

Unified Development Ordinance

Timeline

- November 28, 2023 – DNA Roundup
- January 16-17, 2024 – Castroville Dreaming
- March 27-28, 2024 – Design Rodeo
- April 12, 2024 – Walkabout Code Tour
- August 6-7, 2024 – Code Rodeo
- September 23, 2024 – Community Roundup
- December 10-11, 2024 – Code Walkthrough
- December 11, 2024 – 1st Workshop with Council
- January 8, 2025 – 1st Public Hearing with Planning and Zoning
- February 12, 2025 – UDO Discussion with Planning and Zoning
- March 17, 2025 – 2nd Workshop with Council

Design Review Committee

2.3.5.1 ESTABLISHMENT AND MEMBERSHIP.

The DRC shall comprise a core membership and additional membership depending on project necessities. The City Administrator will determine the inclusion of additional membership on a project-to-project basis :

- (1) City Administrator
- (2) Community Development Department.
- (3) Building Permitting / Inspections Department.
- (4) Public Works Department (Water/Sewer/Drainage)

Additional project to project membership options

- (1) Engineering Department.
- (2) Public Works Department (Water/Sewer/Drainage).
- (3) Parks and Recreation Department.
- (4) Fire Marshal or Public Safety.
- (5) Other designees as determined by the City Administrator.

Pre- Application Meetings

Development activities begin with a pre-application meeting request to the City. The primary purpose of the pre-application meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and process(es), including whether the development will require administrative or public approval.

Design Charette

THE DESIGN CHARRETTE (OPTIONAL).

A Design Charrette is a collaborative urban design and development workshop to create a fiscally viable and geographically appropriate development project. The development team and the City team have the option to work together to achieve common project goals for the development. The development proposal will be facilitated through a Charrette process with the development team and the city team, including a hired consultant to facilitate the Design Charrette.

Neighborhood Plans

2.2.7 NEIGHBORHOOD PLAN.

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APPLICABILITY.

Neighborhood Plans are for development projects over 3 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, Civic Spaces, a parking plan, etc. and to allocated Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

Water Rights

2.2.20 WATER RIGHTS TRANSFER

Prior to a final plat being approved, the subdivider must provide to the City of Castroville ample water supply for the subdivision. If water rights are unavailable for the subdivided property, subdivider shall pay an equivalent fee to be spent in accordance with the city's water acquisition policy. Ample water supply or the equivalent payment shall be determined by the City of Castroville. Funding provided to the city for purchase of water rights shall be determined by the City of Castroville using the prevailing water rate at the time of the final plat or upon obtaining service within the extraterritorial jurisdiction.

Residential subdivisions. For single family residential subdivisions, the Subdivider shall transfer water rights accordingly:

For purposes of determining ample water supply, the city will utilize living unit equivalents as set forth below. A living unit equivalent ("LUE") means the typical flow that would be produced by a single family residence.

- (1) For subdivisions resulting in lots of less than one acre, water rights dedication will be .612 acre feet per lot.
- (2) For subdivisions resulting in lots greater than or equal to one acre, water rights dedication will be one acre foot per lot.

Site Development

During the site development process, model homes and temporary work trailers can obtain construction permits.

Civic Space

- (d) Civic Spaces seeking to change to a noncivic use shall require a rezoning.

Castro Street

DESCRIPTION

Castro Street is a low-capacity, low-speed neighborhood street throughout the original Castroville Plan. The street widths are narrow to encourage slower vehicular movements. On-street parking is permitted but is not continuous or must be designated by striping. Due to the low speeds, bicyclists, and pedestrians travel in the street with vehicles. This street type is a key feature that makes Castroville comfortable for all types of mobility.

Illustrated Street Sections

C) CASTRO STREET



DESCRIPTION

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SPECIFICATIONS

RIGHT-OF-WAY:	42'	CURB TYPE:	No curb, Laydown
PAVEMENT WIDTH:	20'	PLACE TYPES:	P1, P2, P2.5, P3, P3M, P4
DESIGN SPEED:	25 mph	PARKING LANES	Unmarked
TRAFFIC LANES:	Two lanes	WALKWAY TYPE	Shared Street

Warrants

Removed



Streets, Paths, and Trails

- 3.8.1.6- Street names are approved by 911, addressing with Medina County
- 3.8.1.3- Incorporate TIA Threshold Worksheet when there is a trigger for the applicant to improve perimeter streets surrounding subdivisions that are not improved to city standards
- 3.8.1.12- Paths to include adequate lighting
- Table 3.8.1(D) - Change from sidewalks to walkways to clarify that the sidewalk width includes more than just the sidewalks

Accessory Dwelling Units – ADU's

5.2.3.3 ADU ALLOWANCE

ADUs must adhere to the Place Type zoning standards. A proposal varying from the Place Type standards may be requested through a Special Use Permit if a similar ADU is constructed within 200 feet of the subject property and submitted for approval to the Planning and Zoning Commission.

A max of 1 ADU's are allowed as long as the lot coverage percentage does not exceed total lot coverage percentage of the lot's respected Place Type. The ADU lot coverage is in addition to the primary structure.

Maximum size of and ADU shall be no greater than 800 square feet.

TABLE 5.2(A): ADU'S PERMITTED BY PLACE TYPE ZONING DISTRICTS.

	PLACE TYPES							
	P1	P2	P2.5	P3	P3M	P4	P5	EC
# Of ADU's Allowed	NP	SP	SP	P	P	P	NP	NP
P = PERMITTED NP = NOT PERMITTED OO = OWNER OCCUPIED								

RV (Recreational Vehicle) Park

RESIDENTIAL BUILDINGS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	P	P	P	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	NP	NP	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	NP	NP	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	SP	SP	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	SP	NP	NP	NP	NP	NP	NP	TBD
ACCESSORY BUILDING	NP	P	P	P	P	P	NP	NP	TBD

RV Parking

5.4.2.3 Recreational Vehicle Parking.

Designated parking spaces and drive aisle locations shall be placed in the second or third layer of the lot, except in , P3M, P5, and EC, as stated in Section 4.3.1 Place Type Zoning District Details and in accordance with this UDO.

Zone Changes

P2 to P2.5

P3 to P2.5, except lots platted after 2019 or were multifamily (RC) prior.

P5 to P4

Setbacks and Frontage

LOTS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	80'	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2.5 acre	12,000 sq ft	3,500 sq ft	3,500 sq ft	3,500 sq ft	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	30%	40%	60%	40%	75%	80-100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'-No max	10'- 80'**	0'- 35'	10'- 35'	0'- 15'	0'- 15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	40%	40%	40%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

**15' MINIMUM BUILD-TO-LINE ADJACENT TO ROW

Block Lengths

STANDARDS	PLACE TYPES								
BLOCKS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	330'	660*	660*	330'	330'	TBD	TBD
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	TBD	TBD
*WITH MID-BLOCK BREAKS									

Bicycle Parking



5.4.2.2 Bike Parking.

- (1) This section applies to civic buildings and Place Types P4, P5, and EC.
- (2) 1 bicycle parking spot per every 5 parking lots
- (3) Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act, as amended.
- (4) When a rack is placed within a sidewalk or pedestrian right-of-way, a minimum of four (4) feet from the required rack dimension shall be provided for pedestrian clearance.
- (5) Bicycle racks shall be located in highly visible and well-lit areas to minimize theft and vandalism.
- (6) When automobile parking spaces are provided in a structured parking garage, all required long-term and short-term bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be approved by the DRC.

Parking Plan

2.2.28 SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

An approved Site Development Plan is required prior to construction of any improvements on a site including but not limited to buildings, driveways, sidewalks, a parking plan, outdoor storage areas, trash and recycling enclosures, stormwater facilities, utilities, site lighting, landscaping, walls and fences, etc for commercial/multifamily projects or sites. An approved Site Development Plan is required prior to submittal of a Building Permit application.

Home Occupancy

HOME OCCUPATION shall mean a business operated entirely within a residence by its occupants, allowing no more than one non-resident employee on-site and limiting traffic to no more than two client/customer vehicles at a time, with no exterior signage or visible business activity.

Planning and Zoning Commission Recommendation

- Planning and Zoning took no action. They wanted to give the public more time to review and provide questions.

Next Steps

Questions?

