



## Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 25, 2026, at 6:00 PM

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# AGENDA

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair  
Tammie Williamson, Vice Chair  
Christian Bourguignon  
Doug Crosson  
Eugene Foster  
Douglas Shumway  
Theodore Crawford

#### Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter  
Senior Planner Sara Varvarigos  
City Attorney Aniz Alani  
City Secretary Diana Boone  
IT Director Jason Weinstock

### PLEDGE OF ALLEGIANCE

### PRESENTATION OF CITIZENS

*A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.*

### CONSENT AGENDA

*The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.*

- 1. Consider approval of the July 28, 2026 Planning & Zoning Commission regular meeting minutes.**

## **BUSINESS AGENDA**

- 2. Public hearing, discussion, and consideration of recommendation of approval of VAR2026-007: a variance request to allow a reduction in on-site parking requirements for the Headwaters Commercial East project. Applicant: Daniel Campbell**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Variance
- 3. Report on the City of Dripping Springs Draft 2040 Comprehensive Plan. Tory Carpenter, Planning Director.**

## **PLANNING REPORTS**

*Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.*

- 4. Planning Department Report: Tory Carpenter, Planning Director**

## **CLOSED SESSION**

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## **UPCOMING MEETINGS**

### **Planning & Zoning Commission Meetings**

September 22, 2026 at 6:00 p.m.  
October 27, 2026 at 6:00 p.m.  
November 16, 2026 at 6:00 p.m.  
December 17, 2026 at 6:00 p.m.

**City Council & Board of Adjustment Meetings**

September 1, 2026 at 6:00 p.m.

September 15, 2026 at 6:00 p.m.

October 6, 2026 at 6:00 p.m.

October 20, 2026 at 6:00 p.m.

November 3, 2026 at 6:00 p.m.

November 17, 2026 at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on August 19, 2026 at 4:30 PM.*

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*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, July 28, 2026, at 6:00 PM

### **DRAFT MINUTES**

#### **CALL TO ORDER AND ROLL CALL**

With a quorum of commissioners present, Chair James called the meeting to order at 6:00 p.m.

##### **Commission Members Present**

Mim James, Chair  
Tammie Williamson, Vice Chair  
Eugene Foster  
Douglas Shumway  
Evelyn Strong  
Theodore Crawford

##### **Commission Members Absent**

Christian Bourguignon  
Doug Crosson

##### **Staff, Consultants & Appointed/Elected Officials**

Planning Director Tory Carpenter  
Senior Planner Sara Varvarigos  
City Attorney Aniz Alani  
City Secretary Diana Boone  
Mayor Pro Tem Manassian

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair James.

#### **PRESENTATION OF CITIZENS**

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*assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.*

No one spoke during the Presentation of Citizens.

## **PROCLAMATIONS & PRESENTATIONS**

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

### **1. Presentation recognizing Commissioner Evelyn Strong for her contributions to the Planning & Zoning Commission.**

Chair James presented Commissioner Strong with an award in recognition of her contributions during the eight years of service to the Planning & Zoning Commission.

### **2. Introduction and administration of Oath of Office and Statement of Officer for new commissioner Theodore Crawford.**

New Commissioner Theodore Crawford was sworn in by City Secretary Diana Boone and formally introduced by Chair James.

## **BUSINESS AGENDA**

A motion was made by Vice Chair Williamson and seconded by Commissioner Foster, to rearrange the agenda items, moving item 3 to be discussed last on the Business Agenda. The motion carried unanimously 5 to 0.

### **4. Consider approval of the May 26, 2026 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson and seconded by Commissioner Shumway, to approve the May 26, 2026 minutes. The motion carried unanimously 5 to 0.

### **5. Public hearing and consideration of recommending an Ordinance approving a Zoning Map Amendment regarding ZA2026-001: Rezoning the 0.3 acre lot located at 200 Bluff St from "Single-family attached residential district garden home" within the Hays Historic District Overlay (SF5-HO), to "Local Retail" within the Hays Historic District Overlay (LR-HO). Applicant: Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa.**

#### **a. Applicant Presentation**

Russell Collins with Resolve Designs presented, along with property owners Jennifer Killebrew and Jeremy Killebrew.

#### **b. Staff Report**

Senior Planner Sara Varvarigos presented and recommended approval of the zoning amendment.

c. Public Hearing

No one spoke during the Public Hearing.

d. Ordinance

After the commission initiated the discussion, Chair James reopened the public hearing and gave the applicant an opportunity to address the comments and concerns.

Former Planning & Zoning Commissioner Evelyn Strong expressed concerns regarding parking, noting challenges related to space availability.

Mayor Pro Tem Taline Manassian, a resident of the neighborhood, asked that the commission consider how the proposed zoning amendment would impact the residents.

The applicant responded, stating that the current business plans include only 2 employees and customer appointments could be scheduled to limit the number of customers on-site at one time, minimizing parking impact. She also noted that the business would operate with a 6:00 p.m. closing time and that the intent was to provide customers with a serene environment with minimal noise impact on neighboring properties.

A motion was made by Commissioner Shumway and seconded by Commissioner Foster, to approve the zoning amendment per staff recommendation. The motion carried 4 to 1, with Vice Chair Williamson voting nay.

**3. Discussion regarding legal and ethical requirements as they relate to walking quorums and the use of email or other electronic communications by commission members.**

- a. Definition and examples of walking quorum
- b. Risks associated with communications
- c. Appropriate use of email and consideration of the Public Information Act

The City Attorney Aniz Alani presented the item for informational purposes. No action was taken.

**PLANNING REPORTS**

*Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.*

**6. Planning Department Report. Tory Carpenter, Planning Director**

The update was informational; no action was taken.

**CLOSED SESSION**

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The commission did not meet in Closed Session.

## **ADJOURN**

A motion was made by Commissioner Crawford and seconded by Commissioner Foster, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 8:19 p.m.



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

August 25, 2025

### Project No:

VAR2026-007

### Project Planner:

Sara Varvarigos, AICP, Senior Planner

### Item Details

#### Project Name:

Headwaters East Commercial

#### Property Location:

Between Headwaters Blvd and Canyonwood, North of US 290, inside City Limits

#### Legal Description:

43 Acres out of the Headwaters Commercial Tract

#### Applicant:

Daniel Campbell, Marathon Equity

#### Property Owner:

Oryx Land Holdings, LLC

#### Request:

A variance to allow a parking reduction in the PDD6 Zoning District



### Location Map

VAR2026-007  
Headwaters East  
Commercial

#### Legend

- Subject Property
- City Limits
- Type\_Annex
- Full Purpose
- Limited Purpose
- ETJ



0 0.25  
Miles



## Overview

The applicant, Marathon Equity, is requesting a variance from the City's minimum off-street parking requirements for retail or personal service establishment buildings for the 43-acre Headwaters East Commercial Development. The development, which is located in Planned Development District #6, features a mix of Retail, Bank, Restaurant, and mixed Retail & Restaurant Land uses (refer to Attachment 1), and is a part of the larger 1,509.68 acre Headwaters Development. The City's on-site parking regulations, as outlined in City Ord. Ch. 30, Exhibit A, Section 5.6.2 and 5.7.6, apply to the site.

Per City Ord. Ch. 30, Exhibit A, Section 5.6.2 and 5.7.6:

- Retail Land Use requires one (1) on-site parking space for every 200 square feet of gross floor area (GFA).
- Bank Land Use requires one (1) on-site parking space for every 200 square feet of gross floor area (GFA).
- Restaurant Land Use requires one (1) on-site parking space for every for each 100 square feet of seating/waiting area, or one space for every three seats under maximum occupancy.

Per the applicant, the 43-acre commercial project has an overall parking ratio of 5.36 spaces per 1,000 SF (1 space per 187 SF) of GFA, with the "Anchor" and "Junior Anchor" parcels offering parking spaces that are below the minimum parking requirement of 1 space per 200 SF of GFA (not including 93 parallel parking spaces that will be provided along Dripline Trail). If the applicant were to adopt the minimum parking ratio of 1 parking space/200 SF for all the retail spaces across the entire development, they would have to eliminate approximately 25,000 SF of building pad floor area to provide sufficient parking spaces for the "Junior Anchor" and "Anchor" parcels, which are "under-parked" by 92 and 118 spaces, respectively (see Attachment 1, Site Plan 33, and table below). However, other pads on the site provide significantly more parking than the minimum parking required by the code, as shown by the green font in the table below. When the parking spaces provided are calculated on an "overall site" development basis, the development is short 33 on-site parking spaces. The applicant is proposing to reduce the amount of retail parking spaces required by Headwaters East Commercial by approximately 33 spaces, which is 2% less than the required minimum "overall parking ratio".

| Building Pad Sites Identified on Site Plan 33 | Building Gross Floor Area (SF) | Required Parking Ratio (SPACE/SF) | Required Parking (SPACES) | Provided Parking (SPACES) | Difference: Parking Provided and Required (SPACES) |
|-----------------------------------------------|--------------------------------|-----------------------------------|---------------------------|---------------------------|----------------------------------------------------|
| Junior Anchor- Retail 2                       | 16,501                         | 200                               | 83                        | 366                       | -92                                                |
| Junior Anchor- Retail 3                       | 25,001                         | 200                               | 125                       |                           |                                                    |
| Junior Anchor- Retail 4                       | 50,000                         | 200                               | 250                       |                           |                                                    |
| Anchor                                        | 94,000                         | 200                               | 470                       | 352                       | -118                                               |
| Pad F (Retail)                                | 3,200                          | 200                               | 16                        | 19                        | 3                                                  |
| Grocery                                       | 23,300                         | 200                               | 117                       | 245                       | 85                                                 |
| Retail                                        | 8,750                          | 200                               | 44                        |                           |                                                    |
| Pad A (Retail)                                | 3,300                          | 200                               | 17                        | 23                        | 7                                                  |
| Pad B (Bank)                                  | 1,900                          | 200                               | 10                        | 20                        | 11                                                 |
| Auto- Oriented Restaurant                     | 1,708                          | 100                               | 17                        | 10                        | -7                                                 |
| Shops 1 (Restaurant)                          | 8,350                          | 100                               | 84                        | 129                       | -3                                                 |
| Shops 2 (Retail)                              | 9,700                          | 200                               | 49                        |                           |                                                    |
| Pad C (Retail)                                | 7,320                          | 200                               | 37                        | 44                        | 7                                                  |
| Pad D (Restaurant)                            | 7,790                          | 100                               | 78                        | 125                       | 47                                                 |
| Shops 3 (Restaurant Portion)                  | 4,000                          | 100                               | 40                        | 84                        | 8                                                  |
| Shops 3 (Retail Portion)                      | 7,275                          | 200                               | 36                        |                           |                                                    |
| Pad E (Restaurant)                            | 4,000                          | 100                               | 40                        | 51                        | 11                                                 |
| Shops 4 (Retail)                              | 6,225                          | 200                               | 31                        | 40                        | 9                                                  |
| Total                                         | 282,320                        | NA                                | 1,541                     | 1,508                     | -33                                                |
| Overall Parking Ratios                        |                                |                                   | 183                       | 187                       |                                                    |
| Overall Parking Ratios (SPACE/GFA)            |                                |                                   | 1 space per 183 SF        | 1 space per 187 SF        | 2% lower than required                             |

Key points of justification provided by the applicant include:

- **Economic and Employment Impact:** *The applicant states that the variance is necessary to maximize building pad space, economic activity, and sales tax revenue on the “land-constrained” Headwaters Development, which preserves approximately 1,000 Acres of the overall 1,509 Acre development (66% of the site).*
- **The applicant will provide an additional 93 parallel parking spaces along Dripstone Trail road within the Headwaters East Development (refer to Attachment 1, Site Plan 33).**
- **Parking Ratios for Similar Commercial Developments:** *The applicants reviewed comparably sized shopping centers that have been successfully developed in the region with lower parking standards and provided a table with the following parking ratios:*

| Project                                | Anchor         | Overall Parking Ratio          | Anchor Lot Parking Ratio       |
|----------------------------------------|----------------|--------------------------------|--------------------------------|
| Belterra Village<br>(Dripping Springs) | EVO/Gold’s Gym | 5.5 /1,000<br>(1 space/182 SF) | 3.87/1,000<br>(1 space/259 SF) |
| 1890 Ranch<br>(Cedar Park)             | Target         | 4.5/1,000<br>(1 space/222 SF)  | n/a                            |
| The Parke<br>(Cedar Park)              | Whole Foods    | 4.7/1,000<br>(1 space/213 SF)  | n/a                            |
| The Village<br>(Dripping Springs)      | Target         | 3.4/1,000<br>(1 space/294 SF)  | 3.1/1,000<br>(1 space/323 SF)  |

*The applicant noted that the anchor lot at Belterra Village has as tenants both a movie theatre, a full-size gym, and two full-service restaurants all of which typically require more parking than traditional retail and still this area is successfully parked at below 4.0/1,000 (1 space per 250 SF). The applicant also notes that Cedar Park, Bee Cave, San Marcos, and Georgetown set the minimum parking requirement for retail at 4.0/1,000 (1 space per 250 SF) while Round Rock is at 4.4/1,000 (1 space per 228 SF). Out of all these comparable projects, the Target-anchored The Village shopping center is the most recent,, and is currently under construction.*

If the requested variance is approved, the applicant will be required to submit and receive approval of all planning and building permits which are reviewed and administratively approved by staff:

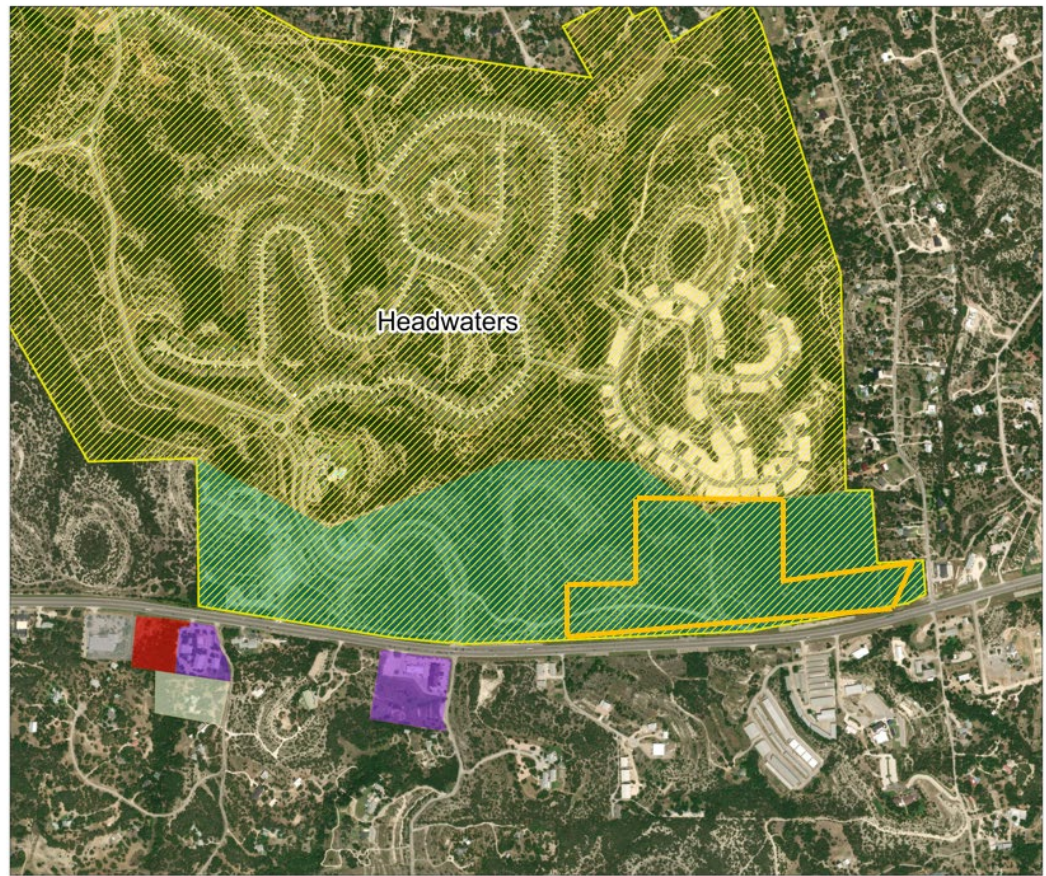
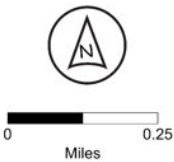


Surrounding Properties



**Zoning Map**  
VAR2026-007  
Headwaters East  
Commercial

- Legend**
- Subject Property
  - Development
  - Agreements
  - PDD
  - SF-1
  - GR
  - CS
  - I



| Direction | Zoning District                  | Existing Use             | Future Land Use                                                       |
|-----------|----------------------------------|--------------------------|-----------------------------------------------------------------------|
| North     | Headwaters Development Agreement | Single-Family/Open Space | Dripping Springs Sports Club, Headwaters "Commercial Activity Center" |
| East      | ETJ                              | Single-Family            |                                                                       |
| South     | ETJ                              | Proposed Commercial      |                                                                       |
| West      | PDD 6                            | Commercial               |                                                                       |

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

| Approval Criteria                                                                                                                                                                                                   | Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and | The Headwaters site may be considered a "Land-constrained" project, as only 509 acres (34%) of the overall 1,509 acre subdivision area is permitted to develop, with approximately 7% of the overall area set aside for commercial development. Thus, the applicant would like to maximize the limited amount of usable commercial space available for development by prioritizing retail space over on-site parking, as is feasible. |
| 2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and                                                        | The proposed parking variance will allow for the preservation of a substantial property right of the applicant. It will not be of benefit or detriment to natural features of                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| topography of the land; and                                                                                                                                                                                                                                             | the site, as either a scenario with increased parking or increased building footprints would not alter the amount of impervious cover on the site (it would remain at 68.5%, per the applicant).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and                                                                                                                    | The granting of the variance may be beneficial to the public health, safety or welfare, if the applicant provides sidewalks and pedestrian connections between adjoining building pads; this may encourage patrons of the commercial development to engage in active transportation by walking from one pad to another.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4. the granting of the variance constitutes a minimal departure from this Chapter; and                                                                                                                                                                                  | If the applicant were to adopt the minimum parking ratio of 1 parking space/200 SF for all the retail spaces across the entire development, they would have to eliminate approximately 25,000 SF of building pad floor area to provide sufficient parking spaces for the “Junior Anchor” and “Anchor” parcels, which are “under-parked” by 92 and 118 spaces, respectively. However, other pads in the commercial development provide significantly more parking than the minimum parking required by the code. When the parking spaces provided are calculated on an “overall site” development basis, the development is short 33 on-site parking spaces. The applicant is proposing to reduce the amount of retail parking spaces required by Headwaters East Commercial by approximately 33 spaces (i.e. 1 space per every 187 SF of floor area, or 5.36 spaces per 1,000 SF of area), which is 2% less than the required minimum “overall parking ratio” (with an overall parking ratio of 1 space for every 183 SF). |
| 5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and                                    | As previously mentioned, the Headwaters development may be considered a land-constrained development, with 66% of the area being preserved as open space. The applicant would like to maximize the limited usable commercial space in the overall development, which accounts for approximately 7% of the entire area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ol style="list-style-type: none"> <li>the public health, safety and welfare may be secured; and</li> <li>that substantial justice may be done.</li> </ol> | <p>The commercial site design may consider the health and welfare of the community by providing access to pedestrian connections and sidewalks.</p> <p>Substantial justice may be done by supporting an appropriate balance of community-oriented land uses, parking spaces, and pedestrian connections in a context-sensitive manner.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Additional staff analysis:**

Staff finds that the request for decreased parking could ultimately allow for a more balanced and dynamic mix of land use in the overall commercial development, via the increased retail floor area of 25,000 SF at the “Anchor” and “Junior Anchor” area, which replaces additional parking spaces. The decrease in parking spaces at these sites may be reasonably offset by the additional 93 parallel parking spaces provided along Dripline Trail, as well as extra parking provided on other neighboring building pad sites.



Moreover, if the applicant provides increased pedestrian connections through sidewalks and crosswalks for adjoining pad sites throughout the development, this may encourage visitors to park in adjacent lots and walk over to several retail destinations, thus promoting pedestrian activity and a sharing of parking between adjacent lots.

### Summary and Recommendation

**Staff recommends approval of the variance request with the following conditions:**

1. The applicant shall submit an updated site plan providing adequate pedestrian connections between adjacent properties within the development to be approved by the Development Review Committee.

### Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request. At the time of the posting of this report, no response was received.

### Meetings Schedule

August 25, 2026 Planning & Zoning Commission

October 6, 2026 Board of Adjustments

### Attachments

Attachment 1 – Variance Application & Application Materials

Attachment 2 – Site Plans for Comparable Commercial Development Projects Referenced by Applicant

|                            |                                                                                    |
|----------------------------|------------------------------------------------------------------------------------|
| Recommended Action         | Recommend approval with the condition referenced above.                            |
| Alternatives/Options       | Recommend denial of the variance or approval with alternate conditions.            |
| Budget/Financial impact    | N/A                                                                                |
| Public comments            | No public comments or letters were received at the time of posting of this report. |
| Enforcement Issues         | N/A                                                                                |
| Comprehensive Plan Element | N/A                                                                                |



**DRIPPING SPRINGS**  
Texas

Attachment 1

**CITY OF DRIPPING SPRINGS**

PHYSICAL: 511 Mercer Street • MAILING: PO

Box 384 Dripping Springs, TX 78620

512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Item 2.

## ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

### CONTACT INFORMATION

PROPERTY OWNER NAME Oryx Land Holdings  
STREET ADDRESS 3404 Kerbey Lane  
CITY Austin STATE Texas ZIP CODE 78703  
PHONE 512-294-4017 EMAIL [REDACTED]@s.com

APPLICANT NAME Daniel Campbell  
COMPANY ME Headwaters REG, LP  
STREET ADDRESS 7000 Mopac Service Road Suite 200  
CITY Austin STATE Texas ZIP CODE 78731  
PHONE 512-963-8770 EMAIL \_\_\_\_\_

### APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☐ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

| PROPERTY INFORMATION      |                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT NAME              | Headwaters                                                                                                                                                      |
| PROPERTY ADDRESS          | Highway 290 and Canyonwood Drive                                                                                                                                |
| CURRENT LEGAL DESCRIPTION | 43.439 ACRES (APPROXIMATELY 1,892,201 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS.                                    |
| TAX ID#                   | 41-3171705                                                                                                                                                      |
| LOCATED IN                | <input checked="" type="checkbox"/> CITY LIMITS<br><input type="checkbox"/> EXTRATERRITORIAL JURISDICTION<br><input type="checkbox"/> HISTORIC DISTRICT OVERLAY |

○ Description of request & reference to section of the Code of Ordinances applicable to request:  
See attached letter.

○ Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:  
See attached letter.

○ Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:  
See attached letter.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Daniel Campbell is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Britt Benton (Britt Benton)  
Name

Manning Member  
Title

STATE OF TEXAS           §  
                                          §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 21<sup>st</sup> day of July,

2026 by Britt Benton.

Brandi Daugherty  
Notary Public, State of Texas

My Commission Expires: 8/29/28

Daniel Campbell  
Name of Applicant



All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Signed by:

Daniel Campbell

7/21/2026

Applicant Signature

Date

## CHECKLIST

| STAFF                    | APPLICANT                |                                                                                                                                                                                 |
|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Completed Application Form - including all required signatures and notarized                                                                                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Application Fee ( <i>refer to Fee Schedule</i> )                                                                                                                                |
| <input type="checkbox"/> | <input type="checkbox"/> | PDF/Digital Copies of all submitted documents                                                                                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | When submitting digital files, a cover sheet must be included outlining what digital contents are included.                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Billing Contact Form                                                                                                                                                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Photographs                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Map/Site Plan/Plat                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural Elevations (if applicable)                                                                                                                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Description and reason for request ( <i>attach extra sheets if necessary</i> )                                                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Notice Sign - \$25                                                                                                                                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Proof of Property Ownership-Tax Certificate or Deed                                                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application) |



Received on/by: \_\_\_\_\_

Item 2.



**DRIPPING SPRINGS**  
Texas

Date, initials

## BILLING CONTACT FORM

Project Name: Headwaters  
Project Address: Highway 290 and Canyonwood Drive  
Project Applicant Name: Daniel Campbell

### Billing Contact Information

Name: Daniel Campbell  
Mailing Address: 7000 Mopac Service Road Suite 200  
Austin, Texas 78731  
Email: [REDACTED] Phone Number: \_\_\_\_\_

Type of Project/Application (check all that apply):

- |                                                         |                                                |
|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                  | <input type="checkbox"/> Zoning                |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> Other _____           |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signed by:

Daniel Campbell

7AFFED72C4C0408...

Signature of Applicant

7/21/2026

Date





**marathon**  
**EQUITY**

## Supplemental Letter



July 17, 2026

Tory Carpenter  
 Planning Director  
 City of Dripping Springs  
 511 Mercer Street Dripping Springs, Texas 78620

Re: Parking Ratio Variance Request

Mr. Carpenter,

On behalf of Marathon Equity, we respectfully request a variance from the City's retail parking requirements to allow a parking ratio of 4 spaces per 1,000 square feet in lieu of the currently required 5 spaces per 1,000 square feet for the Headwaters commercial tract. This request applies solely to retail uses, and all other parking requirements established by the City of Dripping Springs Code of Ordinances will remain unchanged. As outlined below, the requested ratio is consistent with regional practice, reflects anticipated parking demand, and would support a more efficient site design while continuing to provide adequate parking for customers and tenants.

As part of our evaluation, we surveyed the retail parking requirements of five rapidly growing suburban municipalities within the Austin metropolitan area: Round Rock, Cedar Park, Bee Cave, San Marcos, and Georgetown. Four of the five surveyed cities require one parking space per 250 square feet of retail floor area, equivalent to 4.0 spaces per 1,000 square feet. Round Rock requires one parking space per 225 square feet for shopping centers with a mixture of uses, equivalent to approximately 4.44 spaces per 1,000 square feet. None of the surveyed cities require 5.0 spaces per 1,000 square feet currently mandated in Dripping Springs. The table below summarizes our findings and provides citations to the applicable code provisions.

| City                              | Retail Use Category                | Requirement      | SF / Space | Spaces / 1,000 SF | Code Section                                                   |
|-----------------------------------|------------------------------------|------------------|------------|-------------------|----------------------------------------------------------------|
| Round Rock                        | Shopping Centers (Mixture of Uses) | 1 per 225        | 225        | 4.4               | Article VI. — Off-Street Parking and Loading                   |
| Cedar Park                        | Personal Service & Retail          | 1 per 250        | 250        | 4.0               | Article 14.05 Access and Off-Street Parking, § 14.05.005(j)(2) |
| Bee Cave                          | Retail Store “Big Box”             | 1 per 250        | 250        | 4.0               | UDC § 3.3.6 Parking Rate by Use                                |
| San Marcos                        | Retail & Medical Office            | 1 per 250        | 250        | 4.0               | Chapter 7, Division 2: Minimum Parking Requirements            |
| Georgetown                        | Retail                             | 1 per 250        | 250        | 4.0               | Section 4.09.070 — Parking                                     |
| <b>Austin Metro Average</b>       | —                                  | <b>1 per 245</b> | <b>245</b> | <b>4.1</b>        | —                                                              |
| <b>Dripping Springs (current)</b> | Retail                             | <b>1 per 200</b> | <b>200</b> | <b>5.0</b>        | Current Code                                                   |

Based on this comparison, Dripping Springs currently requires a higher retail parking ratio than any of the comparable communities surveyed and approximately 22% more parking than the regional average reflected in the provided table. These municipalities share many of the same characteristics as Dripping Springs, including similar retail development patterns, suburban growth trends, and customer travel behaviors. Given these similarities, we have not identified any traffic, safety, or market conditions that would warrant requiring a parking ratio meaningfully above the prevailing regional standard.

The current parking requirement also exceeds the parking demand anticipated by many prospective tenants. Throughout the leasing and site planning process for the Headwaters commercial tract, we have reviewed tenant-specific parking demand criteria and found them to be consistently below the City's current standard. By way of example, one of our prospective home improvement retailers requires only 3.3 spaces per 1,000 square feet under its internal parking model, well below both the existing City requirement and the 4.0 per 1,000 ratio requested through this variance. Based on our experience with the anticipated tenant mix, we expect this trend to be representative of many future retail users at the project.

When parking requirements exceed demonstrated demand, the result is not improved customer convenience or public safety. Instead, valuable land is devoted to underutilized pavement that generates little public benefit while increasing development costs and limiting opportunities for more productive uses. Excess parking also increases impervious cover, contributes to stormwater runoff, and can exacerbate heat island effects during the summer months.

Reducing the parking ratio to align with regional standards would allow the project to achieve a more efficient and balanced site design. A lower parking requirement would support improved pedestrian connectivity and a more walkable retail environment while continuing to provide an adequate parking supply for customers and tenants. It would also allow a greater portion of the site to be devoted to retail buildings and other productive uses that generate property tax value, sales tax revenue, and economic activity for the City. These outcomes are consistent with the planning objectives established for Headwaters and the vision that has guided the project throughout the entitlement process.

For these reasons, Marathon Equity respectfully requests approval of a variance reducing the required retail parking ratio for the Headwaters commercial tract from 5.0 spaces per 1,000 square feet to 4.0 spaces per 1,000 square feet. We appreciate the Department's consideration of this request and would welcome the opportunity to provide additional tenant parking data or answer any questions regarding the proposed variance.

Should you have any questions, please contact Daniel Campbell at [daniel@marathon-equity.com](mailto:daniel@marathon-equity.com).

Sincerely,  
Marathon Equity

*Daniel Campbell*

Daniel Campbell  
President

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS                   §  
                                                  §       KNOW ALL MEN BY THESE PRESENTS: THAT  
COUNTY OF HAYS                   §

**THE E.E. TOWNES FAMILY TRUST** ("*Grantor*"), for the consideration stated paid and secured to be paid by **ORYX DEVELOPMENT, LLC**, a Texas limited liability company ("*Grantee*"), whose mailing address is P.O. Box 302663, Austin, Texas 78703, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described property:

- (i) That certain real property in located in Hays County, Texas, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Land");
- (ii) All structures, fixtures, buildings and improvements situated on the Land (collectively, the "Improvements"); and
- (iii) All right, title and interest of Grantor in and to any utilities, adjacent streets, alleys, strips, gores, and rights-of-way adjacent to or related to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements, and Appurtenances are collectively referred to herein as the "Property."

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters listed on Exhibit "B" attached hereto and incorporated herein by reference; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

Conductor Title 16-0157-D

Grantor hereby expressly reserves from the conveyance hereunder all oil, gas and other mineral rights in and to the Property which are now owned by Grantor. Grantor waives the right to enter upon, use, occupy or disturb the surface of the Property, but reserves the right to pool the Property with other properties and further reserves the right to remove oil, gas and other minerals from the Property so long as such removal is accomplished without entering upon, penetrating, weakening, undermining or disturbing the surface of the Property.

The consideration for this conveyance is as follows: (i) Ten Dollars (\$10.00) and other good and valuable cash consideration to Grantor in hand paid by Grantee; (ii) one certain promissory note of even date herewith in the original principal amount of \$3,660,000.00, made, executed and delivered by Grantee, payable to the order of Pioneer Bank, SSB ("First Lien Note"); and (iii) one certain promissory note of even date herewith in the original principal sum of \$1,400,000.00, made, executed and delivered by Grantee, payable to the order of Service Lloyds Insurance Company ("Second Lien Note"). The First Lien Note and Second Lien Note are by reference incorporated herein as fully and completely as if the same were here set forth verbatim.

A first and prior vendor's lien, together with superior title remaining in Grantor, as vendor (the "First Vendor's Lien"), is retained against the Property in favor of the holder of the First Lien Note ("First Lien Beneficiary") for the security of and until the full and final payment of the First Lien Note, and the First Vendor's Lien is hereby assigned and transferred to the First Lien Beneficiary without recourse or warranty of any kind or nature. Payment of the First Lien Note is additionally secured by a deed of trust lien on the Property created in the deed of trust ("First Lien Deed of Trust") of even date herewith from Grantee to Rex G. Baker, III, Trustee, and in the event of default in the payment of the First Lien Note, or in the event of default in the performance of any of the covenants or conditions contained in the First Lien Deed of Trust which on the part of the grantor therein are to be kept and performed, then First Lien Beneficiary shall have the option to mature the First Lien Note and to foreclose the First Vendor's Lien herein retained or the First Lien Deed of Trust lien which secures the payment of the First Lien Note, or both of said liens, either under the power of sale contained in the First Lien Deed of Trust or by court proceedings, as First Lien Beneficiary may elect.

A second and subordinate vendor's lien, together with superior title remaining in Grantor, as vendor (the "Second Vendor's Lien"), is retained against the Property, in favor of the holder of the Second Lien Note ("Second Lien Beneficiary") for the security of and until the full and final payment of the Second Lien Note, and the Second Vendor's Lien is hereby assigned and transferred to the Second Lien Beneficiary without recourse or warranty of any kind or nature. Payment of the Second Lien Note is additionally secured by a deed of trust lien on the Property created in the second lien deed of trust ("Second Lien Deed of Trust") of even date herewith from Grantee to Cosmo A. Palmieri, Trustee, and in the event of default in the payment of the Second Lien Note, or in the event of default in the performance of any of the covenants or conditions in the Second Lien Deed of Trust which on the part of the grantor therein are to be kept and performed, then the Second Lien Beneficiary shall have the option to mature the Second Lien Note and foreclose the Second Vendor's Lien herein retained or the Second Lien Deed of Trust lien which secures the payment of the Second Lien Note, or both of said liens, either under the power of sale contained in the Second Lien Deed of Trust or by court proceedings, as Second Lien Beneficiary may elect.



**GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY IN ITS "AS IS", "WHERE IS", AND "WITH ALL FAULTS" CONDITION AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE WARRANTIES AND REPRESENTATIONS IN THAT CERTAIN COMMERCIAL CONTRACT - UNIMPROVED PROPERTY BY AND BETWEEN GRANTOR AND GRANTEE). WITHOUT LIMITATION ON THE FOREGOING, GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE WARRANTIES AND REPRESENTATIONS IN THAT CERTAIN COMMERCIAL CONTRACT - UNIMPROVED PROPERTY BY AND BETWEEN GRANTOR AND GRANTEE) GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ACREAGE, WATER, SOIL OR GEOLOGY OF THE PROPERTY OR ANY SURROUNDING AREAS, (B) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING WITHOUT LIMITATION ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, (C) THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY ASBESTOS, PCB EMISSIONS, HYDROCARBONS, RADON GAS, OR HAZARDOUS OR TOXIC MATERIALS, (D) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY, (E) THE STATE OF REPAIR OR LACK OF REPAIR OF THE IMPROVEMENTS LOCATED WITHIN OR UPON THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY.**

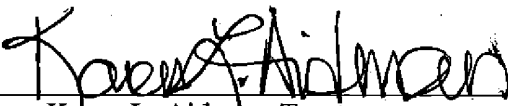
[SIGNATURES ON FOLLOWING PAGE]

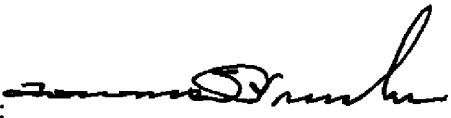
EXECUTED AND DELIVERED as of the 29 day of Nov., 2016.

**GRANTOR:**

**THE E.E. TOWNES FAMILY TRUST**

By:   
Susan Townes Gesford, Trustee

By:   
Karen L. Aidman, Trustee

By:   
Townes G. Pressler, Trustee

[ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

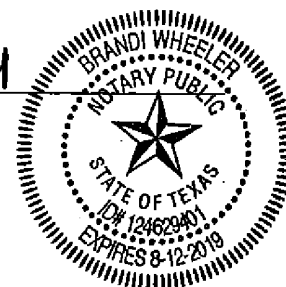
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by  
Susan Townes Gesford, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler  
Notary Public Signature



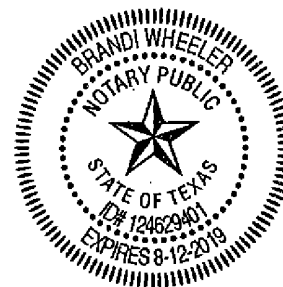
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by  
Karen L. Aidman, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler  
Notary Public Signature



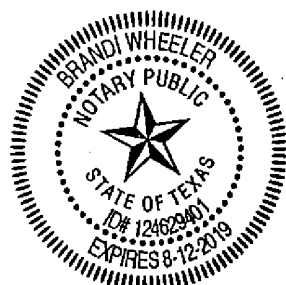
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by  
Townes G. Pressler, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler  
Notary Public Signature



## EXHIBIT "A"

**EAGLE EYE**

CONSTRUCTION LAYOUT, LLC



Eagle Eye Construction Layout, LLC  
3000 Joe DiMaggio Blvd., Suite 84  
Round Rock, Texas 78665  
(512) 464-4468  
TBPLS FIRM # 10194139

### EXHIBIT "A"

A DESCRIPTION OF A 39.712 ACRE TRACT OF LAND OUT OF THE WILLIAM WALKER SURVEY No. 130, ABSTRACT No. 475, HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE E.E. TOWNES FAMILY TRUST PER DEED RECORDED IN VOLUME 2475, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE TRACT CONVEYED TO PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST, ET AL., PER DEED RECORDED IN VOLUME 1911, PAGE 481, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 39.712 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch iron rod found with a cap for the northwest corner of the herein described 39.712 acre tract, being a point on the southerly line of a 1034.73 acre tract described in a deed to WFC Headwaters owner VII, L.P. and appearing of record in Volume 4832, Page 118 of the Official Public Records of Hays County, Texas, also being the northeasterly corner of a 135.92 acre tract described in a deed to Brodie Partners, L.P. and appearing of record in Volume 3553, Page 379 of the Official Public Records of Hays County, Texas;

**THENCE** South 63°23'40" East, along the northerly line of the herein described 39.712 acre tract, same being a southerly line of the aforementioned 1034.73 acre WFC Headwaters tract, a distance of 762.25 feet to a ½ inch iron rod found with a cap for a point of intersection;

**THENCE** South 63°20'46" East, continuing along the common line of the said 39.712 acre tract, and the aforementioned 1034.73 acre tract, a distance of 125.08 feet to a ½ inch iron rod found with a cap for the northeasterly corner of the said 39.712 acre tract;

**THENCE** along the easterly and northerly lines of the said 39.712 acre tract, same being the westerly and southerly lines of the aforementioned 1034.73 acre WFC Headwaters tract, also being the apparent right-of-way line of a proposed roadway the following eight (8) courses and distances:

1. South 22°08'16" East, a distance of 519.72 feet to a 1/2 inch iron rod with a cap set;

2. Along a curve to the left having an arc distance of 810.13 feet, a radius of 375.00 feet and a chord which bears South 84°01'39" East, a distance of 661.53 feet to a 1/2 inch iron rod with a cap set;
3. North 34°04'58" East, a distance of 144.26 feet to a 1/2 inch iron rod with a cap set;
4. Along a curve to the right having an arc length of 418.23 feet, a radius of 200.00 feet and a chord which bears South 86°00'35" East, a distance of 346.09 feet to a 1/2 inch iron rod with a cap set;
5. South 26°06'08" East, a distance of 298.27 feet to a 1/2 inch iron rod with a cap set;
6. Along a curve to the right having an arc length of 260.61 feet, a radius of 490.00 feet, and a chord which bears South 10°51'54" East, a distance of 257.56 feet to a 1/2 inch iron rod with a cap set;
7. South 04°22'20" West, a distance of 211.26 feet to a 1/2 inch iron rod with a cap set and;
8. Along a curve to the right having an arc length of 23.56 feet, a radius of 15.00 feet and a chord which bears South 49°22'20" West, a distance of 21.21 feet to a 1/2 inch iron rod with a cap set on the northerly right-of-way line of Highway 290 West (right-of-way width varies) for the southeasterly corner of the herein described 39.712 acre tract;

**THENCE** along the northerly right-of-way line of Highway 290 West, being the southerly line of the herein described 39.712 acre tract, the following two (2) courses and distances:

1. North 85°37'26" West, a distance of 498.17 feet to a TXDOT concrete monument found and;
2. North 81°15'29" West, a distance of 1504.23 feet to a 1/2 inch iron rod with a cap set for a southwesterly corner of the herein described 39.712 acre tract, being also a southeasterly corner of a 1.00 acre tract described in a deed to the City of Dripping Springs, and appearing of record in Volume 2967, Page 696 of the Official Public Records of Hays County, Texas;

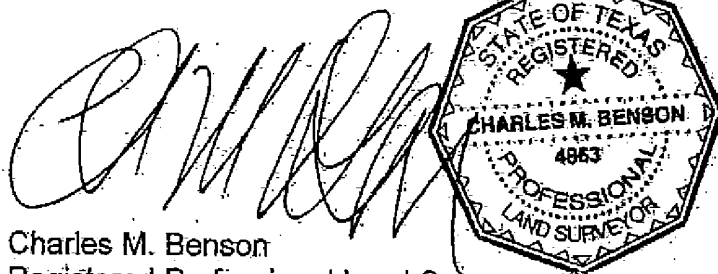
**THENCE** along the common westerly and southerly line of the herein described 39.712 acre tract, with the aforementioned easterly and northerly lines of the 1.00 acre City of Dripping Springs tract, the following two (2) courses and distances:

1. North 01°17'53" West, a distance of 210.33 feet to a 1/2 inch iron rod with a cap set and;
2. North 81°15'22" West, a distance of 210.33 feet to a 1/2 inch iron rod with a cap set on the westerly line of the herein described 39.712 acre tract, being the northwesterly corner of the aforementioned 1.00 acre City of Dripping Springs tract, also being a point of the easterly line of the aforementioned 135.92 acre Brodie Partners tract;

**THENCE** North 01°17'50" West, along the westerly line of the herein described 39.712 acre tract, being the easterly line of the aforementioned 135.92 acre Brodie Partners tract, a distance of 1088.97 feet to the **POINT OF BEGINNING** containing 39.712 acres (1,729,853 Square feet) of land, more or less.

Bearing Basis: A southerly line of the 1034.73 acre WFC Headwaters Tract: North  
68°55'06" East, a distance of 1662.39 feet.

Attachment: Survey Drawing Headwaters

The image shows a handwritten signature in black ink, which appears to read "C. M. Benson". To the right of the signature is a circular professional seal for the State of Texas. The seal contains a five-pointed star in the center. Around the star, the words "STATE OF TEXAS" are at the top and "REGISTERED" is at the bottom. Below the star, the name "CHARLES M. BENSON" is printed, followed by the number "4863". At the very bottom of the seal, the words "PROFESSIONAL LAND SURVEYOR" are written.

Charles M. Benson  
Registered Professional Land Surveyor  
State of Texas No. 4863

Date: November 28, 2016, 2016



DESCRIPTION OF A TRACT OF LAND CONTAINING 127.087 ACRES OUT OF THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT CONVEYED TO THE E.E. TOWNES FAMILY TRUST PER DEED RECORDED IN VOLUME 2475, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND ALSO BEING A PORTION OF THE TRACT CONVEYED TO PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST, ET AL PER DEED RECORDED IN VOLUME 1911, PAGE 481, O.P.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch Iron rod found at the southerly common corner of the 1034.73 acre tract conveyed to WFC Headwaters Owner VII, L.P. per deed recorded in Volume 4832, Page 118, O.P.R.H.C.T., and of Lot 1031, Sunset Canyon, Section V, a subdivision of record in Volume 3, Page 284 of the Plat Records of Hays County, Texas, and amended in Volume 4, Page 234 of the Plat Records of Hays County, Texas, for the POINT OF BEGINNING hereof;

THENCE along the southerly line of said Lot 1031, North 88°30'10" East, a distance of 228.89 feet to a ½-inch Iron rod with "Baseline" cap found at the northwest corner of Lot 5, Sunset Hills, a subdivision of record in Volume 13, Pages 267-268 of the Plat Records of Hays County, Texas;

THENCE along the westerly boundary of said Sunset Hills, passing at a distance of 203.62 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 5 and of Lot 4 of said Sunset Hills, and passing at a distance of 110.08 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 4 and of Lot 3 of said Sunset Hills, and passing at a distance of 109.83 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 3 and of Lot 2 of said Sunset Hills, and passing at a distance of 110.07 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 2 and of Lot 1 of said Sunset Hills, for a total distance of 643.68 feet to a ½-inch Iron rod with "Baseline" cap found at the southwest corner of said Lot 1;

THENCE along the southerly line of said Lot 1, North 86°29'52" East, a distance of 400.01 feet to a ½-inch Iron rod with "Baseline" cap found at the southeast corner of said Lot 1, said point being on the westerly right-of-way line of Canyonwood Drive;

THENCE along the westerly right-of-way line of Canyonwood Drive, South 04°32'43" East, a distance of 295.40 feet to a ½-inch Iron rod found at the westerly corner of the intersection of Canyonwood Drive and U.S. Highway 290 West;

THENCE along the northerly right-of-way line of U.S. Highway 290 West, the following six (6) courses and distances:

1. South 68°53'15" West, a distance of 358.73 feet to a calculated point;
2. South 81°35'50" West, a distance of 995.99 feet to a found concrete marker;
3. South 78°39'52" West, a distance of 229.36 feet to a calculated point;
4. South 87°15'13" West, a distance of 2,023.51 feet to a found concrete marker;
5. South 87°52'49" West, a distance of 152.93 feet to a found concrete monument;
6. North 85°37'40" West, a distance of 345.73 feet to a calculated point at the beginning of a 15.00 foot radius curve concave northeasterly;

THENCE along the most southerly easterly line and then the southerly line of said 1034.73 acre tract the following fifteen (15) courses and distances:

1. Along the arc of last said 15.00 foot radius curve a distance of 23.56 feet through a central angle of 90°00'00", and a chord bearing North 40°37'24" West and distance of 21.21 feet to a calculated point;
2. Tangent to last said 15.00 foot radius curve, North 04°22'20" East, a distance of 378.48 feet to a calculated point at the beginning of a tangent 700.00 foot radius curve concave westerly;
3. Along the arc of said 700.00 foot radius curve a distance of 372.31 feet through a central angle of 30°28'28", and a chord bearing North 10°51'54" West and distance of 367.94 feet, to a calculated point;
4. Tangent to said 700.00 foot radius curve, North 26°06'08" West, a distance of 98.37 feet to a calculated point at the beginning of a tangent 400.00 foot radius curve concave southerly;
5. Along the arc of said 400.00 foot radius curve a distance of 836.47 feet through a central angle of 119°48'54", and a chord bearing North 86°00'35" West and distance of 692.17 feet, to a calculated point;
6. Tangent to said 400.00 foot radius curve, South 34°04'58" West, a distance of 170.97 feet to a calculated point at the beginning of a tangent 225.00 foot radius curve concave northerly;
7. Along the arc of said 225.00 foot radius curve a distance of 486.08 feet through a central angle of 123°46'46", and a chord bearing North 84°01'39" West and distance of 396.92 feet, to a calculated point;

8. Tangent to said 225.00 foot radius curve, North 22°08'16" West a distance of 378.88 feet to a found ½-inch iron rod with "Grogan" cap;
9. South 63°17'55" East, a distance of 276.77 feet to a found ½-inch iron rod with "Grogan" tag;
10. North 68°55'06" East, a distance of 1662.37 feet to a found ½-inch iron rod with "Grogan" cap;
11. North 89°31'56" East, a distance of 1111.39 feet to a found ½-inch iron rod with "Grogan" cap;
12. South 55°46'10" East, a distance of 802.10 feet to a found ½-inch iron rod with "Grogan" cap;
13. North 83°57'56" East, a distance of 335.38 feet to a found ½-inch iron rod with "Grogan" cap;
14. North 83°53'44" East, a distance of 131.20 feet to a found ½-inch iron rod with "Grogan" cap;
15. North 83°56'19" East, a distance of 749.40 feet to the POINT OF BEGINNING, and containing 127.087 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, South Central Zone, NAD83 (CORS).

**EXHIBIT "B"****PERMITTED ENCUMBRANCES**

1. Restrictive covenants recording in Volume 2475, Page 402, and Volume 2644, Page 559, Official Public Records of Hays County, Texas.
2. Reservation of one-sixteenth (1/16) royalty of all oil, gas and other minerals, and one eighth (1/8) royalty of all sulfur and other minerals in Patent from the State of Texas to John F. Gilbert, recorded in Volume 116, Page 638, Deed Records of Hays County, Texas, together with all rights related thereto, express or implied.
3. Terms, conditions and stipulations of Boundary Line Agreement by and between E.E. Townes Trust No. 2, et al., and Vincent Taylor and Virginia Taylor, recorded in Volume 485, Page 183, Real Property Records of Hays County, Texas.
4. Easement as granted to Pedernales Electric Cooperative, Inc., by Paul Pressler Family Generation Skipping Trust, et al., in instrument recorded in Volume 2475, Page 368, Official Public Records of Hays County, Texas.
5. Easement as granted to LCRA in instrument recorded in Volume 1686, Page 307, Official Public Records of Hays County, Texas.
6. Easement as granted to Pedernales Electric Cooperative, Inc., in instrument recorded in Volume 206, Page 136, Official Public Records of Hays County, Texas.
7. Terms and conditions of that certain Easement Agreement recorded in Volume 3280, Page 871, Official Public Records of Hays County, Texas.
8. Utility Easement as granted to Pedernales Electric Cooperative, Inc. by Paul Pressler Family Generation Skipping Trust, et al., in instrument recorded in Document No. 9920530, and Volume 2475, Page 385, Official Public Records of Hays County, Texas.
9. Terms, conditions and stipulations of Access Easement Agreement by and between Paul Pressler Family Generation Skipping Trust, et al., and Rathgeber Investments Company, Ltd. recorded on June 2, 2004 in Volume 2475, Page 458, Official Public Records of Hays County, Texas.
10. Terms and conditions of that certain Development Agreement recorded in Volume 2675, Page 649, Official Public Records of Hays County, Texas.

(W0714134.4)

Exhibit "B" -1

Received on/by: \_\_\_\_\_

Item 2.



Date, initials

## BILLING CONTACT FORM

Project Name: Headwaters

Project Address: Highway 290 and Canyonwood Drive

Project Applicant Name: Daniel Campbell

### Billing Contact Information

Name: Daniel Campbell

Mailing Address: 7000 Mopac Service Road Suite 200  
Austin, Texas 78731

Email: daniel@marathon-equity.com Phone Number: 512-963-8770

Type of Project/Application (check all that apply):

- |                                                         |                                                |
|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                  | <input type="checkbox"/> Zoning                |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> Other _____           |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signed by:

7AFFED72C4C0408...

Signature of Applicant

7/21/2026

Date



HEADWATERS PROJECTS204-046-AUS STATION EAST DRAINAGE PLAN PRELIMINARY PLAT PRELIM PLAT-STN PH1 DWG, 3/11/2026, CRYSTAL DAVIS

## GENERAL NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, RECORDED IN DOCUMENT NUMBER 2002129, OR AS AMENDED.

2. THIS DEVELOPMENT IS SUBJECT TO CITY OF DRIPPING SPRINGS ORDINANCE 1220.130, PLANNED DEVELOPMENT DISTRICT NO. 6 HEADWATERS COMMERCIAL TRACT, AND AS AMENDED.

3. THIS DEVELOPMENT IS LOCATED IN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.

4. THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

5. DEVELOPMENT DESIGN STANDARDS PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, P.O.D. NO. 6, OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.

6. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:

WATER: HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY

WASTEWATER: HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY

ELECTRICITY: P.E.C.

TELEPHONE: TIME WARNER CABLE

7. ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES, LOCATED WITHIN A PUBLIC STREET ROW, SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.

8. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON-RESIDENTIAL USES.

LOT 1, BLOCK "A".

9. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 10' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.

10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

11. PUBLIC STORMWATER DETENTION &amp; WATER QUALITY PONDS SHALL BE OPERATED &amp; MAINTAINED BY THE HEADWATERS MUD.

12. NO LOT WITHIN THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48200C01086 EFFECTIVE JANUARY 17, 2025 AND MAP NO. 48200C01086 EFFECTIVE JANUARY 17, 2025 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS.

13. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.

14. ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED IN FUTURE CONSTRUCTION PLANS.

15. FINAL DETERMINATION OF NEED FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.

16. THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2018 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.

17. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS AND SIDEWALKS.

18. THE AREA WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT IS ENTIRELY WITHIN THE DRIPPING SPRINGS ISD SERVICE BOUNDARY.

19. PROJECT IS LOCATED IN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 1 AND 6.

20. PROJECT IS LOCATED IN THE HAYS TRUNITY GROUNDWATER CONSERVATION DISTRICT.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PLAT, HEADWATERS STATION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY:

TORY CARPENTER, PLANNING DIRECTOR

## LEGAL DESCRIPTION

55.13 AC. PORTION OUT OF 1,035.74 ACRES  
CONVEYED TO WFC HEADWATERS OWNER V.L.P. IN  
DEED RECORDED IN VOL. 4832, PAGE 118 OF HAYS  
COUNTY PUBLIC RECORDS.

## ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE  
STATE OF TEXAS, DO HEREBY CERTIFY, TO THE  
BEST OF MY KNOWLEDGE, THAT ALL REQUIRED  
DOCUMENTS ENCLOSED ARE ACCURATE AND  
COMPLETE AND THAT THE PROVISIONS CONTAINED  
ON THIS PLAN COMPLY WITH THE DEVELOPMENT  
ORDINANCES AND DRAINAGE POLICIES ADOPTED BY  
THE CITY OF DRIPPING SPRINGS AND OTHER  
FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS  
IN EFFECT ON THIS DATE.Landon M. McCellan 03/11/2026  
REGISTERED PROFESSIONAL ENGINEER NO. 142710  
MALONE/WHEELER, INC. (F-788)  
5113 SOUTHWEST PKWY.,  
SUITE 260  
AUSTIN, TEXAS 78735  
OFFICE: 512-899-0801STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX HOLDING, LLC BEING THE OWNER OF 55.13 AC. PORTION  
OUT OF 1,035.74 ACRES CONVEYED TO WFC HEADWATERS OWNER V.L.P. IN DEED RECORDED IN VOL. 4832,  
PAGE 118 OF HAYS COUNTY PUBLIC RECORDS, DO HEREBY SUBDIVIDE SA D LAND IN ACCORDANCE WITH THE  
PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN  
AS:

## HEADWATERS STATION PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BLAKE RUE, MANAGING MEMBER  
ORYX LAND HOLD NO. LLC,  
P.O. BOX 302663  
AUSTIN, TEXAS 78703STATE OF TEXAS  
COUNTY OF HAYSBEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE RUE, KNOWN TO ME  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

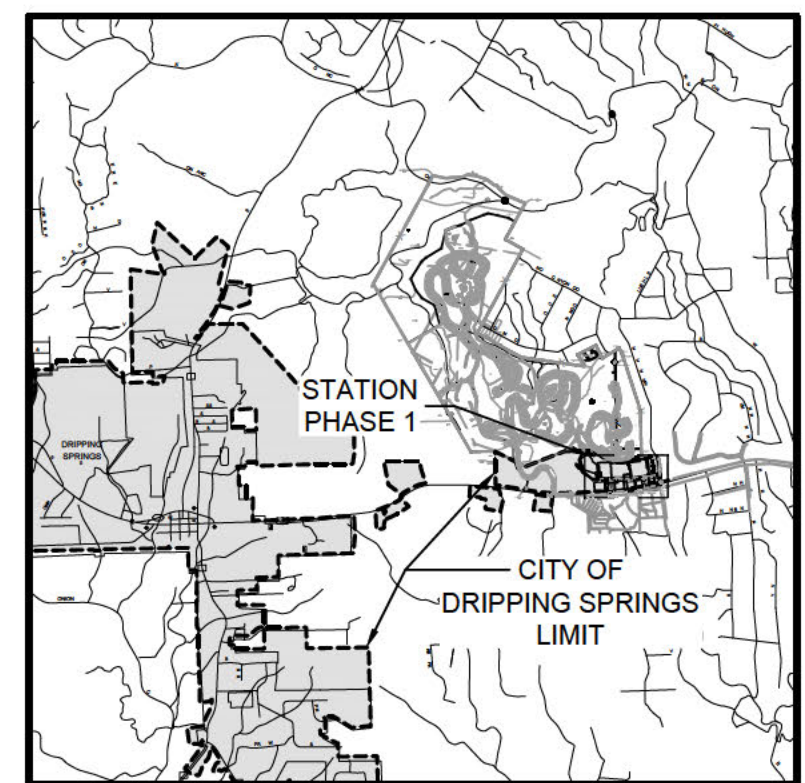
THAT I, ERIN NEEDHAM, SENIOR VICE PRESIDENT  
OF TEXAS REGIONAL BANK, A LEND HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO  
HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.  
I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC THE USE  
FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

## HEADWATERS STATION PHASE 1

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ERIN NEEDHAM, SENIOR VICE PRESIDENT  
TEXAS REGIONAL BANK  
333 US HIGHWAY 280 EAST STE 305  
DRIPPING SPRINGS, TX 78620STATE OF TEXAS  
COUNTY OF HAYSBEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN NEEDHAM, KNOWN TO ME  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)VICINITY MAP  
N.T.S.

| Line Table |         |                  |
|------------|---------|------------------|
| Line #     | Length  | Direction        |
| L1         | 8.82    | S4° 32' 47.00"E  |
| L2         | 60.00   | S4° 32' 47.00"E  |
| L3         | 226.58  | S4° 32' 47.00"E  |
| L4         | 60.33   | S81° 36' 19.75"W |
| L5         | 60.01   | N81° 36' 19.75"W |
| L6         | 76.19   | S81° 36' 19.75"W |
| L7         | 60.00   | S87° 15' 20.75"W |
| L8         | 90.00   | S2° 56' 41.00"E  |
| L9         | 176.33  | N87° 03' 19.52"E |
| L10        | 14.55   | S55° 40' 06.07"E |
| L11        | 120.64  | S85° 23' 15.87"W |
| L12        | 1053.77 | S81° 50' 52.23"E |
| L13        | 150.89  | N80° 17' 29.11"W |
| L14        | 515.50  | S87° 03' 19.52"W |
| L15        | 120.61  | S85° 23' 15.87"W |
| L16        | 471.67  | S81° 50' 52.23"W |
| L17        | 582.10  | S81° 50' 52.23"W |
| L18        | 150.89  | N80° 17' 29.11"W |
| L19        | 299.31  | S87° 03' 19.52"W |
| L20        | 691.56  | S87° 03' 19.52"W |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L21        | 120.57 | N85° 23' 15.87"E |
| L22        | 51.64  | N81° 50' 52.23"E |
| L23        | 200.46 | N81° 50' 52.23"E |
| L24        | 296.00 | N7° 35' 50.00"W  |
| L25        | 295.86 | N7° 35' 50.00"W  |
| L26        | 329.32 | S81° 50' 52.23"W |
| L27        | 75.34  | N80° 17' 29.11"W |
| L28        | 237.21 | S87° 03' 19.52"W |
| L29        | 395.83 | S2° 53' 44.45"E  |
| L30        | 312.17 | N2° 53' 44.45"W  |
| L31        | 83.42  | N2° 53' 44.45"W  |
| L32        | 591.56 | S87° 03' 19.52"W |
| L33        | 184.87 | N4° 36' 10.99"W  |
| L34        | 143.66 | S4° 34' 27.23"E  |
| L35        | 154.12 | N87° 03' 17.97"E |
| L36        | 311.63 | N2° 56' 44.98"W  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L134       | 258.88 | N87° 03' 17.97"E |
| L135       | 160.96 | N2° 56' 42.03"W  |
| L136       | 105.37 | N2° 56' 42.03"W  |
| L137       | 121.66 | N87° 03' 15.96"E |
| L138       | 135.43 | N87° 03' 15.96"E |
| L139       | 310.92 | N2° 56' 42.03"W  |
| L140       | 365.72 | N7° 33' 16.87"W  |
| L141       | 327.43 | N8° 08' 16.06"W  |
| L142       | 46.15  | N8° 08' 16.06"W  |
| L143       | 14.32  | S81° 51' 42.89"W |
| L144       | 157.00 | N8° 08' 16.06"W  |
| L145       | 40.49  | S81° 51' 42.89"W |
| L146       | 114.12 | N8° 08' 16.06"W  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L147       | 171.93 | N8° 32' 44.90"W  |
| L148       | 161.05 | N81° 50' 52.23"E |
| L149       | 164.21 | S81° 36' 19.75"W |
| L150       | 164.21 | S81° 36' 19.75"W |
| L151       | 45.92  | N78° 37' 00.66"E |
| L152       | 202.29 | N81° 50' 52.23"E |
| L153       | 75.54  | S80° 17' 29.11"E |
| L154       | 82.10  | N87° 03' 19.52"E |
| L155       | 301.42 | N87° 03' 19.52"E |

| P.U.E. |         |                  |
|--------|---------|------------------|
| Line # | Length  | Direction        |
| L33    | 1094.88 | S81° 50' 52.23"W |
| L34    | 150.89  | N80° 17' 29.11"W |
| L35    | 814.55  | S87° 03' 19.52"W |
| L36    | 120.58  | N85° 23' 15.87"E |
| L37    | 432.06  | N81° 50' 52.23"E |
| L38    | 305.76  | N7° 35' 50.00"W  |
| L39    | 306.10  | S7° 35' 50.00"E  |
| L40    | 541.71  | N81° 50' 52.23"E |
| L41    | 150.89  | S80° 17' 29.11"E |
| L42    | 309.30  | N87° 03' 19.52"E |
| L43    | 405.85  | N2° 53' 44.45"W  |
| L44    | 405.55  | S2° 53' 44.45"E  |
| L45    | 601.57  | N87° 03' 19.52"E |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L51        | 81.54  | N6° 03' 29.33"W  |
| L52        | 382.01 | N83° 27' 15.10"E |
| L53        | 26.62  | S6° 32' 47.90"E  |
| L54        | 259.89 | N87° 03' 17.97"E |
| L55        | 44.92  | S2° 56' 42.03"E  |
| L56        | 262.32 | N41° 28' 59.65"W |
| L57        | 131.24 | N21° 28' 09.48"W |
| L58        | 254.99 | N6° 15' 05.10"W  |
| L59        | 104.06 | N88° 33' 47.83"E |
| L60        | 114.92 | N26° 31' 17.27"W |
| L61        | 65.15  | N77° 48' 58.73"W |
| L62        | 149.66 | N2° 56' 42.03"W  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L63        | 22.89  | N87° 03' 19.52"E |
| L64        | 286.35 | S26° 33' 08.40"E |
| L65        | 398.36 | S71° 11' 45.08"E |
| L66        | 432.23 | S22° 17' 25.41"E |
| L67        | 364.27 | S88° 33' 32.00"W |
| L68        | 30.00  | S87° 03' 19.52"W |
| L69        | 284.80 | N2° 56' 40.48"W  |
| L70        | 170.95 | S87° 06' 15.55"W |
| L71        | 30.00  | N2° 53' 44.45"W  |
| L72        | 200.92 | N87° 06' 15.55"E |
| L73        | 314.77 | S2° 56' 40.48"E  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L166       | 30.00  | N87° 03' 19.52"E |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L74        | 16.38  | S84° 03' 41.81"W |
| L75        | 25.93  | N6° 03' 29.33"W  |
| L76        | 412.44 | S86° 46' 20.94"W |
| L77        | 278.93 | N6° 37' 34.32"W  |
| L78        | 101.54 | N53° 08' 15.94"W |
| L79        | 324.21 | N8° 08' 15.94"W  |
| L80        | 15.00  | N81° 50' 52.23"E |
| L81        | 318.00 | S8° 08' 15.94"E  |
| L82        | 101.78 | S53° 08' 15.94"E |
| L83        | 271.24 | S6° 37' 34.32"E  |
| L84        | 413.96 | N86° 46' 20.94"E |
| L85        | 40.17  | S6° 03' 52.08"E  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L158       | 15.00  | N81° 50' 52.23"E |
| L159       | 207.42 | S8° 08' 01.52"E  |
| L160       | 15.00  | S81° 36' 19.75"W |
| L161       | 207.49 | N8° 08' 01.52"W  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L86        | 40.19  | N82° 23' 09.30"E |
| L87        | 81.83  | S7° 36' 50.70"E  |
| L88        | 15.00  | S81° 34' 23.06"W |
| L89        | 67.04  | N7° 36' 57.80"W  |
| L90        | 25.19  | S82° 23' 09.30"W |
| L91        | 15.00  | N7° 35' 50.00"W  |
| L92        | 36.24  | S86° 48' 39.41"W |
| L93        | 15.00  | N2° 53' 44.45"W  |
| L94        | 21.17  | N86° 48' 38.41"E |
| L95        | 78.44  | N3° 11' 20.59"W  |
| L96        | 15.00  | N87° 15' 20.75"E |
| L97        | 93.32  | S3° 11' 20.59"E  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L168       | 109.82 | S8° 08' 01.52"E  |
| L169       | 15.00  | N81° 51' 58.48"E |
| L170       | 109.82 | S8° 08' 01.52"E  |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L98        | 14.57  | N83° 48' 48.42"E |
| L99        | 40.43  | S6° 35' 14.08"E  |
| L100       | 412.25 | N86° 52' 13.00"E |
| L101       | 109.30 | S8° 32' 31.35"E  |
| L102       | 53.88  | N83° 27' 28.65"E |
| L103       | 15.00  | S6° 32' 44.90"E  |
| L104       | 68.88  | S83° 27' 28.65"W |
| L105       | 110.17 | N6° 32' 31.35"W  |
| L106       | 412.37 | S86° 52' 13.00"W |
| L107       | 60.64  | N6° 03' 28.95"W  |
| L108       | 26.52  | S2° 56' 41.93"E  |
| L109       | 573.10 | S51° 53' 11.95"E |
| L110       | 461.06 | S12° 48' 52.64"E |
| L111       | 368.72 | S25° 39' 48.71"W |
| L112       | 22.61  | S36° 30' 43.07"E |
| L113       | 386.25 | N25° 39' 48.71"E |
| L114       | 474.83 | N12° 44' 55.13"W |
| L115       | 598.05 | N51° 53' 11.95"W |

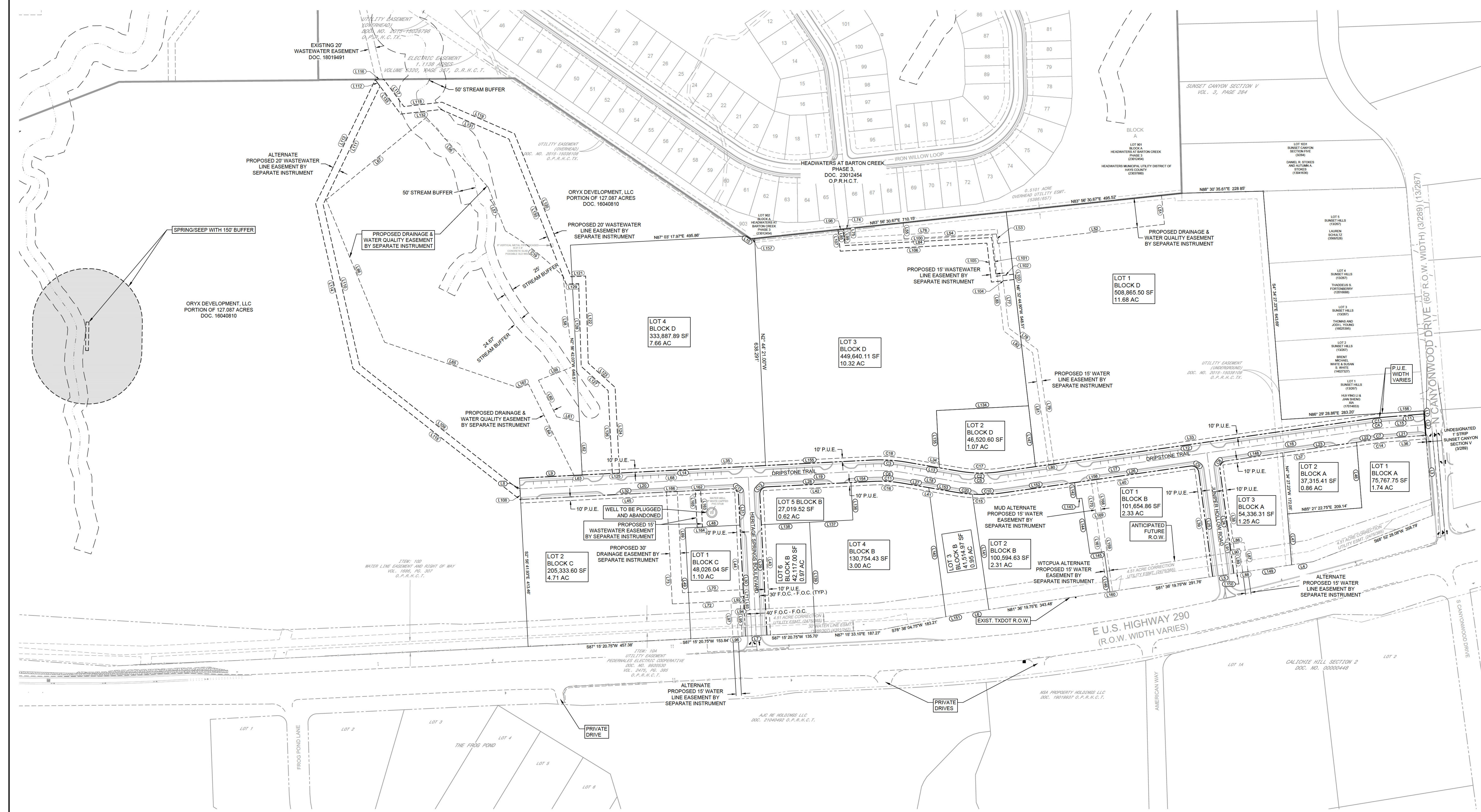
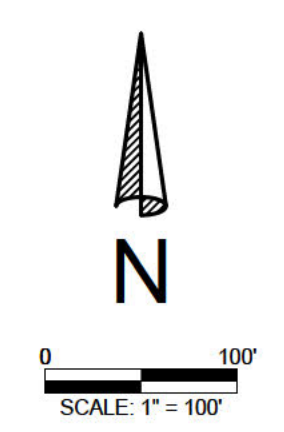
| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L116       | 24.75  | N89° 34' 02.71"E |
| L117       | 95.08  | S36° 30' 43.07"E |
| L118       | 107.46 | N83° 29' 16.93"E |
| L119       | 222.19 | S86° 30' 43.03"E |
| L120       | 431.86 | S31° 30' 43.07"E |
| L121       | 41.22  | N87° 03' 17.97"E |
| L122       | 244.66 | S1° 42' 42.28"E  |
| L123       | 101.50 | S47° 56' 42.03"E |
| L124       | 241.09 | S2° 56' 42.03"E  |
| L125       | 20.00  | S87° 03' 19.52"W |
| L126       | 232.80 | N2° 56' 42.03"W  |
| L127       | 101.76 | N47° 56' 42.03"W |
| L128       | 232.76 | N1° 42' 42.28"W  |
| L129       | 35.17  | S87° 03' 17.97"W |
| L130       | 437.96 | N21° 30' 43.07"W |
| L131       | 208.54 | N66° 30' 43.07"W |
| L132       | 113.65 | S83° 29' 16.93"W |
| L133       | 121.20 | N36° 30' 43.07"W |

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L162       | 15.00  | N87° 03' 19.52"E |
| L163       | 103.43 | S2° 56' 40.48"E  |
| L164       | 15.00  | S87° 03' 17.97"W |
| L165       | 103.43 | N2° 56' 40.48"W  |

| Curve Table |        |        |       |                 |              |
|-------------|--------|--------|-------|-----------------|--------------|
| Curve #     | Length | Radius | Delta | Chord Direction | Chord Length |
| C1          | 26.78  | 433.50 | 3.54  | S83° 37' 04"W   | 26.78        |
| C2          | 116.43 | 373.50 | 17.86 | S89° 13' 18"E   | 115.96       |
| C3          | 95.73  | 433.50 | 12.65 | N86° 37' 05"W   | 95.54        |
| C4          | 24.93  | 403.50 | 3.54  | S83° 37' 04"W   | 24.93        |
| C5          | 125.78 | 403.50 | 17.86 | S89° 13' 18"E   | 125.27       |
| C6          | 89.11  | 403.50 | 12.65 | N86° 37' 05"W   | 88.93        |
| C7          | 23.08  | 373.50 | 3.54  | S83° 37' 04"W   | 23.07        |
| C8          | 31.22  | 20.00  | 89.45 | S33° 07' 31"W   | 28.45        |
| C9          | 31.61  | 20.00  | 90.55 | N52° 52' 20"W   | 28.12        |
| C10         | 86.99  | 433.50 | 11.50 | N87° 35' 49"E   | 86.85        |
| C11         | 82.48  | 373.50 | 12.65 | N86° 37' 05"W   | 82.32        |
| C12         | 31.40  | 20.00  | 89.95 | S42° 04' 48"W   | 28.27        |
| C13         | 31.43  | 20.00  | 90.05 | N47° 55' 12"W   | 28.20        |



- LEGEND
- EXIST. ROW
  - PROP. ROW
  - PROP. CURB FACE
  - PROP. CENTER LINE
  - PROP. SIDEWALK
  - PROP. LOT LINES
  - PROP. EASEMENT
  - STREAM AREA & STREAM BUFFER ZONE



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

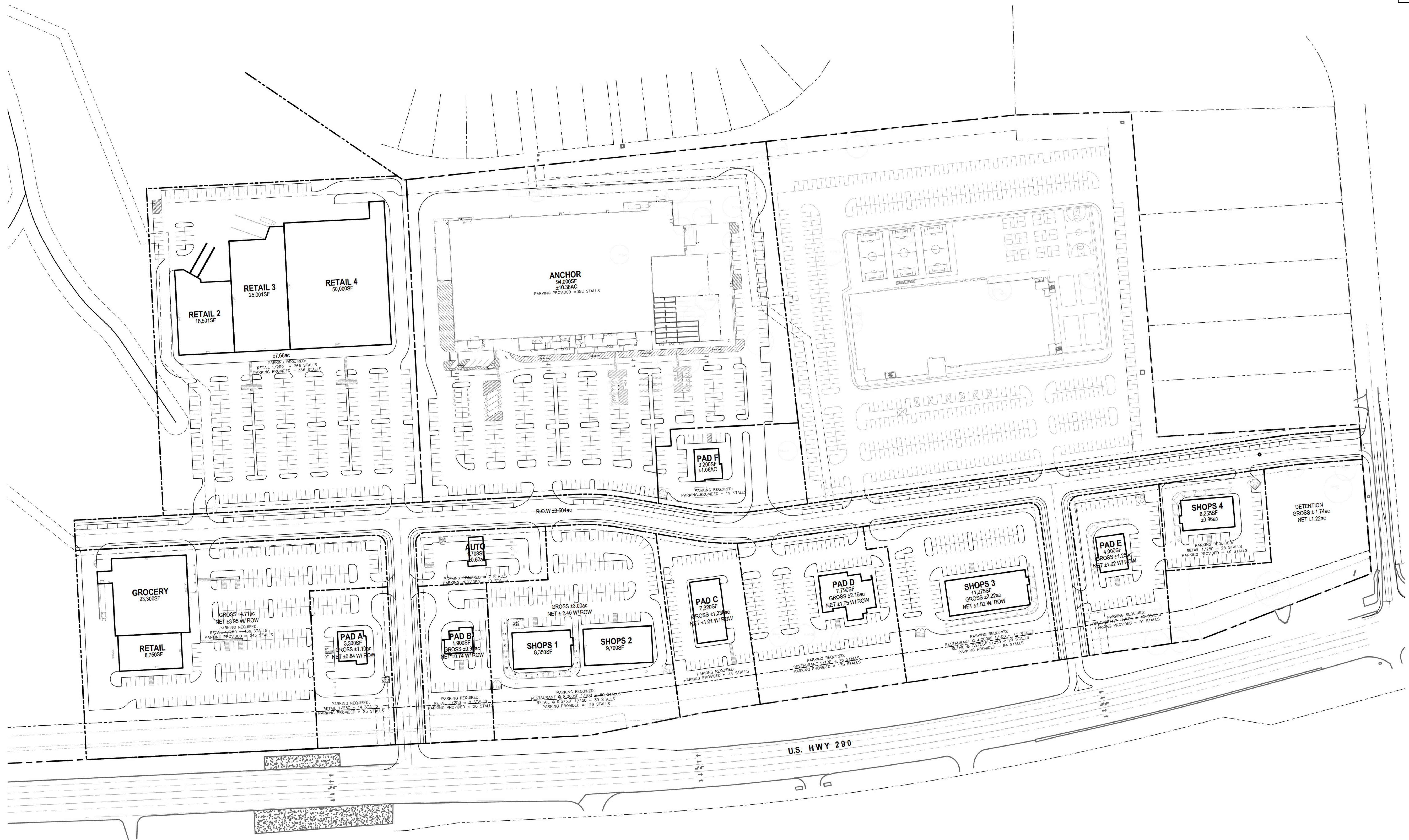
5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601  
Firm Registration No. F-786

HEADWATERS STATION EAST  
PRELIMINARY PLAT  
DRIPPING SPRINGS, TEXAS

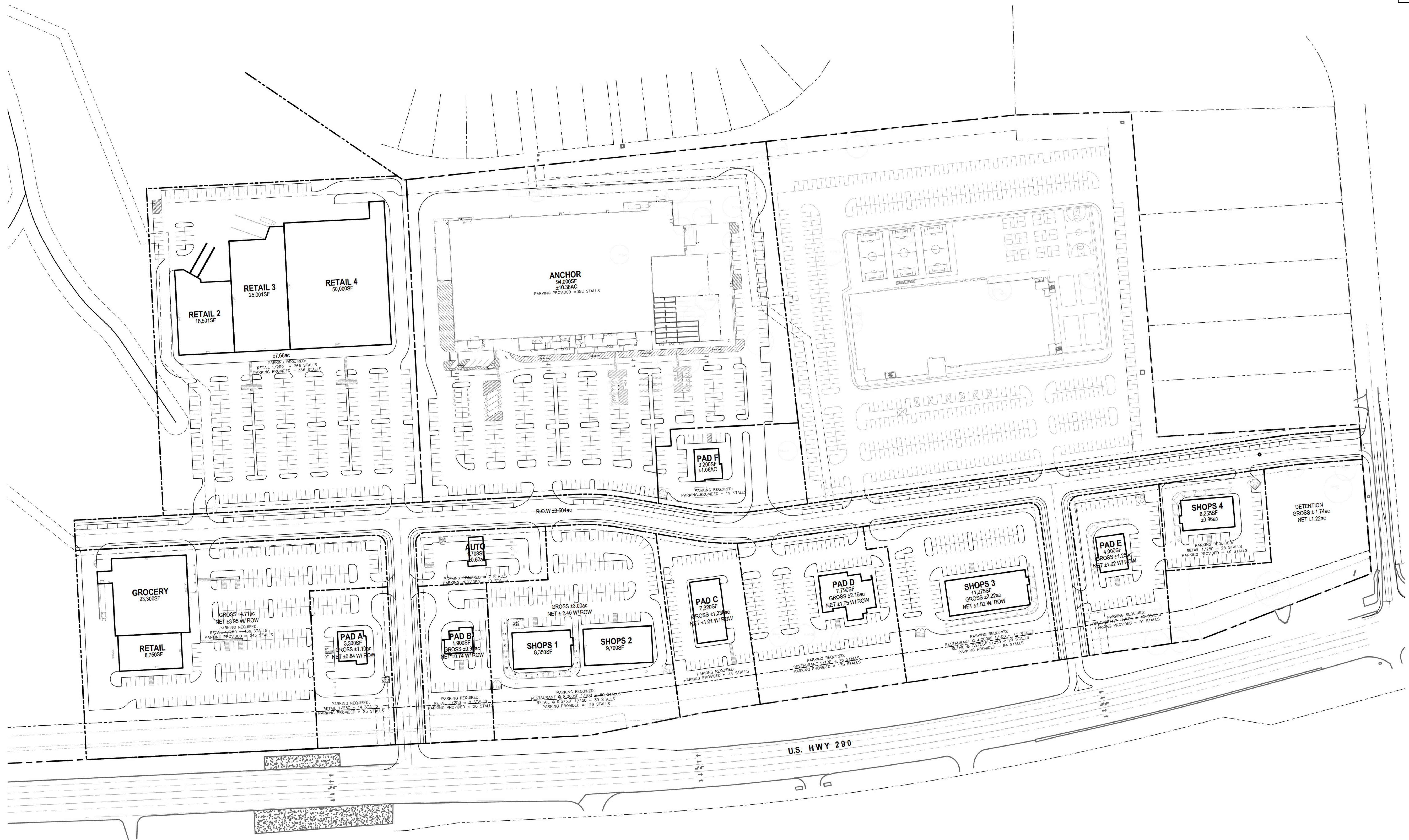
DESIGN BY: CM  
CHECKED BY: IS  
APPROVED BY: LMM  
DATE: 3/11/2026

SHEET 02  
OF 02











# Parking Variance

## August 25, 2026

Attachment 2- Applicant Presentation &  
Comparable Commercial Developments

# HEADWATERS









# Variance Request



- Section 5.6.2 Commercial Parking Based on Use:
  - Bank: One space per 200 sf of gross floor area...
  - Commercial Use: One space per 250 sf...
  - Health Club: One space per 150 sf...
  - Medical or Dental Office: One space per 200 sf...
  - Home Improvement Center: one space per 400 sf of display area...
  - Office: One space per 300 sf...
  - Restaurant: one space for each 100 sf of seating/waiting area...
  - Retail or personal service: One space per 200 sf...
  - Theatre: One space for each three seats or bench seating...
- Variance Request:
  - Retail or personal service: One space per 250 sf...
  - *No change to any other category including “heavy parking users”*







# Central Texas Comparable Parking Codes:

| City                       | Retail Use Category                | Requirement | SF / Space | Spaces / 1,000 SF | Code Section                                                   |
|----------------------------|------------------------------------|-------------|------------|-------------------|----------------------------------------------------------------|
| Round Rock                 | Shopping Centers (Mixture of Uses) | 1 per 225   | 225        | 4.4               | Article VI. — Off-Street Parking and Loading                   |
| Cedar Park                 | Personal Service & Retail          | 1 per 250   | 250        | 4.0               | Article 14.05 Access and Off-Street Parking, § 14.05.005(j)(2) |
| Bee Cave                   | Retail Store “Big Box”             | 1 per 250   | 250        | 4.0               | UDC § 3.3.6 Parking Rate by Use                                |
| San Marcos                 | Retail & Medical Office            | 1 per 250   | 250        | 4.0               | Chapter 7, Division 2: Minimum Parking Requirements            |
| Georgetown                 | Retail                             | 1 per 250   | 250        | 4.0               | Section 4.09.070 — Parking                                     |
| Austin Metro Average       | —                                  | 1 per 245   | 245        | 4.1               | —                                                              |
| Dripping Springs (current) | Retail                             | 1 per 200   | 200        | 5.0               | Current Code                                                   |

# Comparable Retail Projects



# Comparable Retail Projects:

| Project     | City             | Anchor Lot Ratio | Overall Ratio |
|-------------|------------------|------------------|---------------|
| Belterra    | Dripping Springs | 3.87             | 5.5           |
| 1890 Ranch  | Cedar Park       | n/a              | 4.5           |
| The Parke   | Cedar Park       | n/a              | 4.7           |
| The Village | Dripping Springs | 3.08             | 3.4           |
|             |                  |                  |               |



# Belterra Village (Overall):





# Belterra Village (Anchor Lot):





# 1890 Ranch





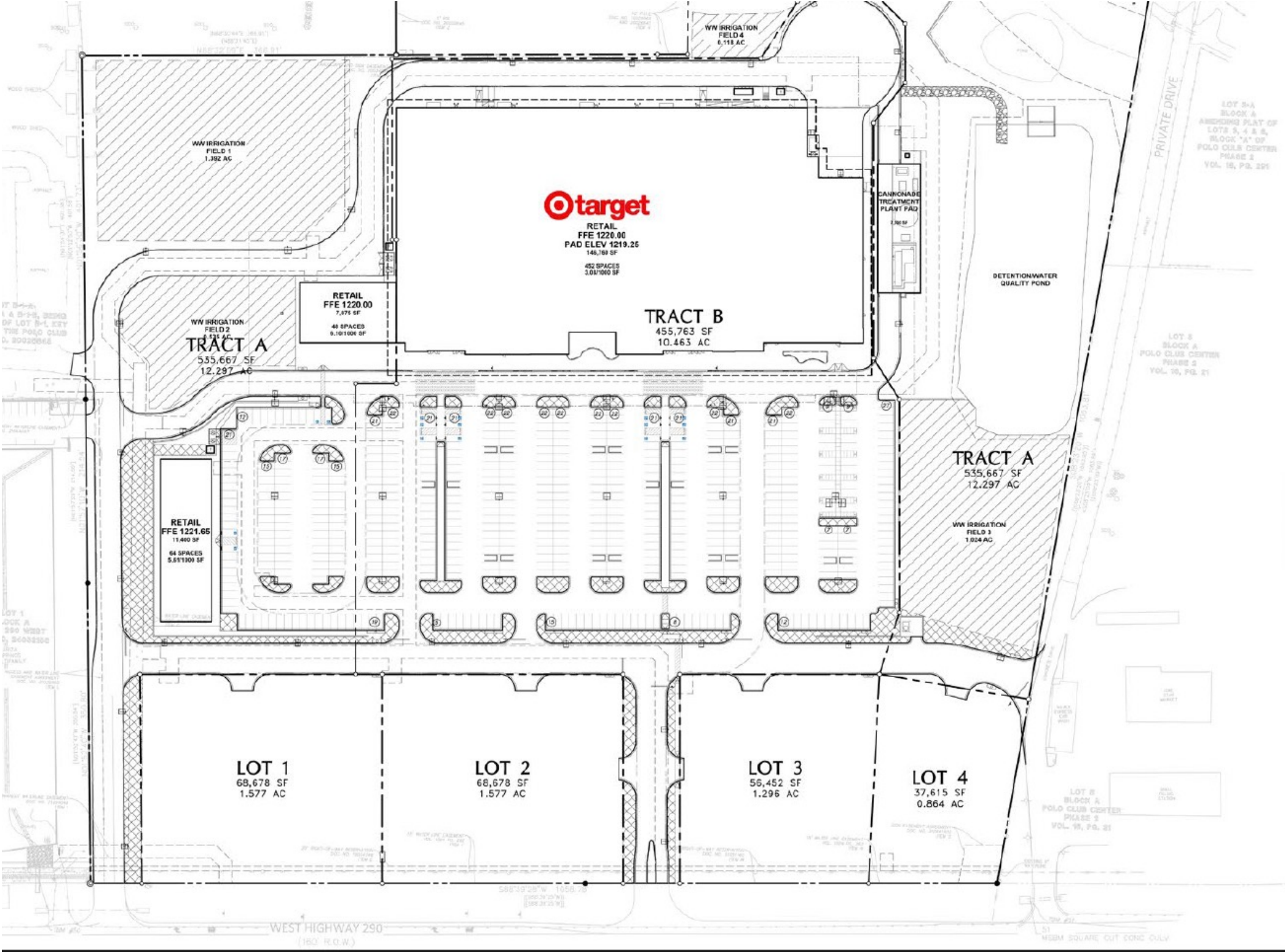
# The Parke



Parking Variance



# The Village at Dripping Springs





# Variance Considerations:

## Variance Considerations:

- Special Circumstances: first project in Dripping Springs with significant soft goods tenants
- Public Health: will provide better shopping experience
- Minimal Departure: +/- 2% difference overall
- Intent: shared parking considered in code via 5.7.7



# Questions?



**To:** Planning & Zoning Commission  
**From:** Tory Carpenter, – Planning Director  
**Date:** August 19, 2026  
**RE:** Summary of Public Feedback Received about 2040 Dripping Springs Comprehensive Plan

---

## **I. Overview**

The City has developed a draft revision of the Draft 2040 Comprehensive Plan, which has previously been informed by workshops with City stakeholders, Commissions, and members of the public. The 2040 Comprehensive Plan process was initiated in February 2022, and outlines the vision and goals for the future of Dripping Springs, with a focus on 5 Final Plan elements:

1. Infrastructure & Facilities
2. Protecting Community Character
3. Connectivity & Corridor Enhancement
4. Housing
5. Economic Development & Funding

The 2040 draft Comp Plan and Future Land Use Map were made available for review on the City's 2040 Comp Plan Public Comment App from May 2026 until July 2026. Stakeholders were able to provide input on the draft Comp Plan, by:

- Answering a brief survey or a leaving a comment on the Future Land Use Map on the Public Comment page
- Emailing their feedback to Planning Department at [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com) and/or
- Providing comments in-person to the Planning Department

## **II. Key Takeaways of the Draft 2040 Comp Plan Survey and Interactive Comment Map**

Key takeaways from the survey, interactive comment map, and email comments are outlined below.

### *Survey Results*

*Respondents were asked the following questions:*



**Name**  
What is your first and last name? (Optional)

**Are you a resident of Dripping Springs?\***

-Please select- ▼

**What is your address? (Optional)**

**Do you think that the Place Types in the 2040 Comp Plan are clear?**

☐ Yes

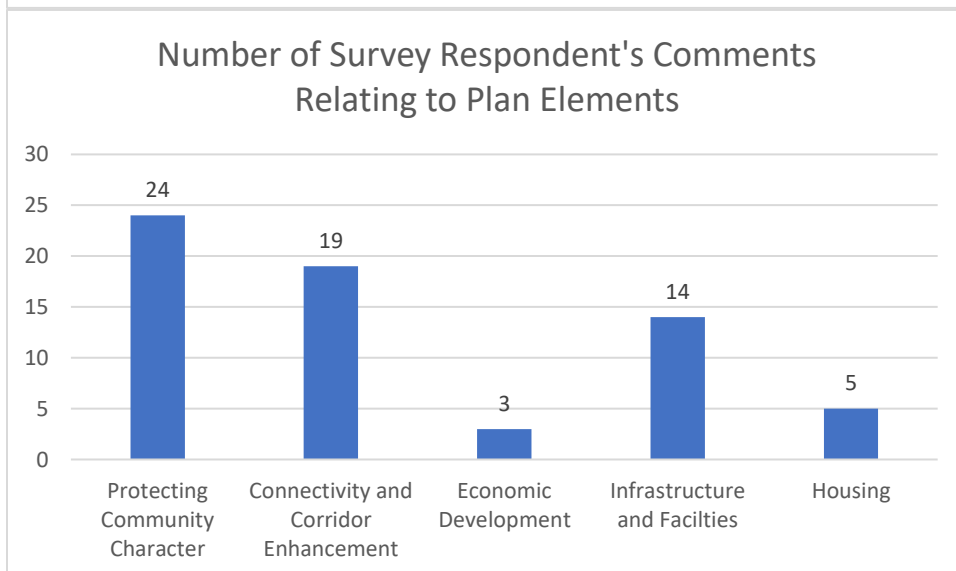
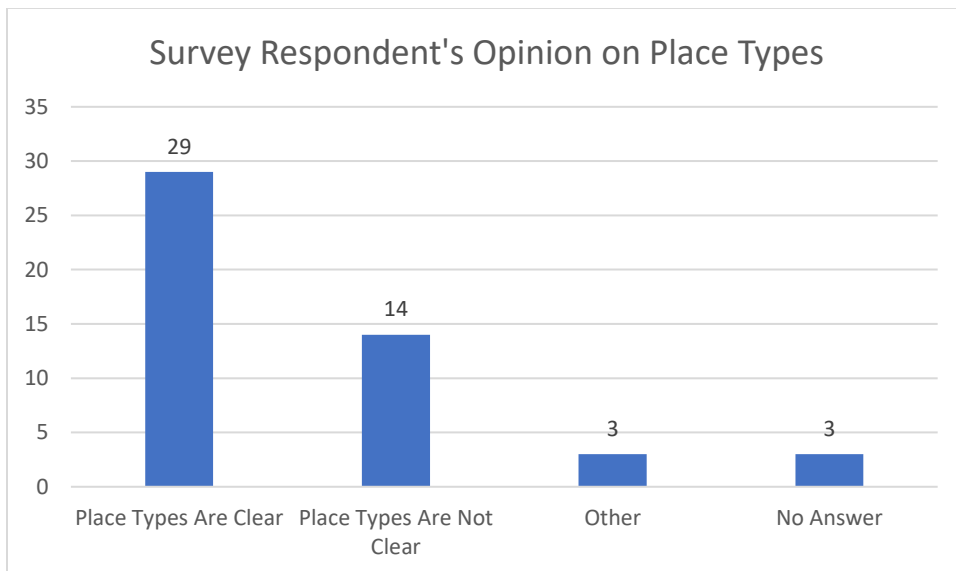
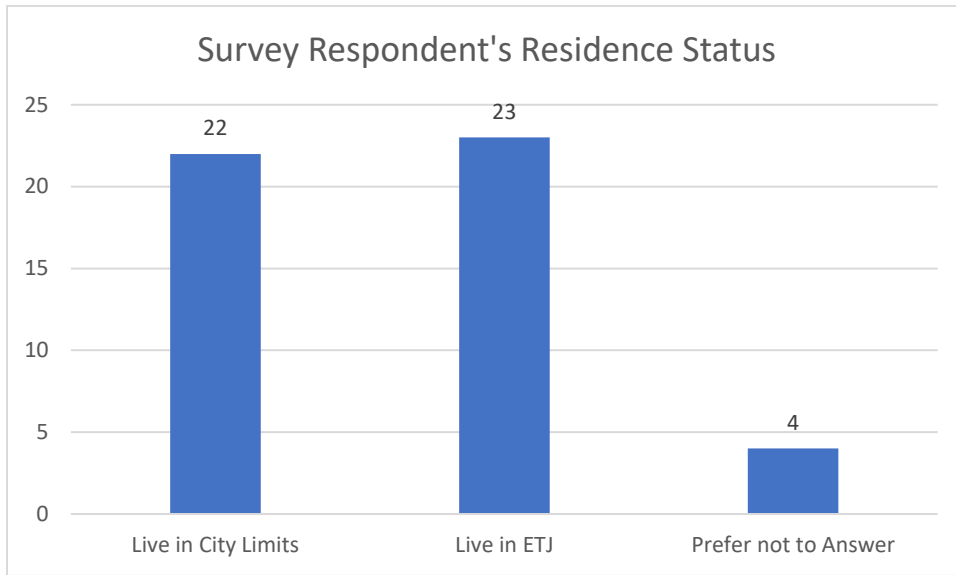
☐ No

☐ Other

**Do you have any additional feedback about the 2040 Comp Plan? Enter here.**

There were 49 survey responses.

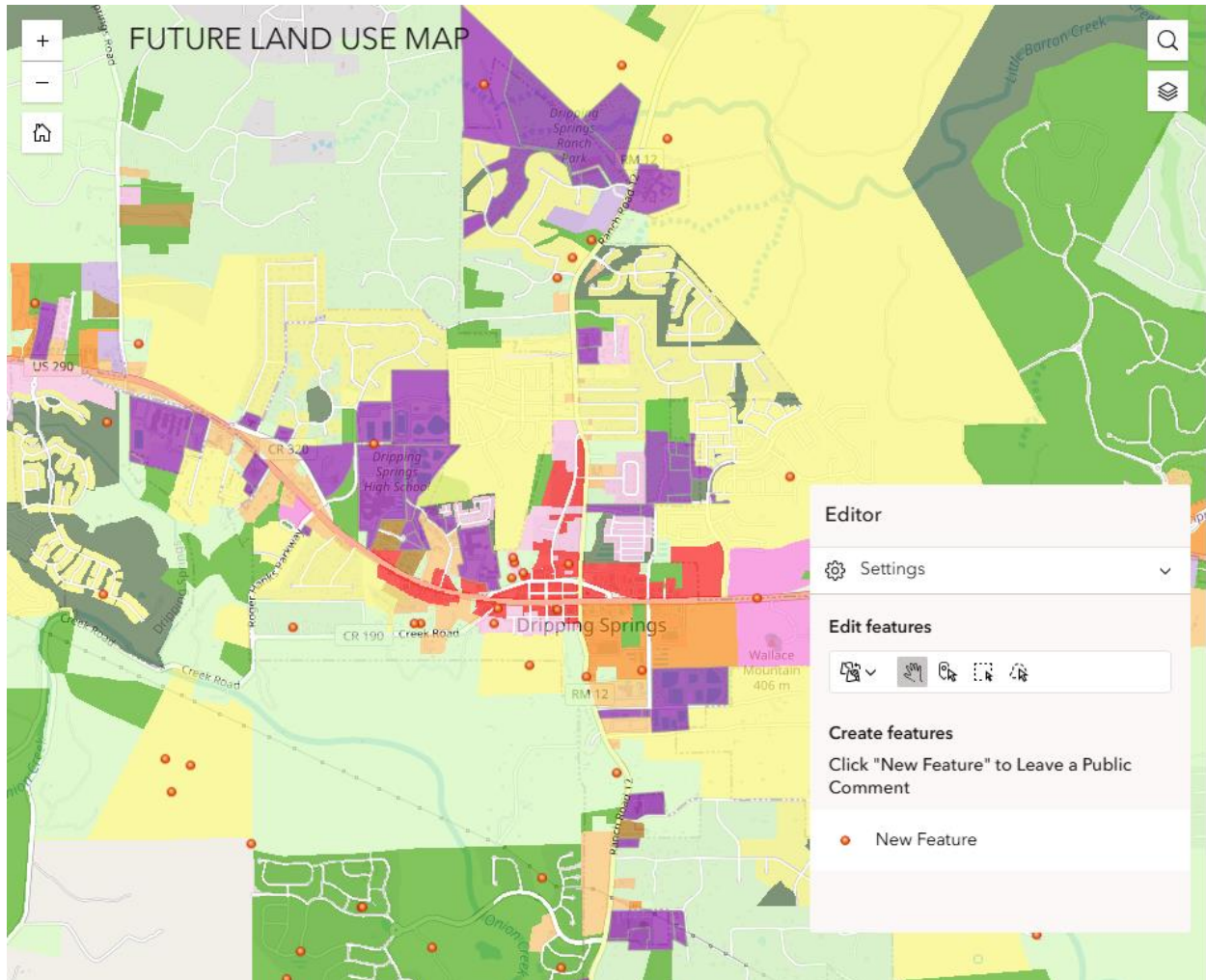
- Of these respondents, 45% (22) live within City Limits, 47% (23) live within the ETJ, and 8% (4) preferred not to share their residential status.
- Of these respondents, 60% (29) think that the Place Types in the Comp Plan are clear, 29% (14) think that they are unclear, 6% (3) selected the response “Other”, while another 6% (3) did not answer this question.
- Survey Respondent’s comments primarily centered on topics related to the five principal plan elements, with concerns about the protection of community character, land use and conservation being the main focus. Concerns about connectivity (traffic and walkability) and infrastructure and facilities concerns (water and power availability, quality of public facilities) were also frequently mentioned. Housing and economic development were also mentioned several times, with several participants stating that there was too much housing being built, and not enough support for local businesses.





### Interactive Comment Map Results\

Members of the public were invited to leave a comment on the Draft Future Land Use Map by selecting the “New Feature” and then clicking on the Draft Comment map using the GIS interface below.



There were 44 comments entered on the Interactive Public Comment Map. Of these:

- 33 comments centered on land use and community character topics
- 9 comments centered on connectivity and transportation topics
- 1 comment related to infrastructure and facilities
- 1 comment related to housing
- 0 comments mentioned economic development

Refer to the map on the following page for more information.





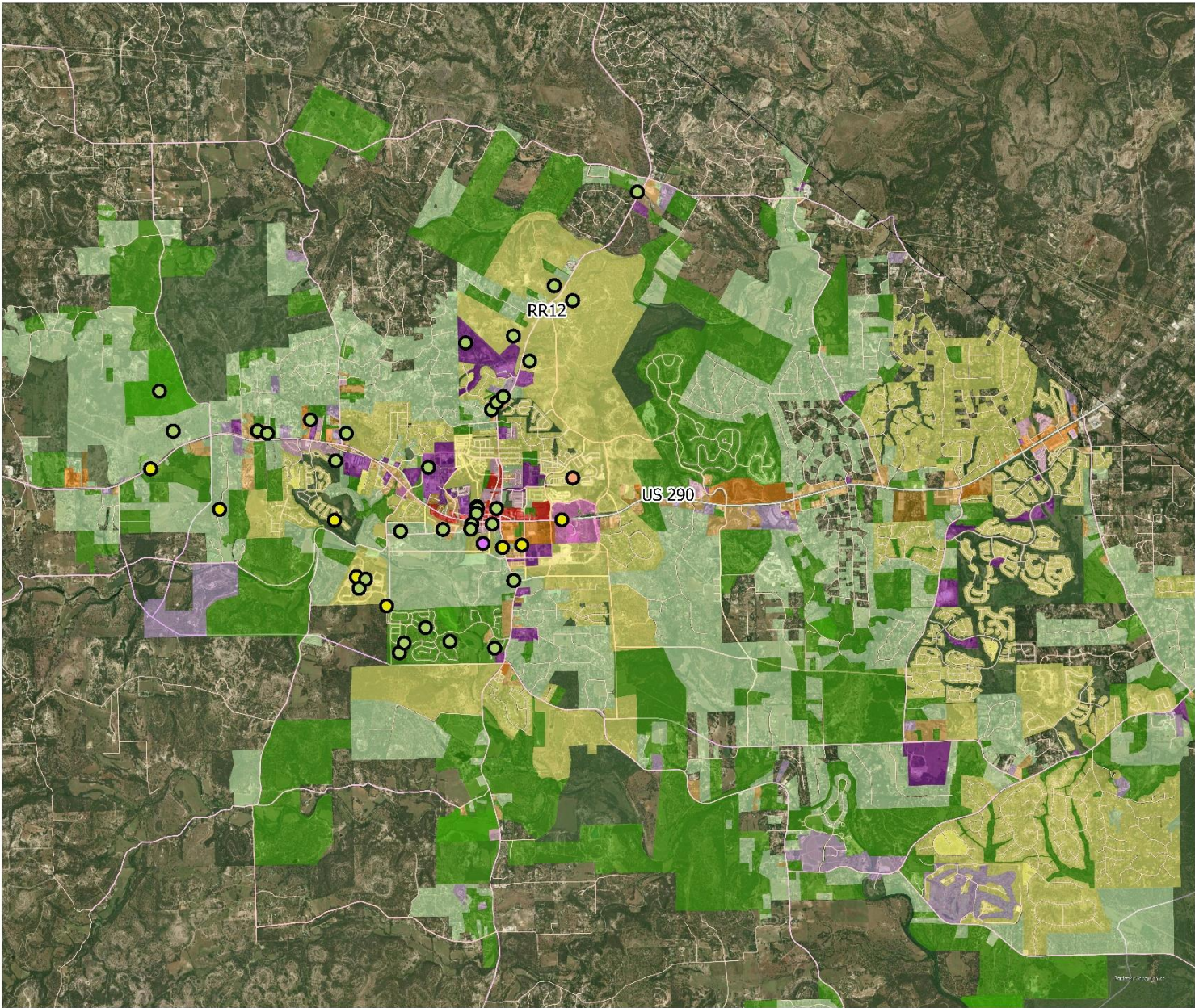
**DRIPPING SPRINGS**  
Texas

**DRAFT 2040**  
**FLUM Comments by**  
**Plan Element Topic**

| Legend                      |                              |
|-----------------------------|------------------------------|
| Plan Element                | Hill Country Destination     |
| Comment Type                | Hill Country Estate          |
| Connectivity & Corridor     | Mixed Use                    |
| Enhancement                 | Neighborhood Commercial      |
| Housing                     | Public and Civic Destination |
| Infrastructure & Facilities | Regional Commercial          |
| Protecting                  | Rural Preserve               |
| Community Character         | Rural Reserve                |
| DRAFT 2040 FLUM             | Suburban                     |
| Employment                  | Neighborhood                 |
| Center/Business Park        | Village Center               |
|                             | Village Residential          |



0 1 2  
Miles





### *Email Comment Results\*

There were several additional comments that were shared through email, one of which involved concerns about a lack of regulation around AI data centers, and another of which centered on an implementation measure related to artwork in the pedestrian walkway between Mercer Street and the Stephenson building.

### **III. Next Steps**

The key takeaways outlined should be considered by the Planning & Zoning Commission and City Council.





# 2040 DRIPPING SPRINGS COMPREHENSIVE PLAN

**DRAFT**



MAY 28, 2026



# ACKNOWLEDGMENTS

Item 3.

## CITY COUNCIL

Bill Foulds, Jr., Mayor  
Taline Manassian, Mayor Pro Tem  
Wade King, Council Member  
Geoffrey Tahuahua, Council Member  
Travis Crow, Council Member  
Sherrie Parks, Council Member

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Doug Crosson  
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Evelyn Strong  
Tory Carpenter, Staff Liason

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Laurence Lane  
Thomas Lengel  
Taylor Houston  
Ryan Strittmatter  
Andy Binz

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Pam Owens, Business Community  
Kim Fernea, Business Community, EDC Chair  
Holly Morris-Kuentz, DSISD Representative  
Marcie Cochran, Dripping Springs Library  
Doug Fowler, Emergency Services Representative  
Ron Hood, Constable's Office—Pct. 4  
Tessa Schmitzinsky, Pedernales Electric Cooperative  
Mary Margaret Dement, long-time City resident  
Wayne Simoneau, long-time City resident  
Betty Meyer, long-time City resident  
Margaret Scharold, new City resident

## CITY OF DRIPPING SPRINGS STAFF

Michelle Fischer, City Administrator  
Ginger Faught, Deputy City Administrator  
Shawn Cox, Deputy City Administrator  
Tory Carpenter, Planning Director  
Katherine Griego, Development Permit Coordinator  
Sara Varvarigos, Senior Planner  
Aniz Alani, City Attorney  
Chad Gilpin, City Engineer  
Lisa Sullivan, People & Communications Director  
Gray Lahrman, Utilities Director  
Riley Sublett, Maintenance Director  
Andrew Binz, Parks & Community Services Director



## CONSULTANT TEAM

DTJ Design (Lead Consultant)  
Catalyst Commercial  
Livable Plans and Codes  
CivicBrand  
LEE Engineering  
Gessner Engineering







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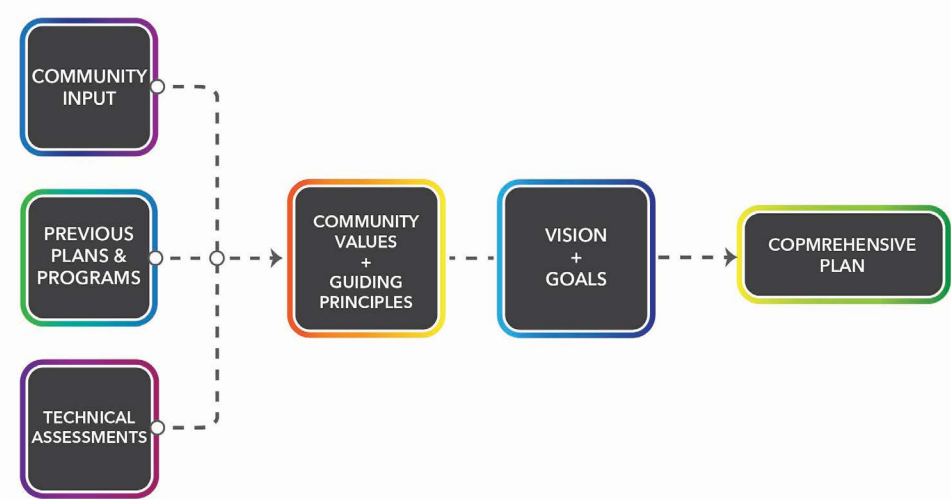
# EXECUTIVE SUMMARY

## PURPOSE OF PLAN

The Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a ‘road map’ for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation systems, economic growth, and sustainable infrastructure. This Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.



## PROCESS



The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

| Original 7 Key Elements       | Final 5 Plan Elements               |
|-------------------------------|-------------------------------------|
| Infrastructure                | Infrastructure & Facilities         |
| Parks & Recreation            | Protecting Community Character      |
| Historic Preservation         |                                     |
| Land Use & Character          |                                     |
| Transportation                | Connectivity & Corridor Enhancement |
| Housing                       | Housing                             |
| Economic Development Strategy | Economic Development & Fundi        |

## VISION STATEMENT

*As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.*

## KEY TAKEAWAYS

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values/guiding principles that guided the Plan process:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**

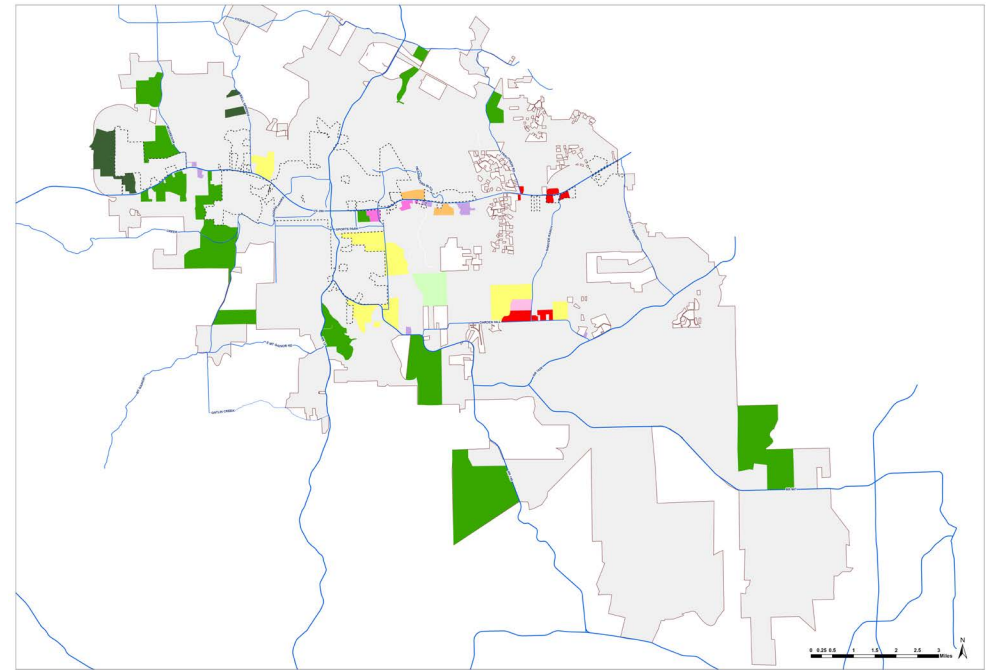


Figure 1. Proposed Development / Opportunity Area in the City and ETJ



## PLAN ELEMENTS & IMPLEMENTATION STRATEGIES



### *Infrastructure & Facilities*

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

#### **Objectives:**

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



### *Community Character*

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

#### **Objectives:**

- 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.



### *Connectivity & Corridor Enhancement*

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

#### **Objectives:**

- 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

**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.

### Objectives:

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



## Economic Development & Funding

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

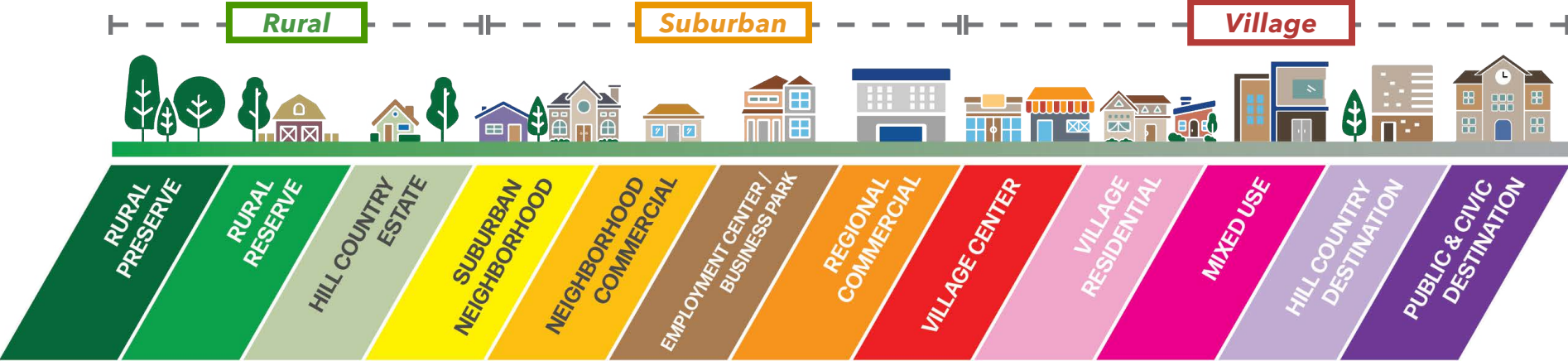
### Objectives:

- 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



PLACE TYPES

A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.



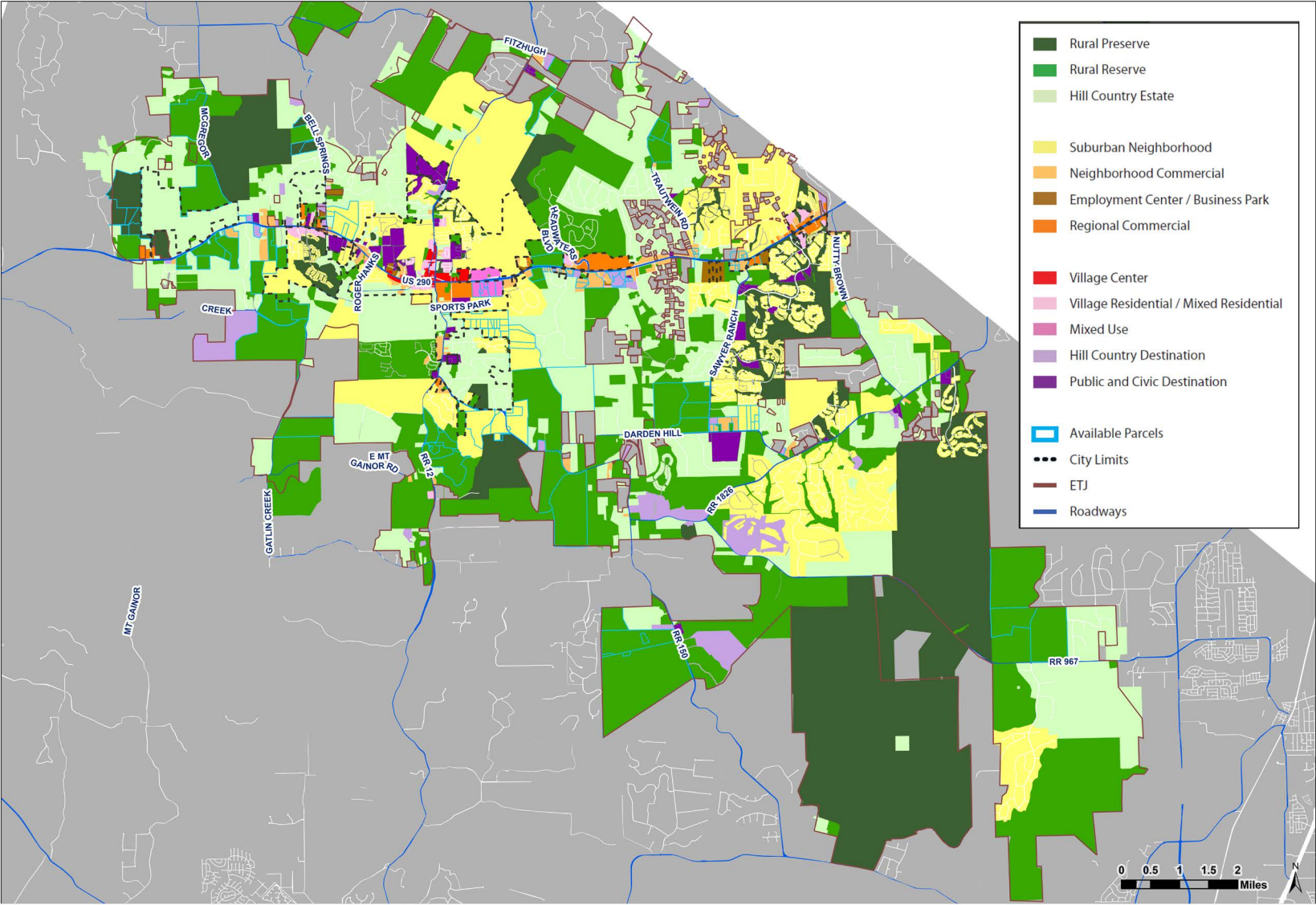


Figure 2. Future Land Use Map ETJ Scale



*"The charm of Dripping Springs is due to the surrounding environment, and the small businesses that thrive here."*

- Dripping Springs Resident





# 1 INTRODUCTION



# PURPOSE OF COMPREHENSIVE PLAN

In November 2016, the City of Dripping Springs adopted its previous Comprehensive Master Plan; however, explosive growth and a vastly changing range of issues accompanying that growth in recent years, have pushed City and Planning officials to reassess the previous plan and update it as needed in 7 key areas that had been previously identified. Those seven areas in order of importance included:

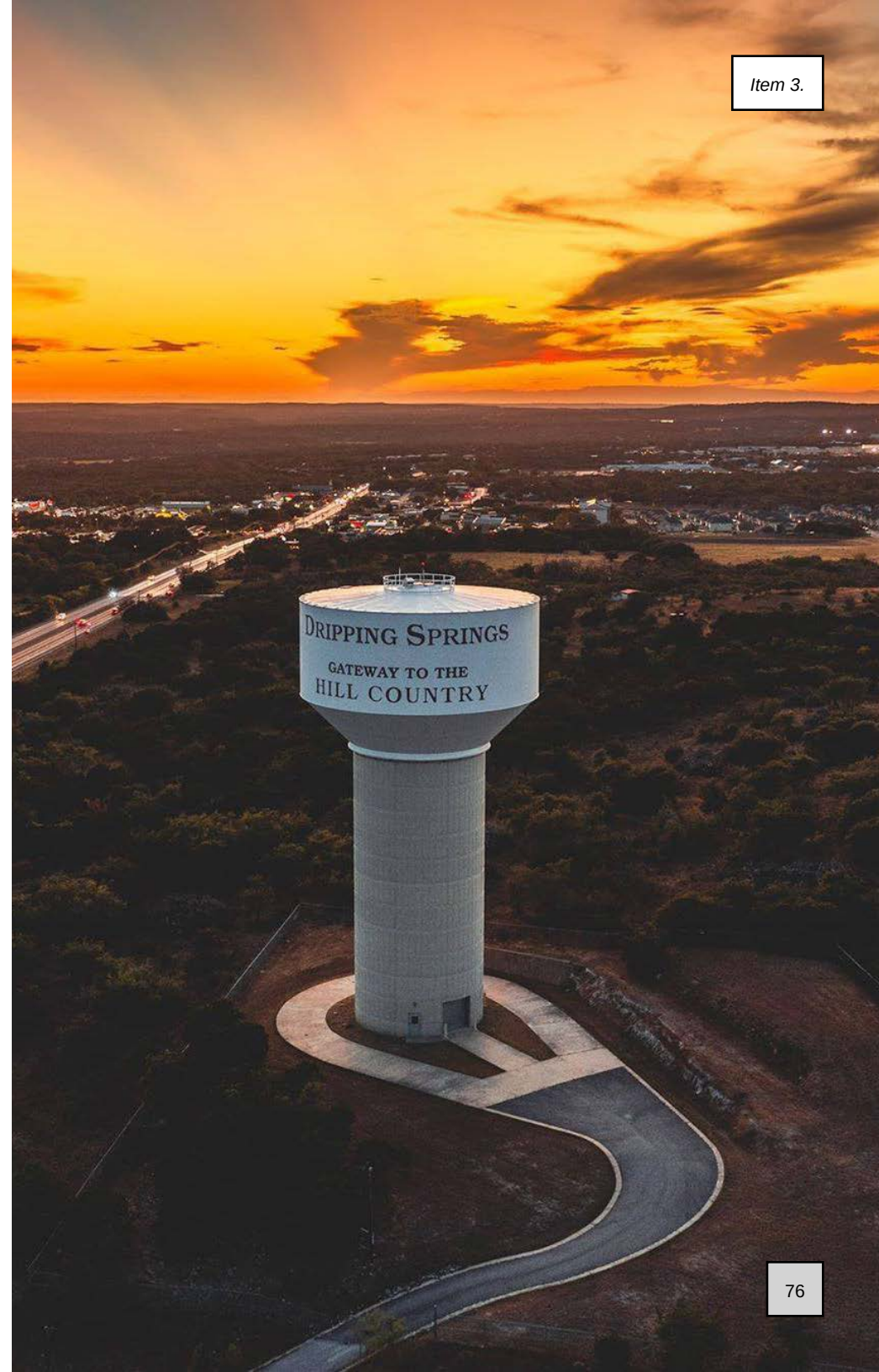
- Economic Development Strategy
- Land Use and Character
- Transportation
- Infrastructure and Facilities
- Housing
- Parks and Recreation
- Historic Preservation

The Plan is an officially adopted policy document that establishes the goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, economic growth, the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.

This Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a ‘road map’ for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation, and sustainable infrastructure. This Plan sets the stage for more detailed planning through downtown and corridor plans, as well as other future small area plans, and development regulations.

The Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.

At the center of this Plan update is the opportunity for community members to re-evaluate the overall long-term community vision and policy direction for managing the built and natural environment in Dripping Springs. The update focuses on an analysis of key Plan Elements as defined by the citizens of Dripping Springs.





## WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

While cities in Texas are not required to maintain long-range development plans as in some other states, the Texas Legislature provided the following guidance to cities through Chapter 213 of the Texas Local Government Code related to Municipal Comprehensive Plans:

The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. State statutes enabling long-range urban planning by Texas cities also leave it up to these municipalities to determine what topics will be covered in their plans. Chapter 213 advises that a comprehensive plan may include but is not limited to:

- Provisions on land use, transportation, and public facilities.
- Consist of a single plan or a coordinated set of plans organized by subject and geography.
- Be used to coordinate and guide the establishment of development regulations.

As an advisory document, the City of Dripping Springs 2040 Comprehensive Plan provides the structure for future decisions made by the City Council, Planning & Zoning Commission, and other boards, commissions, and committees that have an interest in the City of Dripping Springs. The Plan sets the framework for future land uses and infrastructure needs over time.

The City Council, Planning & Zoning Commission, and other boards, commissions, and committees in Dripping Springs shall follow the guidance provided in this Plan to ensure the needs of the community are addressed over the next 15-20 years. The following highlights key considerations of what the Comprehensive Plan does and does not involve:

***Provides a vision for future land use and guidance on how development should proceed in the City of Dripping Springs.***

The Plan is NOT intended to establish legal zoning or review criteria for specific development proposals.

***Provides overarching goals for economic development strategies for the community.***

The Plan does NOT establish any formal economic development tool such as a tax incentive, tax credit, or rebate program.

***Provides a framework for future revisions to the City Development Code.***

The Plan does NOT provide the zoning code revisions. The code update is a follow up next step once the Comprehensive Plan has been adopted.

***Provides guidance for property owners with respect to future land use in the City.***

The Plan does NOT define site specific designs nor guarantee development proposals will be approved if it is not in the best interest of the community or is otherwise contrary to the goals of the Plan.

***Provides guidance for future public infrastructure requirements such as utility and roadway enhancements and public amenities.***

The Plan does NOT provide specific proposals for City improvements or improvements on any given parcel in the City.

***Provides guidance for future mobility and access needs serving the City's urban arterial network and connections to neighborhoods and business districts in the City.***

The Plan does NOT serve as an official document authorizing the construction or improvement of any road, trail, or other transportation facilities in the community.

***Provides a general guide for the expansion and maintenance of utility infrastructure needs for the City.***

The Plan does NOT serve as a detailed utility plan or infrastructure study.



## COMPONENTS OF THE PLAN

### CHAPTER 2: VISIONING AND GOALS

The Visioning and Goals chapter shows the results of the public engagement process, and a breakdown of the community values and guiding principles. The Vision Statement serves as the basis for developing important guiding principles and subsequent goals, policies, and strategies.

### CHAPTER 3: LAND USE

The Land Use chapter contains the mapping analysis and constraints, including the existing land use map, and future land use plan. It provides insight to the strategies for selecting opportunity areas following the study of existing neighborhoods and planned developments. The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

### CHAPTER 4: PLAN ELEMENTS

The Plan Elements support the Guiding Principles and help organize goals. The chapter breaks down each plan element by providing an overview, intent, and key considerations.

### CHAPTER 5: IMPLEMENTATION PLAN

The Implementation Strategies outlined in the Implementation Plan chapter respond to the goals, objectives and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming.



**APPENDIX ITEMS*****A. Glossary of Terms***

Definition of planning terms or programs mentioned throughout the Comprehensive Plan.

***B. Economic Analysis***

Summary of the Dripping Springs housing market and overview of the demand and opportunities for residential development.

***C. Community Context***

Overview of the Existing Conditions of the City of Dripping Springs, and timeline of public engagement and community outreach.

***D. Fiscal Impact Summary***

Fiscal analysis based upon the preferred land use scenario in the Future Land Use plan.



## HOW WILL THE COMMUNITY USE THIS PLAN?

### CITY COUNCIL AND PLANNING AND ZONING COMMISSION

These bodies will use the Comprehensive Plan to guide long-term strategic planning for the City. It will help them consider proposals and ideas that come before them with respect to future development in the City. Both the City Council and Planning and Zoning Commission will use the various recommendations to inform and guide other City plans and programs.

### BOARDS, COMMISSIONS, AND COMMITTEES

The various boards, commissions and committees in Dripping Springs will use the Comprehensive Plan to guide their ongoing oversight and to inform updates to the plans and procedures under their purview.

### CITY STAFF

The City staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives, and provide a framework for future development and regulatory code changes. The City staff will use the recommendations as a “guiding light” to shape future, more detailed plans and studies conducted by various entities to advance high priority and

ongoing planning efforts in the City.

### DEVELOPERS AND PROPERTY OWNERS

Developers and property owners will use the Comprehensive Plan to understand how future public infrastructure reinvestments and redevelopments will advance over time. Property owners and local developers will acknowledge the Plan recommendations as they review their projects in coordination with the City on infrastructure needs collectively. Additional refinements will be required to help define individual project initiatives, necessary development agreements, and potential partnerships required to advance each initiative.

### GENERAL PUBLIC

Residents of Dripping Springs will use the Comprehensive Plan to understand the long-term vision and policies for the City and the framework behind various City-led programs and initiatives to address the future development over the next several years.

The 2040 Comprehensive Plan establishes the vision for the community for the next 10+ years. It is the foundation for several documents that provide more detailed guidance on how Dripping Springs will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over all documents within the City of Dripping Springs. In addition to the plans outlined in this section, the Plan guides other departments and functions including, but not limited to, water, emergency services, transportation, parks and recreation, and economic development.

The Comprehensive Plan acknowledges the previous 2016 Comprehensive Plan, and takes inspiration from its key elements in order to create a new vision, goals and implementation strategies going forwards.

Below is a list of plans referenced and reviewed as a part of the Comprehensive Plan process:

## **COMPREHENSIVE PLAN (2016)**

The previous 2016 Comprehensive Plan set policy guidance related to the physical growth and economic development of Dripping Springs. The current Plan combines the relevant Plan elements from the previous 2016 Comprehensive Plan and merges them with updated Plan elements as part of the 2040 Comprehensive Plan process. The 2040 Comprehensive Plan replaces the previous Plan, including an update of the Future Land Use Map (FLUM) and Implementation Guide.

## **CODE OF ORDINANCES**

The City's Code of Ordinances was evaluated, and areas of recommended changes are referenced as strategies based on public and stakeholder input. An update to the Code of Ordinances is an important implementation strategy for achieving this plan's goals.



## **DRIPPING SPRINGS TRANSPORTATION MASTER PLAN**

The Transportation Master Plan (TMP) serves as Dripping Springs' long-range Mobility Plan through the year 2040, covering both the City Limits and the Extraterritorial Jurisdiction (ETJ). It was prepared in response to rapid residential and commercial growth and increasing congestion, particularly along US 290 and RM 12, and forms the backbone of local and regional mobility. The TMP acts as a core implementation tool of the City's Comprehensive Plan, translating vision into a coordinated, phased, and multimodal transportation strategy that supports growth, protects character, and improves quality of life.

## **2014-2024 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN**

The Parks, Recreation & Open Space (PROS) Master Plan (2014-2024) established a 10-year vision and implementation framework for parks, trails, recreation facilities, and natural open spaces within the City and ETJ. The plan identified trail and open space connectivity as a community priority, and provided guidance on preserving Dripping Springs' character, environment, and fiscal sustainability.

## **2025 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN**

The City of Dripping Springs Parks, Recreation, and Open Space Master Plan is a long-range policy and investment plan that focuses on protecting natural resources, expanding park access, and providing recreational facilities and programs as the city grows. The Plan supports land-use strategies that balance growth with neighborhood-scale amenities and preservation of open space.

## **HAYS COUNTY TRANSPORTATION MASTER PLAN**

The 2021 Hays County Transportation Plan Update is a long-range planning document that guides roadway and mobility improvements through 2045 to address rapid population growth, safety concerns, and connectivity needs while preserving the County's Hill Country character and environmental resources. The plan includes a countywide Thoroughfare Plan and serves as a flexible, updateable framework to prioritize transportation investments, improve regional mobility, and proactively manage growth while balancing community values and environmental stewardship.

## HAYS COUNTY DEVELOPMENT REGULATIONS

The Hays County Development Regulations establish a comprehensive legal and procedural framework governing land development in Hays County, and promote orderly growth while protecting public health, safety, water resources, and infrastructure. The regulations define approval authority, application processes, fees, timelines, and enforcement mechanisms. The document also details variance and appeal processes, administrative delegation, and long-term conservation tools.



## OVERVIEW

The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

The public involvement process consisted of direct individual stakeholder/citizen interviews, monthly coordination with the Comprehensive Plan Advisory Committee (CPAC), meetings with various agencies, utility providers and governmental departments, as well as public workshops. A complete discussion of the public involvement process can be found in the appendices.

The public involvement process validated the original 7 key plan elements that had been established by the City; however the hierarchy/importance of those 7 elements was reorganized and streamlined into the final 5 plan elements. Likewise, the process also provided the design team with a comprehensive understanding of the physical and fiscal opportunities and constraints in the City and County.

Concurrent to the public involvement process, the design team gained insight into the actual fabric of the City and County. In rethinking of the City as different types of “places” versus parcels or uses, the design team formulated development and preservation patterns throughout the City and County. A full discussion of the place types can be found in the appendices.

| Original 7 Key Elements       | Final 5 Plan Elements               |
|-------------------------------|-------------------------------------|
| Infrastructure                | Infrastructure & Facilities         |
| Parks & Recreation            | Protecting Community Character      |
| Historic Preservation         |                                     |
| Land Use & Character          |                                     |
| Transportation                | Connectivity & Corridor Enhancement |
| Housing                       | Housing                             |
| Economic Development Strategy | Economic Development & Funding      |

Finally, the design team used the final 5 plan elements along with the reimagined place types of the City and County, to create an implementation plan that would usher in the changes identified by their analysis. While the overall process can generally be summarized in the linear graphic below, it is important to note that the planning process was very cyclical, regularly allowing inputs to reshape the overall outcome.

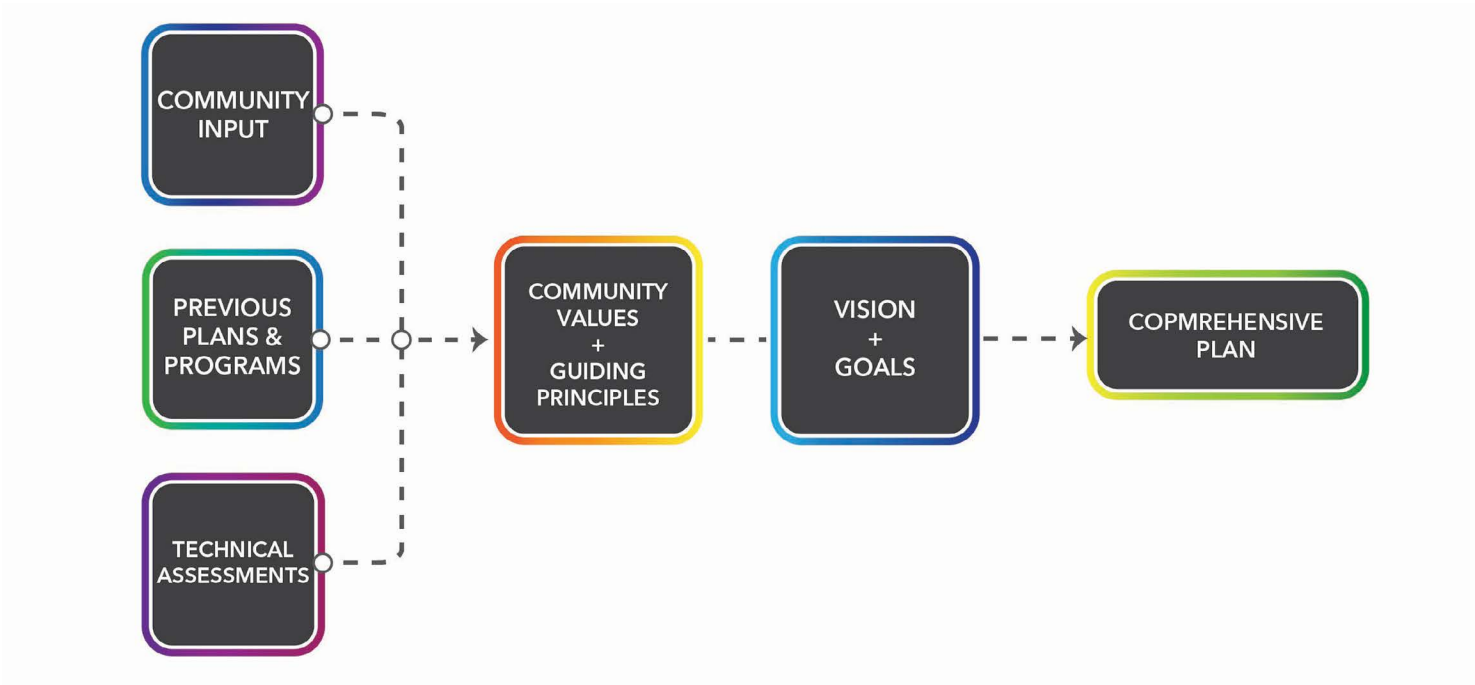


Figure 3. Comprehensive Plan Process



OVERALL TIMELINE

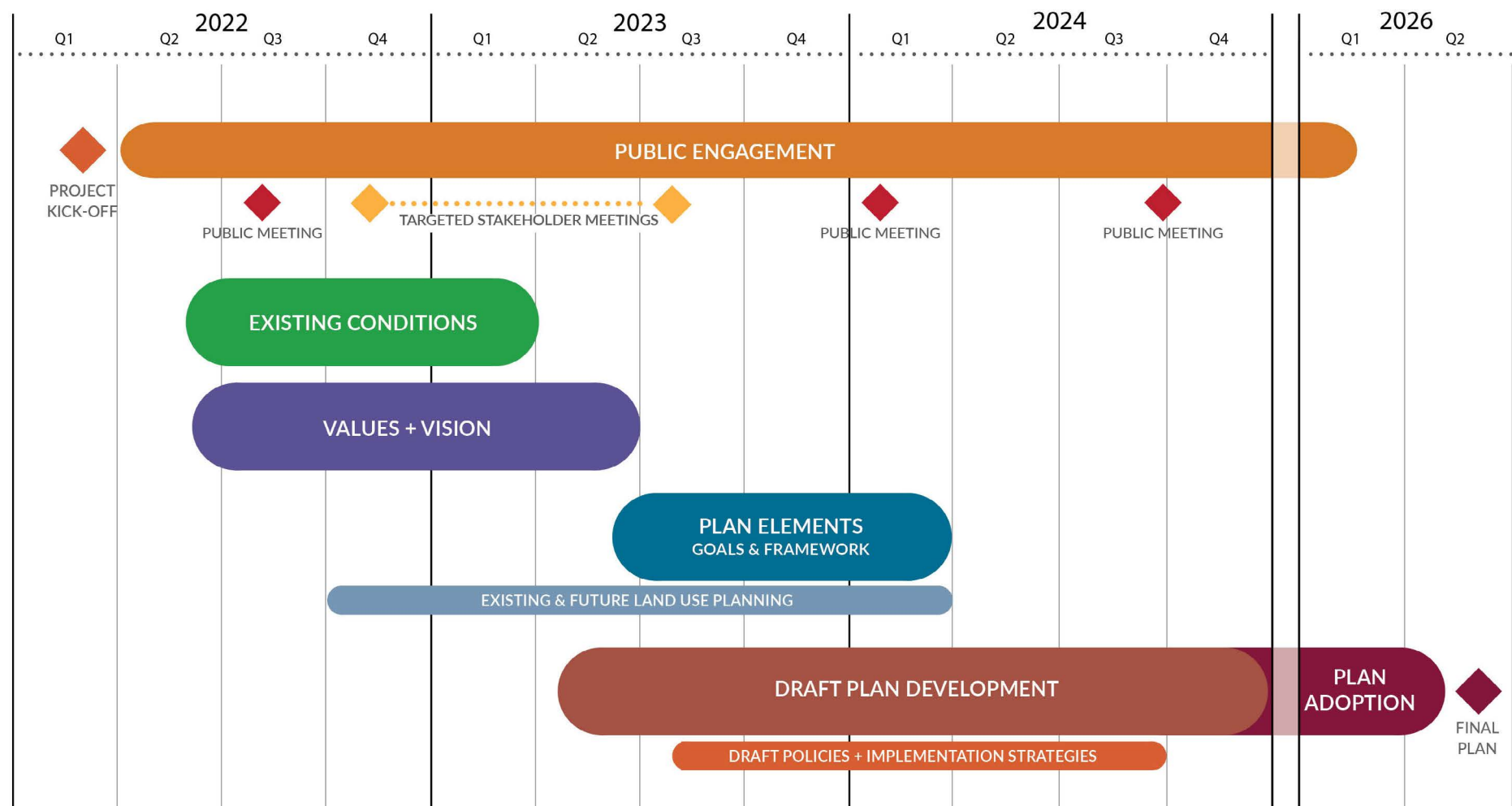


Figure 4. Comprehensive Plan Timeline





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

*"To be an inclusive community that offers something for everyone and where businesses and people are passionate about living/working."*

- Dripping Springs Resident







## 2 VISIONING & GOALS



## OVERVIEW

Drippings Springs' recent sustained growth (refer to Appendices for Population and Demographics) has brought with it heretofore unforeseen issues in the City. These include traffic, housing affordability, lack of services, inadequate infrastructure, and more importantly, a loss or erosion of identity.

It is clear that Dripping Springs values its unique culture, history, natural resources, and traditions. The citizens of Dripping Springs are proud of their community, and their level of commitment and dedication is unsurpassed. This Chapter articulates the key messages and community values shared by citizens during comprehensive community outreach and engagement efforts. Several important themes emerged as a result of this community outreach process.

Moreover, Drippings Springs and its citizens are aware of the issues, which allows for a clear vision for the future of the City. Dripping Springs' core philosophy was and is to create a community where residents, workers, and visitors thrive by being environmentally responsible, protecting community character, and providing access to housing, jobs, natural resources, and recreational opportunities. A refreshed vision provides the basis for an updated planning framework going forward, which helps inform new priorities and establish new goals, strategies and actions all aimed at current and future generations in Dripping Springs.

The Design Team worked closely with the community to come up with a new vision statement for Dripping Springs that would encapsulate the myriad of ideas expressed about the future of the City.

Combining input from the community and the Comprehensive Plan Advisory Committee (CPAC), a Vision Statement to guide the community for the next 10 years was established. The following statement would become the north star for the Comprehensive Plan.

### VISION STATEMENT

*As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.*

## COMMUNITY VALUES AND GUIDING PRINCIPLES

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values that guided the Plan process. A full discussion description of the public input process can be found in appendices. In Summary, community input overwhelming pointed to 7 community values/guiding principles:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**





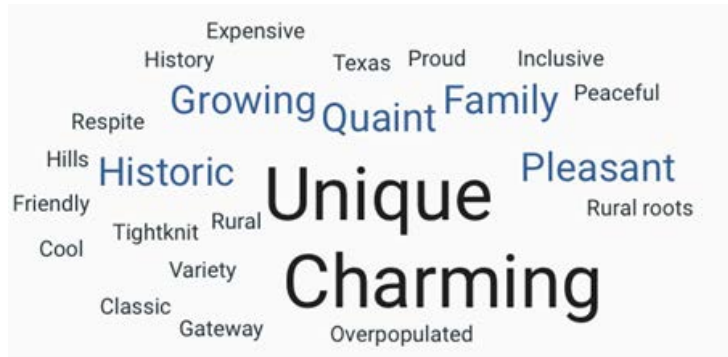
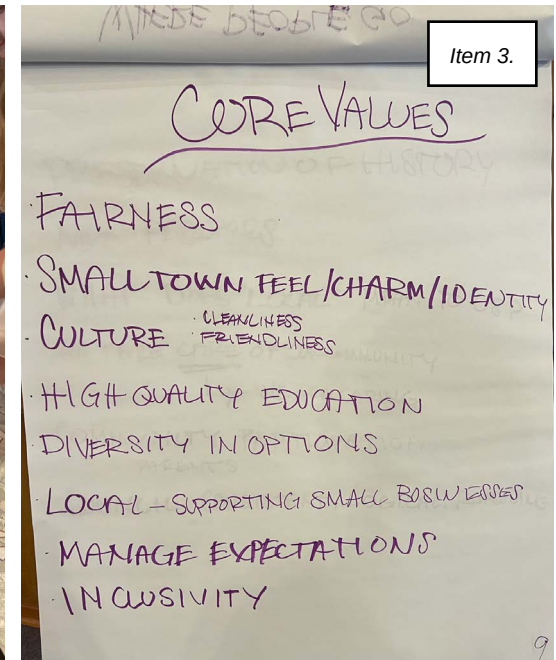


Figure 5. Community Engagement Word Cloud 1





Another highlight of the public engagement process was the September 2022 Public Meeting, in which participants were split into 5 groups and were asked to list 5 characteristics or features of Dripping Springs that they hope will remain true in 2045. Each group crafted a vision statement that captures the spirit of those characteristics:

Group 1: "A thriving community that values thoughtful growth and preserves our outdoor spaces."

Group 2: "Our vision for our small hometown is for our community to be designed with connectivity... walking trails and bike lanes / sidewalks throughout the City to value nature, open space, and an ability for all citizens to be able to reach one another and remain close knit although Dripping Springs is growing larger."

Group 3: "Dripping Springs will maintain its Hill Country charm and character while being involved & proactive with coming growth."

Group 4: "Dripping Springs will be a Hill Country destination that has grown but maintained its identity through preservation of heritage, open spaces and community values."

Group 5: "Dripping Spring will maintain its history and charm while supporting sustainable growth. The new & old mixing gracefully together. Make growth fit the Hill Country and not the Hill Country fit the growth."

—

Echoing the sentiments from the surveys, the biggest theme was maintaining Hill Country character and charm while supporting thoughtful and sustainable growth. Further, the design team discovered that Hill Country character largely focused on the open space and community values rather than an aesthetic.

# PLAN ELEMENTS AND GOALS

Item 3.

In subsequent meetings with targeted stakeholders, it became clear that the sum of the “identity” of Drippings Springs was more important than its individual parts. In other words, it is the combination of its rural, historical, and environmentally-rich setting that is important, NOT one aspect.

The result of the process created 5 Plan Elements with a Specific Goal for each of those Elements. The 5 Plan Elements and their respective goals became the most critical aspects that the Comprehensive Plan had to address.



## INFRASTRUCTURE & FACILITIES

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

## COMMUNITY CHARACTER

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

## CONNECTIVITY & CORRIDOR ENHANCEMENT

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

## 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.

## ECONOMIC DEVELOPMENT & FUNDING

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



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

*"Future development in harmony  
with the protection of the natural  
landscape."*

- Dripping Springs Resident







# 3 LAND USE



# EXISTING LAND USE MAP

As part of the planning process, a traditional Existing Land Use Map was created merging geospatial parcel data from both the City and County, in order to understand the current land use limitations and conditions.

This map catalogs individual parcels into green space, single family residential, multifamily residential, commercial, development agreement, and available areas (i.e. no designation). Conflicts with datasets such as multiple overlapping designations for the same parcel were rectified with the help of City staff and on the ground site verifications.

As the design team would come to find out, there are significant differences between the development processes and regulations within the City Limits, which is governed by the City of Drippings Springs, and the ETJ, which is largely governed by Hays County. As such, the design team and City decided to look at the City and ETJ data sets independently, and all mapping was done at both the City and ETJ scale.

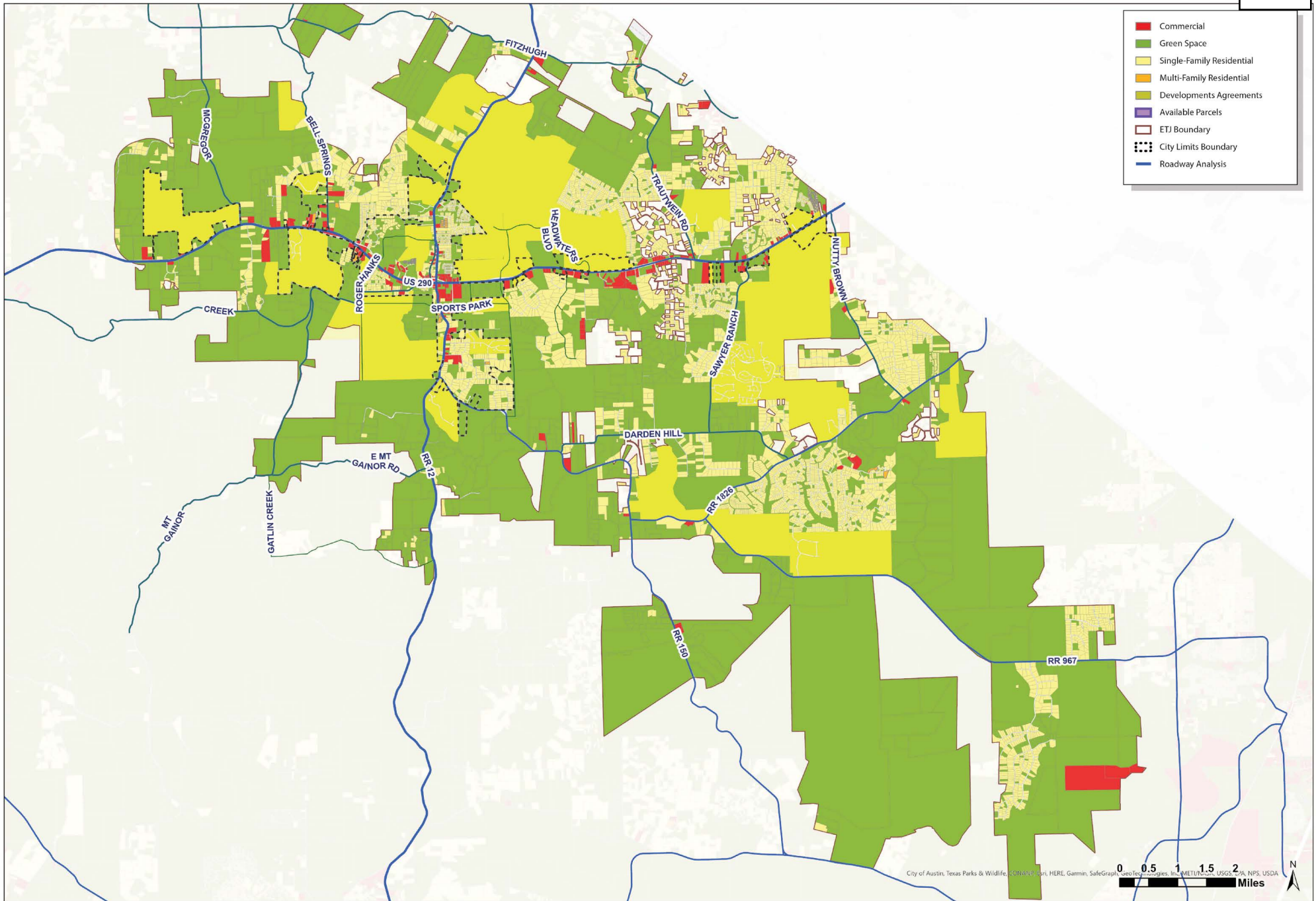


Figure 7. Existing Land Use Map



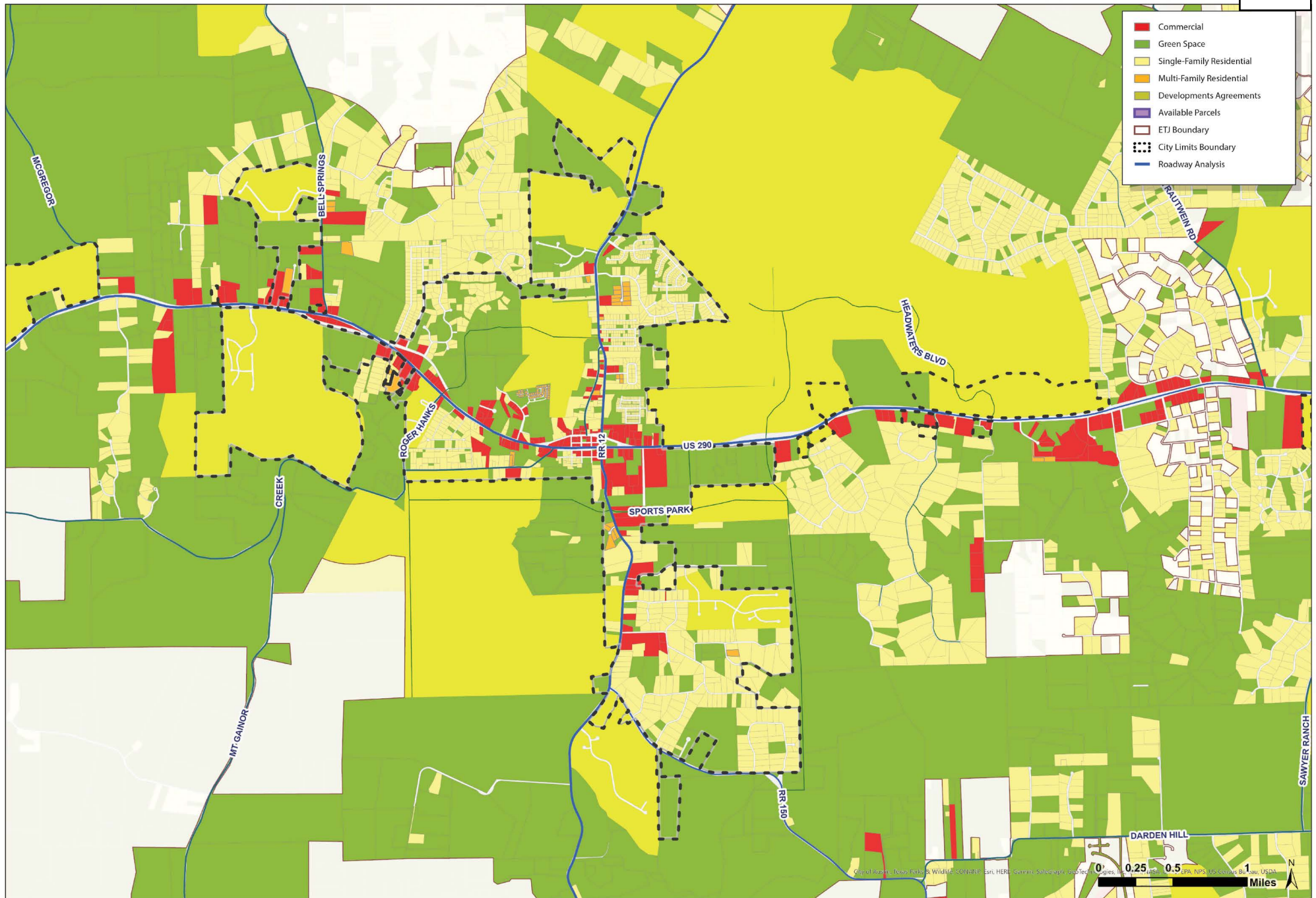


Figure 8. Existing Land Use Map C 101 e

## UTILITY ANALYSIS

Utility Infrastructure and limited water and wastewater capacity is a well-known issue in the City of Dripping Springs. The City and Design Team met with Dripping Springs Water Supply Corporation (DSWSC) and the West Travis County Public Utility Agency (WTCPUA) in order to understand the capacity issues facing the City. There are numerous challenges.

### Wastewater

The City operates the South Regional Water Reclamation Plant (SRWRP) and associated infrastructure located within the City Limits of Dripping Springs. The City received a Texas Pollution Discharge Elimination System Permit (TPDES) that will allow for the construction of a new Wastewater Treatment Plant, which will be located adjacent to their existing facilities just south of town on West FM 150. This permit will increase the volume of treatment that is currently allowed to 822,500 gallons per day. The City obtained a Beneficial Reuse Authorization from the state, which allows the City to use the treated effluent that is produced by the plant on City-owned parkland and athletic fields. The City also has multiple contracts with private developers for use of the treated effluent (i.e. irrigation of community open spaces, private golf course, parkland, etc.) within their projects. All of these City and privately owned areas currently use either potable water or well water for irrigation of their facilities. Switching the irrigation water source to treated effluent will significantly support Dripping Springs' need for water conservation. A total of \$43m in funding has been allocated by the Texas Water Development Board for

the expansion of the SRWRP and related infrastructure. These funds are earmarked to cover the cost of these improvements as well as necessary property acquisition. The design of the new wastewater treatment facility, and the East and West Interceptors has already been completed. **However, the permits were stalled at the TCEQ due to an on-going lawsuit filed by the Save Our Springs Alliance (SOS).** The SOS suit sought to challenge TCEQ's rights to regulate wastewater discharge. While the TPDES was issued by the TCEQ in 2019, in October 2020, the permit was reversed after the SOS suit was filed. **As a result, ALL plans for this necessary expansion of facilities were halted.** Currently, the system is at or near capacity, although **the City was thinking ahead in both planning and in securing funding for these improvements, however their efforts to provide this necessary service were thwarted by this lawsuit.** The Texas Supreme Court heard Oral Arguments on the Case in October 2024 and in April 2025 ruled in favor of the City's wastewater discharge permit.



Figure 9. South Regional Water Reclamation Plant



## Water

The Dripping Springs Water Supply Corporation (DSWSC) is the primary provider of water inside the City Limits. The DSWSC derives its water from two sources: a wholesale water contract with the West Travis Public Utility Agency (WTCPUA) and its own system of wells. The WTCPUA supplies water to 14 wholesale customers like municipalities, as well as roughly 8,000 retail customers like master planned communities. The contract between the City of Dripping Springs and WTCPUA was renegotiated in the Spring of 2024 and the City will be the retail provider to most of the new development that is located in the northeast quadrant of the City (Cannon Ranch, Wild Ridge, Anarene/Double L and Gateway Village).



Figure 10. Dripping Springs Water Supply Corporation (DSWSC).  
Source: D.S. Century News



Figure 11. West Travis County PUA Facility

**As part of its current Capital Improvements Project (CIP), the WTCPUA is set to increase its water capacity allowing for +/- an additional 20,000 LUEs. These improvements are anticipated to be completed in 2025-26.** A large portion of this CIP project is a parallel existing water line adjacent to US 290, as the existing line is insufficient to push needed capacity. It is important to note that roughly 80% of the water that the WTCPUA supplies is OUTSIDE of the City of Dripping Springs City Limit. Of the 20,000 LUEs of capacity that the CIP will deliver, roughly 6,000 of those have been earmarked for existing or planned projects. At present, WTCPUA does not have additional plans to expand capacity beyond its current CIP, and this expansion will exhaust

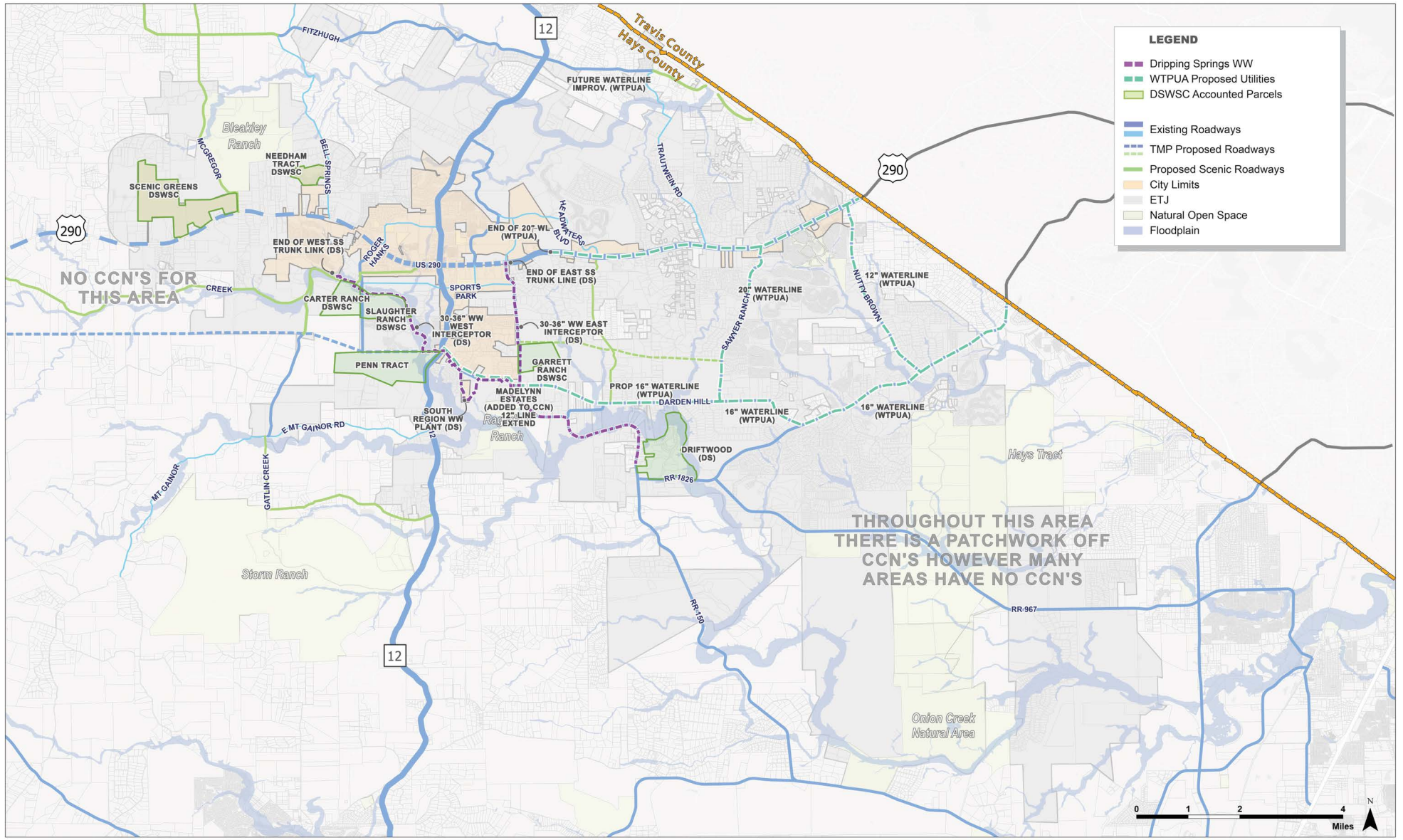


Figure 12. Utility Anal



their existing plant's physical site limitations. **The majority of the water that DSWSC provides comes from the WTCPUA.** DSWSC's other water source is a set of wells that it maintains and has recently expanded. While DSWSC has no immediate plans to increase its CCN, the DSWSC said that it would be open to adding areas to its current system IF that improved the service to the membership. They had suggested that they would be asking the WTCPUA for additional water capacity in the future and there may be additional expansions to the well system. The existing water lines that they manage are at or near capacity. **So from a water supply standpoint, water will continue to be a severely limited resource until additional capacity is secured.**



It is also important to note that many of the existing residences are on large lots served by individual wells for drinking water and septic systems for wastewater needs. Recently, several homeowners mentioned that their wells are going dry. Rainwater harvesting systems are also popular in Drippins Springs, as they are encouraged through incentives and credits.

### ***Electric***

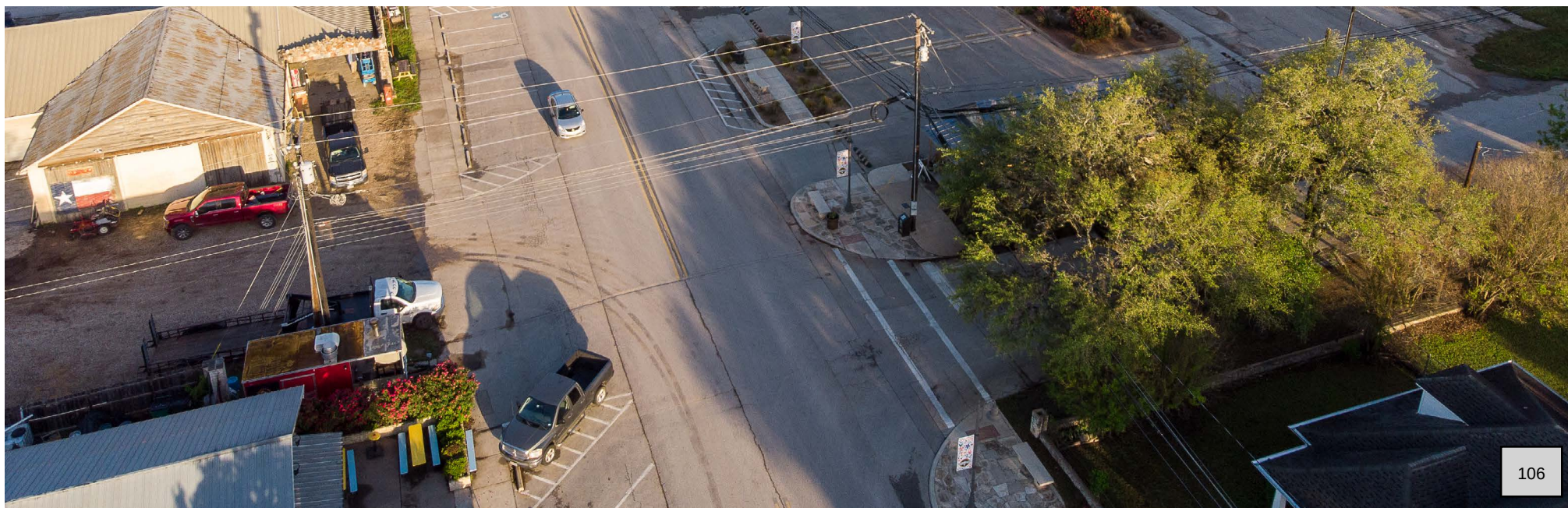
Pedernales Electric Cooperative (PEC) is the primary provider of electricity inside the City Limits. The City is not aware of any electric capacity issues; however, this utility was not studied in this report.

All of the proposed utility improvements have been mapped and can be found on the analysis map.

## THOROUGHFARES AND ROADWAYS

Traffic is and will continue to be a significant concern for Dripping Springs residents. The team spent much time with City staff, engineers who developed the City's Transportation Master Plan, HDR, the Hays County Transportation Master Plan consultants K Friese, the Hays County Transportation Consultant HNTB, and the Hays County Transportation representatives. Recently, TxDOT revealed plans for US 290; however, direct talks with TxDOT have not been able to occur as they wanted to develop their plans first. The scope of TxDOT's improvements also changed during the planning process as originally, their scope stopped east of RR12.

Unpacking the transportation and traffic pain points for the City, while much less legally contentious than the utilities, was nevertheless, still very complicated. It is important to note that ALL of the various agencies and consultants relied on the same data and model, which was the CAMPO model. The only alterations that were made to it were to limit the scope of the model to the various study areas (i.e. just the City Limits, ETJ or the entire County). Alterations to the model were however made in order to forecast improvements and additional demand based upon those known developments that would impact that model in the City, ETJ, and County at the time of these various master plans and studies. No specific plans or plan recommendations have been made to alleviate traffic congestion at US 290 and





RR12, rather the focus of all of the plans has been to improve the overall transportation systems. **It is also important to note that the City and County Transportation Master Plan report were largely drafted in concert and collaboration with one another, so that the plans were not advocating for different goals, and the plans were not making inaccurate assumptions about the other plan’s objectives and inputs.**

Delving deeper into the City and County plans, neither of the plans looked at hierarchical roadway improvements scenarios. In other words, the scenarios that were modeled assume ALL or NO roadway improvements as it looked at forecasts. The only nuance was in the City’s plan, which did look at scenarios in which there were NO improvements to 290 OR what was anticipated to be the full 290 improvements. Note, these models were only based upon preliminary TxDOT designs, and do not reflect the plans that were

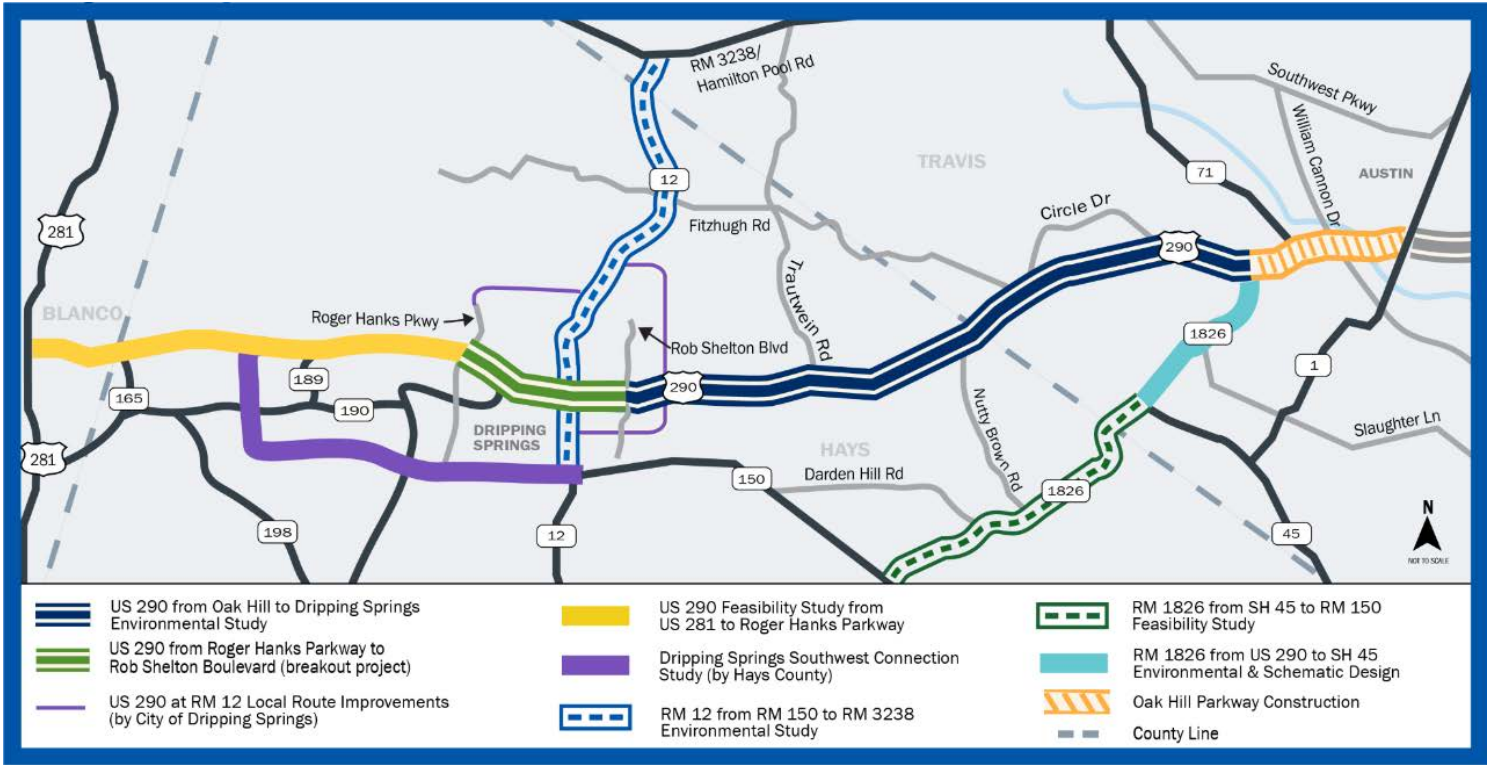


Figure 13. TxDOT US 290 Studies  
Source: TxDOT

released in 2024. The City has and continues to rely on developers to implement its overall thoroughfare and transportation goals both within the City Limits and in the ETJ. **The City's current roadway budgets are primarily for maintenance and small upgrades, they are not for building new roads.** The City has an agreement in place to reimburse developers for significant roadway construction. The impact of recent improvements to Roger Hanks and Lone Peak will be major as these improvements



Figure 14. Bell Springs Rd

may help to relieve one of the biggest headaches to congestion, the intersection US 290 and RR12. **Studying these changes may point to the fact that this strategy from the City is working; however, it is unknown whether these incremental changes will outpace the growth. Regardless, it is also suggested that prioritizing major routes that effectively push the needle significantly should be explored both inside and outside of the City Limits. Roadways identified included: Bell Springs, Trautwein, Sawyer Ranch, Nutty Brown, Darden Hill, and the extension to CR150.**

As many of these roadways are under the purview of the County, there are funding sources available that may be able to push these forward. The County admits however, that while they are part of the overall County plans, all roadway projects in the County have to be considered and not just those specifically in this area. **The County has stated that its three main objectives were public safety, maximizing traffic flow with the existing infrastructure, and thirdly new facilities (only when existing infrastructure cannot meet demand).** On the other side of the coin from increasing capacity, it is also important to note that there are many roadways that were slated improvements and in some cases major upgrades that the Comprehensive Plan is suggesting should remain "rustic" and scenic. These include Fitzhugh, Creek Road, McGregor, and East Mt Gainor.



Particular concerns were raised about school traffic and specifically the school bus traffic that floods streets every morning and afternoon and exacerbates congestion on US 290. The County Transportation Master Plan solicited feedback directly from Dripping Springs, Wimberley, Hays, and San Marcos school districts. Specific to Dripping Springs, the team likewise spent time with the Dripping Springs Independent School District (DSISD). Unfortunately, it has been inferred that specific talks between ISDs and transportation planning has traditionally not happened. Many of the concerns that DSISD posed relates to its buses not being able to navigate challenging roadway throughout its district. Other pain points both for the school districts and

residents in general focused on the prevalence of low water crossings, early warning systems and generally, the coordination between the school district and transportation officials. DSISD is looking at expansions and upgrades to almost all of its campuses as well as new facilities, as the student population is anticipated to continue to grow. **One of the major draws to Dripping Springs is its exemplary schools, and protecting that asset, in all the ways that can be construed, is imperative to the success of Dripping Springs.** One suggestion that DSISD suggested was finding a second bus depot location to the east of RR12 which would allow the district to not have to have buses cross RR12 alleviating that cross town traffic congestion.

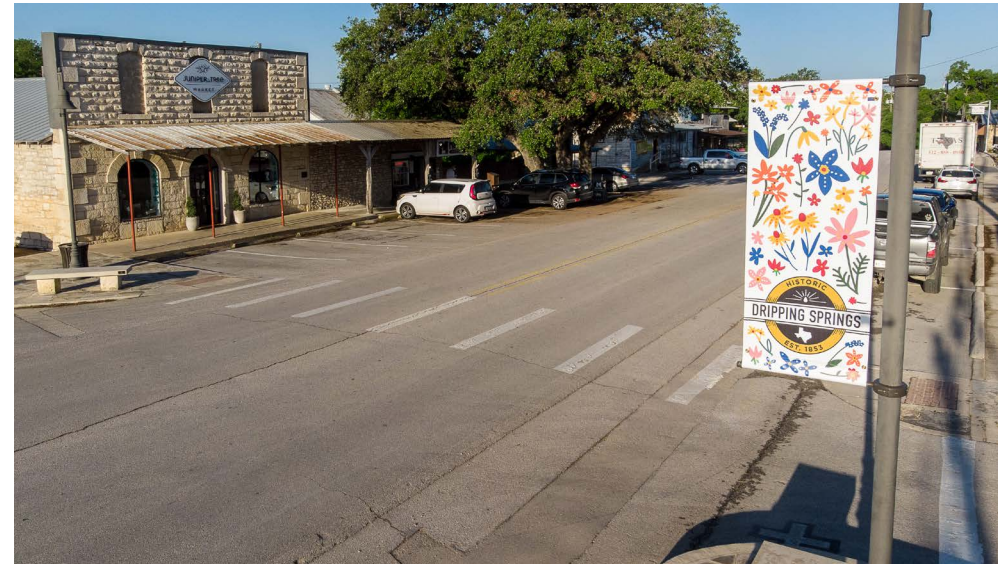


Figure 15. DSISD School Bus Depot  
Source: CBS Austin

The biggest unknowns to the transportation web has been US 290 and TxDOT's expansions. While these plans have only recently been made available, information provided to the design team from the County, City, and others with knowledge of TxDOT's plans, were able to provide at least general information. When these plans were unveiled in early 2024, the plans largely followed what had been expressed to the design team. One caveat is that at the time of the publishing of this Comprehensive Plan, it is anticipated that TxDOT will embark on a "bypass study" which would route traffic around Dripping Springs rather than through it, as its current plans propose. The design team has examined the plans, and while we would anticipate that there may be shifts and amendments in the final layout, the overall plans do

not seem to pose the type logistical or public oppositions that have been touted, as the ROW for US 290 largely adheres to the current ROW through the center of the City.

As explained by several stakeholders, the freeway section of US 290 was planned to stop east of the RR12, transition to the 6-lane condition through the City and then transition back to its current ROW configuration after Roger Hanks. Any further improvements to US 290 west of Roger Hanks would be evaluated by TxDOT whenever it looks at improving US 281. The City generally has no issues with the major features of this design; however, it likewise anticipates that individual driveways, access points, etc may change. **Of note, many North-South orientation streets currently intersect/pass through US 290. From the extents of the ETJ, only a few streets are anticipated to provide access “across” US 290. Those include: Nutty Brown, Sawyer Ranch, Trautwein, which will represent a major change in traffic flow patterns for residents.**





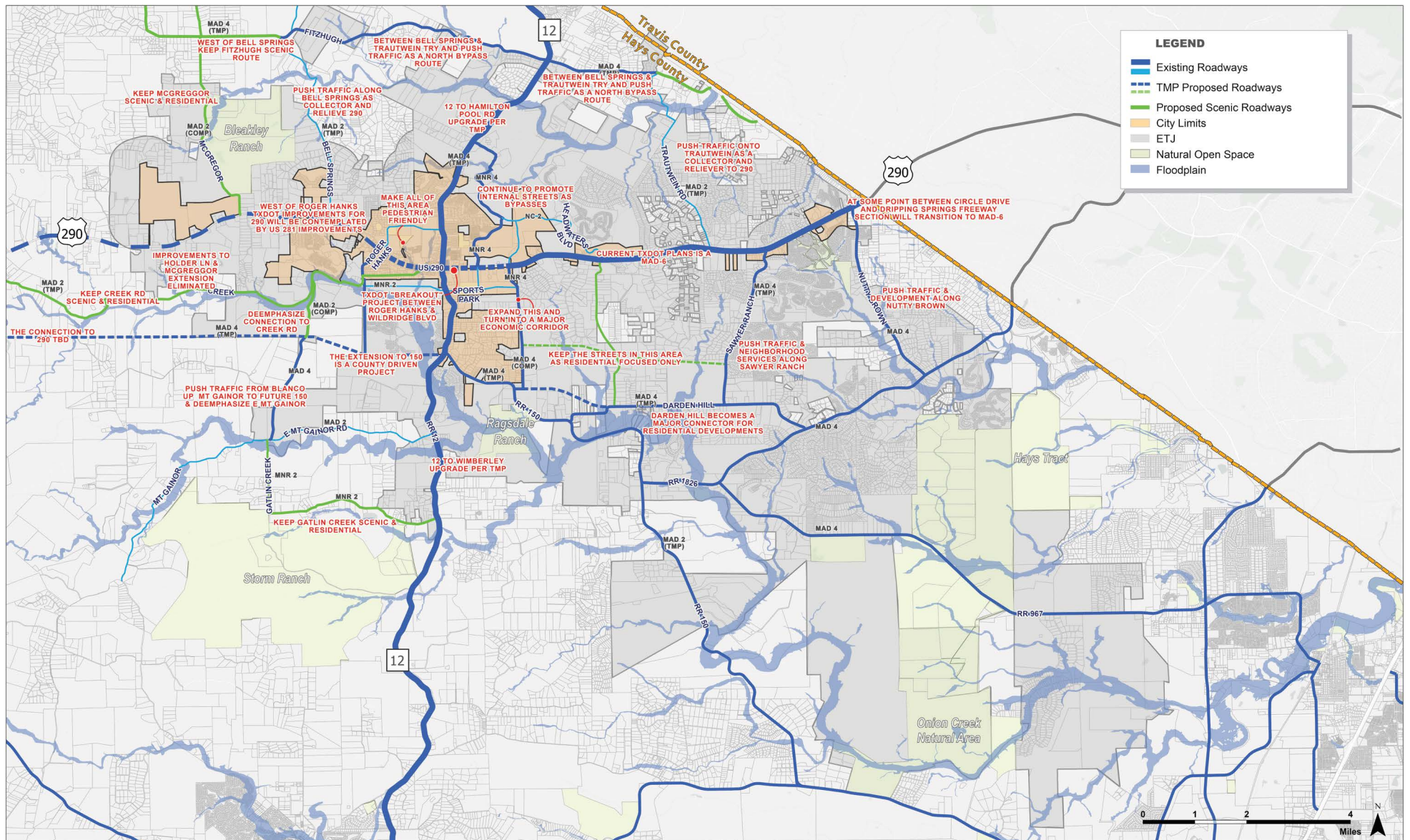


Figure 16. Roadway Analysis



## PARCEL ANALYSIS AND MAPPING CONSTRAINTS

The last piece of our mapping analysis dealt with geographic, visual/aesthetic, and regulatory constraints, and were informed heavily through the public engagement process. As stated in the Guiding Principles, Dripping Springs owes its growth and desirability to the environment in which it sits. The preservation and protection of that environment is imperative to maintaining that character. When citizens, the CPAC, City, and other stakeholders were pressed to describe what made their environment so special, it quickly became clear that the plan would need to take a decidedly “preservationist” approach. As such, the design team identified all significant hills, large patches of vegetation/tree cover, and as suggested by the City, adopted the Atlas 14 recommendation for Flood Plain, which is effectively the current 500 Year Flood Plain. All of these areas were identified and mapped and generally, “taken off the table” as potential areas for future development. In addition, the design team reached out to various conservation organizations and interfaced with the City regarding future park and green space plans to further expand areas that should be “protected”. Lastly, the design team looked at remaining parcels and areas and ONLY those that were either vacant or underutilized were characterized as “potential”. While the design team did not directly contact individual owners regarding their vacant or underutilized parcels, they did a “windshield” review of all potential parcels to confirm their current states. Lastly, the design team, with help of the City, identified and mapped all “planned development” parcels,

which included all projects the City was either in the entitlement process with or that the City had heard might be developed. **To summarize, the only parcels suggested for new development were:**

- **not part of a planned or proposed development,**
- **vacant or heavily under utilized,**
- **not heavily vegetated,**
- **did not have a lot of topography,**
- **not in the 500 year flood plain,**
- **not slated for future green/park space,**
- **AND close to future infrastructure improvements (water, wastewater and roadway).**

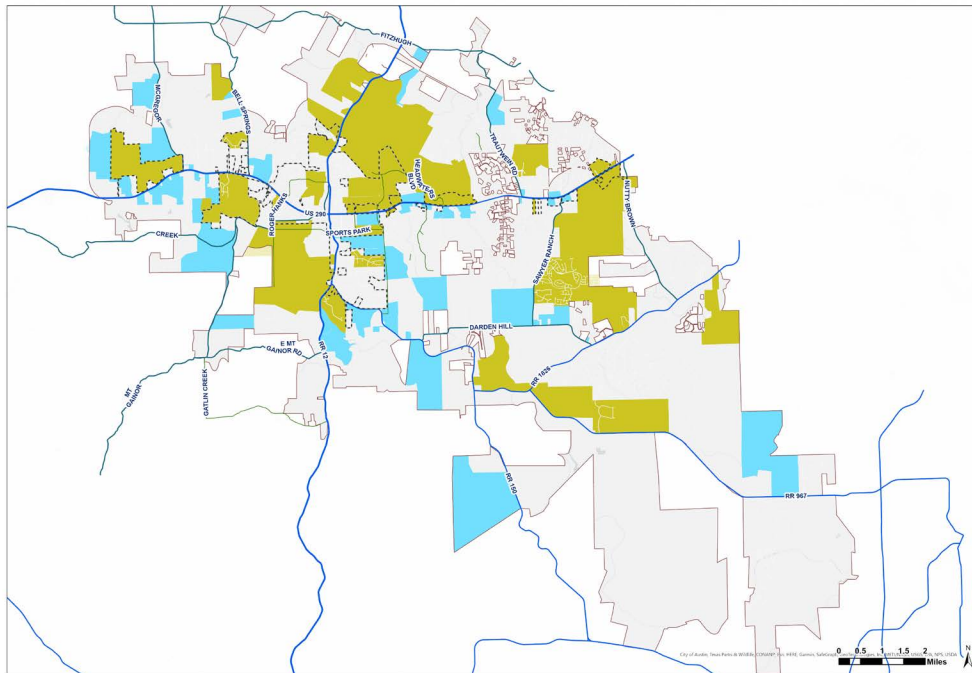
It was only after vetting all of these constraints that the design team looked at potential future development, and that became the basis for our Future Land Use Map.





*Item 3.*

An aerial photograph of a suburban residential development. In the foreground, a large, calm body of water, possibly a lake or a large pond, is visible, surrounded by lush green trees and vegetation. A winding road curves through the middle ground, lined with numerous houses featuring dark roofs and light-colored siding. The houses are interspersed with green lawns and mature trees. In the background, the development continues, with more houses and a dense line of trees separating it from a distant, hazy horizon under a clear blue sky.



## CURRENT DEVELOPMENT PROCESS

Like most towns on the outskirts of Austin, Dripping Springs has grown and changed from a bedroom community/retirement destination to a city. With a relatively recent and steady influx of population, the City has had to pivot its priorities to keeping up with an increasingly larger population that demands higher quality services and amenities while contending with utility and infrastructure limitations. It also must contend with the fact that many of the current residents of Dripping Springs are relatively recent arrivals, which means that they have a different perception of the City. The growth of the population and necessary services has been illustrated above; however, beyond the physical impact of these changes, the process through which development occurs has also had to pivot.

The expansion and creation of large, master-planned communities continues to drive much of the development in the City and ETJ. Generally, these communities have secured their own water capacity and their developments have been approved through the creation of Planned Development District (PDD) zoning process rather than being able to go through a conventional zoning and approval process. The PDD, from a zoning perspective, then becomes the approved zoning for that development and supercedes its previous zoning requirements. In most Cities the PDD or Planned Unit Development (PUD) zoning is reserved for large developments that seek certain accommodations/incentives from a city in exchange for the creation of a superior end product than would have been required under a conventional zoning. The superior end product

varies from upgraded building materials, to increased public park/green space to stronger pedestrian connectivity. Incentives that cities are often willing to make, might include things like elimination of parkland fee/dedication, density bonuses, or additive uses. As part of the PDD process, a Development Agreement (DA), which formalizes all of the criteria, rights, and obligations of both the City and Developer, is required. So automatically one can see that the PDD process is a far longer approval process. In Dripping Springs, the PDD/DA process generally takes a minimum of 9 months to multiple years, which is fairly standard. The City has experimented with other processes and interim steps such as Memorandums of Understanding (MOUs), but generally, these have not been used or necessary, and the desire to develop in Dripping Springs remains high. This elongated entitlement timeframe and uncertainty plagues many





other cities including Austin and has stalled their development.

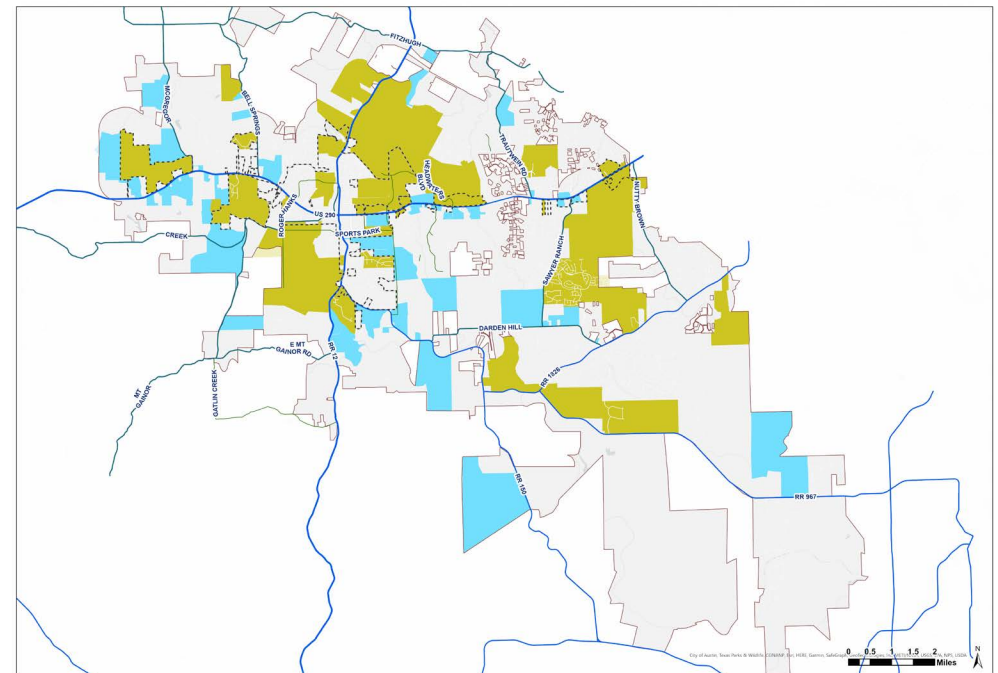
As it relates to development in the City, **it is increased density that developments are seeking which pushes the PDD process.** Again, these are the “concessions” that the City has most often been willing to make. In exchange for additional density, the City has been able to push Parkland Dedication, Transportation Improvements, Dark Sky Compliance, Sidewalk/Trail Construction, and Building Material Upgrades. **This has been the City’s primary mechanism to increasing its parkland and to building substantial portions of the roadways in its transportation master plan.** While the City’s ability to regulate development in the City Limits is constrained due to infrastructure limitation and funding for transportation improvements, it is almost non-existent in the County which oversees the ETJ. With relatively less rules in effect for the County, there is almost no incentive for developers to try and annex into the City, which thus, limits the overall amount of tax base that Dripping Springs could get. One caveat is on commercial developments as the maximum impervious cover in the County is 35% but it is up to 70% in the City. While this has not dissuaded commercial development in the County, mostly because there are no parking requirements in the County, **it has been a driver for commercial development to want to occur in the City versus the ETJ.** Recently, there have been several changes/pushes in the County that may begin to “level” the playing field for the development within the City versus the ETJ. The County is amending its Tree Mitigation ordinances to more closely align with those of the City and other jurisdictions.

Under the current rules, a developer can pay \$6,000/acre to remove as much tree cover as desired. Second, the County is pushing Conservation Subdivision Development (CSD). This is a concerted effort by Hays County to establish minimum regulations for open space preservation, water quality and conservation, water recapture/reuse, floodplain and stream buffer protection, and other conservation/environmentally focused measures for its future subdivisions. While this is currently a voluntary program, the anticipation is that these newer, more environmentally sensitive neighborhoods may establish the standard for future developments. The City also indicated that another objective and potential push that they may exercise through the PDD program are attainable housing initiatives. A code rewrite is not a part of the Comprehensive Plan, but it is suggested that adding some potential language related to PDDs may help to speed the overall PDD process (i.e. codifying the most common incentives and accommodations similar to the CSD Matrix). In addition, the City prefers direct negotiations with developers as their interests vary based upon the individual parcel(s) that may be sought for rezoning.

# FINAL ANALYSIS

Item 3.

When all factors are merged together, the resulting map shows opportunity areas spread throughout the City and ETJ (as shown in light blue on the map). Likewise, as there continues to be activity within existing and planned developments, these parcels are called out as well (as shown in yellow on the map). The majority of planned developments are located either in or close to the City Limits, which aligns with the data. Likewise, most opportunity areas fall within the ETJ, reflecting how extensively the land inside the City limits is already built out OR planned for development. While the analysis clearly identified where changes are needed, further work was required to determine what those changes should be.





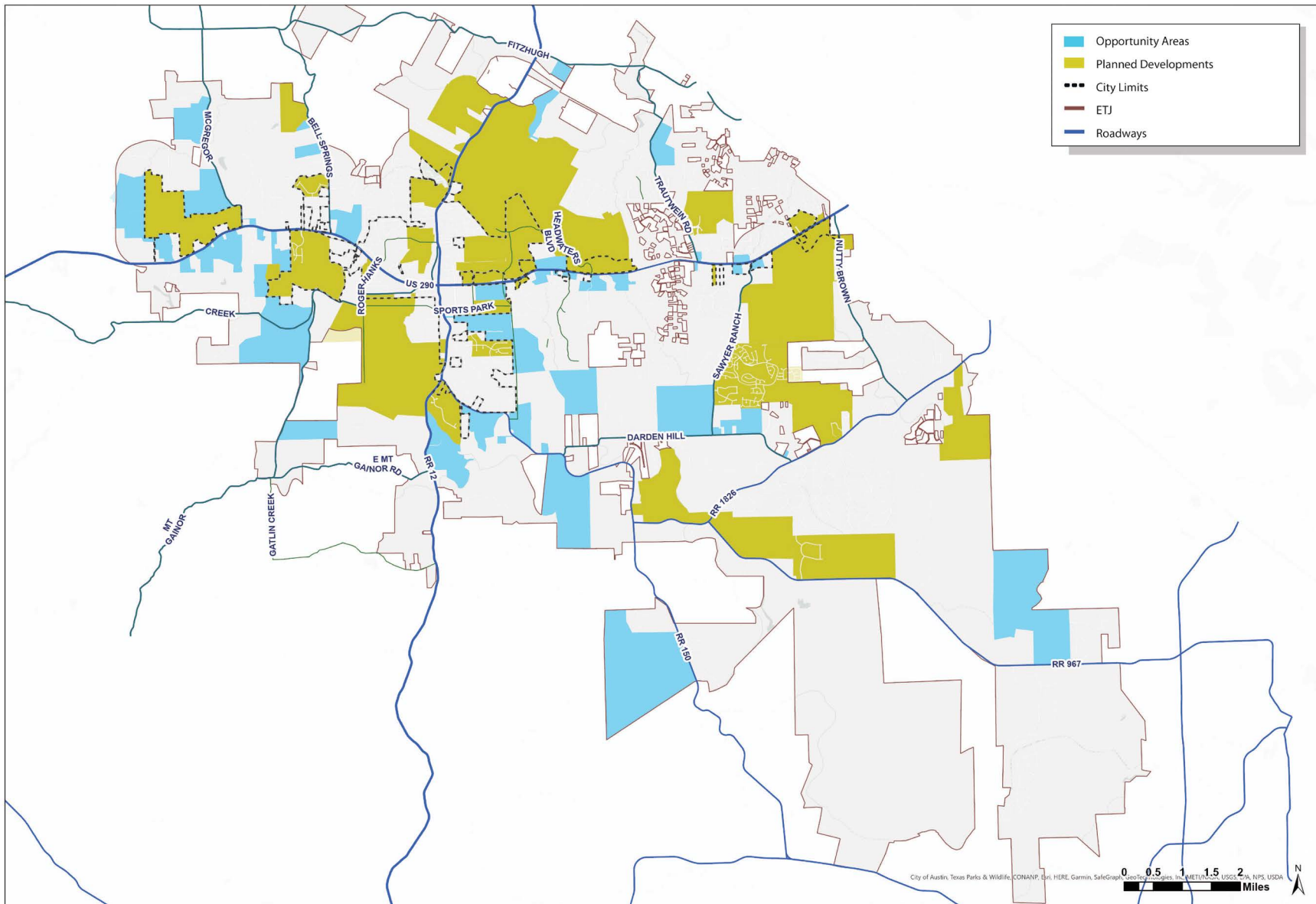


Figure 17. Parcel Analysis

# PLACE TYPES

Item 3.

## WHAT ARE PLACE TYPES?

In analyzing the existing land uses in Dripping Springs, two things became very clear. The first is that the current land use designations, while sufficient for differentiating major classifications like residential and commercial uses, did not adequately describe the area's character. In other words, while a 5-acre estate and a 60' x 120' lot are both residential, they are very different types of places. The second is that because so much of Dripping Springs' City and ETJ were developed as PDDs, wholesale areas are a single, homogeneous land use type of PDD or PUD, which likewise neither describes the use NOR the place. Therefore, we had to create an understandable way to reclassify existing land uses so that we could plan for the creation of appropriate future places. The backbone of this future vision is the Future Land Use Map. A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.





Every place leaves an impression on the people who live there, work there, or visit. Dripping Springs already has a strong identity and character that is deeply felt by local residents and visitors. Future development in Dripping Springs should respect that strong identity and character through the use of Place Type designations which focuses on the look and feel of places—their form and character—instead of focusing only on land use.

What makes a place unique, memorable, and loved by the community? Often, it's a mix of natural, cultural, and man-made elements in the built environment. Some key elements that contribute to Dripping Springs' sense of place include the rolling landscape of the Hill Country with its stunning vistas, its creeks (Onion Creek, Little Barton Creek), its dark skies initiative, historic Mercer Street, its unique tourist destinations, and its livable neighborhoods. Of course, this sense of place can occur at multiple levels - across an entire city, within individual neighborhoods, or on a specific block.

The 12 Place Types that were designated in Dripping Springs were established by examining the City and ETJ as it exists, because, as previously stated, the sense of place that Dripping Springs already possesses is what it wants to continue to be. Unlike some plans, which use prototypical zoning and land uses to characterize places, the Plan's place type designations are not arbitrary.

The place types are also characterized by their development context -Rural, Suburban, and Village. Place types will include the following:

- Brief description of the character
- Land uses permitted
- Appropriate zoning tools to be utilized
- Development metrics
- Additional policy considerations



# PLACE TYPES - RURAL

Item 3.

## HILL COUNTRY/RURAL PRESERVE

Includes designated flood plains, steep grades/ravines, wooded areas or forests, wetlands, wildlife corridors, protected areas, nature preserves and parks (both public and private parks). These areas are to be preserved in perpetuity. No significant development is permitted in these areas.

- **Uses permitted:** uses and structures related to these areas used for park purposes shall be permitted. Uses may include passive open spaces, parks, wetlands, wildlife corridors, etc., with associated customary functions. These customary functions may include picnic areas, trails (paved and natural), parking areas, camping areas, low impact cabins, rest rooms, concession areas, etc. They may also include instructional areas for wildlife and nature education. Limited areas (10% or less) may be dedicated to active recreation such as ball fields and courts. This may include low impact recreation facilities such as frisbee golf, etc. but shall not include regular golf courses or facilities that require regrading, re-vegetation or removal of natural areas.
- **Appropriate zoning:** Public Park or Preserve (PP)
- **Development metrics:** development plans shall be approved as part of the plans for the parks and preserves (through the City for areas within the City Limits, through the county for areas in the ETJ or Texas Parks and Wildlife Department (TPWD) for areas that are state preserves or state parks).





## HILL COUNTRY/RURAL RESERVE

Shall include lands dedicated to active farms, ranches, vineyards, and conservation neighborhoods (lots smaller than one acre only if sewer is available) with significant dedicated open space, etc.

- **Uses permitted:** Uses related to ranching, agriculture, viticulture, residential uses, farm stores, farmers' markets, etc.
- **Appropriate zoning:** AG (and future conservation neighborhood zoning). Average density of 1 dwelling unit (DU)/acre or lower with connection to sewer.
- **Development metrics :** Refer to requirements for conservation neighborhoods:
  - + Minimum land area assembly = 100 acres.
  - + Minimum open space (or area dedicated to farmstead, ranch, or open space/preserve) = 50%.
  - + Lots smaller than 1 ac permitted only with access to sewer. Average density shall be no more than 1 DU/gross acre.
  - + Limit regrading, clearcutting, and development in floodplain.



## HILL COUNTRY ESTATE

Shall include older, mature and established neighborhoods that were developed prior to City sewer installation. These are desirable since they have larger lots (larger than 1 acre) with mature vegetation and modest homes. They are generally along existing county roadways or limited new streets with cul-de-sacs and no significant amount of open space dedicated. Any floodplain, etc. is platted into residential lots. This category shall also include ranchettes which offer larger parcels to accommodate farm animals and/or horses in a rural environment as a hobby and not as a business.

- **Uses Permitted:** Single-family residential with accessory dwelling units permitted. Accessory farm uses and structures for domestic animals and horses shall also be permitted.
- **Appropriate zoning:** AG and Single-Family Residential – Low Density.
- **Development metrics:**
  - + Allow accessory DU on lots with access to sewer or septic capacity (over 1 acre). Fences in the front yard are rural type (open pipe rail, post and rail, etc.).





# PLACE TYPES - SUBURBAN

Item 3.

## SUBURBAN NEIGHBORHOOD

Suburban Neighborhood: Existing and new neighborhoods (mostly single family or suburban multifamily pods) with a suburban street pattern – large blocks, limited street connectivity, dendritic street pattern, no variety in lot sizes or housing types, and uses separated by density.

- **Uses Permitted:** Single-family residential (detached) (Densities range from 1 DU/acre to 6 DU/ac), multi-family residential (12 - 15DU/ac). Limited neighborhood commercial maybe permitted at key intersections or nodes in the neighborhood.
- **Appropriate zoning:** Single-Family Residential – moderate density, multifamily residential, planned development.
- **Development metrics:**
  - + Encourage street connectivity/limit the use of cul-de-sacs with the exception of areas of steep grade.
  - + Encourage a range of lot sizes and housing types within a development.
  - + Reserve prominent sites for neighborhood schools and parks. Provide a continuous network of sidewalks and trails to connect areas within the neighborhood and outside the neighborhood to adjoining destinations.
  - + Consider locating multi-family near commercial and/or employment nodes with appropriate buffers to adjoining uses.



## NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial: This land use category is intended to allow for a mix of neighborhood oriented commercial development with office and multi-family that transitions to adjoining new neighborhoods. Generally, this land use designation is located along US 290 and key intersections along US 290. Typically, this category is predominantly auto-oriented development (buildings setback from the roadway and parking in the front).

- **Uses Permitted:** Uses permitted in this category are mainly neighborhood serving retail, some garden office, lodging, and services.
- **Appropriate Zoning:** Local Retail, General Retail, Commercial Services District
- **Development Metrics:**
  - + Development along US 290 to include a landscape buffer (min. 20' wide) with which the following elements should be included -- canopy trees, rural fencing, parking lot screening using rustic masonry (limestone) retaining walls to create a unique look and feel along US 290.
  - + Cross access easements and internal connectivity should be prioritized in commercial developments.
  - + Pedestrian access and connectivity within the development and to adjoining cross streets.
  - + Parking lot lighting and building lighting to utilize dark skies.

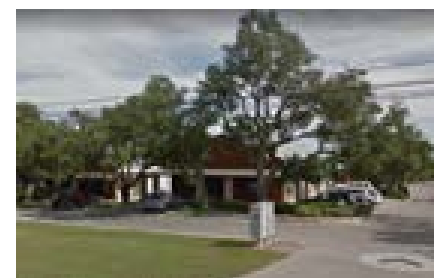




## EMPLOYMENT CENTER/BUSINESS PARK

This land use category allows for larger, master planned corporate office, garden office, flex office, and light industrial type developments that provide for regional and local employment. They are still auto-oriented and located along US 290. Some of them are on larger sites and some are older light manufacturing uses on smaller sites (e.g., Right Space Storage, industrial along Frog Pond Ln, development between Canyon Bend Dr and Sunset Canyon along south side of US 290). These are not located at major intersections, rather located between intersections.

- **Uses Permitted:** Corporate office, garden office, flex-office, light industrial, storage, lodging (to support the office uses), and retail and restaurants (to support the office uses).
- **Appropriate Zoning:** Office, Industrial, Commercial Services
- **Development Metrics:**
  - + Same frontage treatment along US 290 as Neighborhood Commercial
  - + Large properties and parcels of land along US 290 to develop corporate / flex office campuses and buildings.
  - + Smaller properties to develop garden style offices.
  - + Typically includes properties that are not at a highway interchange and may not be attractive for regional retail uses.
  - + Encourage site design that incorporates large flex office/industrial buildings with smaller professional office buildings with a hierarchy of connected streets and blocks.
  - + Locate service bays, outdoor storage (if any), trash/ dumpsters and truck loading/unloading away from direct frontage on US 290 (to be located on the side or to the rear of buildings along US 290).



## REGIONAL COMMERCIAL

This land use category shall facilitate the development of regional scale larger retail and commercial centers that draw from a regional market shed. They shall be located at a major intersection on US 290 to maximize regional access and access to adjoining residential.

- **Uses Permitted:**

- + Mostly large format retail with restaurants and entertainment uses or mid-rise office buildings.
- + May include lodging and related uses.
- + May include multi-family and professional offices as a transition to adjoining neighborhoods.

- **Appropriate Zoning:** Local Retail, General Retail, Office, Multi-family Residential, Planned Development.

- **Development Metrics:**

- + Same frontage treatment along US 290 as Neighborhood Commercial.
- + Focus on minimizing the impact of a 'big box' look by articulating the building mass horizontally and vertically.
- + Allow a range of local building materials.





# PLACE TYPES - VILLAGE

Item 3.

## VILLAGE CENTER (DOWNTOWN)

This land use category is intended for Dripping Spring's historic core along Mercer Street between RR 12 and Sportsplex Drive. It is intended to maintain the quality of Downtown as a main historic and cultural destination in the region, preserve the historic character and context of Downtown including the appearance of the historic buildings along Mercer Street. Downtown should grow as a destination for dining, entertainment, and festivals for all residents of Dripping Springs.

- **Uses Permitted:** Allow mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions).
- **Appropriate Zoning Districts:** Create a new Village Center District as a new form-based zoning district to establish clear use and development standards for Mercer Street (as the Village Core) and adjoining areas (Village Transitions/Village Neighborhood). Incorporate the existing historic district standards into the form-based zoning district.
- **Development Metrics:**
  - + Historic and contextually appropriate buildings (scale, height of 1 - 2 stories, façade design, fenestration) restored/revitalized and repurposed to allow for flexible building use reflective of and in response to the market demand.
  - + Prioritize public realm (streetscape improvements) with bulb-outs, wide sidewalks, and trees.
  - + Orient auto-oriented site elements like off-street parking, driveways, and drive-through facilities away from Mercer Street.
  - + Identify catalytic projects that can drive private development.



## VILLAGE RESIDENTIAL

This land use category is intended to accommodate older (and some newer) residential blocks immediately surrounding the Village Center (historic Mercer Street), Old Fitzhugh Road corridor, some areas south of US 290 across from Downtown (Hays Street west of RR 12). The goal is to maintain the scale, character, and context of the existing neighborhood fabric including the existing street grid and connectivity.

### • Uses Permitted:

- + Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats.
- + Allow professional office, live/work, and retail uses.
- + Transition to downtown with context sensitive infill including “missing middle” residential types such as cottage courts, duplexes, quad-plexes, townhomes, and small courtyard apartment buildings.
- + Density based on existing neighborhood context.

- **Appropriate Zoning Districts:** Create a new Village Residential District as a new form-based zoning district to establish clear use and development standards for the blocks adjoining Mercer Street (including Old Fitzhugh Road). Incorporate any existing historic district standards into the form-based zoning district. PDs maybe appropriate for areas that are greenfield, but the design of neighborhoods must follow the principles of a traditional neighborhood (metrics below).

### • Development Metrics:

#### • Existing neighborhoods:

- + Encourage renovation and infill design that is in keeping with historic structures.
- + Maintain existing street network, parks, and open space.
- + Provide additional trail connections.
- + Connect to new adjoining neighborhoods.

#### • New Neighborhoods:

- + Connected street (grid-like).
- + Streets with view corridors along that focus on open space and the lake (which allows for both visual and physical access).
- + Network of parks and trails.
- + Architectural design recommendations to ensure quality neighborhoods.
- + Mix of lot and housing types.





## MIXED USE

This category shall include 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. It may include both horizontal or vertical mixed use. Emphasis shall be placed on the development being walkable with buildings at the sidewalk and parking behind the building.

- **Uses Permitted:**

- + Range of commercial uses (retail, restaurant, entertainment, office, personal service uses).
- + It shall also include a variety of residential types (single-family detached, patio homes, cottage courts, townhomes, multi-family, etc.).
- + It shall include a range of parks, plazas, playgrounds and open spaces connected by sidewalks and trails and integrated into the design of the mixed use neighborhood.

- **Appropriate Zoning Districts:** Develop a new zoning tool (Mixed Use District) to implement new mixed use developments with distinct sub-districts --core, transition, and neighborhood. The new Mixed Use District should allow calibration of the specific subdistricts based on the specific context of the location and market demand.

- **Development Metrics:**

- + Compact blocks and connected street grid.
- + Network of walkable streets with buildings lining them (80% building frontage).
- + Establish tailored standards for the component subdistricts (core, transition, and neighborhood).
- + Dedicated streets or alley network for service and parking frontage and access.
- + Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails.
- + Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value.



## HILL COUNTRY DESTINATION

This category is intended to address the unique land use and design context of emerging entertainment and tourist corridors and nodes in and around Dripping Springs. These include Bell Springs Road, sections of US 290 and RR 12.

- **Uses Permitted:** Uses shall include entertainment and tourist related uses such as wineries, distilleries, tasting rooms, music destinations, wedding/event destinations along Bell Springs Rd, US 290 and RR 12 and amusement parks such as Dreamland.
- **Appropriate Zoning Districts:** General Retail, Planned Development.
- **Development Metrics:**
  - + Cluster future destinations along corridors with existing destinations
  - + Create a local trolley loop to connect major destination nodes with remote shared parking locations (schools, churches, other large parking facilities that could be shared on weeknights and weekends).
  - + Work with destinations to align with community events and activities to drive more visibility and branding.
  - + Design of new venues should incorporate the landscape and architecture of the Hill Country.





## PUBLIC AND CIVIC DESTINATION

This land use category is intended to accommodate a range of public and civic uses such as regional parks, cemeteries, golf courses, DS Ranch Park and Event Center, etc.

- **Uses Permitted:** More specifically, this category shall allow:

- + Access to a range of parks and open space amenities from child-friendly neighborhood parks to active plazas and squares within new developments.
- + Protection of natural landscapes and open space for wildflower viewing, bird watching, and the general enjoyment of nature including educational opportunities.
- + Opportunities for both active/programmed and passive/unprogrammed recreation.

- **Appropriate Zoning Districts:** Public Recreation, Public Park or Reserve, Government, Utility, Institutional.

- **Development Metrics:**

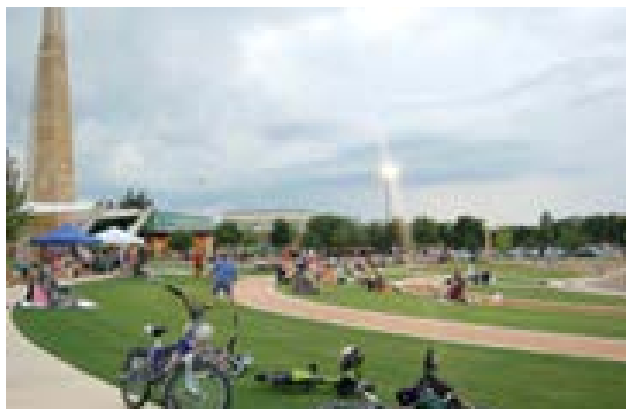
- Natural Landscapes:

- + Protection of the natural quality of the landscape (steep grades, hills).
- + Physical and visual access to natural landscapes (view sheds).
- + Improvements to be of a subtle character that fit the natural landscape.

- Programmed and Designed Landscapes:

- + Landscape improvements with an emphasis on native plants and plants with low water requirements.
- + Trails designed with hard and/or soft surface depending on the use.

- Enhance all parks and open space with a citywide and interconnected network of trails and paths for pedestrians and bicyclists.



# EXISTING LAND USE OVERLAY

Item 3.

Using the appropriate place type categories, the design team reclassified all of the parcels within City and ETJ. The intention of this was to better understand the fabric of the community rather than just designed parcel use. As noted earlier the design team field verified these results and also consulted with the City. The analysis allowed the design team to see potential development areas green space corridors, and growth patterns.



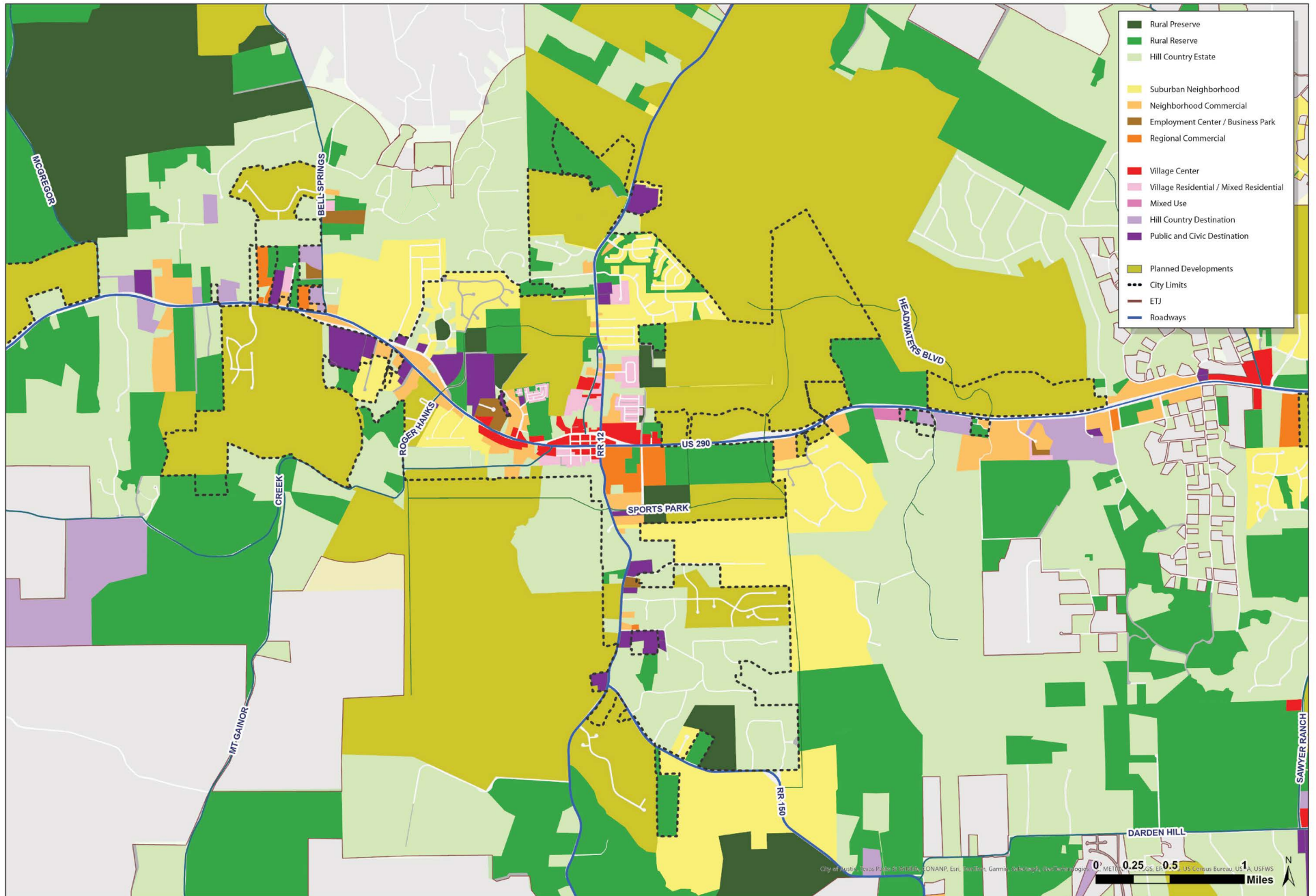


Figure 18. Existing Land Use - Place Types. C

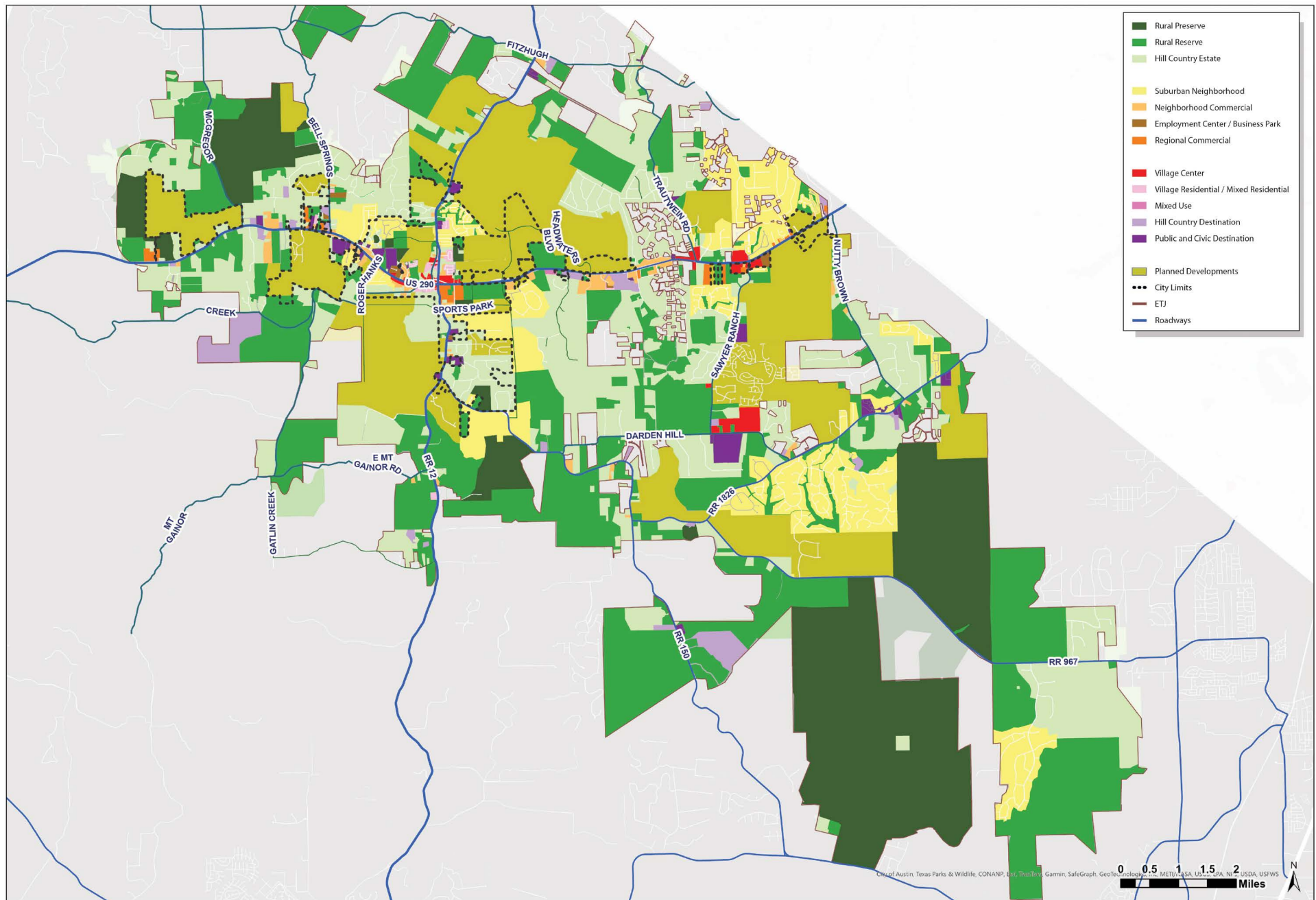


Figure 19. Existing Land Use - Place Types.



The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

OPPORTUNITY AREAS

Based upon the parameters previously outlined for determining Opportunity Areas and designating the various Place Types, the updated map shows a place type for all Opportunity Areas.

The Opportunity Areas were designated Place Types based on the following parameters:

- 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

OPPORTUNITY AREA PLACE TYPES (ACRES)

| Opportunity Area Place Types | Total Within ETJ (Acres) | Within City Limits (Acres) |
|------------------------------|--------------------------|----------------------------|
| Rural Preserve               | 503                      | -                          |
| Rural Reserve                | 5,668                    | 108                        |
| Hill Country Estate          | 326                      | -                          |
| Suburban Neighborhood        | 1,346                    | -                          |
| Neighborhood Commercial      | 129                      | 19                         |
| Village Center               | 232                      | 28                         |
| Village Residential          | 82                       | -                          |
| Mixed Use                    | 38                       | 2                          |
| Hill Country Destination     | 110                      | 6                          |

In drafting the final future land use map, the design team also thought it important to subdivide the existing PDD areas into their appropriate constituent place types rather than leaving them as a single development parcel in order to better understand the overall community fabric.

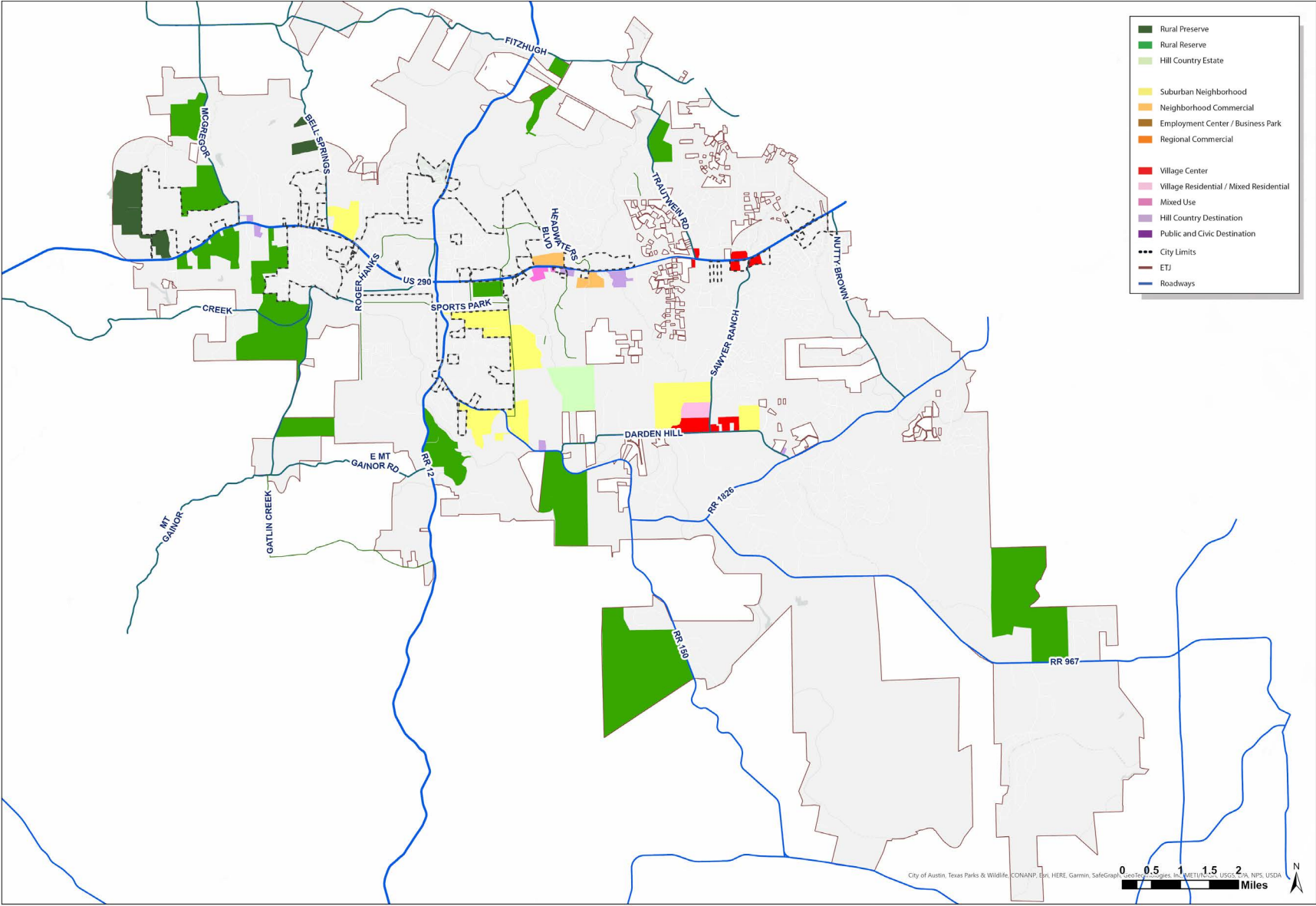


Figure 20. Opportunity Areas



# FUTURE CONSIDERATIONS

## FUTURE LAND USE MAP

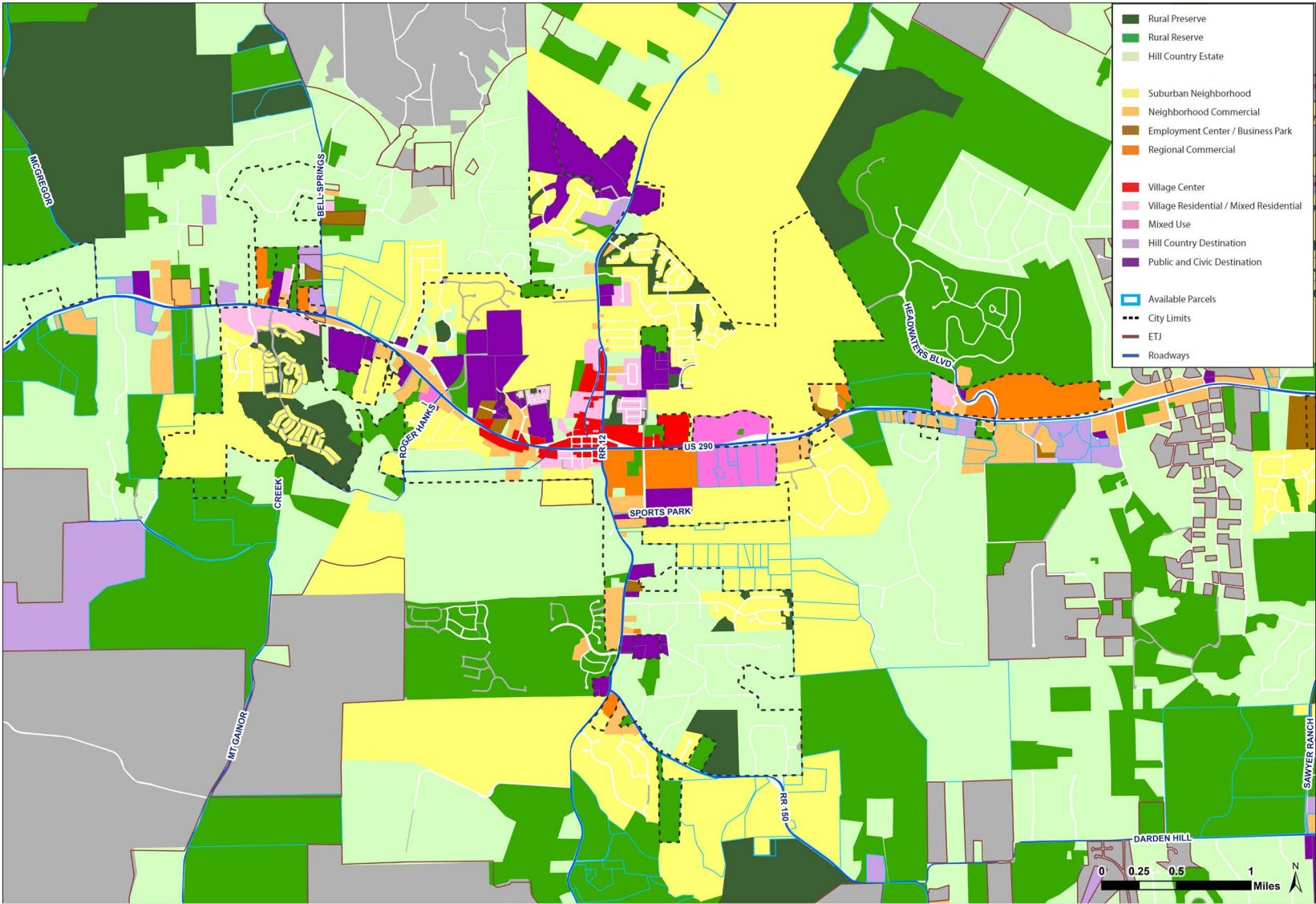


Figure 21. Future Land Use Map C

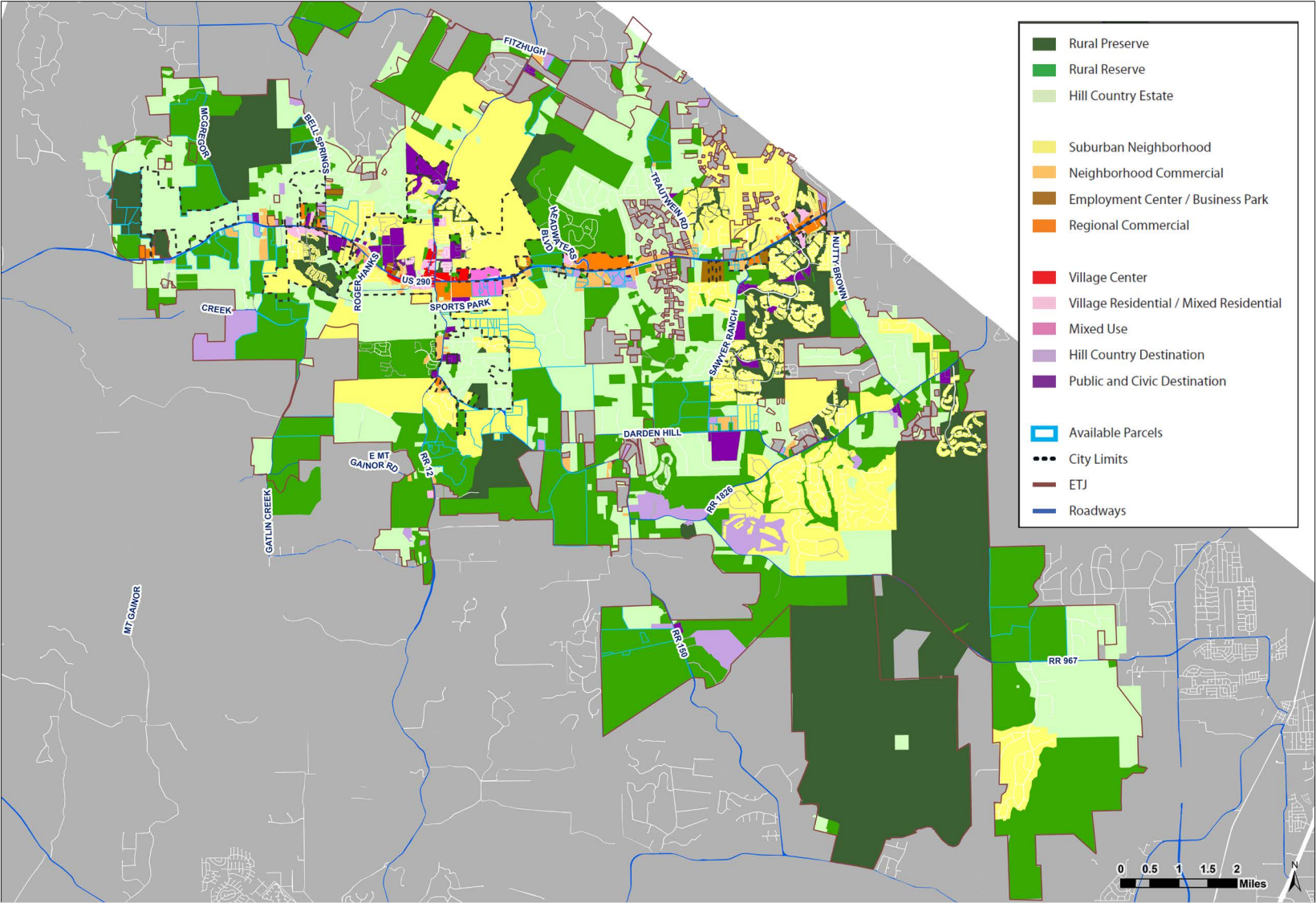


Figure 22. Future Land Use Map



## FUTURE DEVELOPMENT POTENTIAL

The cumulative additional program per 5 year increment results in the chart below. A full description of the results including absorption rates, assumptions, etc, can be found in the appendices.

*Table 3. Additional Program by Land Use*

| <b>Place Type (city + ETJ)</b> | <b>SF Residential Units</b> | <b>Multifamily Units</b> | <b>Office SF</b> | <b>Retail SF</b> | <b>Industrial SF</b> |
|--------------------------------|-----------------------------|--------------------------|------------------|------------------|----------------------|
| Existing Entitled Residential  | 6,854                       | 949                      | -                | -                | -                    |
| Existing Entitled Commercial   | -                           | -                        | 338,113          | 1,098,866        | 147,924              |
| Rural Preserve                 | 3                           | -                        | -                | -                | -                    |
| Rural Reserve                  | 170                         | -                        | -                | -                | -                    |
| Hill Country Estate            | 33                          | -                        | -                | -                | -                    |
| Suburban Neighborhood          | 1,884                       | -                        | 1,172,322        | 2,344,643        | -                    |
| Neighborhood Commercial        | 129                         | -                        | 225,014          | 225,014          | 281,267              |
| Village Center                 | 279                         | 558                      | 303,648          | 506,080          | -                    |
| Village Residential            | 294                         | 131                      | 35,567           | 106,700          | -                    |
| Mixed Use                      | 106                         | 114                      | 32,975           | 49,462           | -                    |
| Hill Country Destination       | -                           | -                        | 96,006           | 336,022          | 600,039              |
| <b>Grand Total</b>             | <b>9,751</b>                | <b>1,751</b>             | <b>2,203,644</b> | <b>4,666,788</b> | <b>1,029,230</b>     |

The resulting net fiscal benefits per 5 years increment results in the chart below broken out by City and ETJ. A full description of the results can be found in appendices. Of note, while the overall annual population continues to increase throughout the extent of the time line horizon, population growth based upon availability of area to grow stop in year 15 of the projection with growth only happening in the ETJ from there on.

### CUMULATIVE ADDITIONAL PROGRAM BY YEAR

| <b>CITY + ETJ</b> |         | <b>Cumulative SF<br/>Residential</b> | <b>Cumulative<br/>Multifamily<br/>Units</b> | <b>Cumulative<br/>Office SF</b> | <b>Cumulative<br/>Retail SF</b> | <b>Cumulative SF<br/>Industrial</b> |
|-------------------|---------|--------------------------------------|---------------------------------------------|---------------------------------|---------------------------------|-------------------------------------|
| 2025              | Year 3  | 1989                                 | 949                                         | 85200                           | 153000                          | 114000                              |
| 2030              | Year 8  | 5304                                 | 1314                                        | 227200                          | 408000                          | 304000                              |
| 2035              | Year 13 | 6842                                 | 1679                                        | 369200                          | 663000                          | 494000                              |
| 2040              | Year 18 | 8092                                 | 1751                                        | 511200                          | 918000                          | 684000                              |
| 2045              | Year 23 | 9342                                 | 1751                                        | 653200                          | 1173000                         | 874000                              |



| <b>Fiscal Benefits<br/>CITY + ETJ</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|---------------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                                  | Year 3  | \$971,735,700                                       | \$20,078,828                   | \$918,000                           | 184                               | 2,062                                    |
| 2030                                  | Year 8  | \$2,408,825,700                                     | \$49,363,383                   | \$2,448,000                         | 184                               | 1,840                                    |
| 2035                                  | Year 13 | \$3,149,482,777                                     | \$65,531,321                   | \$3,978,000                         | 184                               | 762                                      |
| 2040                                  | Year 18 | \$3,733,139,177                                     | \$78,742,309                   | \$5,508,000                         | 184                               | 653                                      |
| 2045                                  | Year 23 | \$4,305,999,177                                     | \$91,749,957                   | \$7,038,000                         | 184                               | 653                                      |

| <b>Fiscal Benefits<br/>CITY</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|---------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                            | Year 3  | \$535,602,000                                       | \$10,087,528                   | \$405,000                           | 48                                | 1,187                                    |
| 2030                            | Year 8  | \$1,428,272,000                                     | \$26,900,075                   | \$1,080,000                         | 48                                | 1,187                                    |
| 2035                            | Year 13 | \$1,624,509,077                                     | \$30,596,004                   | \$1,755,000                         | 48                                | 110                                      |
| 2040                            | Year 18 | \$1,663,745,477                                     | \$31,334,982                   | \$2,430,000                         | 48                                | -                                        |
| 2045                            | Year 23 | \$1,692,185,477                                     | \$31,870,621                   | \$3,105,000                         | 48                                | -                                        |

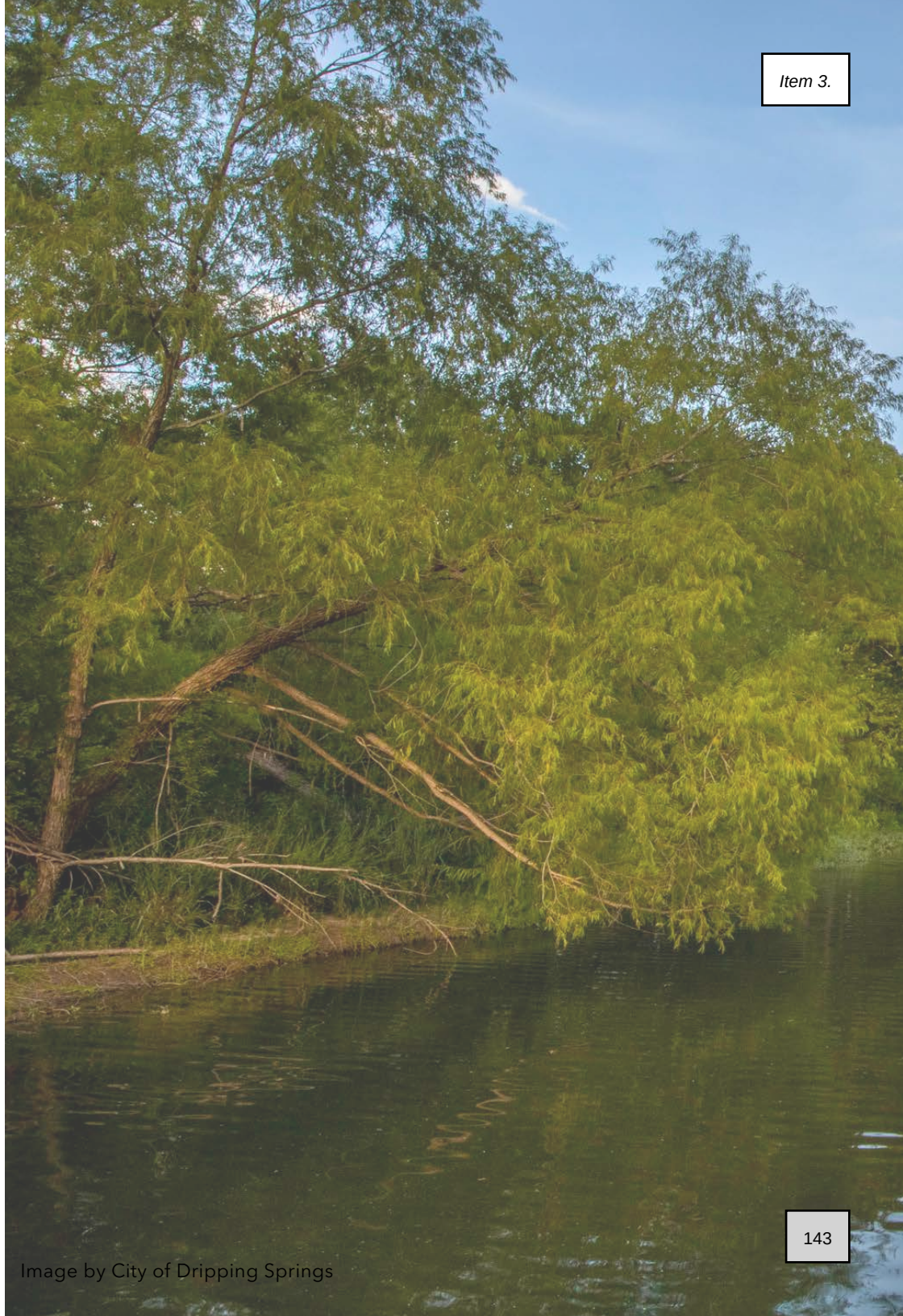
| <b>Fiscal Benefits<br/>ETJ</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|--------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                           | Year 3  | \$436,133,700                                       | \$9,9910,300                   | \$513,000                           | 136                               | 874                                      |
| 2030                           | Year 8  | \$980,553,700                                       | \$22,463,309                   | \$1,368,000                         | 136                               | 653                                      |
| 2035                           | Year 13 | \$1,524,973,700                                     | \$34,935,317                   | \$2,223,000                         | 136                               | 653                                      |
| 2040                           | Year 18 | \$2,069,393,700                                     | \$47,407,326                   | \$3,078,000                         | 136                               | 653                                      |
| 2045                           | Year 23 | \$2,613,813,700                                     | \$59,879,335                   | \$3,933,000                         | 136                               | 653                                      |



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

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

- Dripping Springs Resident





# 4 PLAN ELEMENTS



## 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 service 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 WTCPUA. 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.



## 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.

## 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.



## 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 the 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.

## 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 conglomerations 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.







*"I hope that Dripping Springs will flourish into a more well rounded community with resources to support the inevitable growth of our community, including traffic management, and improved retail/restaurant options. I want Dripping to hold on to its natural charm and history without being stuck in the past and refusing to accommodate growth and change. "*

- Dripping Springs resident







# 5 IMPLEMENTATION PLAN



## OVERVIEW

The Implementation Strategies outlined below respond to the goals, objectives, and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming. As lead agency, the City of Dripping Springs Planning and Development Department will assume a significant strategic role in coordinating the Implementation Strategies of the Comprehensive Plan. The Implementation Strategies associated with each category are critical to the success of the Plan. As a result, the overall objective will be best served if the City provides the necessary leadership to define key partnerships, required resources, and next steps in the process.

## SUPPORTING PLANS AND PROGRAMS

To implement the Comprehensive Plan, the City will be required to modify existing City plans and programs that may impact short-and long-term improvements. This initial step will ensure that citywide plans and programs are consistent with the Plan's vision to create a vibrant community that is economically feasible and context sensitive.

The City should seek implementation efficiencies where multiple plans or programs could provide leverage and/or funding to support the Plan vision. For example, infrastructure initiatives may have multiple applicable funding sources that could be leveraged to address overlapping needs as improved street and rights-of-way improvements, sustainability and low impact development objectives to help achieve each program's goals in a more efficient manner.

## OVERARCHING IMPLEMENTATION STRATEGIES

### STEWARD THE VISION

#### **Why is this important?**

*The Comprehensive Plan sets the vision and goals and required policies for the Plan. However, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. Likewise, identifying key parties and departments as lead agencies who are responsible for key initiatives will help ensure the Plan moves forward while demonstrating to the public and leadership that each actionable strategy is being addressed in a timely manner.*

Identify key departments needed to ensure the advancement of the next steps for the Comprehensive Plan implementation over the next 10-15 years. In addition, the City will need to align all department work plans and budgets to implement the key goals of the Comprehensive Plan.

*development regulations will ensure the long-term implementation of key strategies and help guide the type of development that is sought by the community. A logical first step is to consider the advancement of a Code Audit, designed to evaluate consistencies with the Comprehensive Plan policies and the Municipal Code. A Code Audit can serve as a cost-effective way to define any future required Code Amendments and how to prioritize next steps.*

Integrating the vision framework findings and recommendations will be a high priority for implementation. The City should advance necessary changes to the City's policies and adopt development regulations to guide decisions regarding future development, City investments in capital improvements, and other City programs. This can include future modifications and amendments to the Comprehensive Plan, updates to the Land Use Development Code, or changes to street standards.

### POLICY AND DEVELOPMENT CODE AMENDMENTS

#### **Why is this important?**

*The Comprehensive Plan is intended to serve as a guiding document that establishes community priorities and policies needed to achieve the Plan's vision. Unlike the Municipal Zoning and Development Code, the Comprehensive Plan is not a legally binding document. To achieve many of the Plan's objectives, critical amendments to the City's*

### INTERAGENCY COORDINATION

#### **Why is this important?**

*The Comprehensive Plan may identify certain initiatives that will require multiple agencies and City departments to ensure the implementation of key plan strategies. An example may include coordination between City Public Works and Planning and Development Department, and the Texas State Department of Transportation on access management and*



*urban highway operations as redevelopment occurs along designated commercial corridors within the City Limits. The design of new streetscapes, location of curb cuts and off-street parking management will likely require evaluation current street and development standards when considering recommendations that may focus on strategies as Complete Streets and pedestrian-first design outcomes.*

Pursue opportunities to work with local, state, county, and other agencies in order to deliver high priority initiatives and projects identified in the Comprehensive Plan.

## PRIVATE-PUBLIC PARTNERSHIPS

### **Why is this important?**

*The implementation of the Comprehensive Plan will require multiple interests working together to achieve common objectives. Leveraging diverse interests and resources through a variety of public-private partnerships, community volunteers and special interest groups will ensure the Plan is working on behalf of all community members. Active participation with community members will also help identify inherent conflicts that will require further evaluation and potential Plan modifications and amendments.*

Identify potential partners that may help contribute to the long-term success of Comprehensive Plan. Identify private and non-profit organizations that share similar intrinsic values and potential growth opportunities for Dripping Springs.

## ONGOING COMMUNITY ENGAGEMENT

### **Why is this important?**

*After the Comprehensive Plan is successful adopted, the Plan's implementation process begins. This ongoing, proactive process will continue as community values and priorities evolve. For this reason, periodic check-ins with neighborhood, community groups, and special interests are critically important. This could be completed with regular online social media updates, neighborhood meetings, Planning and Zoning Commission and City Council meeting agenda updates.*

Develop a framework to continue to facilitate ongoing community engagement and provide updates to key stakeholders as the Comprehensive Plan implementation progresses. Reconvene the Plan's key stakeholders on an annual basis or as appropriate to provide updates and continue to solicit feedback and support the engagement as the Plan champions. Proactively communicate with neighborhoods, local businesses, and community stakeholders through all phases of the project.

## PLAN MONITORING AND REVIEWS

### **Why is this important?**

*The Comprehensive Plan sets the vision and goals and required policies for the Plan. As noted above, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. In addition to identifying departments who are responsible for key initiatives, the Plan should also identify performance measures and delivery timelines of each initiative, as well as a regular reporting system to update key stakeholders and decision-makers as the Plan moves forward. Instilling a high level of accountability within the community will ensure continued support for the Plan and help identify new priorities and initiative as the plan implementation process continues to advance.*

Establish a mechanism for reviewing and monitoring the Plan development, design and delivery and key performance measures established by the Plan, including housing targets and thresholds, small business retention, development and design standards, and sustainable development metrics as applicable.



# INFRASTRUCTURE & FACILITIES

Item 3.

## GOAL

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

| Objective                                                                               | Action                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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 citywide Water Quality and Drainage Plan.                                                                                                                                                                                                    |            | X           |           | MEDIUM                                | City Engineer                        |
|                                                                                         | c. Encourage LID and BMP techniques for residential developments through Development Agreements (DAs) 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 citywide 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<br><br>Identify and apply for relevant stormwater management grants from region and State.                                                                                                                                       |            | X           |           | MEDIUM                                | City Engineer                        |

| Objective                                                                             | Action                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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                                                                                                                                                                  |            |             |           |                                       | 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. |            | X           |           | HIGH                                  | Maintenance Director<br><br>Parks & Community Services Director |
|                                                                                       | 3.b. Public Realm Development Incentives                                                                                                                                                                           |            |             |           |                                       | Planning Director, City Attorney, & City Engineer               |
|                                                                                       | Create incentives for developers to contribute to street and public realm infrastructure systems and Comprehensive Plan goals.                                                                                     |            |             | X         | MEDIUM                                |                                                                 |



# COMMUNITY CHARACTER

Item 3.

## 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<br>(Low,<br>Medium,<br>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<br><br>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.<br><br>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). Ensure that any enhancements don't conflict with US 290 expansion.                                                                                                   | 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 & Community Services 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 & Community Services Director |

| Objective | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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, Parks & Community Services 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 & Community Services Director |
|           | CC.1.g. Branding + Wayfinding Program<br><br>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 local hotel occupancy 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 & Community Services 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 & Community Services 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 & Community Services Director                     |



| Objective | Action                                                                                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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 & Community Services 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<br><br>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<br><br>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    |
|           | CC.1.s. Maintain historic resource surveys for properties located in the Mercer, Old Fitzhugh, and Hays Historic Districts.                                                                                                                                                                                                       |            |             | X         | HIGH                                  | Planning Department<br>City Administration |

| Objective | Action                                                                                                                                                                                                                                                                              | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-------------------------------------------|
|           |                                                                                                                                                                                                                                                                                     | Short-term | Medium-term | Long-term |                                       |                                           |
|           | CC.1.t. Identify additional historic properties located within City limits to be included in a historic, architectural, and cultural resource survey. Work toward obtaining a historic landmark designation and commemorative plaque for these historic resources when appropriate. |            |             | X         | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.u. Update Historic Preservation Design Guidelines to communicate preservation requirements and best practices for properties located within the Mercer, Old Fitzhugh, and Hays Historic Districts, and within City limits.                                                     | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.v. Update the City of Dripping Springs' Historic Preservation Ordinance/Code to streamline zoning, permit application, and design requirements for historic properties in the Historic Districts and City limits.                                                              | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.w. Diffuse information about the City of Dripping Springs' historic properties through virtual storytelling (Story Map) on the City Website.                                                                                                                                   | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.x. Consider revising and developing branding and wayfinding system for each of the historic districts.                                                                                                                                                                         |            | X           |           | MEDIUM                                | Communications Director                   |
|           | CC.1.y. Maintain knowledge of best historic preservation and revitalization practices for "Main Streets" through participation in the Texas Historical Commission's First Street Program.                                                                                           |            | X           |           | MEDIUM                                | Planning Department                       |
|           | CC.1.z. Oak Wilt Prevention and Care in the historic districts, Benefits of maintenance and care, Outreach and containment Program; Proactive tree preservation and care for OFR coinciding with the roadway improvements.                                                          |            | X           |           | HIGH                                  | City Administration                       |
|           | CC.1.aa. Art in the paseo or in the Glassed in area of the Stephenson Building; Collaboration with the Dripping Springs Art League (ex: downtown wall murals).                                                                                                                      |            | X           |           | MEDIUM                                | City Administration                       |

| Objective                                                                                                                                | Action                                                                                                                                                                                                                                                                                                                   | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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<br><br>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. 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.c. Proactively move towards protection of the current 500-year floodplain and/or Atlas-14 recommendations.                                                                                                                                                                                                             |            | X           |           | MEDIUM                                | City Engineer                                                            |
|                                                                                                                                          | 2.d. Support the addition of public restrooms and other visitor facilities in Downtown to promote the area in Downtown area.                                                                                                                                                                                             |            |             | X         | COMPLETED                             | City Administration                                                      |



## GOAL

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

| Objective                                            | Action                                                                                                                                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                  |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|----------------------------------------------------------------------|
|                                                      |                                                                                                                                                                                                                                                                                                                                    | Short-term | Medium-term | Long-term |                                       |                                                                      |
| CCE. 1. Partner with TxDOT to monitor corridor plans | 1.a. 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 RR 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<br>(Low,<br>Medium,<br>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, Transportation Committee |
|                                                                          | 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, Transportation Committee |
|                                                                          | 3.c. Ongoing Safety Monitoring of Neighborhood Streets<br><br>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<br>(Low,<br>Medium,<br>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,<br>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,<br>Transportation Engineer,<br>Maintenance Director |
|                                                                                             | 4.c. Transportation Demand Management Program<br><br>Explore the development of a Transportation Demand Management program to manage parking demand downtown and congestion. The program should include strategies to improve infrastructure for walking, bicycling, carpooling, and ride-sharing; implement efficient parking management practices; leverage partnerships and provide reward programs for modal choices. |            | X           |           | HIGH                                  | Planning Director,<br>Transportation Engineer                          |
|                                                                                             | 4.d. Encourage the school district to construct a second school bus depot area to the east of RR 12.                                                                                                                                                                                                                                                                                                                      |            | X           |           | HIGH                                  | Planning Director                                                      |
|                                                                                             | 4.e. Consider incentivizing schools to be away from major arterials (US 290 & RR 12) to avoid additional traffic congestion in those areas.                                                                                                                                                                                                                                                                               |            | X           |           | HIGH                                  | Planning Director                                                      |



## 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<br>(Low,<br>Medium,<br>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                                                                                                                                                                                                                                                 |            |             |           |                                       | Planning Director   |
|                                                         | Develop and adopt new exterior design guidelines and architectural 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          |             |           | MEDIUM                                |                     |
|                                                         | 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<br>(Low,<br>Medium,<br>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"> <li>• Multifamily incentives for vertical mix use or planned developed</li> <li>• Impact fee credits</li> <li>• Fee waivers</li> <li>• Commercial development tax incentive</li> <li>• Expedited development reviews</li> <li>• Triggering Mechanisms to allow for deferred public improvements</li> </ul>                                                                    |            | X           |           | HIGH                                  | Planning Director & City Administration |

## GOAL

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

| Objective                                                                                                          | Action                                                                                                                                                    | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>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          |             |           | COMPLETED                             | City Administrator       |



| Objective                                           | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                           |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-------------------------------------------------------------------------------|
|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Short-term | Medium-term | Long-term |                                       |                                                                               |
|                                                     | 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<br><br>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                                                      |

| Objective                            | Action                                                                                                                                                                                                                                                                                                                       | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                  |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|----------------------------------------------------------------------|
|                                      |                                                                                                                                                                                                                                                                                                                              | Short-term | Medium-term | Long-term |                                       |                                                                      |
|                                      | 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                                                  |

| Objective | Action                                                                                                                                                                               | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                                                                                                                                                                                      | Short-term | Medium-term | Long-term |                                       |                                                                                                                                                                                |
|           | 4.d. Utility Planning – Establish and adopt a utilities master plan to address constraints related to wastewater and water availability.                                             |            | X           |           | HIGH                                  | Utilities Director, Deputy City Administrator, City Engineer.<br><br>Boards, Commissions, & Committees:<br><br>Utility Commission, Planning & Zoning Commission, City Council. |
|           | 4.e. PDD Process: Include periodic workshops with Planning & Zoning Commission and City Council in the process to give updates on the status and issues related to the negotiations. | X          |             |           | MEDIUM                                | Planning Director                                                                                                                                                              |



| Site Development Projects                         |                   |                               |                                                                                                                                 |                        |
|---------------------------------------------------|-------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Site Development Project Name                     | City Limits / ETJ | Location                      | Description                                                                                                                     | Status                 |
| SD2021-0005 Dripping Springs WWTP Expansion       | CL                | 23127 FM 150 W                | Expansion of the Wastewater treatment plant.                                                                                    | HOLD                   |
| SD2021-0021 RR 12 Commercial Kitchen              | CL                | 28707 RR 12                   | Commercial kitchen that will support a catering business, no on-site dining is proposed.                                        | Approved w/ Conditions |
| SD2022-0013 DS Flex Business Park                 | CL                | 28513 RR 12                   | Construction of two shell buildings with accompanying site improvements.                                                        | Waiting on Resubmittal |
| SD2022-0011 Skybridge Academy                     | CL                | 519 Old Fitzhugh Road         | Remodel of exisiting historic structures, add new construction to house and garage with additional parking and revised driveway | Approved w/ Conditions |
| SD2022-0014 Bell Springs Site Plan (Travis Flake) | ETJ               | 5307 Bell Springs Rd          | Office and Warehouse with drives, parking, waterline connection, and pond.                                                      | Approved w/ Conditions |
| SD2022-0018 Office 49                             | ETJ               | 241 Frog Pond Lane            | Eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.            | Waiting on Resubmittal |
| SD2022-0020 Merigian Studios                      | ETJ               | 105 Daisy Lane                | Art studio with driveway, parking, and external structures.                                                                     | Approved w/ Conditions |
| SD2022-0024 4400 US 290 SP                        | ETJ               | 4400 US 290                   | 7 Commercial Buildings in the ETJ.                                                                                              | Approved w/ Conditions |
| SD2022-0032 Driftwood Ranch Clubhouse             | ETJ               | 857 Driftwood Golf Club Drive | Revising previously approved site plan.                                                                                         | Waiting on Resubmittal |
| SD2023-0008 102 Rose Drive                        | CL                | 102 Rose Dr                   | Construction of two additional duplexes w/ accompanying site improvments.                                                       | Waiting on Resubmittal |
| SD2023-0010 Creek Road Horse Farms                | CL/ETJ            | 1225 Creek Rd                 | Horse training facility with covered riding arena, barn, storage building and open-air riding.                                  | Waiting on Resubmittal |
| SD2023-0011 Amazing Explorers Academy             | ETJ               | Ledgestone                    | Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.                         | Waiting on Resubmittal |
| SD2023-0018 Sunset Canyon Storage Facility        | ETJ               | 950 S. Sunset Canyon Drive    | Proposed storage facility with associated parking and drive.                                                                    | Waiting on Resubmittal |
| SD2023-0020 Graveyard Cellars                     | ETJ               | 24101 RR 12                   | 2800 sq ft building and parking.                                                                                                | Approved w/ Conditions |
| SD2024-001 Roxie's at Dripping Springs            | CL                | 299 W. Mercer Street          | Renovating and expanding site.                                                                                                  | Approved w/ Conditions |
| SD2024-002 QuickTrip #4133                        | CL                | HWY 290 and Sawyer Ranch Rd   | Convenience store with fuel sales.                                                                                              | Waiting on Resubmittal |
| SD2024-004 Glass Business Park, Phase 2           | ETJ               | 2560 W Hwy 290                | Construction of 6 additional warehouse buildings with associated site improvements                                              | Waiting on Resubmittal |
| SD2024-007 New Growth at Roger Hanks              | CL                | US 290 at Roger Hanks Pkwy    | Mix land use and 240 residential units with parkland and roadway connections.                                                   | Waiting on Resubmittal |
| SD2024-008 AutoZone 5807 Dripping Springs         | CL                | US Hwy 290                    | Retail auto parts store.                                                                                                        | Waiting on Resubmittal |
| SD2024-011 Patriot Erectors CZP                   | ETJ               | 3023 West Hwy 290             | Detention pond.                                                                                                                 | Approved w/ Conditions |
| SD2024-020 Lost Lizard                            | ETJ               | 10730 FM 967                  | Four residential accessory structures and gravel parking.                                                                       | Waiting on Resubmittal |
| SD2025-002 Ewald Kubota                           | ETJ               | 3981 E US 290                 | Kubota sales and service center with customer and display parking.                                                              | Waiting on Resubmittal |

| Site Development Project Name                        | City Limits / ETJ | Location                | Description                                                                                                                 | Status                 |
|------------------------------------------------------|-------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|
| SD2025-003 The Ranch at Caliterra Amenity Center     | ETJ               | Whiskey Barrel Dr.      | Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.                         | Waiting on Resubmittal |
| SD2025-006 AAA Storserv Dripping Springs LLC Phase 2 | CL                | 1300 E US 290           | Expansion of developed area including buildings, drives and parking.                                                        | Waiting on Resubmittal |
| SD2025-008 Driftwood Utility Access Corridor         | ETJ               | FM 967 and RM 1826      | Joint use access easement that will tunnel under existing TxDOT ROW.                                                        | Waiting on Resubmittal |
| SD2025-010 Dripping Springs High School No. 2        | ETJ               | 11091 Darden Hill Rd    | 482,844 s.f. two-story building, parking, sidewalks, utilities, grading, drainage, detention and water quality improvements | Waiting on Resubmittal |
| SD2025-011 Hemphill 1862 Dripping Springs            | ETJ               | 1511 W Hwy 290          | Wireless communication tower on existing commercial lot.                                                                    | Waiting on Resubmittal |
| SD2025-012 WTCPUA 1340 Elevated Storage Tank         | ETJ               | 149 Shelton Ranch Rd    | 12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.                                  | Waiting on Resubmittal |
| SD2025-014 FM 1826 Retail Center                     | ETJ               | 16514 RR 1826           | Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.                                  | Waiting on Resubmittal |
| SD2025-015 Uriegas Dental                            | CL                | 28495 RR 12             | New dental office and a second professional office building with associated parking and drives.                             | Waiting on Resubmittal |
| SD2025-016 St. Martin de Porres                      | CL                | 230 Post Oak            | Construction of new Church with approx. 17,656 sqft gross floor area, with parking, detention, and utilities.               | Waiting on Resubmittal |
| SD2026-001 MVMTC-Store Dripping Springs              | CL                | 26207 Ranch Road 12     | 5,585 sqft convenience store with 10 fueling positions.                                                                     | Waiting on Resubmittal |
| SD2026-002 Howard Ranch Commercial                   | CL                | 26002 RR 12             | Phase 1 - 8,500 sq ft general store w/ gas station. Phase 2 - four retail stores.                                           | Waiting on Resubmittal |
| SD2026-005 U-Haul Dripping Springs                   | ETJ               | 14001 W US 290          | 1 story warehouse, 4 story self storage, covered RV parking, water quality and detention.                                   | Waiting on Resubmittal |
| SD2026-007 Property Commerce Commercial Lot B-1-B    | ETJ               | 13861 Canonade Drive    | Grading and stablization off south side of lot. Part of a larger project out of the ETJ.                                    | Waiting on Resubmittal |
| SD2026-008 DSISD 18 + Building                       | ETJ               | 14451 Sawyer Ranch Road | Construction of 5,480 sqft building with parking, and fire access.                                                          | Approved               |
| SD2026-009 Dripping Springs Community Library        | CL                | 225 Benney Lane         | 39,000 sq ft building with utilities and parking.                                                                           | Waiting on Resubmittal |
| SD2026-011 Headwaters East - Site A                  | CL                | HWY 290                 | 6,250 and 4,000 sq ft building sites with grading, paving, drainage, and utility improvements.                              | Waiting on Resubmittal |
| SD2026-012 Headwaters East - Site B                  | CL                | HWY 290                 | 1,700, 1,900, 8,125, 8,200, 7,800, and 11,300 sqft building sites with grading, paving, drainage, and utility improvements. | Waiting on Resubmittal |
| SD2026-013 Headwaters East - Site C                  | CL                | HWY 290                 | 23,300, 8,750, and 3,300 sqft building sites with grading, paving, drainage, and utility improvements.                      | Waiting on Resubmittal |
| SD2026-014 Headwaters East - Site D                  | CL                | HWY 290                 | 16,550, 25,000, and 51,000 sqft building sites with grading, paving, drainage, and utility improvements.                    | Waiting on Resubmittal |

| Site Development Project Name                  | City Limits / ETJ | Location                 | Description                                                                                   | Status                 |
|------------------------------------------------|-------------------|--------------------------|-----------------------------------------------------------------------------------------------|------------------------|
| SD2026-015 Double L Phase 1 - Amenity Center   | ETJ               | 29500 RR 12              | 5 buildings on 5.664 acres with water, wastewater, drainage, and paving improvements.         | Waiting on Resubmittal |
| SD2026-016 Dripping Springs Sports Club        | CL                | HWY 290                  | 55,800 sqft building footprint with sport courts, parking, grading, and utility improvements. | Waiting on Resubmittal |
| SD2026-017 Valvoline Dripping Springs TX (VAC) | CL                | 403 E US 290             | Oil change facility with 1,870 sqft building footprint and paving, grading, and utilities.    | Waiting on Resubmittal |
| SD2026-018 Arrowhead Ranch Retail Development  | CL                | 140 Arrowhead Ranch Blvd |                                                                                               | Under Review           |
| *Blue rows indicate new applications*          |                   |                          |                                                                                               |                        |



| Subdivision Projects                                                     |                   |                            |                                                                                                                                    |                        |
|--------------------------------------------------------------------------|-------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Subdivision Project Name                                                 | City Limits / ETJ | Location                   | Description                                                                                                                        | Status                 |
| SUB2022-0033 The Ranch at Caliterra                                      | ETJ               | Premier Park Loop          | Preliminary plat of the Carter tract with 243 lots                                                                                 | Approved w/ Conditions |
| SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP                          | ETJ               | 590 Cypress Creek Dr       | An amending plat to remove a site parking area from the single family lot. This request is by the property owner.                  | Waiting on Resubmittal |
| SUB2022-0052 Village Grove Phase 1 Construction Plans                    | CL                | Sports Park Rd             | Approved- back in review for landscape revisions.                                                                                  | Approved w/ Conditions |
| SUB2022-0048 Wild Ridge Phase 1 CP                                       | CL                | E US 290                   | Construction plans for phase 1 of Wild Ridge                                                                                       | Waiting on Resubmittal |
| SUB2023-0001 Village Grove Phase 2B CP                                   | CL                | Sports Park Rd             | Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.                                   | Approved w/ Conditions |
| SUB2023-0006 Wild Ridge Phase 1 FP                                       | CL                | E US 290                   | Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot                                           | Waiting on Resubmittal |
| SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park | CL                | US 290 at Roger Hanks Pkwy | Under Review                                                                                                                       | Waiting on Resubmittal |
| SUB2023-0038 The Ranch at Caliterra Final Plat                           | ETJ               | HC Carter Way              | 234 single family lots on 200.024 acres                                                                                            | Approved w/ Conditions |
| SUB2023-0039 Wild Ridge Phase 2 Construction Plans                       | CL                | Shadow Ridge Parkway       | 142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space | Waiting on Resubmittal |
| SUB2023-0042 Hardy Construction Plans                                    | CL                | 2901 West US 290           | 78.021 acres subdivided into 73 single family lots                                                                                 | Approved w/ Conditions |
| SUB2023-0048 Driftwood Falls Estates Subdivision                         | ETJ               | 609 S Creekwood Dr         | Replat two lots in one.                                                                                                            | Approved w/ Conditions |
| SUB2024-005 Roger Hanks Construction Plans                               | CL                | US 290 at Roger Hanks Pkwy | Public improvements from southern boundary to intersection with 290.                                                               | Waiting on Resubmittal |
| SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat           | CL/ETJ            | 230 Post Oak Drive         | Combine two existing lots into one.                                                                                                | Approved w/ Conditions |
| SUB2024-015 Gateway Village Phase 1                                      | CL                | US 290                     | Final plat for 144 single family subdivision.                                                                                      | Waiting on Resubmittal |
| SUB2024-017 Wild Ridge Phase 2 Final Plat                                | CL                | Shadow Ridge Parkway       | 152 single family residential lots.                                                                                                | Approved w/ Conditions |
| SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat             | ETJ               | Thurman Roberts Way        | 13 lots. 10 residential, 2 open space, and 1 private.                                                                              | Approved w/ Conditions |
| SUB2024-021 Village Grove Phase 2A Subdivision                           | CL                | Village Grove Parkway      | Infrastructure for 64 single family residential lots on 18.206 acres                                                               | Waiting on Resubmittal |
| SUB2024-024 Heritage Phase 4 Subdivision                                 | CL                | Sportsplex Drive           | 115 single family lots on 31.80 acres                                                                                              | Waiting on Resubmittal |
| SUB2024-025 Village Grove Phase 3 Subdivision                            | CL                | Village Grove Parkway      | 115 single family lots on 30.04 acres                                                                                              | Waiting on Resubmittal |
| SUB2024-030 Heritage Phase 3 Final Plat                                  | CL                | Sportsplex Drive           | 164 lot subdivision plat                                                                                                           | Waiting on Resubmittal |

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| SUB2024-034 Village Grove Phase 2A Final Plat                                    | CL  | Village Grove Parkway              | Final plat for 165 single family lots.                                                                       | Approved w/ Conditions |
| SUB2025-002 Lunaroya PH 3 Preliminary Plat                                       | ETJ | 13755 Silver Creek Dr              | 9 single family residential lots.                                                                            | Waiting on Resubmittal |
| SUB2025-005 Ewald Kubota Minor Plat                                              | ETJ | 3981 E US 290                      | 3.9 acre plat                                                                                                | Waiting on Resubmittal |
| SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans                        | CL  | Rushmore Drive at Lone Peak Way    | Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots.     | Waiting on Resubmittal |
| SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul | ETJ | NW of RR 12 and Event Center Dr    | Reclaimed water facility                                                                                     | Waiting on Resubmittal |
| SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat                     | CL  | Rushmore Drive                     | 3 open space lots and 156 40', 45', or 60' residential lots.                                                 | Approved w/ Conditions |
| SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat         | CL  | Goose Island Dr and Lost Maples Dr | 0.8873 acre lot                                                                                              | Approved w/ Conditions |
| SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat                    | ETJ | Pecos River Xing                   | Public infrastructure.                                                                                       | Waiting on Resubmittal |
| SUB2025-012 Double L Pod A3 Preliminary Plat                                     | ETJ | Pecos River Xing                   | 46 residential units.                                                                                        | Waiting on Resubmittal |
| SUB2025-013 Double L Pod A1 and A2 Preliminary Plat                              | ETJ | Pecos River Xing                   | 99 residential units.                                                                                        | Waiting on Resubmittal |
| SUB2025-014 Village Grove Wastewater Treatment Plant                             | CL  | S Rob Shelton Blvd                 | WWTP for the Village Grove Development.                                                                      | Waiting on Resubmittal |
| SUB2025-015 Wild Ridge Wastewater Treatment Plant                                | CL  | Goose Island Drive                 | Phase one of the temporary WWTP.                                                                             | Waiting on Resubmittal |
| SUB2025-017 Lunaroya Phase 2 Construction Plans                                  | ETJ | Silver Creek Road                  | 28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilities, and open space. | Waiting on Resubmittal |
| SUB2025-018 Double L Pod B4 Preliminary Plat                                     | ETJ | 153 El Capitan Lp                  | Plat for 62 residential lots                                                                                 | Waiting on Resubmittal |
| SUB2025-019 Double L Pod B4 Arterial Preliminary Plat                            | ETJ | 153 El Capitan Lp                  | Single lot plat for arterial road adjacent to pod B4                                                         | Waiting on Resubmittal |
| SUB2025-020 Double L Pod A4 and B1 Preliminary Plat                              | ETJ | 843 Pecos River Xing               | Plat for 102 residential lots                                                                                | Waiting on Resubmittal |
| SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat                     | ETJ | 843 Pecos River Xing               | Single lot plat for arterial road adjacent to pods A4 and B1                                                 | Waiting on Resubmittal |

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| SUB2025-023 Double L Ranch Pod A3 Construction Plans                                   | ETJ | 29300 RR 12               | 46 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans                              | ETJ | 29300 RR 12               | 99 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans                  | ETJ | 29300 RR 12               | 46 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-027 Driftwood Sub, Phase 1, Section 2, Block A, Lots 30 and 31 - Amending Plat | ETJ | 1574 Thurman Roberts Way  | Combine lots 30 and 31.                                                                                           | Approved w/ Conditions |
| SUB2025-031 Lunaroya Phase 2 Subdivision                                               | ETJ | Silver Creek Road         | 39 lot final plat with 34 residential lots, open space lots, and drainage lots.                                   | Waiting on Resubmittal |
| SUB2025-032 Headwaters Station Phase 1 Preliminary Plat                                | CL  | Hwy 290 and Canyonwood Dr | 7 commercial lots and 1 drainage lot on 55.13 acres.                                                              | Approved w/ Conditions |
| SUB2025-033 Haydon Place Preliminary Plat                                              | CL  | 265 College Street        | 34 residential lot subdivision. 8 lots within City Limits and remaining in Hays County. 2 drainage lots.          | Waiting on Resubmittal |
| SUB2025-034 WTCPUA 20 Inch Cross Country Transmission Main Seg. 3                      | ETJ | Silver Creek Road         | 4,020 linear feet of potable water transmission main.                                                             | Waiting on Resubmittal |
| SUB2025-035 Wild Ridge 16 Inch Water Line                                              | CL  | E US Hwy 290              | 7,800 linear feet of 16" ductile iron water transmission mains.                                                   | Waiting on Resubmittal |
| SUB2026-002 New Life Lutheran Church of Dripping Springs Plat                          | CL  | 1121 Buffalo Canyon Drive | Minor plat of 12 acre undeveloped lot into two lots.                                                              | Waiting on Resubmittal |
| SUB2026-004 Village Grove Phase 3-1 Final Plat                                         | CL  | Village Grove Parkway     | 18 residential lots with 2 open space lots and 1 detention pond lot.                                              | Waiting on Resubmittal |
| SUB2026-005 Village Grove Phase 3-2 Final Plat                                         | CL  | Village Grove Parkway     | 31 residential lots with 1 open space lot.                                                                        | Waiting on Resubmittal |
| SUB2026-006 Village Grove Phase 3-3 Final Plat                                         | CL  | Village Grove Parkway     | 66 Residential lots with 1 open space lot.                                                                        | Waiting on Resubmittal |
| SUB2026-007 Feller's Dripping Springs Preliminary Plat                                 | CL  | 1300 Creek Road           | 18 residential lots and 1 drainage lot.                                                                           | Waiting on Resubmittal |
| SUB2026-010 Double L Ranch Phase 1 Final Plat                                          | ETJ | RR 12                     | 244 residential lots and amenity center.                                                                          | Waiting on Resubmittal |
| SUB2026-011 Headwaters Station East Construction Plans                                 | CL  | Hwy 290 and Canyonwood Dr | Grading, drainage, and infrastructure plans for 14 commercial lots, and 1 MUD Utility/Drainage/Water Quality Lot. | Waiting on Resubmittal |
| SUB2026-012 Driftwood Ranch Lift Station                                               | ETJ | 11100 W FM 967            | Construction of a wastewater lift station.                                                                        | Waiting on Resubmittal |
| SUB2026-013 Driftwood Creek Lift Station                                               | ETJ | 16156 W FM 150            | Construction of a wastewater lift station.                                                                        | Waiting on Resubmittal |
| SUB2026-014 Amending Plat of Radiance, Phase 1, Lots 29 and 20C                        | ETJ | 108 Concord Circle        | Adjusting lot line between 2 platted lots.                                                                        | Waiting on Resubmittal |
| SUB2026-015 Ruby Ranch Phase 6 Lot 1A-11A, Block F                                     | ETJ | E Bartlett Drive          | Remove an existing onsite drainage easement.                                                                      | Waiting on Resubmittal |



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| SUB2026-016 Deangelis Estates                                                   | ETJ | Darden Hill Road      | Divide a 10 acre lot into two 5 acre lots.                                                         | Under Review           |
| SUB2026-017 Village Grove Phase 2B1 Amending Plat                               | CL  | Village Grove Parkway | Adjusting lots in block 9.                                                                         | Approved               |
| SUB2026-018 Replat Establishing Austin Ridge Bible Church and Kaden Subdivision | ETJ | 3150 W US 290         | Combine 6 existing tracts into 2 platted lots.                                                     | Waiting on Resubmittal |
| SUB2026-019 WTCPUA 20 Inch Transmission Main                                    | ETJ | Ranch Road 12         | 15,045 linear feet of 20-inch ductile iron pipe and related appurtenances for a transmission main. | Waiting on Resubmittal |
| SUB2026-020 Driftwood Creek Phase 1 Section 3                                   | ETJ | Thurman Roberts Way   | Combining 3 single family lots and 1 open space/drainage lot.                                      | Waiting on Resubmittal |
| SUB2026-021 Final Plat - WTCPUA 1340 ESTII                                      | ETJ | 149 Shelton Ranch Rd  | One lot subdivision for water utility elevated storage tank.                                       | Waiting on Resubmittal |
| SUB2026-022 Resubdivision of Springwood Lot 27 and 28-A                         | CL  | 119 Oaksprings Dr.    | Combining 2 lots and removing an easement.                                                         | Under Review           |
| SUB2026-023 Fellers Construction Plans                                          | CL  | 1300 Creek Road       | Road and utilities for 18 lot single family subdivision with drainage lot.                         | Under Review           |
| *Blue rows indicate new applications*                                           |     |                       |                                                                                                    |                        |

| In Administrative Completeness                                 | Filing Date |
|----------------------------------------------------------------|-------------|
| ADMIN2026-023 Headwaters Station East Final Plat               | 19-Aug      |
| SUB2025-007 Double L Ranch Reclaimed Water Production Facility | 19-Aug      |
| ADMIN2026-024 Bannockburn Church                               | 19-Aug      |
| ADMIN2026-025 Prep at Caliterra                                | 19-Aug      |
| SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans      | 19-Aug      |