



Resolution VR-26-02

VR-26-02 (HEB Parking Location Variance) Consider approval of Resolution 2026-XX, approving a variance from the parking requirements applicable in the Whisper Planned Development District to allow for 16 rows of parking within the first layer along IH-35 Frontage Road and 4 rows of parking along Yarrington Road for an approximately 22-acre portion of the Development bounded by IH-35 Frontage Road and Yarrington Road; and declaring an effective date.

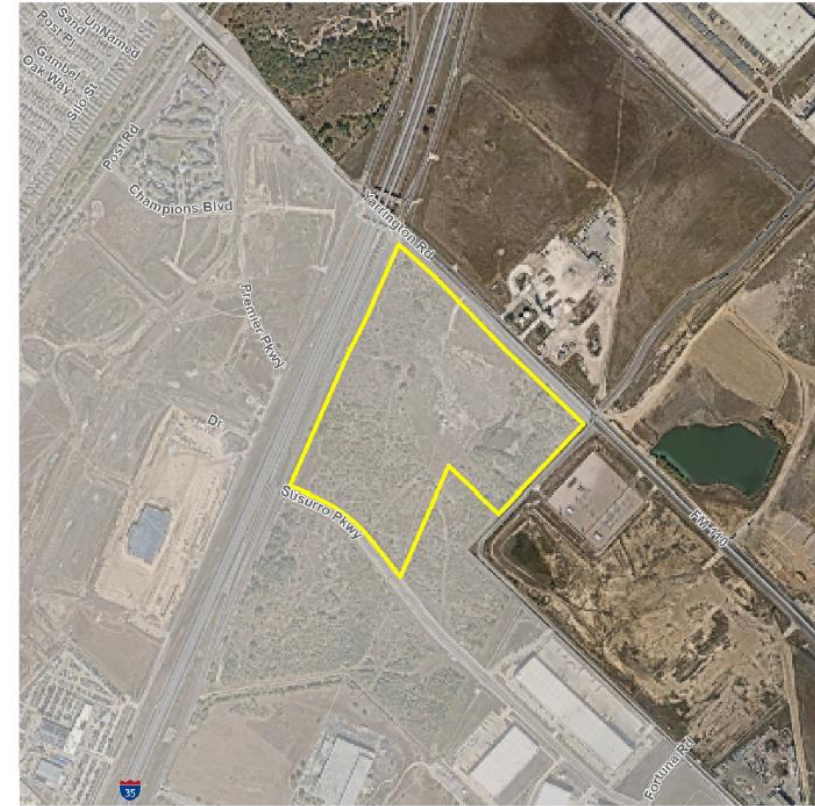
Background Information

- +/- 22 acres
- Whisper PDD
 - Ord. # 2017-40
- Employment Center Zoning District (per PDD)
- Anticipated HEB grocery store with associated gasoline sales
- PDD allows applicants to request a variance from City Council for parking location standards

VR-26-02

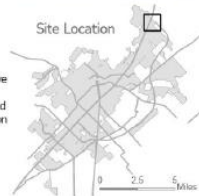
HEB Parking Location Variance

Aerial



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Date: 1/8/2026

SAN MARCOS Planning and Development Services





Applicable PDD Sections

Article 4, Division 3: Employment Center

PARKING LOCATION

	SURFACE	GARAGE
First Layer	1 Row Allowed*	Not Allowed
Second Layer	Allowed	Not Allowed
Third Layer	Allowed	Allowed

*1 Row of parking shall be defined to include one drive aisle with parking on both sides

ARTICLE 6: PLACEMENT AND DESIGN OF BUILDINGS

DIVISION 1: LOT LAYERS

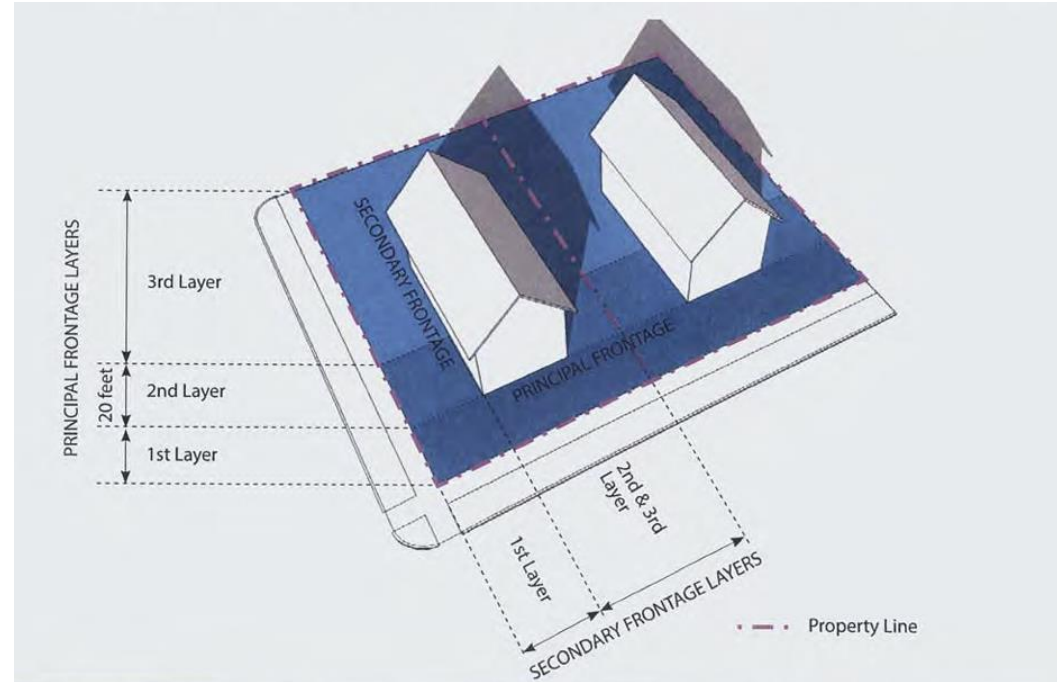
There are three (3) layers to a lot - First layer, second layer and the third layer. Double frontage lots have two (2) sets of lot layers. The second and third lot layers are combined on corner lots.

A. First Layer. The first layer extends from the front property line to the building frontage. Building frontage shall not include any Building Elements such as porch or stoop.

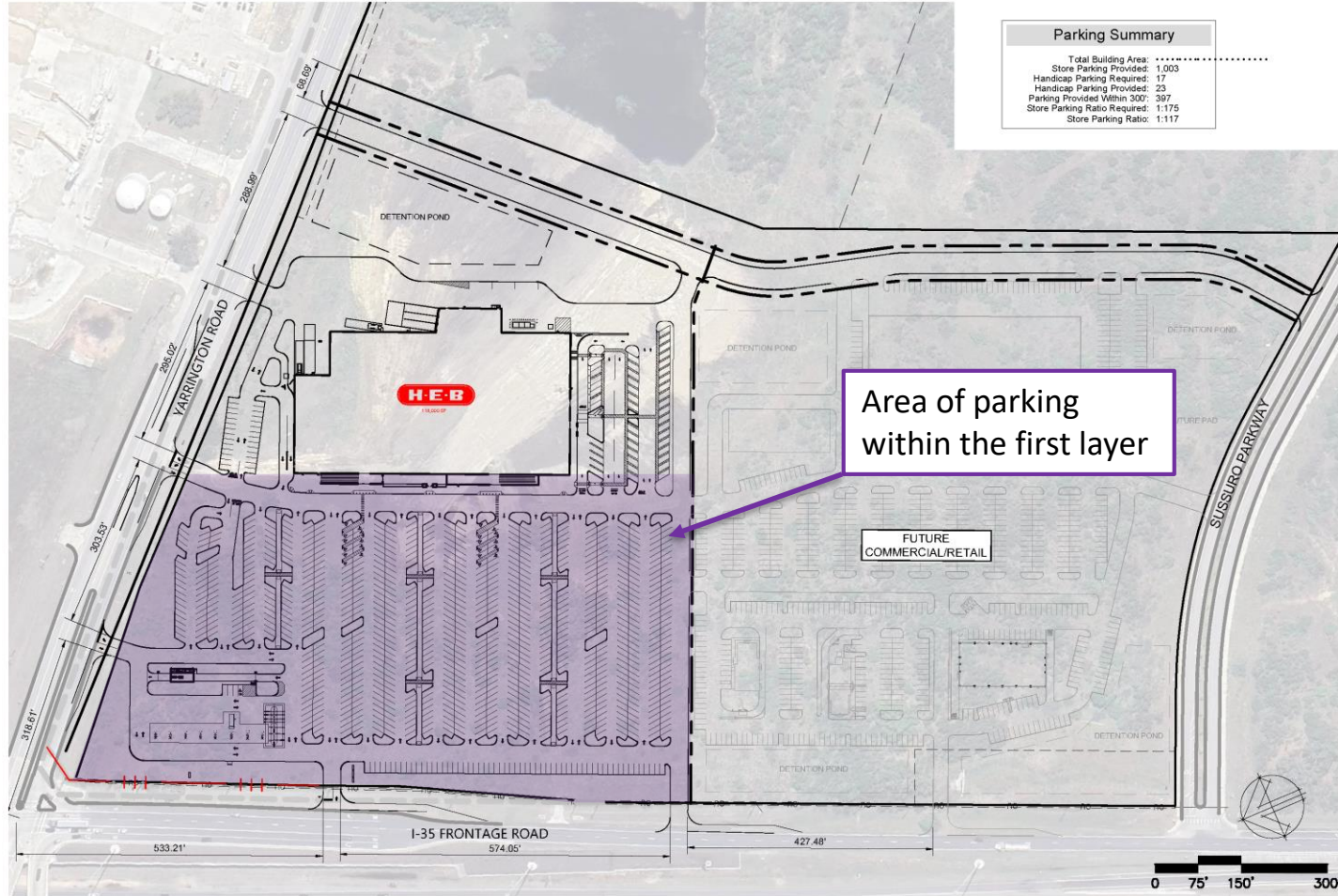
1. For the purpose of locating parking, the First Layer shall apply to single family residential and all non-residential uses which have more than 90 feet of frontage on a publicly dedicated road. An applicant may request a variance from the City Council by submitting a written request justifying need for the variance to this provision.

Request

- PDD allows for 1 row of parking in the first layer
- Applicant is requesting 16 rows of parking within the first layer along IH-35 Frontage Rd and 4 rows of parking along Yarrington Road.



Site Plan



HEB

1

REVIEW

118K

SAN MARCOS - YARRINGTON ROAD STORE

Site Plan

DATE: 8/26/25
BY: KPM
SCALE: 1"=50'

Recommendation



Staff recommends approval of the request with the following conditions;

1. The subject property shall provide over detention of site runoff to 90% of existing flows;
2. Parking lot landscaping shall be provided in accordance with Section 7.1.4.3 of the current Land Development Code in effect on February 3, 2026;
3. Electric vehicle charging stations shall be provided on the subject property; and
4. The applicant has agreed to apply the following building materials criteria in the event this variance is granted. The primary structure shall meet or exceed the Whisper PDD, Division 7, Durable Building Material Area requirements as follows:
 - A minimum of 80-90% of Primary Materials shall be provided;
 - A minimum of 5-15% of Secondary Materials shall be provided; and
 - Up to 10% of Alternative Materials may be utilized. Alternative Materials may be proposed by the applicant at the time of building permit.sanmarcostx.gov