

Parking Variance

August 25, 2026

Attachment 2- Applicant Presentation &
Comparable Commercial Developments

HEADWATERS





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Variance Request

- Section 5.6.2 Commercial Parking Based on Use:
 - Bank: One space per 200 sf of gross floor area...
 - Commercial Use: One space per 250 sf...
 - Health Club: One space per 150 sf...
 - Medical or Dental Office: One space per 200 sf...
 - Home Improvement Center: one space per 400 sf of display area...
 - Office: One space per 300 sf...
 - Restaurant: one space for each 100 sf of seating/waiting area...
 - Retail or personal service: One space per 200 sf...
 - Theatre: One space for each three seats or bench seating...
- Variance Request:
 - Retail or personal service: One space per 250 sf...
 - *No change to any other category including “heavy parking users”*



Central Texas Comparable Parking Codes:

City	Retail Use Category	Requirement	SF / Space	Spaces / 1,000 SF	Code Section
Round Rock	Shopping Centers (Mixture of Uses)	1 per 225	225	4.4	Article VI. — Off-Street Parking and Loading
Cedar Park	Personal Service & Retail	1 per 250	250	4.0	Article 14.05 Access and Off-Street Parking, § 14.05.005(j)(2)
Bee Cave	Retail Store “Big Box”	1 per 250	250	4.0	UDC § 3.3.6 Parking Rate by Use
San Marcos	Retail & Medical Office	1 per 250	250	4.0	Chapter 7, Division 2: Minimum Parking Requirements
Georgetown	Retail	1 per 250	250	4.0	Section 4.09.070 — Parking
Austin Metro Average	—	1 per 245	245	4.1	—
Dripping Springs (current)	Retail	1 per 200	200	5.0	Current Code

Comparable Retail Projects

Comparable Retail Projects:

Project	City	Anchor Lot Ratio	Overall Ratio
Belterra	Dripping Springs	3.87	5.5
1890 Ranch	Cedar Park	n/a	4.5
The Parke	Cedar Park	n/a	4.7
The Village	Dripping Springs	3.08	3.4

Belterra Village (Overall):



Belterra Village (Anchor Lot):



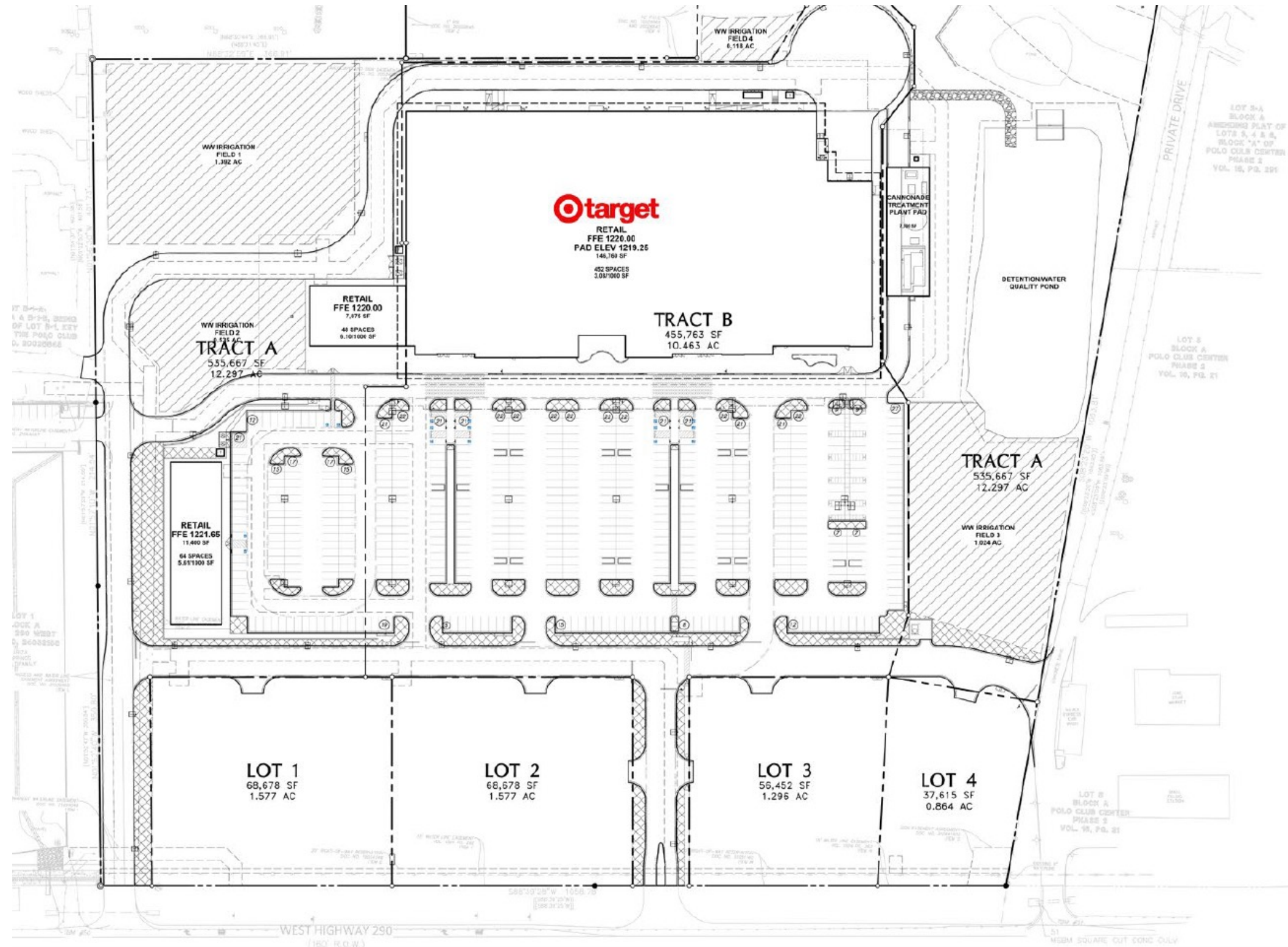
1890 Ranch



The Parke



The Village at Dripping Springs



Variance Considerations:

Variance Considerations:

- Special Circumstances: first project in Dripping Springs with significant soft goods tenants
- Public Health: will provide better shopping experience
- Minimal Departure: +/- 2% difference overall
- Intent: shared parking considered in code via 5.7.7

Questions?