

March 20, 2025

Breana Soto  
Community Development Director  
City of Castroville  
1209 Fiorella Street  
Castroville, TX 78009

Re: Development Submittal Review for Alsatian Oaks Units 4-5 Planned Unit Development

Dear Ms. Soto,

This letter is in response to your submittal review request for the above referenced items. Details of the review and comments are provided below.

### **Submittals Reviewed**

The following submittals were reviewed:

1. Alsatian Oaks PUD Overall Site Map by Pape-Dawson Engineers, Dated January 14, 2025 (Map)
2. Alsatian Oaks Units 4-5 PUD Revisions Letter by Pape-Dawson Engineers, Dated January 15, 2025 (Letter)

### **Standards Applied**

The submittals were reviewed for compliance with engineering standards in the following resources:

- City of Castroville Code of Ordinances Chapter 100 – Subdivisions, Ordinance 2023-014, Enacted May 23, 2023
- City of Castroville Comprehensive Zoning Ordinance, Adopted 1975 and Amended 2022
- Alsatian Oaks Development Agreement, Adopted September 24, 2019

### **Submittal Review Comments**

The following are submittal review comments by category:

#### Land

1. Letter – Provide documentation that MVISD no longer requires a school site.
2. Map – Update total for “OPEN SPACE REQ (AC)” in PUD Development Summary Table to 62.27.

## Street

1. Map – Note 4 represents an approved variance allowing up to 125 lots before more than one access is needed. Subdivision Ordinance Sec. 100-111(i)(2) requires that all subdivisions with 50 or more lots have at least two points of vehicular access. (See attached markup)
2. Map – Update Local Type “A” street section with minimum 5’ sidewalks on both sides. Subdivision Ordinance 100-112(a) Table A states that minor streets shall have minimum 5’ wide sidewalks on both sides. (See attached markup)
3. Map – The Arterial Residential street section with a 10’ sidewalk on one side and 22’ pavement width in each direction represents a previously approved variance. Subdivision Ordinance 100-112(a) Table A states that arterial streets shall have minimum 6’ wide sidewalks on both sides and a total pavement width of at least 48’. (See attached markup)
4. Map – The Arterial Commercial street section with a 10’ sidewalk on one side and 22’ pavement width in each direction represents a previously approved variance. Subdivision Ordinance 100-112(a) Table A states that arterial streets shall have minimum 6’ wide sidewalks on both sides and a total pavement width of at least 48’. (See attached markup)

Please contact me at 512-262-0440 or [jschmeling@spi-eng.com](mailto:jschmeling@spi-eng.com) if you have any questions.

Sincerely,  
Schaumburg & Polk, Inc.



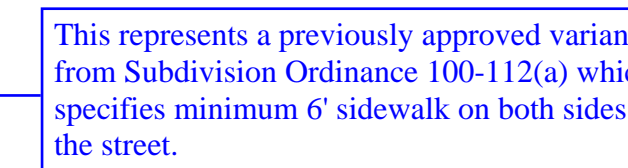
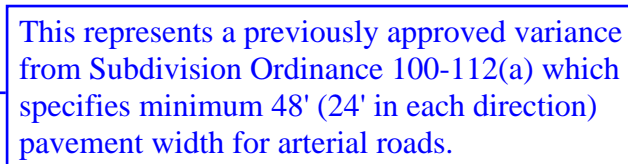
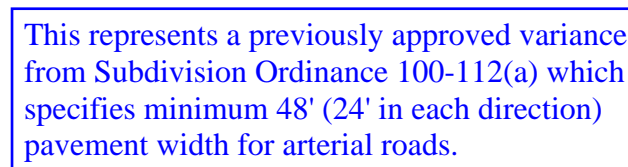
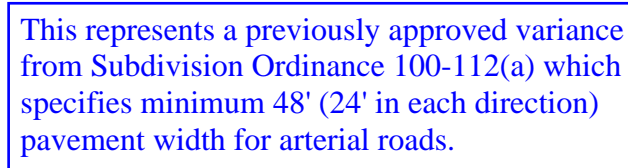
John D. Schmeling, P.E.  
Project Manager



62.27

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| CURVE # | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|-----------|---------------|---------|---------|
| C1      | 3665.99' | 00°12'45" | 58°72'25"W    | 77.57'  | 77.57'  |
| C2      | 5683.34' | 23°01'27" | N89°53'38"E   | 20.03'  | 20.03'  |
| C3      | 29.99'   | 05°04'40" | S25°44'16"W   | 25.75'  | 26.61'  |
| C4      | 64.99'   | 23°05'00" | N64°53'43"W   | 11.70'  | 26.84'  |
| C5      | 6349.66' | 00°34'50" | S57°27'33"E   | 356.73' | 396.79' |



### GENERAL NOTES

1. THE CROSS SECTIONS SHOWN ON THIS PLAN WILL REPLACE THE CROSS-SECTION SHOWN IN EXHIBIT F, PLANNED UNIT DEVELOPMENT P-1 OF THE DEVELOPMENT AGREEMENT EXECUTED BY THE CITY OF CASTROVILLE AND MC CASTROVILLE.

2. IN AN ATTEMPT TO CORRELATE THE NOMENCLATURE ON THE PUD STREET CLASSIFICATIONS WITH THE NOMENCLATURE IN CHAPTER 100 SUBDIVISIONS OF THE CITY OF CASTROVILLE CODE OF ORDINANCES, "LOCAL A" OR "LOCAL B" STREETS SHALL BE SYNONYMOUS WITH "STREET" AND "ARTERIAL" THE SAME AS "ARTERIA".

3. IF THE CITY OF CASTROVILLE DOES NOT HAVE A CONSTRUCTION STANDARD FOR A LOCAL STREET, THE APPROPRIATE CONSTRUCTION SPECIFICATIONS WILL GENERALLY CONFORM TO THE EQUIVALENT CONSTRUCTION STANDARD IN THE CITY OF SAN ANTONIO'S STANDARD SPECIFICATIONS AND THE CITY OF SAN ANTONIO'S STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

ALSATIAN OAKS P.U.D.

## PLANNED UNIT DEVELOPMENT OVERALL SITE MAP