

## DEVELOPMENT AGREEMENT POLICY

Welcome to the Little Alsace of Texas. Castroville has a history going back to the mid-1800s when settlers from the Alsace region of France came here to build new lives. The homes they built 150 years ago still stand today. We expect your standard to be a home and development that incorporates standards of solid construction, quality materials, energy efficiency, desirable design, safe for families and is very pleasing to the homeowner and community as those original homes are. Your development reflects the core values of your company and will leave a legacy of those values fulfilled for many years to come. We expect your development to be a draw to this community and be priced to incorporate the features in this document that will fulfill community desires and continue to make Castroville unique.

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When the City of Castroville enters into Development Agreements, our goal is to shape growth in a way that strengthens the community today while protecting its future. These agreements are not just contracts with developers — they are commitments to our residents. We seek to ensure that new growth reflects community priorities, upholds fiscal responsibility, and supports long-term sustainability. Through this process, we aim to preserve the character of Castroville, provide the infrastructure and services that families and businesses depend on, and create neighborhoods that remain vibrant, connected, and financially resilient for generations to come.

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**Annexation.** We believe new development at the city’s edge should ultimately become part of Castroville. Annexation ensures fairness in taxation, coordinated infrastructure, and the ability to uphold community standards.

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**Design & Building Standards.** We encourage high-quality, durable building materials and thoughtful architectural character that go beyond the state minimums, strengthening neighborhood identity and long-term value.

**Design & Building Standards.** We *expect* high-quality, *energy efficient*, durable building materials and thoughtful architectural character that go beyond the state minimums, strengthening neighborhood identity and long-term value *with new property owners pleased with their choices for years to come.*

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**Fiscal Stewardship.** We are committed to development that sustains itself over time. Projects should add value without creating long-term financial burdens or unfunded liabilities for the City and its residents.

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**Civic Space.** We value the dedication of land within neighborhoods for community benefit — such as schools, public safety, libraries, or civic facilities — in addition to required parkland. Setting aside at least two acres helps create opportunities for residents to gather, connect, and access shared spaces that strengthen community life.

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**Connectivity.** We value neighborhoods that are connected — to each other, to streets, to sidewalks, to trails, and to nearby commercial areas. Developments should avoid isolation and instead strengthen circulation that links homes, businesses, and community spaces.

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**Underground Utilities.** We support underground utility installation, including capacity for future broadband, to improve aesthetics, safety, and reliability.

**Underground Utilities.** We expect new quality developments to have underground utility installation, including capacity for future broadband, to improve aesthetics, customer satisfaction, safety, and reliability.

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**Neighborhood Services.** We believe neighborhoods are stronger when daily needs can be met close to home. Small-scale retail, services, or community amenities help create complete communities.

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**Dark Skies.** We support lighting practices that preserve Castroville’s rural night skies, reduce glare, and respect the character of our community.

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**Community Character.** We encourage features that elevate the look and feel of neighborhoods — upgraded street signage, tree-lined streets with native landscaping, natural buffers instead of walls, and trail systems that link open spaces.

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**Housing Variety.** We believe in neighborhoods that avoid monotony. A mix of home styles and facades adds character and long-term resilience to the housing market.

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**Process.**

We believe Development Agreements should be guided by a transparent process. Each proposal begins with a staff review to ensure alignment with City policy, followed by a public engagement process that gives residents the opportunity to learn, ask questions, and share input. The Planning & Zoning Commission then reviews agreements for consistency with subdivision and zoning standards before forwarding a recommendation to City Council. Final approval rests with Council, ensuring that adopted agreements reflect community priorities and long-term goals.

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### **Incentives.**

**The City may consider incentives when a proposed development demonstrates clear alignment with the values outlined in this policy. Projects that incorporate annexation, higher-quality design, civic space dedication, connectivity, underground utilities, or other elements that advance community priorities may be eligible for fee waivers, reimbursements, or 380 agreements. Incentives are not automatic but may be used as a tool to support developments that deliver meaningful public benefit.**

The **City** may have additional desires for some developments and will work with developers that demonstrate clear *voluntary* alignment *and compliance* with the values outlined in this policy. Projects *are expected as a baseline to* incorporate annexation, higher-quality design, civic space dedication, connectivity, underground utilities, *and* other elements *described in this policy* that advance community priorities.

End of proposed changes.

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**Intent with these recommended changes.**

The originally submitted development agreement from P&Z gave the impression that we would offer incentives to get things the developer should be doing anyway. I want to remove all the incentive related words and tell the developer this is what we expect as normal and not something we will pay extra for. The word incentive is an invitation to manipulate the city. The developer is perfectly able to adjust the price of their homes to meet our requirements without costing us money. If the developer meets these requirements and is interested in going beyond those, then the city might consider some arrangements, but it will have to be far beyond the stated requirements in this development agreement or the city has a compelling reason for something not part of the developer's plan. Do not give the developer any avenue to try to get incentives from the city.

**Robert Lee**

**District 5**