

Minutes  
Planning & Zoning Commission  
Wednesday, October 08, 2025  
Council Chambers, 1209 Fiorella Street

1. Call to Order 6:30 p.m.
2. Roll Call: Jim Welch, Priscilla Garrett, Marques Fuentes, Bryan Griffin  
Council Liaison Houston Marchman, Breana Soto.
3. Citizen Comments: Open 6:31, Close 6:34. Houston Marchman read comment notes from Mayor Alexander on zoning changes for 702 Paris St. Castroville, TX 78009 and Country Village Estates Phase 2.
4. Approval of Minutes for Sept 10, 2025 and Sept 25, 2025 – Special Called Development Agreement Policy Workshop. Motion to approve by Marques Fuentes, 2<sup>nd</sup> Valarie Solis. Motion passed.
5. Public Hearing, Open at 6:39 and closed at 6:44, on a zoning change request for approximately 2.318 acres located north of Hwy 90, east of Naples, and south of Paris St., at 702 Paris St. Castroville, TX 78009. The current zoning of the property is HE, Historic District (Residential). The proposed zoning for the property is C-G, Historic Central Business District or CH-C, Central Commercial District.

David Merz spoke for the Castroville Catholic Middle and High School Organization in favor of CH-C or CG zoning. They are not in favor of applying for a variance and Special Use would not be an option.

6. a. Discussion and possible action on a zoning change request for approximately 2.318 acres located north of Hwy 90, east of Naples, and south of Paris St., at 702 Paris St. Castroville, TX 78009. The current zoning of the property is HE, Historic District (Residential). The proposed zoning for the property is C-G, Historic Central Business District or CH-C, Central Commercial District. After discussion motion to approve C-G, Historic Central Business District, to keep it under the review of Historic Landmark Commission by Bryan Griffin, 2<sup>nd</sup> Marques Fuentes. Motion passed.
- b. Discussion and possible action on the Country Village Phase II – Final Plat. Breana Soto stated that there is no change from the Preliminary Plat previously approved by P&Z and they are meeting all requirements required by code. Motion to approve by Priscilla Garrett, 2<sup>nd</sup> by Valarie Solis. Motion passed unanimously.

c. Discussion and possible action on the economic development agreement with Victory Lane Partners, Ltd. Item pulled per developer request. No action taken.

d. Discussion and possible action on the Development Agreement Policy. Action to present to council as written by Bryan Griffin, 2<sup>nd</sup> Valarie Solis. Motion passed unanimously.

7. Discussion on Future Agenda Items. It was suggested that we discuss temporary storage in the city limits and start the discussion on possible review of the current sign ordinance.

8. Meeting adjourned at 7:11 p.m.

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Jim Welch, Chair

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Priscilla Garrett, Secretary