

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

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

- Dripping Springs Resident

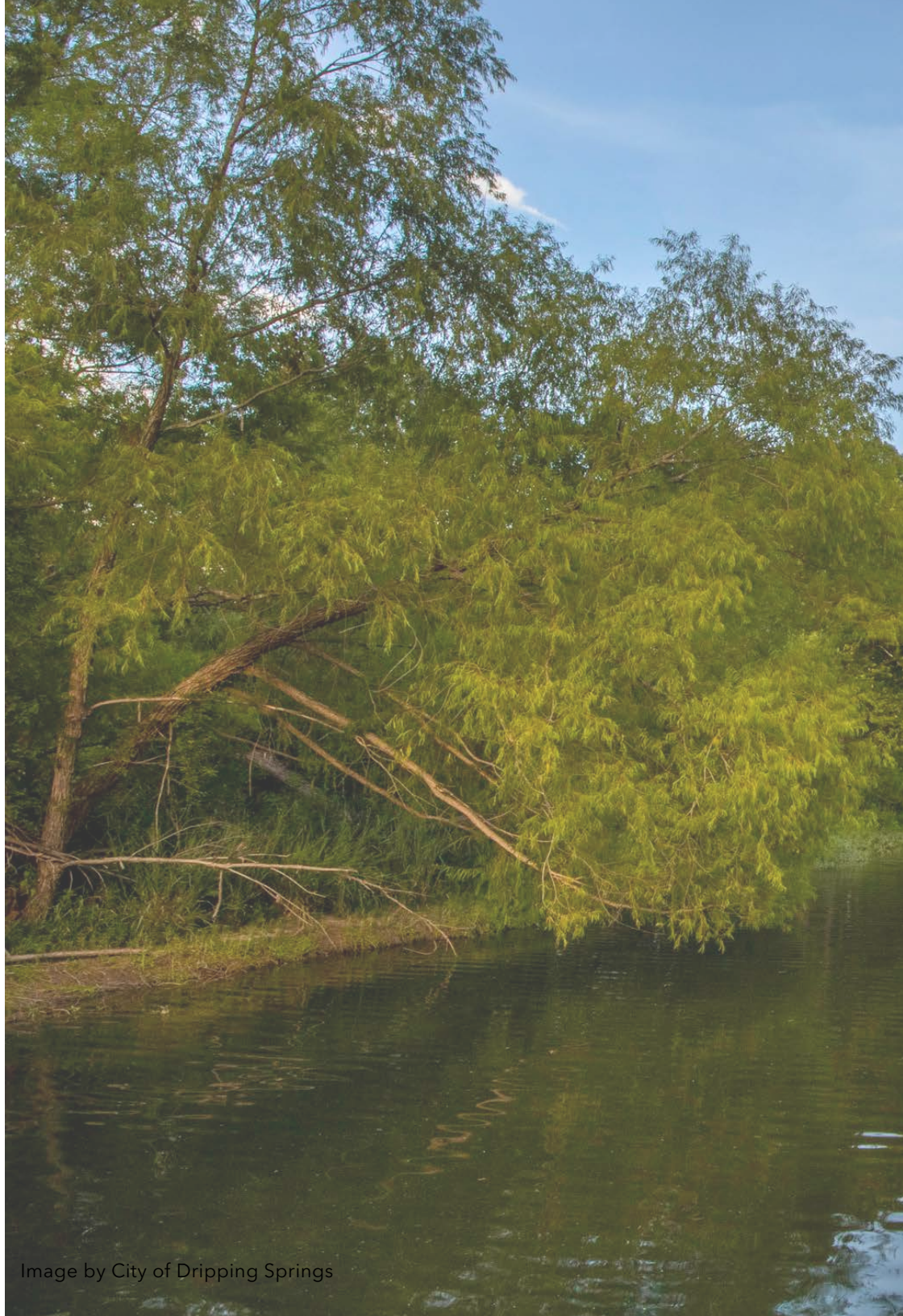


Image by City of Dripping Springs



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 and 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 West Travis County PUA. 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 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 conglomeration 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.

