

Summary of Project

CUP – Mobile Food Trailer

1111 W Hwy 290, Dripping Springs Texas

The property located at 1111 W Hwy 290 has been occupied and operated primarily over the last twenty-five years as Cowgirls and Lace by Reba Byrd. There was also a convenience store in operation on the western end of the building, known as Trailhead Center; however, that space was assumed by Mrs. Byrd as a part of her operation several years ago.

The property is owned by George Scott, Dripping Springs, Ltd. The legal description of the property is Dripping Springs Heights Subdivision, Block B, Lots 1 & 16. Utilities are as follows: water is supplied by Dripping Springs Water Supply, electricity by Pedernales Electric, and wastewater is provided by an On-Site Sewage Facility.

The history of the property has been retail since the 1980's as a convenience store and retail shopping and was known as Redwood Center. It included the restaurant space that is now occupied by Railroad BBQ. The anchor was the convenience store on the west side of the building. The Hays County Precinct 4 Office was in the building behind the former convenience store that faces Bonnie Drive.

The importance of understanding the history of the site is that it has been a continuously operated property with retail, convenience store, and restaurant for over 30 years and closely coincides with the life of the incorporation of the City of Dripping Springs. It is a property that has evolved its businesses with the times. Once again, the site is undergoing a transformation and evolution as the years have progressed and times have changed. While Cowgirls and Lace remains in business it has reduced its lease space to 2500 square feet from its former space which took nearly the entire center.

The restaurant space (3000 square feet) occupied by Railroad BBQ will remain what it is; while Cowgirls and Lace is the only tenant of the main building which is approximately 18,000 square feet. A proposed new tenant is Bykowski Tailor & Garb (though this business name is subject to change but for now, "Bykowski") who has signed a lease for 6200 square feet. The business plan for Bykowski is to operate as a general merchandise retail store and restaurant. The mobile food trailer is part of the business plan for Bykowski. The mobile food trailer would constitute the food component of the restaurant.

Since the placement of a mobile food trailer requires a Conditional Use Permit (CUP), the application for the CUP is being submitted for consideration and approval for one mobile food trailer. The mobile food units is intended for Bykowski as a part of his business operation.

As has been expressed on occasion in the past by the City, it has been stated that the desire is to see that a mobile food trailer be a complementary use to a brick-and-mortar business. That is what is being proposed in this proposal, the mobile food trailer associated with Bykowski as a complementary use rather than a standalone mobile food trailer.

The placement of the mobile food trailer will be located behind the existing building on the patio behind the former convenience store that is on the south side of the building. The mobile food trailer will be placed on existing impervious cover so as not to increase the impervious cover. Photos of a potential mobile food trailer is included with this Summary, along with photos of the potential interior of the store. A last exhibit is the survey of the property with the vertical improvements shown and the proposed location of the mobile food trailer.

The following is a description of the business model as prepared by Chris Bykowski:

Bykowski Tailor & Garb is a story of love, passion for lifestyle, and hard work. We are a combat veteran owned and operated lifestyle brand specializing in manufacturing handcrafted ready to wear and custom-tailored clothing and accessories for men and women ranging from hats down to boots and all in between, such as rustic casual wear and fancy tuxedos. Already a one of a kind shopping experience of ten years, it is time for the next chapter in raising the bar in an all-encompassing shopping experience to tantalize all of the senses for the whole family. The new location will feature clothing, hats, leather goods, footwear, apothecary, teas, books, oddities, curiosities, gifts, taxidermy, home decor, a bulk candy shop, and full food and bar service indoors and on the patio, games and small stage for curated low-key live music for an inviting vibe. A truly unique retail center with services available in every nook of the complex to experience 10am -9pm Monday through Saturday and a Sunday brunch. Starting off the remodel as the anchor to the small Trail Head plaza on 290 to entice like-minded Texas businesses to join us in the plaza with longtime locals Cowgirls & Lace and Railroad BBQ in its additional spaces available to further enrich the visitors experience.

Being a Texas, local brand, we will support our fellow Texan's craft, goods, wares, services, and spirits that will be showcased throughout the complex. Flight tastings consist of Texas beer, wine, spirits and charcuterie. Unlike a "bar" we will have a curated selection of roughly 30 different local alcohol available instead of 150-200 varieties because we are NOT a bar. We are a retail store/ design house/ clothing and accessories manufacturer/ lifestyle brand that will have a bar inside and a food trailer outside as an accessory to support the overall experience in the vain of Cabelas and Bass Pro Shop. It is not just a store to shop in, but an experience and a conversation!

The nostalgic baroque aesthetic of a Victorian industrial merchant ship meets jovial 1930's carnival will be Travel Channel worthy. A place to bring the whole family for the day or must stop for visitors passing through town on the way in and out of Austin and Wine Country.

Businesses, especially retail are incorporating a food and alcohol business model to remain sustainable, interesting, and to keep people coming back. Low key live music or performances throughout the day indoors, sports on outdoor TVs while patrons enjoy a non-alcoholic or alcohol drink, grab a bite to eat on the patio or beautiful indoors, and shop unique goods will bring tax dollars, manufacturing, jobs, art, and culture to town and establish and landmark for our city of Dripping Springs, hill country, and Texas. www.BykowskiTailorGarb.com is the current business in the midst of an operation remodel to cope with the economic hardships and state of society we face as a community to focus on our next chapter. Being a sustainable and small business allows us to reevaluate and act accordingly - like we are now. This dream store has been a long time in the making and we look forward to sharing it with you and our home town of Dripping Springs.

In summary, the business of Bykowski Tailor & Garb and the owner of the property, George Scott, Trailhead Market, Ltd. respectfully ask for the approval of the placement of one mobile food trailer on the property known as 1111 W. Hwy 290.























 **Kopus** GOURMET BURGERS



Kopus
Gourmet Burgers

BUTTER
Butter on your burger

Breakfast Burger
Breakfast burger with egg, cheese, and sausage

Eggs & Fries
Eggs and fries with your choice of burger

Kids Menu
Kids Burger \$5.99
Kids Hot Chicken \$5.99
Kids Fries \$3.99
Kids Drink \$2.99
Kids Chicken \$5.99
Kids Chicken \$5.99

Kopus
Gourmet Burgers

Mea Kopa / Cheese
Double hot cheese, cheese sauce or with cheese sauce \$12.99 \$13.99

Blue & Green
Sagebrush and honey, blueberry, and lettuce with
blueberry sauce \$13.99

Bourbon & Blue
The Bourbon burger is great. Blue cheese, apple sauce, onion jam,
Bourbon on cheddar, onion, lettuce and ketchup with apple sauce \$13.99

Hippy Hollow
Braised short ribs, cheddar, onion, lettuce and ketchup with apple sauce
all ingredients are local \$13.99

Fries
This spicy number turns up the heat with smoky BBQ sauce, jalapeno,
onion, cheddar, onion, and hot sauce \$13.99

The KOPUS
Our famous party, breakfast, and healthy options.
Coffee, Bacon and Hot Egg \$13.99

Fries
Kopus Fries \$6.50 ~ Garlic Parmesan Fry \$7.50 ~
"Kopus Loadus" ~ Garlic, Cheese, Bacon & Cheese \$9.99

Drinks
Coke, Sprite, Mennon Coke, Or Peppercorn,
Fruita Peach, Lemonade, Tapal Cheese \$3.50





