



To: Planning & Zoning Commission
From: Tory Carpenter, AICP – Planning Director
Date: April 28, 2026
RE: 2040 Dripping Springs Comprehensive Plan – Draft Release

I. Overview

The City has been working on the Comprehensive Plan update since early 2022, including multiple public meetings, stakeholder discussions, and joint workshops with City boards and commissions. The draft plan has evolved through this process to reflect community input, technical analysis, and policy direction.

The City's contract with DTJ Design has now been finalized and closed out. As a result, all remaining revisions, coordination, and public engagement efforts are being conducted in-house by City staff.

II. Updated Draft Plan

The updated draft Comprehensive Plan includes several key refinements based on prior feedback and recent internal review:

- **Future Land Use Map (FLUM):** Updated to better align with existing development patterns and the place types identified in the plan.
- **Vision Statement:** Revised to identify the small-town charm, and provide a focus on preservation.
- **Reorganize plan elements** to prioritize essential infrastructure needs.
- **Place Types:** Revised descriptions and standards, including clarification of which zoning districts are appropriate within each place type.
- **Implementation Plan:** Updated to reflect input received during prior workshops and meetings, with refined action items, priorities, and sequencing.

These updates are intended to improve clarity, internal consistency, and usability of the plan as a policy and decision-making tool.

III. Recent Direction

Staff presented an update to the status of the plan to City Council on April 21, 2026. Council provided general direction to:

- Proceed with public outreach and engagement, and
- Make the draft plan available for public review and comment for approximately 30–45 days prior to formal action.

IV. Next Steps

The draft Comprehensive Plan will be made publicly available for review and comment.

Staff will continue to bring the item forward on Planning & Zoning Commission and City Council agendas for discussion and direction.

Additional revisions may be made based on Commission input, Council direction, and public feedback during the review period.

V. Anticipated Timeline

- Public Review Period: Spring–Early Summer 2026 (approximately 30–45 days)
- Planning & Zoning Commission Public Hearing and Recommendation: Tentatively June–July 2026
- City Council Public Hearing and Adoption: Tentatively July–August 2026, depending on the extent of revisions and feedback received