

RESOLUTION NO. 2026-26R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS 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 THE IH-35 FRONTAGE ROAD AND FOUR ROWS OF PARKING ALONG YARRINGTON ROAD FOR AN APPROXIMATELY 22-ACRE PORTION OF THE DEVELOPMENT BOUNDED BY THE IH-35 FRONTAGE ROAD AND YARRINGTON ROAD; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO EXECUTE THE VARIANCE, INCLUDING CONDITIONS FOR APPROVAL, ON BEHALF OF THE CITY; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The City Council hereby grants a variance to allow for 16 rows of parking within the first layer along the IH-35 Frontage Road and four rows of parking along Yarrington Road for an approximately 22-acre portion of the development bounded by the IH-35 Frontage Road and Yarrington Road in accordance with the site plan attached hereto as Exhibit A, and subject to the conditions in Exhibit B, attached hereto.

PART 2. This resolution shall be in full force and effect from and after its adoption.

ADOPTED on February 3, 2026.

Jane Hughson
Mayor

Attest:

Elizabeth Trevino
City Clerk

EXHIBIT A

[ATTACH SITE PLAN]

EXHIBIT B
Conditions of Approval

- 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.