



Dripping Springs Temporary Development Moratorium FAQs

The Temporary Moratorium has not been finally approved. The City will be reviewing whether to enact a moratorium in the month of November. To see more information related to dates and meetings please [click here](#).

1. What is a moratorium?

A moratorium is a tool afforded to cities by state law that allows a city to pause new development that may be detrimental absent specific public facilities while the City further assesses its infrastructure and regulatory needs.

2. Why is the City of Dripping Springs considering enacting a temporary development moratorium?

The City of Dripping Springs recognizes the impact of rapid growth on providing for responsible development especially as it relates to density, transportation, and the provision of wastewater. Currently, the City has reached its wastewater capacity. It is also in the process of updating its Comprehensive Plan and Zoning Ordinance to accommodate land use regulation issues. If approved, Dripping Springs will use the moratorium to give the City time for responsible development and future planning so that commercial development ordinances or regulations and other applicable laws are adequate to prevent new development from being detrimental to the public health, safety, or welfare of the residents of the city while also addressing the need for sustainable infrastructure.

3. When does this take effect?

The first period of the temporary moratorium takes effect on November 18, 2021. Any permit application that has been deemed administratively complete prior to this date will not be affected by the temporary moratorium for that permit only. It lasts while the Planning and Zoning Commission and City Council take public comment and review whether a longer temporary moratorium would provide a practical solution to the City's current development issues. If approved by the City Council, a longer initial period of between 1 – 120 days will take effect on November 23, 2021. Additional extensions could be considered. This is a temporary moratorium and will delay the acceptance, authorization, and approvals necessary for any application or permit related to land use. This delay will affect any request to change a piece of property that allows for new development on the property. During this temporary moratorium, each department of the City will only accept applications or plans that include a request for

a waiver. Waivers are reviewed by City Council. Some permit applications will not be affected by this temporary moratorium. For more information, please email moratorium@cityofdrippingsprings.com.

4. What areas can be affected by a moratorium?

A moratorium can cover development in the city limits of Dripping Springs as well as its extraterritorial jurisdiction (ETJ). The current proposal is for the moratorium to cover both the city limits and ETJ. For a map of the city limits and ETJ please see [here](#).

5. Can citizens or developers give feedback or comments on the proposal of a temporary moratorium?

Yes, public hearings will be held on the following dates and times:

- Planning and Zoning Commission, Monday, November 15, 2021, 6:00 p.m.
- City Council, Tuesday, November 16, 2021, 6:00 p.m.
- Special Council Meeting: City Council, Monday, November 22, 2021, 6:00 p.m.

All public hearings will be conducted in the Council Chambers located at 511 Mercer Street, Dripping Springs, Texas. You can provide written comment for the Planning and Zoning Commission and City Council by emailing the City at moratorium@cityofdrippingsprings.com.

6. How did we get here?

The City of Dripping Springs has identified a need to prevent a shortage of essential public facilities, namely wastewater. The City has ensured that the City provides superior wastewater service to its citizens in a timely manner, and in a way that allows it to be treated to the highest level required by the state and then reuse the effluent, further protecting the environment. However, we are currently defending litigation brought upon the City and the Texas Commission on Environmental Quality (TCEQ) regarding the discharge permit issued by TCEQ commissioners to the City of Dripping Springs. The discharge permit was issued on February 27, 2019, to allow the City to begin the much-needed expansion of its regional wastewater treatment plant and address the area's growing wastewater needs in a responsible and sustainable manner. The current litigation combined with the level of growth the City is experiencing has led the City to be unable to serve new property owners who have instead turned to onsite septic facilities or onsite wastewater facilities that are not subject to the strict levels of treatment required by the City's approved discharge permit.

The moratorium also enables the City to focus the City's development needs, modify the City's comprehensive plan, and make appropriate changes to all land-use regulations to ensure Dripping Springs is fiscally sustainable and environmentally resilient moving forward.

7. What exactly does this mean for property owners who want to build in Dripping Springs?

The temporary moratorium would not apply to any pending or approved projects where a waiver has been sought and approved. Any application for a permit that was submitted and administratively complete prior to the effective date of the temporary moratorium will be processed based on the requirements in effect at the time of submission. The ordinance approving the temporary moratorium, if enacted, could include a process for exceptions that could be administratively approved for projects that, for example, are already in process, have prior approvals, or have no impact related to the reasons for the moratorium.

Only permits for new projects that have not received an exception or a waiver will be delayed until the moratorium is lifted.

8. Where can I find more information on the Moratorium?

The City has set up a webpage for the temporary moratorium and that is the best place to find information. That page can be found here: www.cityofdrippingsprings.com/moratorium. All information related to this effort will be added to the webpage. Please continue to check back for regular updates. Any questions not answered on that page can be sent to moratorium@cityofdrippingsprings.com or call the City at (512) 858-4725.

In addition, we know there will be planning project-level questions, and our Planning staff is ready to assist. You can reach out to them at planning@cityofdrippingsprings.com. Any project-level questions related to the Building Department can be directed to scoble@cityofdrippingsprings.com.

9. Press Inquiries

All press inquiries should be directed to the Communications and Marketing Department. They can be emailed to communications@cityofdrippingsprings.com or call the city at (512) 858-4725.