

Planned Unit Development (PUD) Narrative

Project Name: John's Estates Addition

Location: 727A Johns Rd., Boerne, Texas

Current Zoning Designation: HOL (Holding)

I. Base Zoning Category

The base zoning category proposed for this Planned Unit Development (PUD) is R3-D, which permits detached single-family residential dwellings at moderate densities. This zoning aligns with the "Transitional Residential" land use designation in the 2018 Boerne Master Plan (Technical Version, pg. 98), which lists R-2, R-3, R-D, and R-4 as compatible zoning districts.

II. Development Summary

Land Use Component	Acreage
Total Tract Area	6.46 acres
Private Right-of-Way Dedication	1.29 acres
Combined Residential Lot Area	3.47 acres
Community Open Space (Total)	1.74 acres

III. Residential Development Details

Per Boerne UDC Chapter 3, Section 3.2 (Zoning Districts & Dimensional Standards)

- **Total Dwelling Units Proposed: 29**
- **Net Developable Residential Area: 3.47 acres (excluding ROW and community open space)**
- **Net Density: 5.58 dwelling units per acre**

This density complies with the intent and scale of the R3-D zoning classification and reflects a compatible level of development for Boerne's Transitional Residential areas.

IV. Non-Residential Development

- **Non-Residential Acreage: N/A**
 - **Gross Non-Residential Floor Area: N/A**
 - **No commercial, institutional, or mixed uses are proposed. The development is strictly residential, as allowed under UDC §2.5.4 and §3.2.4 for PUDs with R3-D base zoning.**
-

V. Community Open Space & Amenities

Per Boerne UDC Chapter 7, Section 7.1.6 (Open Space Requirements for Residential Development)

- **Community Lot (NW Corner): 0.26 acres**
- **Community Lot (South Boundary): 0.44 acres**
- **Designated Protection Zone (DPZ): 1.04 acres of preserved green space**
- **Total Community Open Space: 1.74 acres**

Features:

- **Preservation of Historic Structure:**
 - **A historic building will be relocated to the 0.26-acre Northwest community lot and repurposed as a shared neighborhood facility.**
- **Additional Amenities:**
 - **Open lawn areas, greenbelt-style space in the DPZ, and integrated pedestrian-friendly layout.**

Compliance:

- **UDC Minimum Requirement (15% of 6.46 acres): 0.969 acres**
- **Actual Provided: 1.74 acres → Exceeds UDC requirement**
- **Reduction Requested: None**

VI. UDC Zoning & PUD Approval Criteria Compliance

A. Zoning Map Amendment Criteria – UDC §2.5.5.C.5

1. Consistency with Comprehensive Plan

- **R3-D zoning supports the vision of the “Transitional Residential” category in the Master Plan, emphasizing compatibility with nearby R-2 to R-4 zones.**

2. Protection of Adjacent Property Use

- **No connection will be made to the existing Hampton Way cul-de-sac.**
- **A 5’ non-access easement will be recorded along the property line to prevent future right-of-way extension, per UDC §6.3.E.1.a.**

3. Adequacy of Infrastructure & Utilities

- The City of Boerne is able to serve the site with existing infrastructure systems (water, sewer, roadways, and stormwater). No off-site upgrades or utility mitigation are required under UDC §2.5.5.C.5.b.iii.

4. Protection of Historic/Cultural Assets

- The historic structure on-site will be preserved and repurposed in a designated community space lot, consistent with UDC §3.1.3 and §7.1.6.B.

5. Meets Citywide Public Need

- The proposed 29-lot residential development contributes to Boerne's housing supply and balances growth with green space and neighborhood preservation.

6. No Detriment to Public Health, Safety, or Welfare

- All access, fire response, drainage, and density standards are met or exceeded.

B. PUD-Specific Criteria – UDC §2.5.4.C

1. Project Size Under 10 Acres

- The total tract area is 6.46 acres, qualifying the site for PUD consideration. Constraints such as limited access and historic preservation justify the flexible zoning approach.

2. Density and Land Use Compatibility

- At 5.58 dwelling units per acre, the development aligns with the adjacent Villas at Hampton Place, Unit 2 and other surrounding neighborhoods zoned for transitional residential use.

3. Community-Wide Objectives Fulfilled

- The development preserves historic resources, provides more than the required amount of open space, and delivers needed residential units in a growth-managed format.

4. Compatibility Resolution and Public Benefit

- **Access Management:**
 - **Primary Access:** Provided through a 20' easement from the John's Crossing Addition (Vol. 880, Pg. 859 & 872; amended Vol. 954, Pg. 373–387); a gate will be installed in compliance with UDC Ch. 8, Art. II, §D103.5-1
 - **Emergency Access:** 12' easement from New Fabra Elementary School (Vol. 8, Pg. 185–189), expanded via coordination with Boerne ISD; gate and knock box provided
 - **Hampton Way Cul-de-sac:** Though compliant (496' length and 19 homes), it will not be used for connection; a 5' non-access easement will ensure separation
- **Defined Public Benefits:**
 - **Preservation of a local historic building**
 - **Community green space well above minimum code**
 - **Improved pedestrian layout and context-sensitive design**

VII. Conclusion

This Planned Unit Development (PUD) proposes 29 residential lots on 3.47 acres of net developable land with a density of 5.58 units per acre, consistent with R3-D zoning. The site includes 1.29 acres of private right-of-way and 1.74 acres of publicly accessible green and community space. With strong alignment to the Boerne Master Plan and full compliance with the Unified Development Code, this project provides an appropriate and beneficial land use transition, preserves local heritage, and enhances neighborhood character.

We respectfully request approval of this PUD and zoning amendment.

Planning Commission Hearing date:

Planning Department
447 N. Main St.
Boerne, TX 78006
830-248-1501
planning@boerne-tx.us
www.boerne-tx.gov



Zoning Change Application

Property Owner: Dennis Spinelli

Applicant (if Different than owner): _____

Address: 331 Fifth St., Comfort, Tx 78013

Mobile: (830) 446-0264 Home: _____ Office: _____

Email: _____

Status of Applicant: ☒ Owner ☐ Tenant ☐ Prospective Purchaser

Other (specify): _____

Representative: Carter Feldhoff (Centerline)

Address: 101 Woods of Boerne Blvd, Boerne, Tx 78008

Mobile: (281) 798-3074 Home: _____ Office: (806) 470-8686

Email: cfeldhoff@thecenterline.com

Location: 727A Johns Rd.

Current Zoning: HOL Holding

Requested Use: PUD Planned Unit Development

Area of Request (sq.ft./Acres): 281397 Sq. Ft./6.46 Acres Property ID: 14393

Legal Description: A10310 - SURVEY 178 LOCKMAR 6.462 ACRES

Reason for Request: Property has challenges fitting with traditional zoning, PUD was suggested by planning

I Certify that the preceding information provided is accurate:

Signature: [Signature] Date: 8/5/2025
Property Owner

Signature: Carter Feldhoff Date: 08/05/2025
Applicant/Agent

*If the applicant is a person other than the owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.

FOR OFFICIAL USE ONLY

Date received: _____ Received by: _____

Filing Fee: _____ Approved by: _____

Purpose

This table provides a comparison between the standards of the **proposed Planned Unit Development (PUD)** and the **adopted standards of the Boerne Unified Development Code (UDC)**. It outlines each requested deviation, including:

- The UDC section being modified
- The standard being deviated from
- The proposed PUD alternative
- A justification for each deviation
- Mitigation measures, if applicable

Comparison Table

UDC Section	UDC Standard	Proposed PUD Standard	Deviation	Justification	Proposed Mitigation
Ch. 6, Sec. 6.3.E(1)(a)	Cul-de-sac maximums: • Max length: 600 ft • Max units: 25	Do not connect to existing Hampton Way cul-de-sac (496 ft, 19 units)	Deviation from expected internal street connectivity	Preserves neighborhood integrity and prevents cut-through traffic. Hampton Way functions within UDC limits and will remain isolated.	A 5' non-access easement will be recorded to prohibit future ROW connection.
Ch. 6, Sec. 6.3 (Access & Circulation)	Two public access points required	One public access point via 20' reciprocal access easement Secondary 12' emergency-only easement	Only one full public access	The site is landlocked with limited access. Only one feasible ingress/egress point exists.	Emergency access to be widened with Boerne ISD coordination and equipped with a gated knock box . Primary access will be gated per UDC Ch. 8, Art. II, Sec. D103.5-1 .
Ch. 3, Sec. 3.2 (Dimensional Standards – R3-D)	Preferred lot/block structure:	Curvilinear design with single cul-de-sac	Alternative layout	Site constraints and intent to preserve historic structure and green space	Includes pedestrian connectivity, preserved open space, and low-

UDC Section	UDC Standard	Proposed PUD Standard	Deviation	Justification	Proposed Mitigation
	gridded or hybrid layout			justify non-grid design	impact internal circulation
Ch. 7, Sec. 7.1.6 (Community Open Space)	Minimum 15% of site = 0.969 acres (based on 6.46 acres)	1.74 acres provided	Exceeds UDC standard	Provides additional open space for aesthetics, usability, and historic preservation	No mitigation needed – exceeds code requirement
Ch. 2, Sec. 2.5.4.C (PUD Requirements)	PUDs must be <10 acres and demonstrate constraints	Site = 6.46 acres , with access constraints and historic structure	Meets size but invokes flexibility clause	Historic structure preservation and access limitations warrant use of PUD standards	Historic site preserved; open space expanded; emergency access improved

Conclusion

All proposed deviations from the UDC are justified through:

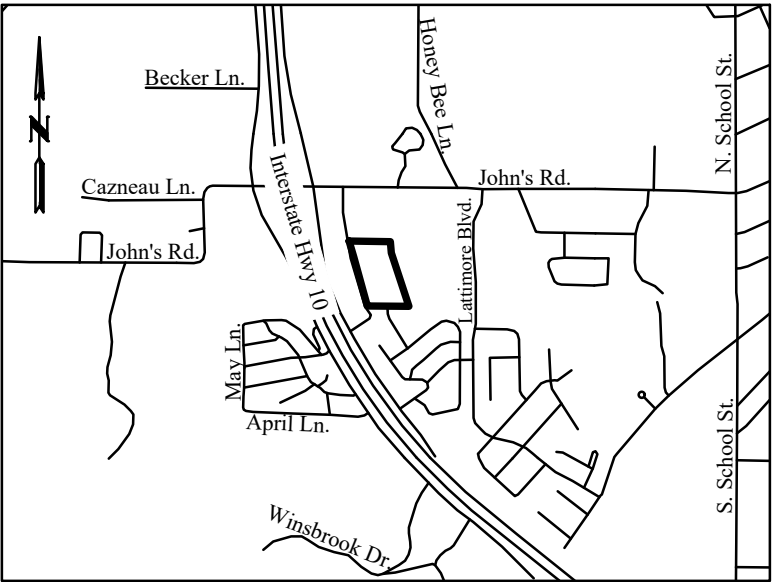
- Physical and access-related constraints
- The preservation of a historic building
- Design flexibility to enhance community livability

Each modification includes either mitigation or results in a public benefit that exceeds minimum city requirements. This PUD reflects responsible, contextual land use planning in line with Boerne's vision and adopted development standards.

Lots 1 thru 34,
John's Estates Addition,

A PLANNED UNIT DEVELOPMENT OF 6.46 ACRES OF LAND OUT OF THE ANTON LOCKMAR SURVEY, SECTION No. 178, ABSTRACT No. 31, KENDALL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 6.46 ACRE TRACT RECORDED IN COUNTY CLERK FILE No. 2020-350671, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

VICINITY MAP
Scale: 1" = 2000'



GENERAL SURVEYOR NOTES:

- Heavy Lines indicate plat limits.
- All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
- Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
- All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
- All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
- Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
- The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
- Blanket garbage collection easement as required for service within the plat limits is herein granted.
- Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
- Distances and areas shown hereon are based on horizontal grid measurements in U.S. feet.
- A proposed Seven foot (7') wood privacy fence will buffer the PUD from other zones along the property boundary line.

PLAT SUMMARY TABLE

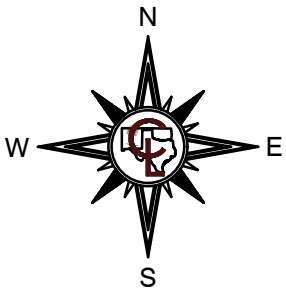
Total acreage for Easements	= 1.61 Acres
Total Number of Residential Lots	= 29
Total acreage of Right-of-Way	= 1.26 Acres (55021 Sq. Ft.)
Private	= 1.26 Acres
Public	= 0.00 Acres
Total acreage	= 6.46 Acres
Percent of impervious cover	= 60%
Total acreage of parkland/open-space	= 1.73 Acres (75466 Sq. Ft.)

LEGEND

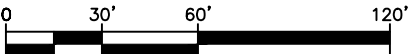
- - Set 1/2" Iron Rod with Cap
- "CEC 10194378"
- - Found 1/2" Iron Rod
- - Plat Limits
- - City Limits
- - Lot Line
- - - - - Adjoiner Lot Line
- - - - - Easement Line - As Described
- - - - - DPZ Centerline
- N - Northing
- E - Easting
- DPZ - Drainage Protection Zone
- x - Block No.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	99°14'58"	13.00'	22.52'	15.29'	S 34°02'03" W	19.81'
C2	2°27'48"	152.00'	6.53'	3.27'	S 84°53'25" W	6.53'
C3	90°22'57"	13.00'	20.51'	13.09'	N 48°41'12" W	18.45'
C6	4°33'29"	329.00'	26.17'	13.09'	N 12°37'22" W	26.17'
C7	1°53'56"	60.00'	1.99'	0.99'	N 13°57'09" W	1.99'
C8	33°25'13"	60.00'	35.00'	18.01'	N 3°42'26" E	34.50'
C9	2°48'49"	60.00'	2.95'	1.47'	N 19°00'38" E	2.95'
C10	37°42'23"	60.00'	39.49'	20.49'	N 1°14'58" W	38.78'
C11	40°14'51"	60.00'	42.15'	21.99'	N 40°13'35" W	41.29'
C12	65°58'13"	60.00'	69.08'	38.94'	S 86°39'54" W	65.33'
C13	50°58'05"	60.00'	53.37'	28.60'	S 28°11'45" W	51.63'
C14	38°08'41"	60.00'	39.95'	20.74'	S 16°21'38" E	39.21'
C15	27°36'11"	60.00'	28.91'	14.74'	S 49°14'04" E	28.63'
C16	17°12'15"	60.00'	18.02'	9.08'	S 54°26'02" E	17.95'
C17	30°55'47"	60.00'	32.39'	16.60'	S 30°22'01" E	32.00'
C18	7°12'51"	271.00'	34.12'	17.08'	S 11°17'42" E	34.10'
C19	4°11'32"	271.00'	19.83'	9.92'	S 5°35'30" E	19.82'
C20	89°37'03"	13.00'	20.33'	12.91'	S 41°18'48" W	18.32'
C21	5°59'01"	210.00'	21.93'	10.98'	N 83°07'49" E	21.92'
C22	84°09'32"	13.00'	19.10'	11.74'	S 57°46'55" E	17.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°05'45" E	7.72'
L2	N 87°05'45" E	2.75'
L3	S 87°05'45" W	3.53'



SCALE: 1" = 60'



OWNER	SURVEYOR	ENGINEER
Dennis Spinelli	Justin Cantwell	Daniel Wetzel
331 Fifth St., Comfort, Tx 78013	8312 Upland Ave., Lubbock, Tx 79424	8312 Upland Ave., Lubbock, Tx 79424
	(806) 470-8686	(806) 470-8686

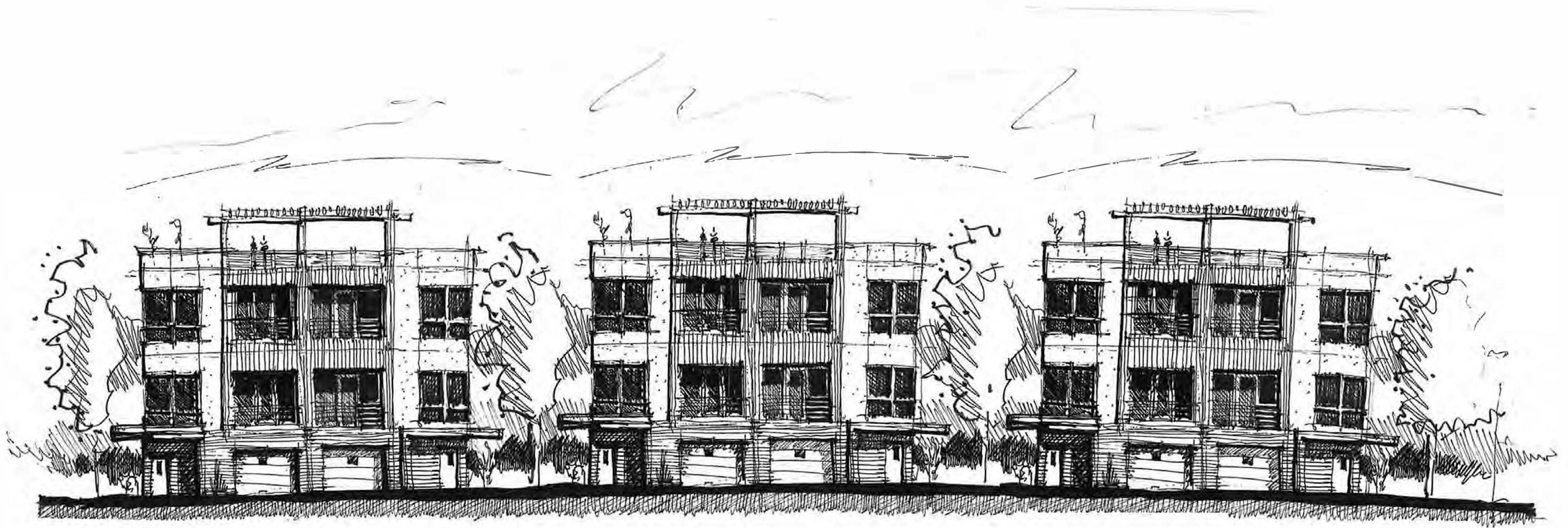
PLANNED UNIT DEVELOPMENT

Lots 1 thru 29,
John's Estates Addition,
Anton Lockmar Survey,
Section 178, Abstract 311,
Boerne, Kendall County, Texas

Total ± 6.46 Acres September 2, 2025



CENTERLINE
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBPB Reg. No. F-16713, TBPB Reg. No. 10194378
OKLAHOMA CA NO. 8646



SPINELLI'S TOWN HOUSE DEVELOPMENT

Johns Road in BOERNE, TX

07.24.20



SPINELLI'S TOWN HOUSE DEVELOPMENT

Johns Road in BOERNE, TX

07.24.20



SPINELLI'S TOWN HOUSE DEVELOPMENT
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SPINELLI'S TOWN HOUSE DEVELOPMENT
Johns Road in BOERNE, TX

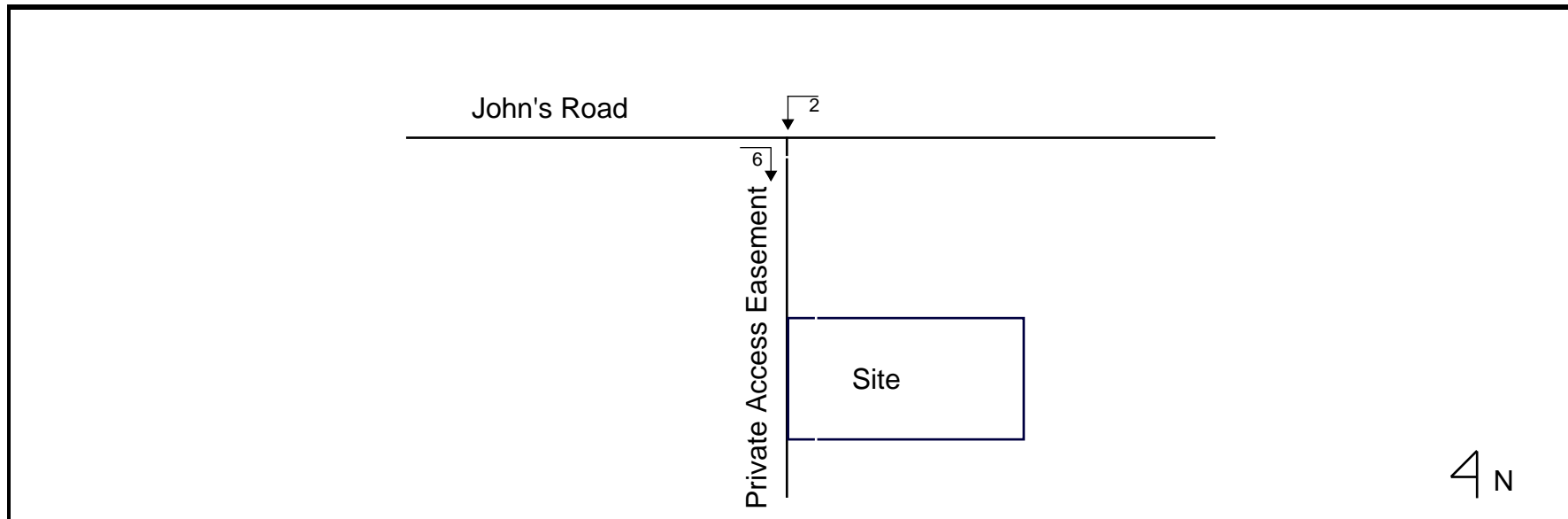
07.24.20



Turn Lane Evaluation Worksheet City of Boerne, Texas

Development Name: John's Road
Applicant: Centerline
Legal Description (Lot, Block): John's Estates Addition, Lots 1-32
Case / Plat Number: _____ Date: 9-2-2025

Peak Period PM
Land Use (s) Multifamily Housing (Mid Rise)
Total PHT 13
Inbound Volume 8



Reviewed By _____

Worksheet Last Updated: 1/9/2018



Adjacent Street Name	IH 10 - John's Rd
MTP Classification	Residential

ROW Dedication	0
Pavement Widening	0
Reviewed By	