

Minutes of the Castroville, Texas Planning and Zoning Meeting

Wednesday, December 3, 2025

Council Chambers, 1209 Fiorella Street

I. Call to Order

The regular meeting of the Castroville Planning and Zoning Commission was called to order on Wednesday, December 3, 2025, at 6:30 PM in the City Hall Council Chambers by Chairperson Jim Welch.

II. ROLL CALL

A roll call was taken, confirming that the following members were in attendance: Bryan Griffin, Valerie Solis and Marques Fuentes, Jim Welch and Troy Griggs. Council Liaison: Houston Marchman. City Staff: Breana Soto

III. CITIZENS COMMENTS

Citizens comments were opened at 6:31 p.m.. There being none, comments were closed at 6:32p.m.

IV. Approval of Previous Minutes

The minutes from the previous Planning and Zoning Commission meeting held on oct. 8th, 2025, were presented for review. Members examined the document for accuracy and completeness. A motion to approve the minutes as was made by Fuentes and seconded by Solis, with all in favor. The motion passed unanimously.

V. Discussion

Chairman Welch opened discussion by advancing item (c.) to be the first on item since there were persons waiting to address the Board on this matter. Chairman Welch then recused himself from the discussion of this matter due to prevent any possible conflict of interest due to his employment as a Civil engineer. Welch left the room during the discussion of this item. Commissioner Solis was appointed as temporary Chairperson in Welch's absence.

c. Discussion and appropriate action on the Victory Lane Development Agreement.

Mr. Robert Kalam attorney for the Victory Lane developer was recognized and addressed the Board with a short presentation on the previous history of the projects development which started with a proposal to the City back in 2021. Kalam outlined the project and its proposed size and confirmation. He laid out the developers' responsibilities as well as those of the City. He reviewed the benefits of having a development agreement in place and stated that the developer would be taking on the financial burden of the project to which the City would share a portion of that cost. According to documents prepared by the developer, the proposed infrastructure improvements to be made for the project would be approximately \$9.2 million dollars. The city's financial burden; however, would be capped at \$6,000,000 plus interest (prime + 1%).

Following Kalam's presentation, Development Director Soto gave a her presentation on the pros and cons of the current development agreement with the Victory Lane Group. The presentation outlined the items that had been changed from the 2021 agreement. The presentation also outlined those things that were good for the city as well as the items that were not as beneficial. Key take aways were the City will derive income from the project. Tax revenues would be split between the City and developer (25% to the city 75% to the developer until the \$6,000,000 +interest is reimbursed to the developer.). The developer committed to the City's (MTP) Major Thoroughfare Plan. The developer would also be contributing to a "City of Castroville" entry sign to be places along Highway 90. Commissioners asked questions about what services the City would be responsible for supplying to the project(answer: water and wastewater removal). Also questioned was the projected term of financial liability for the City (answer:15 years +-). The 25/75 tax revenue was questioned (answer: split was based on 15 year payback with no restrictions on early payout). Commissioner Fuentes asked why the access at HWY was not proposed as a controlled intersection but rather as a "super-street" design (answer: TxDot mandated the street access design. Developer said he preferred a controlled intersection.)

A motion was made by Commissioner Fuentes to have Council review and consider further negotiation of the Victory Lane Development Agreement based on the comments and concerns discussed. Motion was seconded by Commissioner Griggs. Motion carried.

Following the vote on item c. Chairman Welch returned to chambers and attention was turned back to the agenda order and item a.) was opened for discussion.

a. Discussion on Ch. 24- Sign and Signage

Director Soto opened discussion with a presentation of the current sign ordinance. She said the goal was to review the old language and rewrite the ordinance to eliminate ambiguous language, clarify wording and update penalties and enforcement criteria. Following the presentation Soto suggested that it would be advisable for members of the Board to review the old ordinance and send questions and comments to her so that further discussion could be had at the next meeting.

b. Discussion on the Comprehensive Zoning Ordinance, amending to include language for temporary storage.

Soto gave a presentation that outlined what a definition of temporary storage could be and examples of same. Also presented were a variety of guidelines pertaining to temporary storage such as placement, duration of placement and maintenance standards. There was no staff recommendations made for this discussion topic. Further discussion and language development will be needed before action can be taken on this topic.

c. (addressed as first item of discussion, taken out of order.)

d. Discussion and possible action to schedule a joint workshop with the City Council to review the Development Agreement Policy.

After some discussion, a date of February 11th 2026 was proposed for the workshop with an alternate date of February 4th 2026.

e. Discussion and possible action on the Heights of Castroville Final Plat.

A late submission materials to be reviewed resulted in no discussion or action taken on this item.

VI. Discussion of future Agenda Items

Draft sign and signage Ordinance.

VII. Adjournment

There being no further business, the meeting was adjourned at 7:15 PM.

These minutes are subject to approval by the Castroville Planning and Zoning Commission at the next scheduled meeting.