



AGENDA ITEM SUMMARY

Agenda Date	April 7, 2025
Requested Action	Discuss future land use and proposed development of 727A Johns Road. This item is being presented for discussion and direction only.
Contact Person	Francesca Linder, AICP, Assistant Planning Director (830) 248-1528 flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The city has received an annexation and initial zoning 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. The proposed zoning is R3-D - Duplex Residential Zoning District</p> <p>The purpose of this item is to discuss the proposed development with the Commission prior to holding a public hearing on the proposed zoning. This item is being presented for information and discussion only. No action will be taken.</p> <p><i>Future Land Use, Zoning, and Adjacent Land Uses</i></p> <p>The property is designated as Transitional Residential on the Future Land Use Map (FLUM). 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.</p> <p>The following chart identifies the adjacent land use designation, zoning, and land use surrounding the property.</p> <p>Appropriate primary land uses include:</p>

- Single-family attached residential, multi-family, personal care, and parks.

Secondary land uses include:

- Assembly use, single-family detached, bed and breakfast, and accessory dwelling units.

Adjacent Land Designations & Use			
<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

The Comprehensive Master Plan states that duplex lots, attached lots, and multi-dwelling lots can be appropriate, if the development achieves the “... envisioned character of the area”. The Comprehensive Master Plan also states that “New neighborhoods should be designed in a manner that buffers lower density uses from more intense uses and should be required to have at least two points of access to a collector roadway or greater in functional classification.” It should be noted, that that this parcel (in context of this plan) is an infill development and not a “new neighborhood”.

Existing Constraints

This parcel does have an environmental constraint, a significant Drainageway Protection Zone (DPZ) running east-west through the center of the property (approx. 1 acre). This is not accurately shown in the City’s GIS layer, due to this, the attached environmental constraint map does not accurately illustrate this constraint.

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. There is a private cross – access road along the

	<p>western boundary of this parcel, however, the current agreement only allows for a 25-feet wide access for this parcel. The applicant will be required to show legal use of this easement. In 2024, the city amended the Unified Development Code to increase the fire access requirement to 26-feet wide.</p> <p>Additionally, the parcel is currently occupied by a historic structure. Any proposal to move, modify, or demolish will require approval from the Historic Landmark Commission.</p> <p><i>Proposed Development</i></p> <p>The property owner is interested in developing the property and has petitioned the City for annexation and R3-D - Duplex Residential Zoning District. Their current draft proposal includes 34 lots with the intent of constructing duplexes (total of 34 dwelling units on site). They are also proposing to move the historic structure but keep it within the parcel.</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this discussion item.
Legal Review	No action is required for this discussion item.
Alternative Options	No action is required for this discussion item.
Supporting Documents	<p>Attachment 1: Aerial Map</p> <p>Attachment 2: Future Land Use Map</p> <p>Attachment 3: Zoning Map</p> <p>Attachment 4: Environmental Constraints Map</p>