

Conditional Use Permit (CUP) Application
Per City of Dripping Springs, Zoning Ordinance Section 3.17

Do not use this form for Agricultural Educational Program CUP requests. Please request Short Form.

THIS APPLICATION IS FOR (CHECK ONE):

A NEW APPLICATION

EXTENSION OF A PREVIOUSLY APPROVED CUP

APPLICANT'S NAME: MC3 Brewing LLC d.b.a. The Barber Shop

APPLICANT'S ADDRESS: 1505 GATLIN CREEK RD DS TX 78620

APPLICANT'S PHONE NUMBER: 512-626-0086

PROPERTY'S PHYSICAL ADDRESS: 207 MERCER ST

NAME OF OWNER: Loretta Watson and Eleanor McClaferty

ADDRESS OF OWNER: LORETTA 1250 PROCKNOW RD DS TX 78620
Eleanor PO Box 1534 DS TX 78620

PROPERTY LEGAL DESCRIPTION: *****

LOT NO.: 6 OR TRACT: _____

BLOCK NO.: 6 PLAT: _____

ADDITION: _____ SURVEY: _____

NUMBER OF ACRES: _____ 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: BREW PUB

ATTACH A LETTER describing all processes and activities involved with the proposed use.

ATTACH A SITE PLAN that illustrates the proposed use to be established, its relationship to adjoining properties, and how it meets the approval standards listed on the back side of this sheet.

ATTACH A ZONING AMENDMENT APPLICATION *only if* one is required or requested as part of this CUP application. See Code of Ordinances, Vol. 2, Art. 15, Chapter 23, Section 3.17.4(a).

ATTACH AN APPLICATION FOR SUBDIVISION APPROVAL *only if* the proposed use requires a division of land. CUP approval is not effective until final subdivision application approval or final approval of the phase of the subdivision containing the property on which the conditional use is to be located. See Section 3.17.4(b)

ATTACH THE APPLICATION FEE: See Code of Ordinances, Vol. 1, Art. 3, Chapter 5, Section 5.2.

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.

SIGNATURE OF APPLICANT: [Signature] DATE: 8-4-10

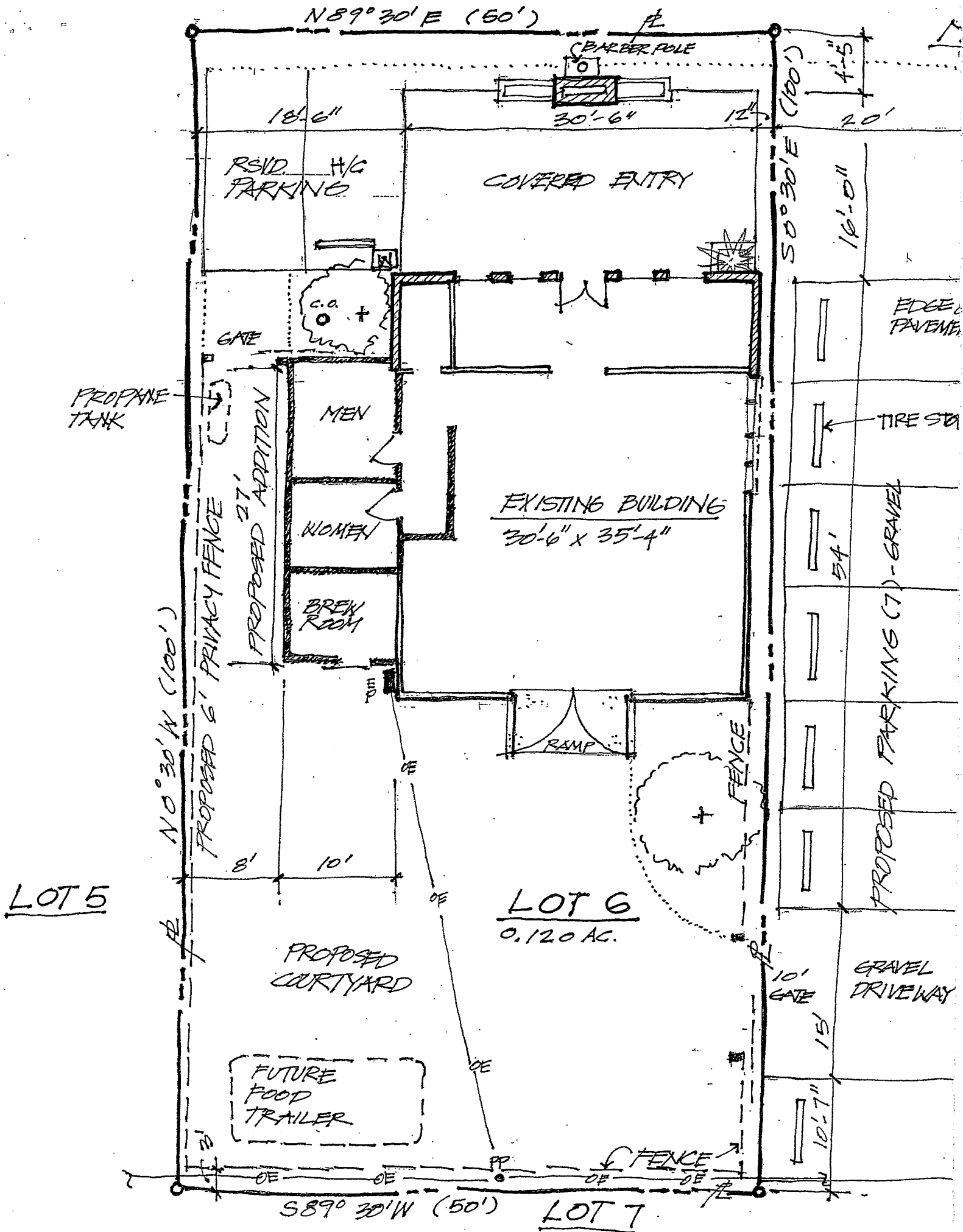
SIGNATURE OF OWNER (if not applicant): _____ DATE: _____

**MC3 Brewing Llc. d.b.a The Barber Shop
207 Mercer Street**

MC3 brewing plans to open and operate a brewpub at 207 Mercer Street in downtown Dripping Springs. The operation will sell beer and wine as well as brew beer on site. All applicable Texas Alcoholic Beverage Commission permits and licenses will be obtained.

The structure on the site will be maintained according to the guidelines set forth by the Historic Preservation Commission of Dripping Springs. Two ADA compliant bathrooms will have to be added. The planned location of the bathrooms is an addition to the west side of the building. This addition will be constructed to have the minimal impact on the historic façade of the building. All plans will be submitted to the Historic Preservation Commission for approval. A second proposed addition is the construction of a privacy fence on the east, south and west property lines of the lot to allow for an outdoor seating area. Additionally, there is the possibility that MC3 brewing would park a concession trailer in the back of the lot. The proposed privacy fence would obscure view of this trailer from the street. A small brewing operation is also planned on the property. The expected maximum production will not exceed 100 bbls. per year. All spent grain will be promptly removed from the property.

Proposed parking for customers will be slant in parking along the east side of the building and limited parking in front of the building.



LOT 5

LOT 6
0.120 AC.

LOT 7

N 0° 30' W (100')

N 89° 30' E (50')

S 0° 30' E (100')

S 89° 30' W (50')

RESID. H/C
PARKING

COVERED ENTRY

EXISTING BUILDING
30'-6" x 35'-4"

MEN

WOMEN

BREW ROOM

RAMP

FENCE

PROPOSED
COURTYARD

FUTURE
FOOD
TRAILER

PROPOSED PARKING (7) - GRAVEL

GRAVEL
DRIVEWAY

EDGE
PAVEMENT

TIRE STOP

PROPANE
TANK

PROPOSED ADDITION
27'

PROPOSED 6' PRIVACY FENCE

GATE

10' GATE

15'

10'-7"

16'-0"

20'

4'-5"

18'-6"

30'-6"

12'

BARBER POLE

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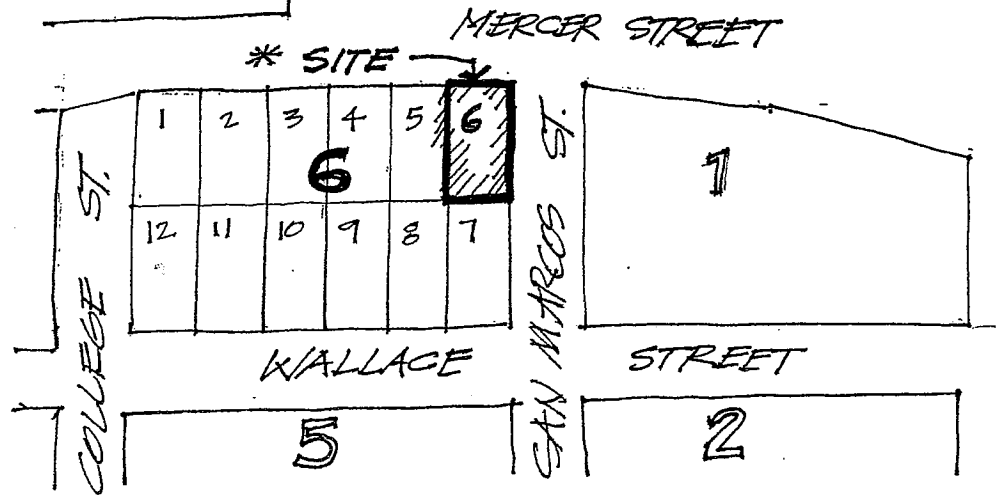
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MERCER ST.
(75' R.O.W.)

W.T. CHAPMAN
BLK 1

W.T. CHAPMAN
BLK 2



LOCATION MAP

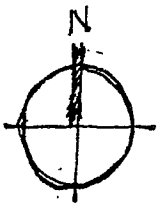
CITY OF DRIPPING SPRINGS (HARRIS COUNTY) TEXAS

* HISTORIC NOTE: ORIGINAL "CRENSHAW GARAGE", BUILT 1926

LEGEND

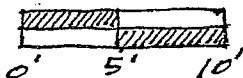
- PP • POWER POLE
- OE OVERHEAD ELECTRIC EP ELEC. PANEL
- WATER METER
- C.O. CLEAN OUT (SEWER) ○
- EXISTING ROCK WALL
- EXISTING WALL
- NEW WALL
- EXISTING VEGETATION TO REMAIN

SAN MARCOS ST.
(50' R.O.W.)



SITE PLAN

1" = 10'



PROJECT:	THE BARBERSHOP 207 MERCER ST. DRIPPING SPRINGS, TX 78620
OWNER:	MCS BREWING, LLC. 1505 SATLINCREEK RD. DRIPPING SPRINGS, TX 78620
ARCHITECT:	JOHN WARRICK, ARCHITECT 1900 FROGMAN RD. DRIPPING SPRINGS, TX 78620
DATE:	AUG 9, 2010