

City of Dripping Springs
CODE OF ORDINANCES
CHAPTER 30: ZONING

EXHIBIT A

1.1. Applicability

This Ordinance shall apply solely to the following tracts, which shall herein be referred to as the subject property;

Tract 18:

Approximately 4.98 acres of land, A0415 Philip A Smith Survey, Tract 18, 4.98 Acres, recorded in Document # 21069668, Page 20-21, Deed Records, Hays County, Texas, (located on the northwest corner of the intersection of Caliterra Road and RR 12).

1.2. Base Zoning District

Except as provided in section 1.3 (below), the subject property shall be governed by the rules applying in General Retail – (GR) zoning district.

1.3. Overlay

1.3.1. The Conditional Overlay is hereby amended and effectuated upon the subject property. The boundary of the Overlay District shall be coterminous with the perimeter of the subject property.

1.3.2. The Overlay only permits the following uses:

1. Insurance Agency Offices
2. Offices, General/Professional
3. Offices, Health Services
4. Offices, Professional
5. Bakery or Confectionary (Retail)
6. Dance/Drama/Music Studio or School
7. Financial Services
8. Pet Shop/Supplies

9. Pharmacy
 10. Veterinarian Clinic (Indoor Kennels)
 11. Day Camp for Children
 12. Health Club
 13. Child Day-Care Facility
 14. Emergency Care Clinic
 15. Medical Clinic or Office
 16. School (public or private, including tutoring center)
- No other uses shall be permitted by right or by conditional use permit.

1.3.3. The Overlay mandates that a rear landscape buffer along the western boundary shall be thirty feet (30'). All building line setbacks shall comply with the base GR zoning.