

DRIPPING SPRINGS
Texas

□ Workshop

REIMAGINE DRIPPING SPRINGS | 10.29.2024

□ Meeting Agenda



- Brief Overview of the Comprehensive Plan
- 5 Plan Elements
- Future Land Use Plan and Recommendations
- Implementation Plan

□ Plan Element Objectives

Community Character

- 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.

Infrastructure & Facilities

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

Connectivity & Corridor Enhancement

- 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.

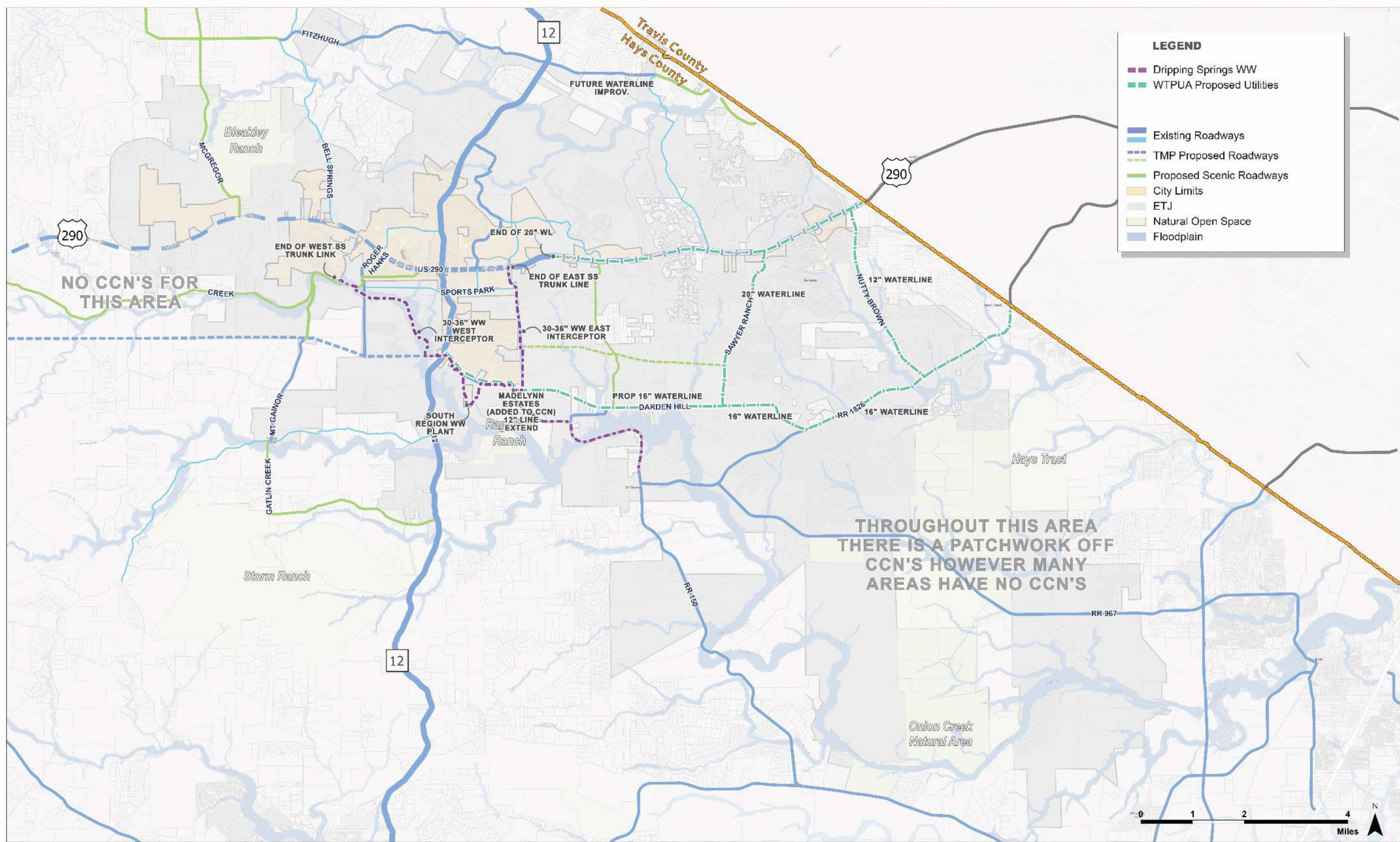
Housing

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

Economic Development & Funding

- 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





Utility Analysis

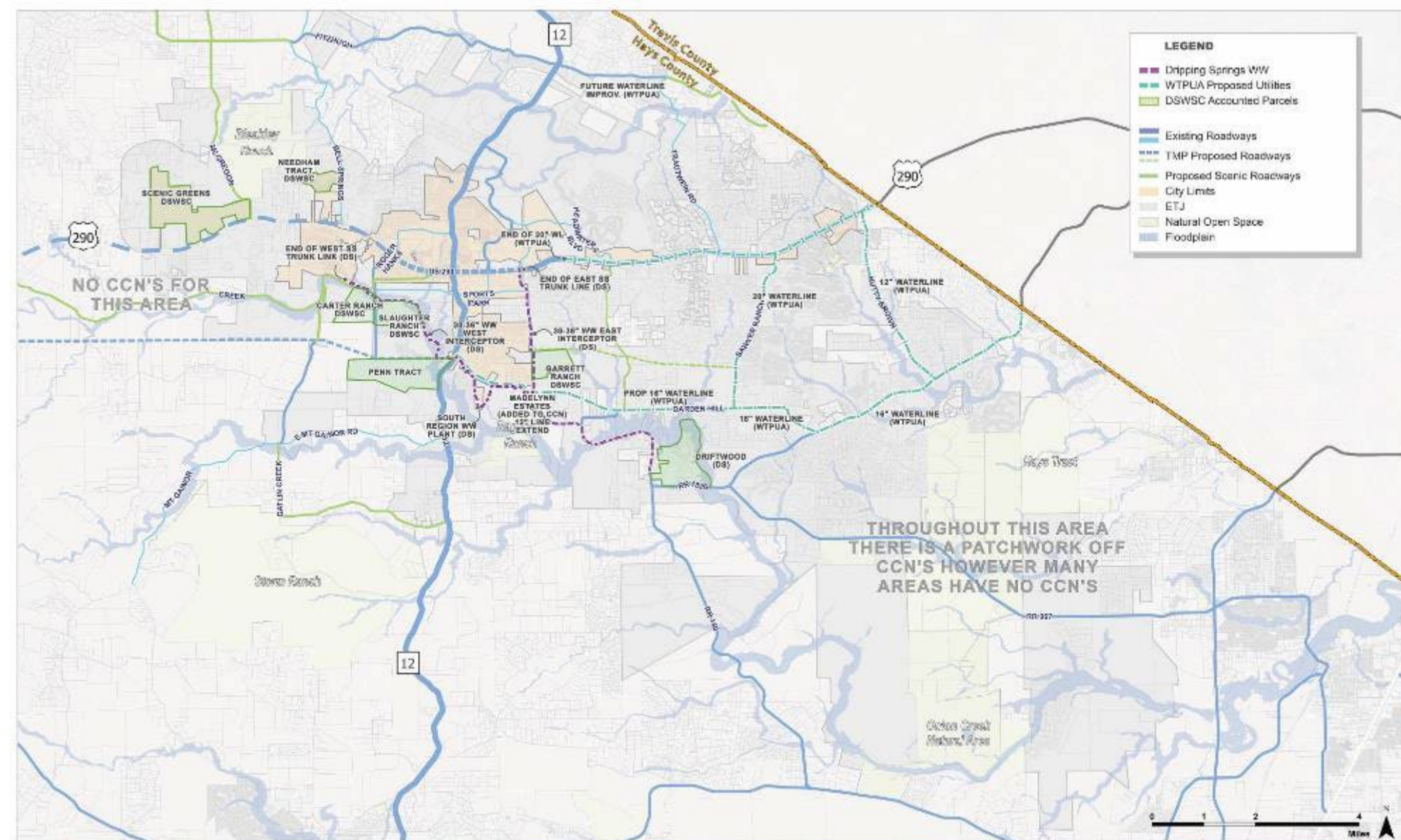
Utility Analysis

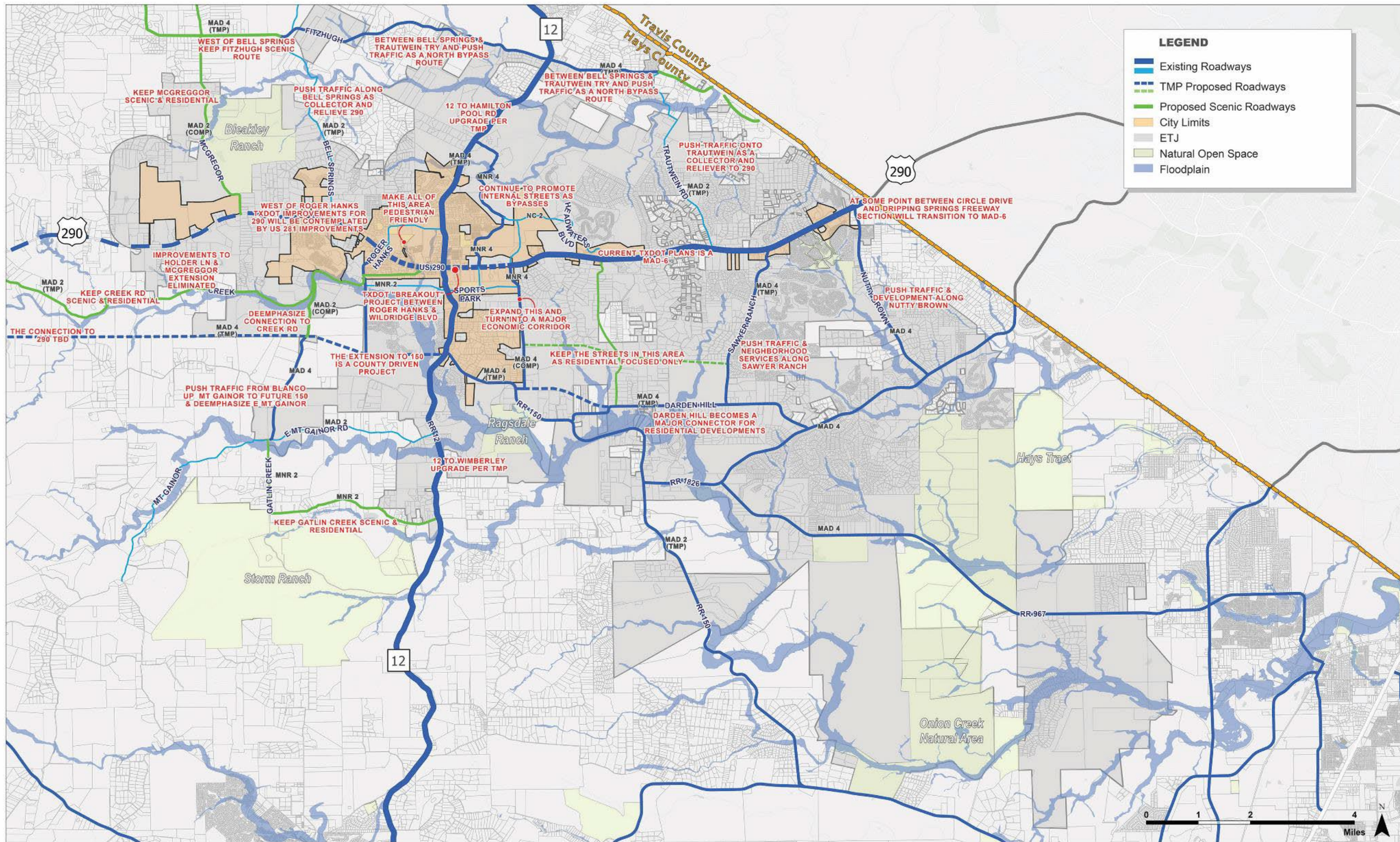
WASTEWATER

- The TPDES permit for the new Wastewater Treatment Plan has been stalled due to the ongoing lawsuit filed by SOS Alliance.
- Plans for the upgrades, and financing for the improvements are already in place to carry out infrastructure plans once lawsuit is resolved

WATER

- WTCPUA set to increase its water capacity (20k LUEs), and improvements are anticipated to be completed in 2025-26.
- DSWSC also has plans to expand its well infrastructure to increase capacity.
- WTCPUA does not have plans in place beyond their current.
- The existing plant will be maxed out as far as its water intake from Lake Travis.

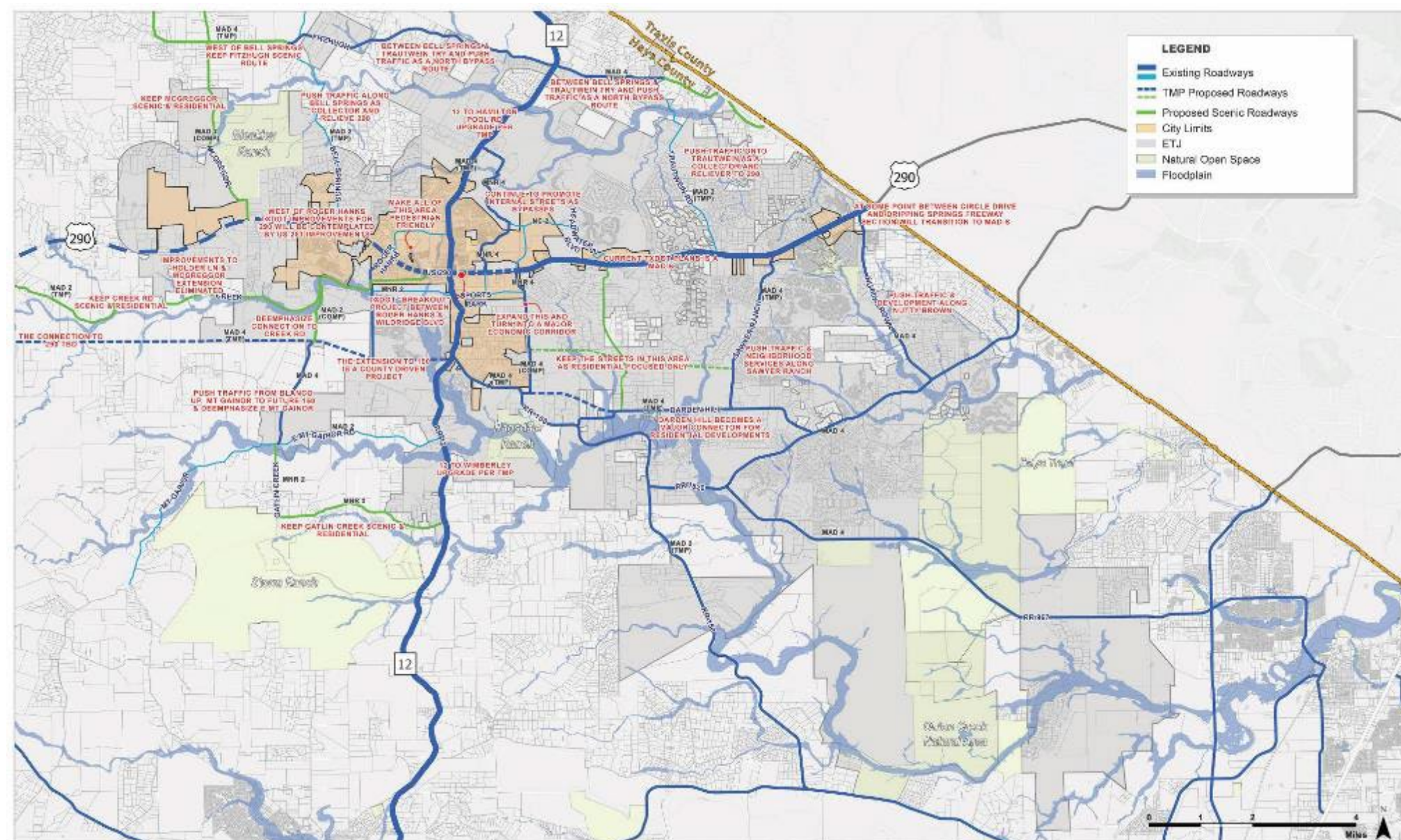


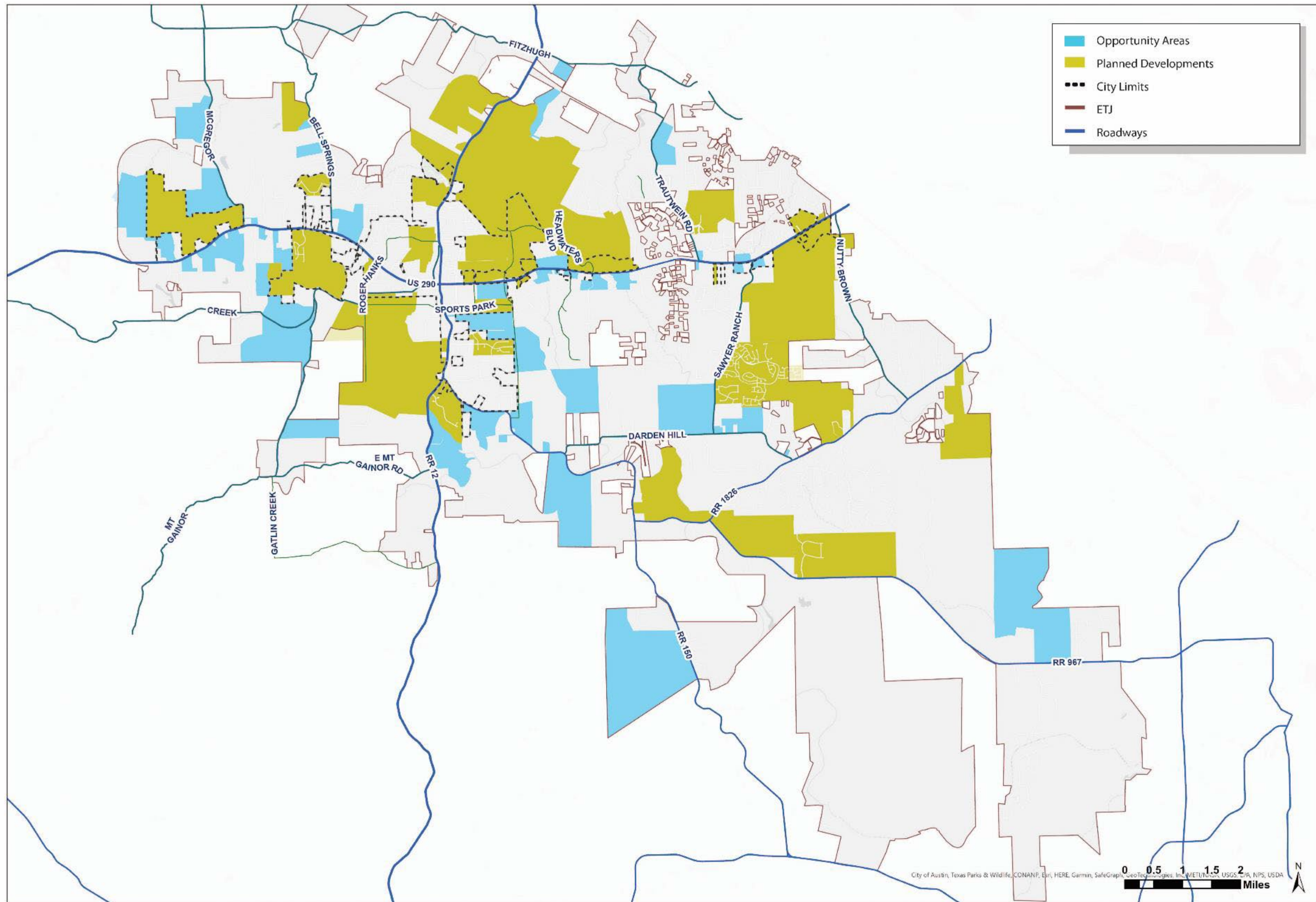


 **Roadway Analysis**

Thoroughfares and Roadway Analysis

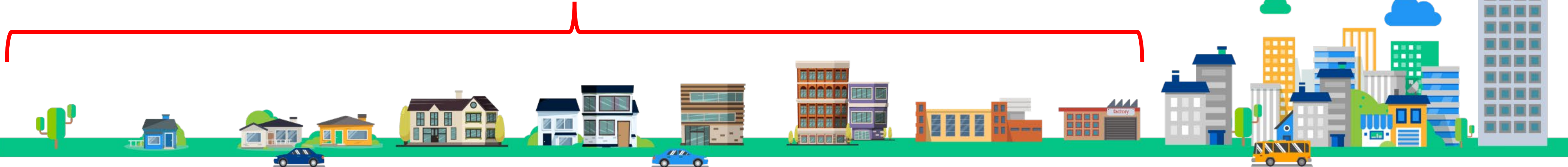
- City and County Transportation Master Plan reports have similar goals
- Current City roadway budgets are strictly for maintenance and small upgrades, not for building new roads.
- Prioritizing the major routes should be explored both inside and outside of the City Limits, including specifically: Bell Springs, Trautwein, Sawyer Ranch, Nutty Brown, Darden Hill, and the extension to CR150.
- An update to the Transportation Master Plan is suggested with more targeted roadway improvements, with the recent additional “bypasses” in place and with TXDOT US-290 Plans now public.
- Protecting the City’s asset of its exemplary schools is a high priority. DSISD suggests finding a second bus depot location east of RR12 would help alleviate traffic congestion.
- The City’s long term thoroughfare plan is being implemented; however, it is unknown whether the current rate of private roadway construction will continue to be outpaced by the residential developments that are creating them.





Parcel Analysis

Dripping Springs – Future Land Use



											
REGIONAL OPEN SPACE	RURAL RESIDENTIAL NEIGHBORHOOD	TRADITIONAL RESIDENTIAL NEIGHBORHOOD	BLENDED / MIXED RESIDENTIAL NEIGHBORHOOD	URBAN RESIDENTIAL NEIGHBORHOOD	NEIGHBORHOOD COMMERCIAL / MIXED-USE DISTRICT	MEDIUM COMMERCIAL CENTER	INDUSTRIAL HUB	FLEX INDUSTRY / INNOVATION DISTRICT	REGIONAL COMMERCIAL / MIXED-USE DISTRICT	INSTITUTIONAL CAMPUS / SPECIAL PURPOSE	URBAN CORE

□ Place Types

Rural Preserve

Areas that are to be preserved in perpetuity, such as: designated flood plains, steep grades/ravines, wooded areas or forests, wetlands, wildlife corridors, protected areas, nature preserves and parks (both public and private parks).

No significant development is permitted in these areas.



Rural Reserve

Include lands dedicated to active farms, ranches, vineyards, and conservation neighborhoods



Hill Country Estate

Include older, mature and established neighborhoods that were developed prior to city sewer installation.

This category shall also include ranchettes which offer larger parcels to accommodate farm animals and/or horses.



□ Rural Place Types

Suburban Neighborhood

Existing and new neighborhoods (mostly single family or suburban multifamily pods) with a suburban street pattern.



Neighborhood Commercial

A mix of neighborhood oriented commercial development with office and multi-family that transitions to adjoining new neighborhoods.



Employment Center/ Business Park

Larger, master planned corporate office, garden office, flex office, and light industrial type developments that provide for regional and local employment.



Regional Commercial

Regional scale larger retail and commercial centers that draws from a regional market shed.



□ Suburban Place Types

Village Center

Dripping Spring's historic core and other primary destinations.



Village Residential

Older (and some newer) residential blocks immediately surrounding the Village Center



Mixed Use

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.



Hill Country Destination

Include entertainment and tourist related uses such as wineries, distilleries, tasting rooms, music destinations, wedding/event destinations



Public and Civic Destination

A range of public and civic uses such as regional parks, cemeteries, golf courses, DS Event Center, etc.



□ Village Place Types

□ Opportunity Areas

Rural Preserve

-

503

Rural Reserve

108

5,560

Hill Country Estate

-

326

Suburban Neighborhood

-

1,346

Neighborhood Commercial

19

110

Village Center

28

204

Village Residential

-

82

Mixed Use

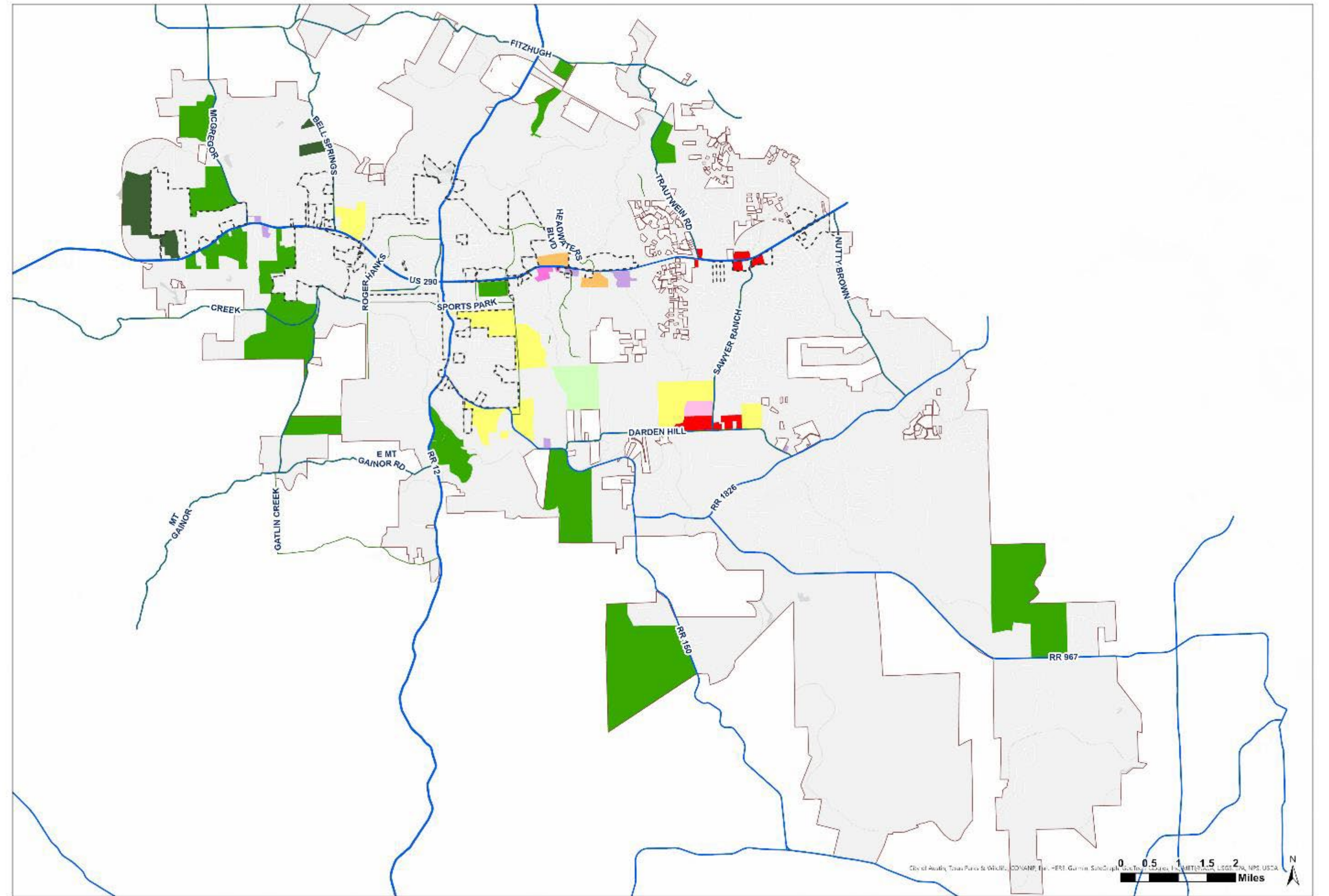
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36

Hill Country Destination

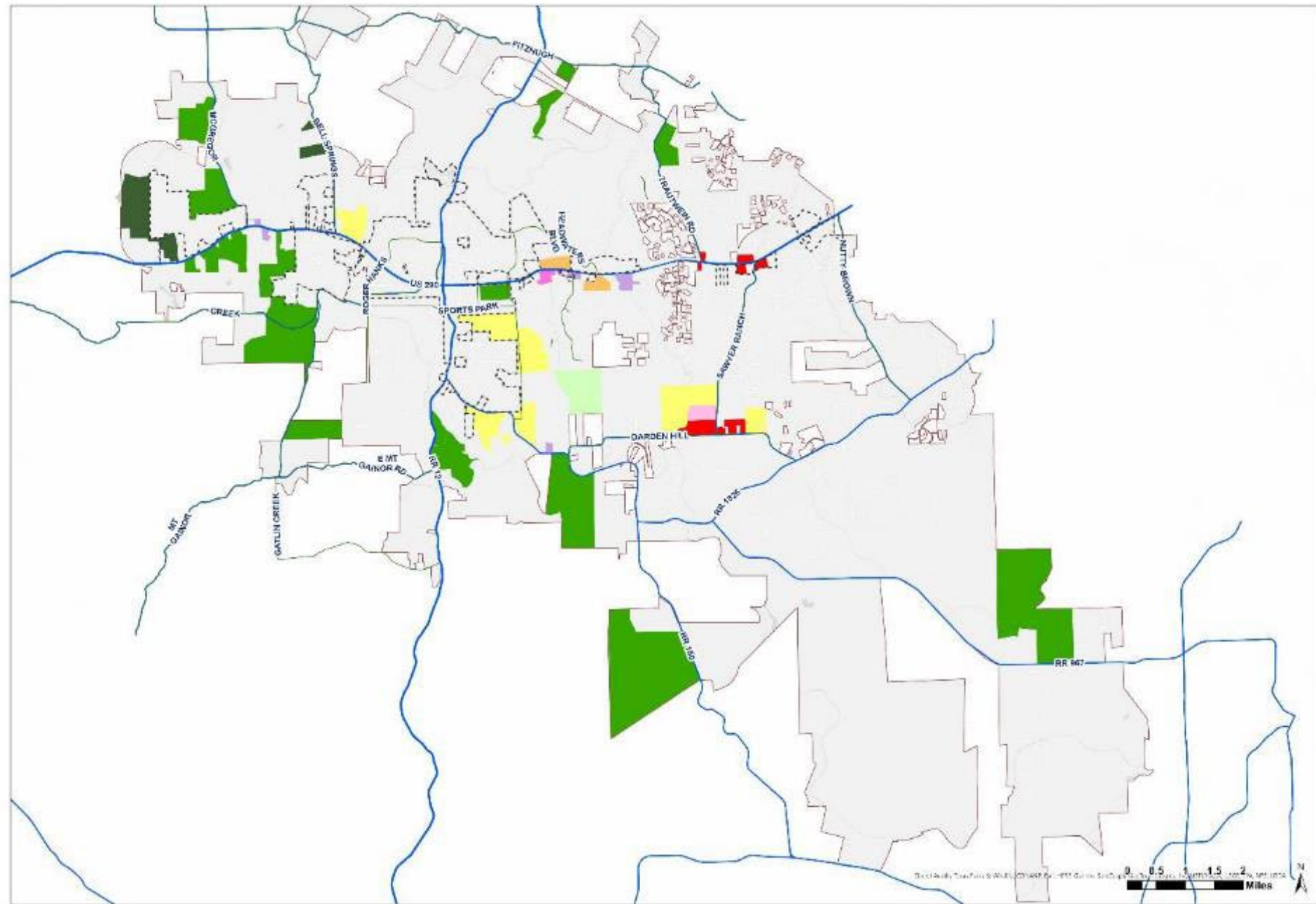
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104



Total: 8,435 acres (13 sq mi)

□ Opportunity Areas



Land Use (City + ETJ)	SF Residential Units Per Acre	Multifamily Units Per Acre	Office FAR	Retail FAR	Industrial FAR
Rural Preserve	0.05	0	20%	20%	50%
Rural Reserve	0.1	0	20%	20%	50%
Hill Country Estate	0.2	0	20%	20%	50%
Suburban Neighborhood	4.0	0	40%	40%	50%
Neighborhood Commercial	4.0	0	20%	20%	50%
Village Center	6.0	12	20%	20%	50%
Village Residential	8.0	16	20%	20%	50%
Mixed Use	8.0	20	20%	20%	50%
Hill Country Destination	0.0	0	20%	20%	50%

Land Use (City + ETJ)	Total Area (Ac)	City Area (Ac)	ETJ Area (Ac)	Open Space	SF Residential	Multifamily	Office	Retail	Industrial
Existing Entitled Residential	3,489	924	2,564						
Existing Entitled Commercial	194	194	0						
Rural Preserve	503	0	503	90%	10%	0%	0%	0%	0%
Rural Reserve	5,668	108	5,560	70%	30%	0%	0%	0%	0%
Hill Country Estate	326	0	326	50%	50%	0%	0%	0%	0%
Suburban Neighborhood	1,346	0	1,346	50%	35%	0%	5%	10%	0%
Neighborhood Commercial	129	19	110	25%	25%	0%	20%	20%	10%
Village Center	232	28	205	20%	20%	20%	15%	25%	0%
Village Residential	82	0	82	25%	45%	10%	5%	15%	0%
Mixed Use	38	2	36	25%	35%	15%	10%	15%	0%
Hill Country Destination	110	6	104	30%	0%	0%	10%	35%	25%
Grand Total	12,118	1,281	10,837						

□ Opportunity Areas

<i>Land Use (City + ETJ)</i>	Total Area (Acres)	Open Space	Open Space Area (Acres)
Rural Preserve	503	90%	453
Rural Reserve	5,668	70%	3,968
Hill Country Estate	326	50%	163
Suburban Neighborhood	1,346	50%	673
Neighborhood Commercial	129	25%	32
Village Center	232	20%	46
Village Residential	82	25%	20.5
Mixed Use	38	25%	9.5
Hill Country Destination	110	30%	33

Total: 5,398

Annual Absorption Estimates:

SF Residential 413 units (city) | 250 units ETJ

Multifamily 73 units (city) | 291 units ETJ

Office 7,200 sf (city) | 21,200 sf ETJ

Retail 22,500 sf (city) | 28,500 sf ETJ

Industrial 5,700 sf (city) | 32,300 sf units ETJ

□ Opportunity Areas Reinforce 5 Elements

Protecting Community Character

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

Proactive Approach to maintain Hill Country character:

- Heavily vegetated and significant topography as well as areas adjacent to environmentally/ecologically/historically sensitive areas are protected
- A total of 64% of opportunity areas are intended to preserve or open/vegetated space

Guide future growth and development so that it follows the Future Land

Use plan and reflects the community's priorities and needs

- Revised place type overlay for the City and ETJ
- Alignment of future growth patterns and place types with existing
- Protect the historical center of Dripping Springs

□ Opportunity Areas Reinforce 5 Elements

Infrastructure & Facilities

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

Prioritize Stormwater, wastewater and water infrastructure improvement projects

- Only planning for opportunity development adjacent to future or planned utilities corridors/capacity
- Limiting the growth throughout the area via FAR (floor area ratio) and density restrictions.

Manage and maintain roadway infrastructure

- Position growth where roadway network is there, and can facilitate better flow of traffic through region.
- Continue to promote private sector infrastructure investment by encouraging development in preferred locations.

Ensure quality maintenance and development of the public realm and streetscapes

- Opportunity area uses require pedestrian-first design and reevaluating some current street and development standards.

□ Opportunity Areas Reinforce 5 Elements

Connectivity & Corridor Enhancement

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

Partner with TxDOT to monitor corridor plans

- Plan anticipates changes to the US290 corridor
- Higher density place types and uses are recommended on the Eastern side of the corridor, where TxDOT's plans propose to widen US290 to a six-lane roadway

Review and Update Transportation Master Plan

- The place type designations of the Opportunity Areas take into account planned improvement and expansion projects
- The density of the Opportunity Area place types are compatible with the adjacent streets and highways.

Monitor roadway improvements and expansions throughout City & ETJ

- Opportunity Areas in the FLUM prioritize the traffic flow as they are distributed along the primary roadways that will provide better access across US290.

□ Opportunity Areas Reinforce 5 Elements

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.

Explore options for development regulation in ETJ.

- Follow conservation objectives by establishing minimum requirements for open space preservation with each place type.

Review and adjust current architectural standards

- The introduction of the conservation development guidelines along with proposing a wider range of housing options can encourage new design guidelines and standards.

Expand housing options

- Village Residential place type allows for “missing middle” residential types such as cottage courts, duplexes, townhomes, etc – while maintaining scale and character of existing neighborhood fabric.
- Mixed Use place types allows for a wider variety of residential uses in a walkable context.

□ Opportunity Areas Reinforce 5 Elements

Economic Development & Funding

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

Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.

- New village type Opportunity areas will require collaboration with local stakeholders and create regional employment opportunities
- Monitor policy and regulation needs for new Opportunity area development

Foster expansion of tourism.

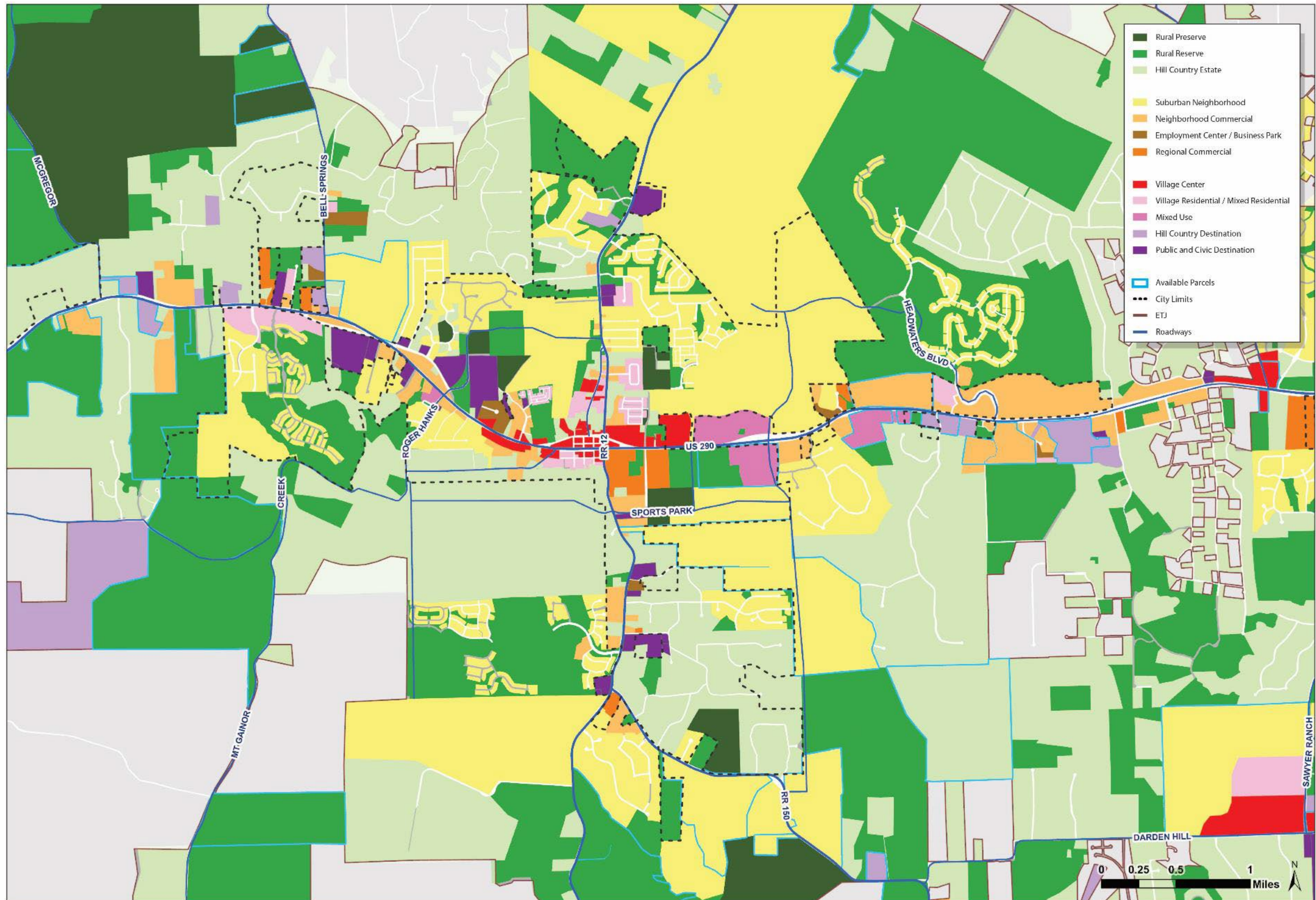
- Hill Country Destination place type and other commercial categories include entertainment and tourist related uses (distilleries, music & event destinations, etc) along primary corridors.

Encourage Business Attraction and Retention

- Higher density place types are near or along emerging entertainment and tourist corridors and nodes throughout Dripping Springs.

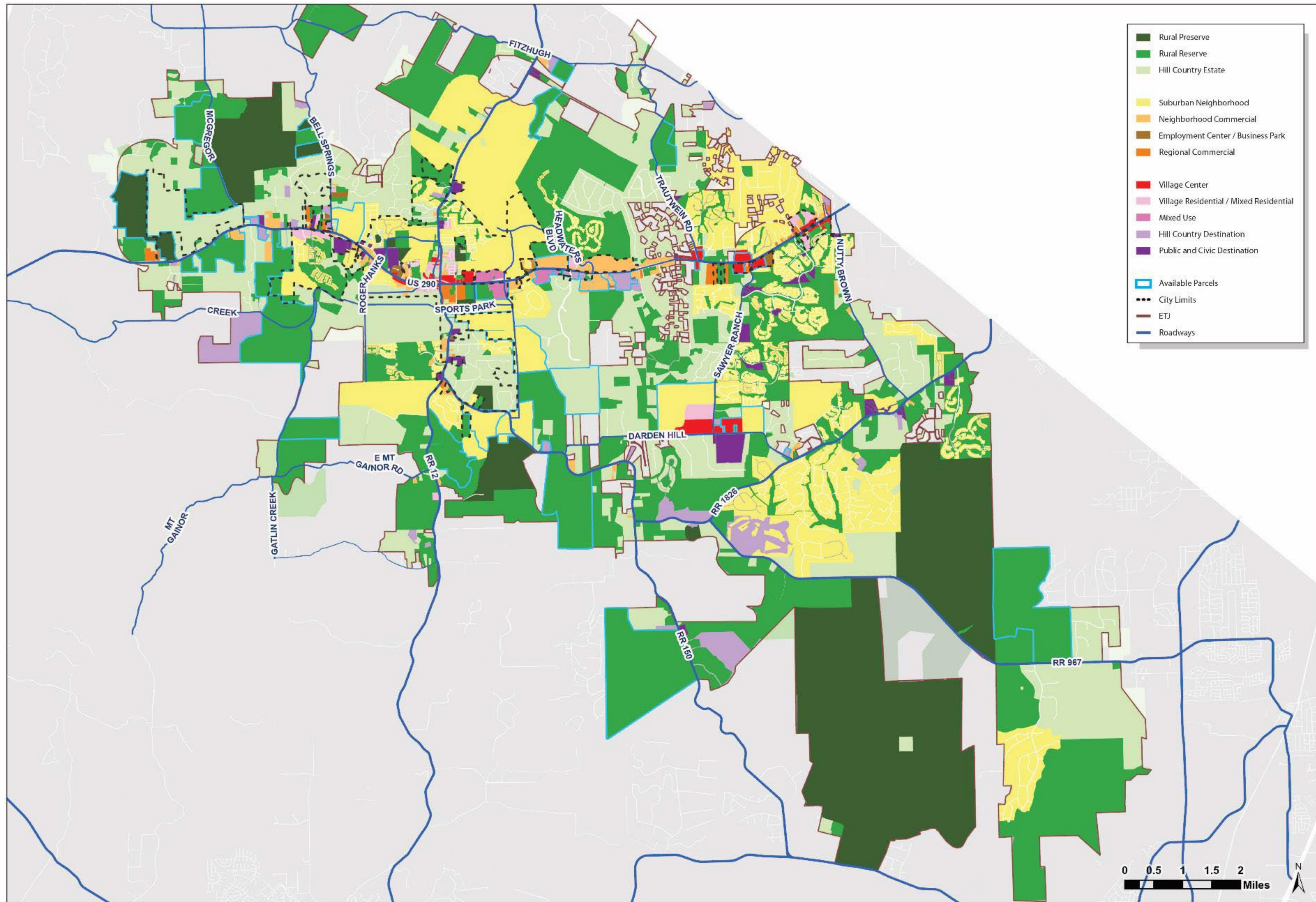
Funding strategies / policies

- Promote and invest in Village Center and Hill Country Destination place types



Future Land Use Map - City

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Future Land Use Map - ETJ

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



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).	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 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 and Recreation 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
	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 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 hotel/motel 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 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 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 and Recreation 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 and Recreation 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

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. Streamline the development process to developing higher density, lower cost housing in selected areas via development overlay districts.	X			HIGH	Planning Director
	2.c. 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.d. Proactively move towards protection of the current 500-year floodplain and/or Atlas-14 recommendations.		X		MEDIUM	City Engineer
	2.e. Support the addition of public restrooms and other visitor facilities in Downtown to promote the area in Downtown area.			X	LOW	City Administration

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 City-wide Water Quality and Drainage Plan		X		MEDIUM	City Engineer
	c. Encourage LID and BMP techniques for residential developments through DA's 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 City-Wide 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		X		MEDIUM	City Engineer
	Identify and apply for relevant stormwater management grants from region and State.		X		MEDIUM	

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		X		HIGH	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.					Maintenance Director Parks & Recreation Director
	3.b. Public Realm Development Incentives			X	MEDIUM	Planning Director, City Attorney, & City Engineer
	Create incentives for developers to contribute to street and public realm infrastructure systems and Comprehensive Plan goals.					

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. Create a community advisory committee that partners with TxDOT and meets quarterly (or as needed) to define local priorities and monitor corridor plans. 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 RM 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
	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
	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 and congestion. The program should include strategies to improve infrastructure for transit, walking, bicycling, 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. Consider a second school bus depot area to the east of RM 12.		X		HIGH	Planning Director
	4.e. Consider incentivizing schools to be away from major arterials (US 290 & RR12) 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				MEDIUM	Planning Director
	Develop and adopt new design guidelines and 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				
	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: <ul style="list-style-type: none"> • 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			HIGH	City Administrator

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	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

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	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