



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission Meeting:

July 28, 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

Request:

Zoning Amendment from “Single-family attached residential district garden home” within the Hays Historic District Overlay (SF5-HO) to “Local Retail” within the Hays Historic District Overlay (LR-HO)

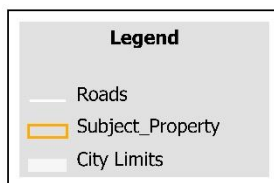
Recommendation:

Staff recommends approval of the zoning amendment.

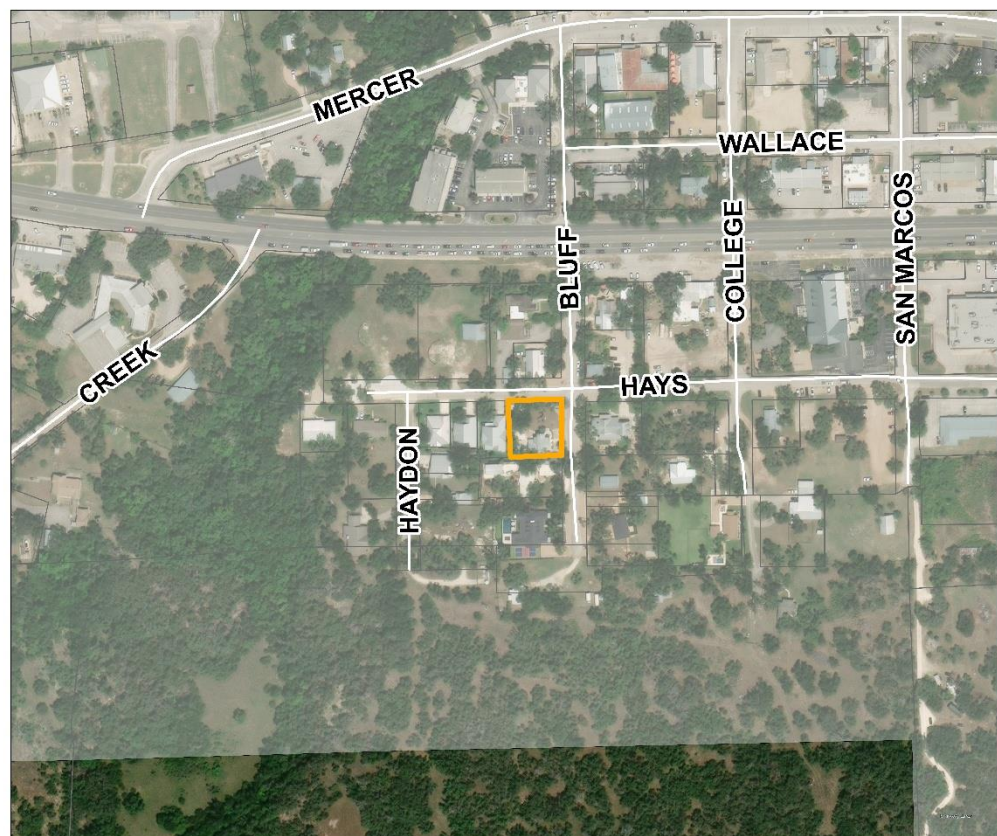


Location Map

ZA2026-001
200 Bluff St



0 75 150
Yards



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Overview

The applicant is requesting 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 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 and duplex land uses with “Home Business Occupations” as an accessory land use) to a Local Retail zoning district with Historic District Overlay, which would allow for local businesses, including medical health spas, to operate under a restricted footprint (refer to Exhibit 2 for a comparison of existing and proposed 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. 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. Any proposed exterior updates on 200 Bluff St will benefit from an additional layer of oversight by the City’s Historic Preservation Commission, with the goal of preserving the existing architectural character and landscape of the Hays Historic District.

Approval of the requested zoning amendment from SF5-HO to LR-HO 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.*

Analysis of Existing and Proposed Zoning

	SF5-HO	LR- HO	Differences between AG & GR-CO
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

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	SF5-HO	LR- HO	Differences between AG & GR-CO
Min. Lot Width	30 feet	50 feet	20 feet more
Min. Lot Depth	NA	100 feet	20 feet more
Impervious Cover	80%	60%	20% less
Number of Uses Permitted by Right	16	73	57 more (refer to Exhibit 2 for list of permitted “P” uses)

Analysis of Surrounding Properties



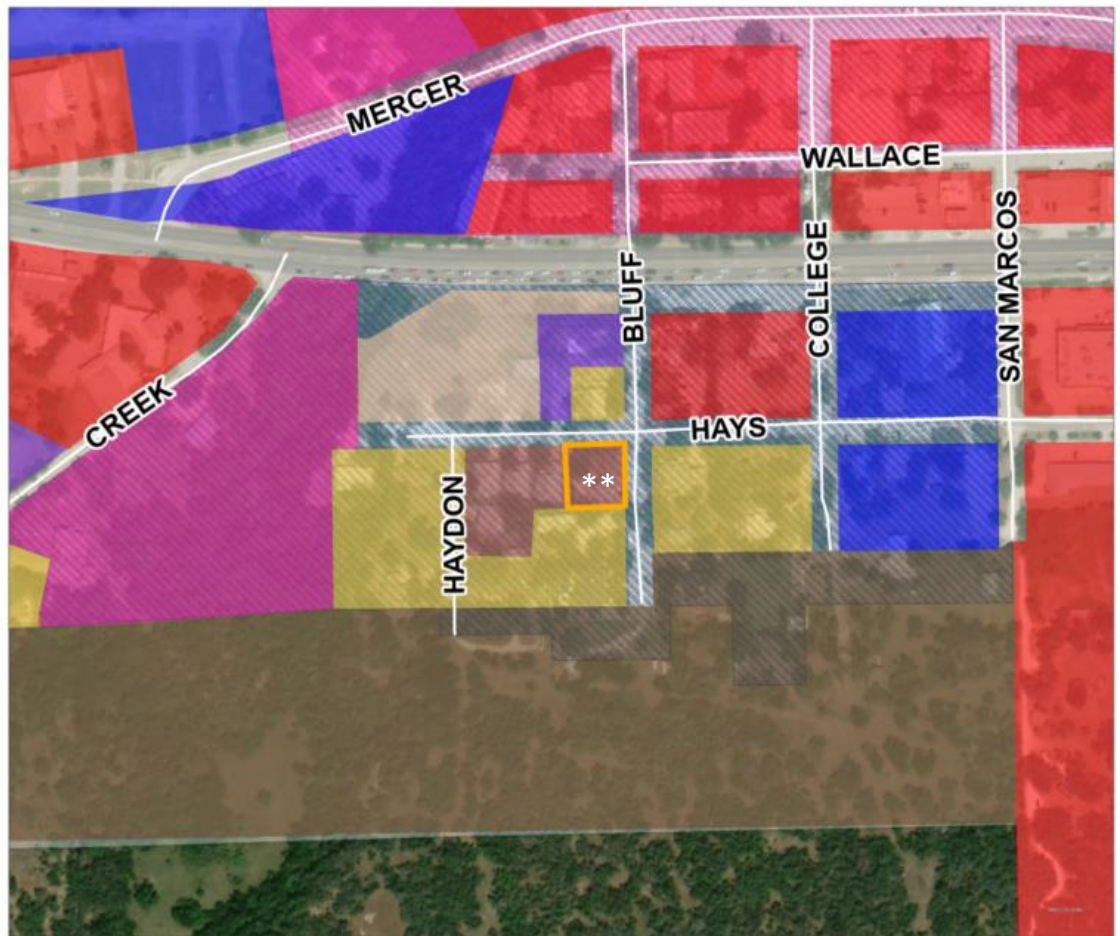
Existing Zoning

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200 Bluff St

Legend	
	Subject Property
Base Zoning District	
	SF-3
	SF-4
	SF-5
	MF
	GUI
	LR
	GR
	CS
Historic Overlay	
	Hays Street
	Mercer Street



0 75 150
Yards



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).

**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.

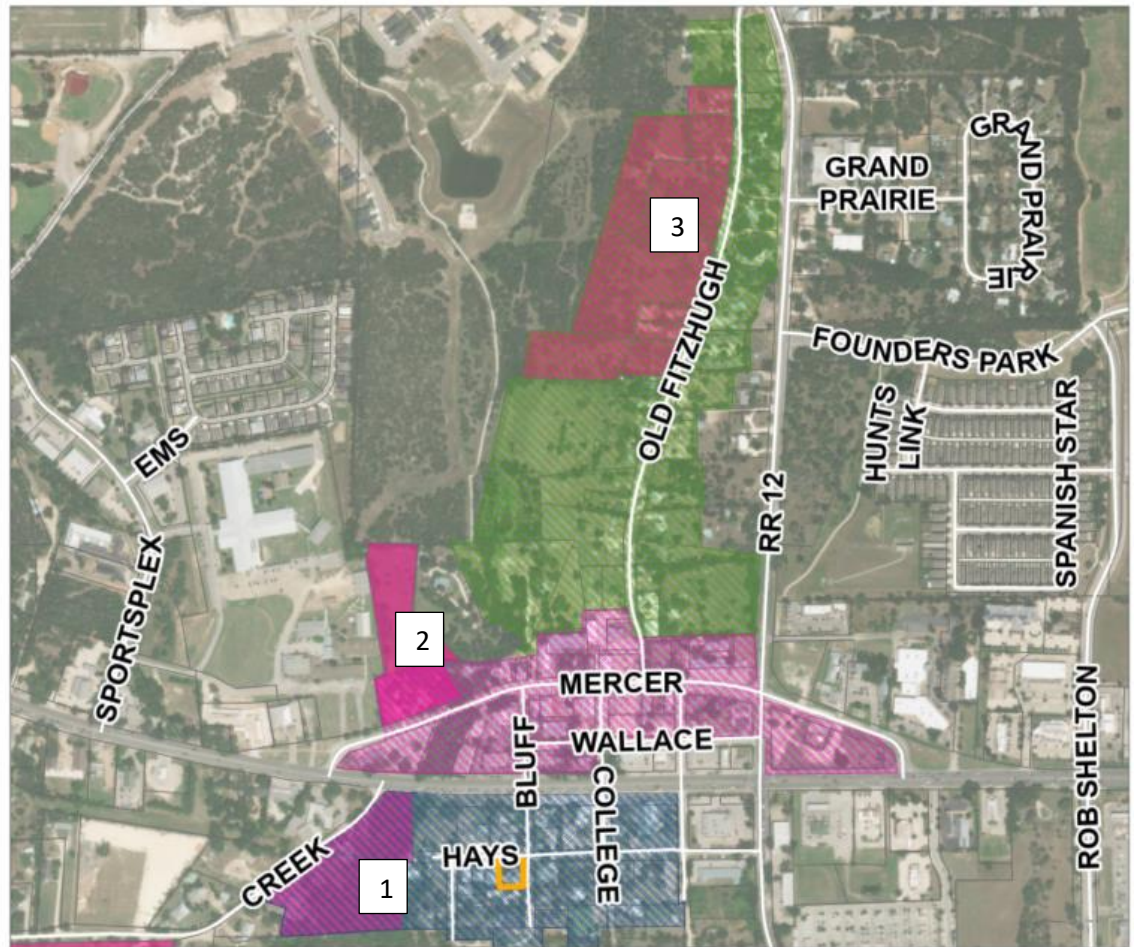
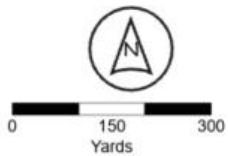
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Existing LR-HO Zoned Properties



LR-HO Zoning

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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;	The proposed zoning change to Local Retail base zoning district will Historic Overlay (LR-HO) is considered appropriate for this portion of the Historic District, which abuts several existing local businesses (including Kerry Lynn Designs, Danyale Keim Design, Rolling in Thyme and Dough, and Dripping Springs A/C & Heating, refer to Attachment 1), as well as short term rentals and residences. In addition, two neighboring property owners of 200 Bluff St, (Kerri Cavender of Kerry Lynn Designs - 112 Bluff St, and Danyale Keim of Danyale Keim Design - 102 Bluff St), have provided a letter of support for the proposed land use, stating that that the addition of day spa services at 200 Bluff St will attract desirable clientele to the area, further strengthen existing businesses, and increase the overall value and appeal of nearby commercial properties (Attachment 3).
2. their relationship to the general area and the City as a whole;	The updated LR-HO zoning will support the preservation of the historic character of the Hays District, by limiting the permitted land uses to 73 uses that are most compatible with the land uses of the Historic District, as opposed to the full list of 82 land uses that are permitted elsewhere in the City for LR zoning districts without a Historic Overlay (refer to Exhibit 2 for more information). The LR-HO zoning will also support the vibrancy and appeal of the historic district, by allowing the adaptive reuse of a historic property that will ultimately: • provide additional services to the surrounding community and visitors to Dripping Springs • support the long-term maintenance of the 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 any 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 4). In addition, based on analysis of wastewater production from Medical Offices, it is anticipated that the project will require a minimal amount of Living Unit Equivalents (LUE's) for wastewater, which can be served by the City of Dripping Springs. The proposed zoning change also supports the city's goals for the Hays District, aligning with the city's

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	Draft 2040 Comprehensive Map Future Land Use Map, which allows for a combination of residential, live/work spaces, professional offices and retail at this location, under the Village Residential place type (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 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, and is a contributing property to this National Register District; the landmark status of this property conveys an additional level of protection to the preservation to the property, and 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.
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 been converted to STRs, offices, and local business land uses in the past decade, with several similar zoning amendments.
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. Instead, it will enhance the vitality of the existing Historic District and may attract additional investment to the area, as noted in the letter of support provided by neighboring business owners (Exhibit 3).
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	Approval of this request would not treat the subject parcel differently from other decisions made involving similarly located parcels in the past.
7. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The proposed change supports public welfare by enhancing community vitality in the Historic District, offering access to new services, ultimately attracting additional customers and supporting neighboring businesses in the Historic District. It also ensures compatibility with surrounding uses, minimizing any adverse impacts on adjacent properties.

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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.

Therefore, staff considers that the proposed zoning change would allow for an adaptive reuse of the property that would also align with the historic use of the property.

Staff Recommendation

Staff recommends Approval of the zoning amendment as presented.

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.*

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. To date, no letters for or against the request have been received.

Meeting Schedule

July 28, 2026 – Planning & Zoning Commission

August 18, 2026 – City Council

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Draft Zoning Amendment Ordinance

Exhibit 3 – Support Letter

Exhibit 4 – Downtown Master Drainage and Sidewalk Plan Concept

Exhibit 5 – DRAFT 2040 Comprehensive Plan Future Land Use Map (FLUM)

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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:	None as of the date of this report.
Enforcement Issues:	N/A