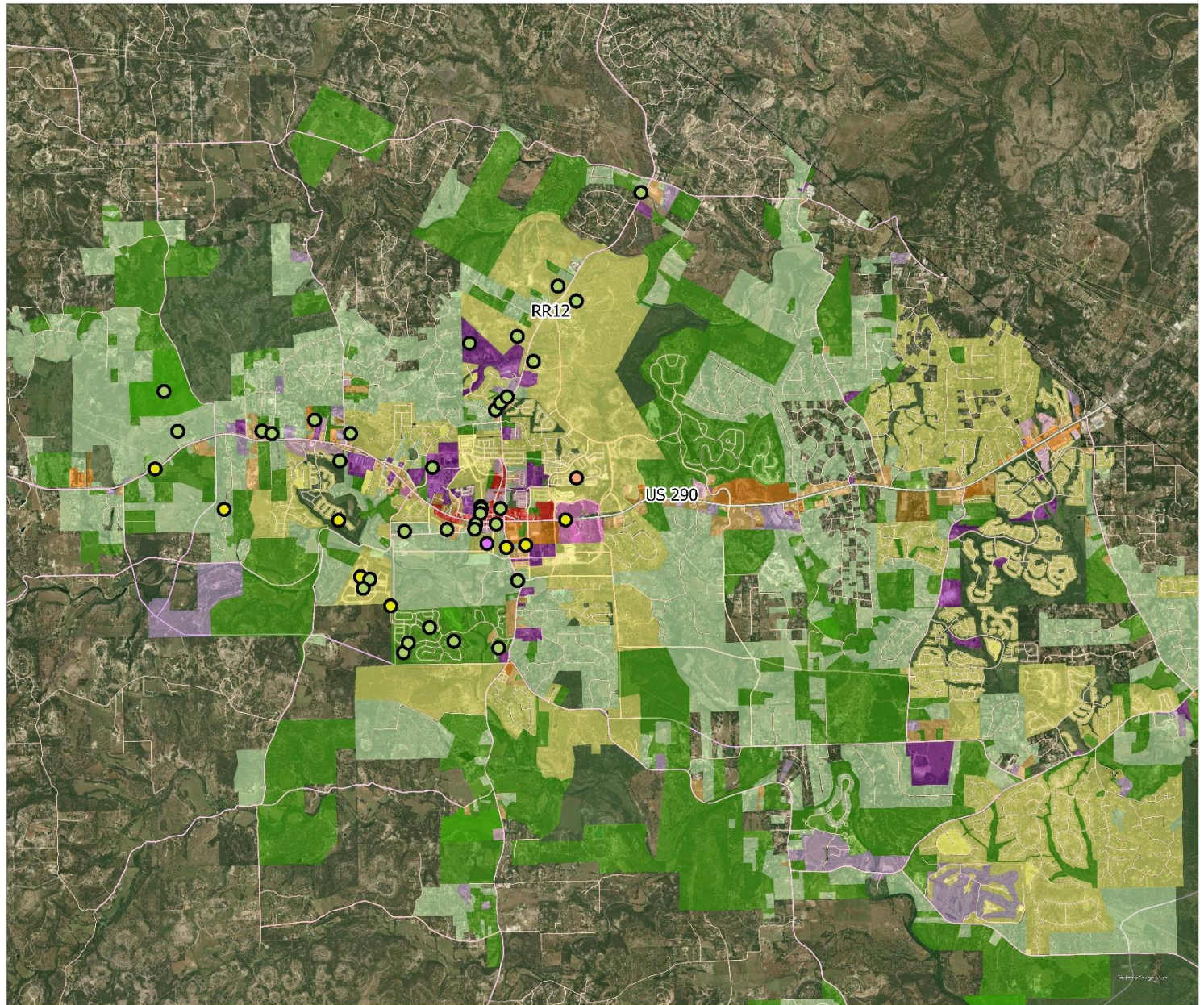
DRIPPING SPRINGS
Texas

DRAFT 2040
FLUM Comments by
Plan Element Topic

Legend	
Plan Element	Hill Country Destination
Comment Type	Hill Country Estate
Connectivity & Corridor	Mixed Use
Enhancement	Neighborhood Commercial
Housing	Public and Civic Destination
Infrastructure & Facilities	Regional Commercial
Protecting	Rural Preserve
Community Character	Rural Reserve
DRAFT 2040 FLUM	Suburban
Employment	Neighborhood
Center/Business Park	Village Center
	Village Residential



0 1 2
Miles



Email Comment Results

There were several additional comments that were shared through email, one of which involved concerns about a lack of regulation around AI data centers, and another of which centered on an implementation measure related to artwork in the pedestrian walkway between Mercer Street and the Stephenson building.

III. Next Steps

The key takeaways outlined should be considered by the Planning & Zoning Commission and City Council.