



DRIPPING SPRINGS
Texas

Public Meeting

REIMAGINE DRIPPING SPRINGS | 02.15.2024

□ Meeting Agenda



- Public Engagement Overview
- Mapping Analysis & Guiding Principles
- Place Types
- Fiscal Impact
- Future Land Use Draft



□ Engagement Summary

2022/04/23 Founder's Day Public Engagement

2022/04/23 Kickoff Survey

2022/05/10 CPAC / P&Z Joint Meeting

2022/07/14 CPAC Meeting

2022/07/15 Stakeholder Meetings (2)

2022/08/22 Virtual Interviews (4)

2022/08/12 Survey #2

2022/08/29 – 8/30 Virtual Stakeholder Meetings (2)

2022/09/12 Public Meeting

2022/10/17 – 10/18 2-Day Visioning Event

2022/11-17 – 2023/06/07 Targeted Stakeholder Meetings



☐ Targeted Stakeholder Meetings

2022-11-17 Development Agreement and PDD Discussion

2022-12-08 Utility Discussion w/ Aaron Reid

2022-12-14 Flood Plain Discussion w/ City Engineer

2022-12-15 Water Utility Meeting w/ West Travis County PUA

2023-01-06 Historic Preservation Meeting

2023-01-12 DSISD Meeting

2023-01-23 Transportation Discussion w/ City & County

2023-02-01 Hays County Conservation Development

2023-03-07 Internal Workshop



☐ Targeted Stakeholder Meetings

2023-04-10 Transportation Discussion w/ HDR

2023-04-12 Dripping Springs Water Supply Corporation Meeting

2023-05-08 Hays County Coordination

2023-06-07 Coordination Meeting

2023-06-20 City Council Update

2023-06-28 EDC Update

2023-09-11 Internal Workshop

2023-09-07 On-Site Land Use Verification

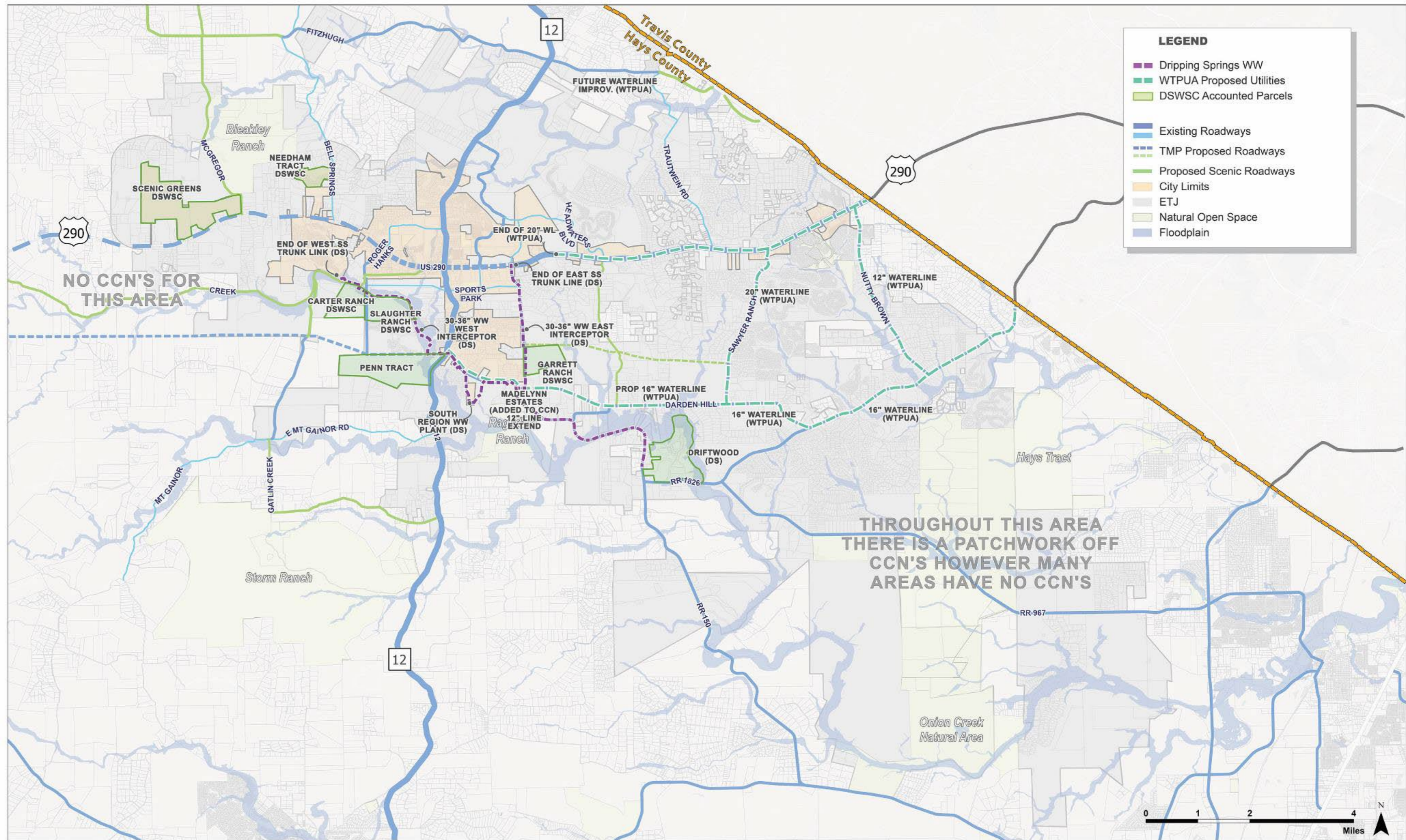
2023-09-27 Internal Workshop

2023-10-17 Future Land Use Internal Workshop

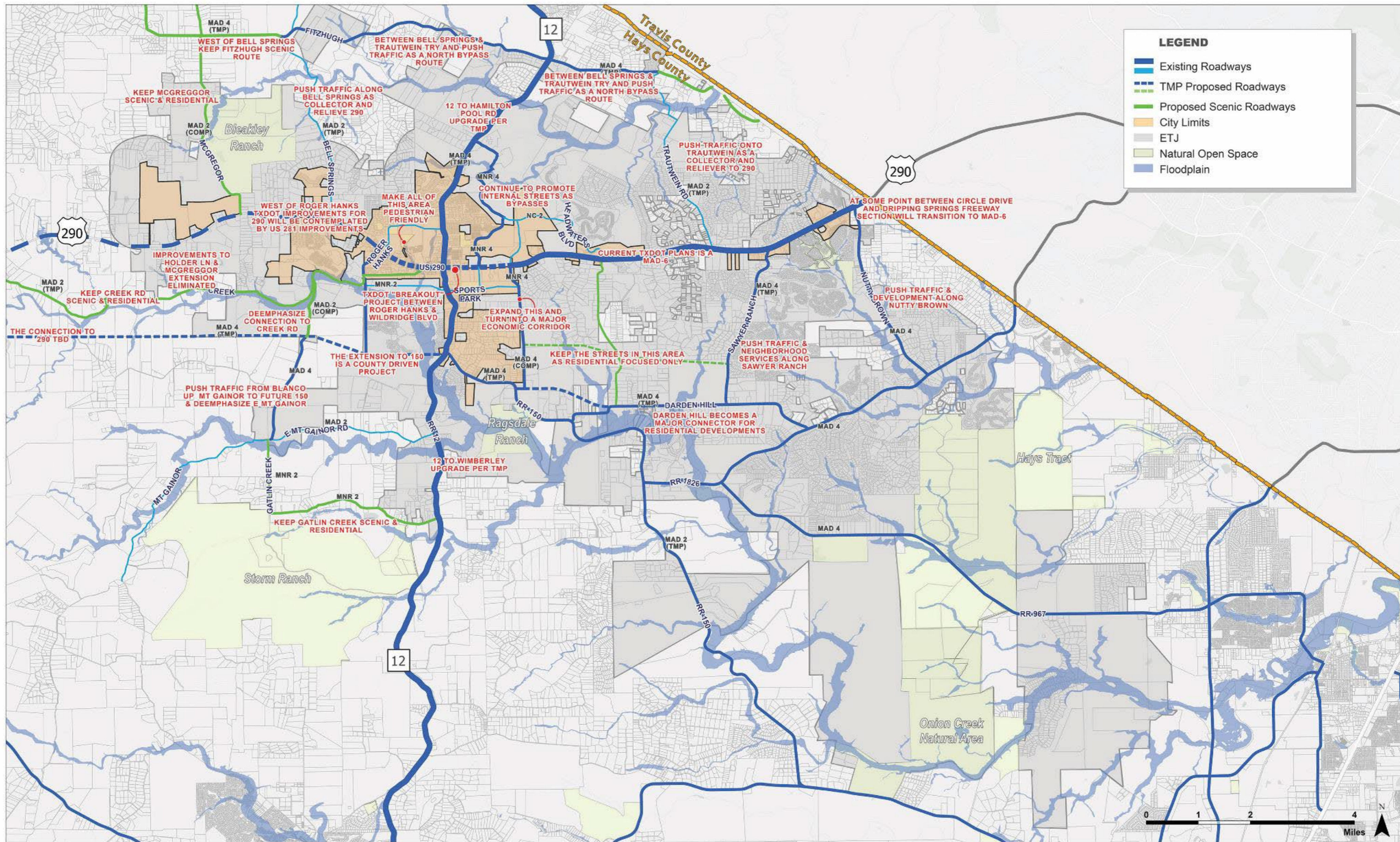
2023-10-25 Conservation Easement Land w/ Hill Country Conservancy



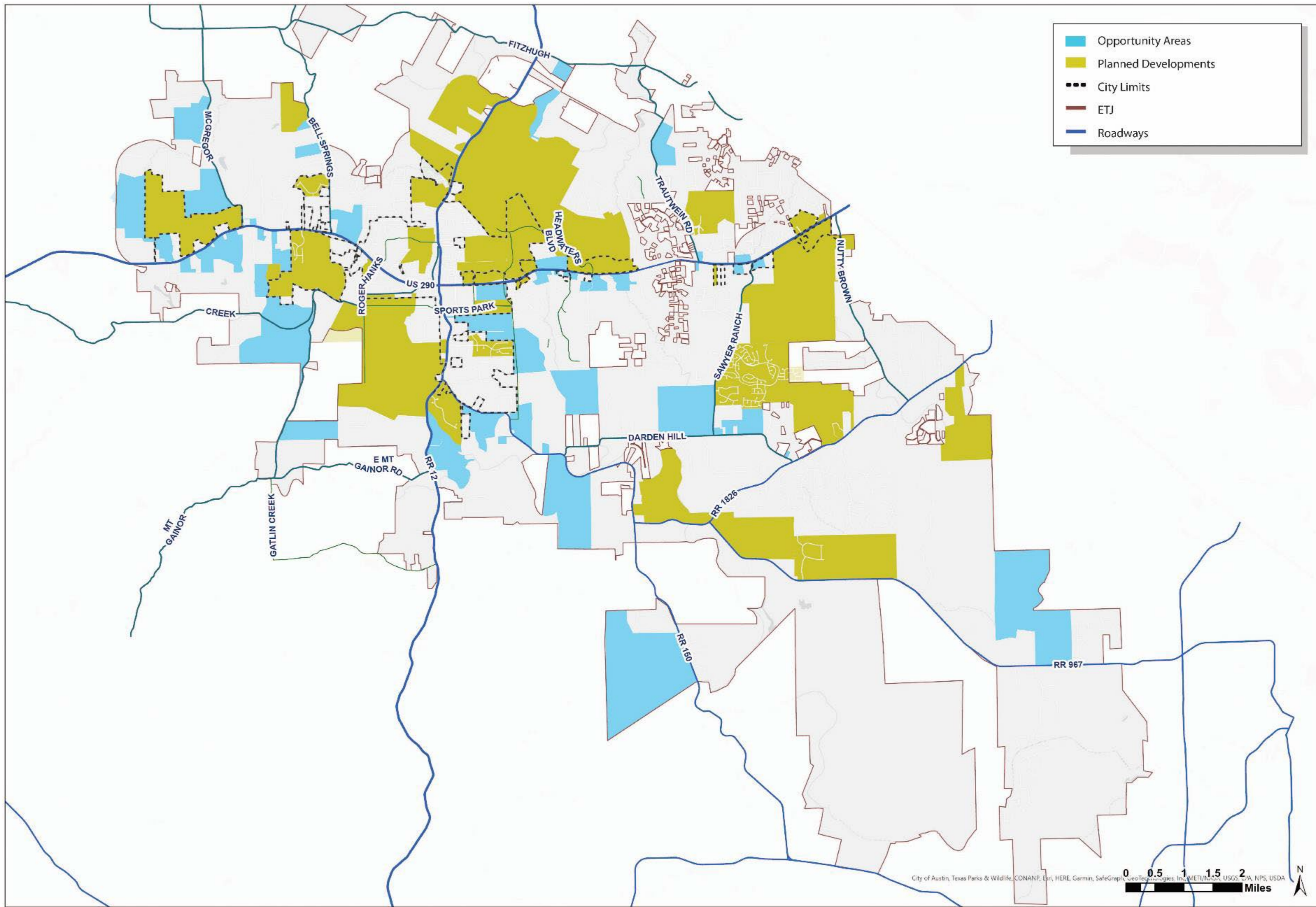




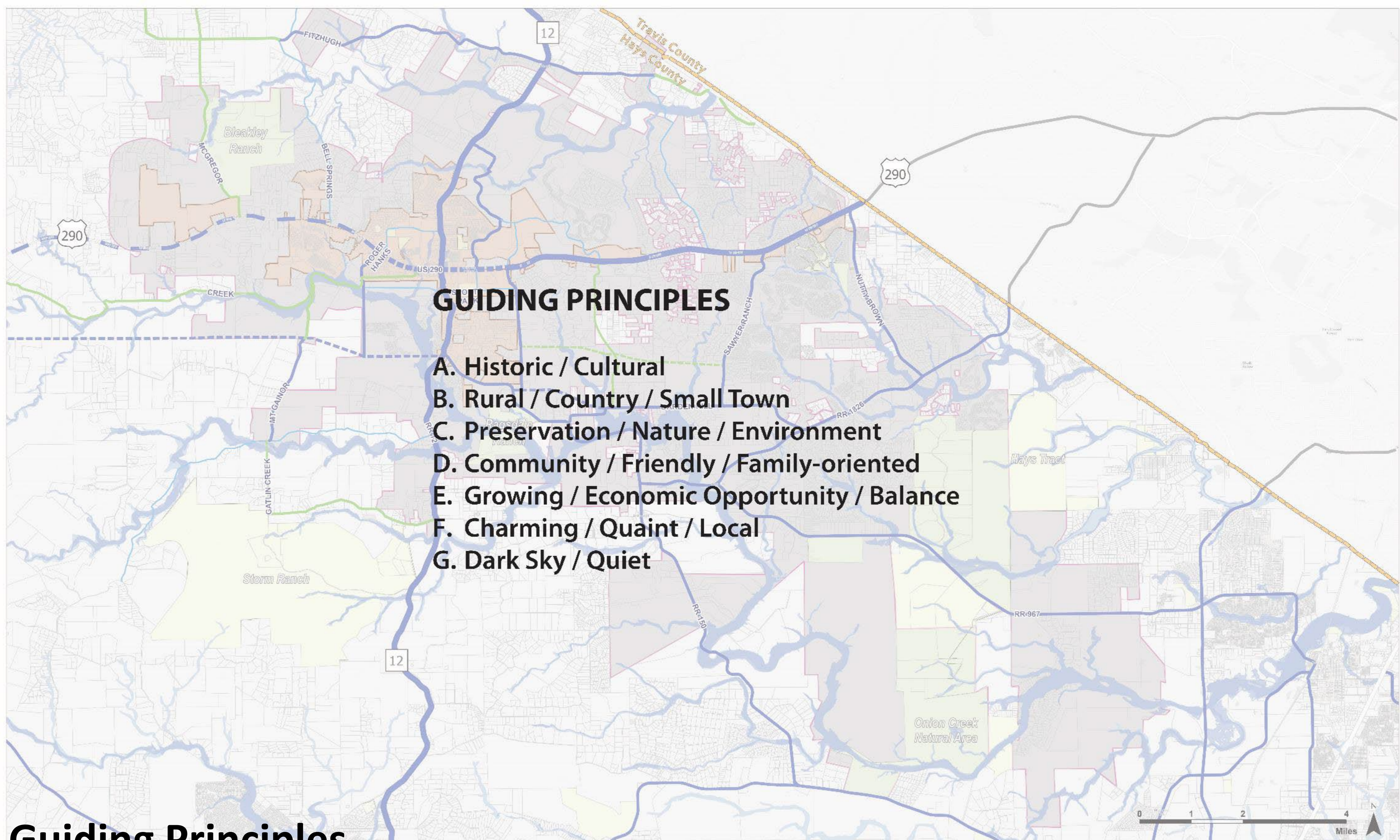
Utility Analysis



 **Roadway Analysis**

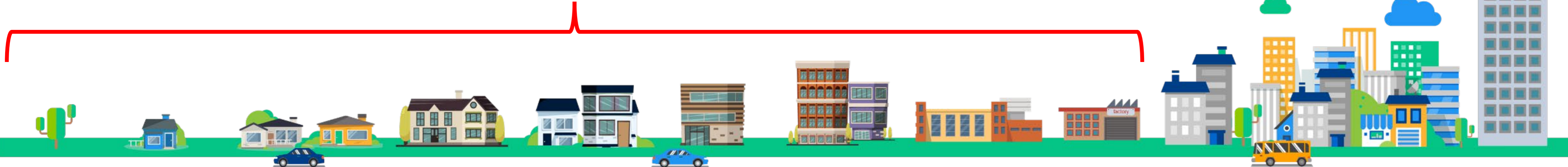


 **Parcel Analysis**



 **Guiding Principles**

Dripping Springs – Future Land Use



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



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

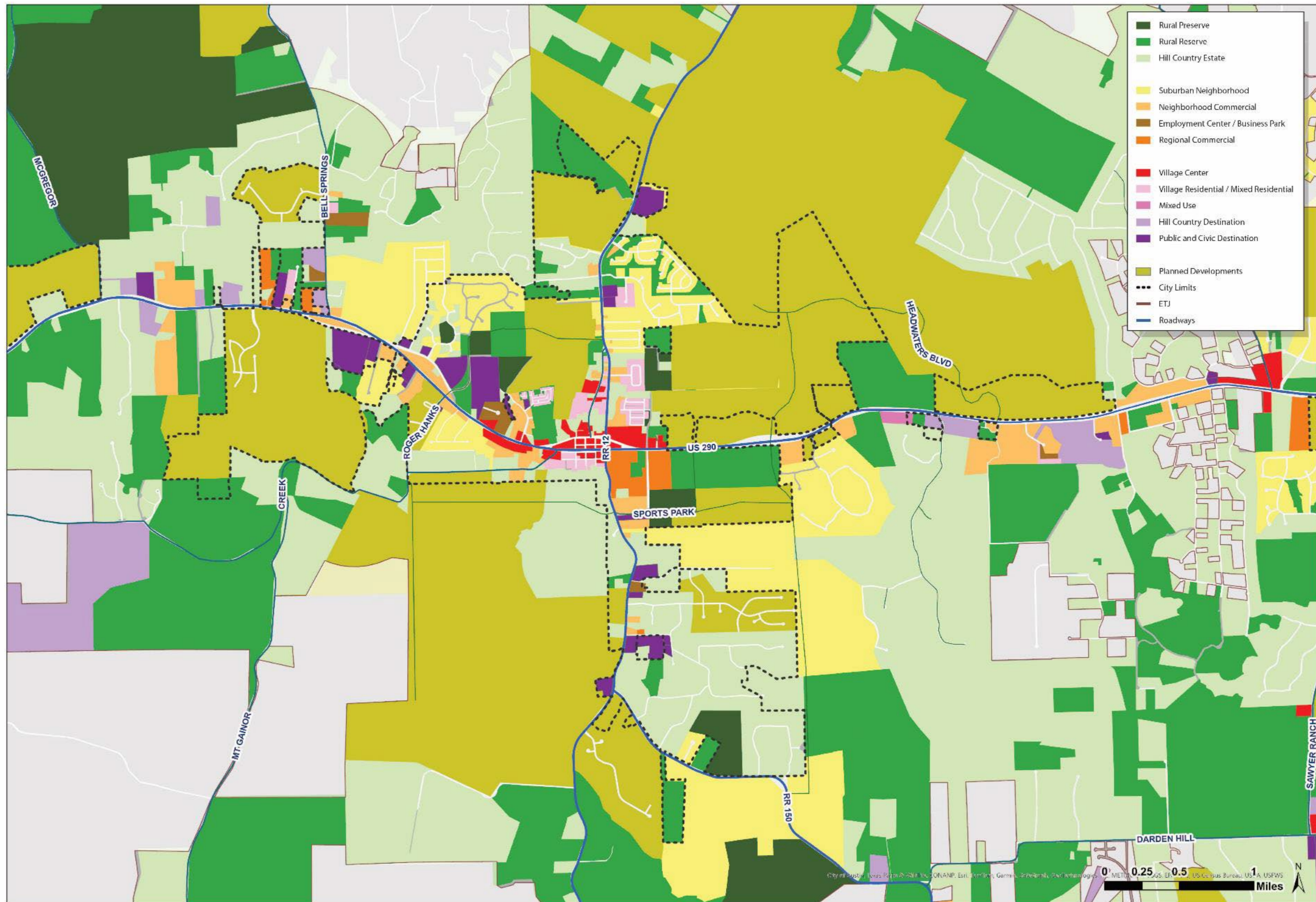


Public and Civic Destination

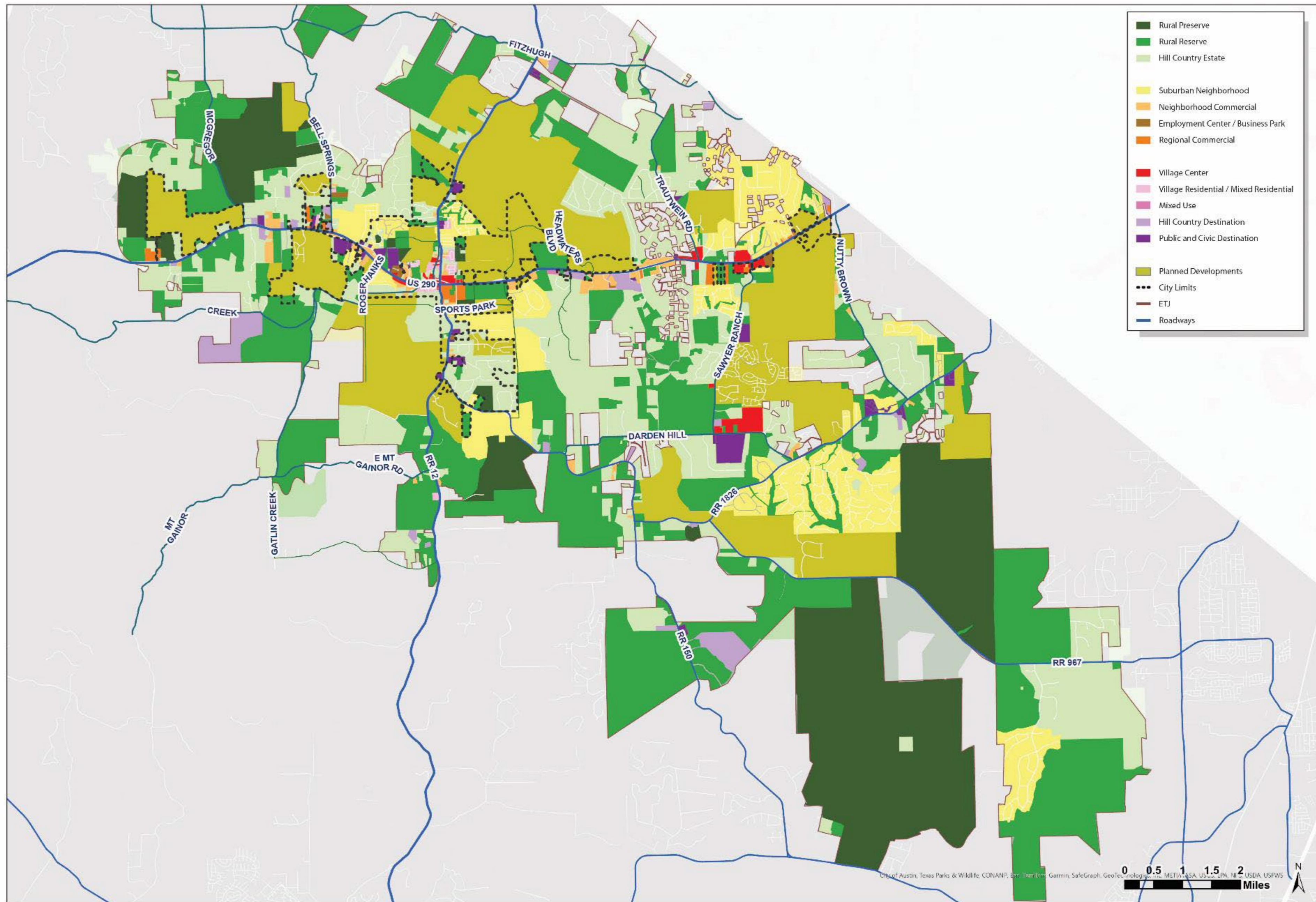
A range of public and civic uses such as regional parks, cemeteries, golf courses, DS Event Center, etc.



□ Village Place Types



 Existing Land Use Map - City



 Existing Land Use Map - ETJ

□ Opportunity Areas

Rural Preserve: 503

Rural Reserve: 5,668

Within City Limits: 108

Hill Country Estate: 326

Suburban Neighborhood: 1,346

Neighborhood Commercial: 129

Within City Limits: 19

Village Center: 232

Within City Limits: 28

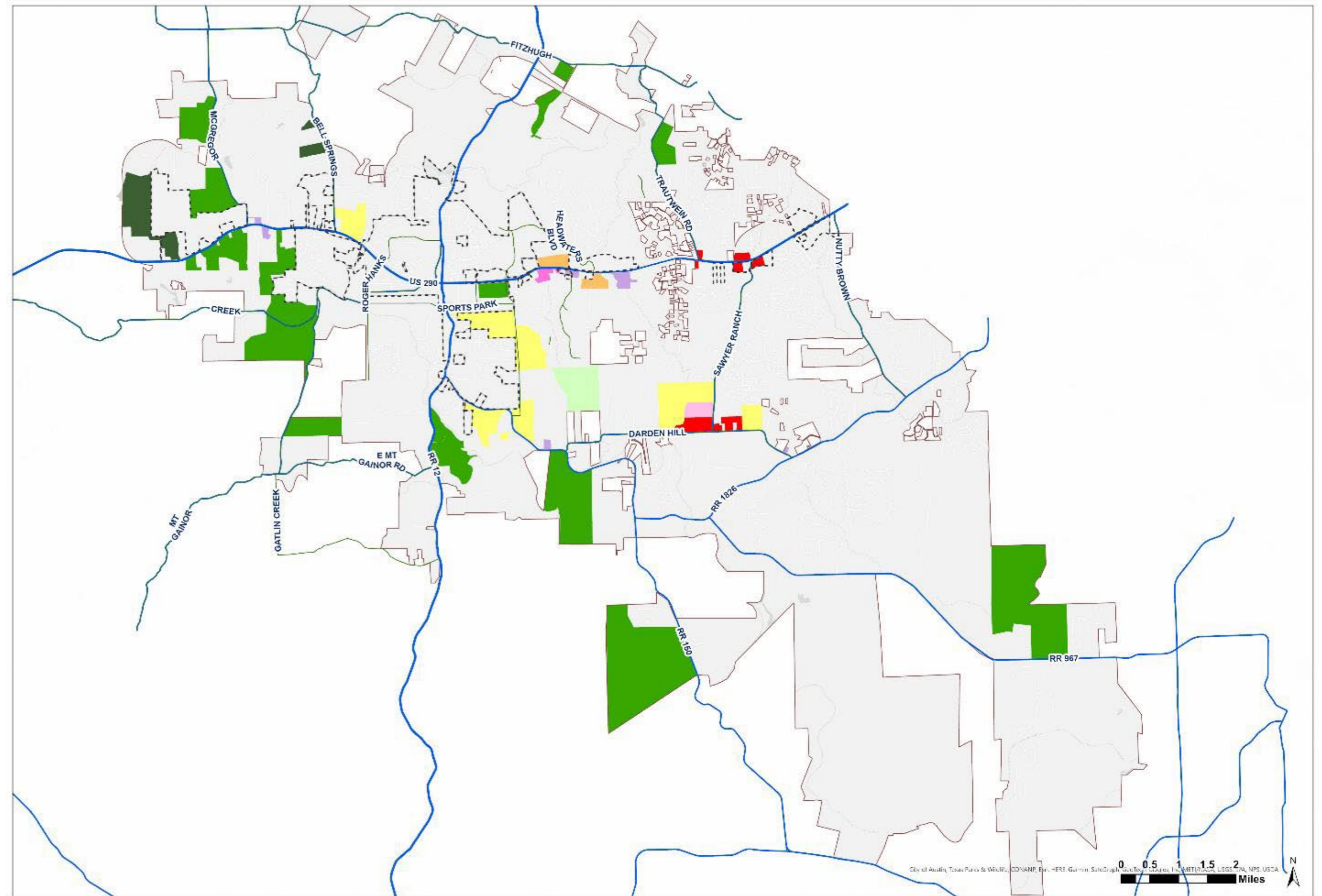
Village Residential: 82

Mixed Use: 38

Within City Limits: 2

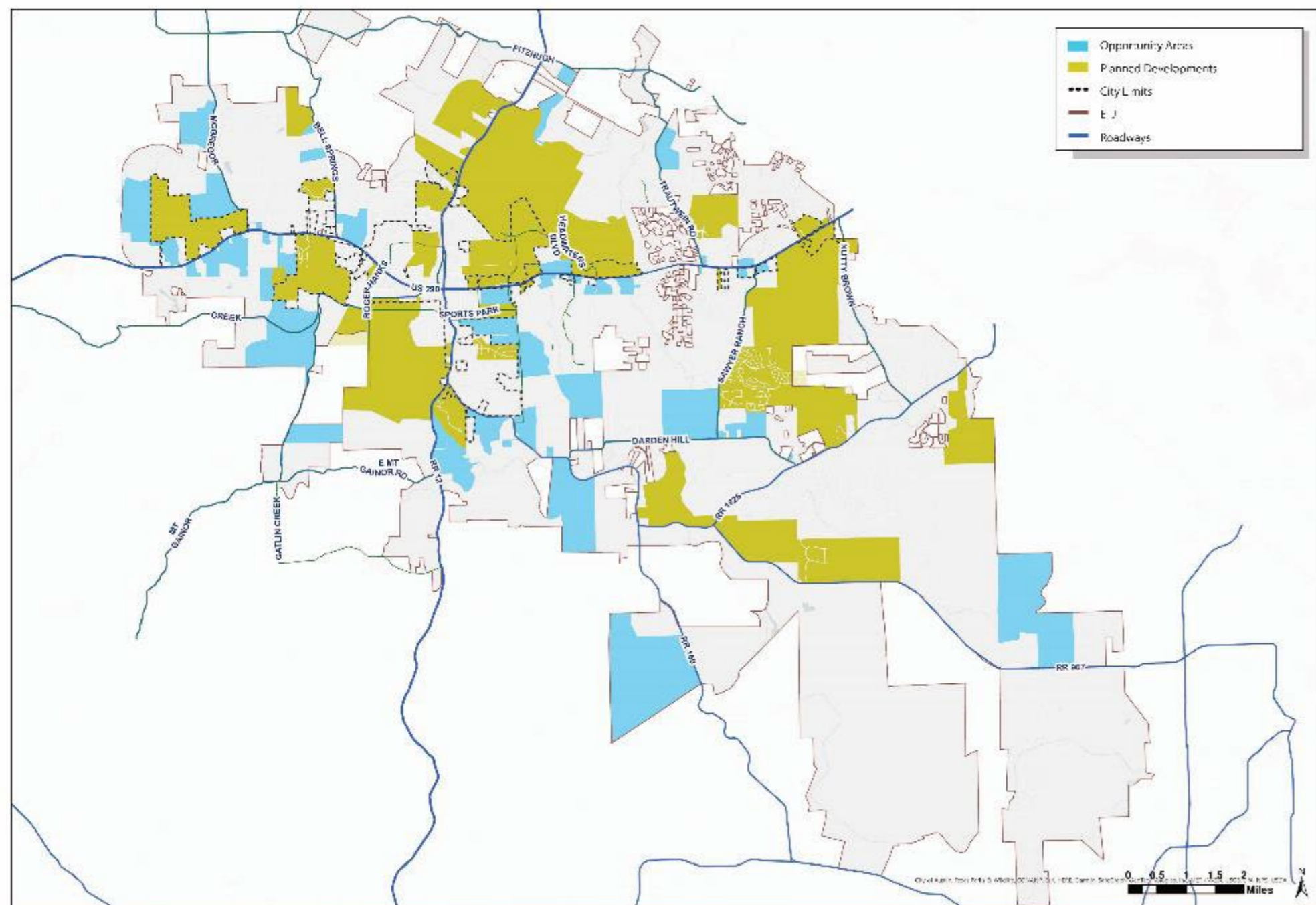
Hill Country Destination: 110

Within City Limits: 6



Total: 8,435 acres

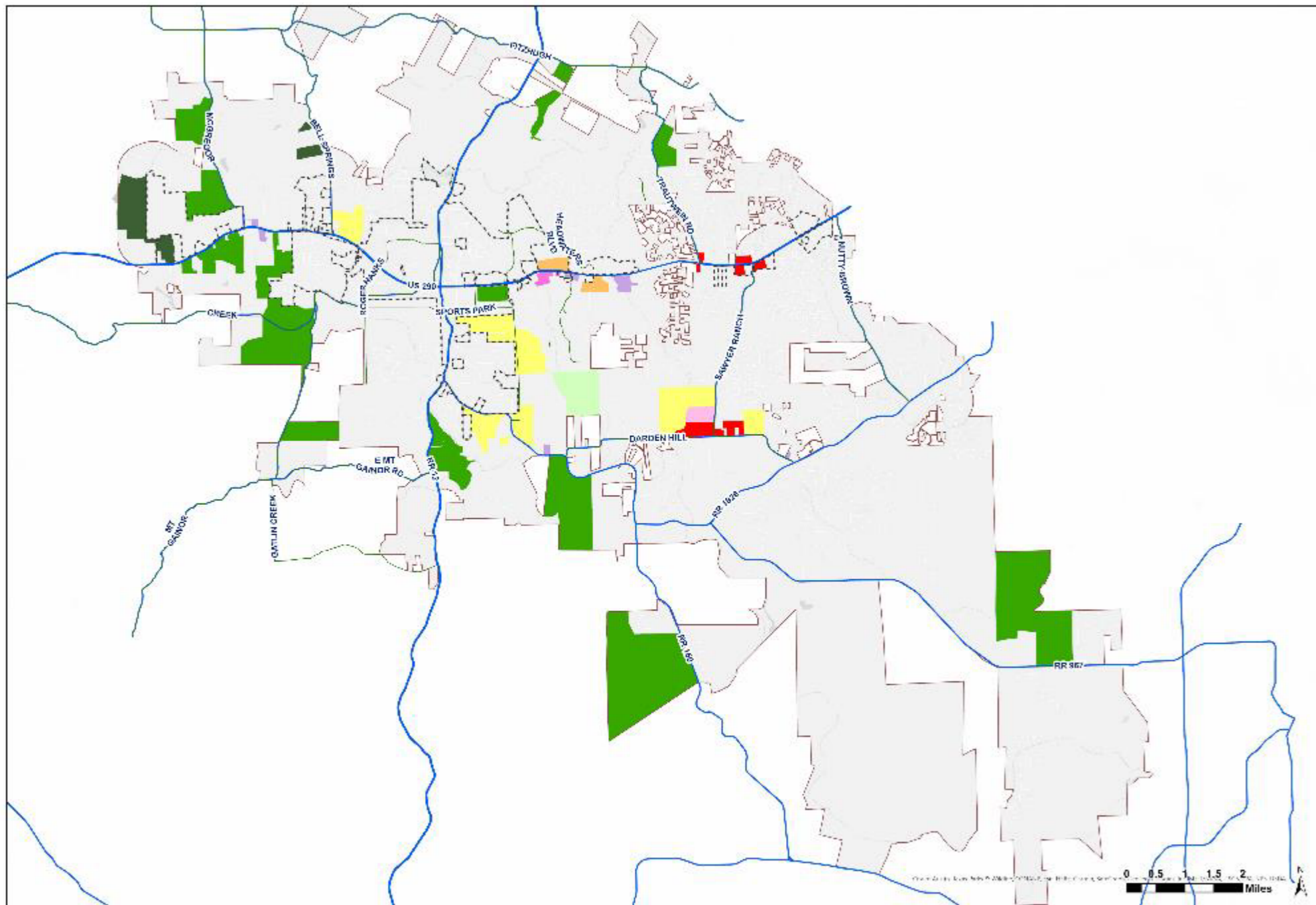
Planned Developments



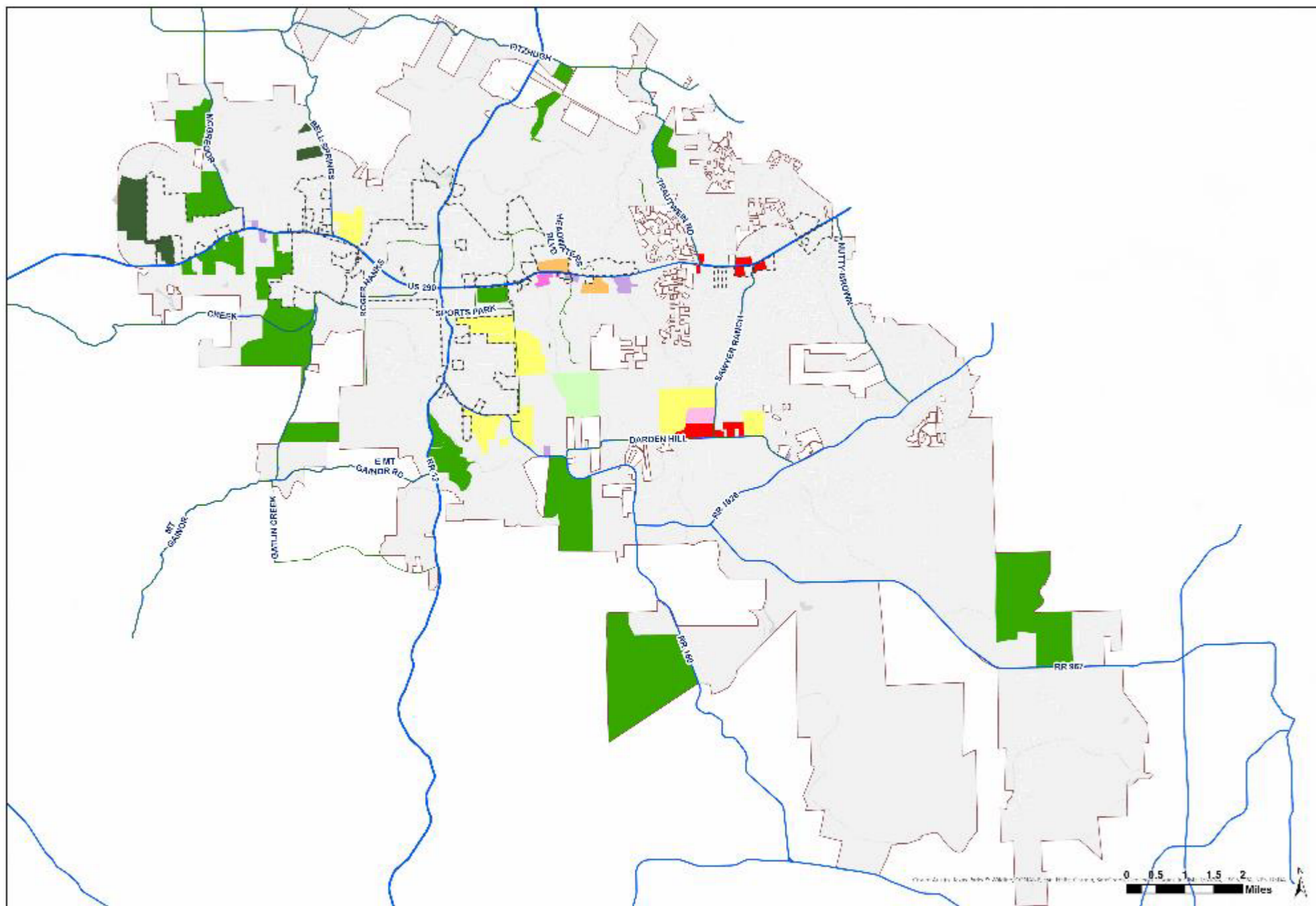
<i>Name</i>	<i>Area (acres)</i>	<i>Multifamily Homes</i>	<i>Neighborhood Commercial Area (acres)</i>	<i>Single-family Homes</i>
Anarene	1279.2	-	-	1600
Big Sky Ranch	200	-	-	800
Blue Blazes	34.5	-	17.25	30
Cannon - Oryx	80	-	-	920
Cannon Ashton Woods	100.5	-	-	363
Carter Ranch	196	-	-	146
Cynosure / Wildridge	80	-	-	960
Esperanza	107.8	-	-	106
Gateway Village	97.4	-	-	307
Headwaters Commercial	166.8	-	166.8	-
Heritage	83.4	-	10	700
Legacy Trails	58.8	-	-	54
Madelynn Estates	51.8	-	-	113
Merritt Hill Country/Senior Apts	6.8	80	-	-
New Growth	36	288	-	-
Parten Tract	532	-	-	575
PDD 11	8.57	270	-	-
Penn Tract	526	-	-	-
Village Grove	112	311	-	180
Total	3757.57	949	194.05	6854

□ Land Use Program Breakdown

<i>Land Use (City + ETJ)</i>	<i>Open Space</i>	<i>SF Residential</i>	<i>Multifamily</i>	<i>Office</i>	<i>Retail</i>	<i>Industrial</i>
Rural Preserve	90%	10%	0%	0%	0%	0%
Rural Reserve	70%	30%	0%	0%	0%	0%
Hill Country Estate	50%	50%	0%	0%	0%	0%
Suburban Neighborhood	50%	35%	0%	5%	10%	0%
Neighborhood Commercial	25%	25%	0%	20%	20%	10%
Village Center	20%	20%	20%	15%	25%	0%
Village Residential	25%	45%	10%	5%	15%	0%
Mixed Use	25%	35%	15%	10%	15%	0%
Hill Country Destination	30%	0%	0%	10%	35%	25%



□ Place Type FAR

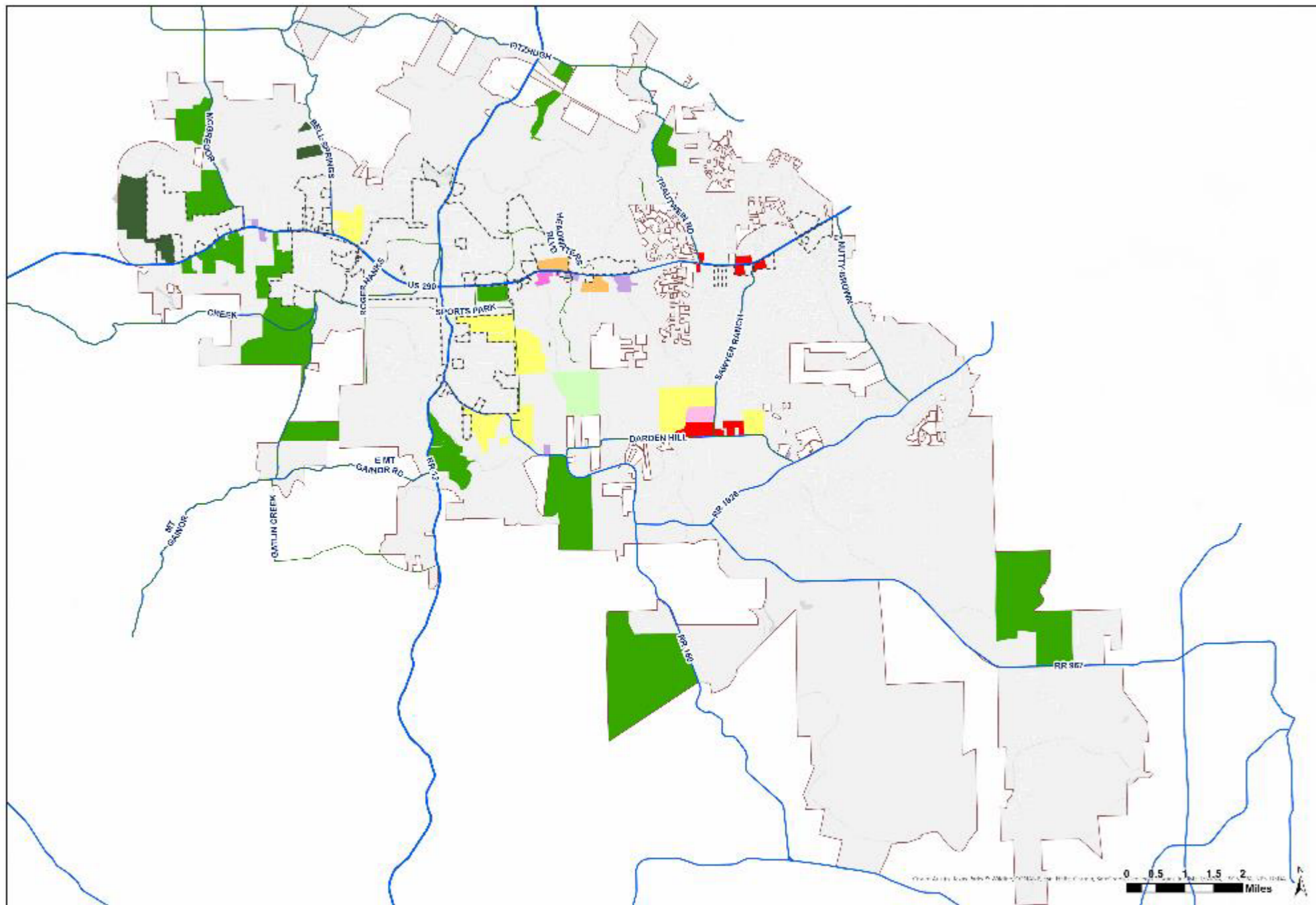


<i>Land Use (City + ETJ)</i>	SF Residential Units Per Acre	Multifamily Units Per Acre	Office FAR	Retail FAR	Industrial FAR
Rural Preserve	0.05	0	20%	20%	50%
Rural Reserve	0.1	0	20%	20%	50%
Hill Country Estate	0.2	0	20%	20%	50%
Suburban Neighborhood	4.0	0	40%	40%	50%
Neighborhood Commercial	4.0	0	20%	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%

□ Additional Program

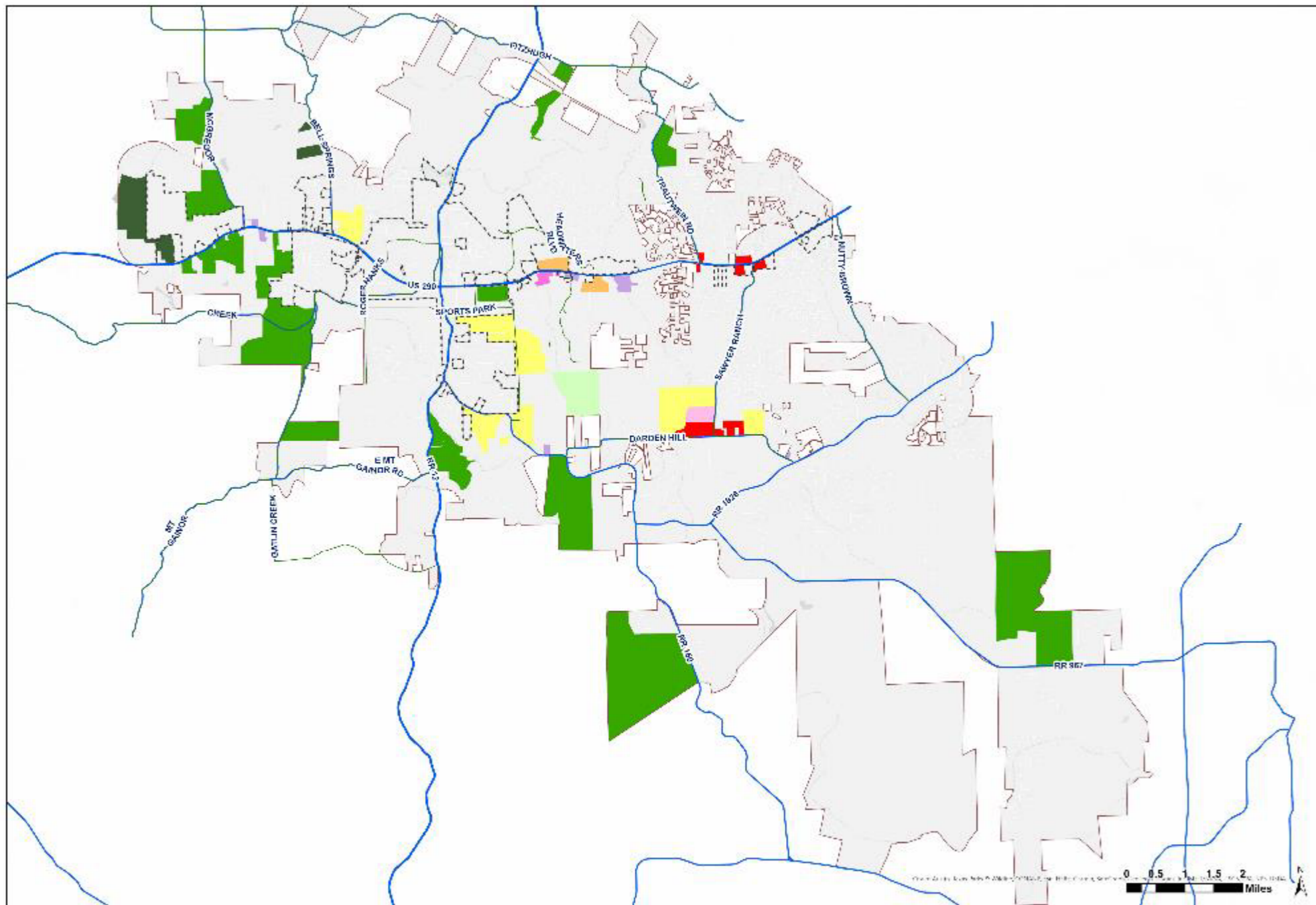
<i>Place Type (City)</i>	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	3,532	954	-	-	-
Existing Entitled Commercial	-	-	338,113	1,098,866	147,924
Rural Preserve	-	-	-	-	-
Rural Reserve	3	-	-	-	-
Hill Country Estate	-	-	-	-	-
Suburban Neighborhood	-	-	-	-	-
Neighborhood Commercial	19	-	32,496	32,496	40,620
Village Center	33	66	36,055	60,091	-
Village Residential	-	-	-	-	-
Mixed Use	5	6	1,673	2,509	-
Hill Country Destination	-	-	5,497	19,240	34,358
Grand Total	3,592	1,026	413,834	1,213,202	222,902

<i>Place Type (ETJ)</i>	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	3,322	-	-	-	-
Existing Entitled Commercial	-	-	-	-	-
Rural Preserve	3	-	-	-	-
Rural Reserve	167	-	-	-	-
Hill Country Estate	33	-	-	-	-
Suburban Neighborhood	1,884	-	1,172,322	2,344,643	-
Neighborhood Commercial	110	-	192,518	192,518	240,647
Village Center	246	492	267,593	445,989	-
Village Residential	294	131	35,567	106,700	-
Mixed Use	101	108	31,302	46,953	-
Hill Country Destination	-	-	90,509	316,782	565,681
Grand Total	6,159	725	1,789,810	3,453,586	806,328

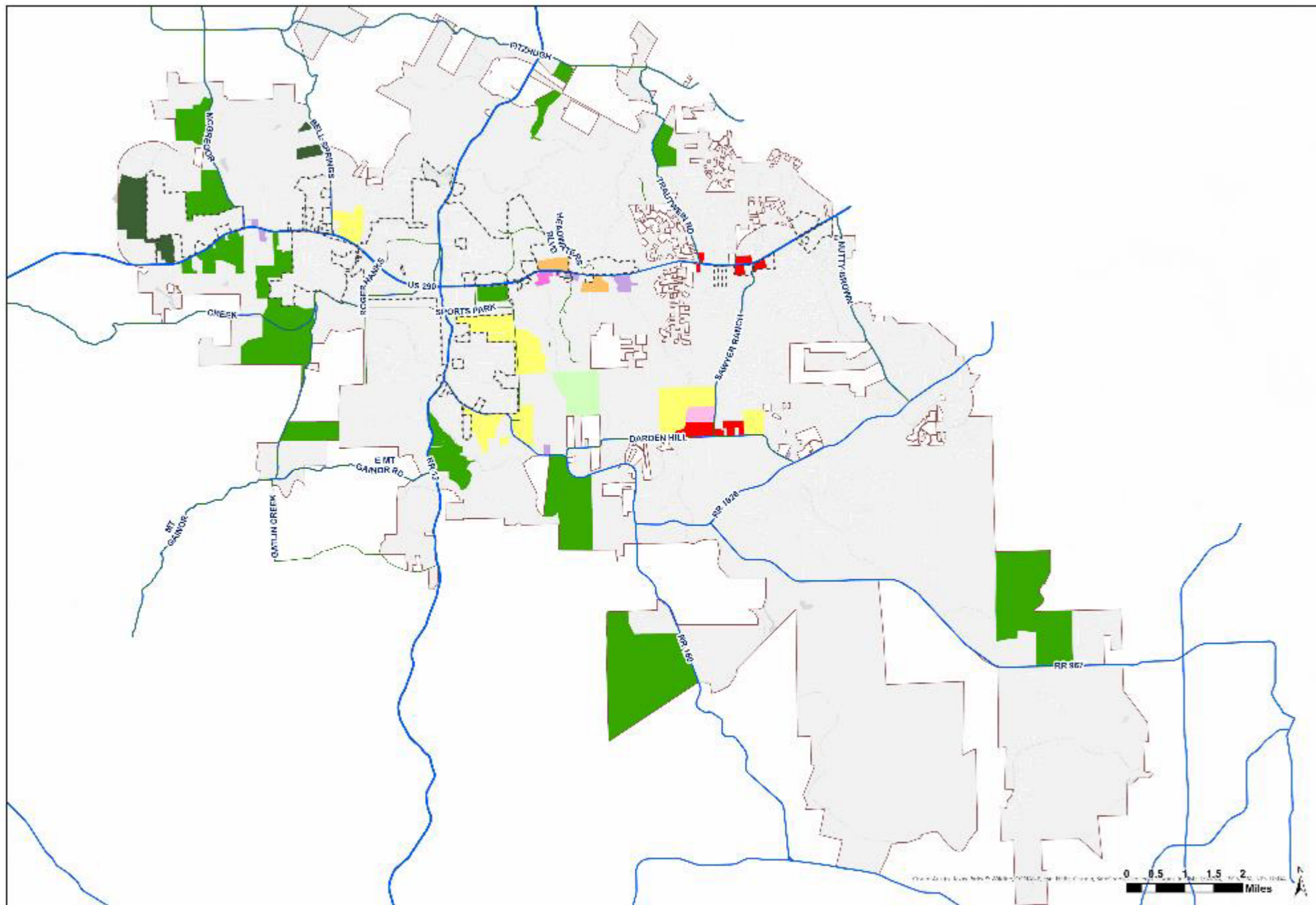


Cumulative Additional Program

City + ETJ		Cumulative SF Residential	Cumulative Multifamily Units	Cumulative Office SF	Cumulative Retail SF	Cumulative Industrial
2023	Year 1	663	364	28,400	51,000	38,000
2024	Year 2	1,326	728	56,800	102,000	76,000
2025	Year 3	1,989	949	85,200	153,000	114,000
2026	Year 4	2,652	1,022	113,600	204,000	152,000
2027	Year 5	3,315	1,095	142,000	255,000	190,000
2028	Year 6	3,978	1,168	170,400	306,000	228,000
2029	Year 7	4,641	1,241	198,800	357,000	266,000
2030	Year 8	5,304	1,314	227,200	408,000	304,000
2031	Year 9	5,842	1,387	255,600	459,000	342,000
2032	Year 10	6,092	1,460	284,000	510,000	380,000
2033	Year 11	6,342	1,533	312,400	561,000	418,000
2034	Year 12	6,592	1,606	340,800	612,000	456,000
2035	Year 13	6,842	1,679	369,200	663,000	494,000
2036	Year 14	7,092	1,751	397,600	714,000	532,000
2037	Year 15	7,342	1,751	426,000	765,000	570,000
2038	Year 16	7,592	1,751	454,400	816,000	608,000
2039	Year 17	7,842	1,751	482,800	867,000	646,000
2040	Year 18	8,092	1,751	511,200	918,000	684,000
2041	Year 19	8,342	1,751	539,600	969,000	722,000
2042	Year 20	8,592	1,751	568,000	1,020,000	760,000
2043	Year 21	8,842	1,751	596,400	1,071,000	798,000
2044	Year 22	9,092	1,751	624,800	1,122,000	836,000
2045	Year 23	9,342	1,751	653,200	1,173,000	874,000

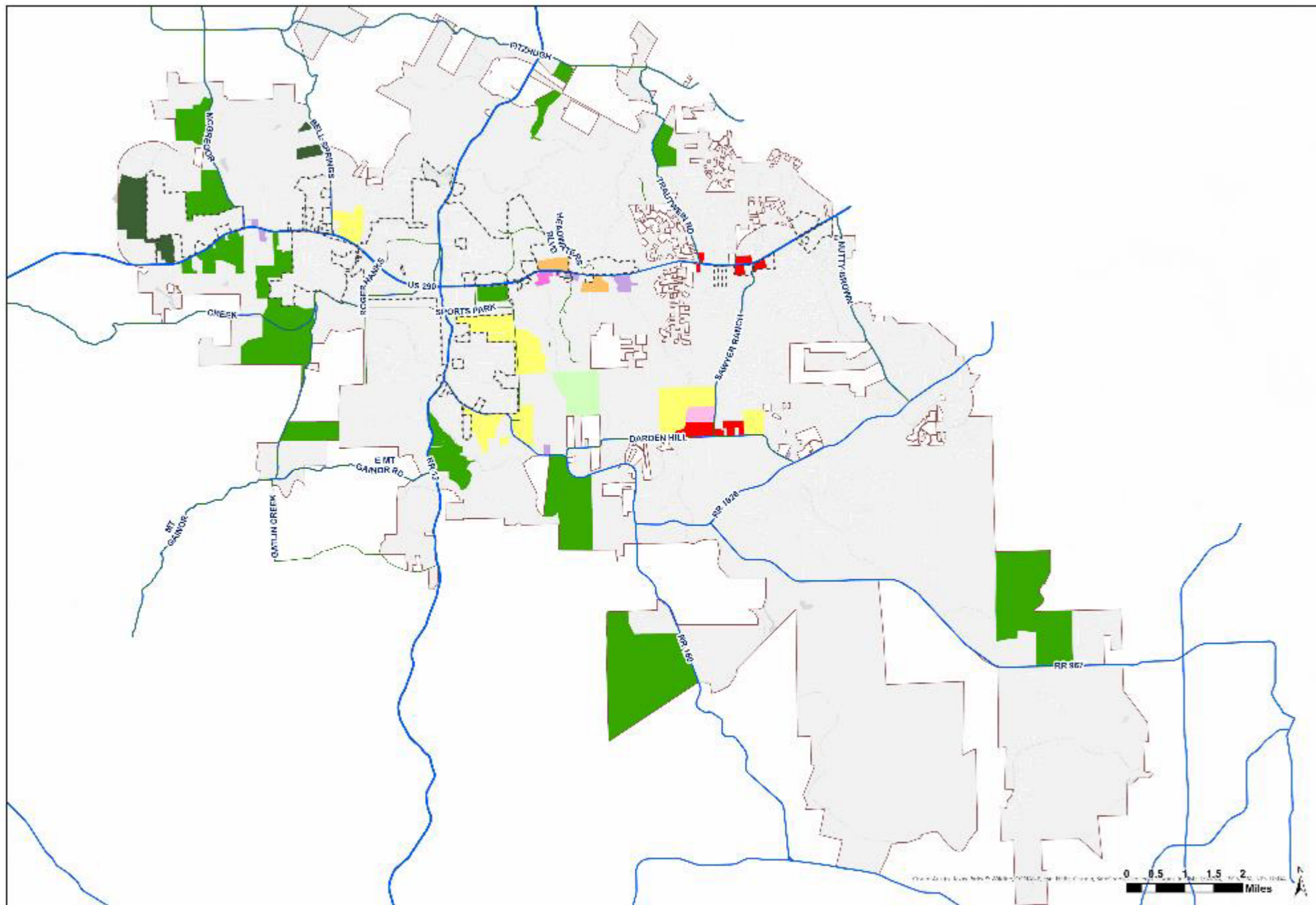


Preferred Scenario Net Fiscal Benefits (City + ETJ)



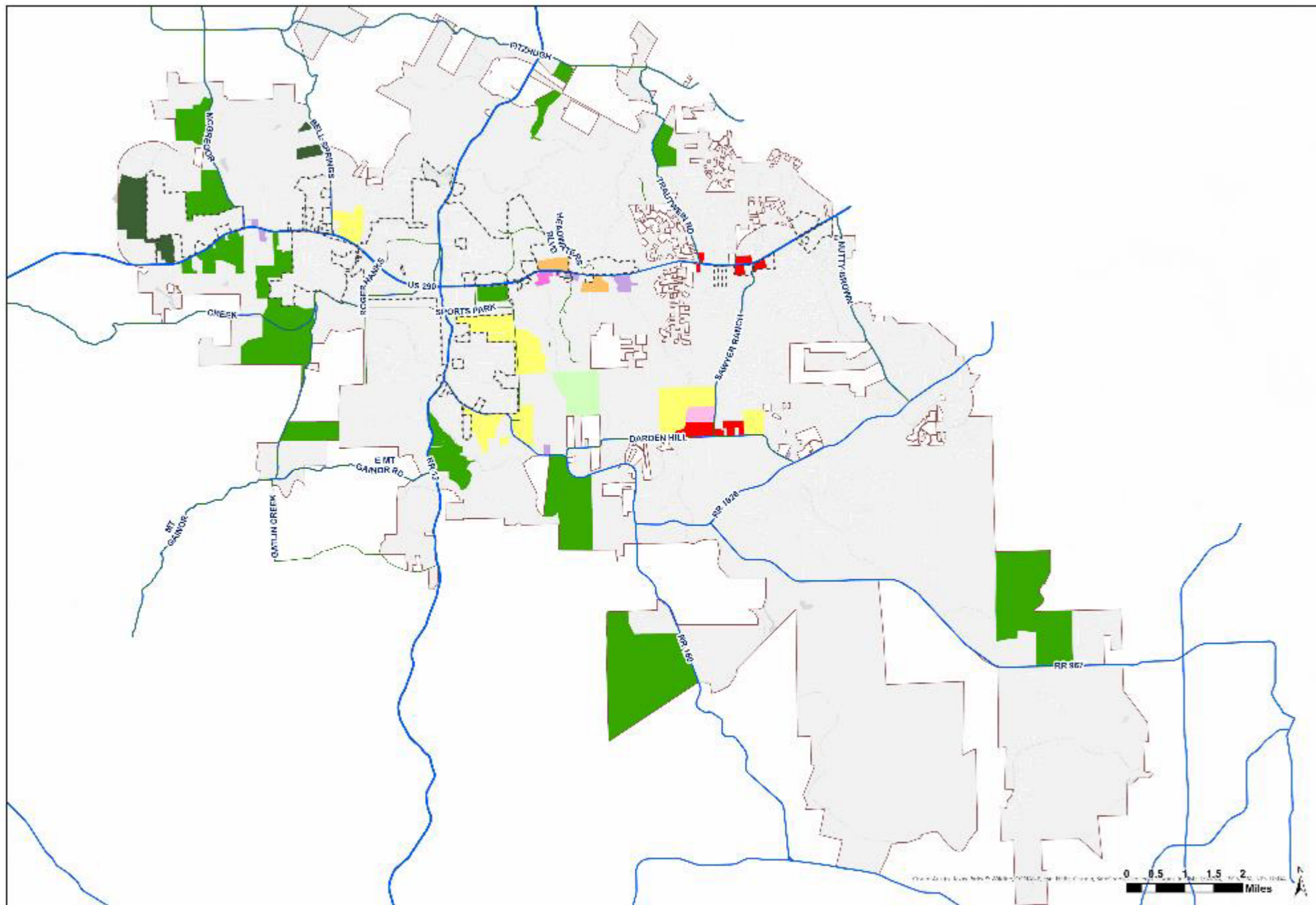
<i>Fiscal Benefits (city + ETJ)</i>	Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
Year 1	\$331,068,000	\$6,856,880	\$306,000	184	2,276
Year 2	\$662,136,000	\$13,713,761	\$612,000	184	2,276
Year 3	\$971,735,700	\$20,078,828	\$918,000	184	2,062
Year 4	\$1,259,153,700	\$25,935,739	\$1,224,000	184	1,840
Year 5	\$1,546,571,700	\$31,792,650	\$1,530,000	184	1,840
Year 6	\$1,833,989,700	\$37,649,561	\$1,836,000	184	1,840
Year 7	\$2,121,407,700	\$43,506,472	\$2,142,000	184	1,840
Year 8	\$2,408,825,700	\$49,363,383	\$2,448,000	184	1,840
Year 9	\$2,647,394,777	\$54,300,274	\$2,754,000	184	1,515
Year 10	\$2,772,916,777	\$57,108,036	\$3,060,000	184	762
Year 11	\$2,898,438,777	\$59,915,798	\$3,366,000	184	762
Year 12	\$3,023,960,777	\$62,723,560	\$3,672,000	184	762
Year 13	\$3,149,482,777	\$65,531,321	\$3,978,000	184	762
Year 14	\$3,274,851,177	\$68,336,190	\$4,284,000	184	760
Year 15	\$3,389,423,177	\$70,937,720	\$4,590,000	184	653
Year 16	\$3,503,995,177	\$73,539,250	\$4,896,000	184	653
Year 17	\$3,618,567,177	\$76,140,779	\$5,202,000	184	653
Year 18	\$3,733,139,177	\$78,742,309	\$5,508,000	184	653
Year 19	\$3,847,711,177	\$81,343,838	\$5,814,000	184	653
Year 20	\$3,962,283,177	\$83,945,368	\$6,120,000	184	653
Year 21	\$4,076,855,177	\$86,546,897	\$6,426,000	184	653
Year 22	\$4,191,427,177	\$89,148,427	\$6,732,000	184	653
Year 23	\$4,305,999,177	\$91,749,957	\$7,038,000	184	653
		\$1,328,906,998	\$84,456,000	4,228	27,010

Preferred Scenario Net Fiscal Benefits (City)

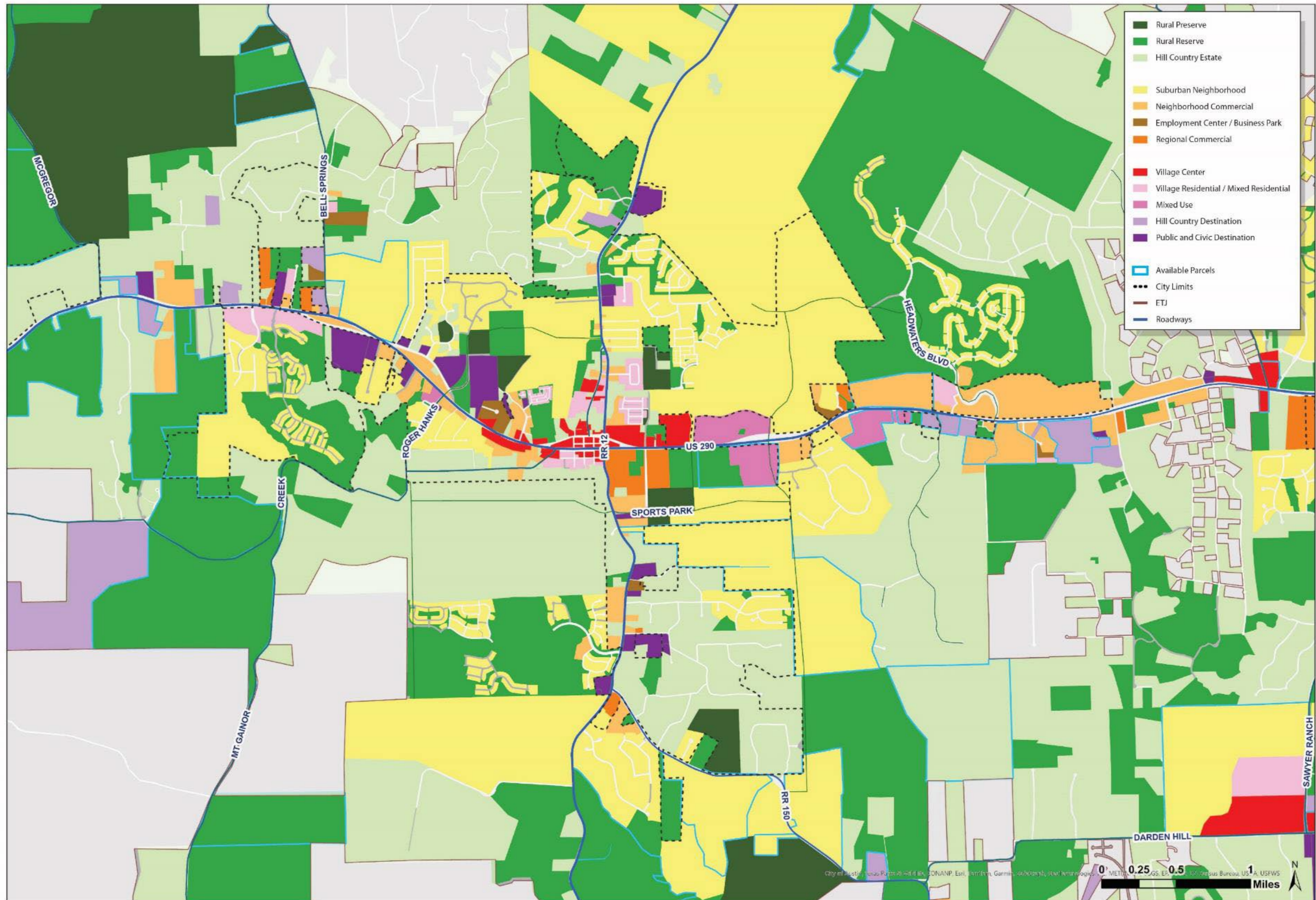


<i>Fiscal Benefits (city)</i>	<i>Total Net New Taxable Property Value</i>	<i>Annual Property Tax</i>	<i>Annual Net New Sales Tax</i>	<i>Annual Additional Jobs</i>	<i>Annual Increase in Population</i>
Year 1	\$178,534,000	\$3,362,509	\$135,000	48	1,187
Year 2	\$357,068,000	\$6,725,019	\$270,000	48	1,187
Year 3	\$535,602,000	\$10,087,528	\$405,000	48	1,187
Year 4	\$714,136,000	\$13,450,037	\$540,000	48	1,187
Year 5	\$892,670,000	\$16,812,547	\$675,000	48	1,187
Year 6	\$1,071,204,000	\$20,175,056	\$810,000	48	1,187
Year 7	\$1,249,738,000	\$23,537,565	\$945,000	48	1,187
Year 8	\$1,428,272,000	\$26,900,075	\$1,080,000	48	1,187
Year 9	\$1,557,957,077	\$29,342,564	\$1,215,000	48	862
Year 10	\$1,574,595,077	\$29,655,924	\$1,350,000	48	110
Year 11	\$1,591,233,077	\$29,969,284	\$1,485,000	48	110
Year 12	\$1,607,871,077	\$30,282,644	\$1,620,000	48	110
Year 13	\$1,624,509,077	\$30,596,004	\$1,755,000	48	110
Year 14	\$1,640,993,477	\$30,906,471	\$1,890,000	48	108
Year 15	\$1,646,681,477	\$31,013,599	\$2,025,000	48	-
Year 16	\$1,652,369,477	\$31,120,727	\$2,160,000	48	-
Year 17	\$1,658,057,477	\$31,227,855	\$2,295,000	48	-
Year 18	\$1,663,745,477	\$31,334,982	\$2,430,000	48	-
Year 19	\$1,669,433,477	\$31,442,110	\$2,565,000	48	-
Year 20	\$1,675,121,477	\$31,549,238	\$2,700,000	48	-
Year 21	\$1,680,809,477	\$31,656,366	\$2,835,000	48	-
Year 22	\$1,686,497,477	\$31,763,493	\$2,970,000	48	-
Year 23	\$1,692,185,477	\$31,870,621	\$3,105,000	48	-
		\$584,782,218	\$37,260,000	1,095	10,908

Preferred Scenario Net Fiscal Benefits (ETJ)

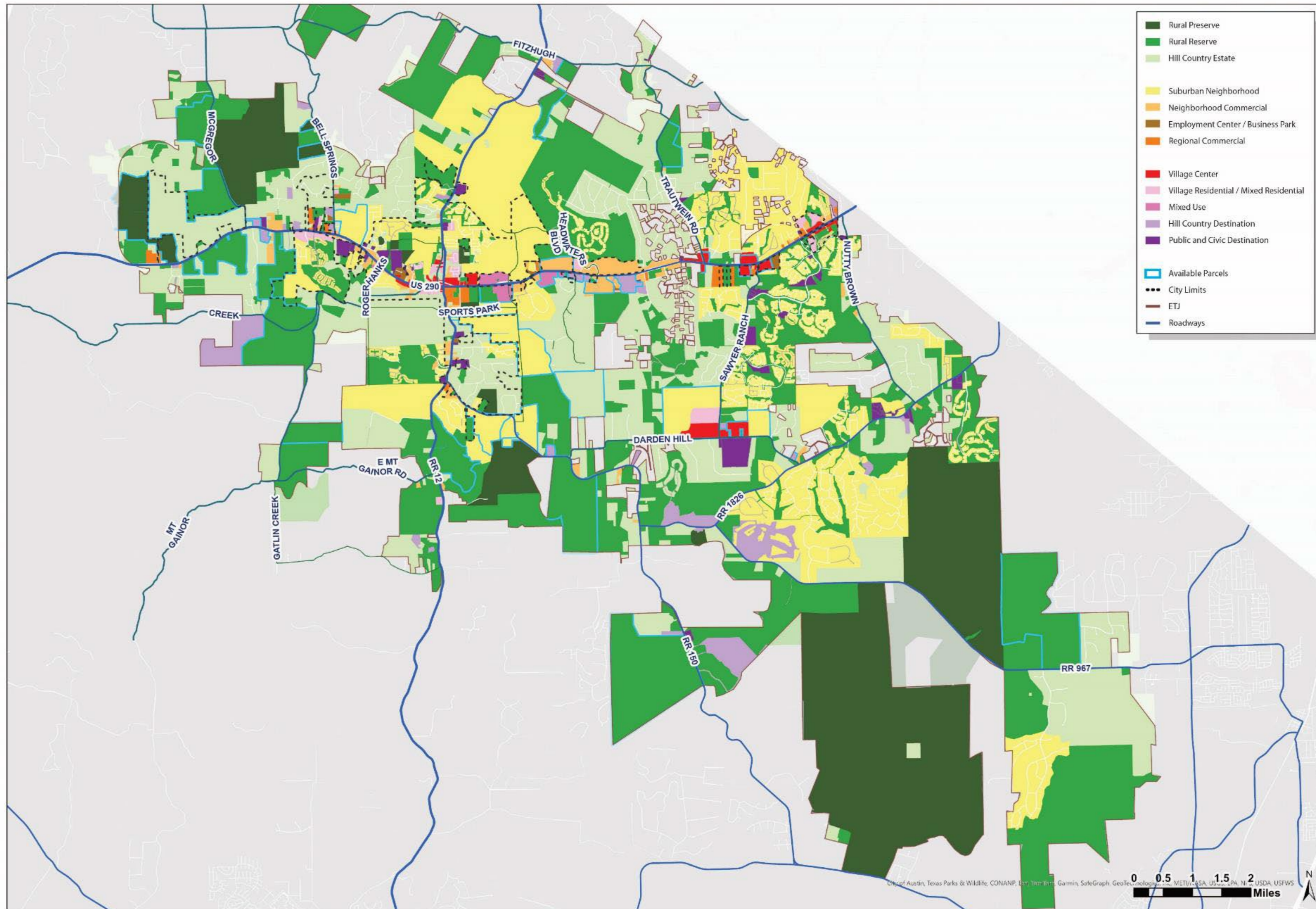


<i>Fiscal Benefits (ETJ)</i>	<i>Total Net New Taxable Property Value</i>	<i>Annual Property Tax</i>	<i>Annual Net New Sales Tax</i>	<i>Annual Additional Jobs</i>	<i>Annual Increase in Population</i>
Year 1	\$152,534,000	\$3,494,371	\$171,000	136	1,089
Year 2	\$305,068,000	\$6,988,742	\$342,000	136	1,089
Year 3	\$436,133,700	\$9,991,300	\$513,000	136	874
Year 4	\$545,017,700	\$12,485,701	\$684,000	136	653
Year 5	\$653,901,700	\$14,980,103	\$855,000	136	653
Year 6	\$762,785,700	\$17,474,505	\$1,026,000	136	653
Year 7	\$871,669,700	\$19,968,907	\$1,197,000	136	653
Year 8	\$980,553,700	\$22,463,309	\$1,368,000	136	653
Year 9	\$1,089,437,700	\$24,957,710	\$1,539,000	136	653
Year 10	\$1,198,321,700	\$27,452,112	\$1,710,000	136	653
Year 11	\$1,307,205,700	\$29,946,514	\$1,881,000	136	653
Year 12	\$1,416,089,700	\$32,440,916	\$2,052,000	136	653
Year 13	\$1,524,973,700	\$34,935,317	\$2,223,000	136	653
Year 14	\$1,633,857,700	\$37,429,719	\$2,394,000	136	653
Year 15	\$1,742,741,700	\$39,924,121	\$2,565,000	136	653
Year 16	\$1,851,625,700	\$42,418,523	\$2,736,000	136	653
Year 17	\$1,960,509,700	\$44,912,925	\$2,907,000	136	653
Year 18	\$2,069,393,700	\$47,407,326	\$3,078,000	136	653
Year 19	\$2,178,277,700	\$49,901,728	\$3,249,000	136	653
Year 20	\$2,287,161,700	\$52,396,130	\$3,420,000	136	653
Year 21	\$2,396,045,700	\$54,890,532	\$3,591,000	136	653
Year 22	\$2,504,929,700	\$57,384,934	\$3,762,000	136	653
Year 23	\$2,613,813,700	\$59,879,335	\$3,933,000	136	653
		\$744,124,780	\$47,196,000	3,132	16,102



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.