

# Parking Variance

October 6, 2026

HEADWATERS





# 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                                     |
| <b>Austin Metro Average</b>       | —                                  | <b>1 per 245</b> | 245        | <b>4.1</b>        | —                                                              |
| <b>Dripping Springs (current)</b> | Retail                             | <b>1 per 200</b> | 200        | <b>5.0</b>        | 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):



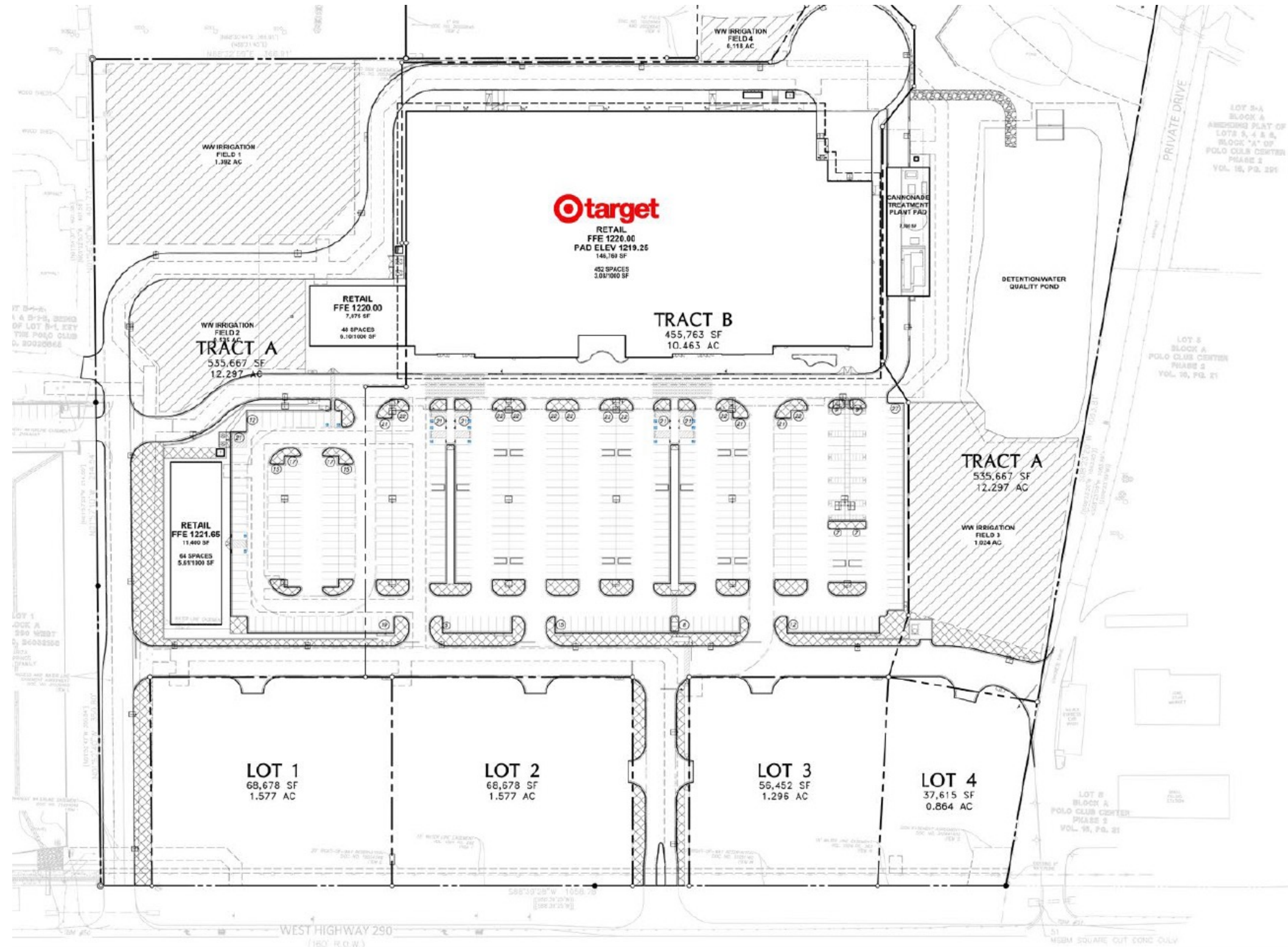
# 1890 Ranch



# 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?