

From: [Mary Pryor](#)
To: [Amanda Padilla](#)
Cc: [Planning](#); [Michelle Fischer](#); georgescott512@gmail.com; bykowski@hotmail.com; jthompsonconsultingds@gmail.com
Subject: Re: Case # CUP2020-0008
Date: Thursday, August 27, 2020 2:54:57 PM

Yes, please forward to City Council.

Septic field/mound access on my property, 109 Bonnie Dr. -

Regarding access to my personal septic field mound at the back of my property at 109 Bonnie Dr., behind my fence, the only access route to that field for future issues of my septic area or fire hazard issues is through the septic field of the building which has been deemed the easement access to my septic field location to which I have used frequently for issues. Therefore, a wall or fence would NOT allow me easement access to that area for septic repairs or fire hazard issues. Thus, a natural landscape would be best which I am in talks with George and Chris to make the area beautiful. Thank you for making note of this easement.

Mary Pryor
109 Bonnie Dr.
Dripping Springs, TX 78620
512-738-3333

On August 27, 2020 at 11:51 AM, Amanda Padilla <apadilla@cityofdrippingsprings.com> wrote:

Mary,

Thank you for submitting your email. Though the conditions were initially placed on due to our phone conversation, staff believes that the conditions would benefit the surrounding residential subdivision and will make the same recommendation and conditions to City Council. I will send this email to City Council if you so wish me to.

Thank you,
Amanda Padilla



From: Mary Pryor <mpryor5@icloud.com>
Sent: Thursday, August 27, 2020 11:47 AM
To: Amanda Padilla <apadilla@cityofdrippingsprings.com>
Cc: [Planning](mailto:planning@cityofdrippingsprings.com) <planning@cityofdrippingsprings.com>; [Michelle Fischer](mailto:MFischer@cityofdrippingsprings.com) <MFischer@cityofdrippingsprings.com>; georgescott512@gmail.com; bykowski@hotmail.com; jthompsonconsultingds@gmail.com
Subject: Case # CUP2020-0008

Attn: Amanda Padilla

Regarding the conditional use permit application case # CUP2020-0008 for Chris Bykowski.

I had previously called for concerns as my property backs up to the building. I understand that the ZOOM meeting on August 25th discussed a restriction for a 6 to 8 foot wall, and parking issues on the Bonnie Drive side of the street for overflow due to my phone conversation with Amanda Padilla earlier month. I did not attend the ZOOM meeting to say otherwise as I had another ZOOM conference at that time.

Since that conversation with the City, I have walked the premises with Chris Bykowski and George Scott. My concerns previously with the City of Dripping Springs have been addressed, and I no longer have concerns with these issues after meeting with George and Chris. Due to not attending the ZOOM meeting for other obligations, please accept this letter as approval for the following issues to be changed with the City of Dripping Springs from the August 25th hearing. The food trailer is deemed an in-house only food vendor accessed only through the building with eating areas on the concrete pad and indoors, which will be obvious, and will be blocked from entering this side of the

property, it will clearly be part of the building facade, not seen from the street as a drive-up food trailer per se.

I approve the following:

- **The establishment will add value to the City of Dripping Springs.**
- **There is NO NEED to build a 6-8 foot wall or fence that would be obtrusive and unsightly next to my property. I am in discussions with George Scott and Chris Bykwoski about natural landscape applications for a hedge as that keeps the landscape more open and natural for our wildlife, viewing and value.**
- **Parking overflow on the Bonnie Drive side of the building is allowable, and necessary. I no longer have an issue with this concern as stated above with the food vendor deemed in-house and part of the facade, not seen from the street.**

For any further questions regarding this project, please call or email me. Thank you for your attention to this matter.

Mary Pryor
109 Bonnie Dr.
Dripping Springs, TX 78620
512-738-3333 cell