

**CITIZEN ATTITUDES, BELIEFS AND PERCEPTIONS
ABOUT THE DRIPPING SPRINGS,
TEXAS COMMUNITY**

AN APPLIED RESEARCH PROJECT (POLITICAL SCIENCE 5397) SUBMITTED TO
THE DEPARTMENT OF POLITICAL SCIENCE
SOUTHWEST TEXAS STATE UNIVERSITY
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS

FOR THE DEGREE OF

MASTER OF PUBLIC ADMINISTRATION

By

Michelle Jean Fischer

San Marcos, Texas
May, 1999

**CITIZEN ATTITUDES, BELIEFS AND PERCEPTIONS
ABOUT THE DRIPPING SPRINGS,
TEXAS COMMUNITY**

By


Michelle Jean Fischer

AN APPLIED RESEARCH PROJECT (POLITICAL SCIENCE 5397) SUBMITTED TO
THE DEPARTMENT OF POLITICAL SCIENCE
SOUTHWEST TEXAS STATE UNIVERSITY
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE DEGREE OF

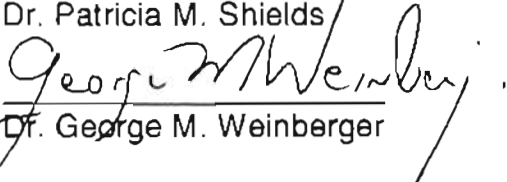
MASTER OF PUBLIC ADMINISTRATION

Spring 1999

FACULTY APPROVAL:



Dr. Patricia M. Shields



Dr. George M. Weinberger

COPYRIGHT

by

Michelle Jean Fischer

1999

DEDICATION

I would like to acknowledge and thank the people who have encouraged and supported me throughout my graduate school years and life. I thank my parents, Robert and Maureen Franzetti, for their love and support. They have taught me to value the most important things in life: family, friends, education, nature, and God. I thank my husband, Ross Fischer, for his love, patience, and confidence in me. Getting married and working on my Applied Research Project at the same time was made less difficult through his understanding and support.

TABLE OF CONTENTS

	PAGE
LIST OF TABLES.....	vii
LIST OF APPENDICES.....	viii
CHAPTER 1: INTRODUCTION.....	1
CHAPTER 2: SETTING.....	5
Legal Setting: Statutes and Responsibilities of City Government in Texas.....	5
Location Setting: Dripping Springs, Texas.....	7
Economic Vitality and Development.....	8
Quality of Life.....	13
Physical Infrastructure.....	22
CHAPTER 3: LITERATURE REVIEW.....	25
Policy Development.....	25
Citizen Participation and Community Development.....	27
Quality of Life.....	34
Physical Infrastructure.....	42
Economic Vitality and Development.....	47
CHAPTER 4: METHODOLOGY.....	55
Sources of Evidence.....	55
Survey Research.....	62
Interviews.....	64
Comparison Between People Living Inside/Outside City Limits.....	66
CHAPTER 5: RESULTS.....	70
Reasons for Moving Residence or Business into the DSISD.....	70
Citizen Participation and Community Development Ratings.....	73
Quality of Life Ratings.....	75
Physical Infrastructure Ratings.....	79
Economic Vitality and Development Ratings.....	81
Economic Efforts that Should Be Emphasized.....	83
Comments.....	86
Comparison of People Living Inside/Outside City Limits.....	88

CHAPTER 6: SUMMARY AND CONCLUSIONS.....	96
Items Needing Improvement.....	96
Benchmarks.....	98
Observations and Recommendations.....	99
APPENDICES.....	104
BIBLIOGRAPHY.....	139
VITA.....	146

LIST OF TABLES

	PAGE
TABLE 2.1 Educational Attainment.....	14
TABLE 2.2 Tax Structure.....	19
TABLE 3.1 Descriptive Categories and Subcategories.....	54
TABLE 4.1 Connecting the Survey Questions to the Descriptive Categories.....	59
TABLE 4.2 Connecting the Open Ended Interview Questions to the Descriptive Categories..	61
TABLE 5.1 Primary Reasons for Moving Residence or Business into the DSISD.....	72
TABLE 5.2 Citizen Participation and Community Development.....	73
TABLE 5.3 Quality of Life Ratings.....	77
TABLE 5.4 Physical Infrastructure Ratings.....	80
TABLE 5.5 Economic Vitality and Development Ratings.....	82
TABLE 5.6 Economic Efforts in Community that Should Be Emphasized.....	84
TABLE 5.7 Survey Comments.....	86
TABLE 5.8 Significant Differences Between People Living In/Outside City Limits As Indicated By Results of Independent Samples T-tests.....	89
TABLE 5.9 Significant Differences Between People Living In/Outside City Limits As Indicated By Results of Mann-Whitney Tests.....	89
TABLE 5.10 Support Annexation.....	94
TABLE 5.11 Results of Independent Samples T-test of People Living In/Outside City Limits By Support Annexation.....	94
TABLE 5.12 Results of Mann-Whitney Test of People Living In/Outside City Limits By Support Annexation.....	94
TABLE 6.1 Items Needing Improvement As Indicated By Ratings.....	97

LIST OF APPENDICES

PAGE

APPENDIX A	City of Dripping Springs Locator Map.....	105
APPENDIX B	City of Dripping Springs FY 97 Budget.....	106
APPENDIX C	City of Dripping Springs FY 98 Budget.....	109
APPENDIX D	City of Dripping Springs Extra Territorial Jurisdiction Map.....	112
APPENDIX E	Dripping Springs Independent School District Map.....	113
APPENDIX F	Dripping Springs Founders Park Final Concept Plan.....	114
APPENDIX G	Friends of Founders Park Proposed Revision of Dripping Springs Founders Park Final Concept Plan.....	115
APPENDIX H	Founders Park Proposed Playground.....	116
APPENDIX I	Dripping Springs Recreation Complex Final Concept Plan.....	118
APPENDIX J	Dripping Springs Recreation Complex Construction Plan.....	119
APPENDIX K	Zoning Map.....	120
APPENDIX L	Historic Resources of Dripping Springs Map.....	121
APPENDIX M	Preservation Priority Evaluation.....	123
APPENDIX N	Historic Resources Inventory.....	124
APPENDIX O	Dripping Springs Community Development Survey.....	127
APPENDIX P	Table A.1: Open Ended Interview Topics and Questions Discussed.....	129
APPENDIX Q	Table A.2: Results of Independent Samples T-test of People Living In/Outside City Limits By Reasons for Moving Residence or Business Into the DSISD.....	131
	Table A.3: Results of Mann-Whitney Test of People Living In/Outside City Limits By Reasons for Moving Residence or Business Into the DSISD.....	131

APPENDIX R	Table A.4: Results of Independent Samples T-test of People Living In/Outside City Limits By Citizen Participation and Community Development Ratings.....	132
	Table A.5: Results of Mann-Whitney Test of People Living In/Outside City Limits By Citizen Participation and Community Development Ratings.....	132
APPENDIX S	Table A.6: Results of Independent Samples T-test of People Living In/Outside City Limits By Quality of Life Ratings.....	133
	Table A.7: Results of Mann-Whitney Test of People Living In/Outside City Limits By Quality of Life Ratings.....	135
APPENDIX T	Table A.8: Results of Independent Samples T-test of People Living In/Outside City Limits By Physical Infrastructure Ratings.....	136
	Table A.9: Results of Mann-Whitney Test of People Living In/Outside City Limits By Physical Infrastructure Ratings.....	136
APPENDIX U	Table A.10: Results of Independent Samples T-test of People Living In/Outside City Limits By Economic Vitality and Development Ratings.....	137
	Table A.11: Results of Mann-Whitney Test of People Living In/Outside City Limits By Economic Vitality and Development Ratings.....	137
APPENDIX V	Table A.12: Results of Independent Samples T-test of People Living In/Outside City Limits By Economic Development Efforts in Community that Should Be Emphasized.....	138
	Table A.13: Results of Mann-Whitney Test of People Living In/Outside City Limits By Economic Development Efforts in Community that Should Be Emphasized.....	138

ABSTRACT

**CITIZEN ATTITUDES, BELIEFS AND PERCEPTIONS ABOUT THE
DRIPPING SPRINGS, TEXAS COMMUNITY**

The City of Dripping Springs, Texas, has experienced tremendous growth in the last decade. Its citizens and leaders have struggled with issues such as the availability of water resources, land use regulation, and growing community needs. At the same time, the City has had to deal with its inability to provide services and regulate growth outside of the city limits.

The primary purpose of this research is descriptive: to describe the attitudes, perceptions and beliefs that the people living in the City of Dripping Springs and in its Extra Territorial Jurisdiction (ETJ) have about the community. The descriptive categories used in the research are: Citizen Participation and Community Development; Quality of Life; Physical Infrastructure; and Economic Vitality and Development.

The research's secondary purpose is exploratory; to answer the hypothesis that there is a difference between the attitudes, perceptions and beliefs of the people living in the City of Dripping Springs and those who live in its ETJ. A third purpose of the research is to provide a comprehensive description of the Dripping Springs area.

This research uses a previously administered survey to learn what attitudes, perceptions, and beliefs the people living in the City of Dripping Springs and in its ETJ have about the community. The surveys were statistically analyzed, and independent samples t-tests and Mann-Whitney tests were performed to test the hypothesis.

It is hoped that this research has provided the leaders of the City of Dripping Springs with an accurate description of "where we are." This information can aid them in identifying and prioritizing problems, and figuring out "where we want to be."

CHAPTER 1

INTRODUCTION

The City of Dripping Springs, Texas, has experienced tremendous growth in the last decade. Its citizens and elected leaders have struggled with issues such as the availability of water resources, an increase in population, land use regulation, preserving and protecting the environment, suburbanism, and growing community needs. At the same time, the City of Dripping Springs, which is referred to as "the City" in this research, has had to deal with its inability to provide services and to regulate growth outside of the city limits. This situation has been heightened by the common citizen attitude that "I want to be able to do what I want and what benefits me, but I don't want my neighbor to have the same privilege if it affects me in a way that I do not like."

Dripping Springs is a small city, with most of the common characteristics of small cities in America. "Small cities form the backbone of America. They provide the labor, the work ethics, the values, and the morals that infuse the larger cities and keep them from becoming unproductive and stagnant.¹" Simply stated, America would not be America without small cities. What is it about small cities that makes them so vital to the well being of the country as a whole? Perhaps, it is the way of life led by the people in small cities. In small cities, "participation is expected, there is relatively little bureaucracy to contend with, and a person is a person among equals."²

In small cities, citizens play an important role in the development of programs

¹ Pence, Joe. "Small Cities-What A Joy!" Management Exchange, Texas City Management Association, April 1998, 1.

² Ibid.

and policies. The local government has the most impact and influence on peoples' lives, and often, small towns have a greater impact on peoples' lives than larger ones. Small towns have the ability to "manage themselves. Attitudes, perceptions, and beliefs by citizens, and ultimately by councils, determine the policies that will be enacted and the direction of the locality in the short and the long run."³ Since citizens have such an impact on the direction of a city, their attitudes, perceptions, and beliefs should be closely examined in order to identify the needs, problems and goals that should be addressed by city government.

Citizens want to be involved in decision making, have access to the government, accountability at all levels, economy, efficiency, better services and products, a high quality of life, adequate physical infrastructure, and economic vitality.⁴ Unfortunately, there is a limit to what government can do. By examining citizen concerns, city managers, mayors, council members, and planning commissioners can assess the importance of specific needs, problems, and goals. This should enable leaders to prioritize them and lead the town in the direction most beneficial to its citizens.

In an effort to learn what attitudes, perceptions, and beliefs the people living in the City and in its Extra Territorial Jurisdiction have about the community, the City of Dripping Springs and the Dripping Springs Chamber of Commerce sent out a survey in 1997 to the people living in the city limits and its surrounding area. The survey was intended to be used as a means to examine "where we are." The community leaders planned to use the survey to develop a strategic plan for the community. This strategic plan would aid in a managed growth policy that addressed the attitudes, perceptions,

³ Ibid.

⁴ McClendon, Bruce W. "Challenges and Opportunities," Planning Commissioners Journal 15(Summer 1994):1.

and beliefs of the people in the community.

According to John Dewey, in order to make sense of a goal it is essential to examine “where we are.”⁵ Therefore, the concrete evidence about “where we are” in the City of Dripping Springs was essential in developing a strategic plan.

The survey was sent out in an effort to determine “where we are,” but unfortunately, the responses to the survey were analyzed with minimum statistical procedures (frequencies and percentages for each question). No comparisons were made between groups of citizens, or to determine if living in or outside of the city limits had an effect on the attitudes, perceptions, and beliefs. The lack of a thorough analysis of the survey resulted in the failure to derive precise and concrete evidence about “where we are.”

Today, a thorough analysis of the survey results has provided the leaders and the City of Dripping Springs with a more accurate description of “where we are.” Using SPSS, a statistical program, to analyze the survey, information was made available that the previous analysis was unable to determine. This more concrete and precise evidence has aided the City and its leaders in identifying and prioritizing problems, and in figuring out “where we want to be.”

“Where we want to be” includes strategies to address problems and indicators to provide evidence that things are improving. Pirsig acknowledges this concept when he referred to Harry Truman’s focus on “what worked.”⁶ Indicators which provide evidence that things are improving is a way of determining whether or not a strategy worked.

One kind of indicator is a benchmark. Benchmarks measure and direct progress. The conclusion of this research prioritizes problems identified by the survey

⁵ Dewey, John., Democracy In Education, New York: Macmillan, 1916, 121.

⁶ Pirsig, R, Zen and the Art of Motorcycle Maintenance. New York: Bantam, 1974, 255.

and interviews and it suggested benchmarks to measure and direct the City and its surrounding area's most needed areas of improvement. By using benchmarks, the City will be able to examine its improvements in regards to its strategic plan.

Having examined the need to know "where we are" and the benefits of determining "where we want to go," the question that this research attempts to answer becomes clear: What are the attitudes, beliefs and perceptions of the people living in the City of Dripping Springs, Texas, and in its Extra Territorial Jurisdiction about the community? The research also attempts to determine if there is a significant difference between the attitudes, perceptions and beliefs of the people living in the City of Dripping Springs, Texas, and those of the people living in its Extra Territorial Jurisdiction. Furthermore, the research provides information about the Dripping Springs area which could be used by people interested in it. It is hoped that by describing the attitudes, perceptions and beliefs of the citizens living in the City of Dripping Springs, Texas, and in its Extra Territorial Jurisdiction, the elected and appointed city officials will gain an understanding of the community's perceived needs, problems, and goals. It is also hoped that this understanding will enable them to lead the City in the direction most beneficial to its citizens.

In order to understand "where we are," the next chapter examines the legal and location setting of the City of Dripping Springs. Understanding the City's legal authority and responsibilities and its characteristics are essential to figuring out "where we are."

CHAPTER 2

SETTING

The purpose of the settings chapter is to describe the legal setting and the location setting of the empirical research. Another purpose of this chapter is to combine information on the Dripping Springs area from numerous sources and to provide a comprehensive description of the area. The legal setting consists of the state statutes and responsibilities of a city in Texas. The state statutes and responsibilities of a city guide policy development. The location setting describes where the survey was conducted. It gives a sense of the people, history, economic vitality and development, quality of life, and physical infrastructure. In this research, the legal setting refers to the statutes and responsibilities of city government in the state of Texas, and the location setting is the City of Dripping Springs and its Extra Territorial Jurisdiction.

Legal Setting: Statutes and Responsibilities of City Government in Texas

Seventy-five percent of all Texas cities are general law cities and operate under the state law applicable to general law cities.⁷ Most general law cities are Type A General Law Cities in which the government is an aldermanic or commission form of government.

The City of Dripping Springs, In Hays County, in the state of Texas, is a type A general law city. The City is governed by a city council consisting of five council

⁷ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers: General Law Cities (Austin: Texas Municipal League, 1998), 8.

members and a mayor. The Planning and Zoning Commission and the Parks and Recreation Commission, which consist of appointed citizen members, make recommendations to the City Council.

A city government is responsible for the governmental functions and the proprietary activities of a city. It has the authority to make ordinances, regulate utilities, establish building regulations, construct streets, and control land use.⁸ Some of the governmental functions of a city that effect its quality of life are police and fire protection, recreational facilities, museums, and taxation.⁹ Governmental functions related to a city's physical infrastructure include health and sanitation services, street and bridge construction and maintenance, garbage and solid waste removal, traffic regulation, building codes, zoning, and water and sewer services.¹⁰ Some of the governmental functions that aid a city's economic vitality and development are participation in community development activities, annexation, development of tourism, growth management, and support of labor training programs.¹¹ The ability of a city to carry out these functions effects its policy development, citizen participation, and its success in following its mission and achieving its goals.

According to the Texas Municipal League, a city mayor's most important duty is to carry out the legislative responsibilities he or she shares with council members. A mayor leads the community in identifying the needs of the city. Municipally administered or supported programs are developed in order to satisfy those needs. Once programs have been implemented, the mayor assists in the evaluation of the

⁸ Ibid. 7

⁹ Texas Department of Housing and Community Affairs, Local Government Services, Guide for City Councilmembers 1998, State of Texas, 1998, 2.

¹⁰ Ibid.

¹¹ Ibid.

extent to which municipal services adequately reflect the policy goals of the council.¹²

As a governmental body, the city council is responsible for the quality of life, physical infrastructure, and economic vitality and development of the city. The council looks after these interests through establishing goals and objectives. In order to reach its goals, the city council exercises its regulatory power by adopting rules, regulations, laws, and formal policies.¹³ Financially, the city council establishes the city's annual budget. The budget reflects a balancing of the needs of the city with the ability of the taxpayers to pay and that the city gets the best value for money spent. The city council ideally also anticipates problems and prepares contingency plans.¹⁴

Having described the legal authority and responsibilities of type A general law cities in Texas, the research examined the City of Dripping Springs setting and how it fulfills its responsibilities and uses its authority as a city. Understanding the setting provides a background for analyzing the surveys and determining “where we are” as a city.

Location Setting: Dripping Springs, Texas

The City of Dripping Springs, Texas, Incorporated in 1981, is located in northern Hays County, and it is approximately fifteen miles west of the City of Austin. Appendix A shows the City's location. The City is largely a bedroom community in which the majority of its residents work in cities other than Dripping Springs. The current land use pattern in Dripping Springs reflects the rural heritage of the City and the increasing impact of outside forces which are impacting the traditional social characteristics of the population and its economic activities.¹⁵

¹² Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 11.

¹³ Texas Department of Housing and Community Affairs, Guide for City Council members, 7.

¹⁴ Ibid.

¹⁵ City of Dripping Springs, City of Dripping Springs 1995 Master Plan, 1995: 4.

A city's budget reflects its priorities and needs, therefore, it was important to examine the City of Dripping Springs's Budgets for Fiscal Year 1997 and Fiscal Year 1998. These budgets are presented in Appendix B and Appendix C. These budgets are helpful because they give the reader an idea of the revenue earned and the funds spent for certain things related to the research's descriptive categories which were presented in Chapter 3.

Economic Vitality and Development

Population Growth

Hays County has experienced tremendous growth in the last decade, and much of that growth occurred in the Dripping Springs area. The 1990 Census included 65,614 people in Hays County. The 1997 population of Hays County was 86,284 people. The Census projected 88,614 people in 2000, 117,201 in 2010, and 145,619 in 2020.¹⁶

The 1990 Census included 1,033 people in the Dripping Springs city limits and the 1997 estimated population was 1,200 people, reflecting an annual percent change of positive 2.31.¹⁷ According to the 1990 Census, 28% of the people in Dripping Springs were under 18 years old, 36% were 18-24 years old, 18% were 45-64 years old, and 16.7% were 65 years old or more.¹⁸ Population estimates for years 2000, 2010 and 2020 were: 1,330; 1,648; and 1,989 people.¹⁹ The percent changes of the

¹⁶ Greater Austin-San Antonio Corridor Council, State of the Region Report : A Review of Current Issues for Communities of the 22 Counties of the CAPCO and AACOG Region, Greater Austin-San Antonio Corridor Council, San Marcos, Texas, 1998: 3.

¹⁷ Capital Area Planning Council, "Economic Plan Update, 1998-1999," CAPCO, San Marcos, Texas (September 1998): Table 2.

¹⁸ City of Dripping Springs, City of Dripping Springs 1995 Master Plan, 1995: 7.

¹⁹ City of Dripping Springs and Pedernales Electric Co-Op, "Texas Hill Country: Dripping Springs," 1.

populations from the decades before for these three decades were 29%, 24% and 21%. The estimated percent change of the population was expected to be approximately 20% between each decade until the year 2050.²⁰

It is difficult to estimate the population and expected population trends of the Dripping Springs Extra Territorial Jurisdiction because no official population count exists. The City of Dripping Springs estimates that between 11,000 to 12,000 people live in the city limits and the Extra Territorial Jurisdiction. The Dripping Springs Independent School District (DSISD) covers the majority of the Dripping Springs Extra Territorial Jurisdiction, therefore, the population estimates for its area were a good indicator of the expected growth of the Extra Territorial Jurisdiction, which was larger than the DSISD area. The population of the DSISD area in 1996 was 9,572. Its estimated population for 2001 was 10,801.²¹

Annexation

The City has annexed little property into the city limits since it was incorporated in 1981. The City's Extra Territorial Jurisdiction, which is also called the "ETJ" in this research, is large in relation to the City's size, and its limits have expanded greatly since incorporation. This is partially due to an agreed judgment between the City of Austin and the City of Dripping Springs which occurred in October 1985 (Cause No. 14, 754 in District Court of Hays County, Texas 274th Judicial District). The result of the judgment was an inter local agreement between the City of Austin and the City of Dripping Springs, which ceded part of the City of Austin's Extra Territorial Jurisdiction to the City of Dripping Springs.

²⁰ DeskMap Systems, Inc., Dripping Springs Independent School District Demographic Study, 1997, Table 5.

²¹ *Ibid.*, Table 6.

Appendix D shows the city limits and ETJ. The City is colored white and has a black line around it, and the ETJ boundaries are indicated by the black dashed line. Properties in the ETJ are color coded to represent within which ordinance they became part of the ETJ.

Austin's Extra Territorial Jurisdiction reaches into Hays County and is adjacent to the eastern boundaries of the Dripping Springs Extra Territorial Jurisdiction. Due to the City of Austin's aggressive expansion of its Extra Territorial Jurisdiction, property owners in the Dripping Springs area petitioned the City of Dripping Springs to annex their property into the Dripping Springs ETJ, in order to escape Austin's authority.

In March of 1999, the Hays County Commissioners Court and several Hays County cities, including Dripping Springs, passed resolutions supporting legislation that will remove the City of Austin's Extra Territorial Jurisdiction from Hays County or to keep it from expanding further into Hays County. House Bill 1667 and House Bill 423 were introduced to the Texas Legislature with the intent to control the City of Austin's Extra Territorial Jurisdiction expansion into Hays County. Currently, these bills are pending in their referred committees.

Labor Force

The Hays County labor force increased at a faster rate than the state average and its unemployment rate was lower than the state's rate. The Hays County labor force increased 32.8% between 1990 and 1996.²² An average of 45,150 people were in the civilian labor force in Hays County in 1996 and 43,756 of these people were employed.²³ The annual unemployment rate of the county in 1996 was 3.1%,

²² Ibid., Labor Force Trends.

²³ Ibid.

which was 5.2% down from 1990.²⁴ In 1997, the labor force grew to 45,632 people and the unemployment rate was 3.0%.²⁵

Potential Growth Areas

The DSISD Demographic Study conducted in 1997, determined that the eastern portion of the Dripping Springs area had the greatest potential for new development and growth. This area is located between the City of Dripping Springs and the City of Austin. The study defined the following areas as having the greatest potential for growth:

- the south-east corner of the DSISD district south of US Hwy 290 and east of Sawyer Ranch Road
- the area north of US Hwy 290 and east of the City of Dripping Springs
- the area north of Fitzhugh Road, east of Bell Springs and West of Ranch Road 12.²⁶

It is expected that little speculative building will take place in this areas. The cost of land and the lack of access to water and waste water service in the area have caused self-regulating growth. The result of this is that the area is primarily a custom home market.²⁷ Along the US Hwy 290 corridor between Dripping Springs and Austin, numerous commercial business office complexes are being built, and two gas stations, with convenience stores and fast food restaurants inside, have been approved by the City. These developments are indicative of a bedroom community.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid., Future Development

²⁷ Ibid.

Tourism

Tourism development in the Dripping Springs area is addressed by several local organizations, including the the City of Dripping Springs, the Greater Dripping Springs Community Planning Partnership, the Friends of the Pound House, and the Greater Dripping Springs Chamber of Commerce. There are many annual activities in the area that were advertised through newspaper ads, radio ads, magazine listings, brochures, banners, and word of mouth. A walking and driving tour of the area is currently being developed. Founders Day Weekend, the Pound House Festival and The Gathering are three of the area's most publicized events, and are attended by many tourists.

Founders Day Weekend is an annual celebration of the City's establishment and of the City itself. Arts and crafts, a carnival, music, cook-offs, a parade, and a variety of fun activities are part of Founders Day Weekend.

The Pound House Festival is an annual fund raiser for the Friends of the Pound House, which is in the process of restoring the Pound House and its ancillary structures. The Pound family built a home in 1853 and established the City of Dripping Springs. The Pound House has been used as a home, school, church and hospital.²⁸ Today, the Friends of the Pound House operate and maintain it. The Pound Festival is an annual celebration of the Pound House and family and the other early settlers of the community. The festival includes oral story telling of the City's history, local music and song, traditional dance and local hand made arts and crafts. Besides being a tourist attraction, the Pound House Festival is a means of historical preservation.

The Friends of the Pound House have completed half of the Pound House site restoration. Once complete, the historic site is expected to draw numerous tourists daily. The site will likely be included in driving tours and bus tours of the Hill

²⁸ Cannon, Katherine, Interview , Dripping Springs, Texas, March 26, 1999.

Country.²⁹ The increased tourism created by the Pound House is expected to have a positive impact on the economic vitality and development of the community, as tourists come to the area, buy gasoline and food, and shop at local businesses.

The Gathering-The Hill Country Art Classic is a well attended annual event. The Gathering is a weekend consisting of an art show, children's entertainment, food, music and story telling.³⁰ The art works of nationally known artists are displayed and sold. A portion of the event's proceeds are donated to the Dripping Springs Community Library.

Quality of Life

Education

The quality of life in Dripping Springs is a common reason people move to the area. The Dripping Springs Independent School District is a major contributor to the area's quality of life. The DSISD area is shown in Appendix E.

DSISD operates a high school, a middle school, an intermediate school, a primary school, a central administrative office, and separate transportation and support facilities. A second elementary school is under construction. The DSISD 1997-1998 Budget was \$16,986,465. The Fiscal Year 1997-1998 property tax rate (per \$100 valuation) was \$1.89.³¹

DSISD schools often have been recognized for their outstanding academic test scores, programs, and athletic teams. The education system was rated Exemplary by the Texas Education Agency in the Accountability Rating System.³² 1997 DSISD SAT

²⁹ Ibid.

³⁰ Richardson, Susan, Interview, Dripping Springs, Texas, March 26, 1999.

³¹ Ibid., 2.

³² Ibid., 1.

college admission scores exceeded the national average and TAAS scores exceeded the state average.³³

Dripping Springs is in the Capital Area Planning Council (CAPCO) twenty-two county region. According to CAPCO, the educational attainment of the CAPCO twenty-two county region is slightly higher than the state average and higher than the US average for the percentage of people with bachelor's degrees and with a graduate or professional degree, see Table 2.1.

TABLE 2.1

EDUCATIONAL ATTAINMENT

<u>Percentage of Students</u>	<u>CAPCO Region*</u>	<u>Texas</u>	<u>US</u>
with less than 9th grade	11.57	12.30	9.39
with 9-12th grade	13.37	16.19	15.20
with high school degree	24.96	26.2	30.13
with some college	25.17	23.07	20.75
with associate degree	4.90	5.04	5.99
with bachelor's degree	13.47	12.10	12.27
with graduate or professional degree	6.56	5.10	6.27

(State of the Region Report, 1998)³⁴

*Dripping Springs is a member of CAPCO Region.

Table 2.1 illustrates that Dripping Springs is in a region that has a somewhat higher level of educational attainment than the average level of educational attainment in Texas and the US. This is likely due to the high number of colleges and universities, such as The University of Texas, Southwest Texas State University, Saint Edwards University, Southwestern University, Austin Community College, and Concordia Lutheran College. Another likely reason for the high level of educational

³³ Ibid., 2.

³⁴ Greater Austin-San Antonio Corridor Council, State of the Region Report, 1998: 11.

attainment is that many people living in the area work in white collar jobs for the state, which has the majority of its offices in Austin. Many others have high tech computer industry jobs in Austin.

Parks and Recreation

Other contributors to the quality of life in Dripping Springs are the parks and recreation facilities. The City owns and operates Founders Memorial Park. This park has a public swimming pool, soccer fields, a playscape, a pavilion, numerous picnic tables, and a cactus garden. The historical Pound House is located adjacent to it.

On September 8, 1998, the City Council approved a concept plan for future development of Founders Memorial Park. Appendix F is a copy of the approved final concept plan.

Although the plan had been developed with community input at public hearings and design charettes (public brain-storming workshops), neighbors of an adjacent subdivision opposed the plan because it included lighted softball fields to be used by local league teams. The residents of the subdivision formed an organization called Friends of Founders Park. This organization presented an alternative plan to the City Council on November 5, 1998. The plan is presented in Appendix G. The City Council liked the plan and decided to remove the lighted softball fields and keep a more family-like atmosphere at the park. The Friends of Founders Park utilized the abilities and resources of its individual members to form a new plan and present it to the City Council. Its efforts are an excellent example of successful citizen participation in community and policy development.

Founders Memorial Park benefited from other citizen community development efforts. The Founders Park Play Scape Committee was formed by citizens who

wanted to help design and build a new play scape at the park. The committee held public meetings and brainstorming sessions to determine the play scape needs and wants of the community. The committee used the talents of its members to develop a play scape plan. It spoke with City officials, play scape companies and local business people to determine the feasibility and costs of the playground.

The Committee presented its playground plan to the City Council on November 5, 1999. The plan is presented in Appendix H. The City Council was impressed by the Committee's plan, fund raising efforts, and securing of in kind services. The City Council approved the plan and budgeted funds for building the playground. Again, Founders Memorial Park benefited from citizen participation that was a driving force for community development.

The City also owns the Dripping Springs Sports and Recreation Park. This forty acre facility is currently being built with the assistance of the Dripping Springs Independent School District and a grant from the Texas Parks and Wildlife Department Recreational Grants Branch. The park is expected to be substantially completed in July 1999. Appendix I is the approved final concept plan for the park, and Appendix J is a map of facilities currently under construction (a few minor changes were made to the final concept plan) with the assistance of Texas Parks and Wildlife Department grant funds. The complex will have soccer fields, a multi-use court, playscapes, softball fields, a hiking trail, sand volleyball, washer pits and horse shoe pits. A University Interscholastic League boys baseball field and girls softball field already exist at the complex.

The Dripping Springs Sports and Recreation Park is another example of a plan that was developed with the aid of citizen input. Numerous public hearings and design charettes were conducted so that citizens could participate in planning the

park. Citizens also aided in naming the park through the Name the Park Contest, which had over ninety entries. The City Council hopes that most of the recreational needs of the community are adequately addressed through the construction of the Sports and Recreation Park.

The City is in the process of acquiring land for a third City park. Land for a third city park and recreation facility is in the process of conveyance to the City. The land for this facility is being donated to the City by individual property owners. Three softball fields, to be used for league games and DSISD practice, and a few additional recreational amenities are expected to be built at the future Karhan Park.

The Dripping Springs Youth Sports Association is an organization that has its own fields at the Hope Hanks Sportsplex, and it also uses City fields.

There are also recreational facilities at the DSISD schools, such as a University Scholastic League football stadium, soccer field, tracks, playscapes, and gymnasiums.

Public Health and Safety

The City relies heavily on Hays County to protect the public health and safety. The Hays County Sheriff's Department acts as the local law enforcement. The City contributes to the Sheriff's Department's efforts by purchasing needed items for their use in the City.³⁵

Hays County protects the health of the Dripping Springs community by regulating and enforcing environmental health and safety codes for water, sewer and sanitation. The City adopted the Hays County rules and regulations in these areas and Hays County enforces them through an inter-local agreement between the City

³⁵ In April 1998 the City of Dripping Springs purchased three radar guns for the Hays County Sheriff's Department to use in the City, the cost of the radar guns is \$3,195.00. City of Dripping Springs General Ledger, Fiscal Year 1998.

and the county. In 1996, Hays County Environmental Health Services issued 470 septic tank permits in the Dripping Springs Extra Territorial Jurisdiction.³⁶

The public health and safety of Dripping Springs is protected by several City ordinances. The Zoning Ordinance regulates land use and prohibits land uses that are harmful to the community. The Zoning Ordinance is only enforced within the city limits (See Appendix K for the Official Zoning Map). The Sign Ordinance, Subdivision Ordinance, and Site Development Ordinance are enforced within the city limits and the ETJ. The Sign Ordinance, a new version adopted March 9, 1999, prohibits signs that could be a danger to the community and regulates visual pollution. The Subdivision Ordinance regulates the subdivision of land and the development of subdivisions. This ordinance has different requirements for the city limits and the ETJ due to state statutes. And the Site Development Ordinance regulates site development so that the necessary precautions are taken in order to protect the environment and the community where development takes place.

Adult and Child Care

Other aspects of the quality of life in Dripping Springs are child care and adult care. There are three day care facilities for children in the city. There is a nursing home and a Senior Citizens Activity Center with nearby cottages in the city. The Senior Citizens Activity Center hosts numerous events in the community and operates a thrift shop.

³⁶ DeskMap Systems Inc., DSISD Demographic Study, Table 6.

Taxation

The City of Dripping Springs is dependent on sales tax revenues and franchise fees. It does not receive tax credits, real property taxes, or local real property taxes to offset city expenditures.

The City's portion of the current sales tax 1.25%. The City's sales tax increased in October 1998, from 7.5% to 8.0%, after voter approval on May 2, 1998. In 1990 the annual gross sales tax revenue was \$51,776.³⁷ The City received \$115,000 in sales tax revenues in Fiscal Year 1997, and \$155,000 in sales tax revenues in Fiscal Year 1998.³⁸ The increase in sales tax revenues reflects the tremendous growth in the area. The additional sales tax revenue can be used to provide improved services to the community.

Residents and property owners are taxed by other entities as well. The ad valorem property tax for Fiscal Year 1997-1998 consists of the tax structure shown in Table 3.2.

TABLE 2.2

TAX STRUCTURE

TAX	AMOUNT (per \$100 valuation)
County	\$0.3793
City	None
School	\$1.8922
Fire	\$0.03
EMS	\$0.03
Road	\$0.0846 ³⁹

Franchise fees in Fiscal Year 1997 totaled \$30,000.00. Austin Cablevision paid the City \$2,500.00, General Telephone Electric (GTE) paid the city \$4,500.00,

³⁷ City of Dripping Springs, City of Dripping Springs 1995 Master Plan, 1995: 12.

³⁸ City of Dripping Springs Fiscal Year 1997 and 1998 Budgets.

³⁹ City of Dripping Springs and Pedernales Electric Co-Op, "Texas Hill Country: Dripping Springs," 2.

and Pedernales Electric Cooperative (PEC) paid the City \$23,000.00 in franchise fees.⁴⁰ In Fiscal Year 1998, Austin Cablevision/Time Warner paid the City \$4,000.00, GTE paid the City \$7,000.00, and PEC paid the City \$30,000.00 in franchise fees, for a total of \$41,000.00.⁴¹ The increase in franchise fees from FY 97 to FY 98 illustrates growth in the area and increased revenue for City services use and operating expenses.

Historical Preservation

The historical preservation of heritage in the Dripping Springs community has a positive influence on the area's quality of life. There are many historical structures in the area that are excellent examples of the architectural design of the time in which they were built. In 1988, the City surveyed its historical resources, the results of which are contained in a reference guide called the Historic Resources Survey of Dripping Springs, Texas: A Comprehensive Inventory for the City of Dripping Springs. This survey identified seventy-nine historical structures in the Dripping Springs city limits. Appendix L is a map which identifies the location of the historic structures.

According to the Historical Resources Survey, the City's history is well represented by the buildings of various ages, but "the range of architectural styles and types is confined to vernacular structure, or folk architecture, and popular styles such as bungalows."⁴² The Pound House is identified as an outstanding example of indigenous architecture that is "a superb example of a pioneer homestead that richly depicts a 130 year occupation by the same family. It is one of the few structures in the region that includes an original 1850s log dwelling, layered with additions and

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Hardy Heck Moore and Wagner & Klein, Inc., Historic Resources Survey of Dripping Springs, Texas: A Comprehensive Inventory for the City of Dripping Springs, Austin, TX, May 1988: 7.

accompanied by numerous ancillary structures.”⁴³

Mercer Street, as the traditional downtown and commercial core of the City, is characterized by a collection of mostly stone non-residential buildings. Many of these buildings have been rehabilitated in a manner that compliments the existing architecture. Two types of architecture are predominant downtown: late nineteenth century construction with load bearing stone walls; and mid-late twentieth century fieldstone-veneered buildings.⁴⁴ The downtown buildings constitute the most distinctive group of historic buildings in the City and emphasis on their historic preservation positively affects the quality of life.

The Historic Resources Survey of Dripping Springs identified properties and assigned a preservation priority rating. Properties were assigned a high, medium, or low preservation priority. Appendix M presents the criteria used to evaluate properties. Fifteen properties were assigned a high priority, twenty were assigned a medium priority, and forty-four were assigned a low priority for preservation.⁴⁵ Appendix N is the Historic Resources Inventory. This inventory lists each structure, its preservation priority, street number, resource type, date established, photographic reference, and site number. The Historic Resources Survey is an excellent means historical preservation and may also aid in the development of tourism.

Environment

Another factor vital to the quality of life in the Dripping Springs area is the environment. Dripping Springs, known as “The Gateway to the Hill Country,” is noted for its beauty. The area is rich in wildlife, native vegetation, wildflowers, and natural

⁴³ Ibid., 8.

⁴⁴ Ibid., 11.

⁴⁵ Ibid., 5.

springs. Portions of the area are impacted by water and environmental habitat protection areas. The Edwards Aquifer Recharge Zone, the Barton Creek Watershed, and flood zones are in the area. Protected environmental habitats include the Black Capped Vireo Habitat and the Golden Cheek Warbler Habitat.⁴⁶ The governmental restrictions associated with these areas are a benefit to the quality of life, and at the same time, they restrict economic vitality and growth, and the physical infrastructure.

Physical Infrastructure

Utilities

The City of Dripping Springs does not own or operate any utilities. Electricity is distributed by Pedernales Electric Cooperative, Inc. (PEC) and whole sold to PEC by the Lower Colorado River Authority (LCRA). In 1997, PEC served 6444 active electric meters in the DSISD area.⁴⁷ From 1990 to 1997, the number of active electric meters in the DSISD increased 129.2%.⁴⁸

Water is supplied by Dripping Springs Water Supply Corporation, Hill Country Water Supply Corporation and private wells. The Dripping Springs Water Supply Corporation serves the City's incorporated area and the surrounding area in approximately a two mile radius. Its average daily demand in the winter is 350 thousand to 400 thousand gallons per day, and in the summer it is 500 to 750 thousand gallons per day.⁴⁹ Hill Country Water Supply Corporation primarily serves the north-eastern portion of the Dripping Springs area. It uses approximately 200

⁴⁶ DeskMap Systems, DSISD Demographic Study, Environment.

⁴⁷ Ibid.

⁴⁸ Ibid., Table 7.

⁴⁹ Ibid., Water Resources.

thousand gallons per day during a peak day.⁵⁰

Waste water is collected in private septic systems. The Hays County Environmental Health Department issued 470 septic tank permits in 1996 and the change in the annual number of issued permits from 1990 to 1996 is 502.6%.⁵¹

The development of a sewage system was approved by the City in 1995 and is being built by the Dripping Springs Water Supply Corporation (actual construction has not begun).⁵² Gas is supplied by private propane/butane companies. Telephone service is provided by Southwestern Bell, GTE and AT & T.

Streets and Roads

The two most used roadways in the Dripping Springs area are U.S. Highway 290, which runs east and west, and Ranch Road 12, which runs north and south. Other major roadways are State Highway 71; County Road 101; 150, and 165; and Farm Roads 967, 1826 and 3238.

The City's Zoning, Subdivision and Site Development Ordinances, and the City's street regulations also influence the physical infrastructure of the Dripping Springs area. The county's regulations have an impact on the physical infrastructure as well. The county regulates the subdivision of land, the construction of streets and roads not in the city limits, and septic facilities.

City streets and roads are maintained by the City. The county maintains county roads, some of which are in the city limits. The Texas Department of Transportation maintains state and US roads, such as US Hwy 290. There are many privately owned and maintained streets and roads in the area as well. Some subdivisions have

⁵⁰ Ibid.

⁵¹ DeskMap Systems, Inc., DSISD Demographic Study, Table 6.

⁵² City of Dripping Springs and Pedemales Electric Co-Op, "Texas Hill Country: Dripping Springs," 2.

neighborhood associations which collect fees for street and road maintenance.

The maintenance of streets and roads and the other physical infrastructure, quality of life, and economic vitality and development characteristics that have been described in Chapter 2 are unique to the City of Dripping Springs. The Literature Review in Chapter 3 examines the characteristics common to most cities.

CHAPTER 3

LITERATURE REVIEW

The purpose of the literature review chapter is to review relevant literature on policy development, citizen participation and community development, quality of life, physical infrastructure, and economic vitality and growth. Examining this information will aid in the identification of "where we are." It also points to common problems and indicators of improved changes.

Policy Development

Public policy development is the process of making decisions about the city. Policy is derived through the asking and answering of many questions about where the city is going and how it should get there. Policy development examines a city's problems, the different ways the council can solve them, and when the council should try to solve them.⁵³

Basic decisions of policy development are made on the "continuing basis with regard to the quality of life in the community."⁵⁴ Council members, city managers, and citizens should assess the community's strengths and weaknesses, and look within the community to find what needs to be done to improve it. The Texas Municipal League identifies a good policy development program as one which consists of cooperation among community leaders and the strengthening of community resources.⁵⁵ Policy development programs can be based on the objectives of a city's comprehensive plan, the influence of citizen organizations, city staff, and the personal

⁵³ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 21.

⁵⁴ Ibid.

⁵⁵ Sharp, John, Texas Comptroller of Public Accounts. "Men and Women at Work: Growth Ahead, Proceed Strategically." City and County Financial Management 13 (July 1997):1.

experiences of council members.⁵⁶

"Each city council exists for one primary purpose: to develop public policy."⁵⁷ City councils arrive at policy decisions by determining the needs and desires of the citizens. They work with community organizations and individual citizens to identify the needs of the city. Once needs are identified, the city council prioritizes them and decides what can be done financially and practically.⁵⁸

The city manager plays an important role in determining the needs and desires of citizens. The city manager helps to guide the citizens toward values that will benefit the community. The city manager acts as a value clarifier and a builder of shared norms and partnerships between the council and the citizens.⁵⁹ The city manager acts as the practical administrator and must look at the ideal goals of a community and figure out what is practically possible to reach. The City Manager must distinguish between the ideal and the practical⁶⁰ By determining the needs and desires of the citizens, building shared norms and partnerships, and recognizing what is financially and practically possible, a city government can adequately provide the necessary functions of city government and develop policies that benefit the community.

Another way that policy decisions can be made is through goal setting. Goals are general statements of direction about where the community should be going.⁶¹ Goals focus on the desired character of a city, the kinds of municipal services offered and the objectives of a city. Objectives are statements of accomplishments that are to

⁵⁶ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 21.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Gabris, Gerald, and Robert T. Golembiewski. "Tomorrow's City Management: Guides for Avoiding Success-Becoming Failure." Public Administration Review 55 (May/June 1995): 2-4.

⁶⁰ Shields, Patricia. "Pragmatism: Exploring Public Administration's Policy Imprint," Administration and Society 28(3 Nov. 1996): 401.

⁶¹ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 21.

be reached within a specific time. They focus on realistic targets and identify the resources needed to achieve them.⁶²

Citizen advisory committees, commissions, and boards can be used to develop policies. These groups are panels consisting of citizens who work on a voluntary basis, and have no legal powers. The objective of such panels is to act as a representative body of the citizens, and to work to retain the "citizen" viewpoint, rather than the views of a "city hall insider."⁶³ These panels assess the needs and desires of the community and how they can be met. They educate and advise the elected and appointed officials about the needs and desires of the community. Members of citizen advisory committees, commissions, and boards may have different view points than elected and appointed officials. These view points can assist in defining goals and objectives and in developing policy to reach them.⁶⁴

Citizen Participation and Community Development

Citizen participation in community development is inherent to democracy. Scholars agree on the necessity of citizen participation in democracy, but there is not a consensus on what makes citizen participation effective. There are many definitions of citizen participation, with different goals and functions.⁶⁵ There are also difficulties that must be overcome in order for citizen participation to be effective on community development.

⁶² Ibid., 23.

⁶³ Ibid., 64.

⁶⁴ Ibid., 68.

⁶⁵ Rosener, J.B. "A Cafeteria of Techniques and Critiques," Public Management, (Dec. 1975): 17.

Definitions of Citizen Participation

Perhaps it is difficult to ensure effective citizen participation because there is no consensus on its definition. Arnstein defines citizen participation in terms of citizen power and states that it requires a redistribution of power. This redistribution of power allows the "have-not citizens" to participate in community and policy development.⁶⁶ In Strange's definition, citizens participate through lobbying and impelling government to change programs or policies.⁶⁷ According to Falkson, citizens participate by influencing local decisions regarding operations and service delivery.⁶⁸

Recently, Bowman and Frisby, have referred to citizen participation as the "delegation mode," in which citizens are empowered by shifting responsibility away from public officials and giving it to the citizens.⁶⁹ Also in 1996, Benest referred to Falkson's customer oriented definition as the vending machine type of citizen participation.⁷⁰

Benest states that there are two kinds of citizen participation, the "vending machine" and the "barn-raising types." The vending machine is the traditional concept of government as a service provider. It is Benest's position, that this concept undermines people's confidence in government as they become mere consumers. The barn-raising concept promotes citizen responsibility and is based on the belief that everyone can contribute to local government and the community.⁷¹

⁶⁶ Arnstein, S.R. "A Ladder of Citizen Participation," Journal of the American Institute of Planners 35 (July 1969): 216.

⁶⁷ Strange, J.H. "The Impact of Citizen Participation on Public Administration," Public Administration Review 32 (Sept. 1972 Special Edition): 461.

⁶⁸ Falkson, J.L. An Evaluation of Policy Related Research on Citizen Participation in Municipal Service Systems: Overview and Summary. Washington, DC: TARP Institute, 1974. 1974:5.

⁶⁹ Bowman, Monica, and Michele Frisby, "What We Have Here Is A Failure to Communicate," Public Management 78 (Feb. 1996): A5.

⁷⁰ Benest, Frank. "Serving Customers or Engaging Citizens. What Is The Future of Local Government," Public Management 78 (Feb. 1996): A6.

⁷¹ Benest, Frank, "Serving Customers," A6.

Barn-raising and delegating authority are becoming popular ways of increasing citizen participation and of improving government services and planning. Benest states that this form of citizen participation uses institutions such as churches, schools, and civic clubs, and neighborhoods to encourage and organize citizens.⁷² Successful barn-raising and empowerment use visioning and the articulation of values, hopes, and fears to define goals and aid in the development of policies. The barn-raising process contributes to the development of leadership within a community. Through the process of barn-raising, community leadership is developed.

Effective Citizen Participation

Ken Thompson identifies four criteria that must be present in order to maximize effective citizen participation in community and policy development. Thompson states that in order to maximize effective citizen participation: 1) a large number of citizens must be given the opportunity to participate; 2) opportunities to participate must be available to all citizens equally; 3) citizens must be given the opportunity to significantly influence policy development through their participation; and 4) citizen participation must address a specific policy or program at an appropriate level of government.⁷³

Effective citizen participation involves many concerns and obstacles. One of the biggest problems facing effective citizen participation occurs because most citizens do not participate in the community development process and governmental affairs of their city. According to Daniel Yankelovich, at the National Civic League's 100th National Conference on Governance, "people are frustrated and angry, anxious and off balance, pessimistic about the future, and cynical about all forms of leadership in

⁷² Ibid., A8-A9.

⁷³ Thomson, K. "Directions for Democracy," National Civic Review 76 (March 1987): 200-201.

government.”⁷⁴ The negative feelings of most citizens towards government and leaders keeps them from participating, which keeps their attitudes, beliefs, and perceptions from being heard. Negative feelings about government can be difficult to overcome because citizens form their attitudes about government based on a lifetime of political socialization.⁷⁵

According to Bowman and Frisby, negative feelings regarding government and leaders can stem from a loss of faith in government. This loss of faith is caused by limited access to the political process, the feeling that government has spun out of citizen control and the belief that a few hold the ultimate power.⁷⁶ It is also supported by a loss of a sense of connection to issues and the media's focus on the negative.⁷⁷

Negative feelings about government are reinforced by an external environment that discourages citizen participation. This external environment is characterized by problems facing local government that are complex and difficult to solve, lost citizen confidence in all institutions, and too many choices for participation.⁷⁸

Another common concern about effective citizen participation is its lack of representativeness. Kweit and Kweit state that citizen participation is often dominated by the middle and upper economic classes.⁷⁹ According to Walter Cudnohufsky, to be successful, community development and planning must reflect the needs and desires of the majority of citizens. “Shared perceptions are the bedrock of effective community decision making,” and when perceptions differ, priorities and strategies in the planning

⁷⁴ Bowman, Monica, and Michele Frisby, “What We Have Here,” A1.

⁷⁵ Kweit M.G. and R.W. Kweit, “Citizen Participation: Enduring Issues for the Next Century,” National Civic Review 76 (May/June 1987): 191.

⁷⁶ Ibid.

⁷⁷ Ibid.

⁷⁸ Benest, Frank, “Serving Customers,” A6.

⁷⁹ Kweit M.G. and R.W. Kweit, “Citizen Participation: Enduring Issues for the Next Century,” 194.

effort can be established.⁸⁰ In successful community planning and development, "the sum of the efforts is greater than the parts." The sum of the efforts is made up of a community-wide blueprint for change, not a blueprint that focuses on helping specific individuals and neighborhoods.⁸¹

On an individual level, successful community development is characterized by self determination and individual responsibility.⁸² On a collective level, it is characterized by a local democratic process and the view that government is a partner with the community.⁸³

The dilemma over how to become involved is at the heart of why citizens feel disconnected. According to Benest, in order for citizens to take a part in community development and local government, they must rediscover citizenship. The "future of local government lies in transforming passive consumers of public services into responsible citizens."⁸⁴ Rediscovering citizenship and becoming an active citizen first requires people to inform themselves about important issues. Citizens then join with others, with common ground, values, and goals, to form civic improvement groups.⁸⁵ By doing this, citizens become responsible for their local government and community.⁸⁶

Benest states that public officials and administrators also need to take on new functions to encourage and aid citizen participation. First, they need to educate

⁸⁰ Cudnohufsky, Walter. "Dreaming the Future: Community Vision Planning," Planning Commissioners Journal 11 (Summer 1993): 4.

⁸¹ Landsberry, Janet, Janice Litwin, William Slotnik, and John Vaughn. "Effective Community Development," Journal of Housing and Community Development 1 (Jan./Feb. 1995): 13.

⁸² Traynor, William. "The Future of American Communities," Shelterforce Online, National Housing Institute, Sept./Oct. 1995, available <http://www.shelter.force>.

⁸³ Ibid.

⁸⁴ Benest, Frank, "Serving Customers," A10.

⁸⁵ Ibid.

⁸⁶ Ibid.

citizens. Educating citizens is important because citizens will not participate if they do not know the ways in which they can do so. Education enables citizens to understand problems, their possible solutions, and the criterion by which solutions may be judged.⁸⁷ When citizens obtain knowledge about the community, they can create a mission for the local government.

The public officials and administrators must also stimulate discussion on citizen values, fears, and desires.⁸⁸ Citizen values, fears, and desires help form the mission. Public officials and administrators must also identify what local government can do to improve the community. And when solutions to problems seem difficult to find, public officials and administrators should bring stake holder groups together to confront problems and find creative solutions.⁸⁹

Citizen Participation Techniques

There are many techniques of citizen participation. Kim Ressig-Foutz identifies four categories of participation techniques: citizen involvement; citizen action; electoral participation; and obligatory participation.⁹⁰ Ressig-Foutz also identifies eight categories of participation goals: identify attitudes, opinions, and priorities; solicit impacted groups and invite them to participate; generate new ideas and alternatives; resolve conflicts; plan, program and review policy; develop support or minimize opposition for programs; provide and disperse information; and meet governmental requirements.⁹¹

⁸⁷ McGregor, E.B. "The Great Paradox of Democratic Citizenship and Public Personnel Administration," Public Administration Review (March 1984 Special Issue): 126.

⁸⁸ Ibid.

⁸⁹ Ibid.

⁹⁰ Ressig-Foutz, Kim. Local Government Use of Citizen Participation: The Impact of Form of Government and Population Size. An Applied Research Project, Southwest Texas State University (1993): 37.

⁹¹ Ibid.

Using these techniques and goals, Ressig-Foutz surveyed mayors and city managers of Texas cities to find out what citizen participation techniques were being used and which techniques were being used to accomplish which goals. The survey supports that nine out of 21 techniques identified by Ressig-Foutz were used by a majority of cities. These nine techniques were:

- 1) citizen advisory committees-92.7%
- 2) public forums-89.6%
- 3) neighborhood meetings-79.2%
- 4) task forces-78.1%
- 5) workshops-70.8%
- 6) citizen surveys-68.8%
- 7) public information programs-64.0%
- 8) priority-setting committees-54.2%
- 9) citizen review boards-50.0%.⁹²

For purposes of this research (Citizen Attitudes, Beliefs and Perceptions About the Dripping Springs, Texas Community), it is important to note that citizen advisory committees, citizen surveys, priority-setting committees and citizen review boards are among the nine most used techniques. This research uses citizen surveys and interviews with citizens who participate in citizen advisory committees and citizen review boards, in order to find out what the attitudes, perceptions, and beliefs of citizens are about the community. Ressig-Foutz found that 94% of the cities using citizen surveys used them in order to identify attitudes, opinions and priorities.⁹³

Citizen participation is a means by which people can convey their needs and desires that may otherwise go unheard. Citizen participation causes public officials to be more aware of public attitudes, beliefs, and perceptions, therefore, making their decisions more closely reflect the public wants.⁹⁴

⁹² Ibid., 45.

⁹³ Ibid., 46.

⁹⁴ Steggert, Frank X. Community Action Groups and City Government (Cambridge: Ballinger Publishing Company, 1975), 74.

In 1974, Andrew Heiskell stated the importance of citizen participation in the New York Times, and recognized that the only problem of citizen participation is how to weld all the voices who rightfully want to participate in their destiny into an action-oriented body. Effective, broad-based local participation is crucial because rebuilding a city is not a program like getting to the moon. Only the local leaders are close enough to understand the most important aspect of a city: its human component.⁹⁵

Almost twenty five years later, this problem still exists. But as citizens become more dissatisfied with government, their desire to be recognized and heard will increase, until finally their voices drown out the old power structures, and are heard.

Quality of Life

The quality of life in a city has an enormous effect on the day to day activities of a person's life. People often live, work, or own a business in a city because of its quality of life. The quality of life in a city is determined by government services and programs, such as fire and police protection, library services, and parks and recreation. Economic factors such as the cost of living, adequate and affordable housing, the labor supply, and the tax structure effect the quality of life. Educational opportunities and local schools and institutions also influence the quality of life. Other influencing factors are the crime rate, access to services, and child and adult care.⁹⁶

In 1997, the Local Collaboration for Children and Youth conducted a survey on the attitudes about the state of the family today and the roles government has in meeting family needs in 1997. It found that the public believes that the government has an important role in supporting activities that help families through public

⁹⁵ Ibid.

⁹⁶ Sharp, John, Texas Comptroller of Public Accounts. "Men and Women at Work," 3.

education, child care, public safety, and helping the poor.⁹⁷ The role government plays in these activities and others promotes the quality of life in cities.

The Texas Local Government Code states that the "expansion and improvement of the quantity and quality of community services for the development of viable urban communities" is essential.⁹⁸ The Local Government Code also states that through a community development program a "municipality may conduct work or activities designed to:

- 1) improve the living and economic conditions of persons of low and moderate income;
- 2) benefit low or moderate income neighborhoods;
- 3) aid in the prevention or elimination of slums and blighted areas;
- 4) aid a federally assisted new community; or
- 5) meet other urgent community development needs."⁹⁹

In Jay Walljasper's article, "Communities Showing the Way to a Better Future; So What Is It That Makes A Town Enlightened?," he addresses what he thinks improves the quality of life in a community. He states that municipalities should strive for a high quality of life by humanizing cities. The humanization of the city occurs through good urban design based on parks, green spaces, public transportation, architectural integrity, and pedestrian amenities.¹⁰⁰ The article also stresses that strong down towns lead to a high quality of life.¹⁰¹

⁹⁷ Local Collaboration for Children and Youth. "How Fox Public Institutions Handle Family/Youth Issues? A Review of Public Opinion Data." Public Management 79 (March 1997): 17.

⁹⁸ Texas. Vernon's Texas Statutes Annotated, Local Government Code, 1998, 373.002.

⁹⁹ Ibid., 373.004.

¹⁰⁰ Walljasper, Jay. "Communities Showing the Way to a Better Future; So What Is It That Makes A Town Enlightened?" Utne Online, 1997, available: <http://www.utne.com>.

¹⁰¹ Ibid.

Education

The educational system and educational opportunities in a city are a factor of its quality of life. The Texas Education Code states that the mission of the public education system in Texas is “to ensure that all Texas children have access to a quality education that enables them to achieve their potential and fully participate now and in the future in social, economic, and educational opportunities of our state and nation.”¹⁰² The quality of education and education opportunities in a city are important to the overall quality of living in a city.

Schools play an important role in the community by aiding parents in raising children. The Local Collaboration on Children and Youth's survey found that 55% of those surveyed think that schools have the second greatest influence on children, after families.¹⁰³ The surveyed respondents believe that education benefits from local decision making. Local decision making by city government and citizens may therefore positively affect the quality of education and education opportunities, which impact the overall quality of life in a city.

Parks and Recreation

The creation and maintenance of parks and recreational facilities and programs benefits the overall quality of life in a city. A municipality may “establish, provide, acquire, maintain, construct, equip, operate, and supervise recreational facilities and programs.”¹⁰⁴ A municipality should look to expand and develop youth and adult programs and facilities in order to foster a positive environment for recreation in the community. Parks and recreation improve the quality of life, bringing people in the

¹⁰² Texas. Vernon's Texas Statutes Annotated Education Code, 1998, 4.001.

¹⁰³ Local Collaboration of Children and Youth, “How do Public Institutions,” 18.

¹⁰⁴ Texas. Vernon's Texas Statutes Annotated, Local Government Code, 332.002.

community together. They provide a common place for citizens to enjoy and use and they promote community spirit.

Parks and green space (green space is dedicated open space which can not be built upon) perform functions in the landscape that are important to the quality of life. Parks and green space reduce air, soil, and noise pollution; reduce soil erosion and water runoff; aid in climate control; and increase the value of homes and property nearby.¹⁰⁵

Public Health and Safety

A municipality may enforce any law or make any regulation that is reasonably necessary to protect the public health.¹⁰⁶ The public's health and safety may also be protected by the establishment and regulation of a municipal police force.¹⁰⁷ Cities have a police power which gives them the authority to preserve and promote the health, safety, morals, and welfare of local citizens. Municipalities maintain order by organizing a fire department and emergency medical services. They also enact ordinances which control noise and disturbances, prevent animals from running at large, and protect and promote safety through the enforcement of street, road, and building requirements.¹⁰⁸ In these ways a city protects and promotes the public health and safety, improving the quality of life in a city.

¹⁰⁵ Brabec, Elizabeth, "On the Value of Trees and Open Space," Planning Commissioners Journal 1 (Summer 1993): 16.

¹⁰⁶ Texas. Vernon's Texas Statutes Annotated, Health and Safety Code, 1998, 121.003.

¹⁰⁷ Texas. Vernon's Texas Statutes Annotated, Local Government Code, 341.001.

¹⁰⁸ Texas Municipal League, 1988 Handbook for Mayors and Councilmembers, 18.

Child Care

Adequate and affordable child care affects the quality of life in a city. Child care is an important concern for Americans. The Local Collaboration on Children and Youth's survey found that 34% of Americans are concerned that they will not be able to find adequate child care in the future.¹⁰⁹ Many Americans think that they need help from government and employers in obtaining child care. Almost 60% of respondents say that government should have a role in providing day care, and 54% say that government should set minimum standards of health and safety in child care facilities.¹¹⁰ By assisting in the provision and regulation of child care, government benefits the quality of life.

Adult Care

Adult care, which is becoming increasingly more important as people live longer and the baby boomers get older, is another indicator of the quality of life in a city. Thirty years from now, almost one out of five people will be over 65 years old and one in twenty will live in nursing homes or other institutions.¹¹¹ Older adults will face a difficult future unless communities are reshaped to be supportive of continued independence and well being.

Planners are faced with the problem that aging affects people in many different ways. With this in mind, planners should design environments that accommodate people in a wide range of ways.¹¹² Housing and transportation needs of the elderly should be examined. Housing could be sited in the heart of the community within

¹⁰⁹ Local Collaboration on Children and Youth, "How Do Public Institutions," 19.

¹¹⁰ Ibid.

¹¹¹ Howe, Deborah A. "Creating Vital Communities: Planning for Our Aging Society," Planning Commissioners Journal 7 (Nov./Dec. 1992): 2.

¹¹² Ibid., 3.

walking distance of stores, medical facilities, and other services, reducing reliance on cars for transportation.¹¹³ And most importantly, community planning and development should involve older people, especially when they will represent such a large proportion of the citizenry.

Insuring adequate, affordable, and independence supporting adult care facilities will improve the quality of life for the elderly, and all other citizens. Making sure that the elderly have a voice that is heard and which influences community development benefits everyone as municipal decisions will more closely reflect the attitudes, beliefs, and perceptions of the citizens.

Historical Preservation

The revival and restoration of historical and local building styles has an undeniable appeal which enhances the quality of life in a city.¹¹⁴ Restoring the local landscape places emphasis on the natural settings that shaped particular places and imposed limits on the community.¹¹⁵ Historical preservation can be encouraged through community programs interested in preserving the historical character of a community, zoning, building regulations, architectural commissions, registering structures with the National Historical Register and state historical registers, and tourist development.

The New Urbanist Movement "challenges the world of suburban sprawl and the culture that supports it, which decreases the quality of life."¹¹⁶ New Urbanism is aimed

¹¹³ Ibid., 5.

¹¹⁴ Lyman, Francesca. "12 Gates to the City: A Dozen Ways to Build Strong, Livable, and Sustainable Urban Areas," (1998) Center of Excellence for Sustainable Development, available: <http://www.sierraclub.org/sierra>.

¹¹⁵ Ibid.

¹¹⁶ Kunstler, James Howard. "Zoning Procedures and Suburban Sprawl," Vital Speeches of the Day, 15 Dec. 1997, 147.

at repairing the physical fabric of our everyday world so that many of the damaged and abandoned institutions of our civic life may be appreciated and restored.¹¹⁷ Historic preservation identifies a common history and background that can be shared by all citizens.

Taxation

The tax structure and taxes collected in a city influence its quality of life. Low taxes can be seen as a benefit to the quality of life in a city because citizens have fewer taxes to pay, and more can keep their money. But low taxes can also mean that fewer services are provided by the municipality, negatively affecting the quality of life. A Type A general-law municipality may “levy property taxes for current expenses, construction or purchase of public buildings, water works, sewers, and other permanent improvements in the municipality.¹¹⁸ A municipality may also adopt or repeal a sales tax, a use tax, a hotel and motel tax, a franchise tax, an economic development tax an occupation tax, and a liquor by the drink tax.¹¹⁹

Other governmental units collect taxes. Counties and school districts collect ad valorem property taxes. Counties may collect street and road taxes and an economic development tax. And fire protection and emergency medical services taxes may be collected and based on property values.

¹¹⁷ Ibid., 148.

¹¹⁸ Texas. Vernon's Texas Statutes Annotated Tax Code, 302.001.

¹¹⁹ Texas Department of Housing and Community Affairs, Guide for City Councilmembers, 124.

Appearance of the Community

There is an increasing awareness that the quality of a physical setting is important to the quality of life in a place.¹²⁰ "If a community is going to remain economically viable, if it is going to attract long-term residents and businesses, the community must be concerned with its appearance, livability and feel."¹²¹ According to Brenda Lightner, a beautiful city is authentic if it is the community's vision of itself and if it reflects the community's individual character based on its unique history and geography.¹²² A city's authenticity is also enhanced if public spaces are created and used by the public. These things make the appearance of a city positive.¹²³

According to Lightner, a community's appearance will positively affect its quality of life if it has legibility and aesthetics. Lightner states that legibility is "the ability to understand the order of a place and to find your way around in it."¹²⁴ Aesthetics refers to "the sensory effect of beauty."¹²⁵ Legibility and aesthetics benefit from: street order that picks up the landscaping and building facades; tying the town's relationship to its site; and the town as an outgrowth of its natural setting.¹²⁶ Parks, open spaces, historical preservation, and zoning also contribute to the legibility and aesthetics of a community.

A community with a positive appearance may also value "real civic design and art."¹²⁷ Real civic design and art is based on the notion of beauty and "the

¹²⁰Lightner, Brenda. "Urban Design: A Place in Planning," Planning Commissioners Journal 5 (July/Aug. 1992): 15.

¹²¹ Brabec, Elizabeth, "On the Value of Trees," 16.

¹²² Lightner, Brenda, "Urban Design," 15.

¹²³ Ibid.

¹²⁴ Ibid., 16.

¹²⁵ Ibid.

¹²⁶ Ibid., 15.

¹²⁷ Kunstler, James Howard, "Zoning Procedures," Vital Speeches of the Day, 145.

nourishment of the human spirit.”¹²⁸ Real civic design and art focuses on the public realm and “the physical manifestation of the common good.”¹²⁹ It also addresses the need for people to have shops, cultural institutions, access to things, and places to hang out.¹³⁰

Physical Infrastructure

A city's well planned, built, and maintained physical infrastructure benefits its economic vitality and development and its quality of life. “Infrastructure and service improvements provided by the local government affect the daily lives of all citizens, develops community character, and assists in stimulating or delaying the development of privately owned land.”¹³¹

The improvement of public grounds by a Type A general-law municipality is referred to in the Texas Local Government Code. It states that a Type A general-law municipality “may provide for the enclosing of, and regulate and improve, all public grounds belonging to the municipality.”¹³² Improvements may include: roads and connecting thoroughfares; bridges; access to highways; airports; railroads; navigable waterways; utilities; water supply systems; traffic signals and signs; and fiber optics.¹³³ A Type A general-law municipality may also direct and regulate the planting and preserving of ornaments and shade trees along streets and sidewalks and in public

¹²⁸ *Ibid.*

¹²⁹ *Ibid.*

¹³⁰ *Ibid.*, 146.

¹³¹ Texas Department of Housing and Community Affairs, Guide for City Councilmembers, 79.

¹³² Texas, Vernon's Texas Statutes Annotated Local Government Code. 315.003.

¹³³ Sharp, John, Texas Comptroller of Public Accounts, “Men and Women at Work,” 6.

grounds.”¹³⁴

In regard to physical infrastructure, city councils have supervisory powers over all streets, alleys, sidewalks, bridges, parks, and public places. They may regulate use and the planning and building of gas and water mains and pipes.¹³⁵ City councils provide and direct cleaning, lighting, and tree planting.¹³⁶ These supervisory powers benefit a city's physical infrastructure.

Utility System

A city may “purchase, construct, or operate a utility system inside or outside of its municipal boundaries and may regulate the system in a manner that protects the interests of the municipality.”¹³⁷ A utility system refers to a water, sewer, gas, or electricity system. A municipality may also sell its utilities to persons outside its boundaries, and it may prescribe the types of mains, pipes, and electric appliances that may be used in and outside the municipality. The inspection and regulation of facilities and appliances is also a right of a city with a utility system.¹³⁸

Water Supply

Type A general-law municipalities in Texas may provide for a municipal water supply system.¹³⁹ A water supply system consists of public wells, pumps, cisterns, hydrants, and reservoirs located in or outside the city. A water supply system may be used for the convenience of the citizens, for fire protection purposes, and for the

¹³⁴ Texas, Vernon's Texas Statutes Annotated Local Government Code, 315.003.

¹³⁵ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 19.

¹³⁶ Ibid.

¹³⁷ Texas, Vernon's Texas Statutes Annotated Local Government Code, 402.001.

¹³⁸ Ibid.

¹³⁹ Ibid., 402.015.

prevention of unnecessary waste water.¹⁴⁰

If a municipality does not own a water supply system of its own, "it may contract with an individual, firm, or corporation that operates without profit to make available for delivery to and use by the municipality all or part of the raw treated water to be used for the municipal water distribution system."¹⁴¹ This type of agreement is common in small cities. As a small city grows, it often buys its water distribution system from the firm, individual, or corporation it has contracted with in the past.

Transportation System

The transportation system in a city is one of its most noticeable forms of physical infrastructure. Everyone living, working, and traveling in a city uses the transportation system in some manner. A general-law municipality has "exclusive control over the highways, streets, and alleys of the municipality...It may 1) abate or remove an encroachment or obstruction on a highway, street, or alley; 2) open, change, regulate, or improve a street; or 3) put a drain or sewer in a street, prevent the obstruction of the drain or sewer, or protect the drain or sewer from encroachment or damage."¹⁴²

A Type A general-law municipality has the right to construct and maintain a sidewalk and to prevent an encroachment or obstruction on it.¹⁴³ It may also require land owners to improve the sidewalk in front of their premises.¹⁴⁴ In regard to bridges, culverts, sewers, and crosswalks, a municipality may construct, regulate and maintain them, and abate an encroachment or obstruction on them.¹⁴⁵ And, a municipality may

¹⁴⁰ Ibid.

¹⁴¹ Ibid., 402.018

¹⁴² Texas, Vernon's Texas Statutes Annotated Transportation Code, 311.002.

¹⁴³ Ibid., 311.003.

¹⁴⁴ Ibid.

¹⁴⁵ Ibid.

require people to keep weeds, trash, or unclean matter from the street gutters in front of their premises. ¹⁴⁶ By ensuring the physical integrity of the transportation system through the use of these rights, a city government benefits the community in many ways.

Roads and streets may be planned, built, maintained, and regulated by a municipality. The purpose of streets is to ensure efficient and safe vehicular movement.¹⁴⁷ Streets are divided into arterial, collector, and local streets.¹⁴⁸

A recent movement in municipal planning is called "neotraditional planning," or "new urbanism." New urbanism effects the planning of roads and streets. It stresses that successful and enduring cities need to have a pedestrian network and public buildings and squares.¹⁴⁹ It also stresses blocks of streets with grid like patterns and street crossings that create tighter, pedestrian oriented character.¹⁵⁰ New urbanist planning is believed by many to benefit the physical infrastructure of a city, and to improve the quality of life.

Zoning

Cities have the right to establish zoning regulations within their boundaries. Zoning defines what can be built on land and how that land can be used. Zoning regulations primarily regulate the location of buildings, other structures, and land for business, industrial, residential, or other purposes."¹⁵¹ Land can be zoned for residential uses (single family housing, multi-family housing, or mixed housing),

¹⁴⁶ Ibid.

¹⁴⁷ Dale, Gregory C., and Jennifer Sham. "The Residential Street-Part I." Planning Commissioners Journal 20 (Fall 1995): 16.

¹⁴⁸ Ibid.

¹⁴⁹ Ibid.

¹⁵⁰ Ibid.

¹⁵¹ Texas, Vernon's Texas Statutes Annotated Local Government Code, 211.003.

commercial uses, industrial uses, agricultural uses, parks and green space, environmental protection, and mixed uses.

Specific to buildings and structures, zoning regulations may regulate their height, number of stories, and size.¹⁵² They regulate the percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density and set back requirements.

Conventional zoning assigns a development designation to every acre of land. It "normally separates incompatible uses, and it does establish certain standards...but it typically does little to protect open space or to conserve rural character."¹⁵³ Another kind of zoning, open space zoning allows some overall amount of development, requires new construction to be located on a portion of a parcel of land, and permanently protects the rest of the land.¹⁵⁴

Zoning can be used to reduce street congestion and to prevent overcrowding. It provides safety from fire, panic, and dangers. It promotes health and the general welfare. And, zoning facilitates the provision of transportation, water, sewers, parks, schools, and other public requirements.¹⁵⁵

Municipalities and counties may adopt and enforce other regulations and ordinances that effect physical infrastructure. These may include the regulation of subdivision, site development, signs, and septic systems.

¹⁵² Ibid.

¹⁵³ Arendt, Randall. "Open Space Zoning: What It Is and Why It Works," Planning Commissioners Journal 5(July/Aug. 1992):4.

¹⁵⁴ Ibid.

¹⁵⁵ Texas, Vernon's Texas Statutes Annotated Local Government Code, 211.004.

Economic Vitality and Development

A municipality may establish and administer programs for “making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality.”¹⁵⁶ Economic development programs can be established and administered in order to develop economic initiatives, to expand the tax base and to promote a desirable level of growth. These goals can be achieved by creating job opportunities by retraining, growing and attracting desirable business, changing zoning requirements, and increasing or decreasing certain taxes.

Local economic development programs can be decided on by a community's examination of its economic vitality. A community's economic vitality is based on its type and number of existing and emerging industries and the number and size of sole proprietorships, partnerships, corporations, and private/public companies.¹⁵⁷ It is also based on the number of employed and unemployed available workers.¹⁵⁸ Examining a community's economic vitality will uncover its strengths and weaknesses, and point the way for economic development programs.

According to the International City/County Management Association (ICMA), successful economic development programs should not rely on hoping for the past, and should emphasize the importance of understanding corporate business and strategy.¹⁵⁹ The community should also be involved in economic development programs. Reliance on “specialists” should not be depended upon.¹⁶⁰

¹⁵⁶ Ibid., 380.001.

¹⁵⁷ Sharp, John, Texas Comptroller of Public Accounts, “Men and Women at Work,” 6.

¹⁵⁸ Ibid.

¹⁵⁹ International City/County Management Association. (1997) Business Attraction and Retention: Local Economic Development Efforts, available:<http://www.icma.org>.

¹⁶⁰ Lyman, Francesca, “12 Gates to the City,” 3.

Growth

Growth impacts the economic vitality, public safety, sense of community, environmental quality, and traffic congestion and mobility of a city.¹⁶¹ Proponents of growth claim that it creates job opportunities and economic prosperity, and builds the tax base. Growth may be impacted by the quality of life and physical infrastructure of a community, which may hinder or encourage it.

According to a study conducted by Eben Fodor, growth does not live up to the claims of its proponents.¹⁶² Fodor's analysis first found that there is no statistical correlation between growth and the reduction of unemployment.¹⁶³ Second, it supported that growth does not build up the tax base, but that it creates costs.¹⁶⁴ Third, it found that a good business climate does not predict the prosperity of a community, but that often communities with good business climates experience worse economic outcomes than those with poor business climates.¹⁶⁵

The blessings and curses of growth should be considered when formulating economic development programs and initiatives. There is no one way to manage growth. Each community should define its own path and carve its own future based on its unique circumstances and character.¹⁶⁶

¹⁶¹ Fodor, Eben, "The Three Myths of Growth," Planning Commissioners Journal 21 (Winter 1996): 18.

¹⁶² Ibid.

¹⁶³ Ibid.

¹⁶⁴ Ibid.

¹⁶⁵ Ibid., 20.

¹⁶⁶ Epstein, Lee. "Land, Growth, and the Public Interest: How Are We Shaping Our Communities' Futures?" Public management 79 (July 1997): 8.

Labor Skills

The labor supply of a community consists of its employable workers and it influences its economic vitality. A community with a poorly skilled labor supply will have difficulty in attracting, retaining, and developing business. When establishing economic development programs, the elected and appointed city officials often analyze the current and future labor supply in order to create initiatives and programs that will benefit the community's labor force and economic vitality.

According to Bruce W. McClendon, a skilled population is the most economically valuable resource a community can have.¹⁶⁷ Good labor skills benefit from the educational system and work training opportunities in the community. Therefore, "excellence in education is essential for excellence in business."¹⁶⁸ People in business are concerned with the future of a community and have a stake in the educational system and its quality. This connectedness implies that education expenditures may be a community's best investment in the economic development and vitality of its future.¹⁶⁹ Recognizing this, communities should develop a strategy for how their schools can educate people so that they can meet the needs of the businesses in the community.

Annexation

Annexation is the expansion of a municipality's boundaries. Cities are able to annex adjacent areas if certain conditions are met, including providing police and fire protection and water and sewer service. If the city receives a petition from the owners or inhabitants of an area requesting to be annexed, it may do so, and as long as the

¹⁶⁷ McClendon, Bruce W. "Challenges and Opportunities," 2.

¹⁶⁸ McCall, Jack. "Education and Economic Development," Planning commissioners Journal 27 (Summer 1997):2.

¹⁶⁹ Ibid., 4.

area to be annexed is in the city's Extra Territorial Jurisdiction.¹⁷⁰

Annexation is an important element of economic vitality and development because a city's economic base is effected by its ability to "expand its boundaries to capture higher income residents and businesses."¹⁷¹ The ease or difficulty of a municipality to annex influences its ability to protect its economic base. If it is easy for a city to annex land, it will be better equipped to protect its economic base than a city that has difficulty annexing. As a city annexes land, it increases its economic base through gaining homes, businesses, and services to tax. Increasing a city's economic base will enable it to provide more or better services and programs.

Tourism

Tourist attractions can benefit a city's economic vitality by attracting visitors and businesses to a community. Tourist attractions include "museums, forts, antique shops, unique restraints, parks, or anything a visitor to your area might enjoy."¹⁷² The United States Travel Data Center reported that in 1991, US tourism generated 5.9 million jobs with payroll of \$83.7 billion, that the total travel expenditures amounted to \$328 billion, and that 39 million foreign visitors spent \$40 billion in the United States due to tourist attractions.¹⁷³ In 1996, in the state of Texas, tourism brought in \$27.5 billion into the state, supported over 464,000 jobs, and produced \$1,205.8 million in state tax revenues for local communities.¹⁷⁴ These statistics support the idea that

¹⁷⁰ Texas Municipal League, 1998 Handbook for Mayors and Councilmembers, 19.

¹⁷¹ Liner, Gaines, and Rob Roy McGregor. "Institutions and the Market for Annexable Land," Growth and Change 27 (Winter 1996): 56.

¹⁷² Furman, Kenda. "Capturing Those Tourism Dollars," Texas Towns and Cities 4 (1998): 8.

¹⁷³ Winterbottom, Bert. "Planning for Heritage Tourism," Planning Commissioners Journal 11 (Summer 1993): 10.

¹⁷⁴ Szurek, Marion. "The New Texas Department of Economic Development," Texas Town and City 4 (1998) :15.

tourism development is economic development.

In developing tourism, a city should assess the attractions or reasons that a tourist would come to the city. Whether or not the city provides good services has an impact on a visitor's experience. The atmosphere of the city should also be examined when developing tourism. The atmosphere includes hospitality, physical infrastructure, and quality of life in the city.¹⁷⁵

Cultural tourism is a growing area of tourism. It is the combination of historic, cultural, and natural attractions to highlight the unique features of a community.¹⁷⁶ Cultural tourism highlights a city's unique features by telling the community's own story.¹⁷⁷ Tours can take visitors to historic, cultural and natural attractions. Maps, displays and publications can depict and explain these attractions. And cultural expressions such as songs, dances and paintings can illustrate or orally tell people about historic, cultural and natural attractions.¹⁷⁸

Another aspect of tourism is that the current social climate favors the return to the family.¹⁷⁹ A 1996 survey found that 81 percent of the people aged 51 and older, 76 percent of the people aged 31 to 50, and 65 percent of the people aged 16 to 30, would like to see a return to the traditional standards of family life.¹⁸⁰ As a result, "backyard" vacations (day trips and weekend getaways) will likely increase. This will benefit communities that are located near larger cities and have developed tourism.

According to Bert Winterbottom, the community should be involved in planning

¹⁷⁵ :Liles, Nanci. "Learning to Identify Your City's Niche and Assessing Its Strengths and Weaknesses," Texas Town and City 4 (1998): 22-23.

¹⁷⁶ Switzer, Betty. "Cultural Tourism: Building Effective Partnerships for Success," Texas Town and City 4 (1998) : 28.

¹⁷⁷ Ibid.

¹⁷⁸ Ibid.

¹⁷⁹ McDaniel, Tracye. "Tourism, Technology, and the Very Near Future," Texas Town and City 4 (1998) : 19.

¹⁸⁰ Ibid., 20.

tourism development. He states that citizens should assist in defining a vision for tourism in the community. Citizens can define the quality of the environment and experience tourists will encounter.¹⁸¹ The community should examine the special characteristics of the community when defining the quality and environment. And citizens should ensure that tourists get true value for their money.¹⁸²

Tourism will positively effect a community's economic vitality and development if a great place is created for visitors. Tourism increases the community's economy through the spending of tourist dollars on lodging, food, tourist attractions and shopping. The more adverse environmental effects are minimized and the more economic benefits to the community are maximized, the more the community's economic vitality will benefit.¹⁸³

The description of a City's responsibilities and general characteristics helped define the conceptual framework of the research. The City of Dripping Springs's survey was already administered, but it did not have cohesiveness. Therefore, the conceptual framework was developed in a backwards sense.

Conceptual Framework

The primary purpose of this research is descriptive: to describe the attitudes, perceptions and beliefs of the people living in the City of Dripping Springs, Texas and in its Extra Territorial Jurisdiction about the community. The research's secondary purpose is exploratory: to answer the hypothesis that there is a significant difference between the attitudes, perceptions and beliefs of the people living in the City of Dripping, Springs, Texas, and those who live in its Extra Territorial Jurisdiction about

¹⁸¹ Winterbottom, Bert, "Planning for Heritage Tourism," 10-11.

¹⁸² Ibid.

¹⁸³ Ibid., 11.

the community. A third purpose of the research is to provide a comprehensive description of the Dripping Springs area.

The descriptive categories used in this research were developed from "The Dripping Springs Community Development Survey" and the literature review. The questions from the survey were grouped into several categories of questions about similar things. Kaplan described this process as one in which:

"things studied are classified and analyzed: several things are grouped together and particular things assigned to the several groups to which they belong...Things are grouped together because they resemble one another.¹⁸⁴

The conceptual framework of this research was developed in a similar yet backwards sense. The survey questions were the several things to be studied, but they were not grouped. The survey question topics were grouped together and then labels were placed on the groups. The labels were derived from the described characteristics of cities in general.

The descriptive categories yielded from the survey questions are: Citizen Participation and Community Development; Quality of Life; Physical Infrastructure; and Economic Vitality and Development. These descriptive categories contain subcategories (Citizen Participation and Community Development did not have a subcategory). The descriptive categories and their subcategories are presented in Table 3.1.

¹⁸⁴ Kaplan, A, The Conduct of Inquiry: Methodology for Behavioral Science. Scranton, PA: Chandler Publishing Co., 1964, 164.

TABLE 3.1
DESCRIPTIVE CATEGORIES & SUBCATEGORIES

Citizen Participation and Community Development

Quality of Life

Education	Parks and Recreation
Public Health and Safety	Child Care
Adult Care	Historical Preservation
Taxation	Appearance of the Community

Physical Infrastructure

Utility System	Water System
Transportation System	Zoning

Economic Vitality and Development

Growth	Labor Skills
Annexation	Tourism

These descriptive categories are important characteristics and responsibilities of a city, through which programs, policies and projects are developed. The “where we are” determined by this research was derived in part by examining the basic components of citizen participation and community development, quality of life, physical infrastructure and economic vitality and development in cities. In order to develop a concrete and precise description of “where we are,” the survey responses were statistically analyzed and interviews were conducted to supplement the findings.

CHAPTER 4

METHODOLOGY

According to Babbie, "methodology might be called the science of finding out." It is the way in which a researcher finds out about human life.¹⁸⁵ The purpose of the methodology chapter is to explain how the survey and interviews were used to find out what the beliefs, attitudes and perceptions of the people living in the City of Dripping Springs and in its Extra Territorial Jurisdiction are about the community. The methodology chapter also shows how the survey questions were used to develop descriptive categories and how they were operationalized. Survey and field research methods will also be discussed in the methodology chapter. The statistics section of the Methodology Chapter contains information relating to the specific statistical tests used to analyze the data and which variables were used in the tests.

Sources of Evidence

The research asked the following questions:

Question One: What are the attitudes, perceptions and beliefs of the people living in the Dripping Springs area about the community?

The attitudes, perception and beliefs were grouped into the conceptual framework categories.

Question Two: Is there was a difference between the attitudes, perceptions and beliefs of the people living in the City Limits and the people living in the City's Extra Territorial Jurisdiction.

¹⁸⁵ Babbie, Earl. The Practice of Social Research (Belmont, California: Wadsworth Publishing Company, 1995), 18.

These questions were operationalized through the use of survey and open ended interview questions. Using the survey and the literature about the roles and responsibilities of local government, the attitudes, perceptions and beliefs of the people living in the City and in its Extra Territorial Jurisdiction have about the community, were put into descriptive categories. The descriptive categories of the conceptual framework are:

- 1) Citizen Participation and Community Development
- 2) Quality of Life
- 3) Physical Infrastructure
- 4) Economic Vitality and Development

A copy of the survey is presented in Appendix O. Table 4.1 connects the survey questions to the descriptive categories. Next to each descriptive category and its subheadings are the survey questions relating to it. The survey asked respondents to rate items relating to these categories as “above average,” “average,” or “below average,” or to answer that they “don’t know,” or that the item is “not applicable.”

This type of measurement is called ordinal. This scale (ordinal) takes into account order and ranks from the lowest to the highest or the highest to the lowest value. According to DiLeonardi and Curtis, the possible responses are ordered, but the individual values are discrete; one can not measure the distance between the values.¹⁸⁶ In this research, one can not measure the distance between below average and average, or between average and above average.

Part A of the survey asked respondents what were their primary reasons for moving their residence or business into the DSISD. The respondent was asked to circle the appropriate number of the listed reasons. The listed reasons are:

- 1) Reputation of DSISD
- 2) Low Taxes

¹⁸⁶ Curtis, Patrick Almond and Joan W. DiLeonardi. What to Do When the Numbers Are In (Chicago: Nelson-Hall, 1991), 14.

- 3) Desire to Live in the Hill Country
- 4) Quality of Life
- 5) Potential for business opportunity
- 6) Other

A circled item was entered as “yes,” and an uncircled item was entered as “no.”

Part B of the survey asked respondents to rate the listed items as above average, average, or below average, or to mark don't know or not applicable. The survey response of “above average” was given a score of 3. The response of “average” was given a score of 2. The response of “below average” was given a score of 1. The response of “don't know” was given a score of 4. The response of “not applicable” was given a score of 5. Missing responses were given a score of 6. Descriptive statistics (frequency, mean and percentages) were calculated in order to assess the attitudes, perceptions and beliefs of the people surveyed about the community. Survey questions 22 and 33 were not used in this research.

Part C of the survey asked respondents to circle the economic development efforts in the community that should be emphasized. The economic development efforts listed are:

- 1) Creating jobs by attracting clean, desirable business
- 2) Creating jobs by promoting local business growth
- 3) Retaining jobs at existing businesses
- 4) Promotion and development of tourism
- 5) Other

A circled item was entered as “yes,” and an uncircled item was entered as “no.”

Part D of the survey asked the respondents who in their opinion, are the most influential men and women in the community. This part of the survey is not being used in the research.

Part E of the survey asks the respondents in their opinion, would the listed items be beneficial for the Dripping Springs area. The listed items are an area map, a city

zoning map, an architectural commission, a demographic community profile brochure, and for more areas to become part of the City. The last item, for more areas to become part of the City, implies annexation. This is the only item in Part E that is used in the research.

Parts F and G of the survey ask respondents about where they live.

Respondents are asked to indicate where they live by circling the appropriate area.

The areas listed are:

- 1) Within the City Limits of Dripping Springs
- 2) North of the City Limits
- 3) South of the City Limits
- 4) West of the City Limits
- 5) East of the City Limits

Part F was operationalized by entering the number circled.

Part G of the survey asks respondents to answer the listed questions by circling yes or a no. The responses to these questions were entered into SPSS as yes or no.

The listed questions are:

- 1) Do you live in the City Limits?
- 2) Do you own a business or work in Dripping Springs?
- 3) Do you own a business or work outside the City Limits?

Respondents were also asked a fourth question: Area you work in _____ (Austin, Dripping Springs, Wimberley, Other). Responses were entered into SPSS as Austin, Dripping Springs, Wimberley, or Other.

TABLE 4.1**CONNECTING THE SURVEY QUESTIONS TO THE DESCRIPTIVE CATEGORIES**

(Operationalization of Variables)
(See Appendix M for Copy of Survey)

DESCRIPTIVE CATEGORY	SURVEY QUESTION
Citizen Participation and Community Development	B15, B19, B20, B32
Quality of Life	A
Education	A, B9, B13
Parks and Recreation	B23, B24
Public Health and Safety	B3, B4, B5, B30, B31
Adult Care	B28
Child Care	B29
Historical Preservation	C4
Taxation	A, B16
Appearance of the Community	B1, B2, B10, B11, B12, B36
Physical Infrastructure	
Utility System	B25, B26
Water System	B25, B26
Transportation System	B6, B7
Zoning	B17
Economic Vitality and Development	B8, B18, B21, B34, B37
Growth	A, B27, B35
Labor Skills	B14
Annexation	E5
Tourism	C4

The research questions were also addressed through open ended interviews. Table 4.2 connects the open ended interview questions to the descriptive categories. Next to each descriptive category and its subheading are the interview questions relating to it.

TABLE 4.2**CONNECTING THE OPEN ENDED INTERVIEW QUESTIONS
TO THE DESCRIPTIVE CATEGORIES****(Operationalization of Variables)
(See Appendix N for Copy of Interview Questions)**

DESCRIPTIVE CATEGORY	INTERVIEW QUESTION
Citizen Participation and Community Development	Part I A, B, C, D, E
Quality of Life	Part II
Education	A1
Parks and Recreation	B2
Public Health and Safety	C1, C2
Adult Care	D1
Child Care	E1
Historical Preservation	F1, F2
Taxation	G1, G2, G3, G4
Appearance of the Community	H1, H2, H3
Physical Infrastructure	Part III
Utility System	A1, A2
Water System	B1, B2, B3
Transportation System	C1, C2
Zoning	D1, D2
Other Ordinances	E1, E2, E3, E4, E5, E6
Economic Vitality and Development	Part IV
Growth	A1, A2
Labor Skills	B1
Annexation	C1, C2
Tourism	D1, D2

Survey Research

Babbie states that surveys can be used for descriptive and exploratory purposes and that they are "excellent vehicles for measuring attitudes and orientations in a large population." 187

Strengths and Weaknesses

Surveys have the advantages of: standardization of the data collected; flexibility in analysis; and reliability.¹⁸⁸ Surveys have the weaknesses of: appearing "superficial in their coverage of complex topics; seldom dealing "with the context of social life; artificiality due to the inability to measure social action; and validity. " 189 These weaknesses apply to this research.

Nature of Survey

In June of 1997, the City of Dripping Springs, Texas, and its Chamber of Commerce conducted a survey of the people living in the City and in its Extra Territorial Jurisdiction. Most of these people live in the Dripping Springs Independent School District. This survey, called the "Dripping Springs Community Development Survey," is presented in Appendix O. The survey measures the attitudes, perceptions and beliefs of the survey population about the community, in order to identify the needs of the citizens and to learn what the citizens feel should be done to make the community a better place to live. The survey was intended to assist in the development of a strategic plan for the City of Dripping Springs.

187 Ibid., 257.

188 Ibid., 273-274.

189 Ibid., 274.

Sample

The survey sample is the population of the people living in the City of Dripping Springs and in its Extra Territorial Jurisdiction. The survey was mailed to the entire population in a free issue of the Dripping Springs Century News. Copies were also available at the City Hall and the Chamber of Commerce's Visitors Center. An official count of the number of surveys dispersed was not taken, but the City estimates that approximately 3,500 households received the survey. Three hundred and fifty-three surveys were returned. This is approximately a return rate of ten percent. Since the entire population was sent a survey, fewer errors in the sampling method occurred.

Statistics

This portion of the Methodology Chapter contains information relating to the specific statistical tests used to analyze the data and which variables were used in the tests. The researcher used SPSS software to analyze the survey data. Part A of the survey asked respondents to circle the economic development efforts in the community that should be emphasized.

Part B of the survey questions asked the respondents to rate certain services and aspects of the community. The responses were analyzed by finding the frequency, percentage and mean of the responses for each variable.

Interviews

The data gathered from the survey was triangulated with evidence gathered through field research. Unstructured interviews were conducted to supplement the survey data. According to Earl Babbie, an "unstructured interview is essentially a conversation in which the interviewer establishes a general direction for the conversation and pursues specific topics raised by the respondent."¹⁹⁰

Strengths and Weaknesses

Unstructured interviews have the advantages of flexibility and depth.¹⁹¹ They have the weaknesses of reliability and biased answers given by the person interviewed, due to the wording of questions.¹⁹² These strengths and weaknesses are the exact opposite of the survey research and the reason the two methods are used together.

The survey used in this research is to some degree superficial in covering complex topics. It is also somewhat artificial due to its assumption of the elements of the quality of life. The quality of life is a relative and ambiguous term, which may mean different things to different people. A third weakness of the survey is that it does not measure demographic information, such as age, income, educational attainment, and how long survey respondents have lived in the area. This information would be quite useful if obtained.

¹⁹⁰ Ibid., 289.

¹⁹¹ Ibid., 290.

¹⁹² Ibid., 301.

Nature of the Interview Subjects

The City of Dripping Springs sponsors a community development organization called the Greater Dripping Springs Community Planning Partnership (GDSCPP). The organization is a corporation which acts as an an advisory committee to the city's elected and appointed officials. GDSCPP emerged from a community-wide strategic planning session for the Dripping Springs area that occurred in 1997. This strategic session took place in order to look at the results of the Dripping Springs Community Development Survey. The results of the survey at this time were only tabulated frequencies.

More than 100 people participated in this workshop and decided that there was a need for an organization that represented not only the City of Dripping Springs, but the Greater Dripping Springs area as well. From this workshop, the Greater Dripping Springs Community Planning Partnership (GDSCPP) was formed.¹⁹³ GDSCPP is considered by many people in the Dripping Springs area to be one of the most successful citizen participation and community development organizations in the area.

According to the corporation's by-laws, its purpose is to

"develop an ongoing economic, educational, and planning entity that will create a safe, secure community in which to live, work, and visit through the cohesive coordination with its citizens, the city, school district, and county governments to support activities for controlled growth, quality education, environmental concerns, and the quality of life within the greater Dripping Springs area."¹⁹⁴

The members of the organization are appointed by numerous local civic organizations, clubs, and government entities, are area residents, or are employed by area businesses. The corporation's membership consists of one member

¹⁹³ Greater Dripping Springs Community Planning Partnership, "Question: What Is GDSCPP? (membership enrollment information and form)," November 1998: 1.

¹⁹⁴ Greater Dripping Springs Community Planning Partnership, GDSCPP By-Laws, September 1998, 1.

representing each of the following organizations, entities, or interests: Hays County; Dripping Springs Independent School District; Pedernales Electric Cooperative; the City of Dripping Springs; Dripping Springs Water Supply; Dripping Springs Chamber of Commerce; Dripping Springs Community Library; Dripping Springs Youth Sports Association; Lower Colorado River Authority; GBRA; North Hays County Volunteer Fire Department/Emergency Medical Services; Hill Country Water Supply Corporation; Dripping Springs Community Action; religious; and historical.¹⁹⁵ There are also five at large members and six committee chairs.¹⁹⁶ These twenty-nine members are the voting members of the corporation.

Open ended interviews were conducted with members of the organization's following active subcommittees: Economic Development; Heritage; Finance; and Communications/Programs.¹⁹⁷ These subcommittees parallel descriptive categories and descriptive subcategories of the conceptual framework.

Interview Questions

Open ended interviews do not follow a strict line of questioning, but follow general questions about certain topics and areas of interest. The interviews conducted for this research were based on question relating to the descriptive categories and their subcategories. The interviewees were asked in depth questions regarding the Greater Dripping Springs Community Planning Partnership subcommittee of which they are a member. Therefore, each interview followed a somewhat different guideline, with its emphasis on the member's subcommittee. Appendix P presents the interview topics and questions discussed.

¹⁹⁵ Ibid., 2.

¹⁹⁶ Ibid.

¹⁹⁷ Greater Dripping Springs Community Planning Partnership, "Question: What Is GDSCPP?": 1.

Comparison Between People Living Inside/Outside City Limits

Operationalization of Hypothesis

Survey Parts F and G were used to operationalize the hypothesis that there was a significant differences between the attitudes, perceptions, and beliefs of the people living in the City and those living in its Extra Territorial Jurisdiction. The respondents were sorted into those who live in the City and those who live in its Extra Territorial Jurisdiction.

Statistics

To determine if there is a statistical difference between the responses of the people living in the City Limits and those living in its Extra Territorial Jurisdiction, two independent samples t-tests and Mann-Whitney nonparametric tests were performed. For example, the average response of people living in the City, in regards to Hwy 290 appearance (being average, above average, below average) is compared to the average response of the people living in the Extra Territorial Jurisdiction.

This research tests the hypothesis about the means of the attitudes, perceptions and beliefs through the use of t-tests for two independent means. The independent groups used in the t-tests are the people living in the City Limits and the people who live in the Extra Territorial Jurisdiction. The standard error of the means of the two groups is estimated from the variances and sample sizes of the two groups.¹⁹⁸ The t-tests for two independent samples determines the standard error of the mean differences from the standard deviations and the sample sizes in each of the

¹⁹⁸ Norusis, Marija J., SPSS 6.1 Guide to Data Analysis, (Englewood Cliffs, New Jersey, Prentice Hall, 1998), 255.

groups.¹⁹⁹

Levene's Test for Equality of Variances is used to determine if the variances of the two populations are equal. Whether or not the variances are equal, determines which two tailed significance results should be looked at. The level of equality of the variances effects t value and the confidence interval.²⁰⁰ Using Levene's Test for Equality of Variances computes a pooled estimate of the variance, which is more accurate.

The t-test for two independent samples is used to prove the null hypothesis that there is no significant difference between the survey responses of the people living in the City of Dripping Springs and those living in its Extra Territorial Jurisdiction. When the observed significance level of the test is below .05, the null hypothesis is rejected. When the observed significance level is above .05, the null hypothesis is failed to be rejected. The confidence interval used in the t-tests is 95%. This means that when the null hypothesis is rejected or failed to be rejected, there is a 95% chance that it is not due to a Type I or Type II error.

As an alternative to the two independent samples t-test, the Mann-Whitney nonparametric test is also used. "The Mann-Whitney test is the most commonly used alternative to the Independent samples t test."²⁰¹ Nonparametric tests are not as good as parametric tests at finding differences in the population. Nonparametric tests require fewer assumptions about the data.²⁰²

The Mann-Whitney test is being used in addition to the two independent samples t-test because the survey populations vary in size. The number of surveys from people living in the city limits is 83, and the number of surveys from people living

¹⁹⁹ Ibid., 256.

²⁰⁰ Ibid., 262.

²⁰¹ Ibid., 347.

²⁰² Ibid., 347.

in the Extra Territorial Jurisdiction is 273. Because of this difference, the population may not have a normal distribution. The Mann-Whitney test is being used because it does not assume an underlying normal distribution. The confidence interval for the Mann-Whitney test is also 95%. And the observed two tailed significance level is interpreted the same way as with t-tests. It is hoped that by using the two independent samples t-tests and the Mann-Whitney tests, the rejection or failure of rejection of the hypothesis will be mutually enforced by their results.

The research methodology was used to analyze the survey results and the interview question responses. The results of these analyses and the answers to the questions asked by the research are presented in Chapter 5.

CHAPTER 5

RESULTS

The purpose of this results chapter is to present the results of the analyzed survey and the interviews which identify the attitudes, perceptions and beliefs, of the people living in the City of Dripping Springs and in its Extra Territorial Jurisdiction, about the community. The results are presented in tabular and narrative form.

The descriptive statistics (frequency, percentage and mean) derived from the survey data are presented through the use of tables. Data used to test the working hypothesis is also presented through the use of tables. The evidence gathered through the use of open ended interviews supplements the survey data and is presented in narrative form.

The results of the survey were difficult to interpret because there was a high rate of didn't know, not applicable, or missing data. This suggests that there may be a lack of awareness among citizens about various aspects of their community.

Reasons for Moving Residence or Business into the DSISD

There are many reasons why people move to the Dripping Springs area. Many of these reasons are tied to the quality of life enjoyed by the people living in the area. Susan Richardson, President of the Greater Dripping Springs Chamber of Commerce states that "people are trying to get back to some basic core values and they see country life as epitomizing that, but I believe the Dripping Springs area has shown a lot more of that than some other areas.²⁰³ "

²⁰³ Richardson, Susan, Interview.

The survey data revealed that the most common reason indicated for people to move into the DSISD was the desire to live in the Hill Country with 64.6% of the people identifying it as a reason (See Table 5.1). The second most frequent reason is the quality of life (48.3%) followed by the reputation of DSISD (32.3%). Low taxes and the potential for business opportunity as primary reasons for moving a residence or business into DSISD came in with far fewer frequencies, and each were indicated by less than 10% of the people surveyed.

The top two reasons for moving, desire to live in the Hill Country and quality of life, are closely related. The quality of life is positively influenced by the Hill Country environment, therefore, it may be stated that the primary reason people move into the DSISD is to live in the Hill Country, which is characterized by a higher quality of life. Nora Fitzgerald, a Dripping Springs area resident, concurs with these results. She indicates that the two primary reasons people move to the Dripping Springs area are the reputation of the schools and the quality of life.²⁰⁴

²⁰⁴ Fitzgerald, Nora, Interview, Dripping Springs, Texas, March 26, 1999.

TABLE 5.1			
PRIMARY REASONS FOR MOVING RESIDENCE OR BUSINESS INTO THE DSISD			
N=356*		FREQUENCY AND PERCENTAGE	
REASON	LIVE IN CITY LIMITS	LIVE OUTSIDE CITY LIMITS	TOTAL
Reputation of DSISD	27 32.5%	88 32.2%	115 32.3%
Low Taxes	9 10.8%	23 8.4%	32 9.0%
Desire to Live in Hill Country	43 51.8%	187 68.5%	230 64.6%
Quality of Life	37 44.6%	135 49.5%	172 48.3%
Potential Business Opportunity	5 6.0%	17 6.2%	22 6.2%

*Percentages sum to more than 100 percent because respondents were encouraged to select all applicable reasons

Citizen Participation and Community Development Ratings

Overall, citizens rate their community and government as almost average, with respect to community support and responsiveness. For example, progressive community spirit had a mean rating of 2.09 (See Table 5.2). Community support to existing business had a mean rating of 1.84.

It should be noted that responsiveness of county government and responsiveness of City government received over 33% don't know, not applicable and missing responses.

TABLE 5.2					
CITIZEN PARTICIPATION AND COMMUNITY DEVELOPMENT RATINGS					
MEAN=MEAN OF BELOW AVERAGE, AVERAGE AND ABOVE AVERAGE RESPONSES SCORE: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3					
N=364					
FREQUENCY, PERCENTAGE & MEAN					
ITEM RATED	BELOW AVERAGE	AVERAGE	ABOVE AVERAGE	DK/NA/M*	MEAN
Progressive Community Spirit	82 23.0%	123 34.6%	109 30.6%	42 11.8%	2.09
Community Support to Existing Business	77 21.6%	143 40.2%	35 9.8%	101 28.4%	1.84
Responsiveness of County Government	84 23.6%	128 36.0%	26 7.3%	118 33.1%	1.76
Responsiveness of City Government	110 30.9%	95 26.7%	9 2.5%	142 39.9%	1.53

*Don't Know/Not Applicable/Missing Responses

The interviews complimented the survey results. When read the definitions of citizen participation discussed in the literature review, three out of four of the people interviewed stated that they agreed the most with barn raising definition of citizen participation. Dede Stevenson, Katherine Cannon and Susan Richardson favor the barn raising concept. Nora Fitzgerald favors the barn raising definition and citizen participation as a way of lobbying elected officials in order to influence policy. Dede Stevenson shared her thoughts on barn raising and stated that "government is by the people and for the people. The way it is by the people is if people in the community can become involved-people on all different levels, because everyone has something they can contribute."²⁰⁵ Katherine Cannon made the point that "almost everyone is capable of being a help. It is just a matter of showing them how important they are to the community."²⁰⁶

The GDSCPP members interviewed identified several reasons why people do not participate in community and policy development. These reasons include: the feeling that they can't make a difference; dislike for the elected officials; not wanting to take the time; being discouraged by the limitations of the City Council; and being excluded from participating by the new comers who are taking over.

Ways in which citizen participation can be successful were also addressed. Dede Stevenson stressed the need for education and communication in order to attract more people to volunteer. Susan Richardson and Nora Fitzgerald noted that a change in the elected officials may encourage more people to participate.

²⁰⁵ Stevenson, Dede, Interview.

²⁰⁶ Cannon, Katherine, Interview.

Quality of Life Ratings

The frequencies, percentages, and means for the survey items relating to the quality of life are summarized in Table 5.3. Overall, the majority of the quality of life items are rated average. Educational opportunities are rated above average by 40% of the people surveyed and have a mean rating of 2.32. The educational system is rated above average by 58% of the people and has a mean rating of 2.60.

An educational need noted by three interviewees is the need for DSISD to provide vocational courses that teach labor or trade skills.

Recreation is rated below average for both adults and teens. Nora Fitzgerald would like to see more places for teens to go, and she supports expanding the City swimming pool and picnic areas.

Public health and safety is rated as average overall. For example, law enforcement has a mean rating of 2.20 and fire protection has a mean rating of 2.13. There are more don't know, not applicable and missing responses for crime prevention programs than there are average ratings.

Although the people interviewed are satisfied with the health and safety services provided, they expect that as the City grows, these services will need to grow. Interviewees were asked if health and safety services should be provided for by the City. At this time, the interviewees do not think that municipal services are necessary.

The availability of health care is rated average by 40% of the people, below average by 38% of the people, and has a mean rating of 1.61.

The availability of care for the elderly and for children are both most frequently rated average. The mean rating for availability of care for the elderly is 2.13. Availability of day care for children has a mean rating of 1.99.

The need to increase day care for children and care for the elderly are concerns

of those interviewed. Susan Richardson worries about the elderly who do not need constant care, but need help in performing daily tasks.

The tax rate is rated above average. The GDSCPP members interviewed feel that the taxes are high and are not sure that a municipal property tax should be collected. Interest in an economic development tax and a library tax were expressed.

Opportunities for religious participation rank above average with a mean rating of 2.64.

The overall community appearance is rated average by 59.% of the people and has a mean rating of 2.64. All of the appearance related survey items have average mean ratings.

The interviewees identified many areas that need aesthetic improvements, such as downtown and Hwy 290. They were asked how the appearance of areas in the City can be improved. Developing the downtown area and architectural controls or regulations were identified as a way to improve appearances. Both Katherine Cannon and Susan Richardson identify pride as the best way to improve appearances. Cannons states that improving appearances "comes from pride within. You can't build pride within people, it takes generations." Individual pride and community pride are not easy to foster, but educating citizens is a start.

The value and need of historical preservation was discussed during the interviews. Katherine Cannon, who is very active in historical preservation in the area, sees it as a benefit because it "makes sure that historical buildings are there for the generations to follow. It provides a look into your history for the visitor and the community. It fosters a feeling of community pride and it fosters the study of history." Susan Richardson points out that historical preservation gives "a sense of your roots, your community. Since so many of us have moved away from where we grew up,

we've got to have some history to adopt for civic pride." These views regarding historical preservation are reflected by the New Urbanist Movement .

TABLE 5.3

QUALITY OF LIFE RATINGS

MEAN CALCULATED USING MEAN OF BELOW AVERAGE, AVERAGE AND ABOVE AVERAGE RESPONSES
SCORE: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

N=364

FREQUENCY, PERCENTAGE & MEAN

ITEM RATED	BELOW AVERAGE	AVERAGE	ABOVE AVERAGE	DK/NA/M*	MEAN
Educational Opportunities	45 12.6%	125 35.1%	144 40.4%	42 11.8%	2.32
Educational System	16 4.5%	96 27.0%	205 57.6%	39 10.9%	2.60
Recreation for Adults	235 66.0%	70 19.7%	10 2.8%	41 11.5%	1.29
Recreation for Teens	214 60.1%	53 14.9%	6 1.7%	83 23.3%	1.24
Law Enforcement	34 9.6%	167 46.9%	94 26.4%	61 17.1%	2.20
Crime Prevention Programs	58 16.3%	131 36.8%	19 5.3%	148 41.6%	1.82
Fire Protection	48 13.5%	145 40.7%	85 23.9%	78 22.0%	2.13
Emergency Medical Services	24 6.7%	120 33.7%	122 34.3%	90 25.3%	2.37
Availability of Health Care	135 37.9%	142 39.9%	20 5.6%	59 16.5%	1.61
Availability of Care for the Elderly	31 8.7%	160 44.9%	63 17.7%	102 28.6%	2.13
Availability of Day Care for Children	43 12.1%	163 45.8%	41 11.5%	109 30.6%	1.99
Tax Rate	42 11.8%	111 31.2%	156 43.8%	47 13.1%	2.37
Opportunities for Religious Participation	16 4.5%	140 39.3%	161 45.2%	39 10.9%	2.46
Appearance of Hwy 290	117 32.9%	199 55.9%	25 7.0%	15 4.2%	1.73
Appearance of RR 12	88 24.75%	207 58.1%	52 14.6%	9 2.5%	1.90

TABLE 5.3

QUALITY OF LIFE RATINGS

MEAN CALCULATED USING MEAN OF BELOW AVERAGE, AVERAGE AND ABOVE AVERAGE RESPONSES
 SCORE: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

N=364

FREQUENCY, PERCENTAGE & MEAN

ITEM RATED	BELOW AVERAGE	AVERAGE	ABOVE AVERAGE	DK/NA/M*	MEAN
Appearance of Businesses	106 29.8%	210 59.0%	28 7.9%	12 3.4%	1.77
Appearance of Downtown	173 48.6%	151 42.4%	22 6.2%	10 2.8%	1.56
Appearance of Neighborhoods	85 23.9%	206 57.9%	44 12.4%	21 5.8%	1.88
Overall Community Appearance	99 27.8%	211 59.3%	31 8.7%	15 4.2%	1.80

*Don't Know/Not Applicable/Missing Responses

Physical Infrastructure Ratings

Overall, the survey revealed that physical infrastructure was rated below average. Traffic signs and signals and zoning ordinances were rated average by the majority of the responses. The frequencies, percentages, and means for physical infrastructure items are exhibited in Table 5.4.

Adequacy of future water resources has a mean rating of 1.14. Adequacy of waste water treatment has a mean rating of 1.21. Streets and roads were rated below average by 61% of the responses. Zoning ordinances had a mean rating of 1.63 and traffic signs and signals had a mean rating of 1.85.

Two of the interviewees state that enforcement of traffic regulations would improve the safety of streets and roads. Interviewees also are supportive of the construction of a turn lane down Hwy 290 thorough town.

According to the GDSCPP members interviewed, waste water treatment facilities are the key to solving many of Dripping Springs's problems and needs. The interviewees support municipal water and waste water facilities and the Lower Colorado River Authority providing surface water to the area. Dede Stevenson remarked, "the City of Dripping Springs is the focal point of north Hays County, and if it wants to participate as a major city in this part of the county, it should take in LCRA water and provide it to any subdivisions that are coming into the area."

Another expressed concern is the problem of contaminated well water due to the effects of rain on septic tanks. This problem would be reduced if the supply of surface water were increased and waste water facilities were built.

TABLE 5.4

PHYSICAL INFRASTRUCTURE RATINGS

MEAN CALCULATED USING MEAN OF BELOW AVERAGE, AVERAGE AND ABOVE AVERAGE RESPONSES
 SCORE: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

N=364

FREQUENCY, PERCENTAGE & MEAN

ITEM RATED	BELOW AVERAGE	AVERAGE	ABOVE AVERAGE	DK/NA/M*	MEAN
Adequacy of Future Water Resources	208 58.4%	51 14.3%	2 0.6%	95 26.7%	1.14
Adequacy of Wastewater Treatment	213 59.3%	36 10.1%	0 0.0%	107 30.1%	1.21
Street and Roads	216 60.7%	119 33.4%	13 3.7%	8 2.2%	1.42
Traffic Signs and Signals	78 21.9%	246 69.1%	25 7.0%	7 2.0%	1.85
Zoning Ordinances	185 52.0%	113 31.7%	22 6.2%	107 30.1%	1.63

*Don't Know/Not Applicable/Missing Responses

Economic Vitality and Development Ratings

The survey frequencies, percentages, and means for the items relating to economic vitality and development are shown in Table 5.5. Overall, these items were ranked below average. It should be noted that the skill level of the labor force, the community desire to attract new industry, and the availability of affordable housing for rent had large percentages of don't know, not applicable and missing responses.

The mean rating of local shopping opportunities is 1.32. Number and quality of restaurants was rated below average by 60% of the people. Nora Fitzgerald wistfully wanted "a really good restaurant with a table cloth!"

The skill level of labor force had a mean rating of 1.96, but 31% of the responses were don't know, not applicable and missing. Employment opportunities had a mean rating of 1.25. Susan Richardson notes that the area lacks people with labor skills and providing vocational courses may improve this.

Housing needs received many don't know, not applicable, and missing responses. The mean rank of availability of affordable housing for purchase was 1.62. Availability of affordable housing for rent was not rated as well and had a mean rating of 1.18. Adequate over night lodging was rated very poorly, with 79% of the responses rating it below average.

TABLE 5.5

ECONOMIC VITALITY AND DEVELOPMENT RATINGS

MEAN CALCULATED USING MEAN OF BELOW AVERAGE, AVERAGE AND ABOVE AVERAGE RESPONSES
 SCORE: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

N=364

FREQUENCY, PERCENTAGE & MEAN

ITEM RATED	BELOW AVERAGE	AVERAGE	ABOVE AVERAGE	DK/NA/M*	MEAN
Local Shopping Opportunities	247 69.4%	88 24.7%	11 3.1%	10 2.8%	1.32
Number and Quality of Restaurants	215 60.4%	101 28.4%	24 6.7%	16 4.5%	1.44
Skill Level of Labor Force	52 14.6%	150 42.1%	42 11.8%	112 31.5%	1.96
Employment Opportunities	218 61.2%	65 18.3%	3 0.8%	70 19.7%	1.25
Community Desire to Attract New Industry	185 52.0%	58 16.3%	5 1.4%	108 30.3%	1.27
Availability of Affordable Housing for Purchase	143 40.2%	128 36.0%	29 8.1%	56 15.7%	1.62
Availability of Affordable Housing for Rent	213 59.8%	32 9.0%	7 2.0%	104 29.2%	1.18
Adequate Over Night Lodging	282 79.2%	29 8.1%	1 0.3%	44 12.4%	1.10

*Don't Know/Not Applicable/Missing Responses

Economic Development Efforts That Should Be Emphasized

The frequency and percentage survey totals for the economic development efforts in the community should be emphasized. Table 5.6 presents this data. The surveys shows that the people surveyed think many economic development efforts should be emphasized.

Creating jobs by attracting clean, desirable businesses is ranked first, with 64% of the people surveyed indicating that it should be emphasized. Creating jobs by promoting local business growth ranked second, with 55 of the responses. Promotion and development of tourism ranked next, with 41% of the people indicating that it should be emphasized. Retaining jobs at existing businesses ranked last, being indicated by 38% of the people surveyed.

Susan Richardson's fears concerning economic development echo her GDSCPP peers. She says that there is a lack of controls on land along Hwy 290. She would like to see more controls (site development/zoning) put in place. Richardson warns that "we are going to shoot ourselves in the foot from a developmental stand point if we don't get some way to keep more service oriented businesses (fast food, gas stations, convenience stores) from being built, instead of quality businesses."

TABLE 5.6

ECONOMIC DEVELOPMENT EFFORTS IN COMMUNITY THAT SHOULD BE EMPHASIZED

N=356

FREQUENCY AND PERCENTAGE

EFFORT	LIVE IN CITY LIMITS	LIVE OUTSIDE CITY LIMITS	TOTAL
Creating jobs by attracting clean, desirable businesses	55 66.3%	174 63.7%	229 64.3%
Creating jobs by promoting local business growth	49 59.0%	148 54.2%	197 55.3%
Retaining jobs at existing businesses	37 44.6%	98 35.9%	135 37.9%
Promotion and development of tourism	33 39.8%	112 41.0%	145 40.7%

Comments

The results of the comments section of the survey are very interesting and compliment many of the item ratings. The people responding to the survey were given an opportunity to write anything they wanted to write in the comments section. Since no particular topic is identified by this section, the things that people have written in this section reflect strong attitudes, perceptions and beliefs. Many items are repeatedly addressed by responses to the comments section.

Table 5.7 lists all of the responses and groups them into comment categories. The top ten most frequent comments, in order of frequency, are comments relating to the following: support improving appearances of community, businesses, Hwy 290, and downtown; support waste water system/facility; support/increase growth; improve water resources; support no growth; support slow/controlled growth; DSISD taxes too high; disappointment in elected officials; support legalization of sale of alcohol; and support Hwy 290 turn lane through City.

Many people express an opinion of something that parallels a survey variable that is measured, but the majority of those surveyed do not support their opinion. For example, the comments of 33 people support improving the appearance of the community, businesses, Hwy 290, and downtown, but according to the survey results, the ratings for these areas are average, which may not indicate that the majority of the people surveyed think that improvements need to be made.

<p>TABLE 5.7</p> <p>SURVEY COMMENTS</p> <p>N=356 SURVEYS WITH COMMENTS=173</p> <p>FREQUENCY</p>	
COMMENT CATEGORY	# OF SURVEYS WITH COMMENT
Support Improving Appearance of Community, Businesses, Hwy 290, and Downtown	33
Support Waste Water System/Facility	24
Support/Increase Growth	16
Improve Water Resources	14
Support No Growth	13
Support Slow/Controlled Growth	13
DSISD Taxes Too High	12
Disappointment in Elected Officials	12
Support Legalization of Sale of Alcohol	9
Support Hwy 290 Turn Lane Through City	8
Support Reducing Speed Limits	7
Support/Increase Tourism	6
Support Architecture that Blends with Environment	6
Enjoy/Like Current Quality of Life	6
Improve/Increase Park Facilities	6
Improve/Increase Recreational Opportunities Other than Park Related	6
Improve/Maintain Streets	6
Improve/Increase Restaurants	3
Disappointment in Quality of Education	3
Support Annexation	3
General Concern With Traffic	3
Support Local Telephone Access	2
Support/ Increase Fine Arts ²	2
Support/Increase Traffic Lights	2

TABLE 5.7 SURVEY COMMENTS N=356 SURVEYS WITH COMMENTS=173	
COMMENT CATEGORY	# OF SURVEYS WITH COMMENT
Increase Available Information About Community to Public	2
Support Rain Water Collection	2
Support Enforcement of Zoning Ordinance	2
Support Architecture that has Higher Standards	1
Support Increase of DSISD Taxes	1
Increase Economic Development Through Improving Quality of Education	1
Oppose Traffic Lights	1
Support Environmental Awareness	1
Support/Increase Community Pride	1
Support Animal Control	1
Support Historical Preservation	1

Comparison of People Living Inside/Outside City Limits

Hypothesis: There is a difference between the attitudes, perceptions and beliefs of the people living in the City of Dripping Springs and the people living in the City's Extra Territorial Jurisdiction.

T-tests for two independent samples and Mann-Whitney nonparametric tests were used to test the hypothesis that there is a significant difference between the attitudes, perceptions and beliefs of the people living in the City of Dripping Springs city limits and those living in its ETJ. These statistical tests determined whether or not there was a significant difference between the means of the two groups for the measured variables.

The results of the tests are presented in tabular form. Table 5.8 presents the significant differences between the people living in the city limits and the people in the ETJ, as determined by the t-tests. Table 5.9 presents the Mann-Whitney test results for the significantly different ratings. Tables for each descriptive category are presented in the Appendix.

TABLE 5.8

SIGNIFICANT DIFFERENCES BETWEEN PEOPLE LIVING IN/OUTSIDE CITY LIMITS
AS INDICATED BY RESULTS OF INDEPENDENT SAMPLES T-TESTS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3
SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

ITEM COMPARED	N	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Reason for Moving Residence or Business into the DSISD: Desire to Live in Hill Country	356	1.5181 .5027	1.6850 .4654	.000 (unequal)	.008
Quality of Life Rating: Availability of Health Care	284	1.84 .63	1.55 .60	.084 (equal)	.001
Economic Vitality and Development Rating: Availability of Affordable Housing for Purchase	284	1.40 .52	1.71 .68	.017 (unequal)	.000

TABLE 5.9

SIGNIFICANT DIFFERENCES BETWEEN PEOPLE LIVING IN/OUTSIDE CITY LIMITS
AS INDICATED BY MANN-WHITNEY TESTS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEANRANK	OUTSIDE CITY LIMITS MEAN RANK	MANN- WHITNEY U	2-TAILED SIGNIFICANCE
Reason for Moving Residence or Business into the DSISD: Desire to Live in Hill Country	356	185.43	155.72	9438.500	.005
Quality of Life Rating: Availability of Health Care	284	168.68	135.19	5259.000	.001
Economic Vitality and Development Rating: Availability of Affordable Housing for Purchase	284	116.71	150.16	5441.000	.001

Reason Moved Residence or Business to the DSISD Area

Only one primary reason for moving into the DSISD was determined to have a significant difference in the number of people living in the city limits and those living in its ETJ that indicated it as a reason for moving. In Appendix Q, Table A.2 illustrates the results of the t-tests and Table A.3 presents the results of the Mann-Whitney tests.

Both the t-tests and the Mann-Whitney tests found a significant difference between the number of people living inside and outside of the City in regards to the desire to live in the Hill Country. The t-test's two-tailed significance for the desire to live in the Hill Country is 0.008, and the Mann-Whitney test's two-tailed significance is 0.005, which implies that there is a 0.8 and 0.5 percent chance that the difference between the means of the two groups is due to chance (See Table 5.8 and Table 5.9). Therefore, significantly more people who live in the ETJ move to the DSISD for the desire to live in the Hill Country.

Citizen Participation and Community Development Ratings

The t-tests and the Mann-Whitney tests for the variables relating to citizen participation and community development failed to support the hypothesis that there is no significant difference between the attitudes, perceptions and beliefs of the people living inside the City and those living outside the City. In Appendix R, Table A.4 summarizes the results of the t-tests and Table A.5 summarizes the results of the Mann-Whitney tests.

Quality of Life Ratings

The hypothesis that there is significant difference between the attitudes, perceptions and beliefs of the people living in the City and those living in its ETJ was supported in regards to the availability of health care. Appendix S's Table A.6 illustrates the results of the t-tests and Table A.7 illustrates the results of the Mann-Whitney tests for the quality of life variables.

According to the t-test, the availability of health care rating mean for the people living in the City was 1.84 (See Table 5.8). The mean for the people living outside the City was 1.55. The two-tailed significance is .001.

The Mann-Whitney test mean rank for the people living in the City was 168.68 (See Table 5.9). The mean rank for the people living outside the City was 135.19. The Mann-Whitney two-tailed significance was .001. These results show that the people living in the city limits significantly ranked the availability of health care higher than the people living outside the city limits.

Physical Infrastructure Ratings

The t-tests and the Mann-Whitney tests for the variables relating to physical infrastructure failed to support the hypothesis that there is a significant difference between the attitudes, perceptions and beliefs of the people living inside the City and those living outside the City. Table A.8 and Table A.9 in Appendix T show the results of the t-tests and the Mann-Whitney tests.

Economic Vitality and Development Ratings

The results of the independent samples t-tests and the Mann Whitney tests for the Economic Vitality and Development ratings are presented in Table A.10 and Table A.11 of Appendix U. The hypothesis that there is a significant difference between the attitudes, perceptions and beliefs of the people living in the City and the people living in its ETJ was supported in regards to the availability of affordable housing for purchase. As illustrated in Table 5.8, the people living in the City had a mean rating of this variable of 1.40. The people living outside the City had a mean rating of 1.71. The t-test's two-tailed significance was .000.

The result of the Mann-Whitney test for the availability of affordable housing is presented in Table 5.9. The mean rank for the people living in the City was 116.71 and the mean rank for the people living outside the City was 150.16. The Mann-Whitney's two-tailed significance was .001. The T-test and Mann-Whitney test indicate that the people living in the ETJ rated the availability of affordable housing for purchase significantly higher.

Economic Development Efforts That Should Be Emphasized

The t-tests and the Mann-Whitney tests did not support the hypothesis that there is a significant difference between the attitudes, perceptions and beliefs of the people living in the city limits and those living in its ETJ in regards to the economic developments efforts that should be emphasized. In Appendix V, Table A.12 summarizes the results of the t-tests and Table A. 13 summarizes the results of the Mann-Whitney tests.

Annexation

The last survey item to be discussed is annexation. The survey asked if it would be beneficial for the Dripping Springs area for more areas to become part of the City. There were 120 people who indicated that it would benefit the City for more areas to become part of the City. These people constituted 34% of those surveyed. Table 5.10 gives the frequencies and percentages for the support of annexation.

When asked about annexation, the interviewed GDSCPP members cited positive and negative aspects of annexation. Annexation is a "necessary evil" or a "double edged sword" according to Nora Fitzgerald and Katherine Cannon. It can be beneficial by increasing the tax base, allowing more people to vote in municipal elections, and expanding ordinance regulations. It can have negative effects on individuals by increasing taxes, taking individual rights away, and failing to provide services. When annexing land, a city should ensure a balance between its positive and negative effects. City officials should ensure that adequate services are provided to the annexed area in exchange for its loss of autonomy.

Support for annexation was analyzed by a t-test and a Mann-Whitney test. Table 5.11 illustrates the results of the t-test. The mean of the people living in the City was 1.4337 and the mean of the people living outside the City was 1.3077. The t-test's two-tailed significance was 0.042.

Table 5.12 illustrates the results of the Mann-Whitney test. The Mann-Whitney mean rank for the people living in the city limits was 195.70 and the mean rank of the people living in the ETJ was 173.27. The two-tailed significance was 0.034.

Both the t-test and the Mann-Whitney test support the hypothesis that there is a difference in the attitudes, perceptions and beliefs of the people living in the city limits and those living in its ETJ in regards to support of annexation. The test results show

that significantly fewer people living in the ETJ supported annexation compared to the people living in the city limits.

TABLE 5.10			
SUPPORT ANNEXATION			
N=356		FREQUENCY AND PERCENTAGE OF "YES" RESPONSES	
QUESTION	LIVE IN CITY LIMITS	LIVE OUTSIDE CITY LIMITS	TOTAL
Would it be Beneficial for the Dripping Springs Area for More Areas to Become Part of the City	36 43.4%	84 30.8%	120 33.7%

TABLE 5.11				
RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY SUPPORT ANNEXATION				
N=356		SCORE: 1=NO; 2=YES		
SD=STANDARD DEVIATION		95% CONFIDENCE INTERVAL		
QUESTION	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Would it be Beneficial for the Dripping Springs Area for More Areas to Become Part of the City	1.4337 .4986	1.3077 .4624	.001 (unequal)	.042*

*variance between means significant at 95% confidence interval

TABLE 5.12				
RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY SUPPORT ANNEXATION				
N=356		SCORE: 1=NO; 2=YES		
SD=STANDARD DEVIATION		95% CONFIDENCE INTERVAL		
QUESTION	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN-WHITNEY U	2-TAILED SIGNIFICANCE
Would it be Beneficial for the Dripping Springs Area for More Areas to Become Part of the City	195.70	173.27	9901.500	.034*

*variance between means significant at 95% confidence interval

The results of the statistical tests revealed many items that need improvement and some items with which people were satisfied. The results have provided concrete evidence of “where we are.” Recognizing the need for improvement, Chapter 6 summarizes the survey and interview results and suggests “where we want to be” in the future.

CHAPTER 6

SUMMARY AND CONCLUSIONS

The purpose of the Summary and Conclusions Chapter is to state what the findings suggested, whether or not they supported the hypothesis, and to offer recommendations. By having examined the survey and interview evidence of the attitudes, perceptions and beliefs about the community, of the people living in the City of Dripping Springs, Texas, and those living in its Extra Territorial Jurisdiction, the researcher hopes she has provided the City elected and appointed officials with valuable information. Dripping Springs's area growth, difficulty in managing growth and need to provide services, indicates that the elected and appointed officials should pay closer attention to the needs of the community. The information provided by this research can aid the city government and community planners in redefining their vision, mission, goals and objectives, so that they will be able to determine "where they want to be," and better serve the community, making Dripping Springs, Texas a more desirable place to live.

Items Needing Improvement

Table 6.1 lists the items needing improvement as indicated by their ratings. The large percentages of people who rated items below average and the small percentages of people who rated items above average, show that such items need improvement. This information can be used in a strategic plan by providing benchmarks of "where we are" and "where we want to be."

TABLE 6.1**ITEMS NEEDING IMPROVEMENT
AS INDICATED BY RATINGS**

CITIZEN PARTICIPATION AND COMMUNITY DEVELOPMENT	RATING
Community Support to Existing Business	9.8% Above Average
Responsiveness of County Government	7.3% Above Average
Responsiveness of City Government	2.5% Above Average
QUALITY OF LIFE	RATING
Recreation for Adults	66.0% Below Average
Recreation for Teens	60.1% Below Average
Availability of Health Care	5.6% Above Average
Tax Rate	43.8% Above Average
Overall Appearance of Community	8.7% Above Average
PHYSICAL INFRASTRUCTURE	RATING
Adequacy of Future Water Resources	58.4% Below Average
Adequacy of Wastewater Treatment	59.8% Below Average
Streets and Roads	60.7% Below Average
Zoning Ordinances	52.0% Below Average
ECONOMIC VITALITY AND DEVELOPMENT	RATING
Local Shopping Opportunities	69.4% Below Average
Number and Quality of Restaurants	60.4% Below Average
Employment Opportunities	61.2% Below Average
Community Desire to Attract New Industry	52.0% Below Average
Availability of Affordable Housing for Rent	59.8% Below Average
Adequate Over Night Lodging	79.2% Below Average

Since the survey was administered, the City has improved in many areas. The acquisition and development of two new parks has greatly improved the area's need for recreational facilities. A new mayor and two new council members were elected in May, 1998. The interviewees stated that this has improved the perceptions of the City government and improved trust in the City elected officials. Many streets and roads have been improved. In April, pot holes throughout the City were repaired. A new Sign Ordinance was adopted in March, 1999, which made some sign standards more strict. And the City is in the process of applying for grants to aid in street and drainage improvements, housing rehabilitation, and park and recreation improvements.

Benchmarks

In a few years, the survey used in this research can be administered in order to determine if improvements have been made. Improvements in ratings of 10% can be benchmarks of improvement. A 10% improvement in ratings can be set as the benchmark for "where we want to be." For example, responsiveness of city government had an above average rating of 2.5%. If the above average rating increases to 12.5%, the local government has reached its goal of a 10% improvement. Another example of a benchmark is the availability of affordable housing for rent. This item received a below average rating of 59.8%. In a few years, if the below average rating decreases to 49.8%, the availability of affordable housing for rent will have reached the benchmark goal for improvement.

The survey results and the information collected from interviews highlighted some aspects of the Dripping Springs community. The researcher has also made some recommendations and speculations regarding the community.

Observations and Recommendations

Besides using the survey results to identify benchmarks, other recommendations and observations have been developed from this research. These recommendations can be used in strategic planning and in policy and community development.

Reasons People Move into the DSISD

The reasons people move to the Dripping Springs area should be recognized and maintained. The desire to live in the Hill Country and the reputation of DSISD were the primary reasons people moved to the area. These two things are important characteristics of the quality of life in the Dripping Springs area. If the Hill Country atmosphere and the high quality educational system of the DSISD are not maintained, fewer people, or "lower quality" people will move to the area.

The Hill Country atmosphere can be maintained through site development regulations. Many residents do not want Highway 290 to be a commercial strip of service oriented businesses. This would have a negative effect on the Hill Country environment.

Citizen Participation and Community Development

There are many ways in which people successfully participate in community development and policy making in the Dripping Springs area. Organizations such as GDSCPP should be recognized for their efforts and ability to influence policy and community development. Successful citizen participation in the area is characterized by the use of the talents of individuals. This supports the barn raising definition of

citizen participation.

Although many people successfully participate in the community development and the making of public policy, the large number of don't know, not applicable and missing responses may have indicated several things. First, it may indicate that people did not participate in community development and policy making. Second, it may indicate that people did not trust the county and city governments. And third, it may be due to a lack of information about how people can participate.

Quality of Life

The survey results suggest that the quality of life in the Dripping Springs area is average overall. People were satisfied with most of the items relating to the quality of life, but they felt that the city and county governments could do more to protect their quality of life. The appearance of the community needs to be improved. This can be achieved through the enforcement of existing City ordinances. The City can encourage downtown economic development and renovation. Architectural guidelines could be used to enforce the Hill Country atmosphere.

Physical Infrastructure

The physical infrastructure of the Dripping Springs area needs improvement in many areas. Citizens were not satisfied with the current water resources and the need for waste water treatment facilities was of paramount importance. The City should seriously consider providing water and waste water services to the community. The area's quality of life and economic vitality and development will be greatly impacted by improved water resources and the construction of waste water facilities. Once these are in place, the potential for growth in the area will increase enormously.

Growth will create jobs, increase the tax base, and attract more citizens with talents to use through participating in community and policy development.

Economic Vitality and Development

The people living in the Dripping Springs area feel that its economic vitality and development is below average overall. Improved water and waste water facilities will likely encourage economic development in the area. More restaurants, shopping and employment opportunities, and over night lodging will develop.

The availability of affordable housing for purchase is rated lower by the people living in the City. This may be because the people living in the City can not afford the average home being built in the area, but the people living outside of the City, where the average home is being built, can afford it.

Annexation

Annexation is a "double edged sword." On one hand, it has the positive effects of increasing the tax base and other revenues, extending zoning, subdivision, and site development controls, and allowing more people to influence government through voting. On the other hand, it has negative effects to the property owners of land being annexed. Taxes are increased and property is controlled. In order to balance out these effects, the City should ensure that adequate services and regulations will be provided to annexed property and property owners. The elected and appointed officials should encourage property owners to petition the City to be annexed into the City Limits or into the Extra Territorial Jurisdiction.

Hypothesis

It was expected that there would be many significant differences between the attitudes, perceptions and beliefs about the community, of the people living in the City of Dripping Springs and those living in its ETJ. The results of the survey analysis fail to support this hypothesis for almost all survey items. For the most part, there are no significant differences between the attitudes, perceptions and beliefs of the two groups.

The Need for Information

One of the most alarming observations regarding the survey, is the large number of don't know, not applicable and missing responses. These responses may be due to the fact that the people giving them were not familiar with particular survey items. For example, a person may have given a don't know, not applicable or missing response for the availability of day care for children because they did not have any children and were not familiar with the day care programs in the area. Another example is that a don't know, not applicable or missing response may have been given for rating the emergency medical services if the person had never needed emergency medical services.

It would be convenient to think that the don't know, not applicable and missing responses to survey items are due to a lack of need for them. But, it is likely that many of these responses are due to a lack of information. If people are not made aware of the services and policies of the City, or are not aware of the economic and development needs of the area, or the ways in which they may participate in community and policy development, they are unable to rate the survey items or answer the survey questions with confidence.

Being informed about one's community is the key to citizen participation. Successful citizen participation can improve the quality of life, the physical infrastructure, and the economic vitality and development of an area. Citizen participation can direct community and policy development. People using their individual talents and participating in the life of the community can create a vision and a mission, identify goals and objectives, and make the City of Dripping Springs, Texas and its Extra Territorial Jurisdiction a more desirable place to live. It is hoped that this research provides information which can be used to encourage citizen participation and improved policy and community development. It is hoped that this research establishes "where we are," so that "where we want to be" is within in sight and within reach.

APPENDICES

APPENDIX B

CITY OF DRIPPING SPRINGS **FY 97 BUDGET**

CITY RESERVE FUND: \$85,000

REVENUES:

Sales Tax		\$115,000
Bank Interest		4,000
M/M	2,500	
Operating Acct	1,500	
Franchise Fees		30,000
Austin Cablevision	2,500	
GTE	4,500	
PEC	23,000	
Development Fees		25,000
Subdivision Fees	17,000	
Site Development Fees	7,500	
Other Fees (Zoning, Signs)	500	
Park Revenue		22,000
Pool Fees	21,500	
Park Fees (e.g., Pavilion rental)	500	
Hays County Contribution to Park		5,000
Other Income		1,000
TOTAL REVENUE		\$202,000
GENERAL FUND INCOME:		
Projected Cash Carry Forward:		<u>\$42,700</u>
TOTAL FUNDS AVAILABLE		<u>\$244,700</u>

EXPENDITURES:

Supplies		5,000
City Office	3,500	
Park	1,500	
Postage and Shipping		300
Advertisement		500
City-related	400	
Park-related	100	
Office Equipment		1,000
Electric Utilities (PEC)		12,200
Street Lighting	6,000	
Office	1,200	
Park/Pool	5,000	
Public Improvements		60,000
Street Maintenance/Repairs	30,000	
Park/Pool	30,000	
Special Projects		27,000
ETJ Map	21,000	
City Beautification	6,000	
TML Insurance		4,500
Liability	3,000	
Property	500	
Workers' Compensation	1,000	
Dues/Fees/Publications		300
Municipal Election		700
Employee Expenses		75,000
City		53,800
Salaries/Bonding	48,000	
Payroll taxes	4,800	
Med/Dental Ins	1,000	
Park		21,200
Salaries	14,000	
Payroll taxes	1,400	
Contract help	5,800	
Office Rent		8,400
Telephone (GTE & AT& T)		2,500
City	2,000	
Park	500	

Page 3

Finance/Accounting Services		3,200
Annual Audit	2,000	
City Treasurer	1,200	
Professional Services		18,000
City Attorney	12,000	
Outside legal services	5,000	
Engngg/Surveying Services	1,000	
Community Support		13,300
NHC EMS	1,500	
NHC VFD	1,500	
DS Community Library	4,400	
General	1,000	
Building Fund	3,400 (1st of 3 annual installments)	
HC Senior Citizens	2,000	
Pound House Foundation	1,400	
Founder's Day Association	1,500	
DS Chamber of Commerce		
(July 4th Celebration)	1,000	
Printing/Copying		2,200
Office Copier Lease	1,700	
Office copies/printing	400	
Park-related	100	
Staff and Officials training/continuing education		800
Water utilities (DSWSC)		800
Garbage/Trash Disposal		1,000
General Maintenance/Repair		7,000
Park	3,000	
Pool	3,500	
Office	500	
Miscellaneous Expenses		1,000

TOTAL EXPENDITURES**\$244,700**

Respectfully submitted,



 Terry W. Garnett, Mayor
Date: August 23, 1996

APPENDIX C

**CITY OF DRIPPING SPRINGS
FY 98 BUDGET
Amended 8/11/98**

GENERAL FUND:

BALANCE FORWARD FOR FY98:	\$160,000
TRANSFER FROM GENERAL FUND	<u>\$16,200</u>
PROJECTED BALANCE FORWARD FOR FY99	<u>\$143,800</u>

(Estimated average monthly expenses = \$25,000; \$143,800 = 6± mos. of est. monthly expenses)

REVENUES:

Sales Tax		\$155,000
Bank Interest		6,200
M/M	3,300	
Operating Acct	100	
CD	2,800	
Franchise Fees		41,000
Austin Cablevision	4,000	
GTE	7,000	
PEC	30,000	
Development Fees		24,000
Subdivision Fees	10,000	
Site Development Fees	13,000	
Other Fees (Zoning, Signs)	1,000	
Park Revenue		20,300
Pool Fees	20,000	
Park Fees (e.g., Pavilion rental)	300	
<u>Other Income</u>		<u>5,000</u>
TOTAL REVENUES		\$251,500
<u>TRANSFER FROM GENERAL FUND</u>		<u>+ 16,200</u>
TOTAL FUNDS AVAILABLE		<u>\$267,700</u>

EXPENDITURES:

Supplies		3,700
City Office	2,000	
<i>Park</i>	<i>1,700</i>	
Postage and Shipping		300
Advertisement		600
City-related	300	
<i>Park-related</i>	<i>300</i>	
Office Equipment		3,000
Electric Utilities (PEC)		12,800
Street Lighting	6,000	
Office	800	
<i>Park/Pool</i>	<i>6,000</i>	
Public Improvements		70,000
Street Maintenance/Repairs	50,000	
<i>Parks and Recreation</i>	<i>20,000</i>	
Special Projects		19,200
ETJ Map	-0--	
City Beautification	16,000	
Law Enforcement	3,200	
TML Insurance		4,300
Liability	3,000	
Property	700	
Workers' Compensation	600	
Dues/Fees/Publications		500
Municipal Election		1,500
Employee Expenses		87,000
City		63,200
Salaries	56,000	
Payroll taxes	4,200	
Health Insurance	3,000	
<i>Park</i>		<i>23,800</i>
Salaries	18,000	
Payroll taxes	1,600	
Contract services	4,200	
Office Rent		8,400
Telephone		3,000
City	2,500	
<i>Park</i>	<i>500</i>	

Page 3 of 3

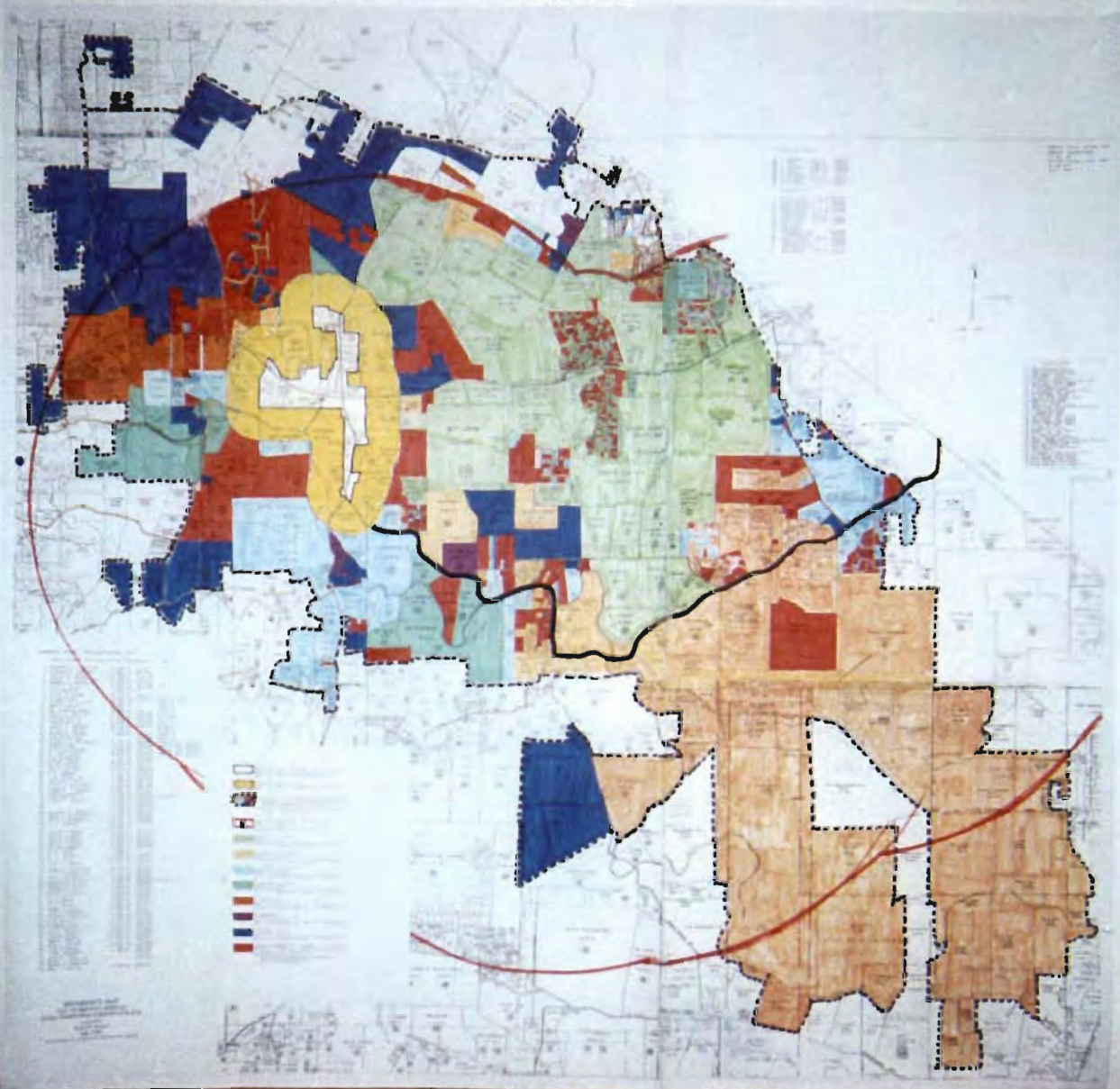
Finance/Accounting Services		4,100
Annual Audit	2,500	
City Treasurer	1,600	
Professional Services		22,500
City Attorney	18,000	
Outside legal services	3,500	
Engng/Surveying Services	1,000	
Community Support		12,000
DS Community Library	7,600	
General	1,000	
Building Fund	6,600	
HC Senior Citizens	2,000	
Pound House Foundation	1,400	
Chamber of Commerce (Jul 4)	1,000	
Printing/Copying		2,000
Office Copier Lease	1,700	
Office copies/printing	300	
Staff and Officials training/continuing education		500
<i>Water utilities (pool)</i>		<i>1,500</i>
<i>Garbage/Trash Disposal (park)</i>		<i>1,000</i>
General Maintenance/Repair		7,500
Park	3,000	
Pool	4,000	
Office	500	
<u>Miscellaneous Expenses</u>		<u>2,300</u>
TOTAL EXPENDITURES		\$267,700

Approved and adopted by the City of Dripping Springs, Texas on _____

Wayne E. Smith, Mayor

Attest: _____
Christine Harrington, City Secretary

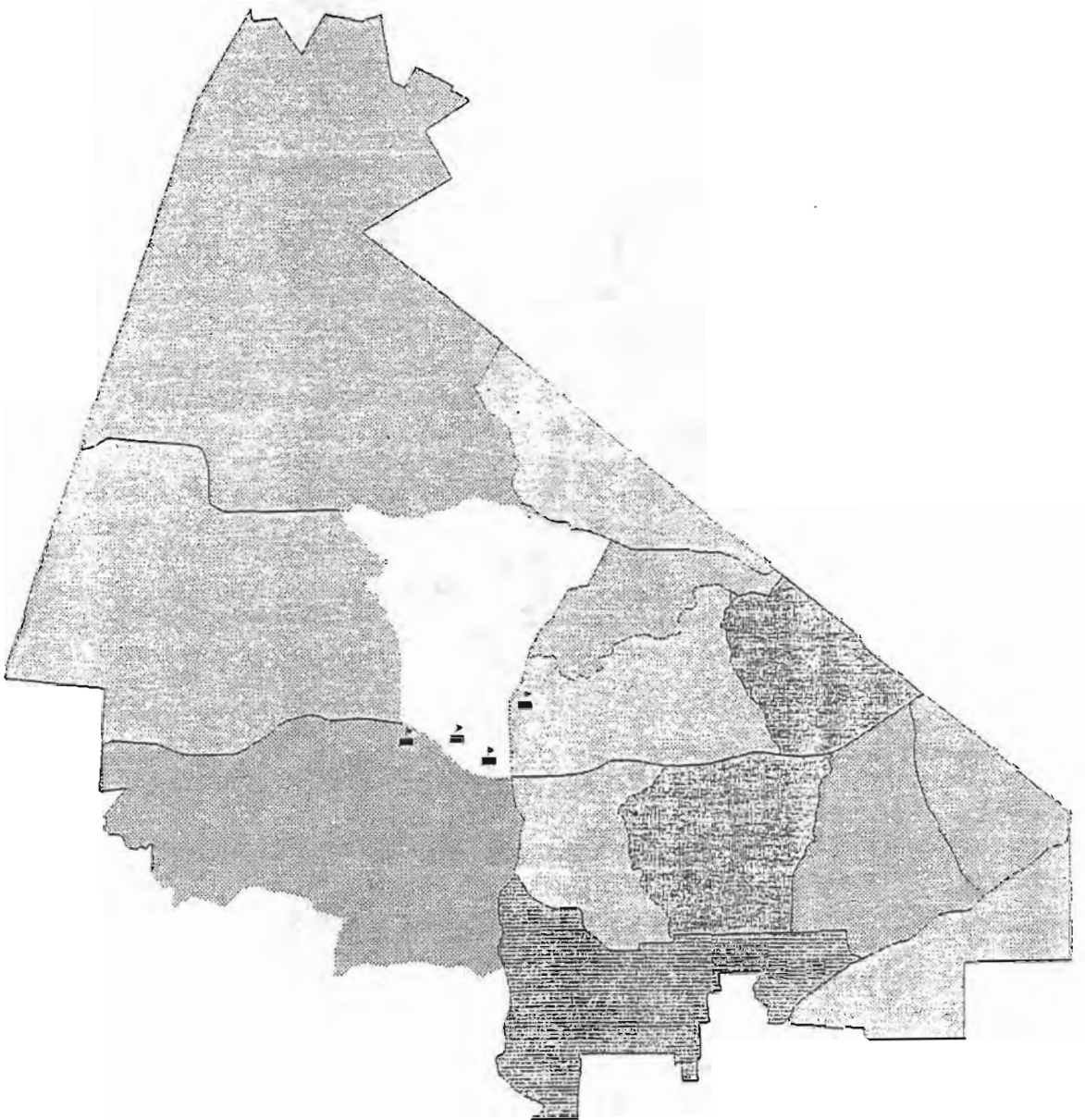
APPENDIX D



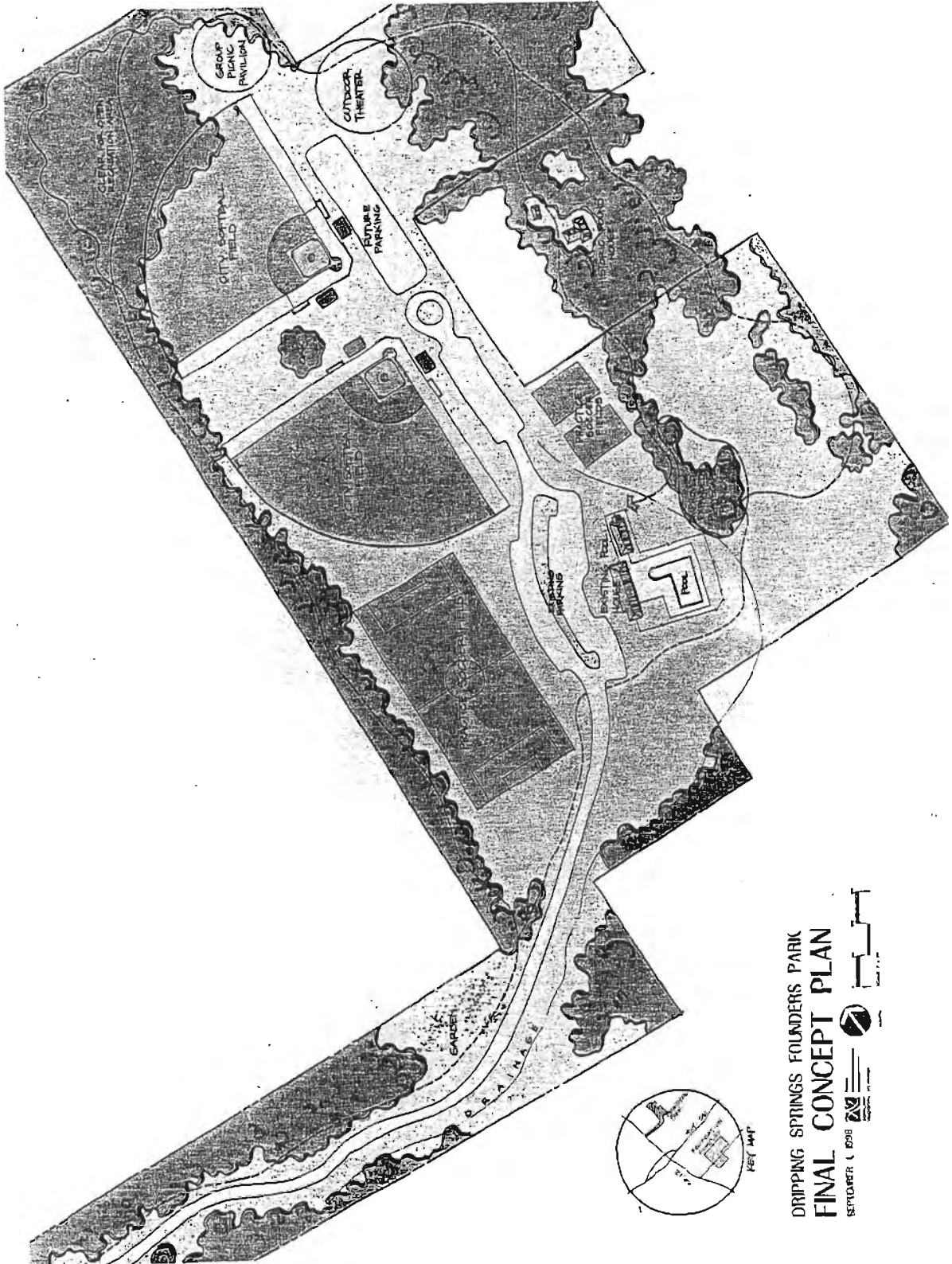
APPENDIX E

DRIPPING SPRINGS

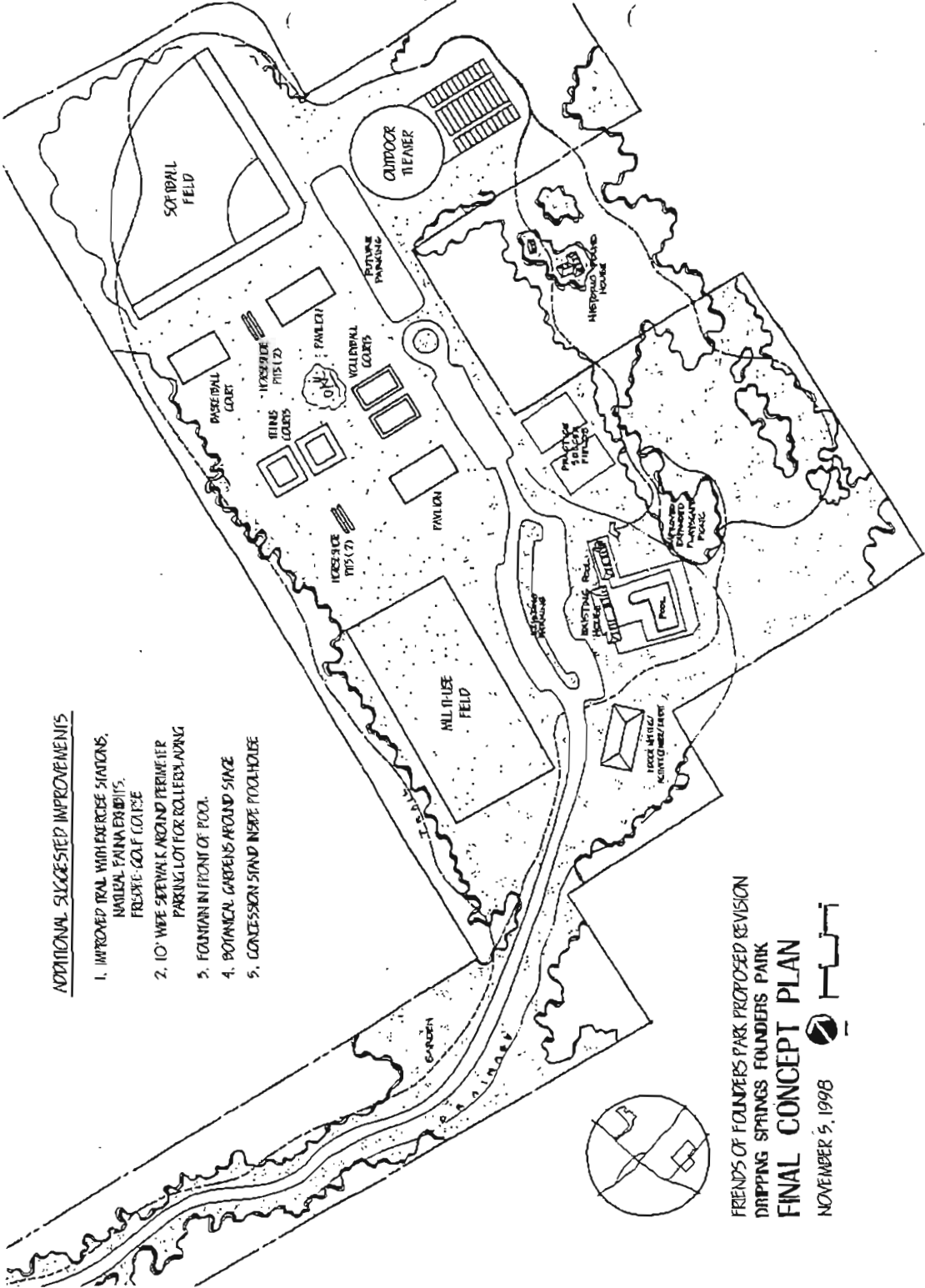
Independent School District



APPENDIX F



APPENDIX G



Kids Play at Founder's Park



The City of Dripping Springs has approved a new playscape to be built at Founder's Park. The City has budgeted \$10,000, and we need your help in raising \$20,000. Commemorative tiles will be placed in the tricycle loop for donations greater than \$100. Donations greater than \$1000 will be included on the recognition rock.

Our plan (see reverse) includes a toddler playscape, refurbishing the playscape for older children, new swings, a tricycle parkway, and fire truck. Our hope is to complete the project by the summer of 1999. So plan to play at the new playscape, picnic at the pavilion, and swim the day away at Founder's Park.

Playscape Committee: Jim Budd • Nora Fitzgerald • Buddy Lewis • Loretta Nesbitt • Roger Seiders • Richard Stark

HELP BUILD A NEW PLAYSCAPE

The following businesses are committed to helping build the playscape:

Doucet Surveyors
Kadlecek Engineers
Glass Excavation
Lending Trucking
Sunset Canyon Pottery
Cattleman's Bank
Norwest Bank

For more information call
Nora Fitzgerald 858-5397

Yes, I want to help build the playground at Founder's Park!

Please make checks payable to DSCAA - Playscape. Mail to DSCAA, P.O. Box 737, Dripping Springs, TX 78620.

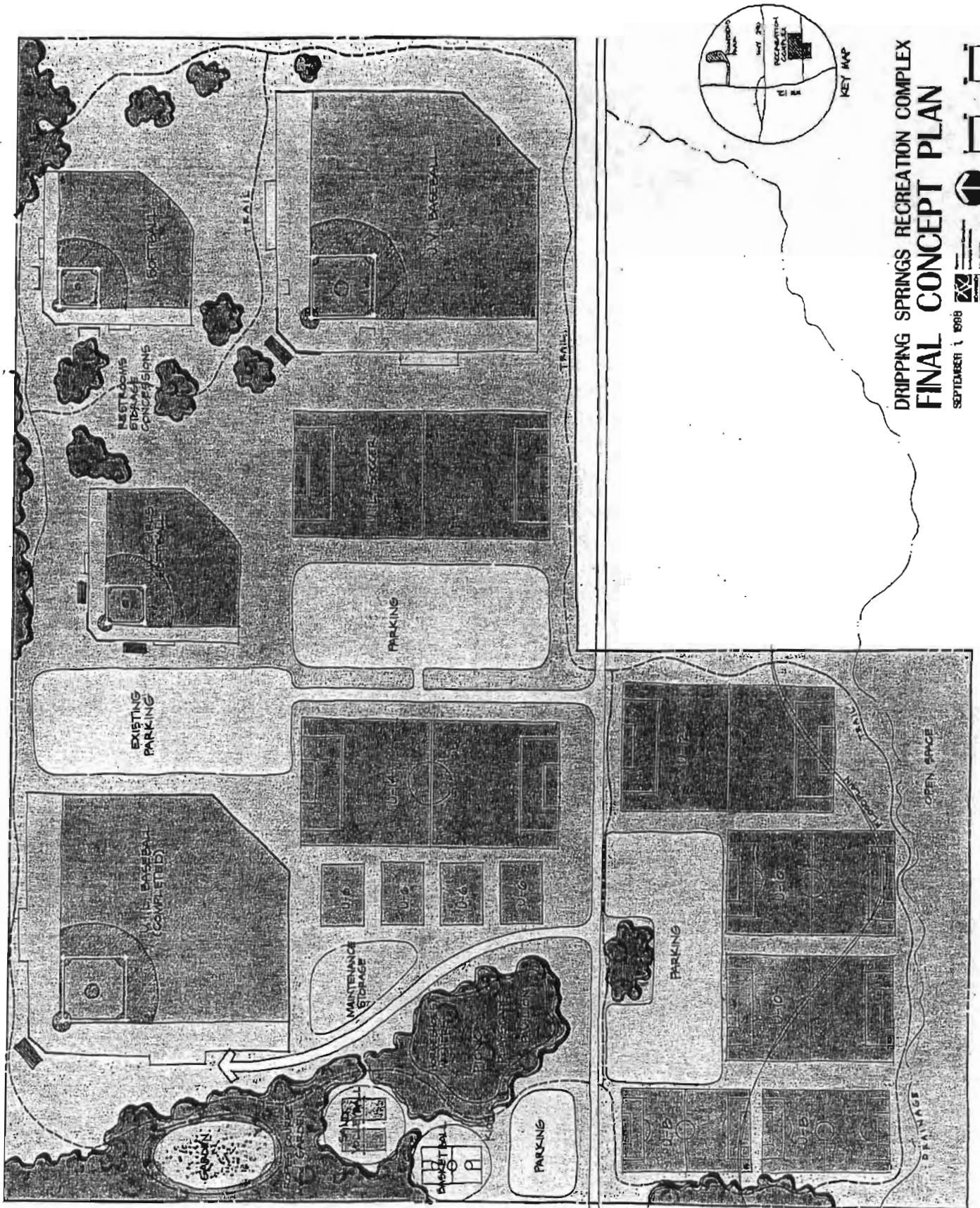
☐ I will donate \$_____ ☐ Enclosed is my tax deductible contribution for \$_____

Name _____

Address _____

Phone _____

APPENDIX I



DIPPING SPRINGS RECREATION COMPLEX FINAL CONCEPT PLAN

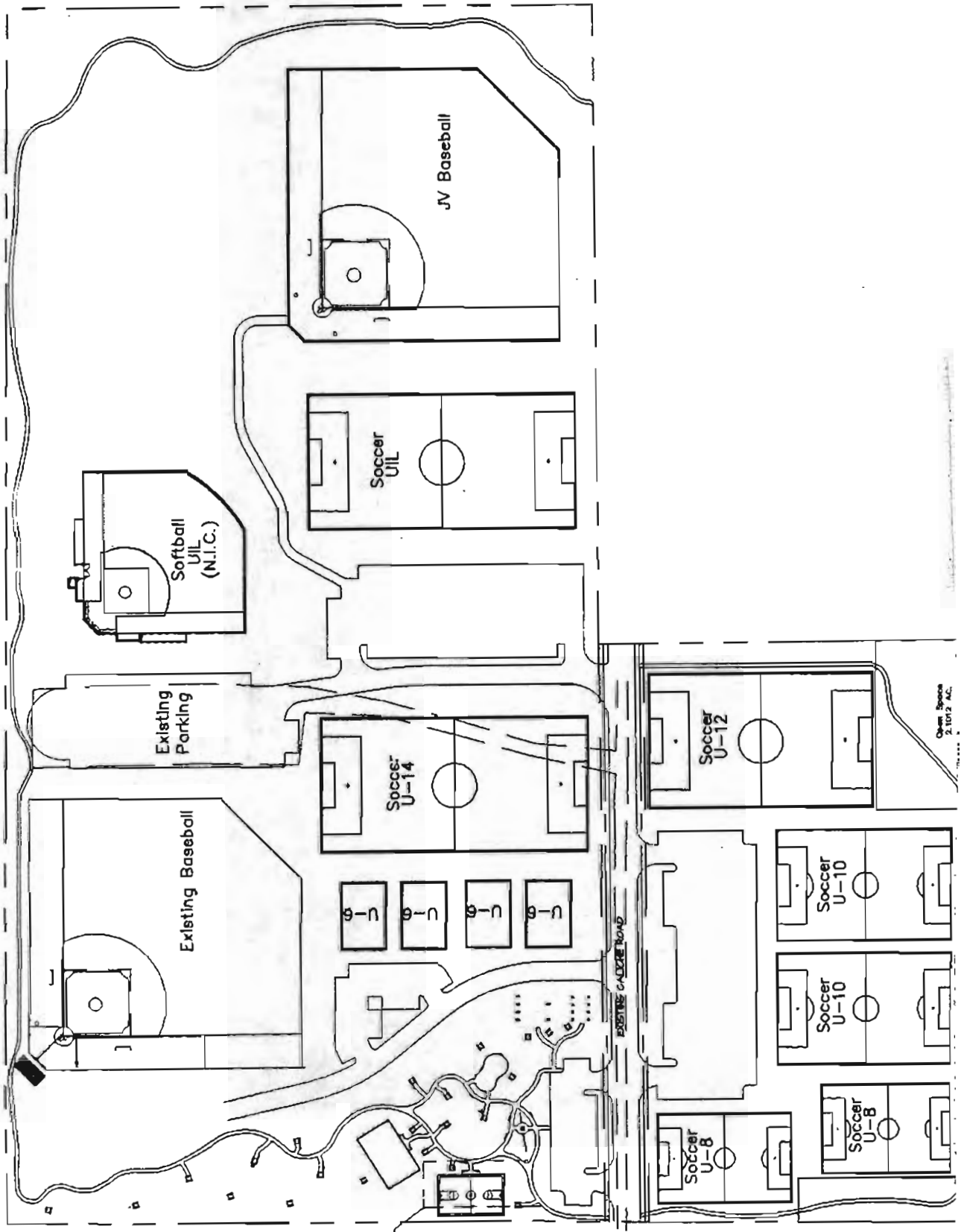
SEPTEMBER 1, 2008

DESIGNED BY

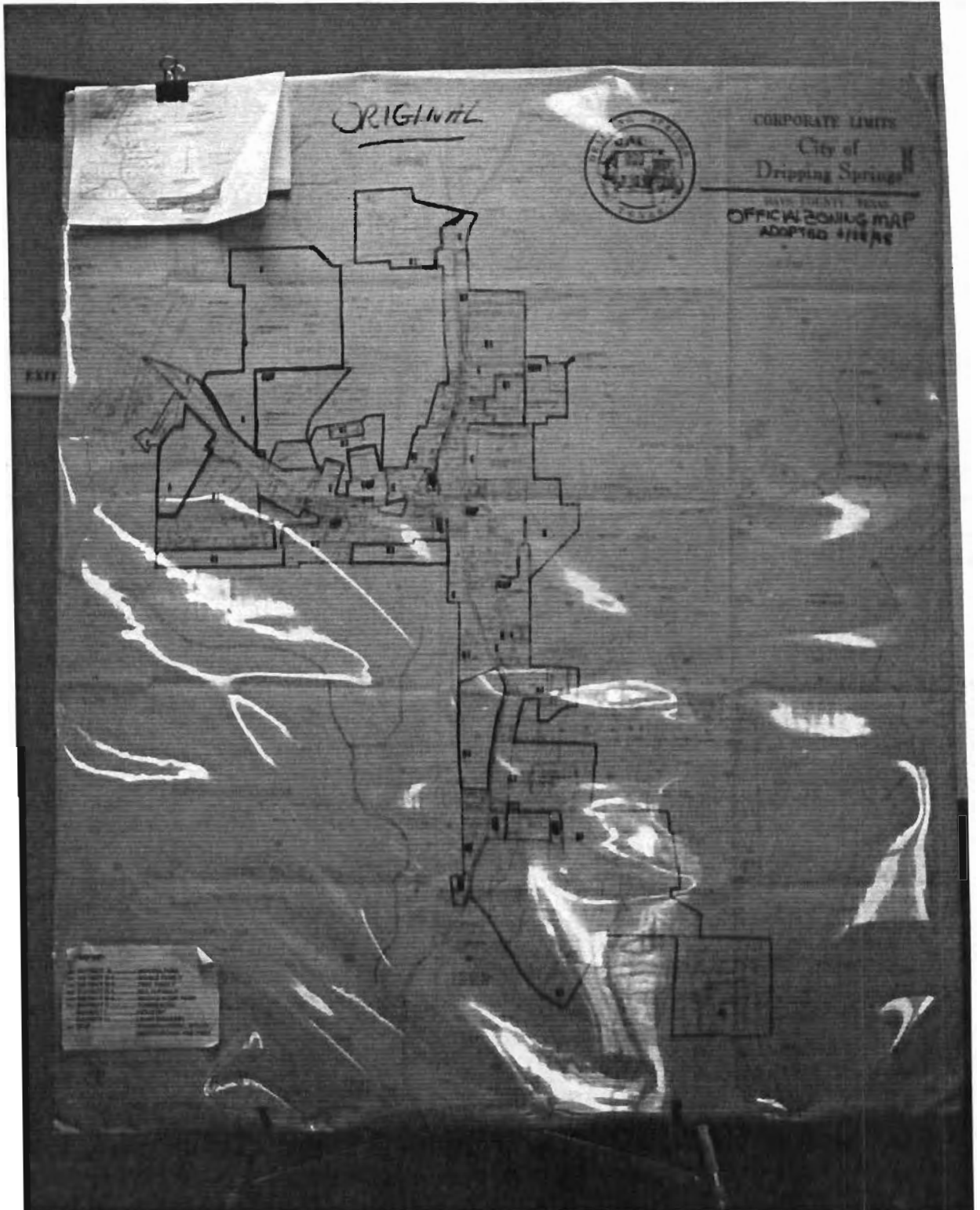
ENGINEER

SCALE 1" = 40'

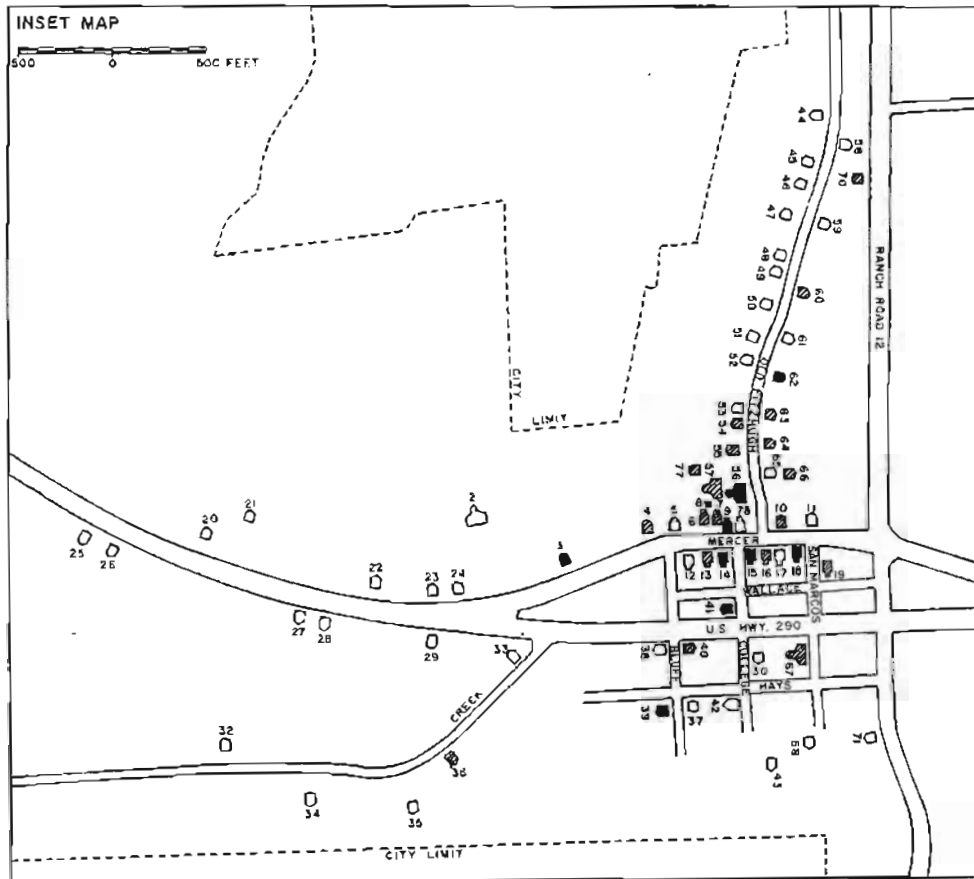
APPENDIX J



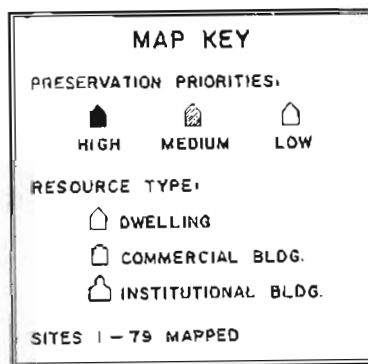
APPENDIX K



APPENDIX L

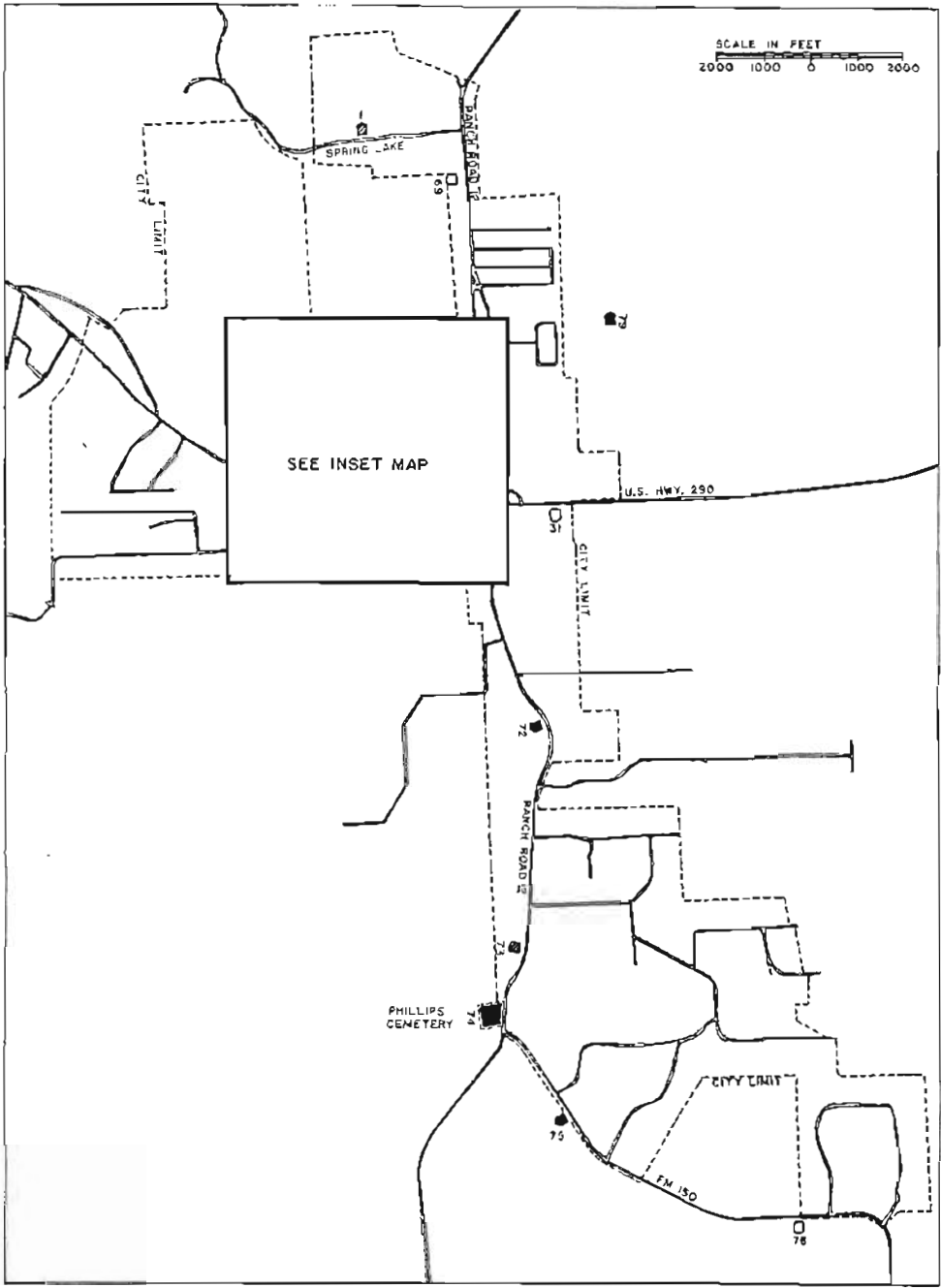


HISTORIC RESOURCES OF DRIPPING SPRINGS



PREPARED BY HARDY NECK-MOORE

APRIL 1988



APPENDIX M

Preservation Priority Evaluation

As the fieldwork and research phases were completed, each property was reviewed to assign a preservation priority rating. This evaluation should not be considered a static designation, but can and should be changed to reflect the evolving status of properties. Documented sites were evaluated on the basis of the following criteria:

Number of Properties

- 15 HIGH PRIORITY - Contributes significantly to local history or broader historical patterns; is an outstanding, unique, or good representative example of architecture, engineering, or crafted design; is a good example of a common local building form, architectural style, or plan-type and retains a significant portion of its original character and contextual integrity; is a very significant modern or recent landmark; meets, in some cases, criteria for inclusion in the National Register of Historic Places or is eligible for a Texas Historical Marker.

- 20 MEDIUM PRIORITY - Contributes to local history or broader historical patterns, but alterations or deterioration have diminished the resources's integrity; is a typical example of architecture, engineering or crafted design; is a typical example of a common local building form, architectural style, or type; is a modern or recent landmark.

- 44 LOW PRIORITY - Typifies a more recent common local building form, architectural style, or plan-type, with no identified historical associations; is a moderate to severely altered or deteriorated resource that exemplifies a distinctive building type or architectural style, or that has only minor historical significance.

- 79 TOTAL NUMBER OF PROPERTIES IDENTIFIED

APPENDIX N

Historic Resources Inventory

Pres. Prior.	Identification			Photographic References		Site Number
	Street / Number	Resource Type	Date	Black & White - Roll:Frame	Slides	
	MERCER cont.					
X		Comm. Bldg.	1938	2:31, 3:34-36, 4:1	4	18
X		Comm. Bldg.	1935	2:30, 3:31-33	3	19
X		Comm. Bldg.	c. 1945	3:8		78
	OLD FITZHUGH					
X		Dwelling	c. 1935	2:3		44
X		Dwelling	c. 1940	2:2		45
X		Dwelling	c. 1930	2:1		46
X		Dwelling	c. 1935	1:36		47
X		Dwelling	c. 1930	1:35		48
X		Dwelling	c. 1910	1:34		49
X		Dwelling	c. 1935	1:33		50
X		Dwelling	c. 1930	1:32		51
X		Dwelling	c. 1930	1:31		52
X		Dwelling	c. 1940	1:30		53
X		Dwelling	c. 1930	1:29, 7:24-25	2	54
X		Dwelling	c. 1900	1:28, 7:26-27	2	55
X		Instit. Bldg.	1881	1:27, 7:28-35	7	56
X		Instit. Bldg.	1939	2:29, 4:33A-34A, 5:2	3	57
X		Dwelling	c. 1940	2:12		58
X		Dwelling	c. 1935	2:11		59
X		Dwelling	c. 1900	2:10, 6:4-6	3	60
X		Dwelling	c. 1920	2:9		61
X		Dwelling	c. 1900	2:8, 5:34-35, 6:2-3	4	62
X		Dwelling	c. 1890	2:7, 5:29-32	4	63
X		Dwelling	c. 1890	2:6, 5:28	2	64
X		Dwelling	c. 1900	2:5		65
X		Dwelling	c. 1930	2:4, 5:26-27	2	66
X		Dwelling	c. 1920	3:9, 4:36, 5:1	2	77
	RR 12					
X		Dwelling	c. 1940	2:14		69
X		Dwelling	c. 1925	2:15, 5:3-4	1	70
X		Dwelling	c. 1940	2:22		71
X		Dwelling	1886	2:23, 5:5-15	10	72
X		Dwelling	c. 1890	2:24, 5:16-17	2	73
X		Cemetery	c. 1880	2:25	2	74
X		Farm complex	c. 1852	6:9-28	16	79
	SAN MARCOS					
X		Instit. Bldg.	1901	1:26, 7:21-23	2	67
X		Dwelling	c. 1940	1:25		68

Historic Resources Inventory

Pres. Prior.			Identification			Photographic References		Site Number
Loc	Map	High	Street / Number	Resource Type	Date	Black & White - Roll:Frame	Slides	
			BLUFF					
X				Dwelling	c. 1940	1:21		38
	X			Dwelling	1880	1:19, 7:12-18	5	39
	X			Dwelling	c. 1900	1:20, 7:19-20	2	40
			COLLEGE					
		X		Dwelling	c. 1880	1:22, 7:1-11	7	41
X				Dwelling	c. 1940	1:23		42
X				Dwelling	c. 1900	1:24		43
			CREEK					
X				Dwelling	c. 1935	2:20		32
X				Dwelling	c. 1945	2:17		33
X				Dwelling	c. 1940	2:21		34
X				Dwelling	c. 1930	2:19		35
	X			Dwelling	1938	2:18, 6:29-32	3	36
			FM 150					
	X			Farm complex	c. 1915	2:26, 5:18-25	7	75
X				Dwelling	c. 1930	2:27		76
			HAYS					
X				Dwelling	c. 1930	1:18		37
			MERCER					
X				Instat. Bldg.	1948	1:2		2
	X			Dwelling	1871	1:3, 4:24A-33A	9	3
	X			Dwelling	c. 1925	1:4, 4:21A-23A	3	4
X				Comm. Bldg.	c. 1945	3:4	0	5
X				Comm. Bldg.	1940	3:5, 3:27-30	3	6
X				Comm. Bldg.	1940	3:6, 3:24-26	2	7
	X			Comm. Bldg.	c. 1934	2:28, 4:19A-20A	3	8
	X			Comm. Bldg.	c. 1905	3:7, 3:20-23	4	9
	X			Dwelling	c. 1925	1:5, 4:9A-11A	2	10
X				Dwelling	c. 1940	1:6		11
X				Comm. Bldg.	c. 1940	3:3		12
	X			Comm. Bldg.	1937	3:2, 4:17A-18A	2	13
	X			Comm. Bldg.	1891	2:35, 4:12A-16A	6	14
	X			Comm. Bldg.	c. 1935	2:34, 4:4A-8A	6	15
	X			Comm. Bldg.	c. 1900	2:33, 4:2A-3A	1	16
X				Comm. Bldg.	c. 1950	2:32		17

Historic Resources Inventory

Pres. Prior.	Identification			Photographic References		Site Number
	Street / Number	Resource Type	Date	Black & White - Roll:Frame	Slides	
	SPRINGLAKE					
X		Dwelling	c. 1925	2:13, 6:7-8	2	1
	U.S. HIGHWAY 290					
X		Dwelling	c. 1940	1:14		20
X		Dwelling	c. 1945	2:16		21
X		Dwelling	c. 1945	1:15		22
X		Dwelling	c. 1935	1:16		23
X		Dwelling	c. 1935	1:17		24
X		Dwelling	c. 1945	1:13		25
X		Dwelling	c. 1945	1:12		26
X		Dwelling	c. 1940	1:11		27
X		Dwelling	c. 1930	1:10		28
X		Dwelling	c. 1940	1:9		29
X		Dwelling	c. 1940	1:8		30
X		Dwelling	c. 1940	1:7		31

APPENDIX O

Dripping Springs Community Development Survey

The City and Chamber of Commerce of Dripping Springs are working together to provide everyone in the DSISD the opportunity to participate in developing a strategic plan for community development. Growth in the area is expected to be about 12 percent per year for the next five years. Our objective is to identify the needs we have and learn what you feel should be done to make our area a better place to live. Please take a few minutes to complete the following questionnaire and return it by July 31, 1997.

A. What were the primary reasons for moving your residence or business into the DSISD? Please circle the appropriate numbers.

1. Reputation of the DSISD
2. Low Taxes
3. Desire to live in the Hill Country
4. Quality of life
5. Potential for business opportunity
6. Other

B. Please rate the following:

	Above Average	Average	Below Average	Don't Know	N/A
1. Appearance of 290					
2. Downtown appearance					
3. Law enforcement					
4. Fire protection					
5. Emergency medical service					
6. Streets and roads					
7. Traffic signs and signals					
8. Local shopping opportunities					
9. Educational opportunities					
10. Appearance of neighborhoods					
11. Appearance of businesses					
12. Overall community appearance					
13. Educational system					
14. Skill level of the labor force					
15. Progressive community spirit					
16. Tax rate					
17. Zoning ordinances					
18. Number and quality of restaurants					
19. Responsiveness of County Government					
20. Responsiveness of City Government					
21. Availability of affordable housing for rent					
22. Adequacy of local newspaper service					
23. Recreation for adults					
24. Recreation for teens					
25. Adequacy of future water resources					
26. Adequacy of wastewater treatment					
27. Employment opportunities					
28. Availability of care for the elderly					
29. Availability of day care for children					
30. Crime prevention programs					
31. Availability of health care					
32. Community support to existing businesses					
33. Opportunities for religious participation					
34. Adequate overnight lodging					
35. Community desire to attract new industry					
36. Appearance of RR 12					
37. Availability of affordable housing for purchase					

C. In your opinion, what Economic Development efforts in your community should be emphasized?

Circle all that apply.

1. Creating jobs by attracting clean, desirable businesses
2. Creating jobs by promoting local business growth
3. Retaining jobs at existing businesses
4. Promotion and development of tourism
5. Other

D. In your opinion, who are the most influential men and women in your community?

Men	Women
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____

E. In your opinion, would the following be beneficial for the Dripping Springs area?

1. Dripping Springs area map
2. Dripping Springs zoning map
3. An architectural commission
4. A demographic community profile brochure
5. For more areas to become part of the city

F. Please indicate where you live by circling the appropriate area.

- | | |
|---|----------------------------|
| 1. Within the city limits of Dripping Springs | 4. West of the city limits |
| 2. North of the city limits | 5. East of the city limits |
| 3. South of the city limits | |

G. Please answer the following questions.

- | | | |
|---|-----|----|
| 1. Do you live in the city limits? | Yes | No |
| 2. Do you own a business or work in Dripping Springs? | Yes | No |
| 3. Do you own a business or work outside the city limits? | Yes | No |
| 4. Area you work in _____ | | |

Austin, Dripping Springs, Wimberley, Other

H. Comments

Thank you for your assistance. The information you have supplied will be very useful in developing the Dripping Springs strategic plan. This planning session will take place on Saturday, August 16, 1997 and will be sponsored by Pedernales Electric Cooperative, Inc. If you are interested in attending the session, please RSVP to the Chamber of Commerce at (512) 858-4740 by July 31.

You must seal this survey with a piece of tape when returning, or the Post Office will not mail it. Please do not use staples.

Fold Here

PLACE
STAMP
HERE

DRIPPING SPRINGS CHAMBER OF COMMERCE
P.O. BOX 206
DRIPPING SPRINGS, TX 78620

APPENDIX P

TABLE A.1

OPEN ENDED INTERVIEW TOPICS AND QUESTIONS DISCUSSED

I. CITIZEN PARTICIPATION AND COMMUNITY DEVELOPMENT

- A. Why do people move their residence or business to the Dripping Springs area?
- B. What obstacles are in the way of successful citizen participation in the community?
- C. What obstacles are in the way of community development in the Dripping Springs community?
- D. How could the City and County governments be more responsive to the needs of the community?
- E. In what ways do the people living in the community successfully participate in community and policy development?

II. QUALITY OF LIFE

- A. Education
 - 1. What are the educational needs/concerns of the community?
- B. Parks and Recreation
 - 1. What are the recreational needs/concerns of the community?
- C. Public Health and Safety
 - 1. Are the current law enforcement, emergency medical and fire protection services adequate?
 - 2. Would it benefit the community if the City provided law enforcement, emergency medical or fire protection services?
- D. Adult Care
 - 1. What are the adult/elderly care needs/concerns of the community?
- E. Child Care
 - 1. What are the child care needs/concerns of the community?
- F. Historical Preservation
 - 1. What are the historical preservation needs/concerns of the community?
 - 2. What are the benefits of historical preservation?
- G. Taxation
 - 1. Are the county, school, fire, ems, and road ad valorem property tax rates high/average/low?
 - 2. Should the City collect an ad valorem property tax?
 - 3. What are the positive/negative aspects of the City collecting an ad valorem property tax?
 - 4. Should an economic development sales tax be collected?
- H. Appearance of the Community
 - 1. What are the aesthetic needs/concerns of the community?
 - 2. What areas of the community need aesthetic improvements?
 - 3. What can be done to improve the appearance of the community?

III. PHYSICAL INFRASTRUCTURE

- A. Utility System
 - 1. What are the needs/concerns regarding future wastewater treatment facilities in the community?
 - 2. Should the City provide wastewater treatment facilities in the community?
- B. Water System
 - 1. What are the needs/concerns regarding future water resources in the community?
 - 2. How should the need for future water resources be addressed/resolved in the community?
 - 3. Should the City provide water resources in the community?
- C. Transportation System
 - 1. What are the traffic sign and signal needs/concerns of the community?
 - 2. What are the street and road needs/concerns of the community?
- D. Zoning
 - 1. Is the City's Zoning Ordinance adequate?
 - 2. What changes should be made to the Zoning Ordinance?
- E. Other Ordinances
 - 1. Is the City's Subdivision Ordinance adequate?
 - 2. What changes should be made to the Subdivision Ordinance?
 - 3. Is the City's Site Development Ordinance adequate?
 - 4. What changes should be made to the Site Development Ordinance?
 - 5. Is the City's Sign Ordinance adequate?
 - 6. What changes should be made to the Sign Ordinance?

TABLE A.1

OPEN ENDED INTERVIEW TOPICS AND QUESTIONS DISCUSSED

IV. ECONOMIC VITALITY AND DEVELOPMENT

- A. Growth
 - 1. What are the economic development and growth needs/concerns of the community?
 - 2. What are the employment opportunity needs/concerns of the community?
- B. Labor Skills
 - 1. What are the labor skills needs/concerns of the community?
- C. Annexation
 - 1. What are the concerns regarding annexation in the community?
 - 2. What are the positive/negative aspects of annexation in the community?
- D. Tourism
 - 1. What are the tourism needs/concerns of the community?
 - 2. What tourism should be promoted in the community?

APPENIX Q

TABLE A.2				
RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY REASONS FOR MOVING RESIDENCE OR BUSINESS INTO THE DSISD				
N=356: 83 LIVE IN CITY LIMITS; 273 LIVE OUTSIDE CITY LIMITS			SCORE: 1=NO; 2=YES	
SD=STANDARD DEVIATION			95% CONFIDENCE INTERVAL	
REASON	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Reputation of DSISD	1.3253 .4713	1.3223 .4682	.920 (equal)	.960
Low Taxes	1.1084 .3128	1.0842 .2783	.185 (equal)	.501
Desire to Live in Hill Country	1.5181 .5027	1.6850 .4654	.000 (unequal)	.008*
Quality of Life	1.4458 .5001	1.4945 .5009	.081 (equal)	.438
Potential Business Opportunity	1.0602 .2394	1.0623 .2421	.893 (equal)	.947

*variance between means is significant at 95% confidence interval

TABLE A.3				
RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY REASONS FOR MOVING RESIDENCE OR BUSINESS INTO THE DSISD				
N=356: 83 LIVE IN CITY LIMITS; 273 LIVE OUTSIDE CITY LIMITS			SCORE: 1=NO; 2=YES	
SD=STANDARD DEVIATION			95% CONFIDENCE INTERVAL	
REASON	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN-WHITNEY U	2-TAILED SIGNIFICANCE
Reputation of DSISD	178.38	178.90	11296.000	.960
Low Taxes	177.50	181.80	11055.5000	.501
Desire to Live in Hill Country	185.43	155.72	9438.500	.005*
Quality of Life	180.52	171.85	10777.5000	.437
Potential Business Opportunity	178.58	178.22	11306.500	.946

*variance between means is significant at 95% confidence interval

APPENDIX R

TABLE A.4

RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY CITIZEN PARTICIPATION AND COMMUNITY DEVELOPMENT RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3
SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

ITEM RATED	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	N	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Progressive Community Spirit	2.09 .79	2.09 .76	298	.569 (equal)	.978
Community Support to Existing Business	1.80 .63	1.84 .65	243	.989 (equal)	.665
Responsiveness of County Government	1.66 .52	1.79 .67	228	.155 (equal)	.199
Responsiveness of City Government	1.64 .62	1.48 .55	207	.298 (equal)	.078

TABLE A.5

RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY CITIZEN PARTICIPATION AND COMMUNITY DEVELOPMENT RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN- WHITNEY U	2-TAILED SIGNIFICANCE
Progressive Community Spirit	298	149.93	149.37	7709.500	.960
Community Support to Existing Business	243	119.11	122.95	5316.500	.680
Responsiveness of County Government	228	107.01	116.77	4240.500	.291
Responsiveness of City Government	207	114.09	100.53	3546.000	.106

APPENDIX S

TABLE A.6

RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY QUALITY OF LIFE RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Educational Opportunities	297	2.3 .76	2.33 .70	.236 (equal)	.795
Educational System	300	2.57 .63	2.62 .56	.154 (equal)	.554
Recreation for Adults	300	1.31 .58	1.26 .48	.065 (equal)	.437
Recreation for Teens	261	1.26 .54	1.21 .42	.054 (equal)	.419
Law Enforcement	281	2.15 .61	2.23 .64	.114 (equal)	.319
Crime Prevention Programs	200	1.74 .61	1.86 .57	.120 (equal)	.204
Fire Protection	263	2.21 .61	2.12 .70	.422 (equal)	.375
Emergency Medical Services	252	2.45 .60	2.36 .64	.620 (equal)	.306
Availability of Health Care	284	1.84 .63	1.55 .60	.084 (equal)	.001 *
Availability of Care for the Elderly	246	2.09 .66	2.13 .58	.368 (equal)	.663
Availability of Day Care for Children	239	2.09 .64	1.97 .55	.046 (not equal)	.222
Tax Rate	292	2.41 .69	2.39 .70	.841 (equal)	.807
Opportunities for Religious Participation	303	2.54 .53	2.43 .61	.093 (equal)	.176
Appearance of Hwy 290	323	1.78 .57	1.70 .59	.126 (equal)	.329
Appearance of RR 12	330	1.77 .57	1.90 .62	.833 (equal)	.117

TABLE A.6

RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY QUALITY OF LIFE RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Appearance of Businesses	327	1.78 .56	1.76 .59	.466 (equal)	.867
Appearance of Downtown	329	1.46 .53	1.60 .62	.051 (equal)	.091
Appearance of Neighborhoods	318	1.83 .64	1.90 .61	.212 (equal)	.406
Overall Community Appearance	323	1.72 .54	1.81 .61	.749 (equal)	.283

*variance between means is significant at 95% confidence interval

TABLE A.7

RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY QUALITY OF LIFE RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN- WHITNEY U	2-TAILED SIGNIFICANCE
Educational Opportunities	297	148.21	149.23	7571.000	.926
Educational System	300	147.74	151.31	7700.500	.720
Recreation for Adults	300	153.16	149.69	7864.000	.696
Recreation for Teens	261	132.92	130.36	6245.000	.736
Law Enforcement	281	132.84	143.61	6687.000	.284
Crime Prevention Programs	200	92.09	103.01	3155.000	.187
Fire Protection	263	138.41	130.19	5573.000	.423
Emergency Medical Services	252	134.09	124.38	5000.000	.331
Availability of Health Care	284	168.68	135.19	5259.000	.001*
Availability of Care for the Elderly	246	120.82	124.24	4972.500	.718
Availability of Day Care for Children	239	128.93	117.27	4624.000	.182
Tax Rate	292	148.50	145.97	6923.500	.818
Opportunities for Religious Participation	303	161.88	149.14	7318.500	.233
Appearance of Hwy 290	323	171.13	159.52	8133.000	.294
Appearance of RR 12	330	152.33	169.11	8259.500	.131
Appearance of Businesses	327	165.92	163.46	9042.000	.821
Appearance of Downtown	329	151.82	168.69	8303.000	.135
Appearance of Neighborhoods	318	152.11	161.55	8080.500	.385
Overall Community Appearance	323	153.57	164.25	8096.500	.334

*variance between means is significant at 95% confidence interval

APPENDIX T

TABLE A.8

RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY PHYSICAL INFRASTRUCTURE RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3
SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Adequacy of Future Water Resources	249	1.29 .46	1.20 .42	.030 (unequal)	.202
Adequacy of Wastewater Treatment	238	1.17 .38	1.14 .34	.269 (equal)	.571
Street and Roads	330	1.43 .62	1.42 .55	.164 (equal)	.874
Traffic Signs and Signals	331	1.85 .53	1.85 .52	.973 (equal)	.944
Zoning Ordinances	237	1.74 .73	1.60 .62	.128 (equal)	.164

TABLE A.9

RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY PHYSICAL INFRASTRUCTURE RATINGS

N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)

RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3

95% CONFIDENCE INTERVAL

ITEM RATED	N	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN- WHITNEY U	2-TAILED SIGNIFICANCE
Adequacy of Future Water Resources	249	134.63	122.46	4621.500	.124
Adequacy of Wastewater Treatment	238	122.33	118.67	4815.000	.570
Streets and Roads	330	163.83	165.97	9167.500	.843
Traffic Signs and Signals	331	165.46	166.15	9191.500	.946
Zoning Ordinances	237	127.38	116.53	4488.500	.257

APPENDIX U

TABLE A.10					
RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY ECONOMIC VITALITY AND DEVELOPMENT RATINGS					
N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)					
RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3					
SD=STANDARD DEVIATION					
95% CONFIDENCE INTERVAL					
ITEM RATED	N	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Local Shopping Opportunities	328	1.33 .56	1.30 .51	.355 (equal)	.708
Number and Quality of Restaurants	323	1.47 .63	1.43 .62	.584 (equal)	.610
Skill Level of Labor Force	229	2.04 .65	1.94 .61	.705 (equal)	.300
Community Desire to Attract New Industry	236	1.21 .45	1.29 .50	.041 (equal)	.261
Employment Opportunities	274	1.22 .42	1.23 .45	.573 (equal)	.816
Availability of Affordable Housing for Purchase	284	1.40 .52	1.71 .68	.017 (unequal)	.000*
Availability of Affordable Housing for Rent	241	1.21 .49	1.18 .45	.342 (equal)	.604
Adequate Over Night Lodging	295	1.10 .30	1.09 .31	.997 (equal)	.992

*variance between means is significant at 95% confidence interval

TABLE A.11					
RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY ECONOMIC VITALITY AND DEVELOPMENT RATINGS					
N=SUM OF "BELOW AVERAGE," "AVERAGE," AND "ABOVE AVERAGE" RESPONSES (DK/NA/M RESPONSES ARE NOT INCLUDED)					
RATING: BELOW AVERAGE=1; AVERAGE=2; ABOVE AVERAGE=3					
95% CONFIDENCE INTERVAL					
ITEM RATED	N	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN- WHITNEY U	2-TAILED SIGNIFICANCE
Local Shopping Opportunities	328	166.04	164.08	8922.000	.844
Number and Quality of Restaurants	323	166.63	160.76	8355.000	.588
Skill Level of Labor Force	229	121.79	112.75	4515.000	.305
Community Desire to Attract New Industry	236	111.81	120.63	4720.000	.259
Employment Opportunities	274	136.75	137.73	6672.000	.905
Availability of Affordable Housing for Purchase	284	116.71	150.16	5441.000	.001*
Availability of Affordable Housing for Rent	241	123.72	120.08	5324.000	.577
Adequate Over Night Lodging	295	148.50	147.86	7276.500	.916

*variance between means significant at 95% confidence interval

APPENDIX V

TABLE A.12

RESULTS OF INDEPENDENT SAMPLES T-TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS
BY ECONOMIC DEVELOPMENT EFFORTS IN COMMUNITY THAT SHOULD BE EMPHASIZED

N=356: 83 LIVE IN CITY LIMITS; 273 LIVE OUTSIDE CITY LIMITS

SCORE:1=NO; 2=YES

SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

EFFORT	IN CITY LIMITS MEAN SD	OUTSIDE CITY LIMITS MEAN SD	LEVENE'S TEST FOR EQUALITY OF VARIANCES	2-TAILED SIGNIFICANCE
Creating jobs by attracting clean, desirable businesses	1.6627 .4757	1.6374 .4816	.380 (equal)	.675
Creating jobs by promoting local business growth	1.5904 .4948	1.5421 .4991	.073 (equal)	.440
Retaining jobs at existing businesses	1.4458 .5001	1.3590 .4806	.027 (unequal)	.165
Promotion and development of tourism	1.3976 .4924	1.4103 .4928	.671 (equal)	.838

TABLE A.13

RESULTS OF MANN-WHITNEY TEST OF PEOPLE LIVING IN/OUTSIDE CITY LIMITS BY ECONOMIC
DEVELOPMENT EFFORTS IN COMMUNITY THAT SHOULD BE EMPHASIZED

N=356: 83 LIVE IN CITY LIMITS; 273 LIVE OUTSIDE CITY LIMITS

SCORE:1=NO; 2=YES

SD=STANDARD DEVIATION

95% CONFIDENCE INTERVAL

EFFORT	IN CITY LIMITS MEAN RANK	OUTSIDE CITY LIMITS MEAN RANK	MANN-WHITNEY U	2-TAILED SIGNIFICANCE
Creating jobs by attracting clean, desirable businesses	177.45	181.95	11043.000	.674
Creating jobs by promoting local business growth	176.50	185.08	10783.000	.440
Retaining jobs at existing businesses	174.90	190.35	10346.00	.154
Promotion and development of tourism	179.03	176.77	11186.000	.837

BIBLIOGRAPHY

- Arendt, Randall. "Open Space Zoning: What It is and Why It Works." Planning Commissioners Journal 5 (July/Aug. 1992): 4-8.
- Amstein, S.R. "A Ladder of Citizen Participation." Journal of the American Institute of Planners 35 (July 1969): 216-224.
- Benest, Frank. "Serving Customers or Engaging Citizens. What Is the Future of Local Government." Public Management 78 (Feb. 1996): A6-A10.
- Bowman, Monica, and Michele Frisby. "What We Have Here Is A Failure to Communicate." Public Management 78 (Feb. 1996): A1-A10.
- Brabec, Elizabeth. "On the Value of Trees and Open Space." Planning Commissioners Journal 11 (Summer 1993): 16.
- Cannon, Katherine. Interview, Dripping Springs, Texas, March 26, 1999.
- Capital Area Planning Council, "Economic Plan Update, 1998-1999," CAPCO, Austin, Texas (September 1998): Table 2.
- Chandler, Michael. "Developing the Comprehensive Plan: Part II." Planning Commissioners Journal 11 (Summer 1993): 9.
- City of Dripping Springs, City of Dripping Springs 1995 Master Plan, 1995.
- City of Dripping Springs and Pedernales Electric Co-Op. "Texas Hill Country: Dripping Springs (Demographic Brochure) ." Dripping Springs, Texas, 1999.

- Coleman, Troy L. "Citizens, Cops, and City Hall: Creating an Inclusive Team." Public Management 78 (Dec. 1996): 4-7.
- Cudnohufsky, Walter. "Dreaming the Future: Community Vision Planning." Planning Commissioners Journal 11 (Summer 1993) 4-7.
- Curtis, Patrick Almond, and Joan W. DiLeonardi. What to Do When the Numbers Are In. Chicago, Nelson-Hall, 1991.
- Dale, Gregory C., and Jennifer Sharn. "The Residential Street-Part I." Planning Commissioners Journal 20 (Fall 1995): 16-20.
- Dewey, John. Democracy and Education. New York: Macmillan, 1916.
- Eddison, Tony. Local Government: Management and Corporate Planning. New York: Harper and Row Publishers, Inc., 1973.
- Epstein, Lee. "Land, Growth, and the Public Interest: How Are We Shaping Our Communities' Futures?" Public Management 79 (July 1997): 8-11.
- Falkson, J.L. An Evaluation of Policy Related Research on Citizen Participation in Municipal Service Systems: Overview and Summary. Washington, DC: TARP Institute, 1974.
- Fitzgerald, Nora. Interview, Dripping Springs, Texas, March 26, 1999.
- Fodor, Eben. "The Three Myths of Growth." Planning Commissioners Journal 21 (Winter 1996): 18-20.
- Furman, Kenda. "Capturing Those Tourism Dollars." Texas Towns and Cities 4 (1998): 8-9.

Gabris, Gerald, and Robert T. Golembiewski. "Tomorrow's City Management: Guides for Avoiding Success-Becoming Failure." Public Administration Review 55 (May/June 1995): 240-246.

Garvin, Elizabeth A., and Martin L. Leightner. "An Introduction to Subdivision Regulations." Planning Commissioners Journal 5 (July/Aug. 1992): 10-11.

Greater Austin-San Antonio Corridor Council, State of the Region Report : A Review of Current Issues for Communities of the @ @ Counties of the CAPCO and AACOG Region. Greater Austin-San Antonio Corridor Council, San Marcos, Texas, 1998: 11.

Greater Dripping Springs Community Planning Partnership. GDSCPP By-Laws (Sept. 1998): 1-3.

Greater Dripping Springs Community Planning Partnership, Historical Committee. Minutes , 19 Nov. 1997.

Greater Dripping Springs Community Planning Partnership. "Question: What Is GDSCPP? (GDSCPP information flier and membership form)." (November 1998): 1.

Greater Dripping Springs Community Planning Partnership, Youth Education and Recreation Committee. Minutes, 15 February 1997.

Honadle, Beth Walter. Public Administration in Rural Areas and Small Jurisdictions. A Guide to the Literature. New York: Garland Publishing, 1983.

Howe, Deborah A. "Creating Vital Communities: Planning for Our Aging Society." Planning Commissioners Journal 7 (Nov./Dec. 1992): 1-7.

- International City/County Management Association. (1997). Business Attraction and Retention: Local Economic Development Efforts. Available: <http://www.icma.org>.
- Jackson, John E., Ed. Public Needs and Private Behavior in Metropolitan Areas. Cambridge: Ballinger Publishing Company, 1975.
- Kaplan, A. The Conduct of Inquiry: Methodology for Behavioral Science. Scranton, PA: Chandler Publishing Co., 1964.
- Kunstler, James Howard. "Zoning Procedures and Suburban Sprawl." Delivered to City Club of Cleveland, Ohio, Oct. 31, 1997. Vital Speeches of the Day, 15 Dec. 1997, 144-148.
- Lansberry, Janet, Janice Litwin, William Slotnik, and John Vaughn. "Effective Community Development." Journal of Housing and Community Development 1 (Jan./Feb. 1995): 12-18.
- Lightner, Brenda. "Urban Design: A Place in Planning." Planning Commissioners Journal 5 (July/Aug. 1992): 15-16.
- Liles, Nanci. "Learning to Identify Your City's Niche and Assessing Its Strengths and Weaknesses." Texas Town and City 4 (1998): 22-23.
- Liner, Gaines H., and Rob Roy McGregor. "Institutions and the Market for Annexable Land." Growth and Change 27 (Winter 1996): 55-74.
- Local Collaboration for Children and Youth. "How Do Public Institutions Handle Family/Youth Issues? A Review of Public Opinion Data." Public Management 79 (March 1997): 16-20.

Lyman, Francesca. "12 Gates to the City: A Dozen Ways to Build Strong, Livable, and Sustainable Urban Areas." (1998) Center of Excellence for Sustainable Development. Available: <http://www.sierraclub.org/sierra>.

Norusis, Marija J., SPSS 6.1 Guide to Data Analysis. Englewood Cliffs, New Jersey: Prentice Hall, 1998.

McCall, Jack. "Education and Economic Development." Planning Commissioners Journal 27 (Summer 1997): 4-5.

McClendon, Bruce W. "Challenges and Opportunities." Planning Commissioners Journal 15 (Summer 1994): 4-5.

McDaniel, Tracye. "Tourism, Technology, and the Very Near Future." Texas Town and City 4 (1998): 18-20.

Pence, Joe. "Small Cities-What A Joy!" Management Exchange, Texas City Management Association, April 1998, 1-2, reprinted from Public Management, (April 1998).

Pirsig, R. Zen and the Art of Motorcycle Maintenance. New York: Bantam Books, 1974.

Ressig-Foutz, Kim. Local Government Use of Citizen Participation: The Impact of Form of Government and Population Size. An Applied Research Project. Southwest Texas State University: 1993.

Richardson, Susan. Interview, Dripping Springs, Texas, March 26, 1999.

Rosner, J.B. "A Cafeteria of Techniques and Critiques." Public Management (Dec. 1975): 16-19.

Sharp, John, Texas Comptroller of Public Accounts. "Men and Women at Work: Growth Ahead, Proceed Strategically." City and County Financial Management 13 (July 1997): 1-5.

Shields, Patricia. "Pragmatism: Exploring Public Administration's Policy Imprint," Administration and Society 28 (3 Nov. 1996): 401.

Strange, J.H. "The Impact of Citizen Participation on Public Administration." Public Administration Review 32 (Sept. 1972 Special Issue): 457-467.

Steggert, Frank X. Community Action Groups and City Government. Cambridge: Ballinger Publishing Company, 1975.

Stevenson, Dede. Interview, Dripping Springs, Texas, March 23, 1999.

Switzer, Betty. "Cultural Tourism: Building Effective Partnerships for Success." Texas Town and City 4 (1998): 28-29.

Szurek, Marion. "The New Texas Department of Economic Development." Texas Town and City 4 (1998): 14-15.

Teitz, Michael B. "American Planning in the 1990s: Evolution, Debate and Challenge." Urban Studies 33 (May 1996): 649-672.

Texas. Vernon's Texas Statutes Annotated, Education Code, Chapter 4, 1998.

Texas. Vernon's Texas Statutes Annotated, Health and Safety Code, Chapter 1, 1998.

Texas. Vernon's Texas Statutes Annotated, Local Government Code, Chapter 2-4, 1998.

Texas. Vernon's Texas Statutes Annotated, Tax Code, Chapter 3, 1998.

Texas. Vernon's Texas Statutes Annotated, Transportation Code, Chapter 3, 1998.

Texas Department of Housing and Community Affairs, Local Government Services.
Guide for City Councilmembers 1998, State of Texas, 1998.

Texas Municipal League. 1998 Handbook for Mayors and Councilmembers: General Law Cities. Austin, Texas Municipal League, 1998.

Thomason, Ken. "Directions for Democracy," National Civic Review 76 (March 1987): 199-207.

Traynor, William. "The Future of American Communities." Shelterforce Online, National Housing Institute, Sept./Oct. 1995. Available:
<http://www.shelter.force>.

Walljasper, Joy. "Communities Showing the Way to a Better Future; So What Is It That Makes a Town Enlightened?" Utne Online, 1997. Available:
<http://www.utne.com>.

Wilson, Robert H., Editor. Public Policy and Community. Austin, Texas: University of Texas Press, 1997.

Winterbottom, Bert. "Planning for Heritage Tourism." Planning Commissioners Journal 11 (Summer 1993): 10-12.

VITA

Michelle Jean Fischer was born in Austin, Texas, on February 10, 1972, the daughter of Robert Joseph Franzetti and Maureen Jean Walsh Franzetti. After graduating from David Crockett High School, in Austin, Texas, in 1990, Michelle entered Saint Edward's University in Austin, Texas. Michelle graduated from the Honors Program at Saint Edward's University. She received the degree of Bachelor of Arts, Magna Cum Laude, from Saint Edward's University in August, 1994. In January, 1996, she entered the Graduate School of Public Administration at Southwest Texas State University, in San Marcos, Texas.

Michelle's undergraduate Honors Thesis, "Should Morality Be Applied to U.S. Foreign Policy?," was published in Arete: A Student Academic Journal, in 1995. In 1998, Michelle became a member of Pi Alpha Alpha, The National Honor Society for Public Affairs and Administration. Michelle worked at Trends and Traditions IJO Master Jewelers from 1990 to 1998. In October, 1998, she was appointed Interim City Administrator of the City of Dripping Springs, Texas. Michelle married Ross Fischer in October, 1998.

Permanent Address: 502 Sacramento Drive
 Austin, Texas 78704

This thesis was typed by Michelle Jean Fischer.