

City of Dripping Springs

200 Bluff Street Zoning Amendment Ordinance

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.30 ACRES OF LAND LOCATED AT 200 BLUFF STREET, DRIPPING SPRINGS, TEXAS, HAYS COUNTY PARCEL NO. R138826, FROM SF-5-HO (SINGLE-FAMILY RESIDENTIAL - HISTORIC OVERLAY) TO LR-HO (LOCAL RETAIL - HISTORIC OVERLAY); PROVIDING FOR FINDINGS OF FACT; ENACTMENT; AMENDMENT OF THE OFFICIAL ZONING MAP; APPLICABLE USE AND DEVELOPMENT REGULATIONS; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

- WHEREAS,** Bluff Street Investments LLC is identified in the zoning amendment application as the owner of certain real property located at 200 Bluff Street, Dripping Springs, Texas 78620, being approximately 0.30 acres, described in the application as W T Chapman #3, Block 4, Lot 1, Hays County Parcel No. R138826 (the Property); and
- WHEREAS, an application has been submitted to amend the zoning classification of the Property from SF-5-HO (Single-Family Residential - Historic Overlay) to LR-HO (Local Retail - Historic Overlay); and
- WHEREAS, the application states that the requested zoning amendment is intended to allow development and operation of a small business medical day spa / wellness retreat at the Property; and
- WHEREAS, the Property is located within the City limits of the City of Dripping Springs, Texas, and is subject to the City's zoning regulations; and
- WHEREAS, the Planning and Zoning Commission considered the proposed zoning amendment after notice and public hearing as required by law and made a recommendation to the City Council; and
- WHEREAS, the City Council considered the proposed zoning amendment after notice and public hearing as required by law; and

WHEREAS, the City Council finds that the zoning amendment adopted by this Ordinance is consistent with the purposes of the City's zoning regulations, promotes the public health, safety, and welfare, and is in the best interests of the City and its residents; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has authority to regulate the use of land and structures within the City and to amend its zoning regulations and zoning district boundaries.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The zoning classification of the Property is hereby amended from SF-5-HO (Single-Family Residential -Historic Overlay) to LR-HO (Local Retail - Historic Overlay), subject to the terms of this Ordinance and all applicable provisions of the City of Dripping Springs Code of Ordinances.

3. PROPERTY

This Ordinance applies to the approximately 0.30-acre tract of land located at 200 Bluff Street, Dripping Springs, Texas 78620, Hays County Parcel No. R138826, as more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes.

If the legal description in Exhibit "A" conflicts with the street address, parcel number, or any summary description contained in this Ordinance, the legal description in Exhibit "A" controls.

4. OFFICIAL ZONING MAP AMENDMENT

The Official Zoning Map of the City of Dripping Springs is hereby amended to reflect the Property's zoning classification as LR-HO (Local Retail - Historic Overlay).

The City Administrator, Planning Director, or designee is authorized and directed to update the Official Zoning Map and related City zoning records to reflect the zoning amendment approved by this Ordinance.

5. APPLICABLE ZONING REGULATIONS

The Property shall be governed by the regulations applicable to the LR (Local Retail) base zoning district and the HO (Historic Overlay) district, as amended from time to time, except as expressly provided in this Ordinance.

The uses allowed on the Property are the uses allowed in the LR-HO district, as reflected in Exhibit “B”, attached hereto and incorporated herein for all purposes. Exhibit “B” is intended to reflect the land-use permissions applicable to the Property under the LR-HO zoning classification requested in the application, including the Historic Overlay limitations.

For avoidance of doubt, Contractor’s Temporary On-site Office is identified in Exhibit “B” as a conditional use (“C”), not as a use permitted by right.

No use, building, structure, improvement, site development, certificate of occupancy, or permit for the Property may be approved unless it complies with this Ordinance and all applicable City ordinances and regulations, including without limitation zoning, historic preservation, parking, lighting, building, fire, health, drainage, water quality, and site development requirements.

6. HISTORIC OVERLAY

The HO (Historic Overlay) designation remains applicable to the Property. Any exterior alteration, construction, demolition, relocation, site improvement, sign, lighting, or other activity requiring review or approval under the City’s historic preservation regulations shall remain subject to all applicable Historic Overlay requirements and approvals.

7. PARKING, SITE DEVELOPMENT, AND OTHER PERMITS

Approval of this Ordinance does not constitute approval of any site development permit, building permit, certificate of occupancy, variance, conditional use permit, off-site parking agreement, parking easement, remote parking lease, subdivision, plat, sign permit, lighting plan, building plan, architectural plan, or other permit or approval required by the City Code or other applicable law.

Any off-site parking proposed for the Property must be reviewed and approved in accordance with the City Code, including any applicable requirements for variance approval, conditional use permit approval, permanent parking easement dedication, long-term remote leasing agreement, notarized statement, technical parking-demand analysis, joint parking agreement, or other required documentation.

By applying for a zoning amendment, the applicant remains responsible for compliance with the City’s Outdoor Lighting Ordinance and any required lighting compliance agreement, inspection, mitigation, or permitting requirements.

8. CONDITIONS NOT WAIVED

Except for the zoning-map amendment expressly approved by this Ordinance, all requirements of the City Code and all other applicable laws remain in full force and effect. Nothing in this Ordinance waives or modifies any requirement for future review, approval, or compliance unless expressly stated herein.

9. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

10. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

11. CODIFICATION AND RECORDS

The City Secretary is hereby directed to record this Ordinance in the official records of the City and to cause the City's Official Zoning Map and related zoning records to be updated as provided herein.

12. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided by law.

13. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code and other applicable law.

PASSED AND APPROVED this ____ day of _____, 2026, by the City Council of the City of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

LEGAL DESCRIPTION OF PROPERTY

The Property is identified in the zoning amendment application as follows:

Property Address:	200 Bluff Street, Dripping Springs, Texas 78620
Hays County Parcel No.:	R138826
Legal Description:	W T Chapman #3, Block 4, Lot 1, Acres 0.30

LR-HO LAND USE PERMISSIONS

The Property shall be subject to the land-use permissions applicable to the **LR-HO** district as shown in the land-use comparison chart below.

For purposes of this Exhibit:

<i>Symbol</i>	Meaning
<i>P</i>	Land use permitted by right in the HO district if the LR base zoning district also permits the use by right
<i>C</i>	Land use may be permitted with a conditional use permit
<i>X</i>	Land use not permitted

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Bulk Grain and/or Feed Storage	X	X
Farms, General (Crops), Commercial	X	X
Greenhouse (Non-Retail)	X	X
Livestock Sales	X	X
Orchard/Crop Propagation	C	C
Plant Nursery (Commercial)	X	X
Small Scale Farm	X	C
Stable, Commercial	X	X
Stables (Private, accessory use)	X	X
Stables (Private, principal use)	X	X
Garden (Non-Retail)	P	P
Farm Animals (Exempt - FFA, 4H)	C	C
Farm Animals (Non-Exempt)	C	C
Accessory Bldg./Structure (Nonresidential)	X	P
Accessory Bldg./Structure (Residential)	P	X
Accessory Dwelling Unit	X	X
Caretaker's/Guard Residence	X	X
Community or Group Home	C	X

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Duplex/Two-Family	P	P
Garage Residential Conversion	X	X
Garden Home/Townhome	P	P
Home Occupation	P	P
HUD-Code Manufactured Home	X	X
Living Quarters on Site with a Business	X	P
Multiple-Family Dwelling	X	P
Residential Loft	X	P
Rooming/Boarding House	X	P
Single-Family Dwelling, Detached	P	X
Single-Family Industrialized Housing	P	X
Swimming Pool, Private	P	P
Armed Services Recruiting Center	X	X
Bank	X	X
Check Cashing Service	X	X
Credit Agency	X	X
Insurance Agency Offices	X	P
Offices, General/Professional	X	P
Office, Brokerage Services	X	P
Offices, Health Services	X	P
Offices, Legal Services	X	P
Offices, Parole/Probation	X	X
Offices, Professional	X	P
Offices, Real Estate Office	X	P
Saving and Loan	X	X
Security Monitoring Company	X	X
Telemarketing Center	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X
Ambulance Service (Private)	X	X
Antique Shop	X	P
Appliance Repair	X	X
Art Dealer/Gallery	X	P
Artisan's Shop	X	P

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Artist Studio	P	P
Auto Sales (New and Used)	X	X
Auto Supply Store	X	X
Bakery or Confectionary (Retail)	X	P
Bar	X	C
Barbershop	X	P
Beauty Shop	X	P
Bed and Breakfast Inn or Facility	X	P
Bicycle Sales and Repair	X	P
Book Store	X	P
Building Materials Sales	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X
Cafeteria	X	C
Communication Equipment Repair	X	X
Computer Sales	X	P
Consignment Shop	X	P
Convenience Store (With Gas Sales)	X	X
Convenience Store (Without Gas Sales)	X	C
Cooking School	X	P
Dance/Drama/Music Studio or School	X	P
Department Store	X	X
Drapery, Blind Upholstery Store	X	P
Exterminator Services	X	X
Financial Services	X	P
Florist Shop	X	P
Food or Grocery Store (General)	X	X

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Food or Grocery Store (Limited)	X	P
Funeral Home or Mortuary	X	X
Furniture Store (New and/or Used)	X	P
Garden Shop (Inside Storage)	X	P
General or Community Retail Store	X	X
Gravestone/Tombstone Sales	X	X
Hardware Store	X	P
Home Improvement Center	X	X
Laundry/Dry Cleaning	X	X
Lawnmower Sales & Repair	X	X
Live-in Security Quarters	X	P
Locksmith	X	P
Major Appliance Sales	X	X
Market (Public)	X	P
Mini-Warehouse - Self Storage	X	X
Mobile food vendor - 10 days or less	P	P
Mobile food vendor - longer than 10 days	C	C
Mobile food vendor court	C	C
Motorcycle Dealer (Sales, Repair)	X	X
Motel or Hotel	X	X
Needlework Shop	X	P
Pet Shop/Supplies	X	P
Pharmacy	X	P
Photocopying/Duplicating	X	P
Photography Studio	X	P
Plant Nursery (Retail Sales, Outdoors)	X	X
Radio or Television Studio	X	X
Recycling Center	X	X
Restaurant (No Drive-Through Service)	X	P
Restaurant (With Drive-Through)	X	X
Security Systems Installation Company	X	X
Sexually Oriented Business	X	X
Shoe Repair	X	P
Special Event Facilities	X	X
Studio, Tattoo or Body Piercing	X	C
Tailor Shop	X	P

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Tool and Machinery Rental (Indoor Storage)	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X
Travel Agency	X	P
Temporary Outdoor Sales/Promotion	X	P
Upholstery Shop	X	P
Used Merchandise/Furniture	X	P
Vacuum Cleaner Sales and Repair	X	X
Veterinarian Clinic (Indoor Kennels)	X	P
Woodworking Shop (Ornamental, Handmade)	X	P
Antique Vehicle Restoration	X	X
Auto Body Repair	X	X
Auto Financing and Leasing	X	X
Auto Muffler Shop	X	X
Auto Paint Shop	X	X
Auto Tire Sales and Repair	X	X
Auto Upholstery Shop	X	X
Auto Washing Facility, Attended	X	X
Auto Washing Facility, Unattended	X	X
Auto Wrecker Service	X	X
Automobile Repair, Major	X	X
Automobile Repair, Minor	X	X
Heliport	X	X
Helistop	X	X
Limousine/Taxi Service	X	X
Oil Change and Inspection	X	X
Parking Lot, Commercial	X	X
Parking Structure, Commercial	X	X
Tire Dealer, Indoor Storage	X	X
Amusement Arcade (Four or more devices)	X	X
Amusement Services (Indoor)	X	X
Amusement Services (Outdoor)	X	X
Billiard/Pool Facility	X	X
Bingo Hall	X	X

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Bowling Center	X	X
Broadcast Station (With Tower)	X	X
Country Club (Private)	X	X
Dance Hall	X	X
Day Camp for Children	X	X
Civic/Conference Center	X	X
Dinner Theater	X	X
Driving Range	X	X
Fairgrounds/Exhibition Area	X	X
Gaming Club (private)	X	X
Golf Course (Miniature)	X	X
Golf Course (Public, Private)	X	X
Health Club	X	P
Motion-Picture Studio, Commercial	X	X
Motion-Picture Theater	X	X
Museum	X	P
Park accessory uses	X	X
Park and/or Playground	P	P
Psychic Reading Services	X	P
Rodeo Grounds	X	X
Skating Rink	X	X
Tennis Court	P	P
Theater (Stage)	X	X
Video Rentals/Sales	X	P
Assisted Living Facility	X	C
Broadcast Tower (Commercial)	X	X
Cemetery or Mausoleum	X	X
Child Day-Care Facility	C	P
Church, Religious Assembly	P	P
Civic Club	X	P
Community Center (Municipal)	X	X
Electrical Generating Plant	X	X
Electrical Substation	X	X
Emergency Care Clinic	X	X
Fire Station	P	P
Fraternal Lodge or Union	X	P

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Government Building (Mun., St., Fed.)	X	X
Group Day-Care Home	X	X
Medical Clinic or Office	X	P
Wireless Communications Tower	X	X
Heliport	X	X
Home for the Aged, Residential	C	C
Hospice	X	C
Hospital (Acute Care, General)	X	X
Library	X	P
Maternity Home	X	C
Nursing/Convalescent Home	X	X
Orphanage	X	C
Philanthropic Organization	X	P
Post Office	P	P
Radio, Television, Microwave Tower	X	X
School, K Through 12 (public or private)	P	P
Sewage Pumping Station	C	C
Telephone Switching/Exchange Bldg.	X	C
Wastewater Treatment Plant	X	X
Water Supply (Elevated Storage Tank)	C	C
Water Supply Facility (Private)	X	X
Book Bindery	X	X
Feed and Grain Store	X	X
Furniture Manufacture	X	X
Heating and Air-Conditioning Sales/Service	X	X
Pawnshop	X	X
Propane Sales (Retail)	X	X
Taxidermist	X	X
Transfer Station/Refuse Pickup	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X
Warehouse/Office	X	X
Welding Shop	X	X
Contractor's Office (No Outside Storage)	X	P
Contractor's Office (With Outside Storage)	X	X
Contractor's Temporary On-site Office	X	C

Land Use	Existing SF-5 HO Land Use Permissions	Proposed LR-HO Land Use Permissions
Electronic Assembly	X	X
Engine Repair or Manufacture	X	X
Laboratory Equipment Manufacture	X	X
Machine Shop	X	X
Maintenance and Repair Services for Bldgs.	X	X
Open Storage/Outside Storage	X	X
Plumbing Shop	X	X
Research Lab (Nonhazardous)	X	X
Sand/Gravel/Stone Sales or Storage	X	X
Sand/Gravel Quarrying	X	X
Sign Manufacturing	X	X
Stone/Clay/Glass Manufacturing	X	X

Note: The LR District without an 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.