

Variance	IH-35 Frontage Rd & Yarrington Rd
VR-26-02	HEB Parking Location Variance



Summary

Request:	Parking location variance along Yarrington Road and the IH-35 frontage road in accordance with the Whisper PDD		
Applicant:	Chad Respondek 12950 Country Parkway STE. 150 San Antonio, TX 78216	Property Owner:	John Lewis 9811 S IH-35 STE. 100 Austin, TX 78744

Notification

Notification not required per the Whisper PDD

Property Description

Legal Description:	Approximately 22 acres +/- out of the Joel Miner & A0467 William Ward Surveys		
Location:	IH-35 Frontage Rd and Yarrington Rd		
Acreage:	22 acres	PDD/DA/Other:	Ord. # 2017-40
Existing Zoning:	PDD (Employment Center)	Proposed Zoning:	N/A
Existing Use:	Vacant	Proposed Use:	HEB Grocery Store
Preferred Scenario:	Commercial/Employment Medium	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Agriculture (City of Kyle)	Vacant	None
South of Property:	PDD	Vacant	Commercial/Employment Medium
East of Property:	Agriculture (City of Kyle)	Industrial (Concrete Pumping)	None
West of Property:	General Commercial	Vacant	Commercial/Employment Medium

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> <u>Approval with Conditions</u>	Denial
<ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> ○ 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. 		
Staff: Brittany Faulkner, AICP	Title: Planner	Date: January 20, 2026

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History

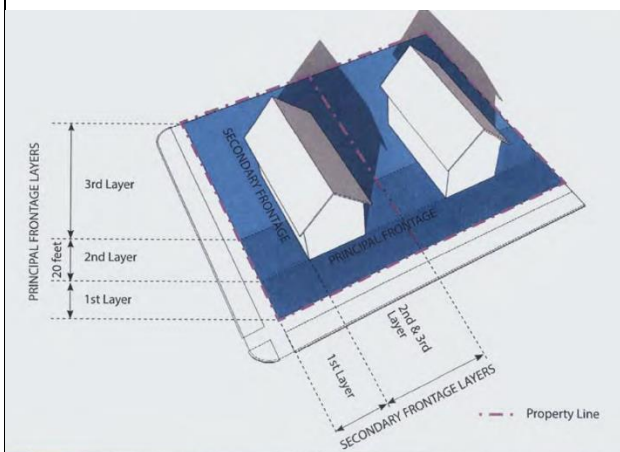
This property is within the boundary of the Whisper Planned Development District (PDD), which was approved in 2017. The PDD includes specific standards related to parking location for non-residential uses with more than 90 feet of frontage on a public road. Per the PDD, "An applicant may request a variance from the City Council by submitting a written request justifying need for the variance to this provision."

In 2020, City Council approved a variance to the parking location provision for the Amazon SAT6 warehouse at 1346 Fortuna Rd, approximately 2300 feet from the subject property.

Additional Analysis

The property is intended to have the Employment Center base zoning designation as provided in the PDD. Parking in the PDD is restricted to one row of parking when located within the first layer of the lot. Per the PDD, one row of parking is defined as a single drive aisle with parking on both sides. The first layer is defined as the area between the property line (adjacent to a street) and the facade of the building.

Below are applicable excerpts from the Whisper PDD:



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

The applicant is proposing 16 rows of parking within the first layer along IH-35 Frontage Rd and 4 rows of parking within the first layer along Yarrington Rd. These areas will be screened from view of the adjacent rights-of-way through the parking lot screening requirements of the Whisper PDD and have been enhanced by staff condition #2.

The applicant has agreed to conditions which provide enhancements to the project, including:

- Providing a greater level of detention than is required in the current Development Code.
- Exceeding the current parking lot landscaping standards within the Whisper PDD to be those in effect at the time the variance is approved (currently proposed as February 3, 2026)
- Installing electric vehicle (EV) charging stations. According to the applicant, the EV charging stations would be intended to accommodate customers. The total number of stations provided is based on the distributor's analysis of the size of the building and will be determined at a later date.

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- Adding building material requirements. While the Whisper PDD established building material requirements, House Bill 2439 (2019) limited city's ability to regulate building materials. The applicant proposes to meet and exceed the requirements outlined in the PDD. Below is a comparison.

Primary materials include: Brick, stone, stucco, rock, marble, granite, glass, and decorative concrete		Secondary Materials include: wood, architectural metal, tile, and glass block	
Whisper PDD Primary Materials	Applicant Proposed Primary Materials	Whisper PDD Secondary Materials	Applicant Proposed Secondary Materials
80% min.	80-90% min.	20% max.	5-20% max.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment