



Agenda Report

Agenda of: April 22, 2025

Department: Community Development Department

Subject: Alsatian Oaks Planned Unit Development Amendment

Recommended Motion:

I move to approve the planned unit development amendment for Alsatian Oaks.

Background:

The City of Castroville City Council is considering the following request:

Applicant: Pape Dawson

Property Owner: AO Lot Development LLC

Legal Description: A1259 L. M. COLLARD SURVEY 97; 121.967 ACRES

Location: Parcel 10627, Property north of Highway 90 W and east of Tondre Dr.

Zoning: P-D, Planned Development District

Pape Dawson has submitted a PUD plan amendment on behalf of the Alsatian Oaks development agreement. The changes are listed below:

- The school site in the northwest corner of the development was not needed by MVISD and has been changed to single-family residential
- Future unit boundaries have been revised
- Designated non-floodplain open space areas have been removed from the map but are accounted for within the open space table
- Proposed street cross-sections have been added Line and curve table has been added
- PUD Development summary has been updated
 - Corrected acreages of Lots 18, 19, 20, 21, 22 and Units 6, 7A, 7B, 8, 9, 10, 11, 12, and 13 for Right-of-way discrepancy
 - Corrected illustrated Local "B" Right-of-Way width to reflect 60' on plan view
 - Future projected open space updated
- Updated Note No. 4 in reference to secondary access requirements

Planning and Zoning recommended approval of Planned Unit Development Plan as presented with the exception of the lot change from 100 to 125.

Attachments:

- City Engineer Review Letter
- Alsatian Oaks PUD Amendment Revision Narrative
- Revised PUD Plan

Submitted by: Breana Soto