



Planning and Zoning Commission Planning Department Staff Report

Planning & Zoning Commission Meeting:

September 29, 2026

Project No:

ZA2026-001

Project Planner:

Sara Varvarigos, AICP – Senior Planner

Item Details

Project Name:

The Mansion Day Spa

Property Location:

200 Bluff St., Dripping Springs, TX

Legal Description:

R138826, W T CHAPMAN #3, BLOCK 4, Lot 1, ACRES 0.3

Applicant:

Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa on RR12

Property Owners:

Bluff Street Investments LLC

Amendment Request:

Zoning Amendment from “Single-family attached residential district garden home” within the Hays Historic District Overlay (SF5-HO) to “Local Retail” with a Hays Historic District Overlay, and additional Conditional Overlay (LR-HO-CO)

Recommendation:

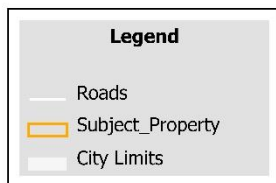
Staff recommends approval of the zoning amendment with a conditional overlay.



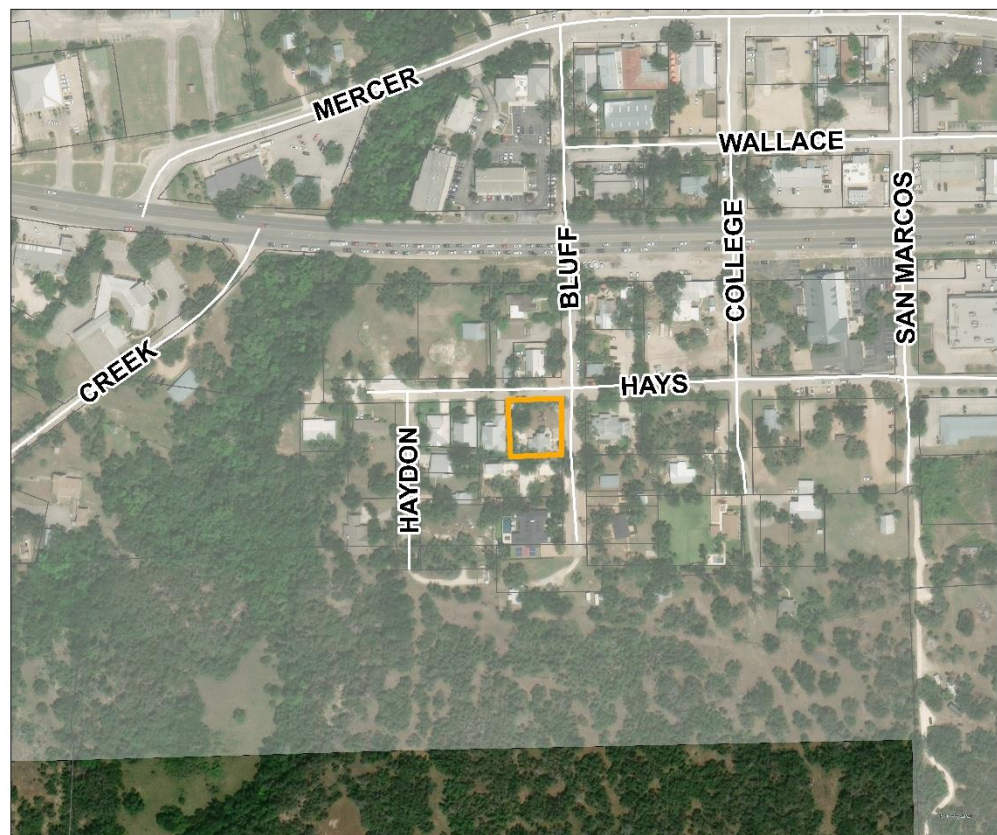
DRIPPING SPRINGS
Texas

Location Map

ZA2026-001
200 Bluff St



0 75 150
Yards



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Overview

The applicants requested approval of a zoning map amendment to rezone an approximately 0.3-acre lot located at 200 Bluff St, in the Hays Historic District, from an existing “SF-5, Single-family attached residential district garden home” base zoning district with a Hays Historic District Overlay (SF5-HO), to a “Local Retail” base zoning district with Hays Historic District Overlay (LR-HO). The subject property has an existing historic residential structure and stone cistern on site, which date back to circa 1883 (Exhibit 1).

The applicants intend to convert the existing residential/short-term-rental land use to a health spa offering medical services. Mr. & Mrs. Killebrew have owned and operated Glow Med Spa along RR12 for 5 years, and they are now looking to relocate their business to 200 Bluff St. The proposed zoning amendment would rezone the 0.3-acre property from an attached residential zoning district with a Historic District Overlay (which primarily allows for attached single family garden home and duplex land uses with “Home Business Occupations” as an accessory land use) to a Local Retail zoning district with Historic District and Conditional Overlay, which would allow for limited number of local business land uses, including medical health spas, to operate under a restricted footprint (refer to the land use table in Exhibit 2 for a comparison of existing (SF5-HO) and proposed (LR-HO) permitted land uses).

In both the existing and proposed zoning categories, the Historic District Overlay restricts the land uses permitted by right, prioritizing compatibility with existing land uses. For example, the HO overlay restricts the number of land uses permitted under the LR zoning district from 82 to 73, so that certain uses that would ordinarily be allowed in Local Retail (including Check Cashing Service, Credit Agencies, and Furniture Store (New and/or Used)), are prohibited in the Historic District, meaning that this property would be prohibited from allowing those uses. In addition, if a use requires a CUP within Local Retail zoning district, and not in the Historic District (or vice-versa), the CUP would still be required because the City would implement whichever is the most restrictive requirement; the more restrictive principle would also apply if a use is prohibited in one district but not the other. The Historic District Overlay also supports the preservation of historic character and landscapes with design guidelines that must be applied to properties located within the Hays Historic District. Therefore, any proposed exterior updates on 200 Bluff St will benefit from an additional layer of review by the City’s Historic Preservation Commission, and will require approval of a Certificate of Appropriateness Permit, with the goal of preserving the existing architectural character and landscape of the Hays Historic District.

During the month of July 2026, the City of Dripping Springs sent out public notices of the requested Zoning Map Amendment to properties located within 300 feet of 200 Bluff St, and two letters of support were provided to the City of Dripping Springs (refer to Attachment 3). A Planning and Zoning Commission meeting and public hearing was then held on July 28, 2026, and the Planning and Zoning Commission recommended approval of the requested LR-HO zoning-map amendment without conditions. However, it is worth noting that additional public input provided during the P&Z public hearing on July 28, 2026, and through email on July 31, 2026 (refer to attachment 4), expressed support for the proposed Medical Health Spa use at 200 Bluff, while also indicating concern that a zoning amendment might encourage similar zoning amendments in the Hays district, or allow land uses that would be incompatible with the residences in the area. Public input also acknowledged the changing conditions and circumstances in the Hays Historic District, which has been transitioning from a primarily homeowner-occupied neighborhood to an increasingly short-term rental (STR) occupied area, and requested that additional measures be put in place to safeguard the existing quality of life of residents.

During a subsequent City Council meeting on August 18, 2026, Mrs. Killebrew stated her intention to host occasional evening events and gatherings, expanding the business’s regular hours of operation beyond the originally stated 9 AM to 6 PM. Following a discussion around Mr. Killebrew’s desired expansion of hours of business operation, City Council sent the Zoning Amendment application back to the Planning and Zoning Commission for further review.

Following additional review, staff is recommending that additional conditions be placed on the requested zoning amendment, through the addition of a Conditional Overlay, which will amend the proposed zoning from LR-HO to LR-HO-CO (refer to Attachment 2 & 2.1), and will further support the preservation of the existing neighborhood character of the Hays District through the following conditions:

1. reducing land uses permitted by right from 73 to 59
2. increasing the number of land uses requiring a conditional use permit from 12 to 15
3. increasing the number of prohibited land uses from 145 to 156

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4. prohibiting any outside storage or display on the site
5. limiting hours of business operation to a schedule between 9 AM to 7 PM, Saturday through Wednesday, and 9 AM to 9 PM, Thursday through Friday.
6. providing a framework for occasional gatherings and celebrations, and special events. Occasional temporary gatherings that are genuinely incidental to a lawful principal use may be permitted, and remain subject to all otherwise applicable requirements, including parking and hours-of-operation restrictions. Events meeting the definition of Special events in Ordinance Chapter 6 shall require a special event permit¹.

The proposed LR-HO-CO district retains the requested LR-HO base classification; Exhibit B in attachment 2 imposes the more-restrictive, site-specific regulations that control the identified uses and development conditions listed above. Except for those specified restrictions, the Property will remain subject to the LR-HO district as amended from time to time. Future citywide zoning amendments should be evaluated for consistency with the Property's continuing Exhibit B restrictions.

Under the proposed zoning amendment Ordinance, the applicant may host occasional gatherings and celebrations as an incidental use to the principal medical spa use, if these occasional gatherings are genuinely incidental and do not require a special use permit per the definition under Chapter 6 of the City Code. The Planning and Zoning Commission should evaluate the frequency, marketing, rentals, charges, attendance, services, parking demand of the proposed gatherings and celebrations, to determine whether the proposed occasional gatherings remain genuinely incidental to the principal permitted use (the Medical Spa).

Approval of the requested zoning amendment from SF5-HO to LR-HO-CO is an essential step toward facilitating the proposed land use conversion of the site located at 200 Bluff St.

Per Ch. 30 Exhibit A and Hays Historic Guidelines:

- *The **SF-5, single-family attached residential district** is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.*
- *The **LR, local retail district** is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.*
- *The **Hays Street Historic District Overlay** is intended to allow land uses that are compatible with the Historic district while also providing design guidance and standards that accomplish the following purposes:*
 - *Recognize the architectural character and landscapes of the historic neighborhood;*
 - *Protect and preserve historic neighborhood character, scale, and streetscape; and*
 - *Support adaptive reuse and context-sensitive infill within the district.*
- *The **Conditional Overlay** regulations established are more restrictive than the regulations otherwise applicable to the Property in the LR-HO district; further reduce the uses or development rights otherwise available to the Property; restrict business operating hours and outdoor storage, and are reasonably related to upholding the public*

¹ Small special event : A special event that meets all of the following conditions:

(1)Does not exceed one day in duration;(2)Between 50—150 expected attendees;(3)Does not involve a significant public resource use;(4)Does not involve a temporary structure exceeding 100 square feet in area;(5)Does not involve outdoor amplified sound; and(6)Does not otherwise meet the definition of an intermediate special event or large special event as defined herein.

Special event : A temporary event, gathering or organized activity, including but not limited to: festivals, fairs, parades, races, fireworks displays, concerts, carnivals, performance and visual arts events, cooking competitions, art expos, fundraisers, involving one or more of the following:

(1)50 or more expected attendees;(2)A road closure;(3)Use of public property other than city property rented for the event, including but not limited to Founders Memorial Pool, Pavillion, Dripping Springs Ranch Park and Event Center;(4)An event held on non-residential property that is not zoned for the proposed use;(5)An event within a historical district or on residential property where the expected number of attendees at any time is greater than one-third of the available off-street parking spaces on the property; or(6)Erection of a temporary structure with an area greater than 100 square feet.

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welfare, and preservation of the Hays historic neighborhood character.

Analysis of Existing and Proposed Zoning

	Comparison of Existing and Proposed Zoning Without Conditional Overlay		
	Existing Zoning: SF5-HO	Proposed Zoning: LR- HO	Differences between SF5-HO & LR-HO
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main) 0 feet (Accessory)
Min. Front Yard Setback	10 feet	10 feet	0 feet
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	2,500	5,000 square feet	2,500 square feet more
Min. Lot Width	30 feet	50 feet	20 feet more
Min. Lot Depth	NA	100 feet	NA
Impervious Cover	80%	60%	20% less
Number of Uses Permitted by Right “P”	16	73*	57 more (refer to Exhibit 2 for full list of permitted “P” uses)

* The LR District without the HO overlay would allow the following additional land uses by right: Telemarketing, Security Monitoring, Credit Agency, Check Cashing Service, Armed Services Recruiting Center, Tire Dealer, Auto Financing & Leasing, Vacuum Cleaner Sales & Repair, and Tool and Machinery Rental; the originally proposed LR-HO overlay therefore restricts uses permitted by right “P” from 82 to 73.

	Comparison of Existing and Proposed Zoning With Conditional Overlay		
	Existing Zoning: SF5-HO	LR- HO-CO	Differences between SF5-HO & LR-HO-CO
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main)
Min. Front Yard Setback	10 feet	10 feet	0 feet (Accessory)
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	2,500	5,000 square feet	0 feet
Min. Lot Width	30 feet	50 feet	2,500 square feet more
Min. Lot Depth	NA	100 feet	20 feet more
Impervious Cover	80%	60%	NA
Number of Uses Permitted by Right “P”	16	59*	43 more than SF5-HO, 14 less than LR-HO (refer to Exhibit 2 for full list of permitted “P” uses)

*The addition of a Conditional Overlay to the originally proposed LR-HO zoning (so that it now becomes LR-HO-CO) would further restrict uses permitted by right, so that Computer Sales, Multiple-Family Dwellings, Rooming/Boarding Houses, Limited Food or Grocery stores, Furniture stores, Hardware stores, Public Markets, Pharmacies, Upholstery Shops, Used Merchandise/Furniture, and Veterinary Clinics with Indoor Kennels would

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not be permitted by right, while Restaurants, Child Day-Care facilities, and mobile food vendors onsite less than 10 days would now require a CUP.

Analysis of Surrounding Properties

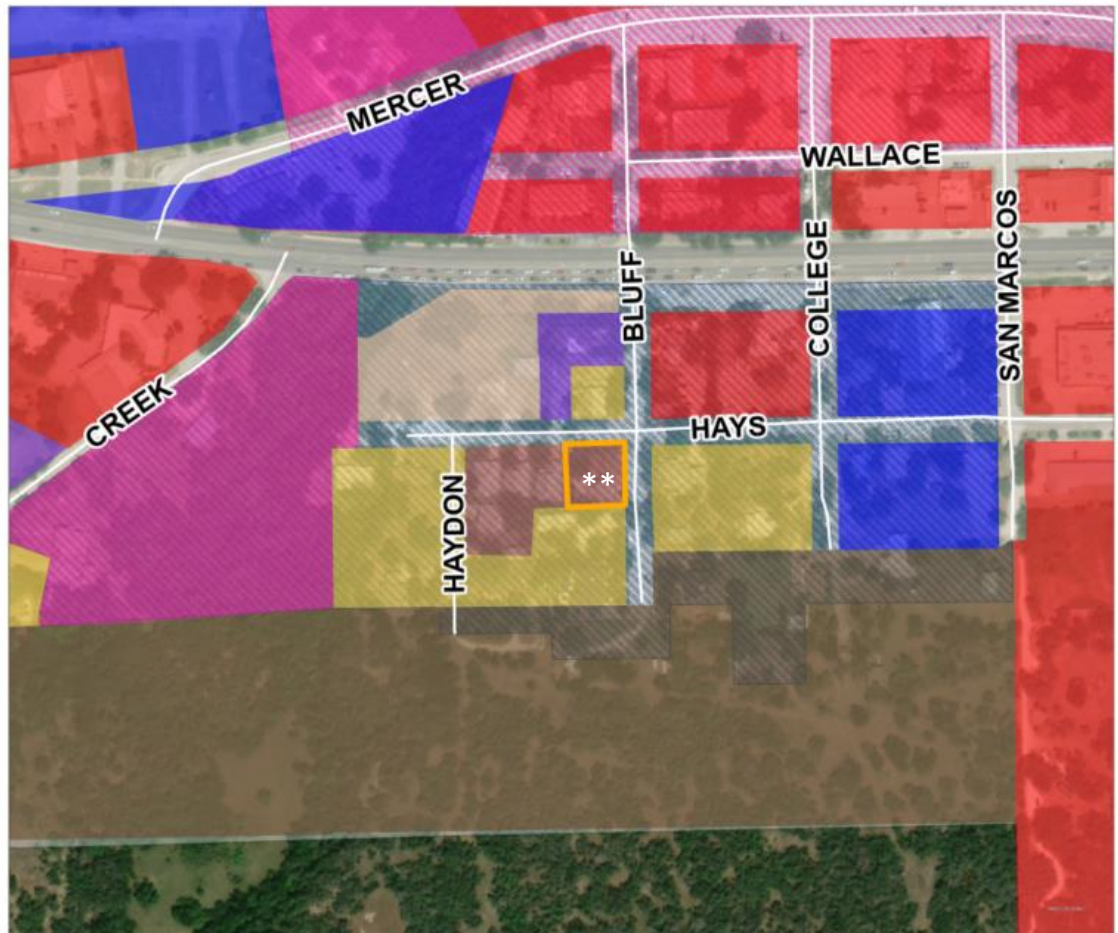


Existing Zoning

ZA2026-001
200 Bluff St



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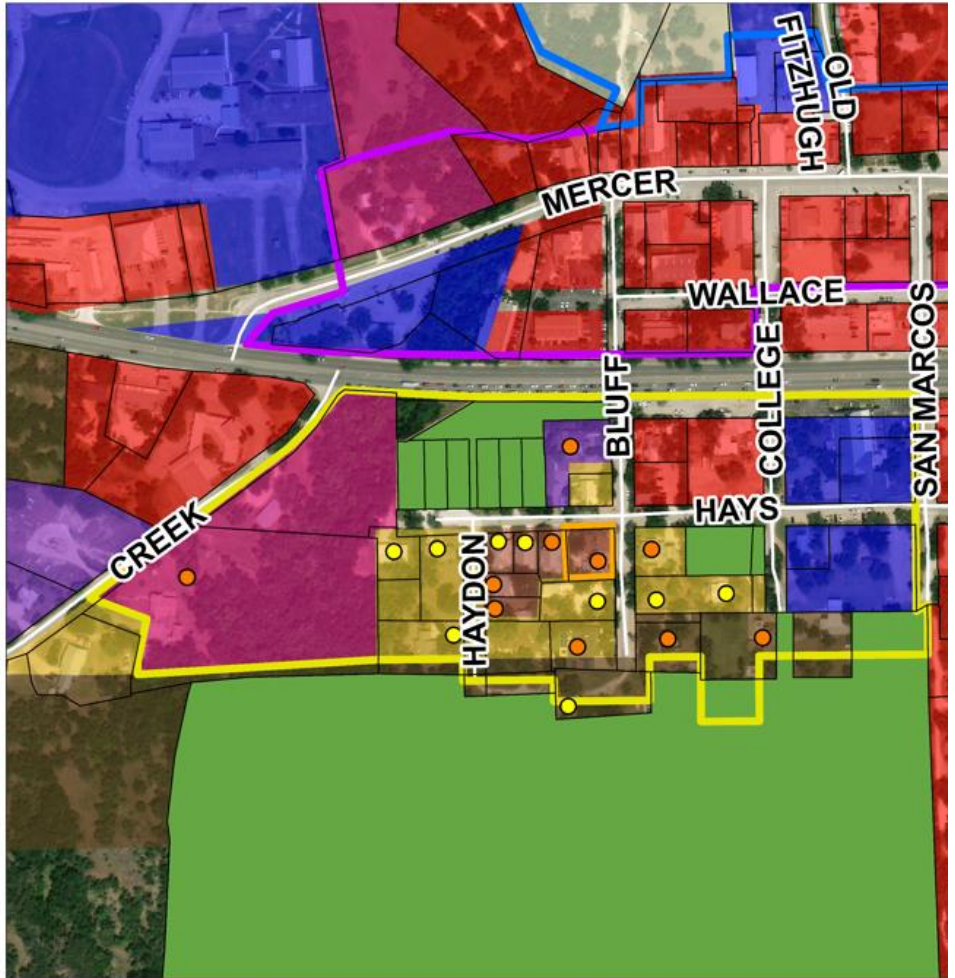
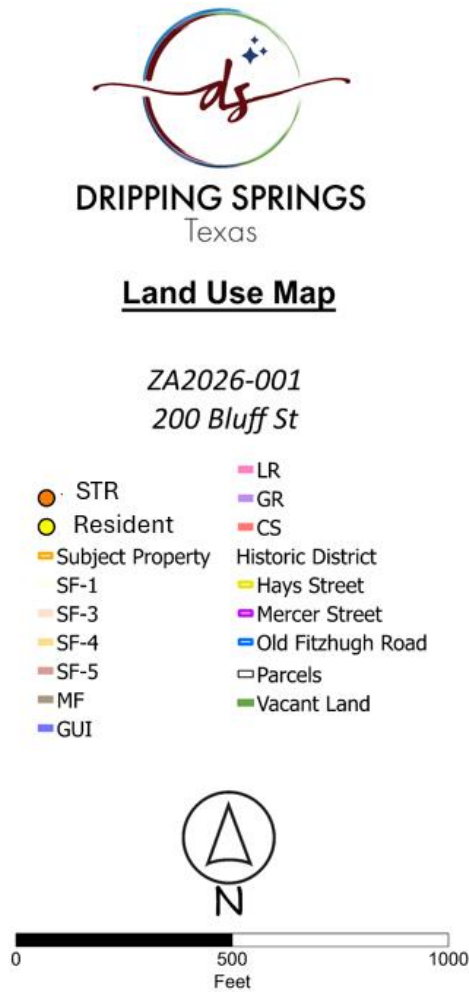


Direction	Zoning District	Existing Use	Future Land Use Map (FLUM)
North	GR-HO, SF4-HO, CS-HO	Local Businesses	Combination of Village Center* along US 290 and Village Residential** along Hays and Bluff St
East	SF4-HO	Air BnB, Residential	
South	SF4-HO, MF-HO	Local Business, Residential Use	
West	SF5-HO	Residential Use	

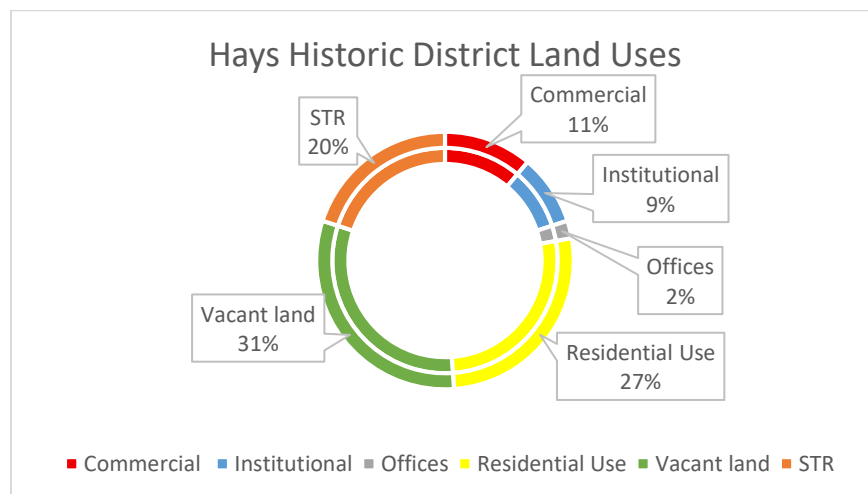
* Village Center (Draft 2040 Comp Plan FLUM): Allows mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions). *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*

**Village Residential (Draft 2040 Comp Plan FLUM): Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats. Allows professional office, live/work, and retail uses. *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*

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The land use map above shows the locations of existing short term rentals (shown in orange circles), residences (shown in yellow circles), and vacant properties. Further analysis of the land uses in the Hays Historic District shows that 31% of properties are vacant, 27% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use, under existing zoning.



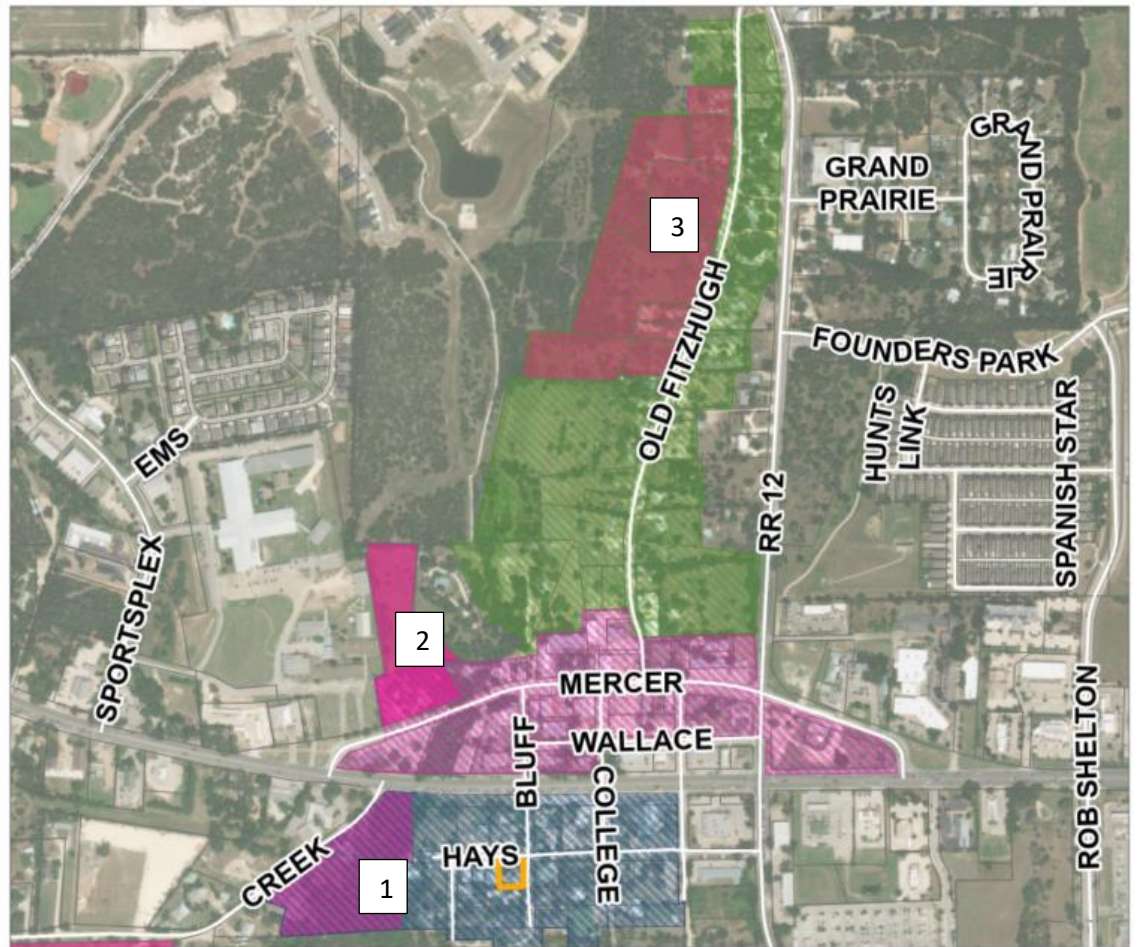
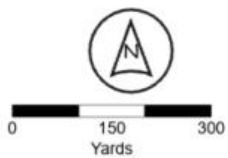
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Existing LR-HO Zoned Properties



LR-HO Zoning

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200 Bluff St



LR-HO Zoning District Areas	Description	Approximate Area	Existing Use
1	LR-HO, Hays District	1.74 & 4.38 Acre Parcels along Creek Rd	Professional Office Use & Short Term Rental
2	LR-HO, Mercer District	2.67 Acre Parcel along Mercer St	Short Term Rental
3	LR-HO, Old Fitzhugh District: Cluster of larger parcels along Old Fitzhugh	15.39 Acres (Multiple Parcels) along Old Fitzhugh Rd	Residential Use, Short Term Rental, Wine Bar, Beauty Salon

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Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Analysis of the land uses in the Hays Historic District shows that 31% of properties are vacant, 27% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use under the existing zoning, or may be rezoned to allow for additional land uses. The 200 Bluff property is a corner property which abuts several existing local businesses along this corridor (including Kerry Lynn Designs, Danyale Keim Design, Rolling in Thyme and Dough, refer to Attachment 1), as well as short term rentals, and Dripping Springs A/C & Heating (a home occupancy business). A zoning change would change the existing STR/residential use of the 200 Bluff property to a commercial land use, which has prompted concern from several residents of the Hays District relating to parking or potential nuisances related to a commercial use, and how this would impact the neighborhood character of the immediate area (refer to "Public Comment" section of the staff report, and Attachment 4 for additional public input information). The addition of a Conditional Overlay may help mitigate the concerns shared by neighborhood residents, by imposing conditions relating to the hours of business operation, and further restricting land uses permitted by right to 59 uses, and providing a framework for occasional gatherings and celebrations that are incidental to a primary permitted land use.
2. their relationship to the general area and the City as a whole;	The LR-HO-CO zoning may support the revitalization and appeal of the Hays Historic district and the City as a whole, by allowing the adaptive reuse of a unique, historic property that may:

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	• provide additional parking and services to the surrounding community and visitors to Dripping Springs • support the long-term maintenance and restoration of the 1883 historic property.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The proposed zoning change will not conflict with existing or proposed plans for public infrastructure in the area. The Downtown Master Drainage and Sidewalk Plan Concept shows on-street parking and sidewalks at this location, although this plan is preliminary and subject to change (refer to Attachment 5).
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	Existing LR-HO-zoned land is primarily found in 3 areas: 1. 101 and 103& 105 Creek Rd 2. 500 Mercer 3. Several contiguous parcels of land along Old Fitzhugh Road. Area 1 is currently occupied by professional offices and short term rentals in the Hays District, with no additional development currently planned. Area 2 is a Recorded Texas Historic Landmark located in the Mercer District, currently operating as a short term rental facility, and is also a contributing property to this National Register District; no additional development is currently planned. Area 3 consists of several contiguous parcels in the Old Fitzhugh Rd Historic District, which are currently occupied by Residences, Short Term Rentals, a Wine Bar, and a Beauty Salon. No additional development is currently planned, although this may change in the future.
4. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	The land in the surrounding areas with this same LR-HO zoning classification is primarily developed land, which has historically been used for single-family residential use, but has also increasingly been converted to STRs, offices, and local business land uses in the past decade, with several notable base zoning amendments in recent years: • 2007: The amendment of 501, 507, 511, and 731 Old Fitzhugh from SF-1 to LR • 2014: The amendment of 103 and 105 Creek Rd from SF4 to LR • 2016: The amendment of 730, 750, and 801 Old Fitzhugh from SF-1 to LR • 2017: The amendment of 505 Old Fitzhugh from SF-1 to GR • 2020: The amendment of 102 S Bluff from SF-5 to GR, and the amendment of

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	519 Old Fitzhugh from SF-1 to LR • 2024: The amendment of 575 Old Fitzhugh from SF-1 to LR
5. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Approving this amendment will not negatively impact other areas designated for LR-HO, as it will not interfere with other areas having a similar zoning designation, or impede their ability to develop. However, it may encourage additional zoning amendment requests within the Hays District, from residential to commercial land use, which should be evaluated for appropriateness on a case-by-case basis, considering the intensity of the proposed the land uses, hours of operation, and parking, for example.
6. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	There have been several zoning amendments from single family zoning to Local Retail in the Hays historic district, for example 103 Creek Rd, as well as 102 Bluff St, which was rezoned from SF-5 to GR-HO. However, this would be the first zoning amendment from residential to commercial land uses south of Hays street, and as such must be evaluated carefully.
7. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The proposed change may support public welfare by enhancing the appearance and vitality of a highly visible property in the Historic District, offering access to new services, and ultimately attracting additional customers and supporting neighboring businesses in the Historic District. However, the Historic and Conditional overlays aim to foster compatibility with surrounding land uses, by permitting land uses most compatible with the Hays Historic District neighborhood, and imposing conditions on hours of operation and occasional gatherings and celebrations, as well as prohibiting outside storage.

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Additional Staff Analysis

Staff considers that the proposed conversion of the iconic residence at 200 Bluff St, which features a unique Classic Greek Revival architectural style, to a health spa offering medical services, would support an appropriate adaptive reuse of the property. The structure, which was built in 1883 by Doctor J. W. Harrison, served as his residence, and it likely had a home medical office for the Doctor's patients. Upon his retirement in 1891, Doctor Harrison sold the property to Doctor S.G. Shaw. Doctor Shaw then owned the property for 2 years, before selling the property to a third doctor, who owned it until it was sold to D.G. Jones in 1905.

Staff Recommendation

Staff recommends approval of the Zoning Amendment with the Conditional Overlay, which provides a framework for business operating hours as well as permitted, conditional, and incidental land uses. The applicant has stated their intention to host occasional gatherings and celebrations as an incidental use to the principal permitted medical spa use. Under the proposed zoning amendment Ordinance (Attachment 2), the applicant may host occasional gatherings and celebrations as an incidental use to the principal medical spa use, if these occasional gatherings are genuinely occasional/incidental and do not require a special use permit. The Planning and Zoning Commission should evaluate the frequency, marketing, rentals, charges, attendance, services, and parking demand of the proposed gatherings and celebrations, to determine whether the gatherings and celebrations remain genuinely incidental to the principal permitted land use (the Medical Spa).

- At their regular meeting on July 28, 2026, the Planning & Zoning Commission voted unanimously to recommend approval of this request.
- At their regular meeting on August 18, 2026, the City Council moved to send the Zoning Amendment request back to the Planning & Zoning Commission for further discussion around the proposed incidental gatherings and celebrations, and expanded business hours of operation that were mentioned during that meeting.

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 When the P&Z is ready to act upon the zoning request, it may recommend:

- (a) approval of the request as it was submitted by the applicant;*
- (b) approval of the request subject to certain conditions as in the case of a conditional overlay; or*
- (c) disapproval of the request.*

2.34.3 The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.

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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 zoning map amendment. Please see “Public Comments” section for information on public input results.

Meeting Schedule

July 28, 2026 – Planning & Zoning Commission (application recommended for approval without conditions)

August 18, 2026 – City Council

September 29, 2026 – Planning & Zoning Commission

October 20, 2026 – City Council

Future HPC meeting(s) will be required for review and decision of the COA permit application

Note that a parking variance may be required if the site plan requires an off-site parking agreement

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 & 2.1 – Proposed Draft Zoning Amendment Ordinance, List of Permitted, Conditional Use, and Prohibited Land Uses

Exhibit 3 – Support Letter- Local businesses

Exhibit 4 – Resident Public Input Letter and Email (Mallett and Hill)

Exhibit 5 – Downtown Master Drainage and Sidewalk Plan Concept

Recommended Action:	Recommend approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	a. 2 Public letters in support provided by adjacent business owners located at 112 Bluff St (Kerri Cavender, Kerry Lynn Designs) and 102 Bluff St (Danyale Keim Design) (refer to attachment 3) b. P&Z Public Hearing Feedback shared on July 28, 2026: a. Evelyn Strong (former P&Z Commissioner) shared positive feedback about the proposed land use, and expressed concern about the parking arrangements in the conceptual site plan being inadequate b. Hays District Resident Taline Manassian provided public input supporting the proposed medical spa use, and also expressed concern about the potential impact to the residents c. In a letter sent on July 31, 2026 (refer to attachment 4) Hays District Resident Steve Mallett expressed support for the proposed medical use, and the rehabilitation of the historic building, while requesting that additional conditions be placed on a zoning amendment to preserve the quality of life of neighboring residences. d. The owners of 210 Bluff, Mr. and Mrs. Hill, sent an email sent on September 23, 2026, to express their disapproval about the expanded hours of business operation, their concerns around increased parking demand due to a land use

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	change, their desire to keep the Hays District,a neighborhood with neighborhood uses, and their concerns around any proposed catering and occasional events that are proposed to be hosted at 200 Bluff. e. The owners of 315 Hays St, Mr. and Mrs. Connelly, signed a Community Support petition for the proposed zoning amendment on September 2, 2026, and August 26, 2026 (refer to attachment 3).
Enforcement Issues:	N/A