

109 Bonnie Drive
Zoning Amendment from SF-1 to LR Request
for Appointment-Based Small Professional Business

1. Request for LR Low-Impact Business Uses

The SF-1 zoning permits an *artist studio*, currently the only “P” (permitted) use under SF-1. Proposing beyond this, I seek flexibility to use the property for a *small professional business*, by appointment only. This amendment would enable low-impact business in the LR zoning, without converting the property to a higher-intensity commercial use, and it provides flexibility beyond a single-use designation as SF-1.

2. Community Support and Alignment with Local Trends

Neighbors on Bonnie Drive and Judy Lane have expressed support for this change to LR zoning, which suggests alignment with current property uses in the area (e.g., AirBnB, small businesses) and anticipated future growth. See #4, the side building of Cowgirls and Lace with parking spaces and front entrance is already located on Bonnie Drive next door to my property, and a commercial home and additional vacant property on 290 across the street.

3. Consistency with Other Local Low-Impact Professional Businesses

Low-foot-traffic businesses, such as Ms. Curran’s CPA office on Hwy 290, operate under LR zoning with minimal impact. My request for LR zoning would provide a similar low-impact, appointment-based service space that fits well within our community standards. I’m not proposing a high-traffic retail space like those on Mercer or RR12, only a *small professional business services* that complement the neighborhood.

4. Neighboring Commercial Property, Retail Cohesion Along the US-290 Corridor

My property sits adjacent to Cowgirls and Lace, with one of their side buildings featuring a front entrance and parking spaces on Bonnie Drive. Additionally, 104 Bonnie Drive is a commercial property, situated behind a vacant 290 frontage lot owned by another party. 104 Bonnie Drive property is within the neighborhood’s setbacks and is located across from the Cowgirls and Lace building on Bonnie Drive. I have collaborated with Cowgirls and Lace owners about potentially clearing the brush between our properties, which would enhance visual cohesion and allow for coordinated green space improvements, providing aesthetic and practical benefits.

5. Alignment with Dripping Springs’ Identity and Economy

Including non-profit businesses in the area, Dripping Springs is known as the “Wedding Capital of Texas,” my property has potential to support related appointment-based businesses, such as photography studio, wedding planners, or other *small professional services*. These businesses align with the town’s identity and enhance the local economy and contribute to the community’s identity.

6. Highlight of Light Retail Precedents Along US-290 Corridor

The corridor from Bonnie Drive to Mercer Street has seen residential-to-light-retail conversions, including *small professional businesses*, reflecting Dripping Springs’ growth. With the upcoming expansion from four to six lanes on Hwy 290, rezoning my property to LR would seamlessly support this evolution, offering other *appointment-only small professional business services* that align with the community’s vision and growth.

7. Investment Use as Small Professional Services

I intend to convert the property to investment use in the coming year moving overseas and seeking zoning flexibility for low-impact options beyond Airbnb. With an LR zoning, I could lease to small professionals, creating options that support both community needs and investment goals. While an artist studio is permitted under the current SF-1 zoning, shifting to an appointment-only for artwork sales and possible small gallery would raise zoning issues to LR. The requested flexibility allows for *appointment-only small professional business services*, without repeated zoning applications.

8. Streamlined Permitting for Appointment-Only Professional Business

The permitting requirements for an *artist studio* in SF-1 closely resemble those for *appointment-only small professional business services* under LR zoning. Rezoning to LR would broaden permissible uses for the property, enabling flexibility for other *appointment-only small professional business services* while maintaining minimal disruption to the neighborhood. This approach aligns with community planning goals, providing a stable, low-impact business model suited to Dripping Springs' growth.