



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission Meeting: March 26, 2025
Project No: CUP2025-001
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Face Alchemy
Property Location: 251 Old Fitzhugh Road
Legal Description: 0.37 acres of the Philip A Smith Survey
Applicant: Courtney Deavers – Face Alchemy PLLC
Property Owner: Courtney Deavers - Face Alchemy PLLC
Request: Conditional Use Permit (CUP) renewal for a Permanent Makeup Facility (Tattoo Studio)



ZA2024-004
109 Bonnie Dr

Legend

- Roads
- Subject Property
- City Limits



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Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow the operation of a permanent makeup facility. While the land use chart does not explicitly identify permanent makeup as a specific use, this type of business requires a tattoo permit from the State of Texas. Based on staff's review, the permanent makeup facility is considered a Tattoo Studio, which is a Conditional Use in the General Retail (GR) zoning district.

The following business description was provided by the applicant:

“Face Alchemy will provide medspa services for all genders (majority being female) aged 18 and over in addition to medical acne clinic services to all genders 13 and older. Services will include acne clinic, weight loss management, skin rejuvenation, injectable procedures, collagen and elastin stimulation via injectables, chemical peels and microneedling. They will also offer facial services with the esthetician.

Capri Microblades is an expert in her field of permanent makeup, specializing in brow artistry. As a permanent makeup specialist, she is considered a “tattoo artist” and thus we will need to be zoned appropriately.

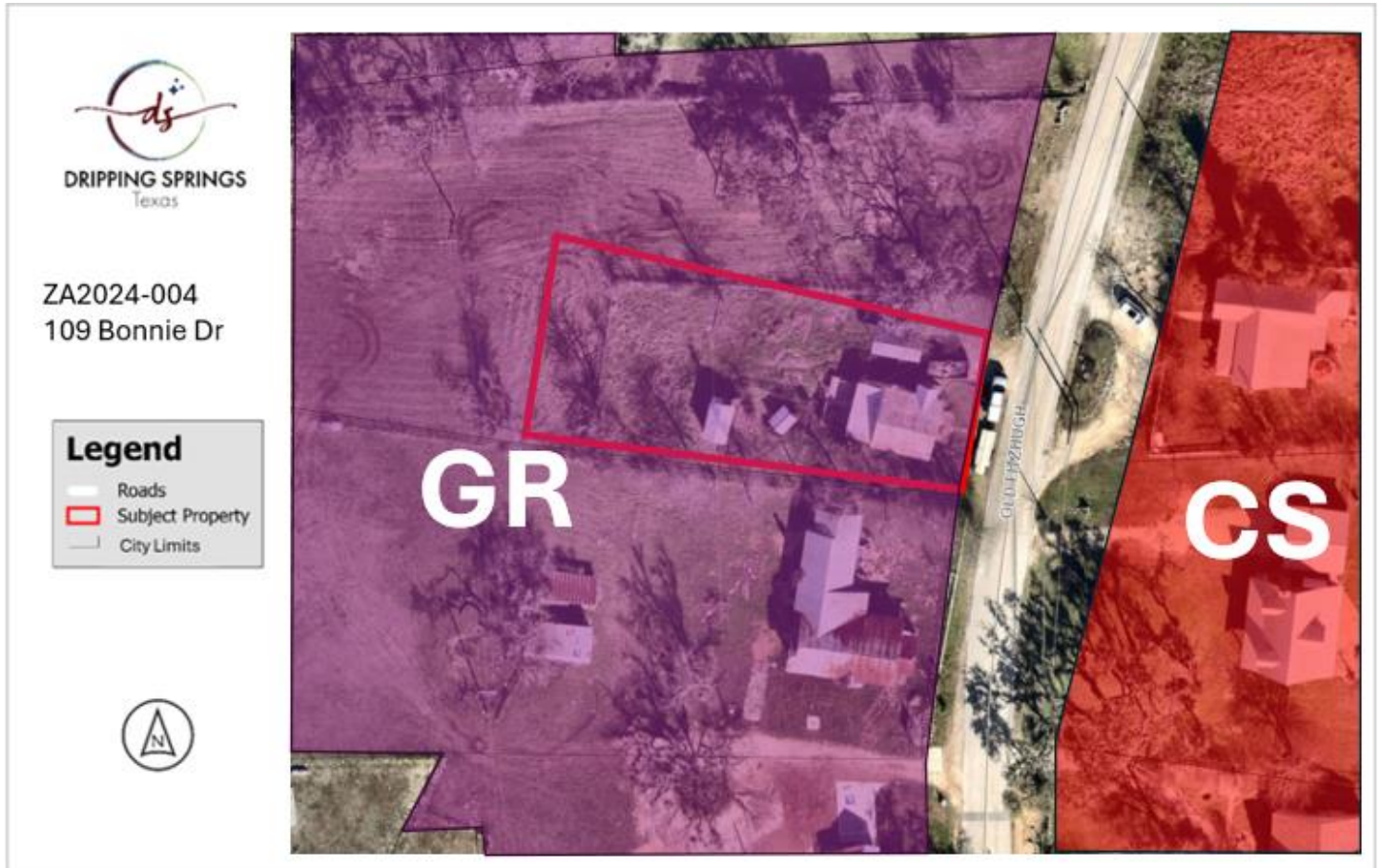
On February 6, 2025, the Historic Preservation Commission approved a Certificate of Appropriateness for several exterior improvements to the building at 251 Old Fitzhugh Road.”



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Direction	Setback Code requirement (Fitzhugh Historic District)
Front	Ten Feet (10')
Rear	Ten Feet (10')
Side	Five feet (5')

Surrounding Properties



The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	General (GR)	Vacant	Not Applicable
East	Commercial Services (CS)	Single Family Residences	
South	General (GR)	Proposed Commercial	
West	General (GR)	Vacant	

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Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The following comprehensive goals support this request: 1. Support expansion of business and professional services and
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	General Retail (GR) zoning allows commercial and retail uses, and a tattoo studio is a conditional use.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The applicant must comply with all development and health regulations.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	The business is located within an existing commercial building.
a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;	The site has sufficient pedestrian and vehicular access.
b. Off-street parking areas, loading areas, and pavement type;	An expansion of the parking area would likely be required to meet the minimum parking requirements.
c. Refuse and service areas;	The applicant will be responsible for waste disposal.
d. Utilities with reference to location, availability, and compatibility;	The site has access to all necessary utilities.
e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;	No Screening is proposed.
f. Control of signs, if any;	The applicant has submitted a sign permit to ensure compliance with the sign ordinance.
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	Must comply with the City's dark sky ordinance.
h. Required yards and open space;	Not applicable.

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i. Height and bulk of structures;	The existing structure meets all applicable requirements.
j. Hours of operation;	Staff does not have concerns regarding hours of operation of the business.
k. Exterior construction material, building design, and building facade treatment;	The existing structure meets all applicable requirements.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	Not applicable.
m. Provision for pedestrian access/amenities/areas;	This site will have pedestrian improvements from the proposed Old Fitzhugh reconstruction plans.
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	Staff finds that the proposed use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.
6. Noise;	No concerns noted.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

Recommendation

Staff recommends **approval** of the Conditional Use Permit with the following condition:

1. The Conditional Use Permit is limited to the provision of permanent makeup and related cosmetic procedures as permitted under state regulations.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff received one email in support of the request.

Meetings Schedule

March 26, 2025– Planning and Zoning Commission

April 15, 2025 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Application Materials

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Recommended Action:	Recommend approval of the request with staff conditions.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has not received any public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses