



# CITY OF DRIPPING SPRINGS

*Gateway to the Hill Country*

February 9, 2011

## SPECIAL EXCEPTION

From Zoning Requirements  
Code of Ordinance, Chapter 30, Exhibit A, Section 3.11.4 (2)

Granted to Firlle-Voorheis Partnership, LLC for the modification of the required side yard setback requirements for property currently zoned GR - "General Retail" located at:

2670 E US Hwy 290 W, Dripping Springs, Texas 78620  
(Legal Description: Ramsey Ranch, Lot 3; aka, Replat of Ramsey Ranch, Lot 3)

Approved by the City of Dripping Springs on this the 8th day of February 2011.

**Conditions:** (1) The side yard setback modification is applicable to the northernmost common property line between Lots 3A and 3B, also identified on the replat as the line with the following bearing and distance - N 07°52'26" E 295.57'; (2) The adjusted side yard setback is modified as shown on the replat to be 5' to the east of the above-mentioned property line, and 45' to the west of the above-mentioned property line. The other applicable side yard setbacks are as required by the City's Code of Ordinance, Chapter 30, Exhibit A, Section 3.11.4 (2). (3) That pursuant to a following action of the City in the form of a Zoning Overlay specific to Padsites 1 and 2, per the "Ridge @ Ramsey Ranch" site plan, one of these two padsites will be "high tax generating" business in the form of a retail commercial business. This reflects the offer of the Applicant for the same; and as accepted by the City Council in its motion to approve this Special Exception on February 8, 2011. (4) There is a prohibition on fences between Padsites 2 and 3, per the "Ridge @ Ramsey Ranch" site plan.

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Jon Thompson, Planning Director

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Jo Ann Touchstone, City Secretary