



2040 DRIPPING SPRINGS COMPREHENSIVE PLAN

DRAFT



MAY 28, 2026

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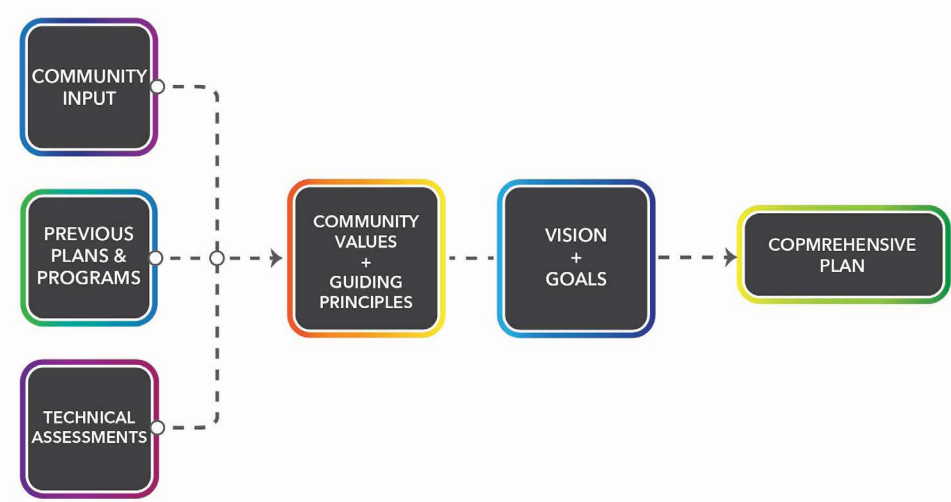
EXECUTIVE SUMMARY

PURPOSE OF PLAN

The Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a ‘road map’ for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation systems, economic growth, and sustainable infrastructure. This Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.



PROCESS



The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

Original 7 Key Elements	Final 5 Plan Elements
Infrastructure	Infrastructure & Facilities
Parks & Recreation	
Historic Preservation	
Land Use & Character	
Transportation	Connectivity & Corridor Enhancement
Housing	Housing
Economic Development Strategy	Economic Development & Funding

VISION STATEMENT

As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.

KEY TAKEAWAYS

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values/guiding principles that guided the Plan process:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**

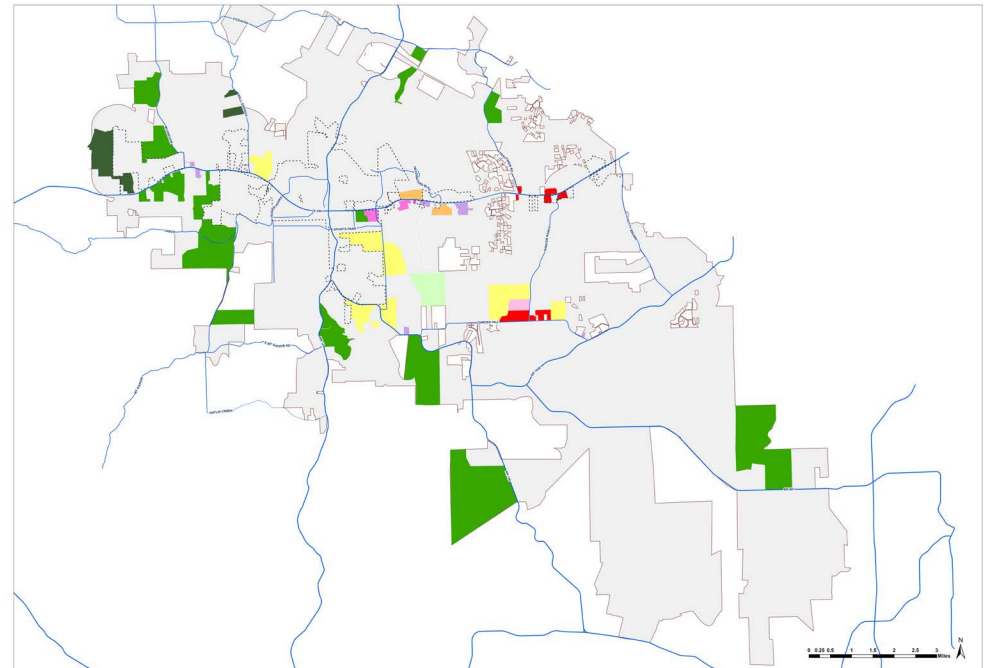


Figure 1. Proposed Development / Opportunity Area in the City and ETJ

PLAN ELEMENTS & IMPLEMENTATION STRATEGIES



Infrastructure & Facilities

Goal: Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

Objectives:

- Prioritize stormwater, wastewater, and water infrastructure improvement projects.
- Manage and maintain roadway infrastructure.
- Ensure quality maintenance and development of the public realm and streetscapes.



Community Character

Goal: Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

Objectives:

- Proactive approach to maintain Hill Country character, sense of place, and natural environment.
- Guide future growth and development so that it follows the Future Land Use plan and reflects the community's priorities and needs.



Connectivity & Corridor Enhancement

Goal: Provide an efficient and safe regional network of streets and highways.

Objectives:

- Partner with TxDOT to monitor corridor plans.
- Review and Update Transportation Master Plan.
- Monitor roadway improvements and expansions throughout City & ETJ.
- Monitor traffic impacts in corridor and throughout the City and ETJ roadway network.



Housing

Goal: Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

Objectives:

- Explore options for development regulation in ETJ.
- Review and adjust current architectural standards.
- Expand housing options.



Economic Development & Funding

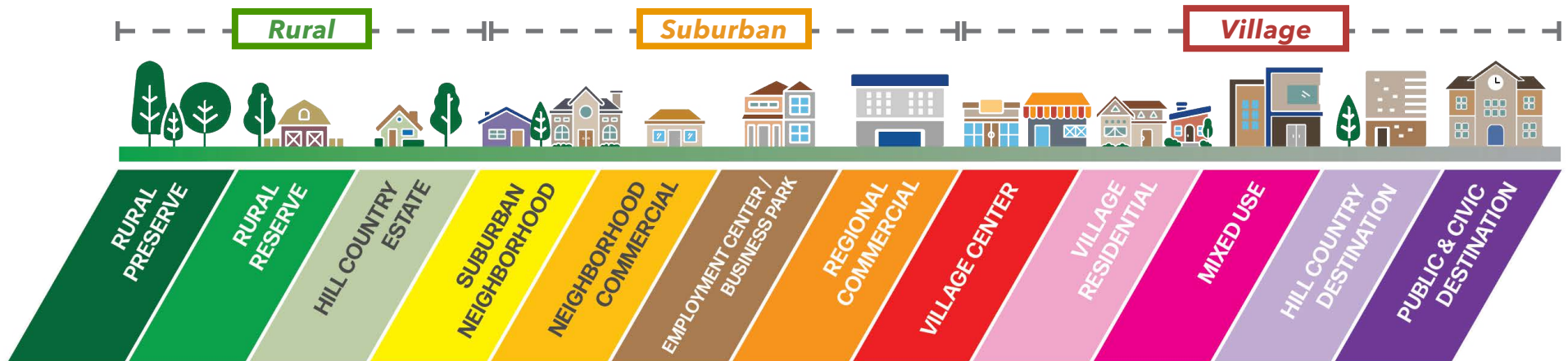
Goal: Encourage a balanced growth and foster a resilient and robust economy.

Objectives:

- Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.
- Foster expansion of tourism.
- Encourage Business Attraction and Retention.
- Funding Strategies / Policies

PLACE TYPES

A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.



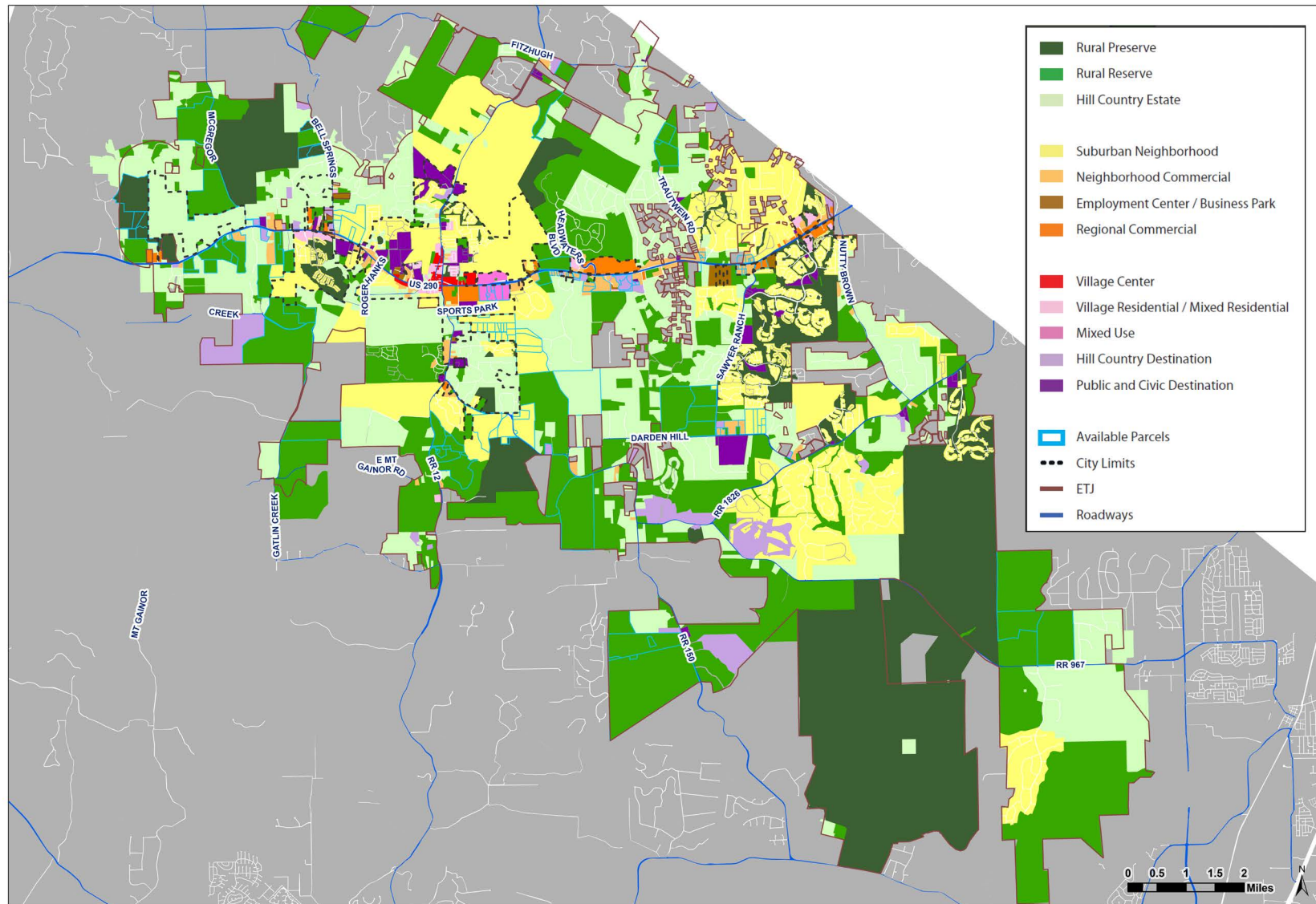


Figure 2. Future Land Use Map ETJ Scale

"The charm of Dripping Springs is due to the surrounding environment, and the small businesses that thrive here."

- Dripping Springs Resident





1 INTRODUCTION

PURPOSE OF COMPREHENSIVE PLAN

In November 2016, the City of Dripping Springs adopted its previous Comprehensive Master Plan; however, explosive growth and a vastly changing range of issues accompanying that growth in recent years, have pushed City and Planning officials to reassess the previous plan and update it as needed in 7 key areas that had been previously identified. Those seven areas in order of importance included:

Economic Development Strategy

Land Use and Character

Transportation

Infrastructure and Facilities

Housing

Parks and Recreation

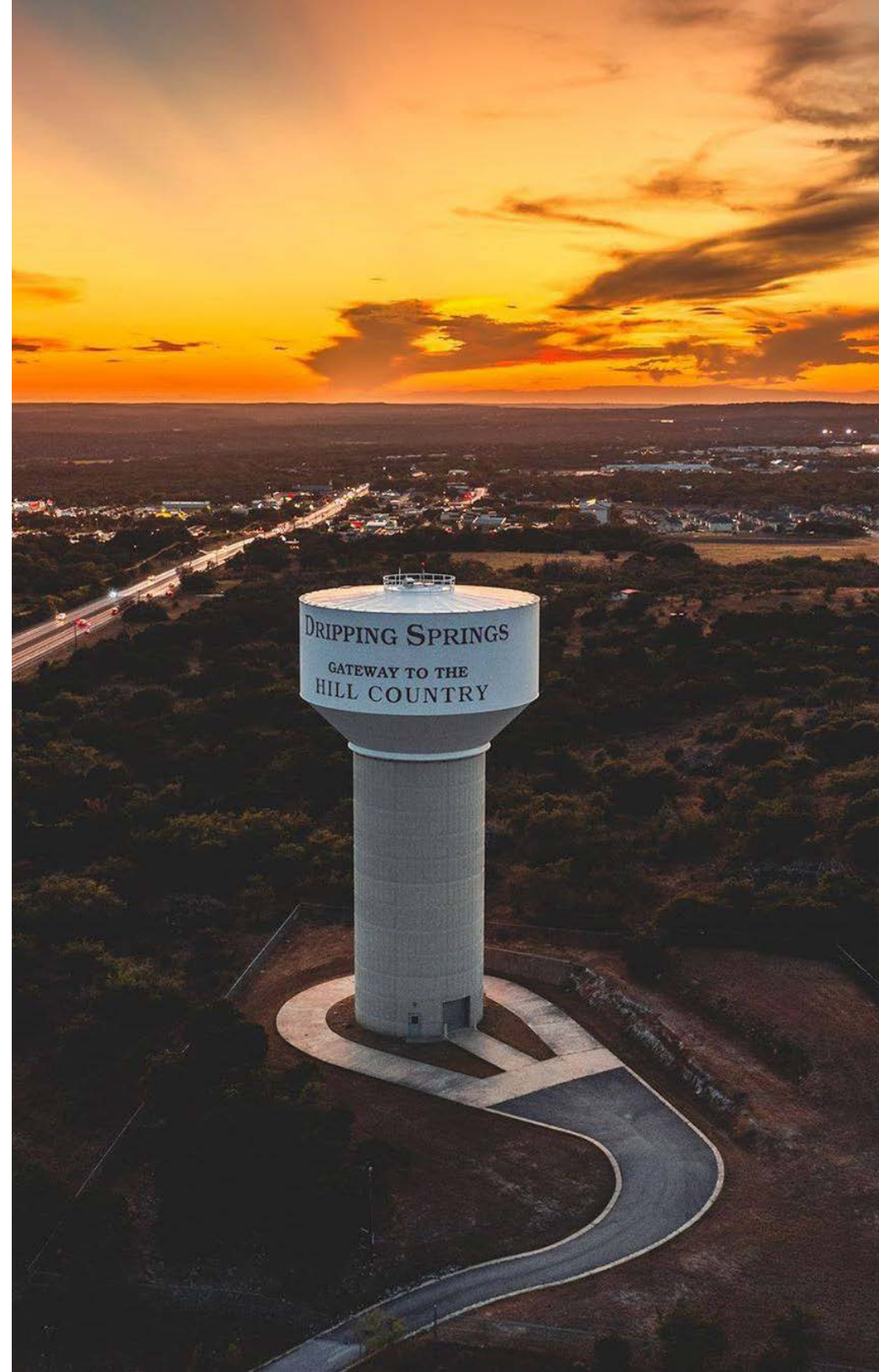
Historic Preservation

The Plan is an officially adopted policy document that establishes the goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, economic growth, the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.

This Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a 'road map' for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation, and sustainable infrastructure. This Plan sets the stage for more detailed planning through downtown and corridor plans, as well as other future small area plans, and development regulations.

The Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.

At the center of this Plan update is the opportunity for community members to re-evaluate the overall long-term community vision and policy direction for managing the built and natural environment in Dripping Springs. The update focuses on an analysis of key Plan Elements as defined by the citizens of Dripping Springs.



COMPREHENSIVE PLANNING AUTHORITY

WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

While cities in Texas are not required to maintain long-range development plans as in some other states, the Texas Legislature provided the following guidance to cities through Chapter 213 of the Texas Local Government Code related to Municipal Comprehensive Plans:

The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. State statutes enabling long-range urban planning by Texas cities also leave it up to these municipalities to determine what topics will be covered in their plans. Chapter 213 advises that a comprehensive plan may include but is not limited to:

- Provisions on land use, transportation, and public facilities.
- Consist of a single plan or a coordinated set of plans organized by subject and geography.
- Be used to coordinate and guide the establishment of development regulations.

As an advisory document, the City of Dripping Springs 2040 Comprehensive Plan provides the structure for future decisions made by the City Council, Planning & Zoning Commission, and other boards, commissions, and committees that have an interest in the City of Dripping Springs. The Plan sets the framework for future land uses and infrastructure needs over time.

The City Council, Planning & Zoning Commission, and other boards, commissions, and committees in Dripping Springs shall follow the guidance provided in this Plan to ensure the needs of the community are addressed over the next 15-20 years. The following highlights key considerations of what the Comprehensive Plan does and does not involve:

Provides a vision for future land use and guidance on how development should proceed in the City of Dripping Springs.

The Plan is NOT intended to establish legal zoning or review criteria for specific development proposals.

Provides overarching goals for economic development strategies for the community.

The Plan does NOT establish any formal economic development tool such as a tax incentive, tax credit, or rebate program.

Provides a framework for future revisions to the City Development Code.

The Plan does NOT provide the zoning code revisions. The code update is a follow up next step once the Comprehensive Plan has been adopted.

Provides guidance for property owners with respect to future land use in the City.

The Plan does NOT define site specific designs nor guarantee development proposals will be approved if it is not in the best interest of the community or is otherwise contrary to the goals of the Plan.

Provides guidance for future public infrastructure requirements such as utility and roadway enhancements and public amenities.

The Plan does NOT provide specific proposals for City improvements or improvements on any given parcel in the City.

Provides guidance for future mobility and access needs serving the City's urban arterial network and connections to neighborhoods and business districts in the City.

The Plan does NOT serve as an official document authorizing the construction or improvement of any road, trail, or other transportation facilities in the community.

Provides a general guide for the expansion and maintenance of utility infrastructure needs for the City.

The Plan does NOT serve as a detailed utility plan or infrastructure study.

COMPONENTS OF THE PLAN

CHAPTER 2: VISIONING AND GOALS

The Visioning and Goals chapter shows the results of the public engagement process, and a breakdown of the community values and guiding principles. The Vision Statement serves as the basis for developing important guiding principles and subsequent goals, policies, and strategies.

CHAPTER 3: LAND USE

The Land Use chapter contains the mapping analysis and constraints, including the existing land use map, and future land use plan. It provides insight to the strategies for selecting opportunity areas following the study of existing neighborhoods and planned developments. The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

CHAPTER 4: PLAN ELEMENTS

The Plan Elements support the Guiding Principles and help organize goals. The chapter breaks down each plan element by providing an overview, intent, and key considerations.

CHAPTER 5: IMPLEMENTATION PLAN

The Implementation Strategies outlined in the Implementation Plan chapter respond to the goals, objectives and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming.



APPENDIX ITEMS

A. Glossary of Terms

Definition of planning terms or programs mentioned throughout the Comprehensive Plan.

B. Economic Analysis

Summary of the Dripping Springs housing market and overview of the demand and opportunities for residential development.

C. Community Context

Overview of the Existing Conditions of the City of Dripping Springs, and timeline of public engagement and community outreach.

D. Fiscal Impact Summary

Fiscal analysis based upon the preferred land use scenario in the Future Land Use plan.

HOW WILL THE COMMUNITY USE THIS PLAN?

CITY COUNCIL AND PLANNING AND ZONING COMMISSION

These bodies will use the Comprehensive Plan to guide long-term strategic planning for the City. It will help them consider proposals and ideas that come before them with respect to future development in the City. Both the City Council and Planning and Zoning Commission will use the various recommendations to inform and guide other City plans and programs.

BOARDS, COMMISSIONS, AND COMMITTEES

The various boards, commissions and committees in Dripping Springs will use the Comprehensive Plan to guide their ongoing oversight and to inform updates to the plans and procedures under their purview.

CITY STAFF

The City staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives, and provide a framework for future development and regulatory code changes. The City staff will use the recommendations as a “guiding light” to shape future, more detailed plans and studies conducted by various entities to advance high priority and

ongoing planning efforts in the City.

DEVELOPERS AND PROPERTY OWNERS

Developers and property owners will use the Comprehensive Plan to understand how future public infrastructure reinvestments and redevelopments will advance over time. Property owners and local developers will acknowledge the Plan recommendations as they review their projects in coordination with the City on infrastructure needs collectively. Additional refinements will be required to help define individual project initiatives, necessary development agreements, and potential partnerships required to advance each initiative.

GENERAL PUBLIC

Residents of Dripping Springs will use the Comprehensive Plan to understand the long-term vision and policies for the City and the framework behind various City-led programs and initiatives to address the future development over the next several years.

RELEVANCE TO OTHER PLANS

The 2040 Comprehensive Plan establishes the vision for the community for the next 10+ years. It is the foundation for several documents that provide more detailed guidance on how Dripping Springs will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over all documents within the City of Dripping Springs. In addition to the plans outlined in this section, the Plan guides other departments and functions including, but not limited to, water, emergency services, transportation, parks and recreation, and economic development.

The Comprehensive Plan acknowledges the previous 2016 Comprehensive Plan, and takes inspiration from its key elements in order to create a new vision, goals and implementation strategies going forwards.

Below is a list of plans referenced and reviewed as a part of the Comprehensive Plan process:

COMPREHENSIVE PLAN (2016)

The previous 2016 Comprehensive Plan set policy guidance related to the physical growth and economic development of Dripping Springs. The current Plan combines the relevant Plan elements from the previous 2016 Comprehensive Plan and merges them with updated Plan elements as part of the 2040 Comprehensive Plan process. The 2040 Comprehensive Plan replaces the previous Plan, including an update of the Future Land Use Map (FLUM) and Implementation Guide.

CODE OF ORDINANCES

The City's Code of Ordinances was evaluated, and areas of recommended changes are referenced as strategies based on public and stakeholder input. An update to the Code of Ordinances is an important implementation strategy for achieving this plan's goals.

DRIPPING SPRINGS TRANSPORTATION MASTER PLAN

The Transportation Master Plan (TMP) serves as Dripping Springs' long-range Mobility Plan through the year 2040, covering both the City Limits and the Extraterritorial Jurisdiction (ETJ). It was prepared in response to rapid residential and commercial growth and increasing congestion, particularly along US 290 and RM 12, and forms the backbone of local and regional mobility. The TMP acts as a core implementation tool of the City's Comprehensive Plan, translating vision into a coordinated, phased, and multimodal transportation strategy that supports growth, protects character, and improves quality of life.

2014-2024 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

The Parks, Recreation & Open Space (PROS) Master Plan (2014-2024) established a 10-year vision and implementation framework for parks, trails, recreation facilities, and natural open spaces within the City and ETJ. The plan identified trail and open space connectivity as a community priority, and provided guidance on preserving Dripping Springs' character, environment, and fiscal sustainability.

2025 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

The City of Dripping Springs Parks, Recreation, and Open Space Master Plan is a long-range policy and investment plan that focuses on protecting natural resources, expanding park access, and providing recreational facilities and programs as the city grows. The Plan supports land-use strategies that balance growth with neighborhood-scale amenities and preservation of open space.

HAYS COUNTY TRANSPORTATION MASTER PLAN

The 2021 Hays County Transportation Plan Update is a long-range planning document that guides roadway and mobility improvements through 2045 to address rapid population growth, safety concerns, and connectivity needs while preserving the County's Hill Country character and environmental resources. The plan includes a countywide Thoroughfare Plan and serves as a flexible, updateable framework to prioritize transportation investments, improve regional mobility, and proactively manage growth while balancing community values and environmental stewardship.

HAYS COUNTY DEVELOPMENT REGULATIONS

The Hays County Development Regulations establish a comprehensive legal and procedural framework governing land development in Hays County, and promote orderly growth while protecting public health, safety, water resources, and infrastructure. The regulations define approval authority, application processes, fees, timelines, and enforcement mechanisms. The document also details variance and appeal processes, administrative delegation, and long-term conservation tools.

PLAN PROCESS

OVERVIEW

The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

The public involvement process consisted of direct individual stakeholder/citizen interviews, monthly coordination with the Comprehensive Plan Advisory Committee (CPAC), meetings with various agencies, utility providers and governmental departments, as well as public workshops. A complete discussion of the public involvement process can be found in the appendices.

The public involvement process validated the original 7 key plan elements that had been established by the City; however the hierarchy/importance of those 7 elements was reorganized and streamlined into the final 5 plan elements. Likewise, the process also provided the design team with a comprehensive understanding of the physical and fiscal opportunities and constraints in the City and County.

Concurrent to the public involvement process, the design team gained insight into the actual fabric of the City and County. In rethinking of the City as different types of “places” versus parcels or uses, the design team formulated development and preservation patterns throughout the City and County. A full discussion of the place types can be found in the appendices.

<i>Original 7 Key Elements</i>	<i>Final 5 Plan Elements</i>
Infrastructure	Infrastructure & Facilities
Parks & Recreation	Protecting Community Character
Historic Preservation	
Land Use & Character	
Transportation	Connectivity & Corridor Enhancement
Housing	Housing
Economic Development Strategy	Economic Development & Funding

Finally, the design team used the final 5 plan elements along with the reimagined place types of the City and County, to create an implementation plan that would usher in the changes identified by their analysis. While the overall process can generally be summarized in the linear graphic below, it is important to note that the planning process was very cyclical, regularly allowing inputs to reshape the overall outcome.

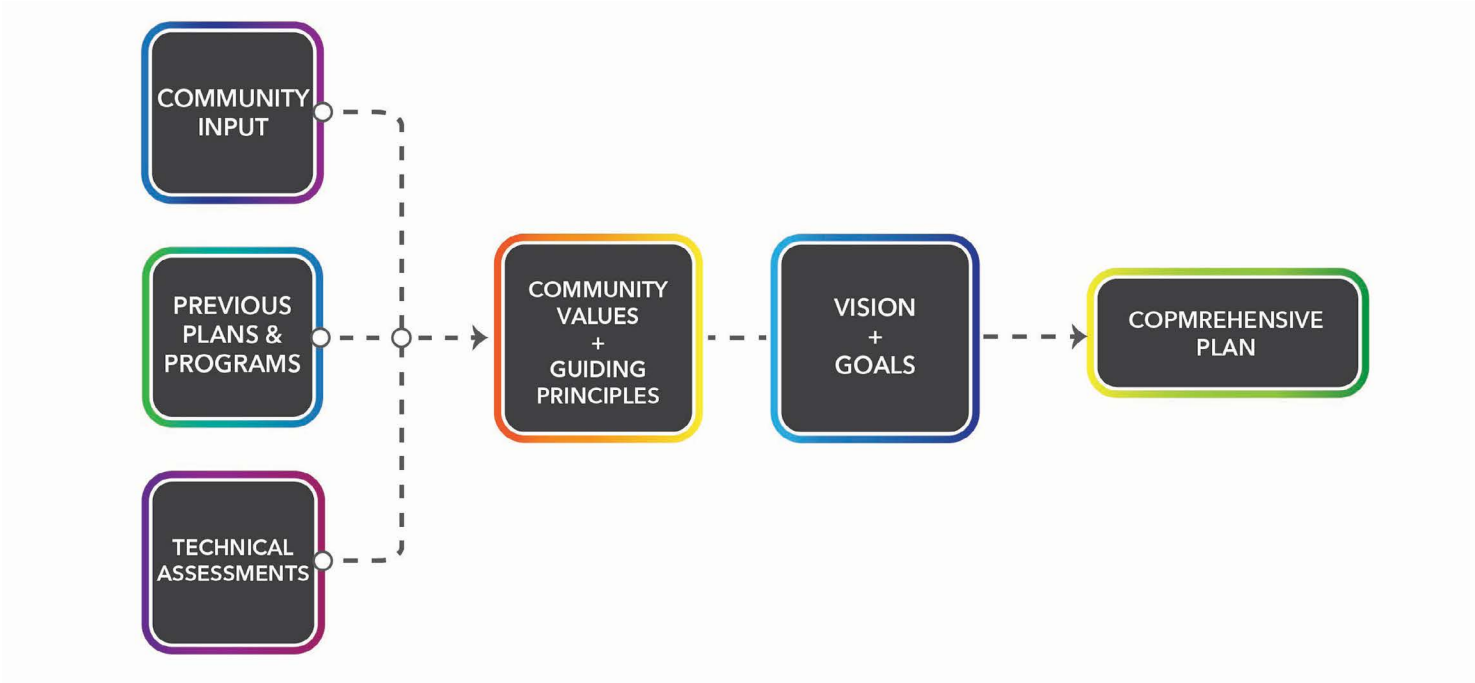


Figure 3. Comprehensive Plan Process

OVERALL TIMELINE

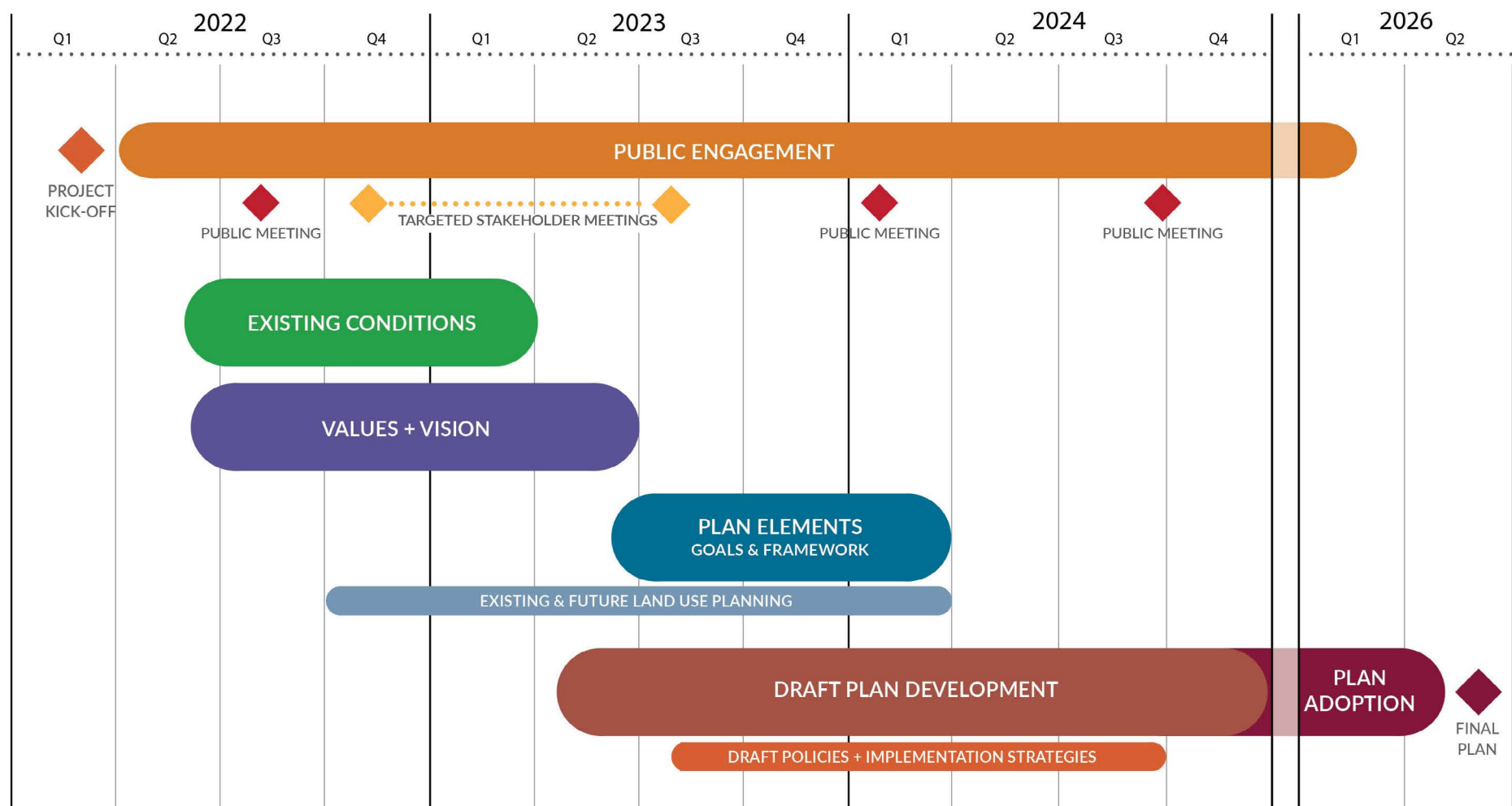


Figure 4. Comprehensive Plan Timeline



What is your biggest hope for the future of Dripping Springs?

"To be an inclusive community that offers something for everyone and where businesses and people are passionate about living/working."

- Dripping Springs Resident





2 VISIONING & GOALS

VISION

OVERVIEW

Drippings Springs' recent sustained growth (refer to Appendices for Population and Demographics) has brought with it heretofore unforeseen issues in the City. These include traffic, housing affordability, lack of services, inadequate infrastructure, and more importantly, a loss or erosion of identity.

It is clear that Dripping Springs values its unique culture, history, natural resources, and traditions. The citizens of Dripping Springs are proud of their community, and their level of commitment and dedication is unsurpassed. This Chapter articulates the key messages and community values shared by citizens during comprehensive community outreach and engagement efforts. Several important themes emerged as a result of this community outreach process.

Moreover, Drippings Springs and its citizens are aware of the issues, which allows for a clear vision for the future of the City. Dripping Springs' core philosophy was and is to create a community where residents, workers, and visitors thrive by being environmentally responsible, protecting community character, and providing access to housing, jobs, natural resources, and recreational opportunities. A refreshed vision provides the basis for an updated planning framework going forward, which helps inform new priorities and establish new goals, strategies and actions all aimed at current and future generations in Dripping Springs.

The Design Team worked closely with the community to come up with a new vision statement for Dripping Springs that would encapsulate the myriad of ideas expressed about the future of the City.

Combining input from the community and the Comprehensive Plan Advisory Committee (CPAC), a Vision Statement to guide the community for the next 10 years was established. The following statement would become the north star for the Comprehensive Plan.

VISION STATEMENT

As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.

COMMUNITY VALUES AND GUIDING PRINCIPLES

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values that guided the Plan process. A full discussion description of the public input process can be found in appendices. In Summary, community input overwhelming pointed to 7 community values/guiding principles:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**



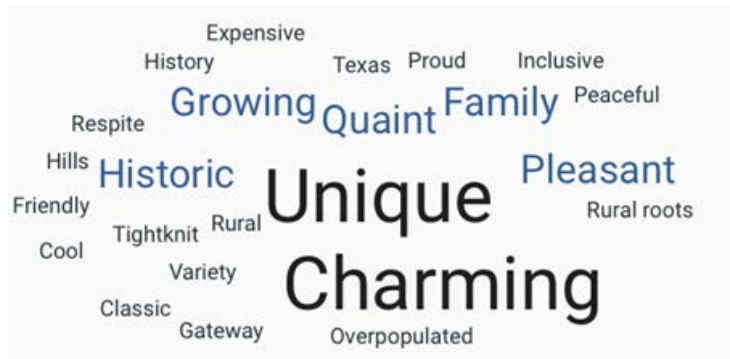
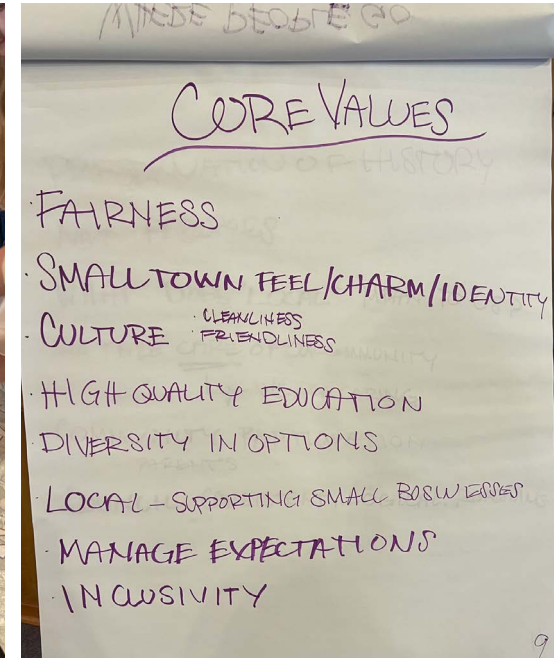
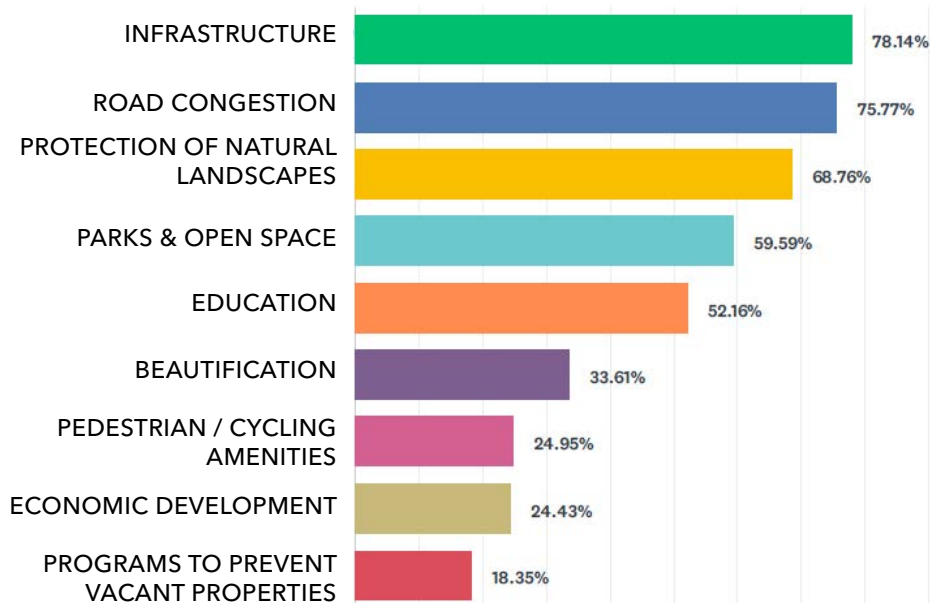


Figure 5. Community Engagement Word Cloud 1

"What is one major improvement or change you would like to see in Dripping Springs?"



"What should the City focus on?"



Another highlight of the public engagement process was the September 2022 Public Meeting, in which participants were split into 5 groups and were asked to list 5 characteristics or features of Dripping Springs that they hope will remain true in 2045. Each group crafted a vision statement that captures the spirit of those characteristics:

Group 1: "A thriving community that values thoughtful growth and preserves our outdoor spaces."

Group 2: "Our vision for our small hometown is for our community to be designed with connectivity... walking trails and bike lanes / sidewalks throughout the City to value nature, open space, and an ability for all citizens to be able to reach one another and remain close knit although Dripping Springs is growing larger."

Group 3: "Dripping Springs will maintain its Hill Country charm and character while being involved & proactive with coming growth."

Group 4: "Dripping Springs will be a Hill Country destination that has grown but maintained its identity through preservation of heritage, open spaces and community values."

Group 5: "Dripping Spring will maintain its history and charm while supporting sustainable growth. The new & old mixing gracefully together. Make growth fit the Hill Country and not the Hill Country fit the growth."

—

Echoing the sentiments from the surveys, the biggest theme was maintaining Hill Country character and charm while supporting thoughtful and sustainable growth. Further, the design team discovered that Hill Country character largely focused on the open space and community values rather than an aesthetic.

PLAN ELEMENTS AND GOALS

In subsequent meetings with targeted stakeholders, it became clear that the sum of the “identity” of Drippings Springs was more important than its individual parts. In other words, it is the combination of its rural, historical, and environmentally-rich setting that is important, NOT one aspect.

The result of the process created 5 Plan Elements with a Specific Goal for each of those Elements. The 5 Plan Elements and their respective goals became the most critical aspects that the Comprehensive Plan had to address.



INFRASTRUCTURE & FACILITIES

Goal: Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

COMMUNITY CHARACTER

Goal: Manage growth and development while prioritizing the preservation of the Hill Country character and the community’s sense of place.

CONNECTIVITY & CORRIDOR ENHANCEMENT

Goal: Provide an efficient and safe regional network of streets and highways.

HOUSING

Goal: Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

ECONOMIC DEVELOPMENT & FUNDING

Goal: Encourage a balanced growth and foster a resilient and robust economy.

*What is your biggest hope for the
future of Dripping Springs?*

*"Future development in harmony
with the protection of the natural
landscape."*

- Dripping Springs Resident





3 LAND USE

EXISTING LAND USE MAP

As part of the planning process, a traditional Existing Land Use Map was created merging geospatial parcel data from both the City and County, in order to understand the current land use limitations and conditions.

This map catalogs individual parcels into green space, single family residential, multifamily residential, commercial, development agreement, and available areas (i.e. no designation). Conflicts with datasets such as multiple overlapping designations for the same parcel were rectified with the help of City staff and on the ground site verifications.

As the design team would come to find out, there are significant differences between the development processes and regulations within the City Limits, which is governed by the City of Drippings Springs, and the ETJ, which is largely governed by Hays County. As such, the design team and City decided to look at the City and ETJ data sets independently, and all mapping was done at both the City and ETJ scale.

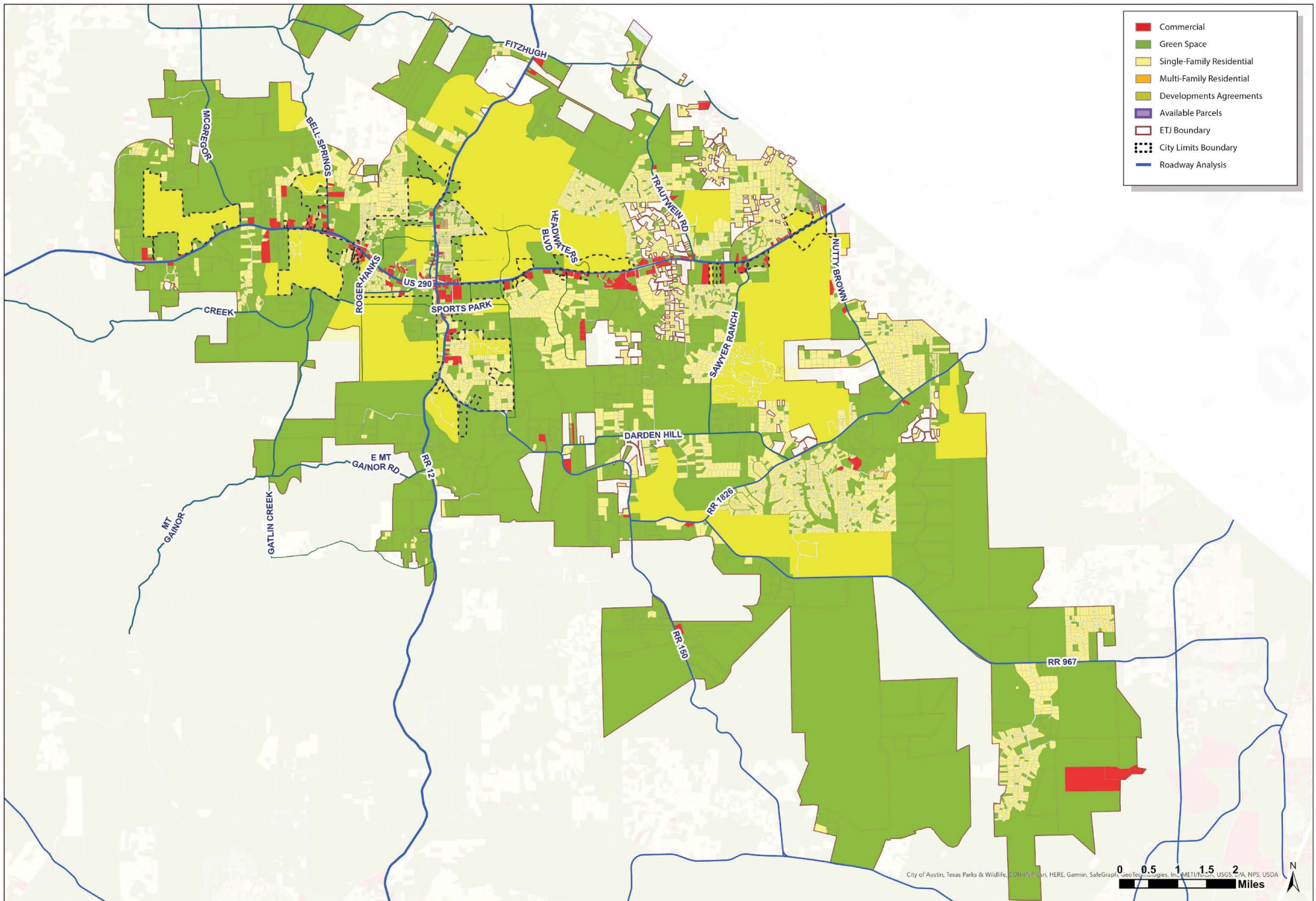


Figure 7. Existing Land Use Map ETJ Scale

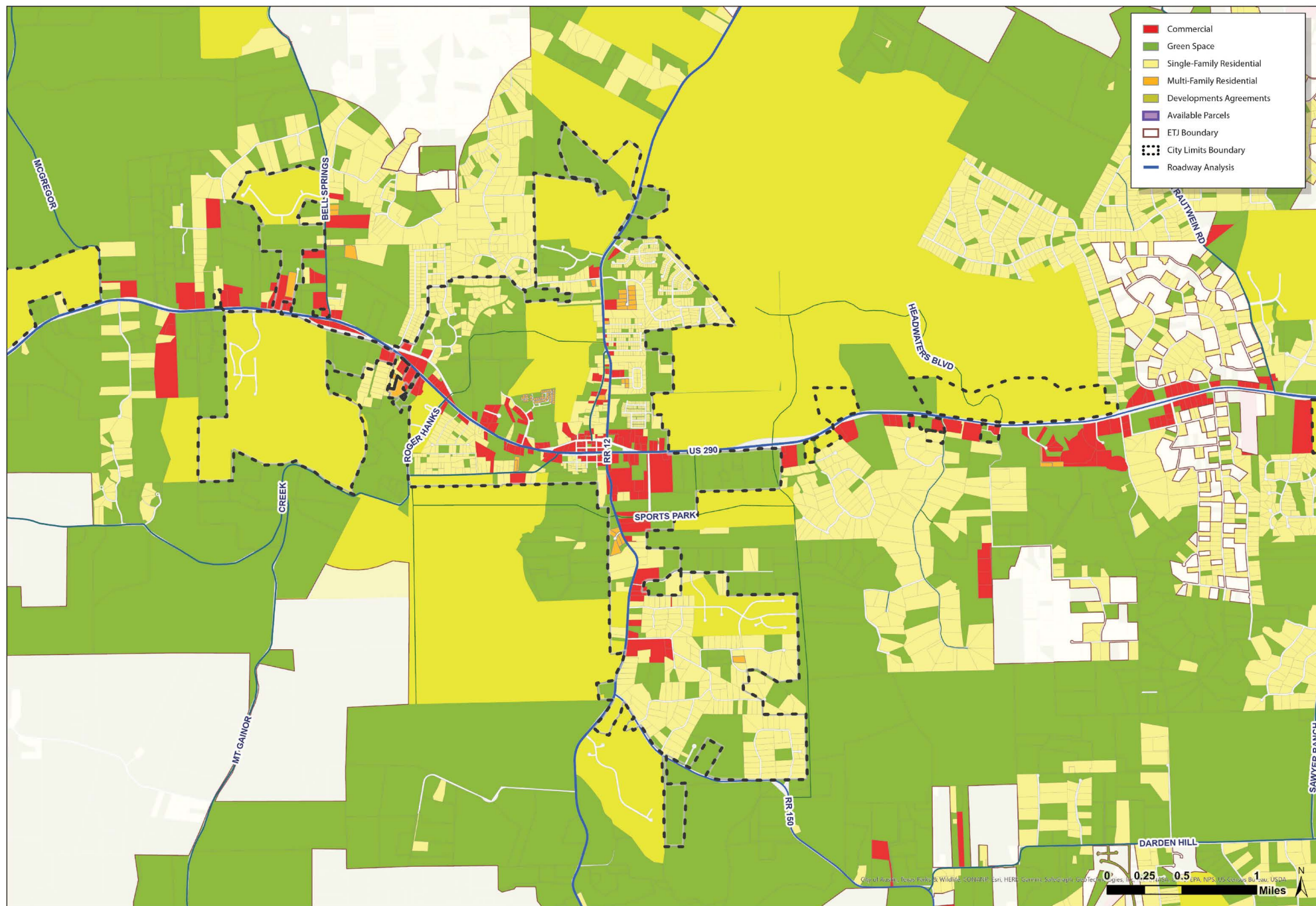


Figure 8. Existing Land Use Map City Scale

ANALYSIS

UTILITY ANALYSIS

Utility Infrastructure and limited water and wastewater capacity is a well-known issue in the City of Dripping Springs. The City and Design Team met with Dripping Springs Water Supply Corporation (DSWSC) and the West Travis County Public Utility Agency (WTCPUA) in order to understand the capacity issues facing the City. There are numerous challenges.

Wastewater

The City operates the South Regional Water Reclamation Plant (SRWRP) and associated infrastructure located within the City Limits of Dripping Springs. The City received a Texas Pollution Discharge Elimination System Permit (TPDES) that will allow for the construction of a new Wastewater Treatment Plant, which will be located adjacent to their existing facilities just south of town on West FM 150. This permit will increase the volume of treatment that is currently allowed to 822,500 gallons per day. The City obtained a Beneficial Reuse Authorization from the state, which allows the City to use the treated effluent that is produced by the plant on City-owned parkland and athletic fields. The City also has multiple contracts with private developers for use of the treated effluent (i.e. irrigation of community open spaces, private golf course, parkland, etc.) within their projects. All of these City and privately owned areas currently use either potable water or well water for irrigation of their facilities. Switching the irrigation water source to treated effluent will significantly support Dripping Springs' need for water conservation. A total of \$43m in funding has been allocated by the Texas Water Development Board for

the expansion of the SRWRP and related infrastructure. These funds are earmarked to cover the cost of these improvements as well as necessary property acquisition. The design of the new wastewater treatment facility, and the East and West Interceptors has already been completed. **However, the permits were stalled at the TCEQ due to an on-going lawsuit filed by the Save Our Springs Alliance (SOS).** The SOS suit sought to challenge TCEQ's rights to regulate wastewater discharge. While the TPDES was issued by the TCEQ in 2019, in October 2020, the permit was reversed after the SOS suit was filed. **As a result, ALL plans for this necessary expansion of facilities were halted.** Currently, the system is at or near capacity, although **the City was thinking ahead in both planning and in securing funding for these improvements, however their efforts to provide this necessary service were thwarted by this lawsuit.** The Texas Supreme Court heard Oral Arguments on the Case in October 2024 and in April 2025 ruled in favor of the City's wastewater discharge permit.



Figure 9. South Regional Water Reclamation Plant

Water

The Dripping Springs Water Supply Corporation (DSWSC) is the primary provider of water inside the City Limits. The DSWSC derives its water from two sources: a wholesale water contract with the West Travis Public Utility Agency (WTCPUA) and its own system of wells. The WTCPUA supplies water to 14 wholesale customers like municipalities, as well as roughly 8,000 retail customers like master planned communities. The contract between the City of Dripping Springs and WTCPUA was renegotiated in the Spring of 2024 and the City will be the retail provider to most of the new development that is located in the northeast quadrant of the City (Cannon Ranch, Wild Ridge, Anarene/Double L and Gateway Village).



Figure 10. Dripping Springs Water Supply Corporation (DSWSC).
Source: D.S. Century News



Figure 11. West Travis County PUA Facility

As part of its current Capital Improvements Project (CIP), the WTCPUA is set to increase its water capacity allowing for +/- an additional 20,000 LUEs. These improvements are anticipated to be completed in 2025-26. A large portion of this CIP project is a parallel existing water line adjacent to US 290, as the existing line is insufficient to push needed capacity. It is important to note that roughly 80% of the water that the WTCPUA supplies is OUTSIDE of the City of Dripping Springs City Limit. Of the 20,000 LUEs of capacity that the CIP will deliver, roughly 6,000 of those have been earmarked for existing or planned projects. At present, WTCPUA does not have additional plans to expand capacity beyond its current CIP, and this expansion will exhaust

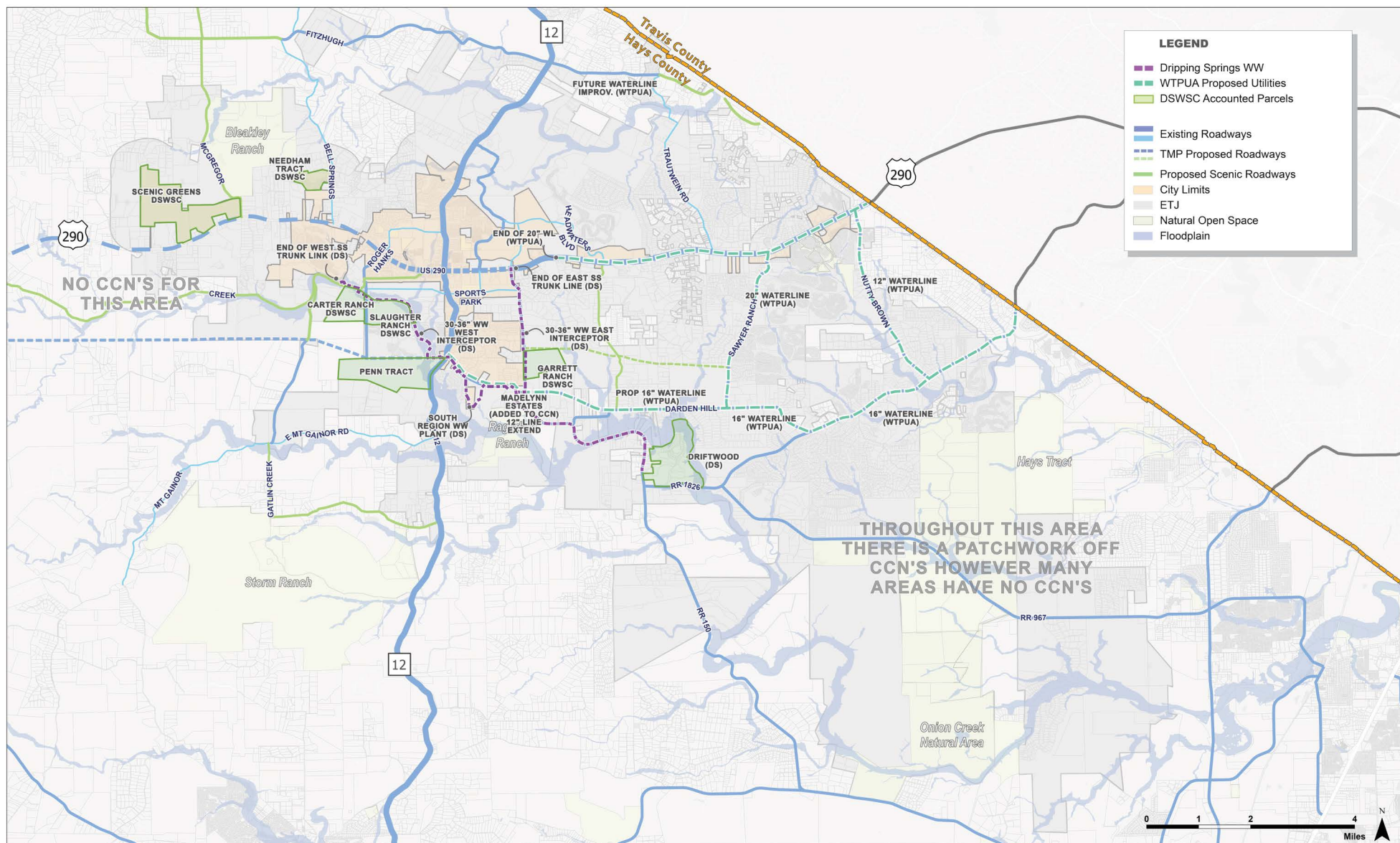


Figure 12. Utility Analysis Map

their existing plant's physical site limitations. **The majority of the water that DSWSC provides comes from the WTCPUA.** DSWSC's other water source is a set of wells that it maintains and has recently expanded. While DSWSC has no immediate plans to increase its CCN, the DSWSC said that it would be open to adding areas to its current system IF that improved the service to the membership. They had suggested that they would be asking the WTCPUA for additional water capacity in the future and there may be additional expansions to the well system. The existing water lines that they manage are at or near capacity. **So from a water supply standpoint, water will continue to be a severely limited resource until additional capacity is secured.**



It is also important to note that many of the existing residences are on large lots served by individual wells for drinking water and septic systems for wastewater needs. Recently, several homeowners mentioned that their wells are going dry. Rainwater harvesting systems are also popular in Drippins Springs, as they are encouraged through incentives and credits.

Electric

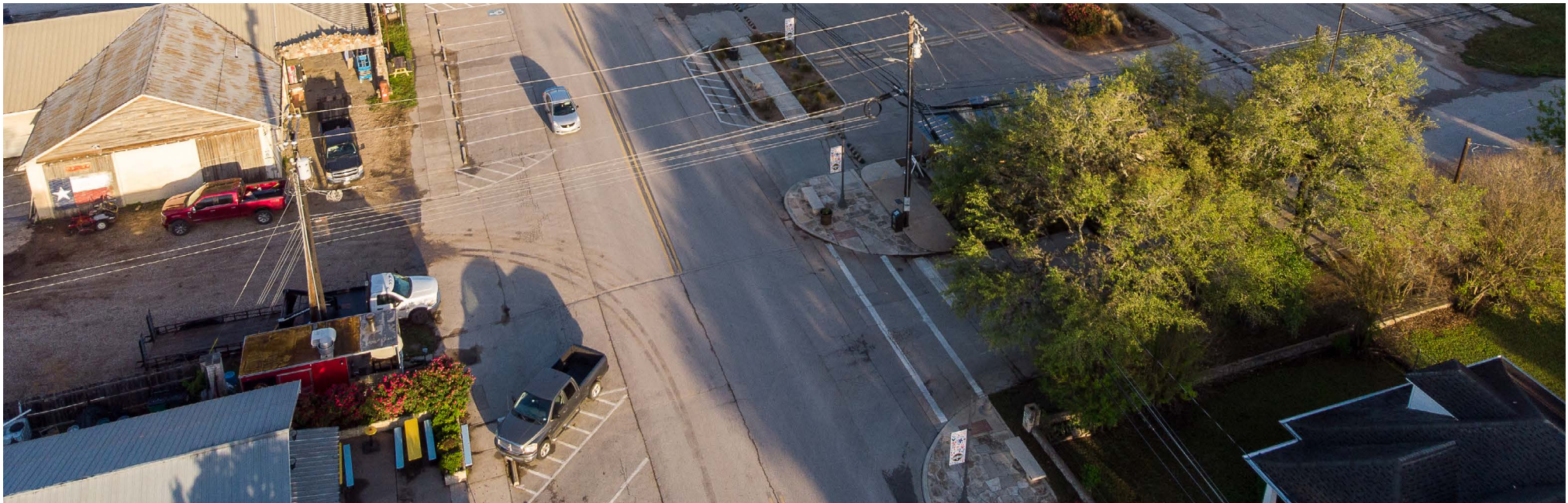
Pedernales Electric Cooperative (PEC) is the primary provider of electricity inside the City Limits. The City is not aware of any electric capacity issues; however, this utility was not studied in this report.

All of the proposed utility improvements have been mapped and can be found on the analysis map.

THOROUGHFARES AND ROADWAYS

Traffic is and will continue to be a significant concern for Dripping Springs residents. The team spent much time with City staff, engineers who developed the City's Transportation Master Plan, HDR, the Hays County Transportation Master Plan consultants K Friese, the Hays County Transportation Consultant HNTB, and the Hays County Transportation representatives. Recently, TxDOT revealed plans for US 290; however, direct talks with TxDOT have not been able to occur as they wanted to develop their plans first. The scope of TxDOT's improvements also changed during the planning process as originally, their scope stopped east of RR12.

Unpacking the transportation and traffic pain points for the City, while much less legally contentious than the utilities, was nevertheless, still very complicated. It is important to note that ALL of the various agencies and consultants relied on the same data and model, which was the CAMPO model. The only alterations that were made to it were to limit the scope of the model to the various study areas (i.e. just the City Limits, ETJ or the entire County). Alterations to the model were however made in order to forecast improvements and additional demand based upon those known developments that would impact that model in the City, ETJ, and County at the time of these various master plans and studies. No specific plans or plan recommendations have been made to alleviate traffic congestion at US 290 and



RR12, rather the focus of all of the plans has been to improve the overall transportation systems. **It is also important to note that the City and County Transportation Master Plan report were largely drafted in concert and collaboration with one another, so that the plans were not advocating for different goals, and the plans were not making inaccurate assumptions about the other plan’s objectives and inputs.**

Delving deeper into the City and County plans, neither of the plans looked at hierarchical roadway improvements scenarios. In other words, the scenarios that were modeled assume ALL or NO roadway improvements as it looked at forecasts. The only nuance was in the City’s plan, which did look at scenarios in which there were NO improvements to 290 OR what was anticipated to be the full 290 improvements. Note, these models were only based upon preliminary TxDOT designs, and do not reflect the plans that were

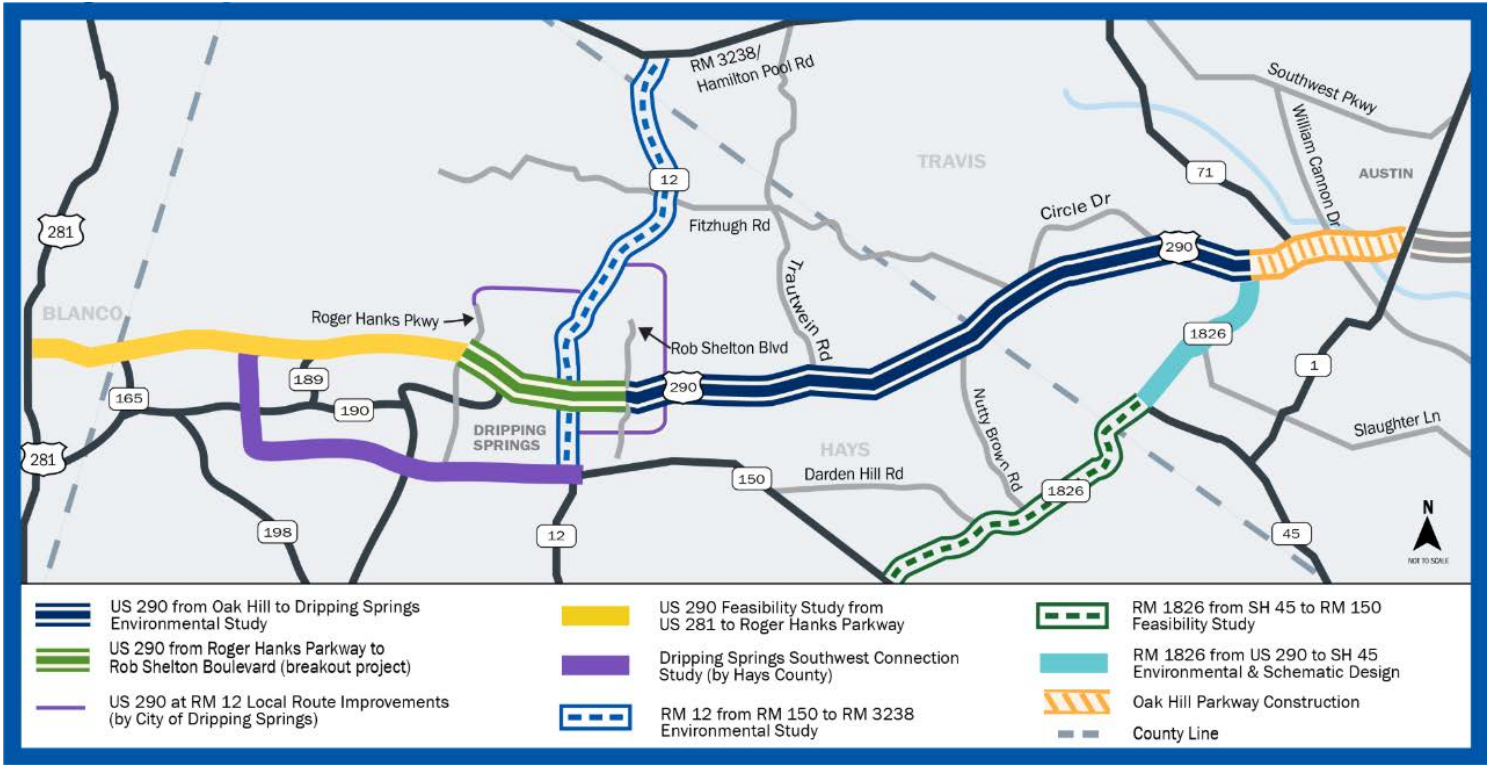


Figure 13. TxDOT US 290 Studies
Source: TxDOT

released in 2024. The City has and continues to rely on developers to implement its overall thoroughfare and transportation goals both within the City Limits and in the ETJ. **The City's current roadway budgets are primarily for maintenance and small upgrades, they are not for building new roads.** The City has an agreement in place to reimburse developers for significant roadway construction. The impact of recent improvements to Roger Hanks and Lone Peak will be major as these improvements



Figure 14. Bell Springs Rd

may help to relieve one of the biggest headaches to congestion, the intersection US 290 and RR12. **Studying these changes may point to the fact that this strategy from the City is working; however, it is unknown whether these incremental changes will outpace the growth. Regardless, it is also suggested that prioritizing major routes that effectively push the needle significantly should be explored both inside and outside of the City Limits. Roadways identified included: Bell Springs, Trautwein, Sawyer Ranch, Nutty Brown, Darden Hill, and the extension to CR150.**

As many of these roadways are under the purview of the County, there are funding sources available that may be able to push these forward. The County admits however, that while they are part of the overall County plans, all roadway projects in the County have to be considered and not just those specifically in this area. **The County has stated that its three main objectives were public safety, maximizing traffic flow with the existing infrastructure, and thirdly new facilities (only when existing infrastructure cannot meet demand).** On the other side of the coin from increasing capacity, it is also important to note that there are many roadways that were slated improvements and in some cases major upgrades that the Comprehensive Plan is suggesting should remain "rustic" and scenic. These include Fitzhugh, Creek Road, McGregor, and East Mt Gainor.

Particular concerns were raised about school traffic and specifically the school bus traffic that floods streets every morning and afternoon and exacerbates congestion on US 290. The County Transportation Master Plan solicited feedback directly from Dripping Springs, Wimberley, Hays, and San Marcos school districts. Specific to Dripping Springs, the team likewise spent time with the Dripping Springs Independent School District (DSISD). Unfortunately, it has been inferred that specific talks between ISDs and transportation planning has traditionally not happened. Many of the concerns that DSISD posed relates to its buses not being able to navigate challenging roadway throughout its district. Other pain points both for the school districts and

residents in general focused on the prevalence of low water crossings, early warning systems and generally, the coordination between the school district and transportation officials. DSISD is looking at expansions and upgrades to almost all of its campuses as well as new facilities, as the student population is anticipated to continue to grow. **One of the major draws to Dripping Springs is its exemplary schools, and protecting that asset, in all the ways that can be construed, is imperative to the success of Dripping Springs.** One suggestion that DSISD suggested was finding a second bus depot location to the east of RR12 which would allow the district to not have to have buses cross RR12 alleviating that cross town traffic congestion.

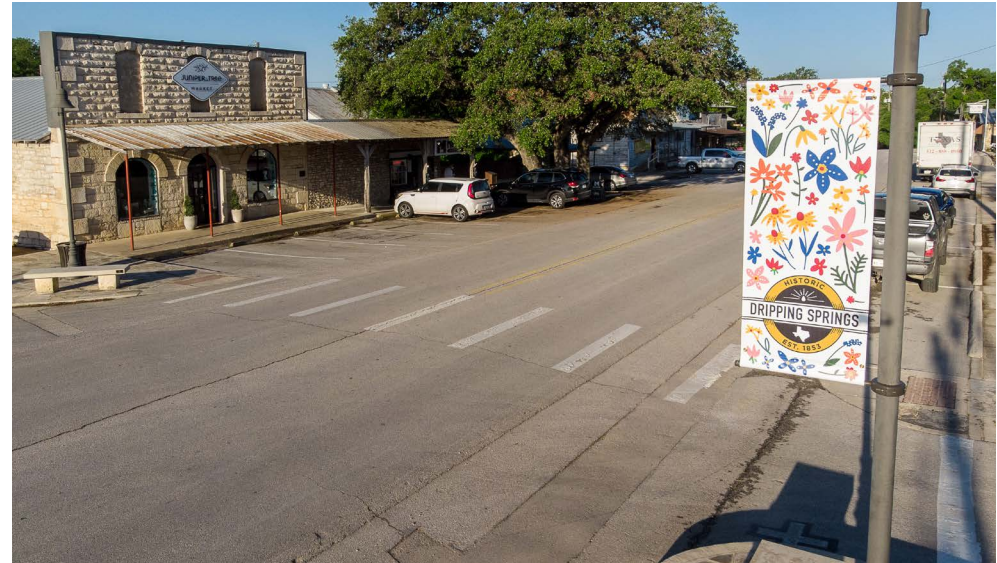


Figure 15. DSISD School Bus Depot
Source: CBS Austin

The biggest unknowns to the transportation web has been US 290 and TxDOT's expansions. While these plans have only recently been made available, information provided to the design team from the County, City, and others with knowledge of TxDOT's plans, were able to provide at least general information. When these plans were unveiled in early 2024, the plans largely followed what had been expressed to the design team. One caveat is that at the time of the publishing of this Comprehensive Plan, it is anticipated that TxDOT will embark on a "bypass study" which would route traffic around Dripping Springs rather than through it, as its current plans propose. The design team has examined the plans, and while we would anticipate that there may be shifts and amendments in the final layout, the overall plans do

not seem to pose the type logistical or public oppositions that have been touted, as the ROW for US 290 largely adheres to the current ROW through the center of the City.

As explained by several stakeholders, the freeway section of US 290 was planned to stop east of the RR12, transition to the 6-lane condition through the City and then transition back to its current ROW configuration after Roger Hanks. Any further improvements to US 290 west of Roger Hanks would be evaluated by TxDOT whenever it looks at improving US 281. The City generally has no issues with the major features of this design; however, it likewise anticipates that individual driveways, access points, etc may change. **Of note, many North-South orientation streets currently intersect/pass through US 290. From the extents of the ETJ, only a few streets are anticipated to provide access “across” US 290. Those include: Nutty Brown, Sawyer Ranch, Trautwein, which will represent a major change in traffic flow patterns for residents.**



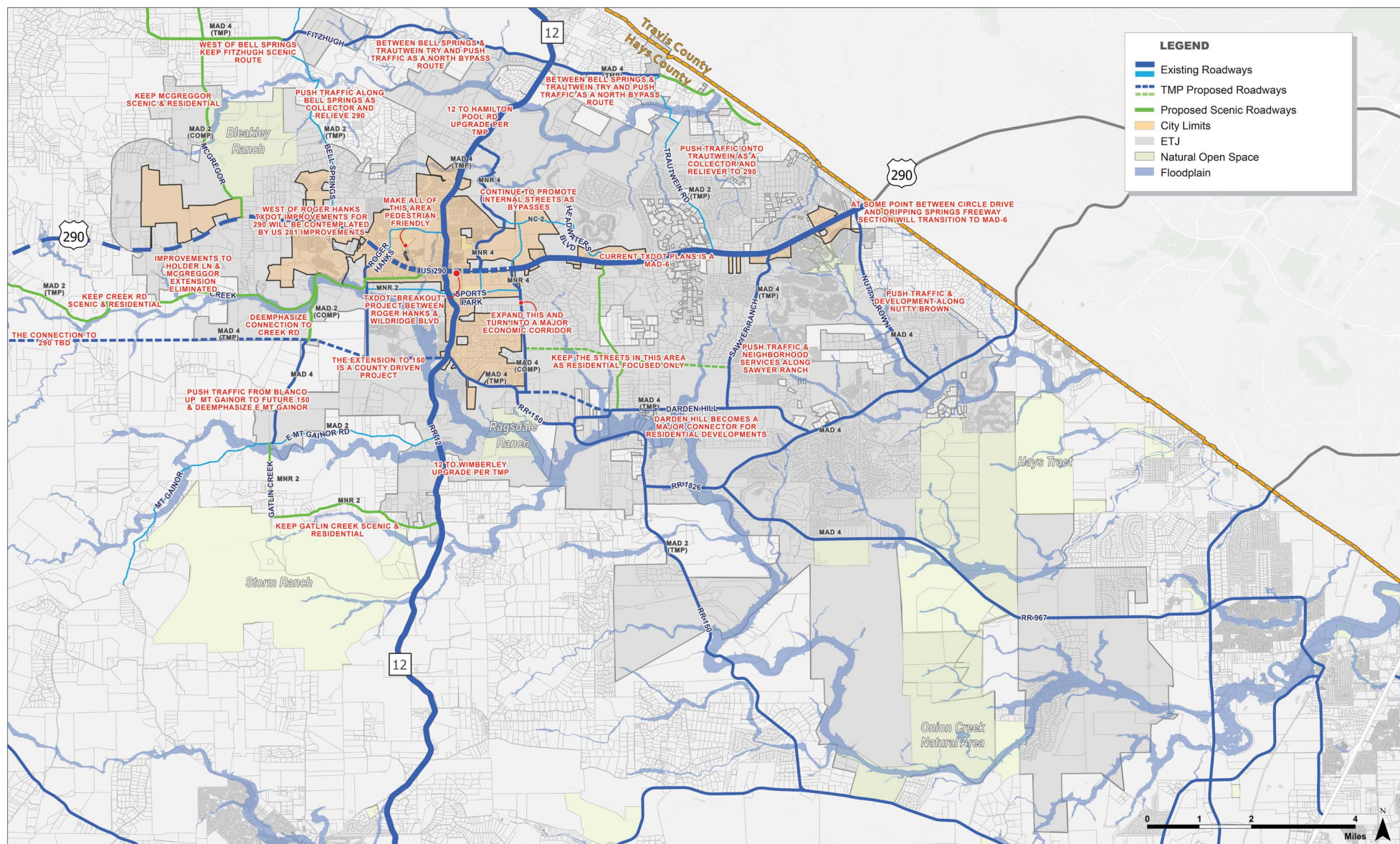


Figure 16. Roadway Analysis Map

PARCEL ANALYSIS AND MAPPING CONSTRAINTS

The last piece of our mapping analysis dealt with geographic, visual/aesthetic, and regulatory constraints, and were informed heavily through the public engagement process. As stated in the Guiding Principles, Dripping Springs owes its growth and desirability to the environment in which it sits. The preservation and protection of that environment is imperative to maintaining that character. When citizens, the CPAC, City, and other stakeholders were pressed to describe what made their environment so special, it quickly became clear that the plan would need to take a decidedly “preservationist” approach. As such, the design team identified all significant hills, large patches of vegetation/tree cover, and as suggested by the City, adopted the Atlas 14 recommendation for Flood Plain, which is effectively the current 500 Year Flood Plain. All of these areas were identified and mapped and generally, “taken off the table” as potential areas for future development. In addition, the design team reached out to various conservation organizations and interfaced with the City regarding future park and green space plans to further expand areas that should be “protected”. Lastly, the design team looked at remaining parcels and areas and ONLY those that were either vacant or underutilized were characterized as “potential”. While the design team did not directly contact individual owners regarding their vacant or underutilized parcels, they did a “windshield” review of all potential parcels to confirm their current states. Lastly, the design team, with help of the City, identified and mapped all “planned development” parcels,

which included all projects the City was either in the entitlement process with or that the City had heard might be developed. **To summarize, the only parcels suggested for new development were:**

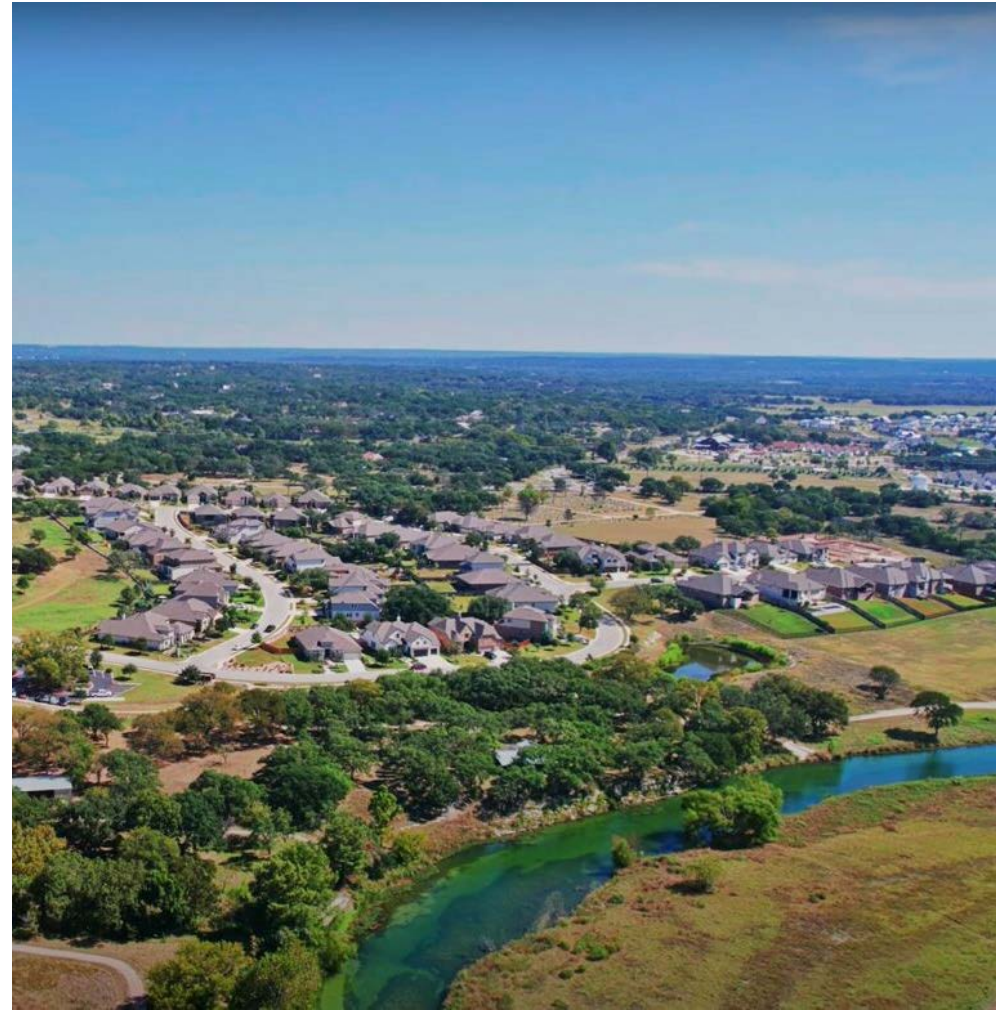
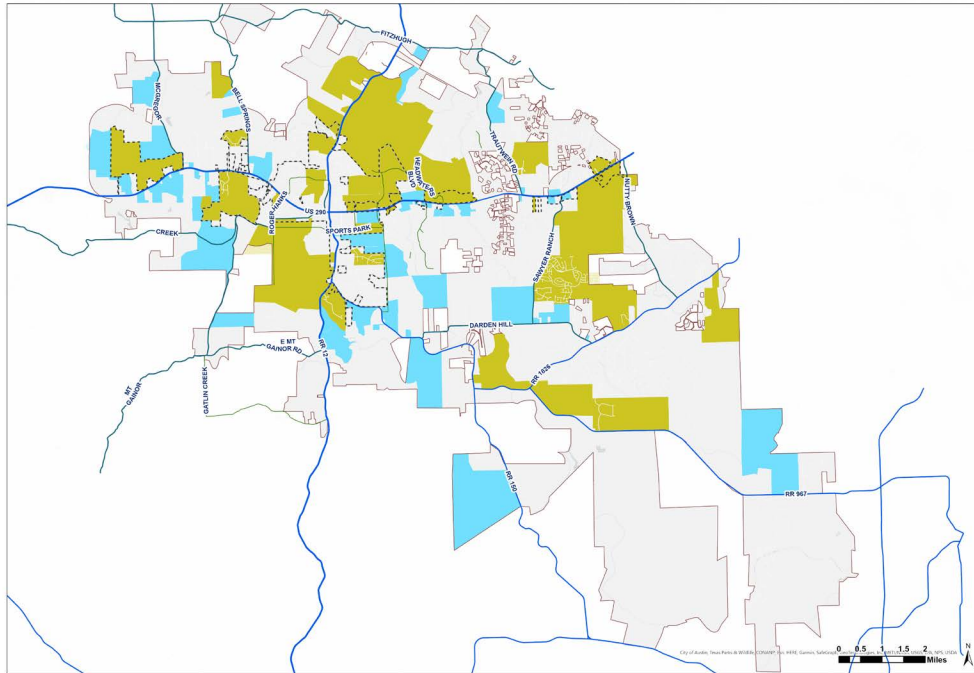
- **not part of a planned or proposed development,**
- **vacant or heavily under utilized,**
- **not heavily vegetated,**
- **did not have a lot of topography,**
- **not in the 500 year flood plain,**
- **not slated for future green/park space,**
- **AND close to future infrastructure improvements (water, wastewater and roadway).**

It was only after vetting all of these constraints that the design team looked at potential future development, and that became the basis for our Future Land Use Map.



PLANNED DEVELOPMENTS

A significant part of the growth in Dripping Springs will come from existing planned developments. For the purposes of the Comprehensive Plan, planned developments represent those areas that are in various stages of development (from entitlements through actual construction) as well as other properties for which the City is aware of impending development. The overall growth of Dripping Springs is seen through a blend of these existing planned developments and the opportunity areas that were described in previous sections.



CURRENT DEVELOPMENT PROCESS

Like most towns on the outskirts of Austin, Dripping Springs has grown and changed from a bedroom community/retirement destination to a city. With a relatively recent and steady influx of population, the City has had to pivot its priorities to keeping up with an increasingly larger population that demands higher quality services and amenities while contending with utility and infrastructure limitations. It also must contend with the fact that many of the current residents of Dripping Springs are relatively recent arrivals, which means that they have a different perception of the City. The growth of the population and necessary services has been illustrated above; however, beyond the physical impact of these changes, the process through which development occurs has also had to pivot.

The expansion and creation of large, master-planned communities continues to drive much of the development in the City and ETJ. Generally, these communities have secured their own water capacity and their developments have been approved through the creation of Planned Development District (PDD) zoning process rather than being able to go through a conventional zoning and approval process. The PDD, from a zoning perspective, then becomes the approved zoning for that development and supercedes its previous zoning requirements. In most Cities the PDD or Planned Unit Development (PUD) zoning is reserved for large developments that seek certain accommodations/incentives from a city in exchange for the creation of a superior end product than would have been required under a conventional zoning. The superior end product

varies from upgraded building materials, to increased public park/green space to stronger pedestrian connectivity. Incentives that cities are often willing to make, might include things like elimination of parkland fee/dedication, density bonuses, or additive uses. As part of the PDD process, a Development Agreement (DA), which formalizes all of the criteria, rights, and obligations of both the City and Developer, is required. So automatically one can see that the PDD process is a far longer approval process. In Dripping Springs, the PDD/DA process generally takes a minimum of 9 months to multiple years, which is fairly standard. The City has experimented with other processes and interim steps such as Memorandums of Understanding (MOUs), but generally, these have not been used or necessary, and the desire to develop in Dripping Springs remains high. This elongated entitlement timeframe and uncertainty plagues many



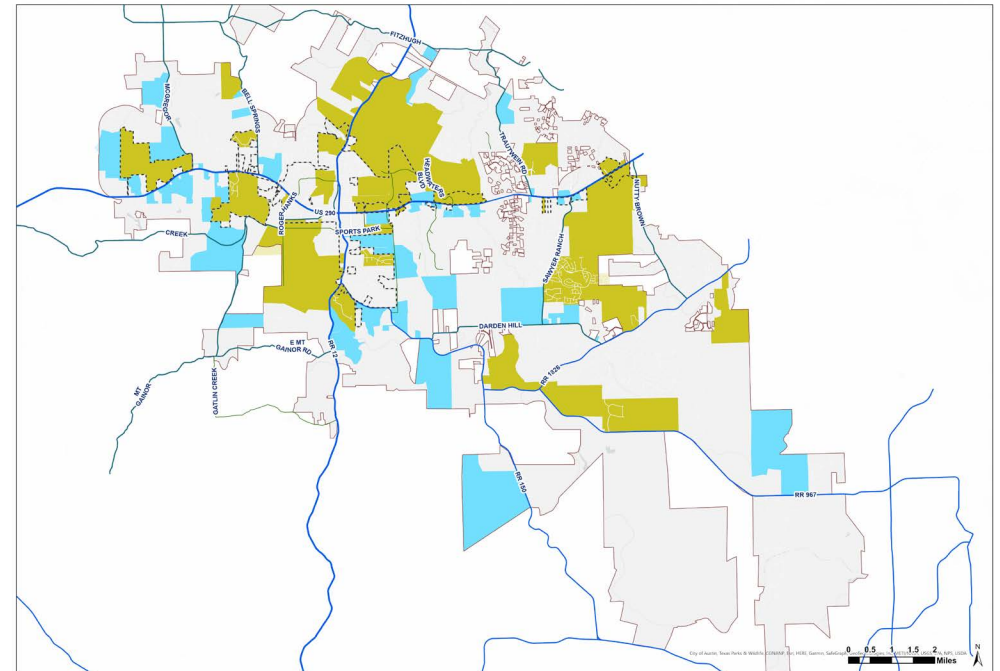
other cities including Austin and has stalled their development.

As it relates to development in the City, **it is increased density that developments are seeking which pushes the PDD process.** Again, these are the “concessions” that the City has most often been willing to make. In exchange for additional density, the City has been able to push Parkland Dedication, Transportation Improvements, Dark Sky Compliance, Sidewalk/Trail Construction, and Building Material Upgrades. **This has been the City’s primary mechanism to increasing its parkland and to building substantial portions of the roadways in its transportation master plan.** While the City’s ability to regulate development in the City Limits is constrained due to infrastructure limitation and funding for transportation improvements, it is almost non-existent in the County which oversees the ETJ. With relatively less rules in effect for the County, there is almost no incentive for developers to try and annex into the City, which thus, limits the overall amount of tax base that Dripping Springs could get. One caveat is on commercial developments as the maximum impervious cover in the County is 35% but it is up to 70% in the City. While this has not dissuaded commercial development in the County, mostly because there are no parking requirements in the County, **it has been a driver for commercial development to want to occur in the City versus the ETJ.** Recently, there have been several changes/pushes in the County that may begin to “level” the playing field for the development within the City versus the ETJ. The County is amending its Tree Mitigation ordinances to more closely align with those of the City and other jurisdictions.

Under the current rules, a developer can pay \$6,000/acre to remove as much tree cover as desired. Second, the County is pushing Conservation Subdivision Development (CSD). This is a concerted effort by Hays County to establish minimum regulations for open space preservation, water quality and conservation, water recapture/reuse, floodplain and stream buffer protection, and other conservation/environmentally focused measures for its future subdivisions. While this is currently a voluntary program, the anticipation is that these newer, more environmentally sensitive neighborhoods may establish the standard for future developments. The City also indicated that another objective and potential push that they may exercise through the PDD program are attainable housing initiatives. A code rewrite is not a part of the Comprehensive Plan, but it is suggested that adding some potential language related to PDDs may help to speed the overall PDD process (i.e. codifying the most common incentives and accommodations similar to the CSD Matrix). In addition, the City prefers direct negotiations with developers as their interests vary based upon the individual parcel(s) that may be sought for rezoning.

FINAL ANALYSIS

When all factors are merged together, the resulting map shows opportunity areas spread throughout the City and ETJ (as shown in light blue on the map). Likewise, as there continues to be activity within existing and planned developments, these parcels are called out as well (as shown in yellow on the map). The majority of planned developments are located either in or close to the City Limits, which aligns with the data. Likewise, most opportunity areas fall within the ETJ, reflecting how extensively the land inside the City limits is already built out OR planned for development. While the analysis clearly identified where changes are needed, further work was required to determine what those changes should be.



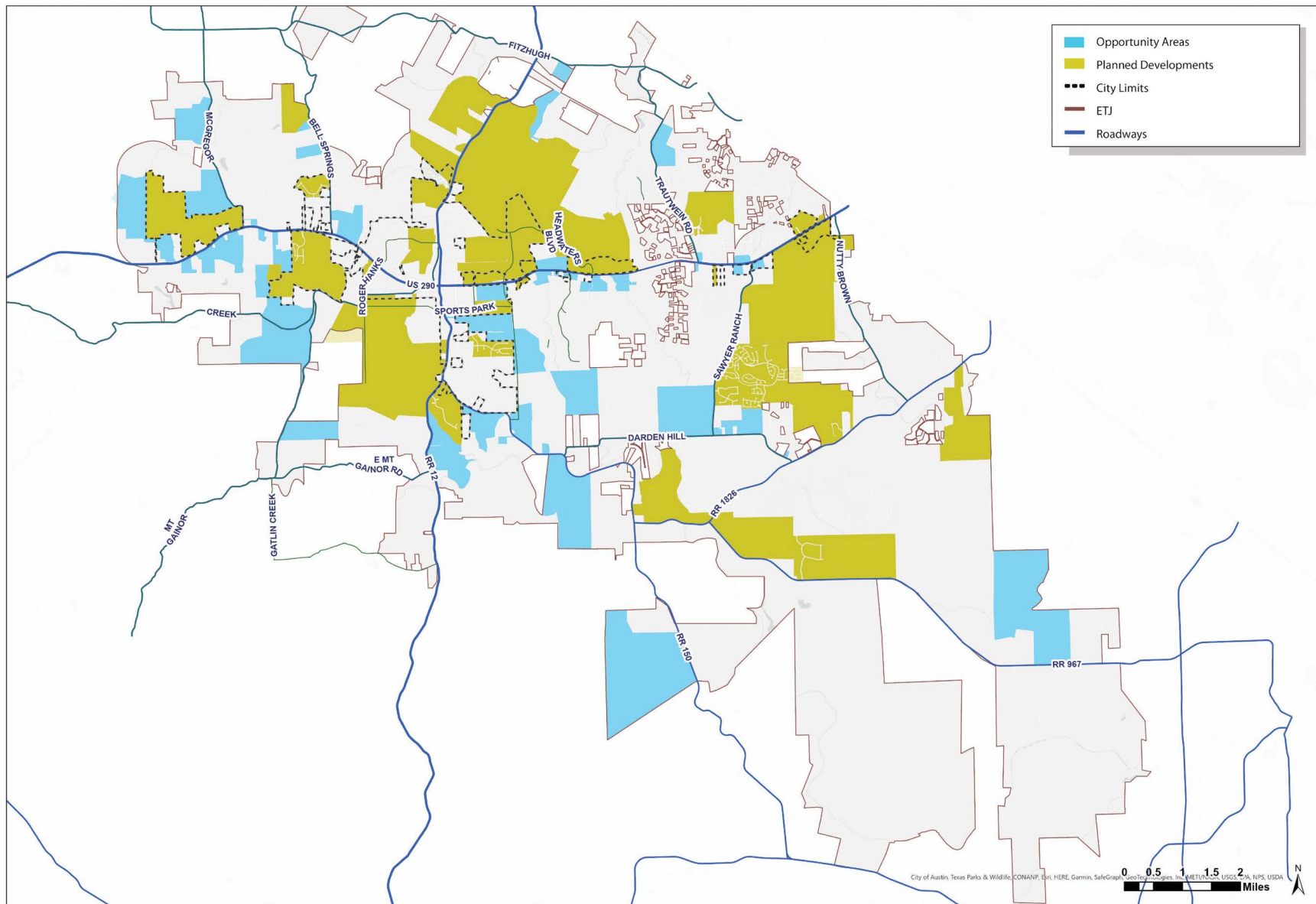


Figure 17. Parcel Analysis Map

PLACE TYPES

WHAT ARE PLACE TYPES?

In analyzing the existing land uses in Dripping Springs, two things became very clear. The first is that the current land use designations, while sufficient for differentiating major classifications like residential and commercial uses, did not adequately describe the area's character. In other words, while a 5-acre estate and a 60' x 120' lot are both residential, they are very different types of places. The second is that because so much of Dripping Springs' City and ETJ were developed as PDDs, wholesale areas are a single, homogeneous land use type of PDD or PUD, which likewise neither describes the use NOR the place. Therefore, we had to create an understandable way to reclassify existing land uses so that we could plan for the creation of appropriate future places. The backbone of this future vision is the Future Land Use Map. A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.



Every place leaves an impression on the people who live there, work there, or visit. Dripping Springs already has a strong identity and character that is deeply felt by local residents and visitors. Future development in Dripping Springs should respect that strong identity and character through the use of Place Type designations which focuses on the look and feel of places—their form and character—instead of focusing only on land use.

What makes a place unique, memorable, and loved by the community? Often, it’s a mix of natural, cultural, and man-made elements in the built environment. Some key elements that contribute to Dripping Springs’ sense of place include the rolling landscape of the Hill Country with its stunning vistas, its creeks (Onion Creek, Little Barton Creek), its dark skies initiative, historic Mercer Street, its unique tourist destinations, and its livable neighborhoods. Of course, this sense of place can occur at multiple levels - across an entire city, within individual neighborhoods, or on a specific block.

The 12 Place Types that were designated in Dripping Springs were established by examining the City and ETJ as it exists, because, as previously stated, the sense of place that Dripping Springs already possesses is what it wants to continue to be. Unlike some plans, which use prototypical zoning and land uses to characterize places, the Plan’s place type designations are not arbitrary.

The place types are also characterized by their development context -Rural, Suburban, and Village. Place types will include the following:

- Brief description of the character
- Land uses permitted
- Appropriate zoning tools to be utilized
- Development metrics
- Additional policy considerations



PLACE TYPES - RURAL

HILL COUNTRY/RURAL PRESERVE

Includes designated flood plains, steep grades/ravines, wooded areas or forests, wetlands, wildlife corridors, protected areas, nature preserves and parks (both public and private parks). These areas are to be preserved in perpetuity. No significant development is permitted in these areas.

- **Uses permitted:** uses and structures related to these areas used for park purposes shall be permitted. Uses may include passive open spaces, parks, wetlands, wildlife corridors, etc., with associated customary functions. These customary functions may include picnic areas, trails (paved and natural), parking areas, camping areas, low impact cabins, rest rooms, concession areas, etc. They may also include instructional areas for wildlife and nature education. Limited areas (10% or less) may be dedicated to active recreation such as ball fields and courts. This may include low impact recreation facilities such as frisbee golf, etc. but shall not include regular golf courses or facilities that require regrading, re-vegetation or removal of natural areas.
- **Appropriate zoning:** Public Park or Preserve (PP)
- **Development metrics:** development plans shall be approved as part of the plans for the parks and preserves (through the City for areas within the City Limits, through the county for areas in the ETJ or Texas Parks and Wildlife Department (TPWD) for areas that are state preserves or state parks).



HILL COUNTRY/RURAL RESERVE

Shall include lands dedicated to active farms, ranches, vineyards, and conservation neighborhoods (lots smaller than one acre only if sewer is available) with significant dedicated open space, etc.

- **Uses permitted:** Uses related to ranching, agriculture, viticulture, residential uses, farm stores, farmers' markets, etc.
- **Appropriate zoning:** AG (and future conservation neighborhood zoning). Average density of 1 dwelling unit (DU)/acre or lower with connection to sewer.
- **Development metrics :** Refer to requirements for conservation neighborhoods:
 - + Minimum land area assembly = 100 acres.
 - + Minimum open space (or area dedicated to farmstead, ranch, or open space/preserve) = 50%.
 - + Lots smaller than 1 ac permitted only with access to sewer. Average density shall be no more than 1 DU/gross acre.
 - + Limit regrading, clearcutting, and development in floodplain.



HILL COUNTRY ESTATE

Shall include older, mature and established neighborhoods that were developed prior to City sewer installation. These are desirable since they have larger lots (larger than 1 acre) with mature vegetation and modest homes. They are generally along existing county roadways or limited new streets with cul-de-sacs and no significant amount of open space dedicated. Any floodplain, etc. is platted into residential lots. This category shall also include ranchettes which offer larger parcels to accommodate farm animals and/or horses in a rural environment as a hobby and not as a business.

- **Uses Permitted:** Single-family residential with accessory dwelling units permitted. Accessory farm uses and structures for domestic animals and horses shall also be permitted.
- **Appropriate zoning:** AG and Single-Family Residential – Low Density.
- **Development metrics:**
 - + Allow accessory DU on lots with access to sewer or septic capacity (over 1 acre). Fences in the front yard are rural type (open pipe rail, post and rail, etc.).



PLACE TYPES - SUBURBAN

SUBURBAN NEIGHBORHOOD

Suburban Neighborhood: Existing and new neighborhoods (mostly single family or suburban multifamily pods) with a suburban street pattern – large blocks, limited street connectivity, dendritic street pattern, no variety in lot sizes or housing types, and uses separated by density.

- **Uses Permitted:** Single-family residential (detached) (Densities range from 1 DU/acre to 6 DU/ac), multi-family residential (12 - 15DU/ac). Limited neighborhood commercial maybe permitted at key intersections or nodes in the neighborhood.
- **Appropriate zoning:** Single-Family Residential – moderate density, multifamily residential, planned development.
- **Development metrics:**
 - + Encourage street connectivity/limit the use of cul-de-sacs with the exception of areas of steep grade.
 - + Encourage a range of lot sizes and housing types within a development.
 - + Reserve prominent sites for neighborhood schools and parks. Provide a continuous network of sidewalks and trails to connect areas within the neighborhood and outside the neighborhood to adjoining destinations.
 - + Consider locating multi-family near commercial and/or employment nodes with appropriate buffers to adjoining uses.



NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial: This land use category is intended to allow for a mix of neighborhood oriented commercial development with office and multi-family that transitions to adjoining new neighborhoods. Generally, this land use designation is located along US 290 and key intersections along US 290. Typically, this category is predominantly auto-oriented development (buildings setback from the roadway and parking in the front).

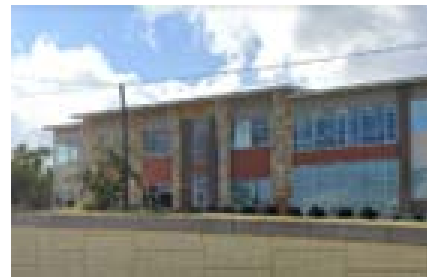
- **Uses Permitted:** Uses permitted in this category are mainly neighborhood serving retail, some garden office, lodging, and services.
- **Appropriate Zoning:** Local Retail, General Retail, Commercial Services District
- **Development Metrics:**
 - + Development along US 290 to include a landscape buffer (min. 20' wide) with which the following elements should be included -- canopy trees, rural fencing, parking lot screening using rustic masonry (limestone) retaining walls to create a unique look and feel along US 290.
 - + Cross access easements and internal connectivity should be prioritized in commercial developments.
 - + Pedestrian access and connectivity within the development and to adjoining cross streets.
 - + Parking lot lighting and building lighting to utilize dark skies.



EMPLOYMENT CENTER/BUSINESS PARK

This land use category allows for larger, master planned corporate office, garden office, flex office, and light industrial type developments that provide for regional and local employment. They are still auto-oriented and located along US 290. Some of them are on larger sites and some are older light manufacturing uses on smaller sites (e.g., Right Space Storage, industrial along Frog Pond Ln, development between Canyon Bend Dr and Sunset Canyon along south side of US 290). These are not located at major intersections, rather located between intersections.

- **Uses Permitted:** Corporate office, garden office, flex-office, light industrial, storage, lodging (to support the office uses), and retail and restaurants (to support the office uses).
- **Appropriate Zoning:** Office, Industrial, Commercial Services
- **Development Metrics:**
 - + Same frontage treatment along US 290 as Neighborhood Commercial
 - + Large properties and parcels of land along US 290 to develop corporate / flex office campuses and buildings.
 - + Smaller properties to develop garden style offices.
 - + Typically includes properties that are not at a highway interchange and may not be attractive for regional retail uses.
 - + Encourage site design that incorporates large flex office/industrial buildings with smaller professional office buildings with a hierarchy of connected streets and blocks.
 - + Locate service bays, outdoor storage (if any), trash/ dumpsters and truck loading/unloading away from direct frontage on US 290 (to be located on the side or to the rear of buildings along US 290).



REGIONAL COMMERCIAL

This land use category shall facilitate the development of regional scale larger retail and commercial centers that draw from a regional market shed. They shall be located at a major intersection on US 290 to maximize regional access and access to adjoining residential.

- **Uses Permitted:**

- + Mostly large format retail with restaurants and entertainment uses or mid-rise office buildings.
- + May include lodging and related uses.
- + May include multi-family and professional offices as a transition to adjoining neighborhoods.

- **Appropriate Zoning:** Local Retail, General Retail, Office, Multi-family Residential, Planned Development.

- **Development Metrics:**

- + Same frontage treatment along US 290 as Neighborhood Commercial.
- + Focus on minimizing the impact of a 'big box' look by articulating the building mass horizontally and vertically.
- + Allow a range of local building materials.



PLACE TYPES - VILLAGE

VILLAGE CENTER (DOWNTOWN)

This land use category is intended for Dripping Spring's historic core along Mercer Street between RR 12 and Sportsplex Drive. It is intended to maintain the quality of Downtown as a main historic and cultural destination in the region, preserve the historic character and context of Downtown including the appearance of the historic buildings along Mercer Street. Downtown should grow as a destination for dining, entertainment, and festivals for all residents of Dripping Springs.

- **Uses Permitted:** Allow mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions).
- **Appropriate Zoning Districts:** Create a new Village Center District as a new form-based zoning district to establish clear use and development standards for Mercer Street (as the Village Core) and adjoining areas (Village Transitions/Village Neighborhood). Incorporate the existing historic district standards into the form-based zoning district.
- **Development Metrics:**
 - + Historic and contextually appropriate buildings (scale, height of 1 - 2 stories, façade design, fenestration) restored/revitalized and repurposed to allow for flexible building use reflective of and in response to the market demand.
 - + Prioritize public realm (streetscape improvements) with bulb-outs, wide sidewalks, and trees.
 - + Orient auto-oriented site elements like off-street parking, driveways, and drive-through facilities away from Mercer Street.
 - + Identify catalytic projects that can drive private development.



VILLAGE RESIDENTIAL

This land use category is intended to accommodate older (and some newer) residential blocks immediately surrounding the Village Center (historic Mercer Street), Old Fitzhugh Road corridor, some areas south of US 290 across from Downtown (Hays Street west of RR 12). The goal is to maintain the scale, character, and context of the existing neighborhood fabric including the existing street grid and connectivity.

- **Uses Permitted:**

- + Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats.
- + Allow professional office, live/work, and retail uses.
- + Transition to downtown with context sensitive infill including “missing middle” residential types such as cottage courts, duplexes, quad-plexes, townhomes, and small courtyard apartment buildings.
- + Density based on existing neighborhood context.

- **Appropriate Zoning Districts:** Create a new Village Residential District as a new form-based zoning district to establish clear use and development standards for the blocks adjoining Mercer Street (including Old Fitzhugh Road). Incorporate any existing historic district standards into the form-based zoning district. PDs maybe appropriate for areas that are greenfield, but the design of neighborhoods must follow the principles of a traditional neighborhood (metrics below).

- **Development Metrics:**

- **Existing neighborhoods:**

- + Encourage renovation and infill design that is in keeping with historic structures.
 - + Maintain existing street network, parks, and open space.
 - + Provide additional trail connections.
 - + Connect to new adjoining neighborhoods.

- **New Neighborhoods:**

- + Connected street (grid-like).
 - + Streets with view corridors along that focus on open space and the lake (which allows for both visual and physical access).
 - + Network of parks and trails.
 - + Architectural design recommendations to ensure quality neighborhoods.
 - + Mix of lot and housing types.



MIXED USE

This category shall include new developments that are designed along the principles of new urbanism (typically new town centers) with retail, restaurant, office, and residential uses in a walkable context. It may include both horizontal or vertical mixed use. Emphasis shall be placed on the development being walkable with buildings at the sidewalk and parking behind the building.

- **Uses Permitted:**

- + Range of commercial uses (retail, restaurant, entertainment, office, personal service uses).
- + It shall also include a variety of residential types (single-family detached, patio homes, cottage courts, townhomes, multi-family, etc.).
- + It shall include a range of parks, plazas, playgrounds and open spaces connected by sidewalks and trails and integrated into the design of the mixed use neighborhood.

- **Appropriate Zoning Districts:** Develop a new zoning tool (Mixed Use District) to implement new mixed use developments with distinct sub-districts --core, transition, and neighborhood. The new Mixed Use District should allow calibration of the specific subdistricts based on the specific context of the location and market demand.

- **Development Metrics:**

- + Compact blocks and connected street grid.
- + Network of walkable streets with buildings lining them (80% building frontage).
- + Establish tailored standards for the component subdistricts (core, transition, and neighborhood).
- + Dedicated streets or alley network for service and parking frontage and access.
- + Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails.
- + Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value.



HILL COUNTRY DESTINATION

This category is intended to address the unique land use and design context of emerging entertainment and tourist corridors and nodes in and around Dripping Springs. These include Bell Springs Road, sections of US 290 and RR 12.

- **Uses Permitted:** Uses shall include entertainment and tourist related uses such as wineries, distilleries, tasting rooms, music destinations, wedding/event destinations along Bell Springs Rd, US 290 and RR 12 and amusement parks such as Dreamland.
- **Appropriate Zoning Districts:** General Retail, Planned Development.
- **Development Metrics:**
 - + Cluster future destinations along corridors with existing destinations
 - + Create a local trolley loop to connect major destination nodes with remote shared parking locations (schools, churches, other large parking facilities that could be shared on weeknights and weekends).
 - + Work with destinations to align with community events and activities to drive more visibility and branding.
 - + Design of new venues should incorporate the landscape and architecture of the Hill Country.



PUBLIC AND CIVIC DESTINATION

This land use category is intended to accommodate a range of public and civic uses such as regional parks, cemeteries, golf courses, DS Ranch Park and Event Center, etc.

- **Uses Permitted:** More specifically, this category shall allow:

- + Access to a range of parks and open space amenities from child-friendly neighborhood parks to active plazas and squares within new developments.
- + Protection of natural landscapes and open space for wildflower viewing, bird watching, and the general enjoyment of nature including educational opportunities.
- + Opportunities for both active/programmed and passive/unprogrammed recreation.

- **Appropriate Zoning Districts:** Public Recreation, Public Park or Reserve, Government, Utility, Institutional.

- **Development Metrics:**

- Natural Landscapes:

- + Protection of the natural quality of the landscape (steep grades, hills).
- + Physical and visual access to natural landscapes (view sheds).
- + Improvements to be of a subtle character that fit the natural landscape.

- Programmed and Designed Landscapes:

- + Landscape improvements with an emphasis on native plants and plants with low water requirements.
- + Trails designed with hard and/or soft surface depending on the use.

- Enhance all parks and open space with a citywide and interconnected network of trails and paths for pedestrians and bicyclists.



EXISTING LAND USE OVERLAY

Using the appropriate place type categories, the design team reclassified all of the parcels within City and ETJ. The intention of this was to better understand the fabric of the community rather than just designed parcel use. As noted earlier the design team field verified these results and also consulted with the City. The analysis allowed the design team to see potential development areas green space corridors, and growth patterns.

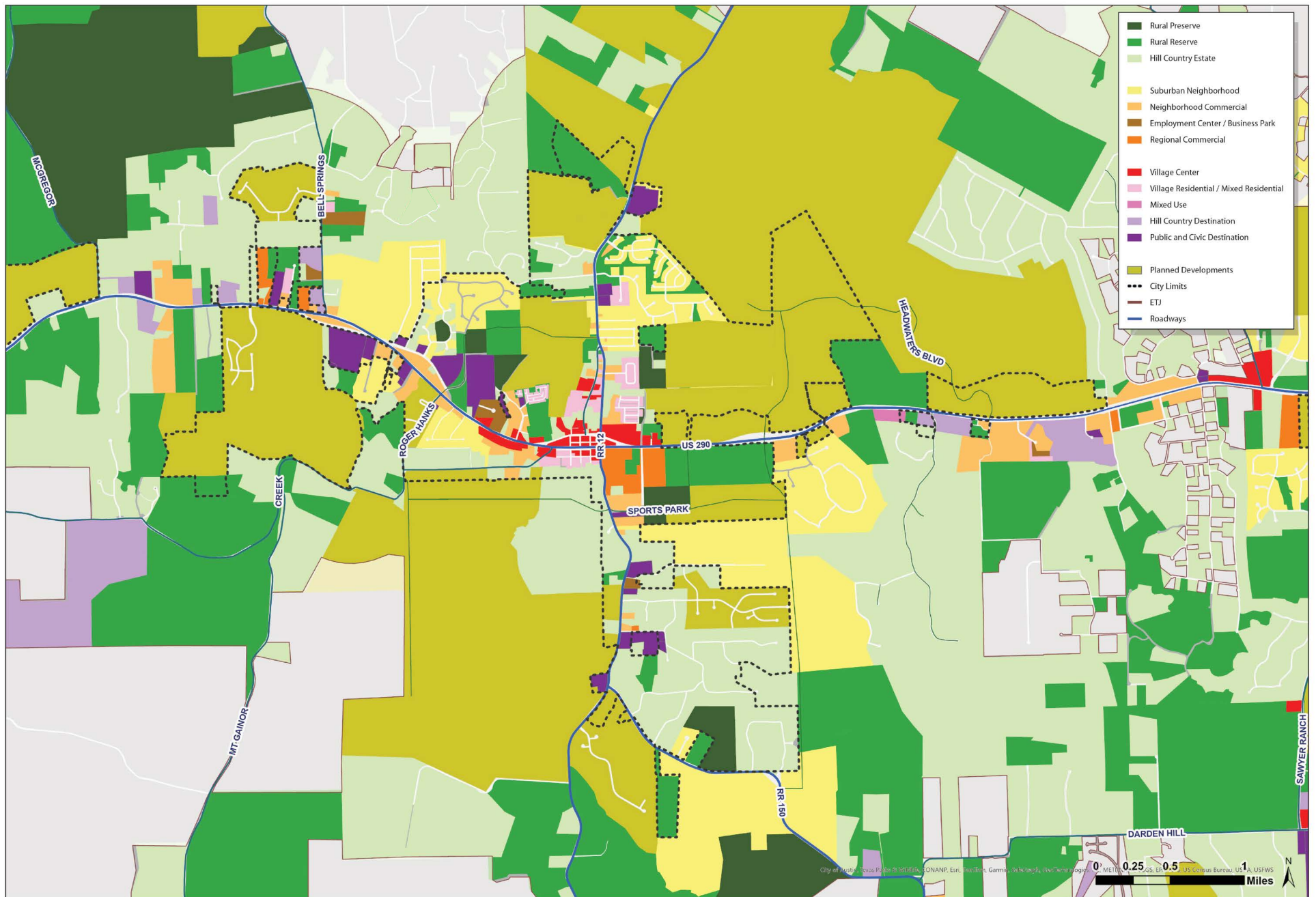


Figure 18. Existing Land Use - Place Types. City Scale

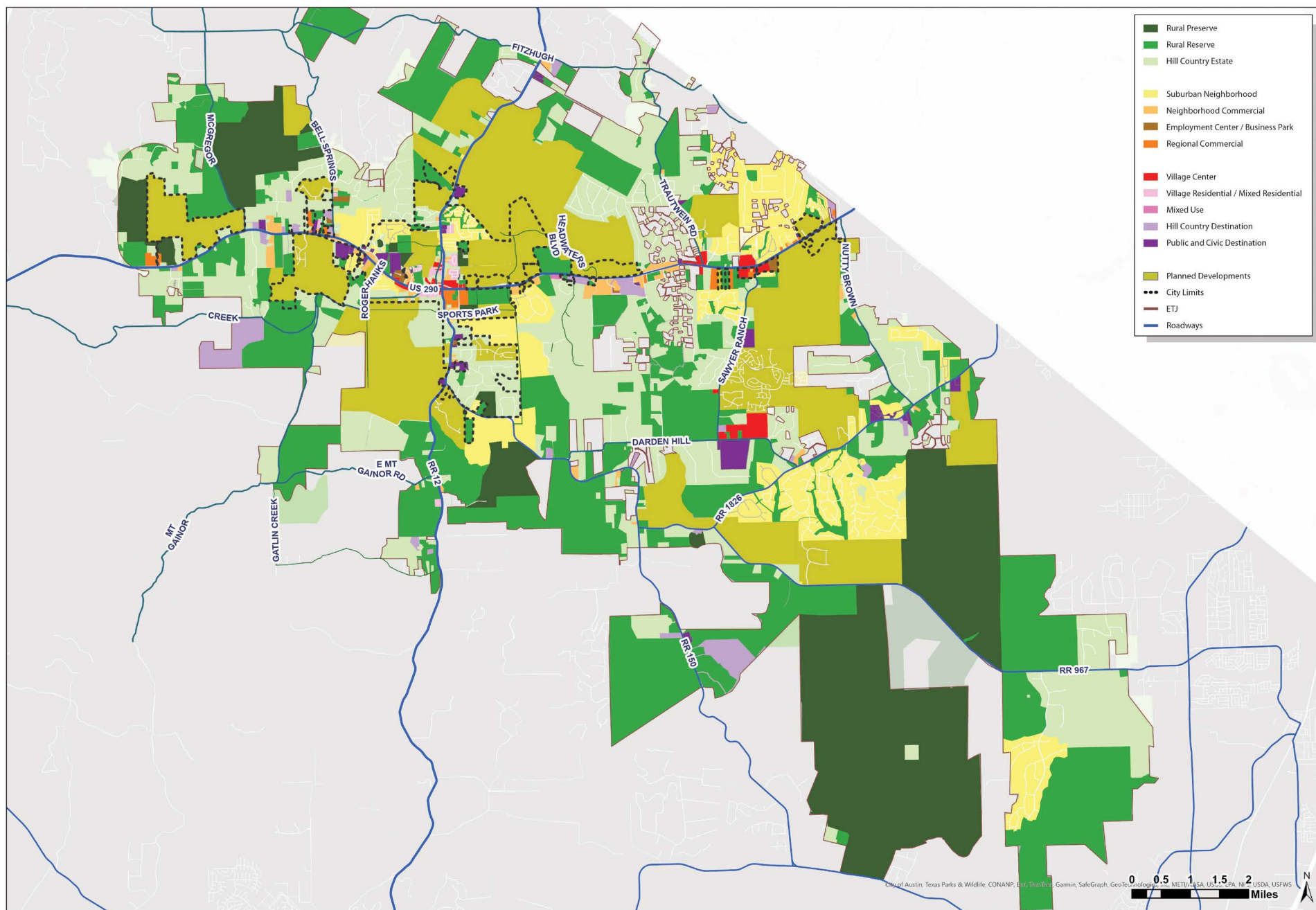


Figure 19. Existing Land Use - Place Types. ETJ Scale

STRATEGY

The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

OPPORTUNITY AREAS

Based upon the parameters previously outlined for determining Opportunity Areas and designating the various Place Types, the updated map shows a place type for all Opportunity Areas.

The Opportunity Areas were designated Place Types based on the following parameters:

- Utility Access
- Roadway Access (At the time of this study, the full TxDOT plan had not been released)
- Hydrology (500 Year Flood Plain used as Atlas 14 data has not been formally recognized)
- Topography
- Vegetation Density
- Adjacent Uses

OPPORTUNITY AREA PLACE TYPES (ACRES)

<i>Opportunity Area Place Types</i>	<i>Total Within ETJ (Acres)</i>	<i>Within City Limits (Acres)</i>
Rural Preserve	503	-
Rural Reserve	5,668	108
Hill Country Estate	326	-
Suburban Neighborhood	1,346	-
Neighborhood Commercial	129	19
Village Center	232	28
Village Residential	82	-
Mixed Use	38	2
Hill Country Destination	110	6

In drafting the final future land use map, the design team also thought it important to subdivide the existing PDD areas into their appropriate constituent place types rather than leaving them as a single development parcel in order to better understand the overall community fabric.

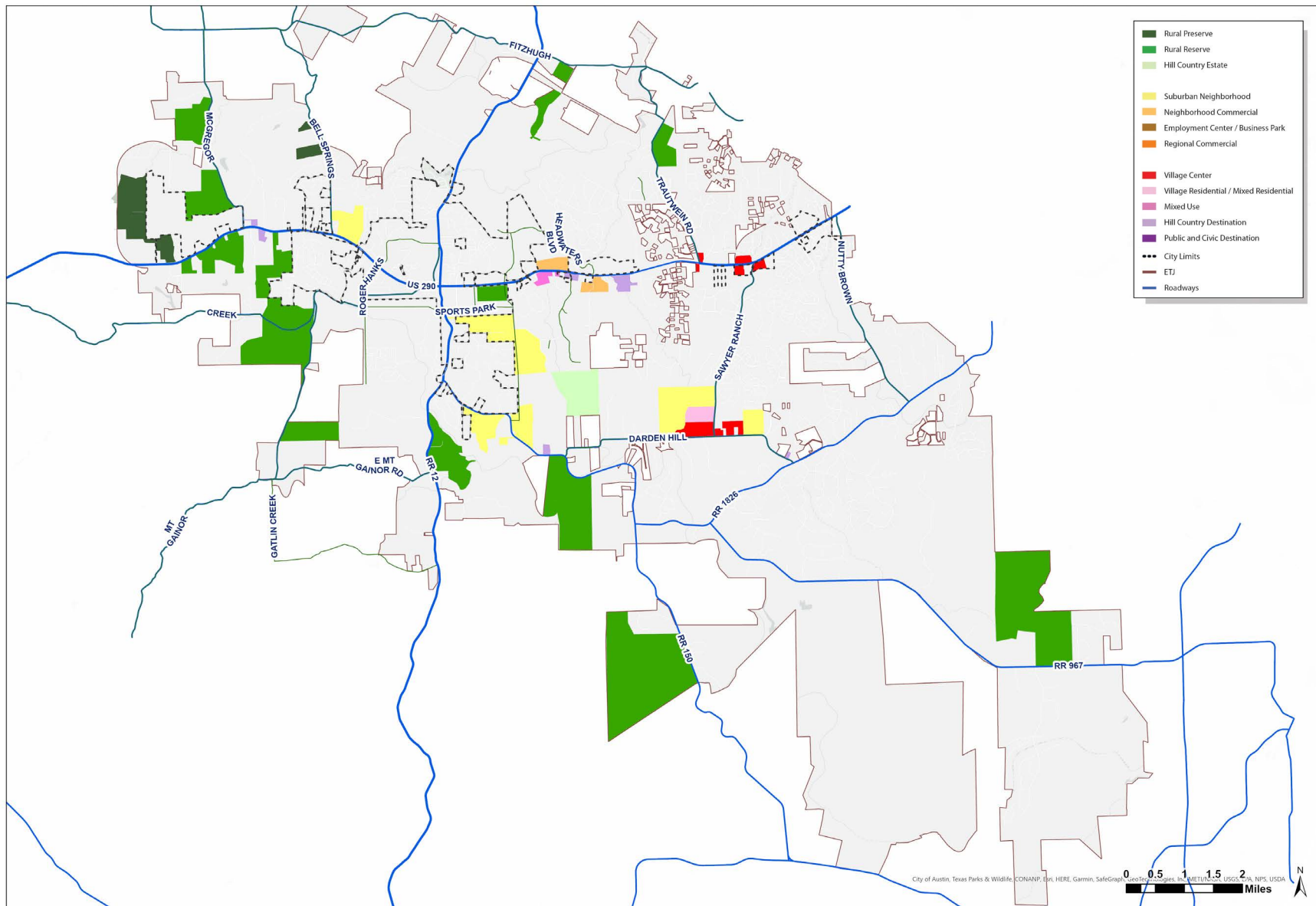


Figure 20. Opportunity Areas Map

FUTURE CONSIDERATIONS

FUTURE LAND USE MAP

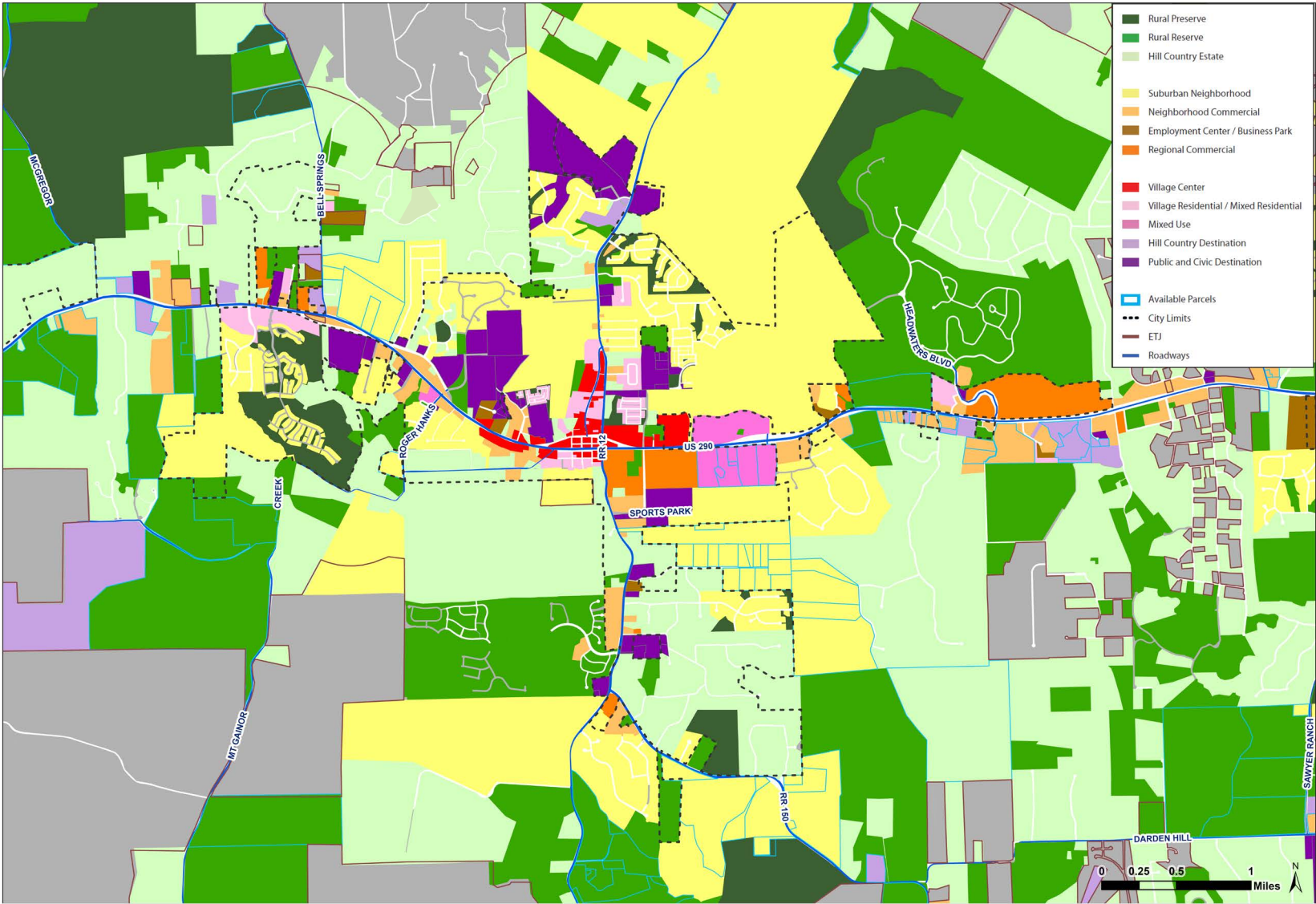


Figure 21. Future Land Use Map City Scale

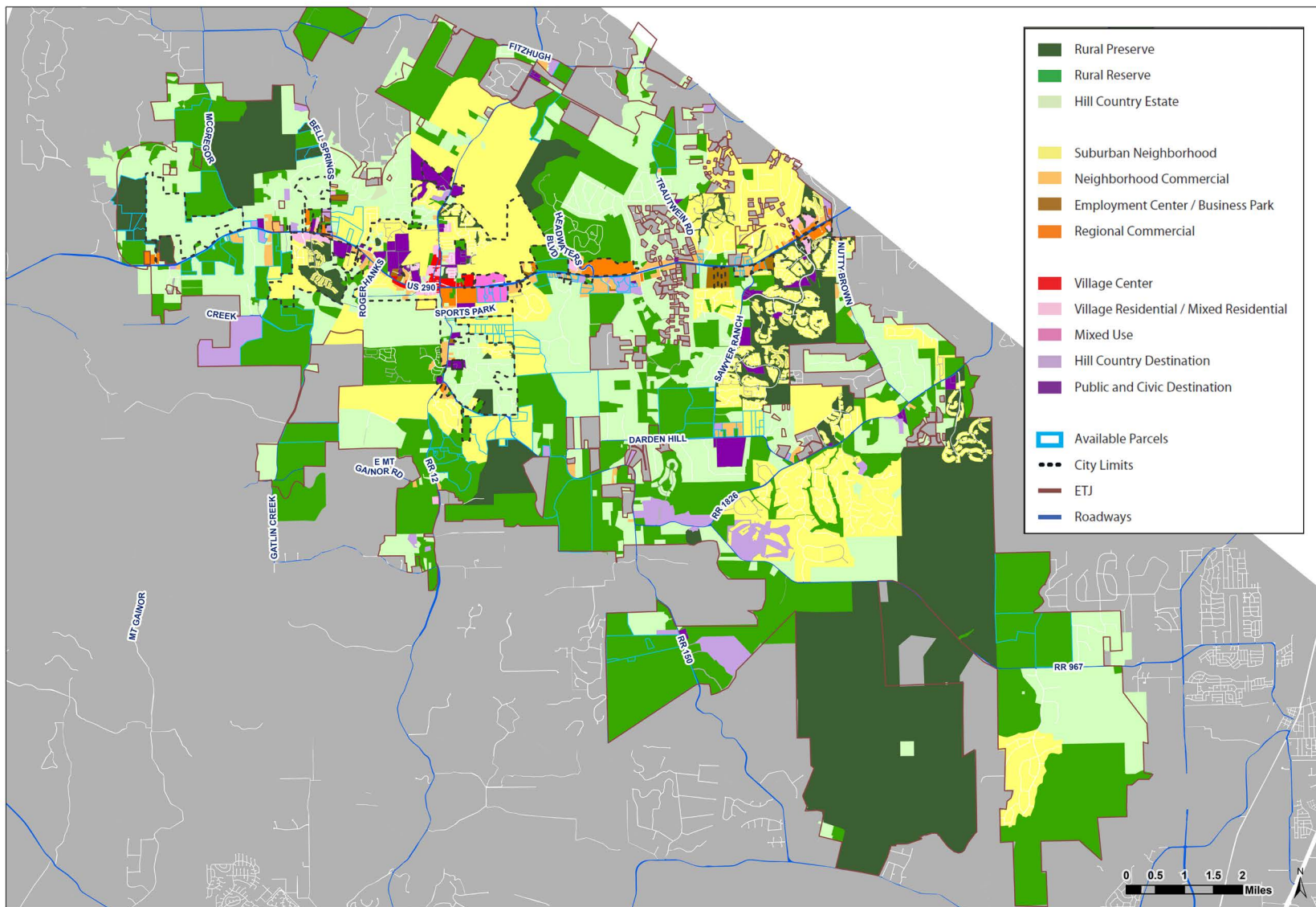


Figure 22. Future Land Use Map ETJ Scale

FUTURE DEVELOPMENT POTENTIAL

The cumulative additional program per 5 year increment results in the chart below. A full description of the results including absorption rates, assumptions, etc, can be found in the appendices.

Table 3. Additional Program by Land Use

Place Type (city + ETJ)	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	6,854	949	-	-	-
Existing Entitled Commercial	-	-	338,113	1,098,866	147,924
Rural Preserve	3	-	-	-	-
Rural Reserve	170	-	-	-	-
Hill Country Estate	33	-	-	-	-
Suburban Neighborhood	1,884	-	1,172,322	2,344,643	-
Neighborhood Commercial	129	-	225,014	225,014	281,267
Village Center	279	558	303,648	506,080	-
Village Residential	294	131	35,567	106,700	-
Mixed Use	106	114	32,975	49,462	-
Hill Country Destination	-	-	96,006	336,022	600,039
Grand Total	9,751	1,751	2,203,644	4,666,788	1,029,230

The resulting net fiscal benefits per 5 years increment results in the chart below broken out by City and ETJ. A full description of the results can be found in appendices. Of note, while the overall annual population continues to increase throughout the extent of the time line horizon, population growth based upon availability of area to grow stop in year 15 of the projection with growth only happening in the ETJ from there on.

CUMULATIVE ADDITIONAL PROGRAM BY YEAR

<i>CITY + ETJ</i>		<i>Cumulative SF Residential</i>	<i>Cumulative Multifamily Units</i>	<i>Cumulative Office SF</i>	<i>Cumulative Retail SF</i>	<i>Cumulative SF Industrial</i>
2025	Year 3	1989	949	85200	153000	114000
2030	Year 8	5304	1314	227200	408000	304000
2035	Year 13	6842	1679	369200	663000	494000
2040	Year 18	8092	1751	511200	918000	684000
2045	Year 23	9342	1751	653200	1173000	874000

Fiscal Benefits CITY + ETJ		Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
2025	Year 3	\$971,735,700	\$20,078,828	\$918,000	184	2,062
2030	Year 8	\$2,408,825,700	\$49,363,383	\$2,448,000	184	1,840
2035	Year 13	\$3,149,482,777	\$65,531,321	\$3,978,000	184	762
2040	Year 18	\$3,733,139,177	\$78,742,309	\$5,508,000	184	653
2045	Year 23	\$4,305,999,177	\$91,749,957	\$7,038,000	184	653

Fiscal Benefits CITY		Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
2025	Year 3	\$535,602,000	\$10,087,528	\$405,000	48	1,187
2030	Year 8	\$1,428,272,000	\$26,900,075	\$1,080,000	48	1,187
2035	Year 13	\$1,624,509,077	\$30,596,004	\$1,755,000	48	110
2040	Year 18	\$1,663,745,477	\$31,334,982	\$2,430,000	48	-
2045	Year 23	\$1,692,185,477	\$31,870,621	\$3,105,000	48	-

<i>Fiscal Benefits ETJ</i>		<i>Total Net New Taxable Property Value</i>	<i>Annual Property Tax</i>	<i>Annual Net New Sales Tax</i>	<i>Annual Additional Jobs</i>	<i>Annual Increase in Population</i>
2025	Year 3	\$436,133,700	\$9,9910,300	\$513,000	136	874
2030	Year 8	\$980,553,700	\$22,463,309	\$1,368,000	136	653
2035	Year 13	\$1,524,973,700	\$34,935,317	\$2,223,000	136	653
2040	Year 18	\$2,069,393,700	\$47,407,326	\$3,078,000	136	653
2045	Year 23	\$2,613,813,700	\$59,879,335	\$3,933,000	136	653

*What is your biggest hope for the
future of Dripping Springs?*

*"That we keep the sense of
community and natural beauty."*

- Dripping Springs Resident

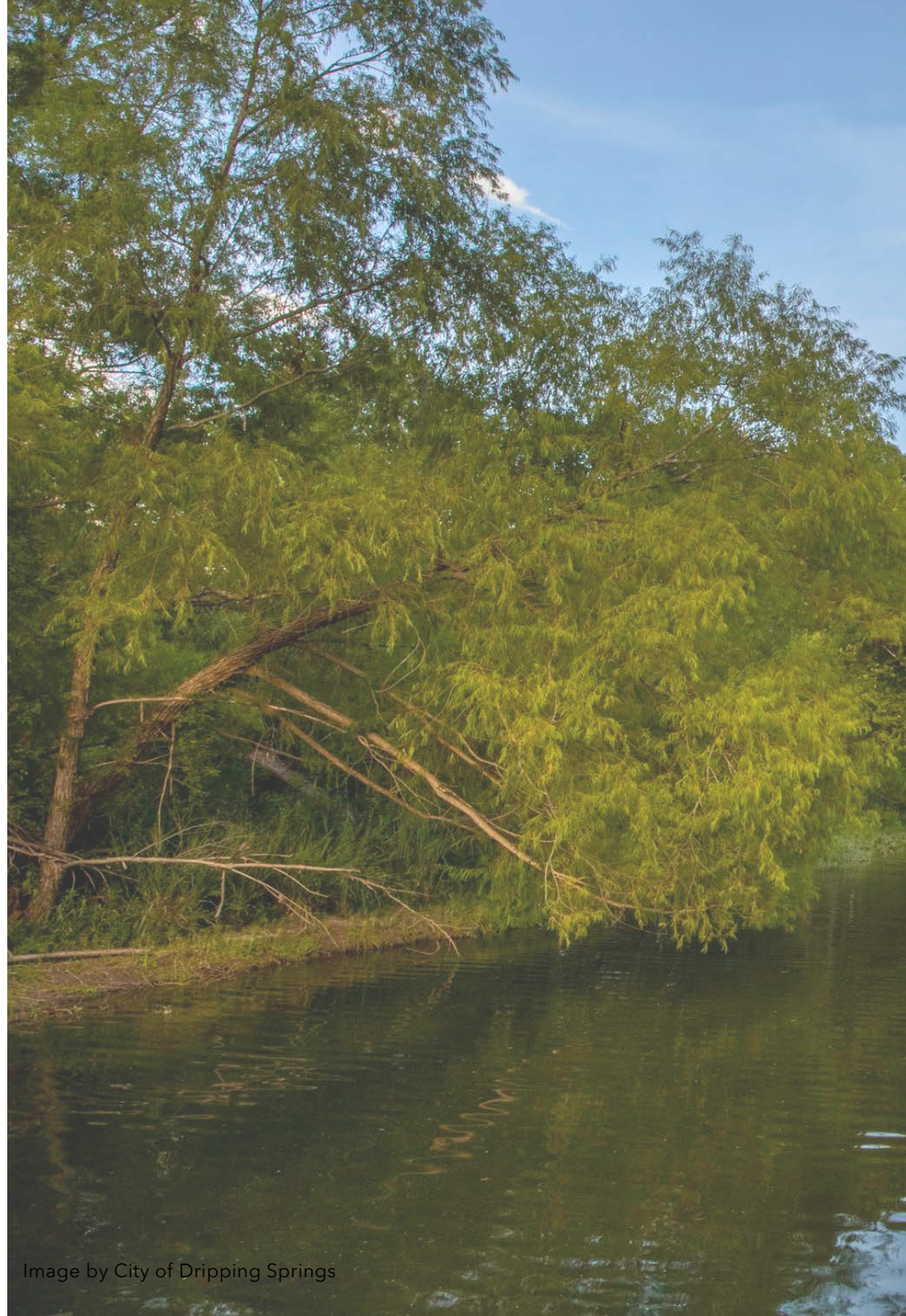


Image by City of Dripping Springs



4 PLAN ELEMENTS

INFRASTRUCTURE & FACILITIES

BACKGROUND

Dripping Springs is committed to pursuing strategies to make the community more resilient through maintaining and strengthening infrastructure systems. The City has an agreement with the Dripping Springs Water Supply Corporation for water service within City Limits. As discussed in the analysis section of the document, both City and ETJ get their water from a combination of private wells, and wells operated by the DSWSC or the WTCPUA. While both the DSWSC and the WTCPUA have plans for expansions to their facilities, the WTCPUA expansions are the only significant water improvement anticipated. The City's Wastewater capacity was mired in a lawsuit that dragged on for years; however, some progress is being made. The West Travis County Public Utility Agency is the provider of water to the City and ETJ, as they supply water to both DSWSC and other retail customers in the region. The WTCPUA has proposed upgrade plans that will help them increase capacity in the coming years. Dripping Springs is respecting the 500 year flood plain in anticipation of updates to the flood plain maps per the Atlas 14 study.

INTENT

Ensure that essential infrastructure elements (roads, utilities, stormwater management, waste disposal, etc.) are in place to

accommodate a balanced growth pattern over time. The location of Opportunity Areas and their place type designations in the FLUM prioritize access to utilities, and make way for proposed infrastructure improvements or expansions.

GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

KEY CONSIDERATIONS

- Address maintenance and infrastructure needs throughout the City, and monitor needs in ETJ.
- Possibility for integrated stormwater management system.
- Plan for funding needs of infrastructure improvements, and explore relevant grants.
- ADA Transition Plan.
- Public realm operations and maintenance plan.
- Create public realm infrastructure incentives for developers.

COMMUNITY CHARACTER

BACKGROUND

Throughout the public engagement process, the overwhelming sentiment from all residents, was unique and rustic Hill Country character was the catalyst for their decision to move to this area. The qualities that make up the unique character of Dripping Springs include protecting the parks and natural environment, preserving its rich history, and ensuring that future land uses reflect the community's priorities. Known as the Gateway to the Hill Country, Dripping Springs is home to spectacular natural wonders, and has areas with significant topographical changes as you travel through its rolling hills and along the creeks. There are 5 existing local parks, with another one planned North of the US 290 corridor. An abundance of parks and recreation amenities is essential to promoting and establishing a healthy, engaged, and active community environment. The City has 3 Historic Districts (Mercer St, Hays St, and Old Fitzhugh Rd) all located near the intersection of US 290 and RR 12. The downtown area is considered the historic, cultural, and tourism center of the community, and the City's efforts toward protecting these districts include the creation of a Historic Preservation Ordinance and a Historic Preservation Commission. In order to preserve riparian areas the City has also adopted the Atlas 14 recommendation for the new 100-yr floodplain.

INTENT

The residents of Dripping Springs define the character of this unique place. The built environment is viewed and understood at multiple scales, including neighborhoods, community, and the regional perspective. Ensure that the qualities of the City that make up its character are protected. A significant portion of the Opportunity Areas are set to be Rural Place Types with the goal of preserving natural resources and open spaces. The place types with higher densities and development impacts are all along the primary corridor and major roadways.

GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

KEY CONSIDERATIONS

- Revise tree preservation regulations.
- Protect, maintain, and improve the City and ETJ's natural resources, open spaces, and trails.
- Develop programs for Public Art, and Branding + Wayfinding.
- Create public realm development incentives.
- Create development incentives to support desired future land uses.

CONNECTIVITY & CORRIDOR ENHANCEMENT

BACKGROUND

Transportation systems and their impacts do not stop at the City boundary and need to embrace strong interjurisdictional coordination to be successful. As discussed in the analysis section, Dripping Springs like so many other towns has a single major vehicular artery that runs through it. Therefore, traffic and congestion can only be dispersed with alternative routes, it cannot be wholly eliminated. It is this strategy of dispersal of traffic through a mixture of “bypass routes”, County expansions to roadways, and the TxDOT expansions to US 290 that the Comprehensive Plan is proposing.

INTENT

The Comprehensive Plan lays the foundations for improving connectivity and regional networks between different geographic areas in Dripping Springs. Ensure that the regional network of streets and highways are compatible with the needs and values of the community. The growth scenarios were created based on the planned infrastructure improvements and expansion projects for roadways like Darden Hill, and RM 150. The place type designations for each Opportunity Area in the FLUM take into account these planned improvement and expansion projects. Higher density uses are proposed on the Eastern side of the corridor, and in a growing intersection in the Southeast quadrant of the city, to help relieve pressure from RR 12 and US 290.

GOAL

Provide an efficient and safe regional network of streets and highways.

KEY CONSIDERATIONS

- Actively work with TxDOT on future US 290 Corridor Plans.
- Transportation hierarchy of protected and encouraged roadways.
- Prioritize upgrading bypass routes to relieve traffic pressure.
- Monitor the various expansion projects throughout the City and ETJ.
- Consider a Traffic Monitoring and Mitigation Program and a Transportation Demand Management Program.

HOUSING

BACKGROUND

The existing neighborhoods of Dripping Springs consist of various housing types and conditions situated amongst the natural surroundings with hill country views and proximity to creeks. Although there is a vast amount of rural and lower scale housing with larger lots, there are also multiple subdivisions with smaller lots and acreages. Townhomes and other mid to higher density housing is limited and are mostly located near the corridors and along major roadways. Housing affordability is one of the City's main challenges, as the median home value in Dripping Springs is significantly higher than the state's.

INTENT

Protect existing subdivisions and the neighborhood characters, while also work towards solving housing affordability challenges through the expansion of housing options. Dripping Springs can incentivize and promote new housing options and typologies that address affordability, lifestyle, and age, while also pursuing new infill development opportunities that utilize existing infrastructure and services, and subsequently minimizing the cost of new development. The FLUM recommends the addition of some higher density developments and housing within limited areas.

GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

KEY CONSIDERATIONS

- Adopt goals from the County's conservation development guidelines.
- Adjust design guidelines and regulations.
- Prioritize housing options and affordability.
- Consider a wider range of housing options, such as ADUs and BTR townhomes, and other multi-family unit types.
- Identify development triggering mechanisms for possible incentives.
- Review and revise conservation development ordinance.

ECONOMIC DEVELOPMENT & FUNDING

BACKGROUND

The growth of Dripping Springs has been traditionally spurred by its Hill Country character as well as its desirable school district; however, in the past years, other catalysts have included a conglomerations and proliferation of wedding venues, breweries, and distilleries. Combined with active film/television shooting locations, numerous festivals, and access to the unparalleled recreational opportunities, Dripping Springs is a hub for tourism.

INTENT

Continue to invest in tourism that embraces the scenic and charming character of Dripping Springs through local art, music, history, and the natural environment. Promote downtown and the City's historic districts as dynamic destinations to experience local businesses.

GOAL

Encourage a balanced growth and foster a resilient and robust economy.

KEY CONSIDERATIONS

- Support tourism programs that embrace Dripping Springs unique sense of place and identify marketing opportunities.
- Create a Business Retention and Expansion Strategy (BRE).
- Work with and support locally-owned businesses by monitoring policy and regulation needs.
- Identify a variety of potential funding sources.



"I hope that Dripping Springs will flourish into a more well rounded community with resources to support the inevitable growth of our community, including traffic management, and improved retail/restaurant options. I want Dripping to hold on to its natural charm and history without being stuck in the past and refusing to accommodate growth and change. "

- Dripping Springs resident





5 IMPLEMENTATION PLAN

ACTIONS & PRIORITIES

OVERVIEW

The Implementation Strategies outlined below respond to the goals, objectives, and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming. As lead agency, the City of Dripping Springs Planning and Development Department will assume a significant strategic role in coordinating the Implementation Strategies of the Comprehensive Plan. The Implementation Strategies associated with each category are critical to the success of the Plan. As a result, the overall objective will be best served if the City provides the necessary leadership to define key partnerships, required resources, and next steps in the process.

SUPPORTING PLANS AND PROGRAMS

To implement the Comprehensive Plan, the City will be required to modify existing City plans and programs that may impact short-and long-term improvements. This initial step will ensure that citywide plans and programs are consistent with the Plan's vision to create a vibrant community that is economically feasible and context sensitive.

The City should seek implementation efficiencies where multiple plans or programs could provide leverage and/or funding to support the Plan vision. For example, infrastructure initiatives may have multiple applicable funding sources that could be leveraged to address overlapping needs as improved street and rights-of-way improvements, sustainability and low impact development objectives to help achieve each program's goals in a more efficient manner.

OVERARCHING IMPLEMENTATION STRATEGIES

STEWARD THE VISION

Why is this important?

The Comprehensive Plan sets the vision and goals and required policies for the Plan. However, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. Likewise, identifying key parties and departments as lead agencies who are responsible for key initiatives will help ensure the Plan moves forward while demonstrating to the public and leadership that each actionable strategy is being addressed in a timely manner.

Identify key departments needed to ensure the advancement of the next steps for the Comprehensive Plan implementation over the next 10-15 years. In addition, the City will need to align all department work plans and budgets to implement the key goals of the Comprehensive Plan.

development regulations will ensure the long-term implementation of key strategies and help guide the type of development that is sought by the community. A logical first step is to consider the advancement of a Code Audit, designed to evaluate consistencies with the Comprehensive Plan policies and the Municipal Code. A Code Audit can serve as a cost-effective way to define any future required Code Amendments and how to prioritize next steps.

Integrating the vision framework findings and recommendations will be a high priority for implementation. The City should advance necessary changes to the City's policies and adopt development regulations to guide decisions regarding future development, City investments in capital improvements, and other City programs. This can include future modifications and amendments to the Comprehensive Plan, updates to the Land Use Development Code, or changes to street standards.

POLICY AND DEVELOPMENT CODE AMENDMENTS

Why is this important?

The Comprehensive Plan is intended to serve as a guiding document that establishes community priorities and policies needed to achieve the Plan's vision. Unlike the Municipal Zoning and Development Code, the Comprehensive Plan is not a legally binding document. To achieve many of the Plan's objectives, critical amendments to the City's

INTERAGENCY COORDINATION

Why is this important?

The Comprehensive Plan may identify certain initiatives that will require multiple agencies and City departments to ensure the implementation of key plan strategies. An example may include coordination between City Public Works and Planning and Development Department, and the Texas State Department of Transportation on access management and

urban highway operations as redevelopment occurs along designated commercial corridors within the City Limits. The design of new streetscapes, location of curb cuts and off-street parking management will likely require evaluation current street and development standards when considering recommendations that may focus on strategies as Complete Streets and pedestrian-first design outcomes.

Pursue opportunities to work with local, state, county, and other agencies in order to deliver high priority initiatives and projects identified in the Comprehensive Plan.

PRIVATE-PUBLIC PARTNERSHIPS

Why is this important?

The implementation of the Comprehensive Plan will require multiple interests working together to achieve common objectives. Leveraging diverse interests and resources through a variety of public-private partnerships, community volunteers and special interest groups will ensure the Plan is working on behalf of all community members. Active participation with community members will also help identify inherent conflicts that will require further evaluation and potential Plan modifications and amendments.

Identify potential partners that may help contribute to the long-term success of Comprehensive Plan. Identify private and non-profit organizations that share similar intrinsic values and potential growth opportunities for Dripping Springs.

ONGOING COMMUNITY ENGAGEMENT

Why is this important?

After the Comprehensive Plan is successful adopted, the Plan's implementation process begins. This ongoing, proactive process will continue as community values and priorities evolve. For this reason, periodic check-ins with neighborhood, community groups, and special interests are critically important. This could be completed with regular online social media updates, neighborhood meetings, Planning and Zoning Commission and City Council meeting agenda updates.

Develop a framework to continue to facilitate ongoing community engagement and provide updates to key stakeholders as the Comprehensive Plan implementation progresses. Reconvene the Plan's key stakeholders on an annual basis or as appropriate to provide updates and continue to solicit feedback and support the engagement as the Plan champions. Proactively communicate with neighborhoods, local businesses, and community stakeholders through all phases of the project.

PLAN MONITORING AND REVIEWS

Why is this important?

The Comprehensive Plan sets the vision and goals and required policies for the Plan. As noted above, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. In addition to identifying departments who are responsible for key initiatives, the Plan should also identify performance measures and delivery timelines of each initiative, as well as a regular reporting system to update key stakeholders and decision-makers as the Plan moves forward. Instilling a high level of accountability within the community will ensure continued support for the Plan and help identify new priorities and initiative as the plan implementation process continues to advance.

Establish a mechanism for reviewing and monitoring the Plan development, design and delivery and key performance measures established by the Plan, including housing targets and thresholds, small business retention, development and design standards, and sustainable development metrics as applicable.

INFRASTRUCTURE & FACILITIES

GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
IF.1. Prioritize stormwater, wastewater, and water infrastructure improvement projects.	1.a. Continue to implement Municipal Separate Storm Sewer System Program (MS4) - TCEQ.		X		MEDIUM	City Engineer & Maintenance Director
	b. Develop and adopt citywide Water Quality and Drainage Plan.		X		MEDIUM	City Engineer
	c. Encourage LID and BMP techniques for residential developments through Development Agreements (DAs) with incentives.	X			HIGH	City Engineer
	d. Promote Conservation Subdivision Development through incentives that promote preservation, LID, and environmental BMPs.		X		MEDIUM	City Engineer & Maintenance Director
	e. Study the feasibility of a comprehensive and integrated citywide stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.			X	LOW	City Engineer & Maintenance Director
	f. Research Federal and State funding opportunities for LID and BMP projects that can be implemented.			X	LOW	City Engineer
	g. Stormwater Management Funding Identify and apply for relevant stormwater management grants from region and State.		X		MEDIUM	City Engineer

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
IF.2. Manage and maintain roadway infrastructure.	2.a. Consider Bond for roadway construction/significant upgrades to encourage growth and for life safety.	X			HIGH	City Engineer & City Attorney
	2.b. Provide necessary budget to implement ADA Transition Plan. (Begin process by focusing on Downtown first.)		X		MEDIUM	Maintenance Director, City Engineer & ADA Coordinator
	2.c. Coordinate with TxDOT on 290 Improvements plan to incorporate the Comprehensive Master Plan's goals.	X			HIGH	Planning Director & Transportation Committee
	2.d. Prioritize the current 5-Year Roadway Improvement Plan to hierarchy of projects that best work with overall street network.	X			HIGH	City Engineer & Maintenance Director
	2.e. Partner with County to help guide roadway Infrastructure projects in SE quadrant of Dripping Springs to reflect the recommendations of the Future Land Use Plan.			X	MEDIUM	Planning Director & Transportation Committee
IF.3.Ensure quality maintenance and development of the public realm and streetscapes.	3.a. Public Realm Operations and Maintenance Plan					Planning Director,
	Review current policies and procedures to address public spaces, strategies to implementation of projects, long-term operations and maintenance needs and funding requirements for parks and public rights-of-way.		X		HIGH	Maintenance Director Parks & Community Services Director
	3.b. Public Realm Development Incentives					Planning Director, City Attorney, & City Engineer
	Create incentives for developers to contribute to street and public realm infrastructure systems and Comprehensive Plan goals.			X	MEDIUM	

COMMUNITY CHARACTER

GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CC.1. Proactive approach to maintain Hill Country character, sense of place, and natural environment.	CC.1.a. Tree preservation Revise tree mitigation requirements. Develop new regulations that seek to encourage and incentivize preservation as a basis for planning new neighborhoods (instead of an afterthought) while also imposing higher mitigation standards. Seek common ground with County tree preservation policy so as not to push development away from the City and to encourage a more uniform aesthetic between City and ETJ.				COMPLETED	Planning Director
	CC.1.b. Identify and protect/enhance the community gateways in Dripping Springs. Require additional buffers along key/major thoroughfares. As community gateways are not necessarily defined by vegetation or topography, and may include built structure (i.e. water tower, vista). Ensure that any enhancements don't conflict with US 290 expansion.	X			HIGH	Planning Director
	CC.1.c. Update the current Parks, Recreation & Open Space Master Plan. The revised plan should include both public and private sector park spaces, especially the regional parks that have public access but are within master planned communities, to create an accurate assessment of public green space.		X		HIGH	Parks & Community Services Director
	CC.1.d. Partner with residential Master Planned Communities (MPC) and developers to foster connection between preserved/natural areas and residents (both City and ETJ developments).		X		HIGH	Planning Director, Parks & Community Services Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.e. Coordination with TxDOT regarding 290 Upgrades. Create a City stakeholder group consisting of ROW impacted lots, developers, and a committee appointed by the Mayor to drive aesthetic enhancements along 290 to reinforce overall Hill Country aesthetics and protect community gateways/vistas.	X			HIGH	Planning Director, Parks & Community Services Director
	CC.1.f. Explore parkland dedication options for future developments and coordinate with the updated Parks, Recreation, & Open Space Master Plan.			X	HIGH	Planning Director & Parks & Community Services Director
	CC.1.g. Branding + Wayfinding Program Consider revising / developing a citywide branding and wayfinding system to guide a cohesive community design. The City's wayfinding should focus on navigation throughout the community and for important shopping districts to encourage walking and exploration; support local businesses and services; and reflect the overall community character of Dripping Springs. (Fund through local hotel occupancy tax)	X			HIGH	Communications Director
	CC.1.h. Create a hierarchy of park and green spaces that identify, protect, and promote the best Hill Country/Dripping Springs aesthetic. Prioritize funding and maintenance of these spaces. For others, encourage or incentivize the creation of "friends of" groups or adopt-a-park.	X			HIGH	Planning Director & Parks & Community Services Director
	CC.1.i. Maintain and expand trail system to connect the creeks and natural open spaces throughout the City, ETJ and Regionally. Update the trail system to properly show: existing, proposed and future desired trails and trail connections.		X		MEDIUM	Planning Director & Parks & Community Services Director
	CC.1.j. Provide and incentivize Adopt-A-Trail and Adopt-A-Creek programs to promote the beautification of the trail systems and to build community pride	X			HIGH	Parks & Community Services Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.k. Coordinate with regional conservation efforts to create an overall all green spaces/preserved land network. Tap into funding and resources through collaborations.			X	HIGH	Parks & Community Services Director
	CC.1.l. Prioritize bicycle and pedestrian connections under any overpasses/bridges that may be considered and link up to regional trail systems.	X			HIGH	Planning Director
	CC.1.m. Public Art Program Develop a comprehensive public art program and funding strategy.		X		MEDIUM	Visitors Bureau
	CC.1.n. Work with the local Culture, Art & Heritage programs, as well as local and regional arts councils and organizations to develop an arts plan to address the selection and siting of public art. Focus on key locations such as Downtown or other City parks and gateways.			X	MEDIUM	Visitors Bureau
	CC.1.o. Identify a long-term funding mechanism for public art such as a 1 percent for art program.		X		MEDIUM	Visitors Bureau
	CC.1.p. Public Realm Development Incentives Create incentives for ALL developers (including non single family residential uses such as multifamily, commercial, retail, and office) that meet/enhance the City's development goals, to contribute to street and public realm infrastructure systems and programming needs.			X	HIGH	Planning Director & City Administration
	CC.1.q. Continue revisions to TIRZ, and consider expansion every year.	X			HIGH	Planning Director & City Administration
	CC.1.r. Propose "public parking" as part of new commercial and residential developments around downtown historic region to reduce traffic and other high use destination.		X		LOW	Planning Director & City Administration
	CC.1.s. Maintain historic resource surveys for properties located in the Mercer, Old Fitzhugh, and Hays Historic Districts.			X	HIGH	Planning Department & City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.t. Identify additional historic properties located within City limits to be included in a historic, architectural, and cultural resource survey. Work toward obtaining a historic landmark designation and commemorative plaque for these historic resources when appropriate.			X	MEDIUM	Planning Department & City Administration
	CC.1.u. Update Historic Preservation Design Guidelines to communicate preservation requirements and best practices for properties located within the Mercer, Old Fitzhugh, and Hays Historic Districts, and within City limits.	X			MEDIUM	Planning Department & City Administration
	CC.1.v. Update the City of Dripping Springs' Historic Preservation Ordinance/Code to streamline zoning, permit application, and design requirements for historic properties in the Historic Districts and City limits.	X			MEDIUM	Planning Department & City Administration
	CC.1.w. Diffuse information about the City of Dripping Springs' historic properties through virtual storytelling (Story Map) on the City Website.	X			MEDIUM	Planning Department & City Administration
	CC.1.x. Consider revising and developing branding and wayfinding system for each of the historic districts.		X		MEDIUM	Communications Director
	CC.1.y. Maintain knowledge of best historic preservation and revitalization practices for "Main Streets" through participation in the Texas Historical Commission's First Street Program.		X		MEDIUM	Planning Department
	CC.1.z. Oak Wilt Prevention and Care in the historic districts, Benefits of maintenance and care, Outreach and containment Program; Proactive tree preservation and care for OFR coinciding with the roadway improvements.		X		HIGH	City Administration
	CC.1.aa. Art in the paseo or in the Glassed in area of the Stephenson Building; Collaboration with the Dripping Springs Art League (ex: downtown wall murals).		X		MEDIUM	City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CC.2. Guide future growth and development so that it follows the Future Land Use plan and reflects the community's priorities and needs.	2.a. Code Update / Rewrite Update the zoning map and development Code text to address the policy recommendations of the Dripping Springs Comprehensive Plan. Consider advancing a Code Audit as an initial step to evaluate required Development Code Amendments consistent with the Comprehensive Plan policies.		X		HIGH	City Attorney, Planning Director, City Administrator, & Department Heads
	2.b. Identify and prioritize protection of the most important view corridors, greenspace, and riparian areas. Create a zoning or design overlay implementing the design recommendations along the major corridors in the City.	X			HIGH	Planning Director
	2.c. Proactively move towards protection of the current 500-year floodplain and/or Atlas-14 recommendations.		X		MEDIUM	City Engineer
	2.d. Support the addition of public restrooms and other visitor facilities in Downtown to promote the area in Downtown area.			X	COMPLETED	City Administration

CONNECTIVITY & CORRIDOR ENHANCEMENT

GOAL

Provide an efficient and safe regional network of streets and highways.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE. 1. Partner with TxDOT to monitor corridor plans	1.a. Actively work with TxDOT on future US 290 Corridor plans to ensure that street standards, roadway and adjacent development are advanced in a cohesive way and adequately meets the community desires and values. Bicycle and pedestrian connectivity also needs to be prioritized, especially crossing over RR 12 and US 290.	X			HIGH	Planning Director
	1.b. Identify landscape and design standards for the corridor that can be funded by TxDOT's allocated budget for aesthetic improvements (8%)	X			HIGH	Planning Director & Transportation Committee
CCE.2. Review and Update Transportation Master Plan	2.a. Incorporate public infrastructure investments identified through the Comprehensive Plan process into relevant transportation planning documents and programs, including the Transportation Master Plan (TMP). Update existing street standards to emphasize a pedestrian first design, universal access, and safety.			X	MEDIUM	Planning Director, Transportation Engineer, Transportation Committee
	2.b. Create a Transportation Hierarchy of Protected (Low Use) and Encouraged (High Use) Roadways		X		HIGH	Transportation Engineer, Transportation Committee
	2.c. Prioritize upgrading Trautwein and Bell Springs to the greatest extent possible to promote growth and relieve traffic pressure.			X	MEDIUM	Transportation Committee

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE.3. Monitor roadway improvements and expansions throughout City & ETJ	3.a. Monitor RM 150 County corridor extension and related studies or plans.		X		HIGH	Planning Director, Transportation Committee
	3.b. Work with Hays County to guide Darden Hill Roadway improvements and ensure the upgrades are consistent with plans for this key area identified in the Future Land Use Map.		X		HIGH	Planning Director, Transportation Committee
	3.c. Ongoing Safety Monitoring of Neighborhood Streets Determine measures for monitoring the safety of neighborhood streets during and after redevelopment. Local streets should be designed for low vehicular speed, and bike/pedestrian mobility first.			X	MEDIUM	Planning Director, Transportation Engineer
	3.d. Future bonds should prioritize City's upcoming road expenses.			X	MEDIUM	Planning Director, City Attorney

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE.4. Monitor traffic impacts in corridor and throughout the City and ETJ roadway network.	4.a. Continue to work with existing neighborhoods to identify and quantify existing traffic challenges, particularly regarding diversion traffic and implementation of programs to conduct baseline traffic speed and volume counts and annually update counts as new development occurs in the community.			X	MEDIUM	Planning Director, Transportation Engineer
	4.b. Promote the development of a Traffic Monitoring and Mitigation Program to address traffic calming and safety needs.		X		MEDIUM	Planning Director, Transportation Engineer, Maintenance Director
	4.c. Transportation Demand Management Program Explore the development of a Transportation Demand Management program to manage parking demand downtown and congestion. The program should include strategies to improve infrastructure for walking, bicycling, carpooling, and ride-sharing; implement efficient parking management practices; leverage partnerships and provide reward programs for modal choices.		X		HIGH	Planning Director, Transportation Engineer
	4.d. Encourage the school district to construct a second school bus depot area to the east of RR 12.		X		HIGH	Planning Director
	4.e. Consider incentivizing schools to be away from major arterials (US 290 & RR 12) to avoid additional traffic congestion in those areas.		X		HIGH	Planning Director

HOUSING

GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
H.1. Explore options for development regulation in ETJ.	1.a. Unify City and County conservation objectives by adopting County's Conservation Subdivision Development guidelines.			X	MEDIUM	Planning Director
	1.b. Identify triggering mechanisms for future developments to use as incentives.	X			HIGH	Planning Director
H.2. Review and adjust current architectural standards.	2.a. Design Policy Develop and adopt new exterior design guidelines and architectural standards to guide future development for key commercial corridors, the downtown and for key neighborhood districts as required. (Any standards should be mindful of increasing housing costs).	X			MEDIUM	Planning Director
	2.b. Explore amending building height regulation.	X			HIGH	Planning Director
H.3. Expand housing options	3.a. Explore affordable / attainable housing options, and review City code to ensure housing options are permitted. Require a minimum mix of housing types in PDDs, conservation neighborhoods, and developments asking for City incentives.			X	HIGH	Planning Director
	3.b. Encourage a range of multi-family unit types and sizes, both rental and home ownership opportunities. Develop policies and programs to encourage/incentivize mixed-income buildings and neighborhoods.			X	HIGH	Planning Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	3.c. Consider a Multi-Family Tax Exemption Program (MFTE). It could support implementation of the income-based housing strategy and community benefits, including adjusting the market-rate option to require one of the following: Contribution to infrastructure above what is typically required; contribution to parks and open space beyond what is typically required; payment in lieu to support income-based housing in other nearby developments; or payment in lieu to support development of public or non-profit-owned or operated community services.			X	HIGH	Planning Director, City Attorney
	3.d. Incentivize In-Fill Housing in Residential Area (Impervious cover exemptions, partnerships with realtors, etc.)			X	HIGH	Planning Director
	3.e. Encourage ADUs and BTR townhomes (impervious cover bonus, roadway exemptions, partnerships with developers, etc.)	X			HIGH	Planning Director
	3.f. Create or expand development incentives to support implementation of desired land uses and urban form in Dripping Springs. Examples include: • Multifamily incentives for vertical mix use or planned developed • Impact fee credits • Fee waivers • Commercial development tax incentive • Expedited development reviews • Triggering Mechanisms to allow for deferred public improvements		X		HIGH	Planning Director & City Administration

ECONOMIC DEVELOPMENT & FUNDING

GOAL

Encourage a balanced growth and foster a resilient and robust economy.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
EDF.1. Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.	1.a. Utilize EDC's role in leveraging / communication between the City and the county, chamber of commerce, commercial / industrial stakeholders, etc.		X		HIGH	EDC & City Administrator
	1.b. Collaborate with both local and regional stakeholders, institutions, and economic experts to maximize economic outcomes for Dripping Springs.	X			MEDIUM	EDC
	1.c. Develop and update an Economic Development Strategic Plan annually.			X	MEDIUM	EDC
	1.d. Analyze development trends and economic performance citywide and across subareas.			X	MEDIUM	EDC
	1.e. Employ a strong workforce development program to foster employment opportunities for regional talent.			X	HIGH	EDC
	1.f. Provide EDC direction in activating the plan and staying organized - determine their role.	X			HIGH	City Administrator
EDF.2. Foster expansion of tourism	2.a. Identify marketing opportunities to further promote the community as a prime Bird City, and Music & Film friendly City in the region.		X		HIGH	Tourism Manager
	2.b. Submit a re-certification application to maintain Bird City status. (The 3-year Bird City Texas certification for the community lasts through 2024.)	X			COMPLETED	City Administrator

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	2.c. Continue to develop special programming/events around Central Texas-specific activities (i.e. Dripping Springs Eclipse) that garner state and national attention for the City. Create a Special Events Program that reflects the vision for Dripping Springs, including public markets, cultural events, classes, and event focused on sustainability and health, organized walks/runs, and community building events like Movies in the Park that caters to residents.			X	MEDIUM	Communications Director, Parks & Community Services Director, Tourism Manager
EDF.3. Encourage Business Attraction and Retention.	3.a. Create a Business Retention and Expansion Strategy (BRE) to retain local businesses & services Develop policies and programs aimed to retain existing local businesses and service providers. Partner with existing local businesses and service providers to define methods to minimize displacement of existing small businesses. Develop a preference policy for local businesses to be included in Development Agreements with private developers as new infill development occurs over time.		X		HIGH	EDC, Chamber of Commerce
	3.b. Regularly inventory business needs and ensure policies and regulations exist that can support business retention of key industries.			X	MEDIUM	Chamber of Commerce
	3.c. Monitor businesses likely to contract, consolidate, relocate, or grow.			X	MEDIUM	Chamber of Commerce
	3.d. Engage in strategic discussions with local business leaders of companies to promote jobs and capture the growth of firms.		X		HIGH	Chamber of Commerce, EDC
	3.e. Prioritize target industries for maximum impact.			X	LOW	Chamber of Commerce, EDC

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	3.f. Prioritize business recruitment efforts on highly focused target sectors that advance top strategic priorities.		X		HIGH	Chamber of Commerce, EDC
	3.g. Provide technical assistance and other resources to support locally-owned businesses and attract quality businesses.		X		MEDIUM	Planning Director, EDC
	3.h. Encourage redevelopment and revitalization of aging developments that can evolve into higher-value developments.			X	LOW	Chamber of Commerce, EDC
	3.i. Develop policies and programs for recruiting family wage jobs. Identify target sectors and clusters appropriate for creative office/ mixed-use development program. Integrate into Disposition and Development Agreements (DDAs) and provide technical assistance and other resources to support desired outcomes.			X	HIGH	Chamber of Commerce, EDC
	3.j. Continue to attract high-quality developments that integrate placemaking, arts, and other amenities that increase talent attraction and increase quality of life for residents, employees, and visitors.			X	LOW	Planning Director, Chamber of Commerce, EDC
EDF.4. Funding Strategies / Policies	4.a. Continue using tools such as 380 grants, tax increment financing (TIF), and redevelopment agreements to encourage public and private investments for new development and areas suitable for redevelopment, as well as revitalization.		X		HIGH	City Attorney, Planning Director
	4.b. Identify various potential funding options, such as grants, capital improvement programs, and regional and statewide funding strategies. Examples include: • State funding programs: Commerce, Ecology • Tenant assistance programs • Local Improvement District (LID), Business Improvement District (BID), Master HOA			X	HIGH	City Attorney, Planning Director, City Administration, City Engineer
	4.c. Hire a Grant Writer on a consultant basis that can research and apply for funding opportunities.		X		MEDIUM	City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	4.d. Utility Planning – Establish and adopt a utilities master plan to address constraints related to wastewater and water availability.		X		HIGH	Utilities Director, Deputy City Administrator, City Engineer. Boards, Commissions, & Committees: Utility Commission, Planning & Zoning Commission, City Council.
	4.e. PDD Process: Include periodic workshops with Planning & Zoning Commission and City Council in the process to give updates on the status and issues related to the negotiations.	X			MEDIUM	Planning Director