



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

☒ NEW APPLICATION    ☐ EXTENSION OF A PREVIOUSLY APPROVED CUP

#### CONTACT INFORMATION

PROPERTY OWNER NAME Trailhead Market Limited {Tenant: Bykowski Tailor & Garb}  
STREET ADDRESS 909 Terrace Mountain Drive {1516 Live Oak Canyon Road, Dripping Springs, TX 78620  
CITY West Lake Hills STATE Texas ZIP CODE 78748  
PHONE (512) 431-3030 EMAIL georgescott512@gmail.com (805) 607-9888 cdbykowski@hotmail.com

APPLICANT NAME Jon Thompson  
COMPANY J Thompson Professional Consulting  
STREET ADDRESS PO Box 172  
CITY Dripping Springs STATE Texas ZIP CODE 78620  
PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Trailhead Market Limited
PROPERTY ADDRESS	1111 W US Hwy 290, Dripping Springs, Texas 78620 {Bldg B, Stes 4 & 5}
CURRENT LEGAL DESCRIPTION	Dripping Springs Heights, Lot 1, Block B
TAX ID#	R26658
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Commercial Services
PROPOSED USE	To allow for a mobile food trailer to be on-site for more than ten business days
REASON FOR REQUEST (Attach extra sheet if necessary)	This request would be to allow up to <del>two</del> <sup>one</sup> mobile food trailers to be on-site at 1111 W US Hwy 290 (Trailhead Center - behind the existing commercial building(s)). These would not be a standalone mobile food court but associated with and complementary to a brick and mortar business inside of the Trailhead Center commercial building

*AS*

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

\* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision 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).

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.) Instrument # 20008047

George Scott  
Name George Scott  
Pres of Co Partner  
Title

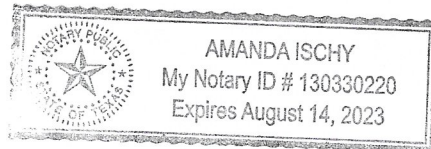
STATE OF TEXAS           §  
                                     §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 1<sup>st</sup> day of July,  
2020 <sup>ad</sup>  
201 by SCOTT GEORGE CLINGER.

Aulschky  
Notary Public, State of Texas

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

Jon Thompson  
Name of Applicant





## CONDITIONAL USE PERMIT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal.

Applicant:  Jon Thompson

June 2

Date

### CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

PN



## LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 1111 W Hwy 290, Dripping Springs, Texas 78620

☒ Commercial

☐ Residential

Applicant's Name (and Business Name, if Applicable):

George Scott, Trailhead Market Limited

Applicant's Address: 909 Terrace Mountain Drive, Westlake Hills Texas 78748

Applicant's Email: georgescott512@gmail.com

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**  
IF APPLYING FOR:

- ☒ Conditional Use Permit
- ☐ Zoning Amendment Application
- ☐ Subdivision Approval
- ☐ Building Permit

- ☐ Site Development Permit
- ☐ Sign Permit
- ☐ Alcoholic Beverage Permit
- ☐ Food Establishment Permit
- ☐ On-Site Sewage Facility Permit

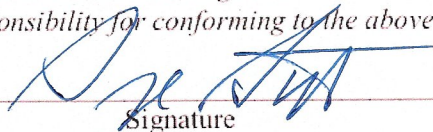
By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

*By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:*

  
Signature

7-1-20  
Date

Tap to  
Download

Tap to  
Download

**From:** [Jon Thompson](#)  
**To:** [Amanda Padilla](#)  
**Cc:** [Brandon Elliott](#); [Alicia Lundy-Morse](#)  
**Subject:** CUP 2020-0008 Mobile Food Vendor  
**Date:** Wednesday, August 12, 2020 10:30:46 PM  
**Attachments:** [Exhibit for CUP 2020.pdf](#)

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Amanda,

1. Letter from all Restaurants on the property and 150 ft from the property line giving the applicant permission to have a Mobile Food Truck at the location proposed.
  - *A letter from Railroad BBQ has been requested. It should have been dropped off by Railroad BBQ at City Hall.*
2. If amplified music is proposed, we ask that you request that prior to P&Z and CC
  - *There would be no amplified music outside. If there's any amplified music it would be inside. Any outside music would be acoustic.*
3. 3 additional parking spaces or if you plan to utilize existing parking a letter requesting that which should be approved by the business owner and the City.
  - *Can you clarify? The sentence syntax isn't clear as to what you're asking for. I think you're asking for an additional 3 spaces, which if so, we can provide that in the back of the property near the food trailer. An exhibit will be provided.*
4. The below items addressed:

(1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;

- *The property has an existing parking lot in the front of the building. This is where the guest parking will be primarily for the store, whose customers will be frequenting the food trailer as a part of the shopping experience. While additional parking has been requested since this is a mobile food trailer, this food trailer's operation is as a complement to the rest of the business operation and not as a separate business. Effectively, it is to be operated as the kitchen for the customers to pick up their food and sit in the proposed courtyard area.*

(2) Off-street parking areas, loading areas, and pavement type;

- *The parking, as mentioned above, is a part of the existing building's operation and will be the same for the store for which the food trailer will be serving as their kitchen preparing food for people to order and pick up while dining either on the courtyard or inside the store while browsing. The parking is asphalt. All items delivered to the food trailer will be delivered on the side of the building near the smaller building on the west side.*

(3) Refuse and service areas;

- *The refuse and service area is to the east of the main building where all other waste is collected.*

(4) Utilities with reference to location, availability, and compatibility;

- *The site has existing water from DSWSC; there is an existing septic system that was permitted for the convenience store, however, the food trailer will not be allowed to dump its waste into the septic system, it will be pumped on a regular basis by a licensed wastewater hauler; electricity is existing service with PEC.*

(5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

- *There is a green space between the food trailer location and the nearest property. As well there are trees and shrubbery between the food trailer location and the nearest neighbor. If more is needed, more can be proposed and provided, as necessary. It is screened from the highway by the main building, it will be set back off of the side street by a significant distance and is partially screened by the smaller building on the west side of the property.*

(6) Control of signs, if any;

- *There will be no additional signs for the food trailer, except what will be on the food trailer in the way of the menu board.*

(7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

- *All lighting related to the trailer will be compliant with the Dark Sky Ordinance.*

(8) Required yards and open space;

- *Not applicable.*

(9) Height and bulk of structures;

- *Not a permanent structure. Not applicable.*

(10) Hours of operation;

- *Sunday through Thursday - 9:00 a.m. until 8:00 p.m.*
- *Friday and Saturday - 9:00 a.m. until 10:00 p.m.*

(11) Exterior construction material, building design, and building facade treatment;

- *Not a permanent structure. Not applicable.*

(12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and

- *Traffic flow will be no different than the normal operations of the business that has existed in this building since the 1980's.*

(13) Provision for pedestrian access/amenities/areas;

- *Pedestrian access will be through the store itself which will have a door opening out onto the courtyard in front of the food trailer. There will be picnic tables available for people to sit if they choose.*

(14) Noise;

- *The noise will be compliant with the City's noise ordinance; it will not be louder than typical business operations.*

(15) Odors; and

- *Food cooking is the only smell that will be different than typical. That smell is typical of any restaurant.*

(16) Dust.

- *Since the area where the food trailer is going is not going to be used for vehicular ingress and egress the dust will be at a minimum since nothing will be getting disturbed.*

Jon Thompson  
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Dripping Springs, Texas 78620  
(512) 568-2184  
[jthompsonconsultingds@gmail.com](mailto:jthompsonconsultingds@gmail.com)



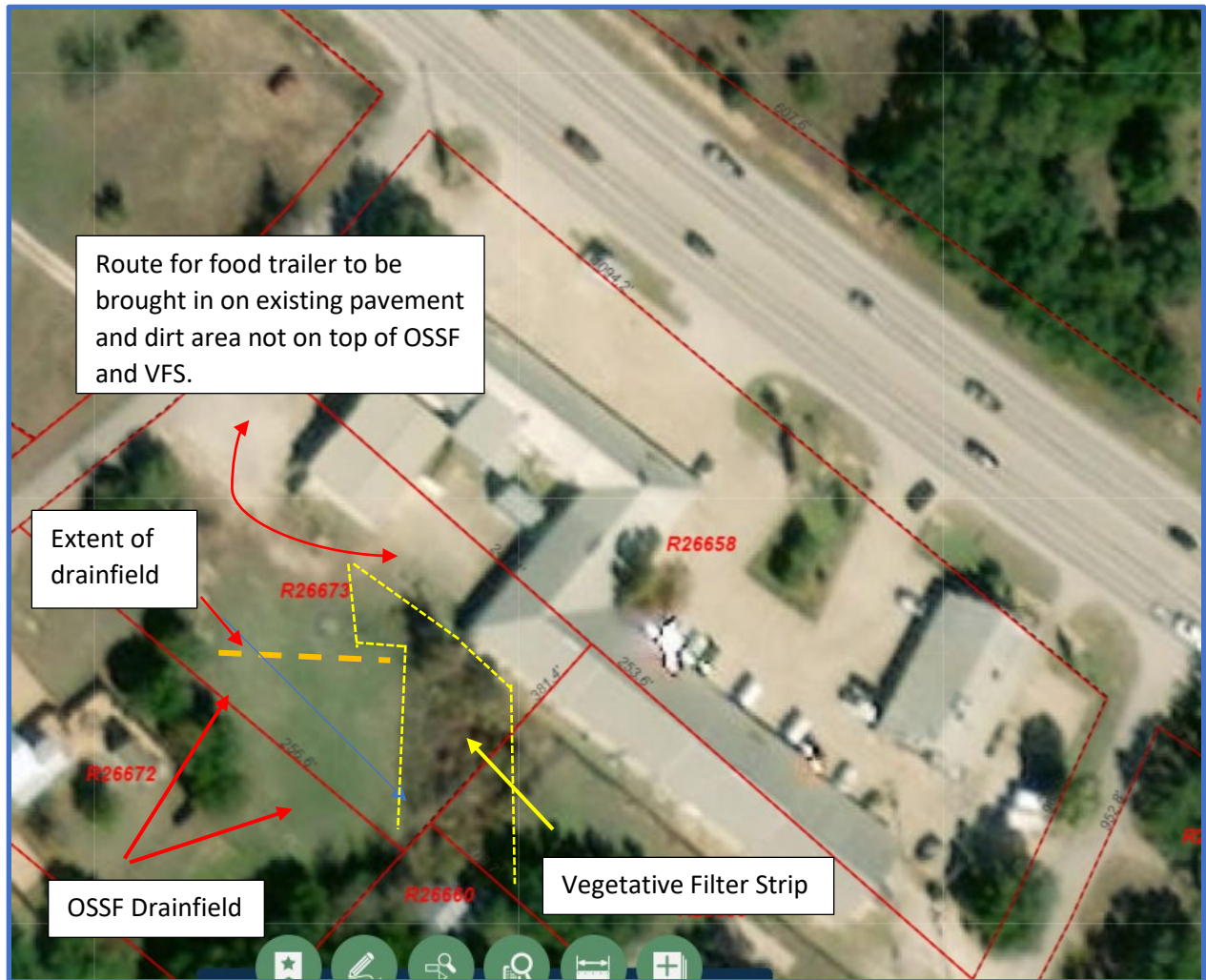


Exhibit for CUP 2020-0008 Mobile Food Trailer