



To: Dripping Springs City Council  
From: Tory Carpenter, AICP – Senior Planner  
Date: June 7, 2022  
RE: Special Event Facility

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## I. Overview

Staff has been approached by prospective applicants interested in operating wedding venues within the Dripping Springs City Limits. After exploring the land use chart and definitions in the zoning ordinance, staff found that this use is not listed. Per section E.1.1(c) of the zoning ordinance, if a use is not listed then it is not allowed in any zoning district. The purpose of this text amendment is to allow wedding venues and other similar uses in commercial districts after approval of a Conditional Use Permit. At their meeting on April 26, the Planning and Zoning Commission voted unanimously to approve the text amendment. The Commission's recommended changes are shown in red below.

At their meeting on May 17, City Council raised concerns about how this new land use would affect existing businesses who currently host special events on a regular basis. After review with the City Attorney, staff has determined that businesses which operate as a primary use other than a special event facility can host special events on an occasional basis without being considered a special event facility. Staff updated the land use definition below to clarify this point. These updates are shown in green.

## II. Summary of Zoning Ordinance Update

### 1. Use Title & Definition

**Special Event Facility** - An establishment and/or premises which is reserved whose primary use is the reservation by individuals or groups via appointment for limited engagement(s) to accommodate gatherings and functions, both private and public, including, but not limited to, banquets, weddings, anniversaries, receptions, conferences, markets, and other similar celebrations. Such a use is authorized but is not required to include~~Such a use may or may not include:~~ 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities. A special event facility does not include a business who occasionally hosts special events, but whose primary use is not as a special event facility as defined herein.

## 2. Land Use Chart Update

	AG	SF-1	SF-2	SF-4	SF-5	MR-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Special Event Facility									C	C	C				