



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



□ PUBLIC ENGAGEMENT

□ 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



The list shows a brief recap of the public engagement efforts from the first phase of the Comprehensive Plan process. The first kickoff survey had a total of 422 participants, and the second community survey closed with 1,043 responses.

☐ 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

After the initial phase of public engagement there were multiple targeted stakeholder meetings that were vital for gathering data and understanding the future plans of regional agencies. In addition to the discussions and workshops highlighted in these lists, there were also on-going internal project coordination efforts, weekly meeting with City staff and multiple meeting with other Dripping Springs entities.

☐ Targeted Stakeholder Meetings

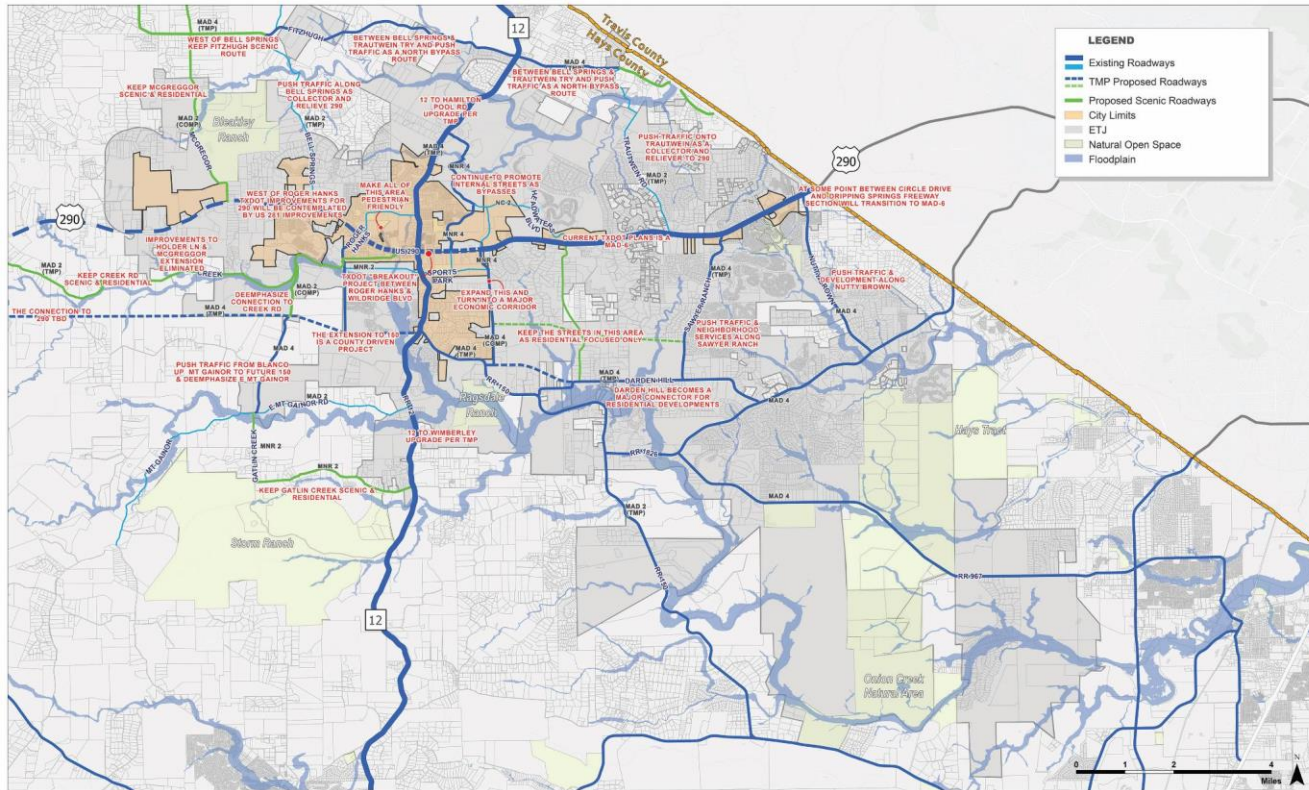
- 2023-04-10 Transportation Discussion w/ HDR
- 2023-04-12 Dripping Springs Water Supply Corporation Meeting
- 2023-05-08 Hays County Coordination
- 2023-06-07 Coordination Meeting
- 2023-06-20 City Council Update
- 2023-06-28 EDC Update
- 2023-09-11 Internal Workshop
- 2023-09-07 On-Site Land Use Verification
- 2023-09-27 Internal Workshop
- 2023-10-17 Future Land Use Internal Workshop
- 2023-10-25 Conservation Easement Land w/ Hill Country Conservancy





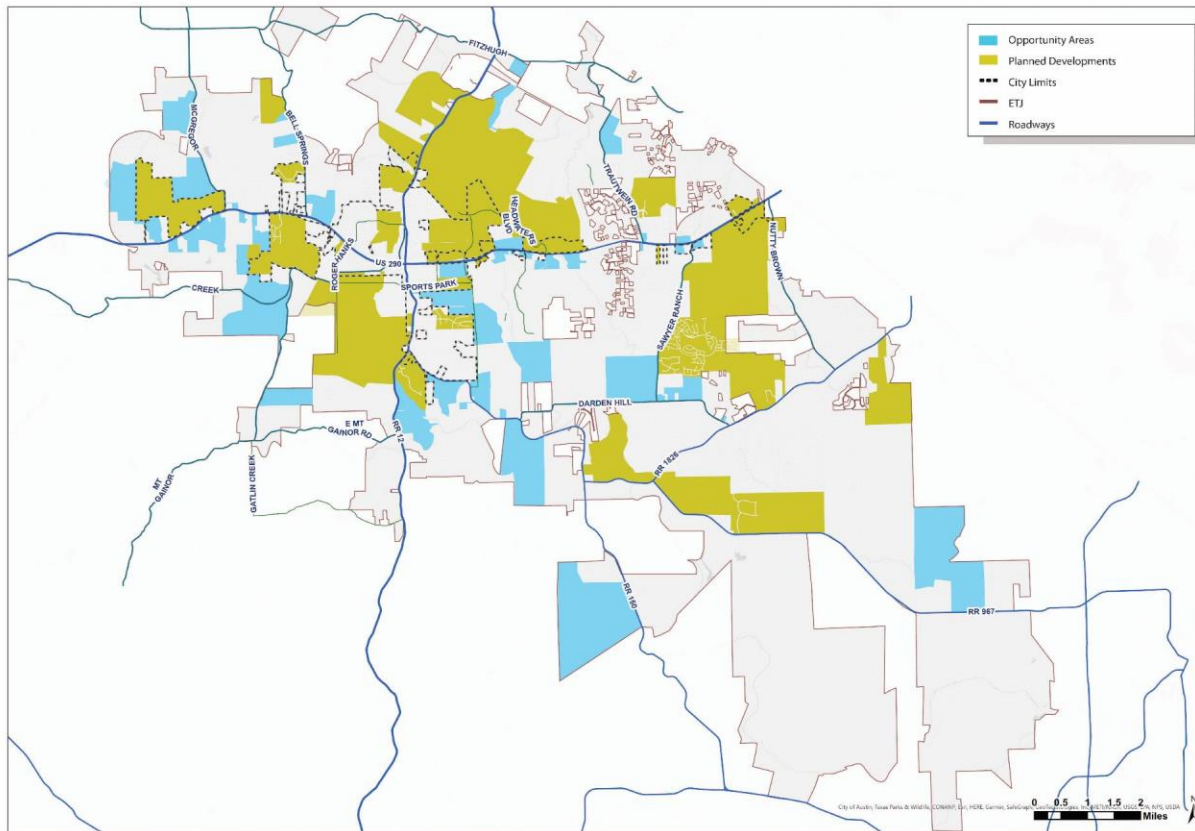
□ ANALYSIS

The following set of maps include the analysis of existing and proposed conditions based on community feedback and stakeholder input.



□ Roadway Analysis

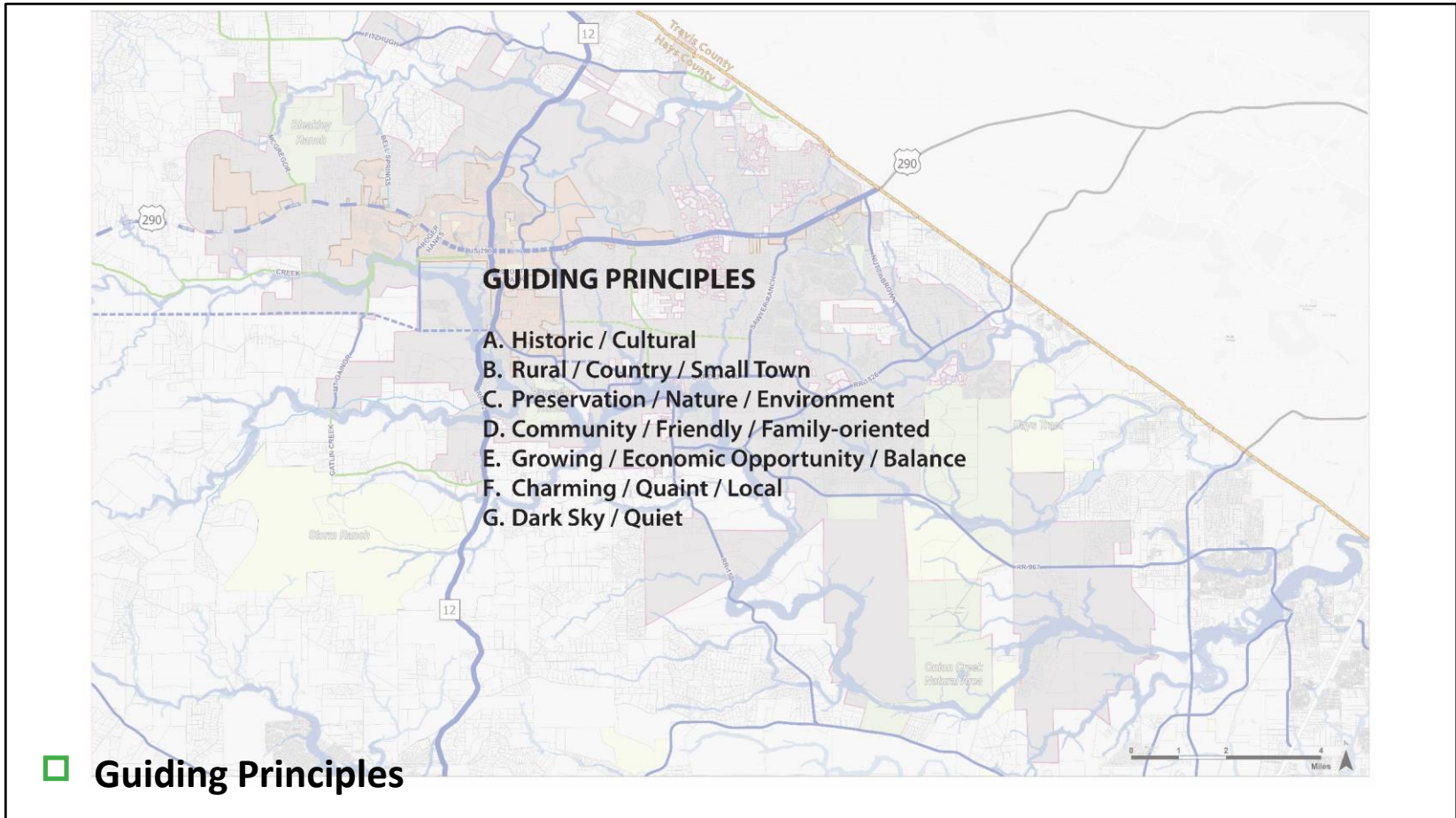
The Roadway Analysis map illustrates existing conditions and the future plans for transportation outlined by the City and County, as well as some of the potential plans by TxDOT. TxDOT recently released their preliminary design schematics for US 290, which they have noted could change based on resident feedback. The analysis map identifies key locations for relieving pressure on RM 12 and US 290.



□ Parcel Analysis

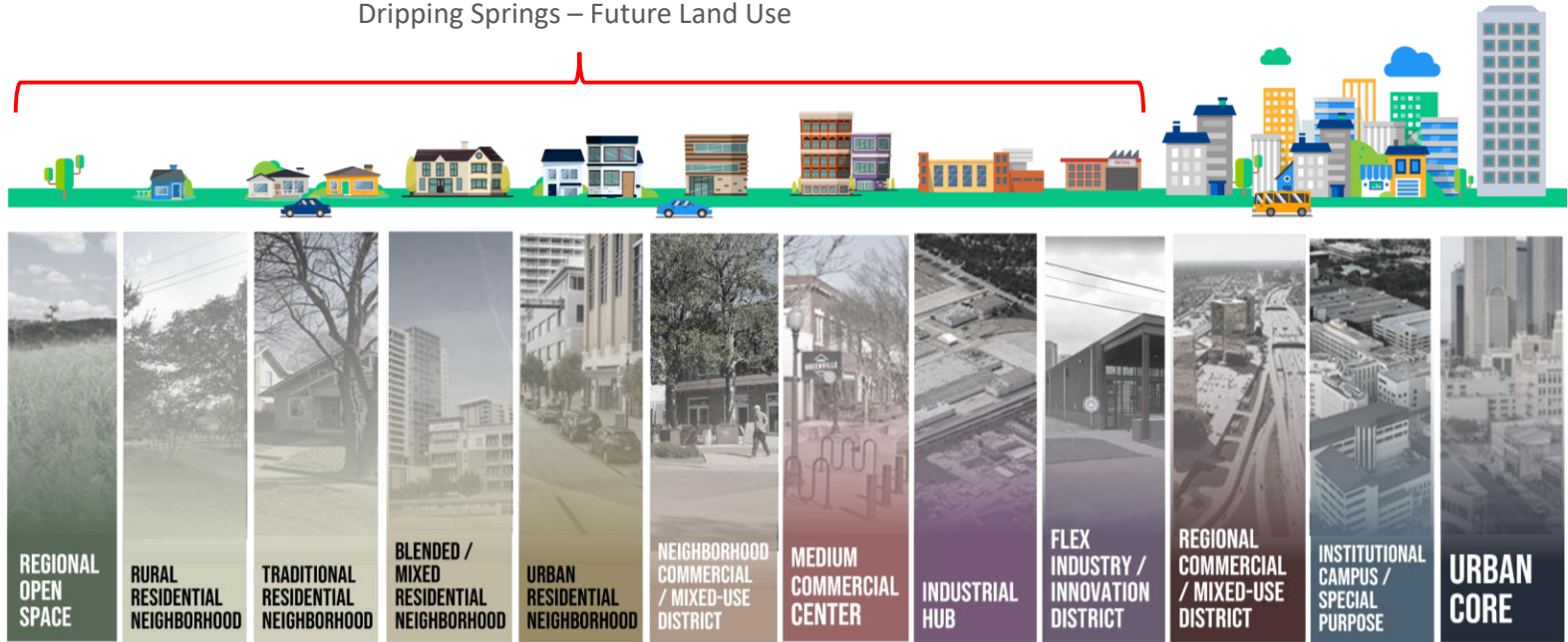
5 Parameters/Criteria for designating the “Opportunity Areas”:

- 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



Community feedback is a big part of the comprehensive plan process, and the development of the future land use plan is based on what we learned through the public engagement. The list is made up of key words mentioned by survey respondents when asked to describe the best features of Dripping Springs. It is in no particular order.

Dripping Springs – Future Land Use



□ Place Types

Place Types represent a mix of land uses based on density and character. The use of Place Type designations in the Future Land Use plan will help ensure that future development in Dripping Springs respect the strong identity and character of the City and ETJ. The designations focus on the look and feel of places—their form and character—instead of focusing only on land use.

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

The first character-based land use designations are the Rural Place Types. These have the lowest residential and retail density, as the focus is on preserving the natural elements of Dripping Springs.

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

The next group of designations are the Suburban Place Types, which includes uses like residential subdivisions and neighborhood oriented commercial developments.

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



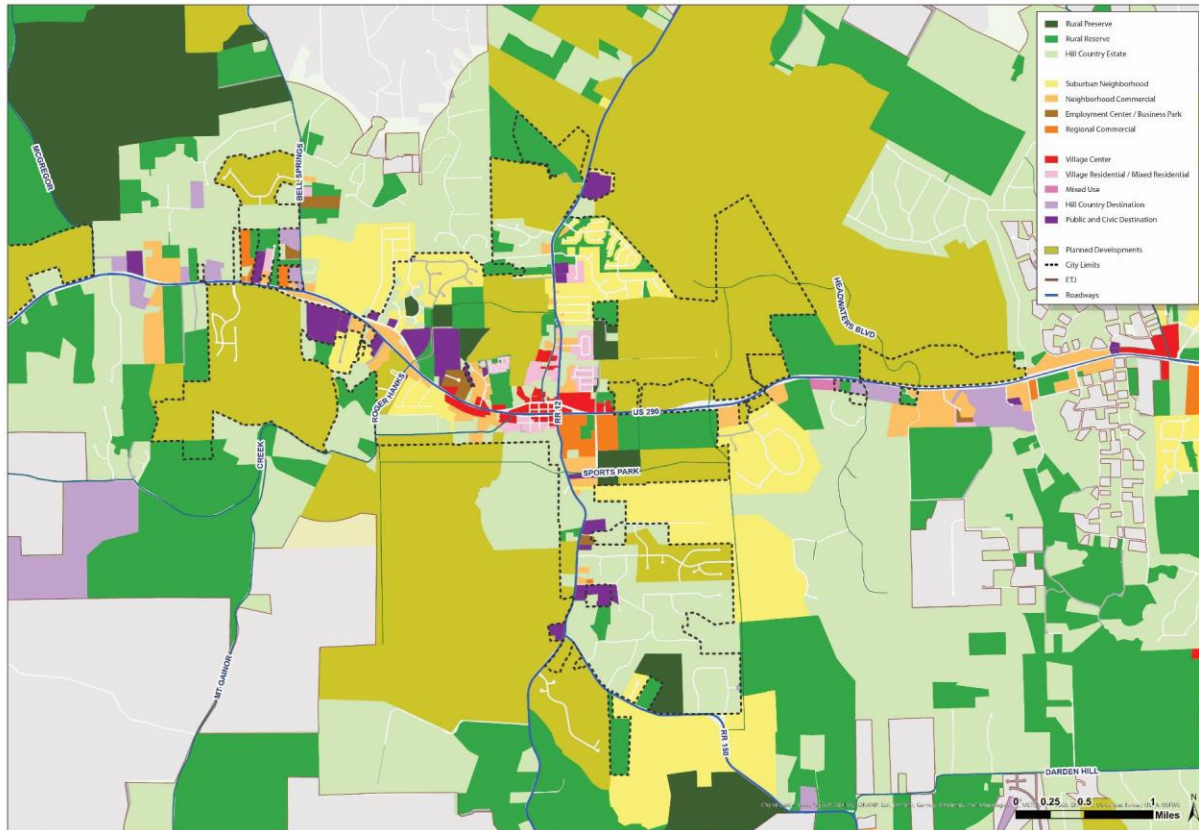
Public and Civic Destination

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



□ Village Place Types

The final group of designations is the Village Place Types. Although some of these designations have higher densities than the Rural and Suburban Place Types, the densities take into account the context and scale of Dripping Springs and are lower than what would typically be found in larger cities.

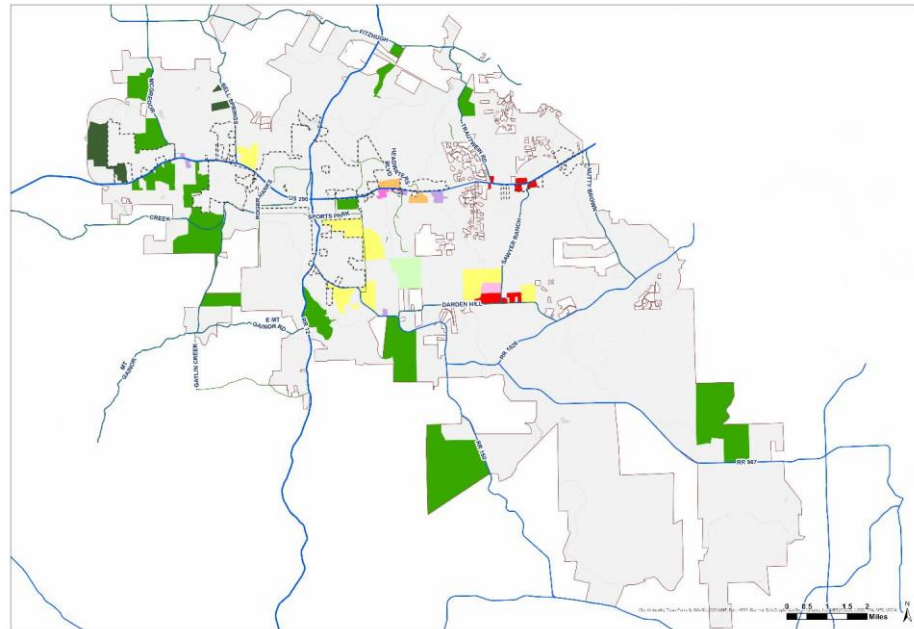


□ Existing Land Use Map - City

As there was no uniform or consistent parcel land use data, the first tasks of the team were to analyze the existing land uses, verify on the ground that these conditions were accurate, and apply a common place type designation to all parcels. Of note, planned developments which are illustrated in mustard color are considered to be a single use in the parcel data.

□ Opportunity Areas

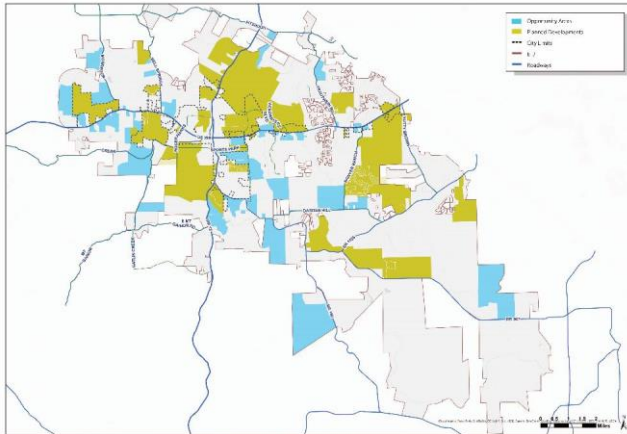
Rural Preserve: 503
Rural Reserve: 5,668
Within City Limits: 108
Hill Country Estate: 326
Suburban Neighborhood: 1,346
Neighborhood Commercial: 129
Within City Limits: 19
Village Center: 232
Within City Limits: 28
Village Residential: 82
Mixed Use: 38
Within City Limits: 2
Hill Country Destination: 110
Within City Limits: 6



Total: 8,435 acres

Once the existing land uses could be confirmed, the team was able to focus on the Opportunity Areas which were described earlier. Based upon the parameters previous outlined, the design team proposed a place type for all opportunity areas.

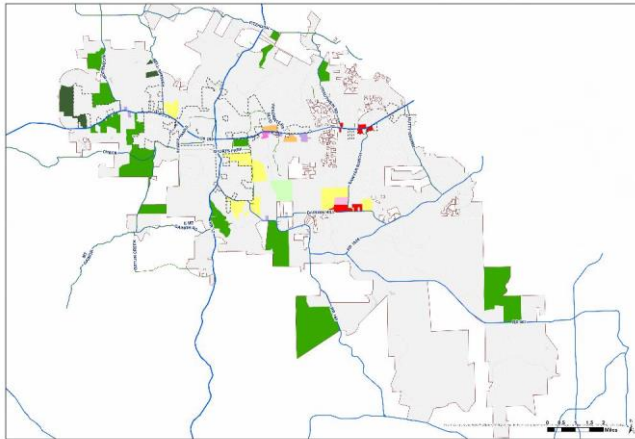
Planned Developments



<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	68	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

A significant part of the growth in Dripping Springs will come from existing planned developments. For the purposes of the Comp 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 a blend of these existing planned developments and the opportunity areas that were described in the previous slide.

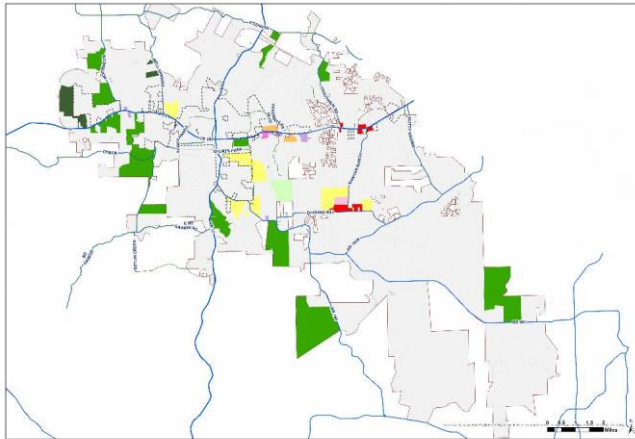
□ Land Use Program Breakdown



<i>Land Use (City + ETJ)</i>	Open Space	SF Residential	Multifamily	Office	Retail	Industrial
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%

In order to translate the future place type map from simple acreages into landuses, a set of parameters, which were based upon the existing land use place types, were established. It is important to note that regardless of place type a minimum of 20% of opportunity areas was earmarked as open space and the majority of opportunity areas (Rural Preserve, Rural Reserve and Suburban Neighborhood) will have a at 50% open space.

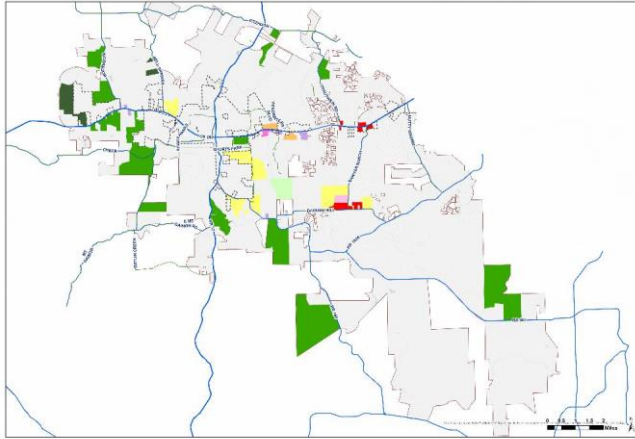
□ Place Type FAR



<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%

To further convert those land use areas into actual square footages and residential units, FAR and DU/AC parameters were established.

□ Additional Program

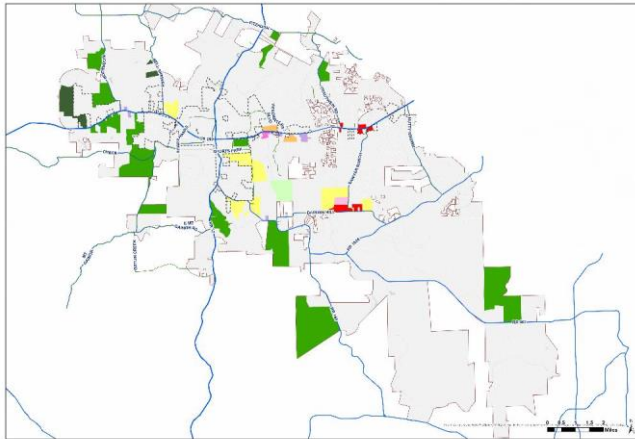


<i>Place Type (City)</i>	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	3,532	954	-	-	-
Existing Entitled Commercial	-	-	338,113	1,098,866	147,924
Rural Preserve	-	-	-	-	-
Rural Reserve	3	-	-	-	-
Hill Country Estate	-	-	-	-	-
Suburban Neighborhood	-	-	-	-	-
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

The resultant forecast model then translates to future growth potential. The categories marked in grey represent the existing planned development capacities. These figures has been separated between City and ETJ. Not surprisingly the vast majority of growth opportunities occurs in the ETJ.

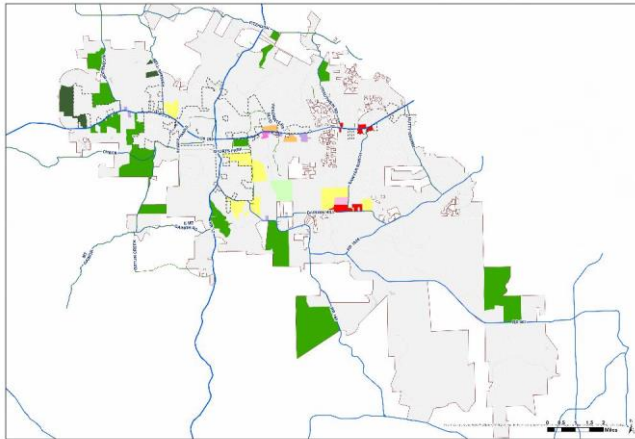
□ Cumulative Additional Program



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

Forecasting the additional economic and growth is then a result of establishing absorption rates, which was done as an average of both historical and regional information. Existing planned development capacity was exhausted first before new opportunity area capacities were allowed to be counted. This is a blended view of the City and ETJ.

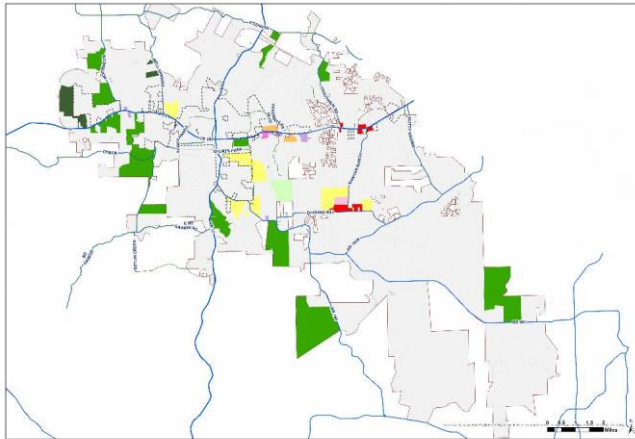
□ Preferred Scenario Net Fiscal Benefits (City + ETJ)



<i>Fiscal Benefits (city + 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	\$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	\$84,456,000	4,228	27,010

Likewise population growth and revenue generation/fiscal benefits can be forecast. This is a blended view of the City and ETJ.

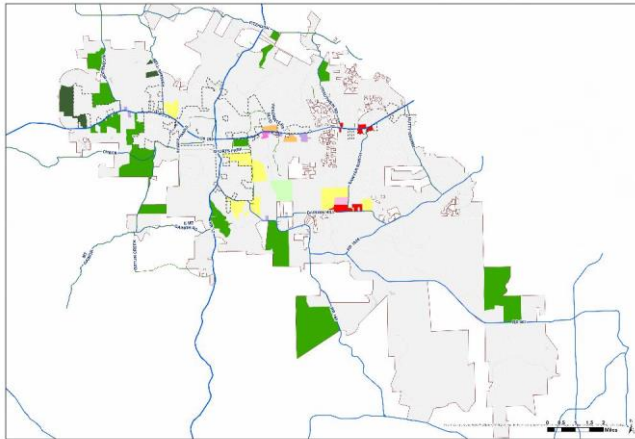
Preferred Scenario Net Fiscal Benefits (City)



<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	\$37,260,000	1,095	10,908

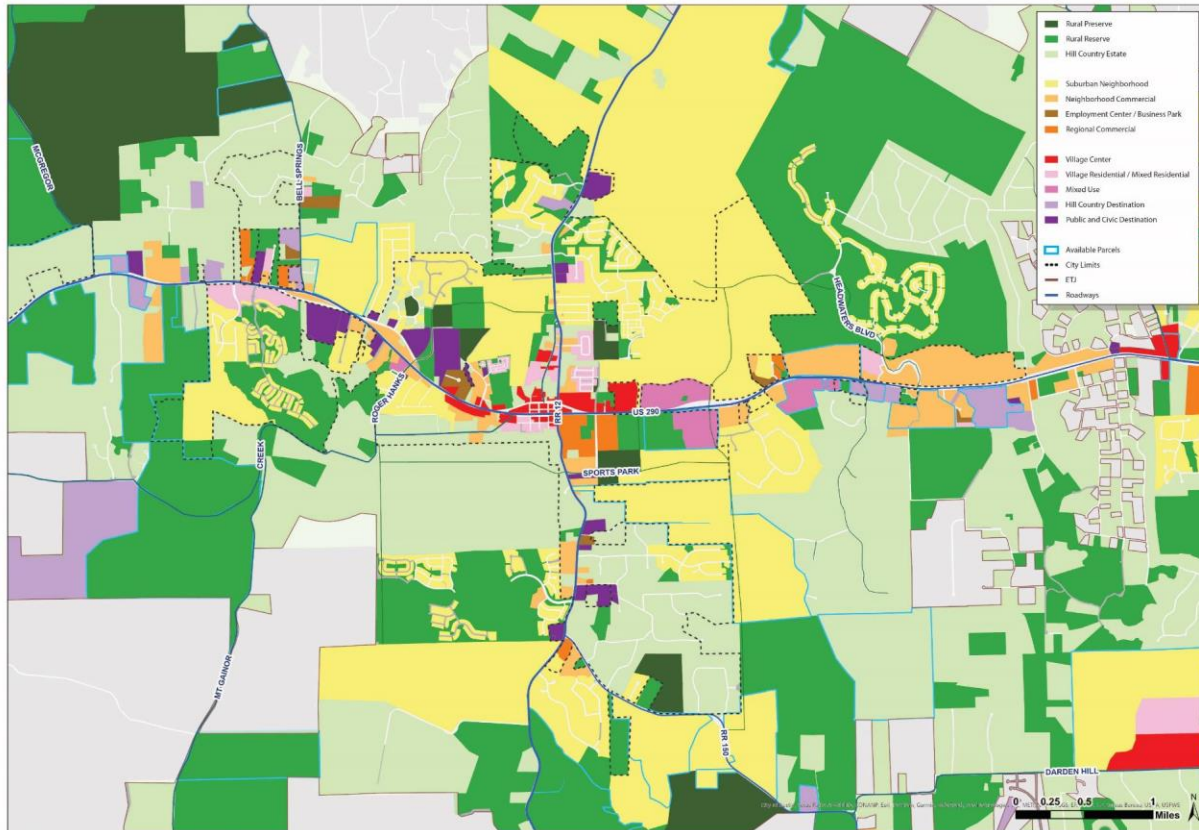
When the City data is looked at separately, population increase, can be seen to stop in year 15. That is because at year 15 the City is anticipated to exhaust new single family or multifamily unit development either in the planned development and opportunity areas. Sales tax and job growth continue however as additional retail and commercial opportunities will not be exhausted within the time line.

□ 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	\$47,196,000	3,132	16,102

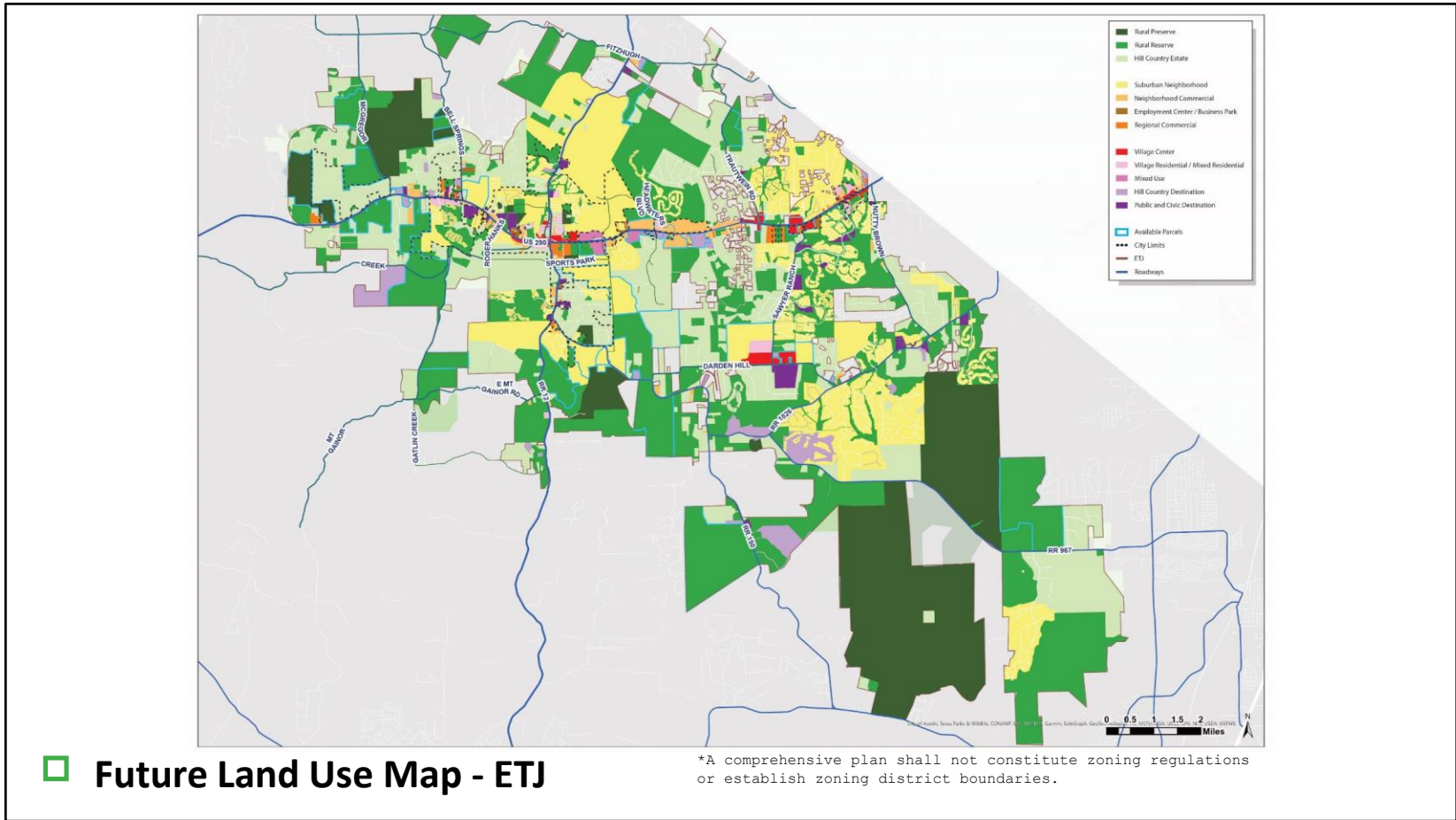
The data for the ETJ shows steady and sustained growth.



Future Land Use Map - City

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

The draft of the Future Land Use Map is based on the public engagement feedback and our data analysis. The proposed Opportunity Areas are shown with a light blue outline, and the boundary lines can be used to identify those located inside the City Limits vs in the ETJ. The Future Land Use Map also attempts to break down existing large PUD and development parcels so that a more accurate picture of the tapestry of uses can be seen in the City.



This same methodology for mapping and forecasting was done on the ETJ.