



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Mary Faith Pryor
STREET ADDRESS 109 Bonnie Dr.
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 512-738-3333 EMAIL ascendmountains@gmail.com

APPLICANT NAME Mary Faith Pryor
COMPANY _____
STREET ADDRESS Same
CITY _____ STATE _____ ZIP CODE _____
PHONE _____ EMAIL _____

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	Mary Faith Pryor
PROPERTY ADDRESS	109 Bonnie Drive, Dripping Springs, TX. 78620
CURRENT LEGAL DESCRIPTION	DRIPPING SPRINGS HEIGHTS, BLOCK B, LOT 15
TAX ID#	R26672
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
REQUESTED ZONING/AMENDMENT TO PDD	LR
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The applicant requests zoning approval for 109 Bonnie Dr to accommodate possible rentals for local businesses. This space aims to support a diverse range of commercial activities, including insurance agencies, general and professional services, brokerage services, health services, legal services, real estate offices, art dealers/galleries, artisan shops, and artist studios. This zoning change will enable the integration of various professional and creative enterprises, promoting a vibrant business community and providing flexible leasing options to meet local demands.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The proposed uses for 109 Bonnie Dr encompass a variety of business types to ensure its versatile utility. The space will be available for insurance agencies, general and professional service providers, brokerage services, health services, legal services, real estate offices, art dealers/galleries, artisan shops, and artist studios. By offering a conducive environment for both commercial and artistic ventures, 109 Bonnie Dr aims to become a central hub for local enterprises. Additionally, the property retains the potential for future sale, facilitating adaptive use and offering long-term investment opportunities.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria *(see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

APPLICANT'S SIGNATURE

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

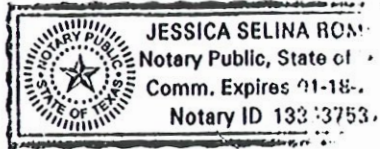
(As recorded in the Hays County Property Deed Records, Vol. attached Pg. _____.)

ban # 140367051

Mary Prior
Name

Owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 7th day of August,
2020 by Shirley Lynne Brown

Notary Public, State of Texas

My Commission Expires: 01-18-20

Mary Prior
Name of Applicant