

**CITY OF CASTROVILLE CITY COUNCIL  
REGULAR CALLED COUNCIL MEETING**

**1209 Fiorella**

**City Council Chambers**

**July 22, 2025**

**Tuesday**

**6:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

Mayor Bruce Alexander called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

Present:

Mayor Bruce Alexander

Scott Dixon, City Administrator

Mayor Pro Tem Sheena Martinez

Debra Howe, City Secretary

Councilmember Houston Marchman

Breana Soto, Community Development Director

Councilmember Phil King

Councilmember David Merz

Councilmember Robert Lee

Others in attendance:

Natalie Thamm, Attorney, Denton, Navarro, Rodriguez, Benal, Santee & Zech

**III. PLEDGE OF ALLEIGENCE**

**IV. INVOCATION**

Councilmember Phil King gave the invocation.

**V. CITIZENS COMMENTS**

*The City Council will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual council members or staff; stand at the podium, speak clearly into the microphone, and state your name and residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. Speakers making personal, impertinent, profane, or slanderous remarks will be given one warning before losing the privilege to speak or may be removed from the room. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.*

Karen Fifield, 805 Washington, spoke to the City Council on the city pool not having a handrail at the ramp area for patrons who needed stability in going down the ramp into the water. Ms. Fifield said the ramp was very slick and there needed to be signage denoting a step down. Ms. Fifield complimented the pool staff saying they were very helpful, but she felt the pool was inaccessible for her and others without the improvements.

Amy Ortiz, 1315 Isabella, read a statement from Nicol Schriner due to Ms. Schriner being out of state. Ms. Schriner spoke on the town she was visiting and the good mixed-use of downtown venues and small apartments. Ms. Schriner hoped if the city moved forward with the UDO it would do the same for the city.

Tammy Alexander, 516 Vienna, spoke on attending the numerous workshops held during the UDO process and asked the City Council to not pass the proposed document.

Jenny Andermatt, 1201 Alamo, spoke on the UDO being a fly in the face and she was not in favor of the document and felt the city could stop the developments/developers from coming to Castroville. Ms. Andermatt said she was blessed to live in the town and did not want high density housing. Ms. Andermatt said the CZO may need to be amended but she was against the UDO.

Crystal Stutes, 816 Lafayette, spoke to the City Council as the new Library Advisory Chairman and gave kudos to the Librarian Beth Farley for getting the Library's accreditation back. Ms. Stutes said the board was asking for \$25,000 in the proposed budget to go toward improvements to the Library. Ms. Stutes invited the City Council and members of the community to attend the next Library meeting on August 14<sup>th</sup>.

Valarie Solis, 516 Constantinople, spoke on the UDO saying all she heard everyone speak about was the money spent on the document. She wanted to see how the draft UDO was going to help with development aligning with the city's reflection of values.

Kyle McVay, 307 Madrid, spoke to the City Council on the recent sirens going off in town with no one knowing why. Ms. McVay said the city needed to have someone to get the information out to alleviate confusion.

Valerie Jungman, 218 Alvina/512 Paris, spoke on the Code Enforcement summary provided in the packets. Ms. Jungman was pleased with the progress shown on the property next to her own and hoped it continued.

Mickey Holzhaus, 514 Washington, said he supported both Ms. Solis and Ms. Andermatt and concurred with their opinions.

Joe Holzhaus, 602 Berlin, spoke on items 7a. related to the adoption of a Comprehensive Plan and 7b. related to adoption of the UDO. Mr. Holzhaus said he was against both and did not agree with P2.5 allowing civic places, pocket parks, no lot sizes shown, allowing commercial and empty lots should stay residential. He was against P4 allowing small apartments and cottage court apartments. Mr. Holzhaus said it had been said it would not affect the historic areas but the UDO allowed civic spaces and commercial spaces. Mr. Holzhaus hope the City Council kept promise to take care of the historic and residential districts.

Terry Beck, 104 Harvest Moon, spoke on the UDO document and the cost of \$500,000 for a document he felt was incomplete. Mr. Beck felt it was incomplete the way presented with commercial – no types noted and no lot sizes shown. Mr. Beck said the document could be a good product if those areas were distinctively defined. He felt the City Council should not approve.

Councilmember Merz said he had two emails from citizens that could not attend but wanted their comments be heard. Mr. Merz said Patrick Conner, 811 Washington, supported the UDO and felt it was an excellent document. Mr. Conner felt it would help to improve the quality of life in Castroville. Mr. Merz read a statement from Helen Delevan, 1105 Lisbon, stating she had a letter of support on record, saying it made no sense to her if the document that cost \$530,000 and took three years of public meetings was not approved. Ms. Delevan said if the City Council could not approve as presented, then approve and add to the motion to hold a workshop to hash out the parts they did not like within two weeks. She felt pushing it down the road was not in the best interest of the citizens.

## **VI. CONSENT AGENDA**

- a. Minutes for July 8, 2025 Special Called Meeting**
- b. Minutes for July 8, 2025 Regular Called Meeting**
- c. Discussion and acceptance of the 2nd Quarter Investment Report**

- d. **Approve 3rd Quarter Investment Report ending June 30, 2025**
- e. **Consider and take appropriate action on setting the date, time, and place for the public hearing on the FY 2026 Annual Operating Budget for August 26 and September 9, 2025**
- f. **Consider and take appropriate action on setting the date, time and place for the public hearing(s) for the proposed tax rate for FY 2026 on August 12 and August 26, 2025**
- g. **Approval of a Resolution authorizing the submission of a Texas Parks and Wildlife Local Park Grant Program Application. (\*This item was added by an amendment to the agenda)**

Mayor Alexander asked for Item G. a Resolution for applying for a Tx Parks and Wildlife Grant be removed for further discussion.

**A motion was made by Councilmember King and duly seconded by Councilmember Merz to approve the Consent Agenda A- F. A vote was taken (5:0 all ayes) the motion carried by all present.**

Mayor Alexander said the resolution stated the city would commit matching funds and he was not in favor of doing this as this was not funded. Mayor Alexander clarified the city was not committing the city to matching funds for the \$750,000 for grant and had the option to not accept the grant, if awarded. The city had the option to reject the grant.

**A motion was made by Councilmember King and duly seconded by Councilmember Martinez to approve Item G. a Resolution authorizing the submission of a Texas Parks and Wildlife Local Park Grant Program Application. A vote was taken (5:0 all ayes) the motion carried by all present.**

## **VII. DISCUSSION AND ACTION ITEMS**

Mayor Alexander read guidelines for citizens to follow during the public commenting on the agenda items they wished to speak on.

- a. **Discussion and appropriate action an ordinance repealing and replacing the City's 2011 Comprehensive Plan, adopted by ordinance no. 2011-008 and amended by ordinance 2017-007 with the Castroville Back to our Future Comprehensive Plan**

Mickey Holzhaus, 514 Washington, said he had attended many of the public workshops and council meetings and saw people both for and against. Mr. Holzhaus felt the talks had been to have high density in the old part of Castroville, not the east side of town. Mr. Holzhaus said it was in complete and over budget and had not been well managed. He was not in favor of adopting the document.

Kyle McVay, 307 Madrid, said she did not agree with other on the current CZO and the Subdivision Ordinance being good documents. Ms. McVay said the Subdivision Ordinance had loopholes in the document that allowed what the citizens were against in the new UDO. Ms. McVay said the UDO would be more restrictive and did not want to see the work/document thrown out. Ms. McVay said the city would have to spend more to have someone come in and merge the updated information into the old.

Terry Beck, 104 Harvest Moon, said in his previous comments that the document could be good for the city, it was just not complete he felt. Mr. Beck felt the City Council was not ready to approve. Mr. Beck said the city did not owe developers anything, once the development was complete the developers were gone. Mr. Beck wanted the document to be right before it was passed.

**\*All the comments above were about the UDO – no comments on the Comprehensive Plan.**

**A motion was made by Councilmember Merz and duly seconded by Councilmember King to adopt an ordinance repealing and replacing the City's 2011 Comprehensive Plan, adopted by ordinance no. 2011-008 and amended by ordinance 2017-007 with the Castroville Back to our Future Comprehensive Plan.**

Discussion followed before a vote was taken.

Councilmember Merz asked for legal clarification on if they had to adopt this proposed Comp Plan Ordinance with the proposed UDO since the city had one already. Attorney Thamm said she had not been involved with the process and was not sure if the proposed UDO was compatible with the current Comprehensive Plan but they had to be in-line with each other. Community Development Director Soto was unsure if the current Comprehensive Plan would be compatible with the UDO. Councilmember Merz felt the city needed to have a plan for Hwy90, even though the city did not own land.

Mr. Merz thought the new Comprehensive Plan was a good document and had drainage, streets and an overview of Hwy 90 and what all could look like. Councilmember Merz felt the city needed to have a plan for Hwy 90, even though the city did not own land because that is what people see going through town. Councilmember Lee said he felt the Comprehensive Plan and the UDO went together and was not in favor of passing one without the other. Mr. Lee more things needed to be fixed and was not in support. Councilmember King said the state had rescinded the requirement to review every five years but the city should continue, as it helped the city to see what the city envisioned for the future. He was in support. Councilmembers Marchman and Martinez had no comments.

**A vote was taken (2 ayes: 3 nays(Martinez, Marchman, Lee) the motion failed.**

**b. Discussion and appropriate action on an ordinance adopting a Unified Development Ordinance that unifies the zoning, subdivision, and sign ordinances and repealing the Comprehensive Zoning Ordinance, Chapter 100 - Subdivision, and Chapter 24 - Signage of the Castroville Code of Ordinances**

**A motion was made by Councilmember Merz and duly seconded by Councilmember King to adopt a Unified Development Ordinance that unifies the zoning, subdivision, and sign ordinances and repealing the Comprehensive Zoning Ordinance, Chapter 100 - Subdivision, and Chapter 24 - Signage of the Castroville Code of Ordinances with modifications of no ADU's in P2.5 zones, remove cash options in lieu of water rights.**

Discussion followed before a vote was taken.

Councilmember Merz briefly went through a short comparison of the proposed UDO and current CZO/Subdivision ordinances. Mr. Merz said UDO – P4 allowed small apartments – the current CZO allowed; the current ordinances allowed high density – P2.5 single family would only allow single family with ADU's. Mr. Merz said the civic places in P5 with examples of schools and parks were not a set size that was why it said to be determined. Councilmember Lee was not in favor of Place Type Zoning and saw in his research only Bastrop adopted in 2019 and Bandera in 2021. Mr. Lee said cities like San Francisco /San Antonio used this type of zoning. Mr. Lee spoke with Boerne and they chose to do their own and he felt Castroville should do the same as the city was unique with having a central business area with residential surrounding. He was not in favor. Councilmember King said everyone was talking about UDO would bring high density to the historic area, but that was not the case. Mr. King said the

document had been changed to protect the existing lots in the historic district. Mr. King said the UDO allowed higher density only in new developments and was in favor of adopting, and going back and change as needed. Councilmember Martinez read off federal parking requirements and felt the city should just go back and plug in modifications to the current CZO then appoint a committee of one Historic Landmark Commission member, 1 Councilmember, and 2 Business Owner representatives to review for comments. Councilmember Merz wished to amend his motion to include Councilmember Martinez's request for federal parking.

**An amended motion was made by Councilmember Merz and seconded by Councilmember King to include the Federal Handicap Parking requirements, if not already included, and establish Councilmember Martinez's recommended committee to create a set of recommendations for future adoption, after the adoption of the proposed UDO. A vote was taken for the amendment to original motion (2ayes:3nays (Martinez, Marchman, Lee) the amendment to the original motion failed.**

Councilmember Merz said the town of Hometown near Dallas had a place type zoning in place and he felt the city already had a lot of what was in the document in place. Mr. Merz said parks-open space was required, mixed use, was laid out by Henry Castro. The city was requiring developments to provide some commercial also street grid with connect ability like Henry Castro laid out. Mr. Merz said the CZO, Subdivision, and Signage Ordinances had been passed and written by others. Mr. Merz said the UDO provided clarity and needed to be adopted. Councilmember Lee said development agreements were a different document with variances from the ordinances. Councilmember King said the current ordinance allowed for smaller lot sizes and if the UDO was voted down the city needed a plan to look over. Mr. King was in favor of the suggestion of a committee. Councilmember Marchman said he had went to numerous meetings and said he felt Matt Lewis of Simple City had been very disrespectful to the citizens. Councilmember Martinez said staff had not alerted the City Council on the overage in a timely manner.

**A vote was taken on the original motion to adopt the Unified Development Ordinance (2 ayes: 3nays (Martinez, Marchman, Lee) the motion failed.**

Mayor Alexander moved to Item d. for discussion and would come back to C. for any action.

**d. Development Agreement Workshop Discussion and Direction**

The City Council and Staff will hold a workshop discussion on the status of current and proposed development agreements. The discussion will include when and how the development agreement was negotiated and approved, the size of the development, the benefits of the development to the city, any cost to the city for the development, any entitlements for the developer not set out in current ordinances and the cost for same, and obligations of the developer under the agreement and status of same. The City Council will also discuss the current review and approval process for development agreements, the applicable city codes for development agreements, and any recommendations for changes to the process to be brought back for consideration and adoption. There will be an opportunity for the public to ask questions when deemed appropriate by the Mayor. Specific Development Agreements that may be discussed include:

- a. Alsatian Oaks
- b. Flat Creek
- c. Heights of Castroville
- d. Wild Ridge

e. Victory Lane

City Administrator Scott Dixon briefed the City Council on the approved and proposed development agreements. Mr. Dixon said Alsatian Oaks, Flat Creek, and Heights of Castroville were all approved and online for review. Mr. Dixon said there had been two others, Victory Lane, a 50 acre tract, east of the car dealership with commercial, had withdrawn their annexation due to TxDOT issues and the Cobblestone Development, (Gutierrez property), fell thorough and the owner of the property withdrew His property from the city's ETJ. Mr. Dixon said currently the city had received a proposal from Wildridge – DR Horton Group for 800+ homes and MI Homes Development (old DeCock property) that could have ½ acre lots. Mr. Dixon said the old Decock property was in the shared CCN with LaCoste.

Mayor Alexander recessed the meeting for a short break at 7:56 p.m.  
Mayor Alexander reconvened in open session at 8:03 p.m.

Mayor Alexander said when the development agreements are made they should have a timelines set. Mr. Dixon agreed. Mayor Alexander said the DR Horton Development could be next to the Airport and the joint Airport Zoning Board needed to be brought back. Mr. Dixon said he was trying to speaking to the County now on reestablishing the joint zoning board again. Airports were the only zoning the County could participate in. Councilmember Martinez said Alsatian Oaks had provided a presentation when they came to the city and wanted the others to do the same. Councilmember Lee said the Planning and Zoning Commission should be involved along with the City Council on the development agreements. Mr. Dixon said the Alsatian Oaks had many parts to the agreement for staff to deal with. Mr. Dixon addressed the accusations that city staff had went out and made deals without the City Council's knowledge. Mr. Dixon said all requests from the developers were discussed with the City Council and staff took direction from the City Council. Councilmember Merz said he felt the agreement with Heights of Castroville was a good plan and will be a good connection for citizens. Mr. Merz did not think the drainage area in Country Village was a good connection. Councilmember King said he had not been in favor of the agreements but after studying further he felt the city did well in the negotiations on the Heights of Castroville and Flat Creek. City Administrator Dixon addressed drainage and Heights of Castroville saying he had just finished a plan with KFrieese on drainage plan that was unfunded and spoke to the developer on the area. The developer did the improvements on their own. Councilmember Lee asked if a development agreement set aside the Subdivision Ordinance. Mr. Dixon said it took them into account and what developers wanted was clear direction not change ups. Mr. Lee asked if they should throw away the ordinances. Mr. Dixon said no they needed a base, to have negotiations and go by a policy. Councilmember Merz asked if a development agreement could loosen standards from development ordinance. Mr. Dixon said the City Council could waive certain aspects of the ordinances, example the development agreements can prescribe design elements.

c. **Discussion and appropriate action to modify or discontinue the City of Castroville Development Agreement Policy**

City Administrator Scott Dixon said as a previous meeting it was a staff recommendation and council's direction to have development agreements to go to the Planning and Zoning Commission (P&Z).

Mayor Alexander said all agreements should go to the P & Z first, if not under executive session privilege. Councilmember Merz gave the high points to an agreement – annexation is required, will have connectivity with well-developed street grids, include commercial and residential areas which he felt was a huge benefit, include P & Z holding a public hearing with P & Z recommendation. City Attorney Natalie Thamm cautioned the City Council on putting a mandatory requirement for a recommendation from the P & Z as sometimes the board may not have one and could slow the process down. Ms. Thamm recommended stating an optional recommendation. City Administrator Dixon said that was also his recommendation. Councilmember Lee said he was not against development agreements but he did not want the city to be put in financial stress. Mr. Lee felt staff could work through the information, bring to the City Council, then take to the P & Z. Mayor Alexander said his understanding was, the Uptmore homes did not have a development agreement. Community Development Director Breana Soto said that was correct as they met all of the ordinances and the properties would come before the City Council for plat and re-platting. Ms. Soto said only properties in the ETJ had development agreements.

**A motion was made by Councilmember Merz and duly seconded by Councilmember King to amend the development agreement policy to have the development agreement go to the Planning and Zoning Commission for review with an opportunity to provide a formal recommendation prior to the City Council consideration. A vote was taken (1 aye: 4 nays (Martinez, Marchman, King, Lee) motion failed.**

There was additional discussion.

Councilmember Merz suggested another joint work session if needed with the P & Z. Councilmember Lee had several markups/questions but some could be just an explanation. Councilmember Merz offered to go over with him, Councilmember Marchman the liaison for the board offered, and Mr. Lee declined. Mr. Dixon said he understood he was to take to the P & Z with the changes from this meeting and any from the P & Z and bring back. Councilmember Lee said in his review the policy read a lot like the UDO and since it had not passed some of the requirements were in this document. Mr. Dixon said Councilmember Lee was not wrong and that was something they needed to look at as the policy had been designed as a stop gap until the UDO was adopted. Councilmember Lee asked what did the City Council want the P & Z to look at. Mr. Dixon clarified the process would start with staff review and preliminary discussion, then send to P & Z for review/optional recommendation then to the City Council. Councilmember Marchman called the question. Discussion stopped.

**A motion was made by Councilmember King and duly seconded by Councilmember Merz to direct staff and Planning and Zoning Commission to review the development agreement policy for discussed changes including all agreements to go to Planning and Zoning for review and an optional recommendation and bring back for approval. A vote was taken (5:0 all ayes) the motion carried by all present.**

e. **Discussion and appropriate action to award a contract for service for the design, and construction of the city hall remodel and potential future library expansion**

City Administrator Scott Dixon briefed the City Council on the proposals submitted for the Qualifications for High-Performance Design-Build (HPDB). The committee recommendation was to approve the selection of Pugh Constructors and Ford, Powell & Carson as the City's Design-Build Team.

This item was on the last meeting but the backup information had accidental been left out. Mayor Alexander clarified the awarding of the contract did not commit the city to funding a remodel project. **A motion was made by Councilmember Merz and duly seconded by Councilmember Marchman to approve the selection of Pugh Constructors and Ford, Powell & Carson as the City's Design-Build team for the City Hall project and authorize the Design-Build Selection Committee to negotiate a scope and fee to advance the project to 30% design with an estimate of probable cost. A vote was taken (5:0 all ayes) the motion carried by all present.**

**f. Discussion and appropriate action to award a contract for TPO roof replacement at City Hall**

City Administrator Scott Dixon briefed the City Council on the continued issues the City Hall had with roof leaks. Mr. Dixon said qualified contractors had been contacted for inspections and the city received four quotes. Mr. Dixon said since the City Council approved the contract for the possible remodel he would recommend going back to Pugh Constructors and asking their company to look at for a quote. Mayor Alexander directed staff to go back and have a discussion, with a follow up report to the City Council.

Councilmember Lee left the meeting at 9:25 p.m.

**VIII. CITY ADMINISTRATOR'S REPORT**

**a. WWTP Dam and ponds, Drainage Project Progress, RRC Gas Audit, Council A/V, CPSE Dispute, Community Center Project, Emergency Alert Systems**

City Administrator Scott Dixon provided a brief report on WWTP Dam and ponds- no change, Drainage Project progress on Geneva Channel, Garcia Creek, RRC Gas Audit – no change, Audio/Video issues with continued efforts with the city IT company to locate the audio problem. CPSE dispute this would be discussed at the August 12<sup>th</sup> meeting. Mr. Dixon said CPS had submitted for rate changes and the city litigation was not in the request, which was a good thing. Community Center continuing with good progress and Emergency Alert System had been inspected and was fully functional.

**IX. STAFF REPORTS**

City Council members may request a separate discussion or action on items contained within the submitted reports.

- a. Public Works Gas Distribution System Update: Railroad Audit, Cathodic Protection Survey and Capacity Study Overview**
- b. Airport Monthly Report**
- c. Animal Control / Code Enforcement June 2025 Monthly Report.**
- d. Community Development Monthly Report**
- e. Finance Report - General, Enterprise, Airport Funds and Municipal Court Report (June 2025).**
- f. Parks & Recreation, Facilities, Monthly Report**
- g. Public Works Monthly Report**
- h. Tourism/Business Monthly Report**



City Administrator Scott Dixon said the Gas Distribution System update had been placed under staff reports due to time constraints and would be brought back for a presentation on the state of the system. Councilmember Martinez asked about the sirens going off randomly and they requested a report. Ms. Martinez said the Moye Center was going to become a school and asked if the police department would have to do an interlocal agreement for an officer. Ms. Martinez asked if there were any rabies cases in the city. Mr. Dixon said animal control had sent out information a few months on precautions and vaccinating. Ms. Martinez asked about the code report on the old Hwy 90 property and what was being done. Ms. Martinez asked about businesses going in on Hwy 90 and appropriate parking. Mr. Dixon said he did not know what businesses were going in but they were following the city codes on the parking. Ms. Martinez asked about Splash Pad repairs and if they were under warranty. Mr. Dixon said they were, but may have to take legal action to get the company to repair correctly. Mr. Dixon said the slab had failed and the design standards were not followed. A question was posed on water rights. Mr. Dixon said he did not have the numbers yet from Flat Creek and Heights of Castroville but they did have their rights and when they platted they would bring to the city. Mayor Alexander asked if the developments paid for water when going online for flushing etc. Mr. Dixon thought they did but would check to make sure. Councilmember Marchman asked about the sirens and what the sirens meant when they go off. Mayor Alexander said the Emergency Management Coordinator may be able to come and give an overview of the system the city owns. Councilmember King commented on the drainage ditch project on Gentilz.

**X. DISCUSSION ON FUTURE AGENDA ITEMS**

Budget Workshop 11am to 5pm August 1, 2025  
Emergency Management Sirens  
Water Rights  
Mosquitoes spraying

**XI. ADJOURN**

Mayor Alexander adjourned the meeting at 9:48 p.m.

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Mayor

ATTEST:

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City Secretary