



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	September 8, 2025
<b>Requested Action</b>	Conduct a Public Hearing and consider a proposed Planned Unit Development (PUD) for a 6.46 acre tract of land, located at 727A Johns Road.
<b>Contact Person</b>	Francesca Linder, AICP, Assistant Planning Director (830) 248-1528 <a href="mailto:flinder@boerne-tx.gov">flinder@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>PRIOR REVIEW:</b></p> <p>On April 7, 2025, the Planning and Zoning Commission discussed the proposed development for the property.</p> <p>On June 2, 2025, the Commission considered a request to rezone the property from Interim Hold (HOL) Zoning District to Duplex Residential (R3-D) Zoning District within the Scenic Interstate Corridor (SIC) Overlay District to allow for a 30-lot duplex subdivision.</p> <p>Based on the results of the public hearing, the applicant decided to withdraw the original request and propose a Planned Unit Development (PUD).</p> <p>PUD's are regulated by <a href="#">Section 3.8 Flexible Zoning Tool</a> in the UDC. One of the purposes of a PUD is to provide flexibility in the planning and construction of project. PUD's are reviewed and approved using the process found in <a href="#">Chapter 2 Procedures</a> of the UDC for rezonings.</p> <p><b>BACKGROUND:</b></p> <p>The city has received an annexation, zoning, and PUD request for a 6.46-acre parcel of land located at 727A Johns Road. The property is owned by Dennis Spinelli and Carter Feldhoff, Centerline Engineering and Consulting, is the applicant.</p> <p>The property is designated as Transitional Residential on the Future Land Use Map.</p>

	<p>A Boerne Neighborhood Discussion (BND) Meeting was held on January 21, 2025, to gather input from the community. Three community members attended the meeting.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The applicant is requesting a Planned Unit Development (PUD) for a 6.46 acre tract of land, located at 727A Johns Road to allow for 29 dwelling units. The proposed density is 5.58 units per acre.</li><li>2. The PUD includes 1.74 acres of community open space.</li></ol> <p><b>ANALYSIS:</b></p> <p>The Planning and Zoning Commission must determine whether the proposed zoning meets the requirements of Section 2.5.C.5 of the UDC prior to making a recommendation on the Planned Unit Development. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis:</p> <p><u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u></p> <ul style="list-style-type: none"><li>• The 2018 Comprehensive Master Plan provides guidance for decisions related to the City’s zoning map to consistently work toward the desired growth pattern. The Future Land Use Map (FLUM) graphically illustrates this growth pattern using general future land uses. The property is designated as Transitional Residential in the FLUM.</li><li>• Transitional Residential areas are designed for higher-density housing with a mix of housing types, distinct from lower-density Neighborhood Residential. These areas are auto-oriented, with streets, driveways, parking, and garages as dominant features. They serve as a buffer between Neighborhood Residential and more intensive nonresidential uses. Primary land uses include:<ul style="list-style-type: none"><li>○ Single-family attached residential, multi-family, personal care, and parks.</li></ul></li><li>• The 2018 Comprehensive Master Plan outlines several goals and guiding principles for the continued development of Boerne. These goals include:</li></ul>
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- *“Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around Boerne.”*
- *“Foster the development of new neighborhoods comprised of diverse and quality housing options (i.e., a range of price, size, and design preferences) to meet the needs of a growing workforce and multigenerational life-cycle community”*

- The proposed development includes 29 duplex units. Each unit would be individually plated, enabling each unit to be individually owned and occupied. This framework would encourage owner-occupied units that typically appeal to first time home buyers, young families, and retirees.
- The proposed PUD is consistent with the Comprehensive Master Plan.

**Compatibility with Surrounding Land Uses**

- The proposed use is compatible with the current and future development in the area. The table below describes the adjacent land designation, zoning district, and use:

<b>Adjacent Land Designations &amp; Use</b>			
<i>Direction</i>	<i>FLUM</i>	<i>Zoning</i>	<i>Use</i>
North	Transitional Residential	R4-L (Low Density Multi-Family Residential)	Multi-Family (171 Units)
East	Public & Institutional and Transitional Residential	CIV (Civic and Institutional)	Fabra Elementary School
South	Neighborhood Residential	R2-M (Moderate Density Residential)	The Villas at Hampton Place
West	Auto-Oriented Commercial	C3 (Community Commercial)	Vacant

### Infrastructure

- The parcel has access to right-of-way on its southern boundary at the Hampton Way cul-de-sac. This is a local neighborhood street within The Villas at Hampton Place neighborhood. However, the PUD would restrict access to Hampton Way and would instead rely on private easements to provide access to the development.
- The parcel also has access to a private cross-access road along the western boundary of this parcel. The current agreement only allows for a 25-foot wide access point for this parcel. The applicant will be required to show legal use of this easement.
- Engineering and Mobility has requested stipulations to address street design, access, and compliance with development standards.
- The applicant is also in discussions with the Boerne Independent School District to obtain a 26 foot emergency access easement through their property east of the subject tract. This easement would be required to ensure safety for this development.
- Upon annexation this site will be served by City water, wastewater, electric and natural gas. The City has the capacity to serve the site.

### Preservation of historical or cultural areas

- This parcel is the site of Lex Sanitarium, a Recorded Texas Historic Landmark (RTHL). Any proposal to move or modify this structure will require approval from the Texas Historical Commission and the City of Boerne's Historic Landmark Commission. The applicant/property owner is aware of this requirement and has expressed their intent to move the structure but retain it on site.

### Environmental

- This parcel has a significant Drainageway Protection Zone (DPZ) running east-west through the center of the property. It is estimated that the area within the DPZ is approximately one acre. No development will be permitted within the DPZ. The size and location of the DPZ will be verified during the review of the plat.

**FINDINGS:**

- The proposed rezoning is consistent with the Comprehensive Master Plan.
- The proposed PUD is compatible with existing and future land uses.
- The request is consistent with the approval criteria listed in the Unified Development Code 2.5.C.5.

**RECOMMENDATION:**

The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC 2.5.C.5 Approval Criteria. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):

1. The PUD shall substantially conform to the PUD Plan Packet date stamped September 2, 2025.
2. An emergency access easement shall be approved by BISD that meets all City and Fire Code requirements.
3. All private streets shall be designed and constructed in accordance UDC and applicable construction details for publicly dedicated streets as described in UDC 7.4(B)
4. Gated entrance layout to comply with requirements of UDC 7.5(B) and EDM 2.9.1
5. All dead end roadways shall comply with EDM 2.1.10
6. Street layouts, drainage features, utilities, or other improvements shown herein are conceptual only and shall not be considered approved for construction. Final design and construction are subject to full compliance with all City codes, ordinances, and standards.
7. This PUD shall be null and void if any of these conditions are not met. Additionally, the PUD must comply with the expiration and amendment regulations outlined in UDC 2-5.

**MOTIONS FOR CONSIDERATION:**

The following motions are provided to assist the Commission's decision.

I move that the Planning and Zoning Commission accept the findings and recommend **APPROVAL** of the proposed Planned Unit Development (PUD) for a 6.46 acre tract of land, located at 727A Johns Road subject to the seven stipulation(s) recommended by staff.

	<p>OR</p> <p>I move that the Planning and Zoning Commission recommend <b>DENIAL</b> of the proposed Planned Unit Development (PUD) for a 6.46 acre tract of land, located at 727A Johns Road. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>A BND meeting for this request was held on January 21, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project and 3 community members attended.</p> <p>A Public Hearing to be held by the Planning &amp; Zoning commission was previously scheduled for February 3, 2025. While this public hearing was canceled, notice of the Planning &amp; Zoning Commission public hearing was published in the Boerne Star on January 19, 2025. Letters were sent to 74 property owners within 500 feet, and a public notice was posted on the property on January 19, 2025. Staff received 2 written correspondence, 1 opposed to the request and 1 in favor of the request.</p> <p>The Planning &amp; Zoning Commission discussed this proposed rezoning at the public meeting held on April 7, 2025</p> <p>Notice of the Planning &amp; Zoning Commission public hearing for rezoning the property was published in the Boerne Star on May 18, 2025. Letters were sent to 74 property owners within 500 feet, and a public notice was posted on the property on May 18, 2025. 1 additional written correspondence was received in response to this notice, however they also submitted a response January 2025. A total of 3 written correspondences were received, 2 in favor (from 1 property owner) and 1 opposed.</p> <p>Several community members shared concerns centering around allowing access to this development through Hampton Court. The rezoning request was withdrawn by the applicant at the meeting.</p> <p>Notice of the Planning &amp; Zoning Commission public hearing for the PUD was published in the Boerne Star on August 28, 2025. Letters were sent to 74 property owners within 500 feet, and a public notice was posted</p>

	on the property on August 28,2025. A total of 3 written correspondence were received, 2 in favor (from 1 property owner) and 1 opposed.
<b>Legal Review</b>	No action is required for this discussion item.
<b>Alternative Options</b>	No action is required for this discussion item.
<b>Supporting Documents</b>	Attachment 1: Aerial Map Attachment 2: Future Land Use Map Attachment 3: Zoning Map Attachment 4: Environmental Constraints Map Attachment 5: PUD Plan Packet Attachment 6: Written Correspondence Attachment 7: UDC Sec. 2-5.C.5 Approval Criteria