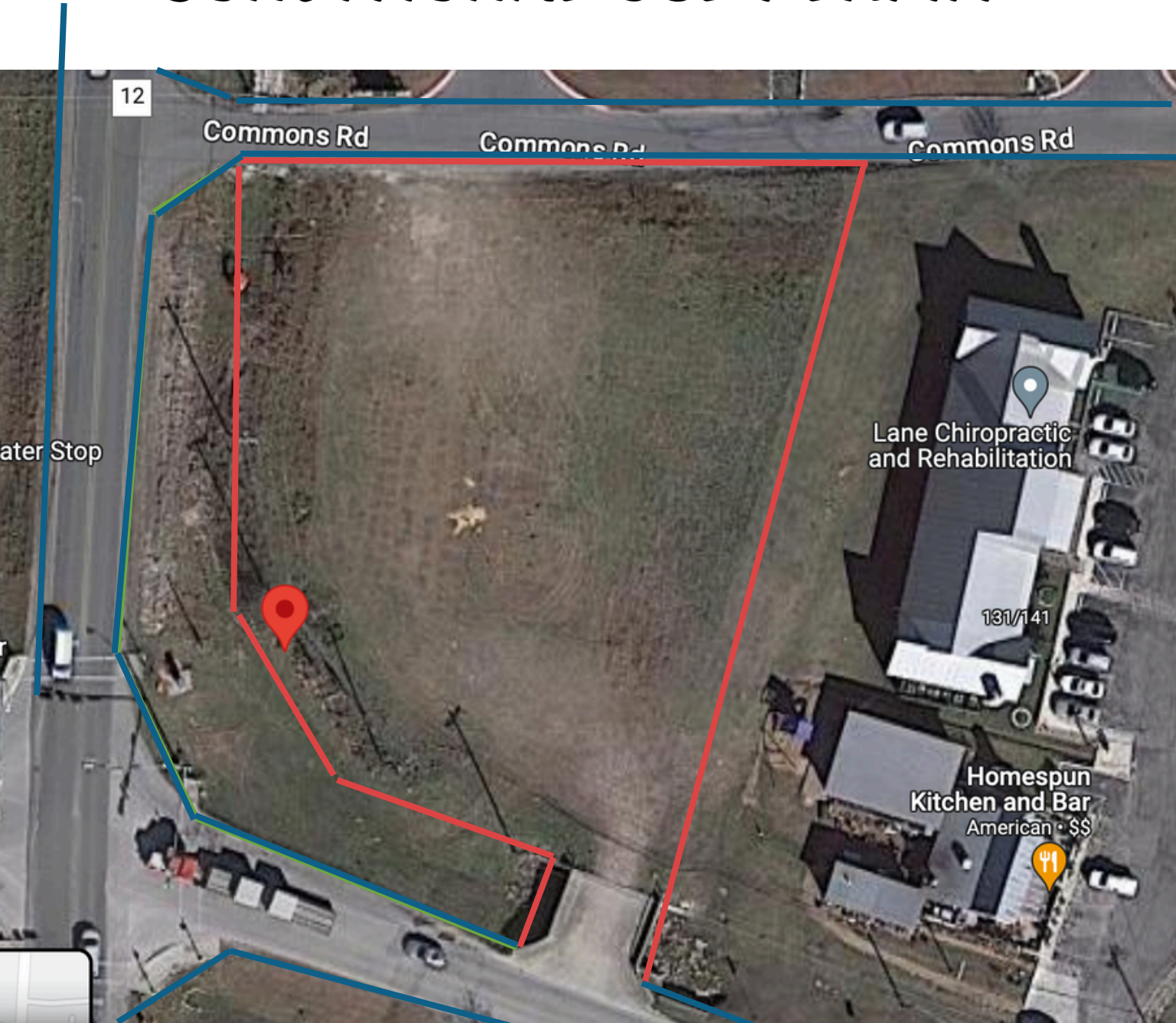


# MEATY BOYS BBQ

## CONDITIONAL USE PERMIT



**121 E MERCER ST, DS TX 78620**



Received on/by:

\_\_\_\_\_  
Date, initials



**APPLICATION FOR A**

**CONDITIONAL USE PERMIT (CUP)**

**This Application is for (Check One):**

- A New Application                       Extension of a Previously Approved CUP

Applicant's Name: Jeffrey Carman

Mailing Address: 615 Spanish Oak Trail Dripping Springs Tx 78620

Email Address: Jeff@Meatyboysbbq.com

Phone Number: 512-694-7844

Property's Physical Address: 121 East Mercer St Dripping Springs Tx 78620

Owner's Name (if different from Applicant): Rena Reeder

Owner's Address: 707 US 290 Dripping Springs Tx 78620

Owner's Phone Number: 818-297-9314

**PROPERTY LEGAL DESCRIPTION:**

LOT NO.: 4    OR              TRACT: \_\_\_\_\_

BLOCK NO.: \_\_\_\_\_    PLAT: \_\_\_\_\_

ADDITION: The Commons at Dripping Springs              SURVEY: \_\_\_\_\_

NUMBER OF ACRES: 1.13    NUMBER OF ACRES: \_\_\_\_\_

For property not in a recorded subdivision, submit a copy of a current survey or plat showing the property for which a CUP is sought and complete legal field note description.

**PROPOSED USE:** Mobil Food Vending Unit

\_\_\_\_\_

IS THE PROPERTY IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits       ETJ

-If property is in the City Limits, compliance with Lighting Ordinance is **mandatory**.

-If property is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

-Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required)       Yes (Voluntary)       No

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ \_\_\_\_\_  
*reference online **Master Fee Schedule** for more details*
- Billing Contact Form
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings  
*(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*

Exhibits

- Letter of Explanation (*describing all processes and activities involved with the proposed use per DS Code of Ordinances, Ch. 30, Zoning, Exhibit A, Sec. 3.16.6-Standards*)
- Photographs
- Map/Site Plan (*per DS Code of Ord. Ch. 30 Zoning, Ex A, Sec 3.17.6*)
- Architectural Elevation
- Other: \_\_\_\_\_

Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours. Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

Pick up Public Notice Sign, \$100 deposit

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping, and parking areas depicted on the site plan shall be adhered to as amended and approved by City Council. All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

  
\_\_\_\_\_  
Signature of Applicant

05/02/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (or attached letter of consent)

\_\_\_\_\_  
Date

IS THE PROPERTY IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits       ETJ

-If property is in the City Limits, compliance with Lighting Ordinance is **mandatory**.

-If property is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

-Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required)       Yes (Voluntary)       No

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ \_\_\_\_\_  
*reference online **Master Fee Schedule** for more details*
- Billing Contact Form
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings  
*(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*

Exhibits

- Letter of Explanation (describing all processes and activities involved with the proposed use per DS Code of Ordinances, Ch. 30, Zoning, Exhibit A, Sec. 3.16.6-Standards)
- Photographs
- Map/Site Plan (per DS Code of Ord. Ch. 30 Zoning, Ex A, Sec 3.17.6)
- Architectural Elevation
- Other: \_\_\_\_\_

Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours. Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

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\_\_\_\_\_  
Signature of Applicant

05/02/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (or attached letter of consent)

\_\_\_\_\_  
Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that \_\_\_\_\_ is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

STATE OF TEXAS §  
COUNTY OF HAYS §

CITY HALL

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
201\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Name of Applicant

RENA REEDER

Received on/by:

\_\_\_\_\_  
Date, initials



## BILLING CONTACT FORM

Project Name: Meaty Boys BBQ LLC

Project Address: 121 East Mercer St Dripping Springs Tx 78620

Project Applicant Name: Jeffrey Carman

### Billing Contact Information

Name: Jeffrey Carman

Mailing Address: 615 Spanish Oak Trail Dripping Springs Tx 78620

Email: Jeff@meatyboysbbq.com Phone Number: 512-694-7844

Type of Project/Application (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Alternative Standard              | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness    | <input type="checkbox"/> Street Closure Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement             | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                   | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                    | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                     | <input type="checkbox"/> Zoning                |
| <input type="checkbox"/> Site Development Permit           | <input type="checkbox"/> Other _____           |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Jeffrey Carman  
Signature of Applicant

05/02/2024  
Date



# **HOWDY NEIGHBOR!**

**WE ARE INTRODUCING "MEATY BOYS BBQ", AND WE WANTED TO TOUCH BASE. WE WANT TO PROVIDE AMPLE NOTICE OF OPERATION.**

**121 E MERCER STREET, DRIPPING SPRINGS TX 78620**

**NOTEWORTHY FEATURES: INCREDIBLE BBQ**

**PLEASE LET US KNOW OF ANY CONCERNS, WE WILL CONTINUE TO FOLLOW CITY OF DRIPPING SPRINGS CODE AND WE WILL CONTINUE TO BE AMAZING NEIGHBORS.**

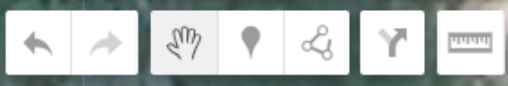
**PLEASE FEEL FREE TO REACH OUT TO ME DIRECTLY IF YOU NEED ANYTHING OR HAVE ANY QUESTIONS!**

**JEFF CARMAN  
512-694-7844  
FOUNDER  
MEATY BOYS BBQ**

Commons Rd

Commons Rd

Search bar



w

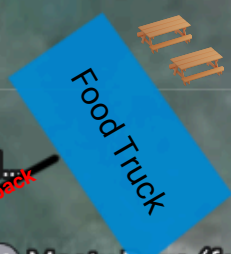
St, D...

Holiday & Harvest Pumpkin Patch and...



Building Setback 35'

Customer waiting area



Meaty Boys (foodtruck)  
Temporarily closed



Customer Parking

12

12

Google MyMaps





# TRAILER SPECS

## / ARCHETECTUAL PLAN /

**IN OTHER WORDS, READ THIS** - This is a CONCEPT DRAWING. All equipment and appliances are for VISUAL REPRESENTATION ONLY. To add to your trailer construction anything, including what appears in this drawing, that is not included on the estimate or invoice, will require a Change Order Fee and all associated costs to be added to the Final Balance. Please contact Southern Dimensions Group Inc. if that is your wish.



Customer: Jeff Carman  
Drawing Date: Jun. 9, 2021

**PROPRIETARY AND CONFIDENTIAL**

THE INFORMATION CONTAINED IN THE DRAWING IS THE SOLE PROPERTY OF SOUTHERN DIMENSIONS GROUP INC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, ALTERATION, OR USE OF THIS PLAN, WHOLE OR IN PART, IS STRICTLY PROHIBITED

Note to Client: Approval Must Be Received Within 3Business Days Unless Specified Otherwise

SDGTrailers.com  
1-800-380-9743



# TRAILER SPECS

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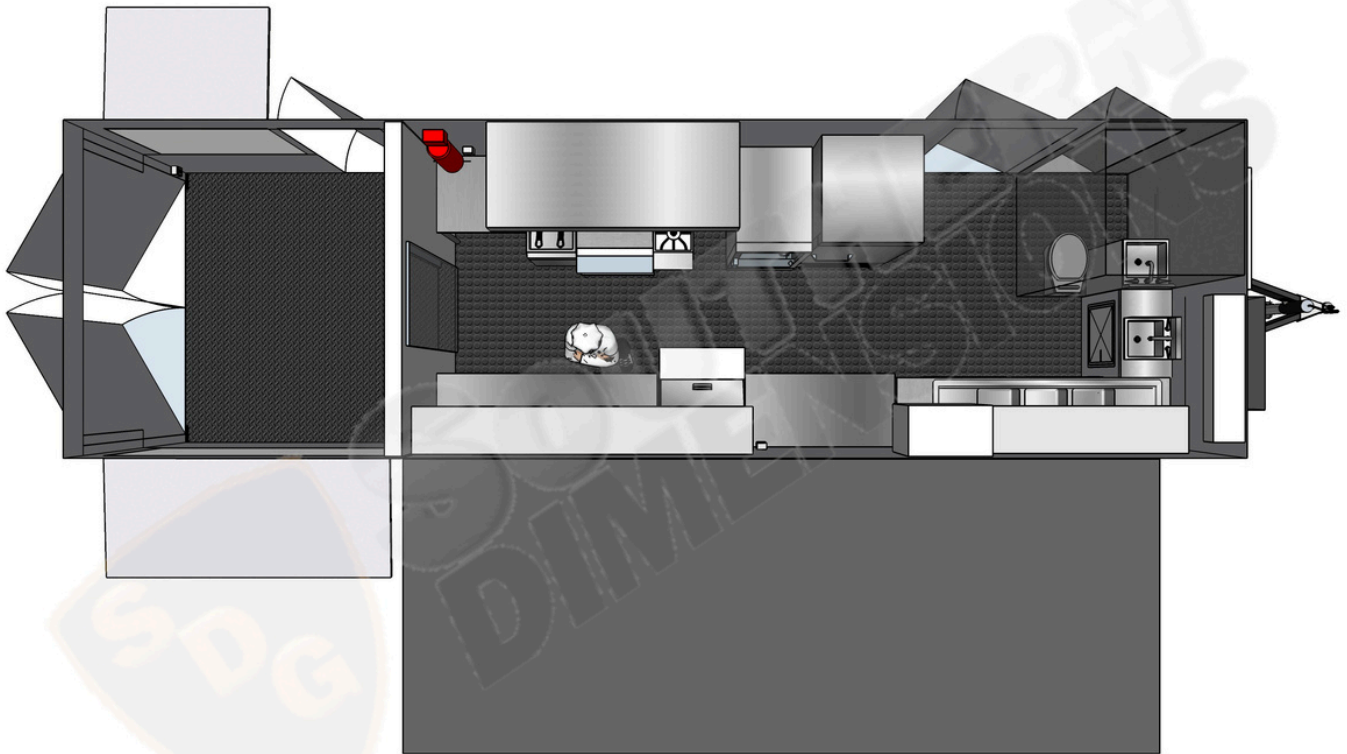
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SDGTrailers.com  
1-800-380-9743







## FOOD ESTABLISHMENT PERMIT

Environmental Health Department  
City of Dripping Springs  
P.O. Box 384  
Dripping Springs, TX 78620

**PERMIT No. DSMU-31**

**THIS IS TO CERTIFY THAT:**

**OWNER OF: MEATY BOYS BBQ**

**Meets the minimum requirements to operate a Food Establishment at:**

Street: Mobile  
Dripping Springs, TX 78620

Issue Date: 09.21.2023

By:   
\_\_\_\_\_  
Kyle B. DeHart, R.S. (City Sanitarian)

**PERMIT REMAINS EFFECTIVE UNTIL 12.31.2024 OR UNTIL REMOVED FOR NON-COMPLIANCE WITH MINIMUM STATE OR LOCAL REGULATORY STANDARDS. NOTIFY THE HEALTH AUTHORITY IN THE EVENT OF AN IMMINENT HEALTH HAZARD.**

**PERMIT MUST BE DISPLAYED IN  
LOCATION VIEWABLE BY CONSUMER**



## Learn2Serve Texas Food Manager Certification Program

This document hereby certifies that  
Jeffrey Carman

---

Has successfully completed the Learn2Serve  
Texas Food Safety Manager Certification Examination

A handwritten signature in black ink, appearing to read "Samantha Montalbano", written over a horizontal line.

Samantha Montalbano, Learn2Serve  
Authorized Signature  
[www.learn2serve.com](http://www.learn2serve.com)

Effective Date: 10/05/2021

Expiration Date: Expires 5 years from the effective date

Certification Number: TX-185668

This is an electronic certificate which must be presented to your local Health Regulatory Agency for approval. Course fees do not include any fees associated with receiving your food manager re-certification or certification license.

# PHOTOS

