

1005 ALAMO ZONE CHANGE REQUEST

Discussion and action on a zoning change request for 1005 Alamo St. Castroville, TX 78009, approximately 1.32 acres located north of Highway 90. east of Alamo St., and south of Lafayette St. The current zoning of the property is CH-C, Central Commercial District. The proposed zoning for the property is C-G, Historic Central Business District.

Applicant: Ken and Arlene Smith

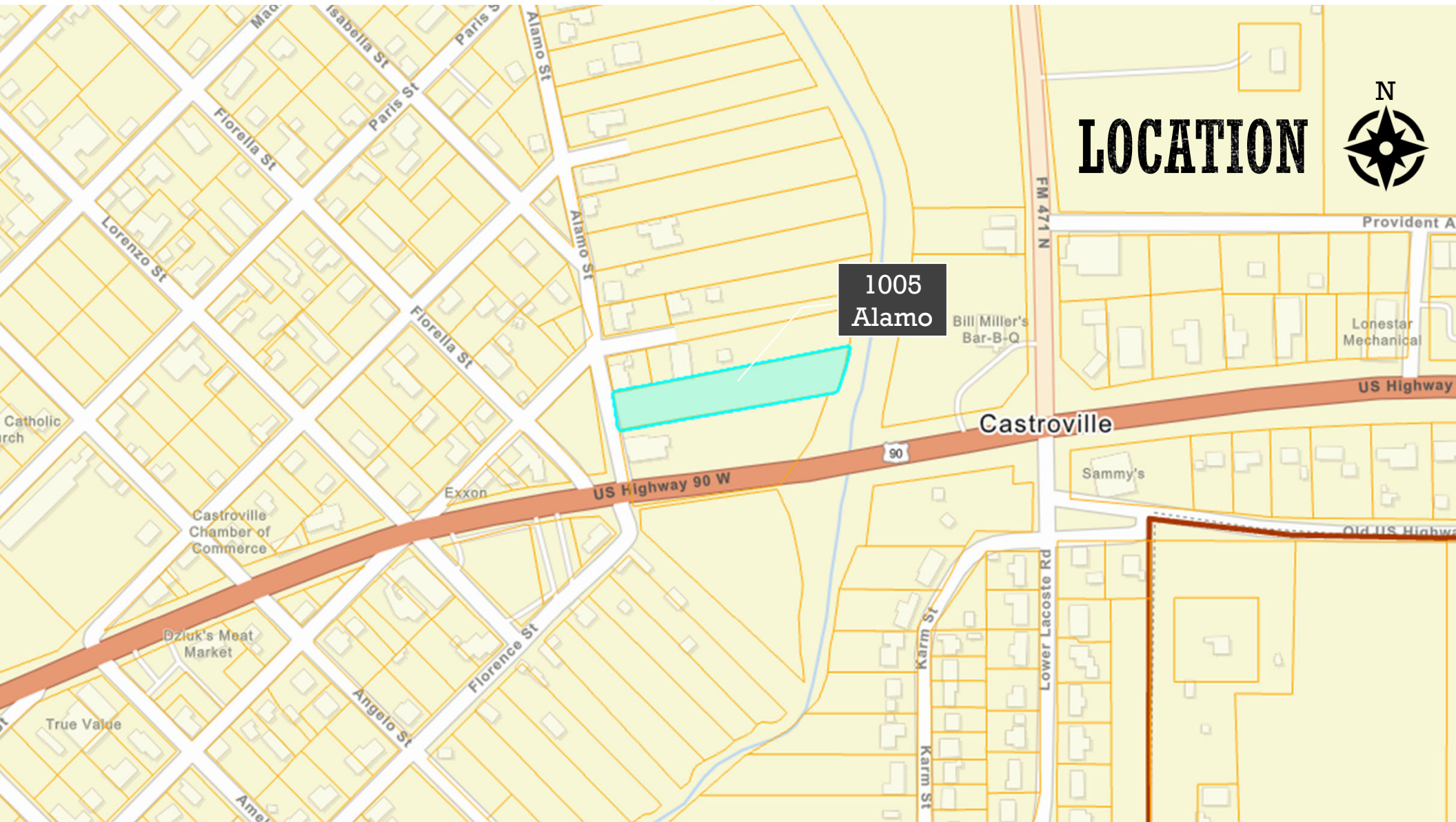
Property Owner: Ken and Arlene Smith

Legal Description: CASTROVILLE RANGE 4 BLOCK 1 LOT 4 & 3 PART OF

Current Zoning: CH-C: Central Commercial District

Proposed Zoning: CG: Historic Business District







AERIAL



1005
Alamo

Bill Miller's
Bar-B-Q

Lonestar
Mechanical

Provident Ave

US Highway 90 E

Castroville

Sammy's

Old US Highway

US Highway 90 W

Castroville
Chamber of
Commerce

Exxon

Dziuk's Meat
Market

True Value

Lower Lacoste Rd

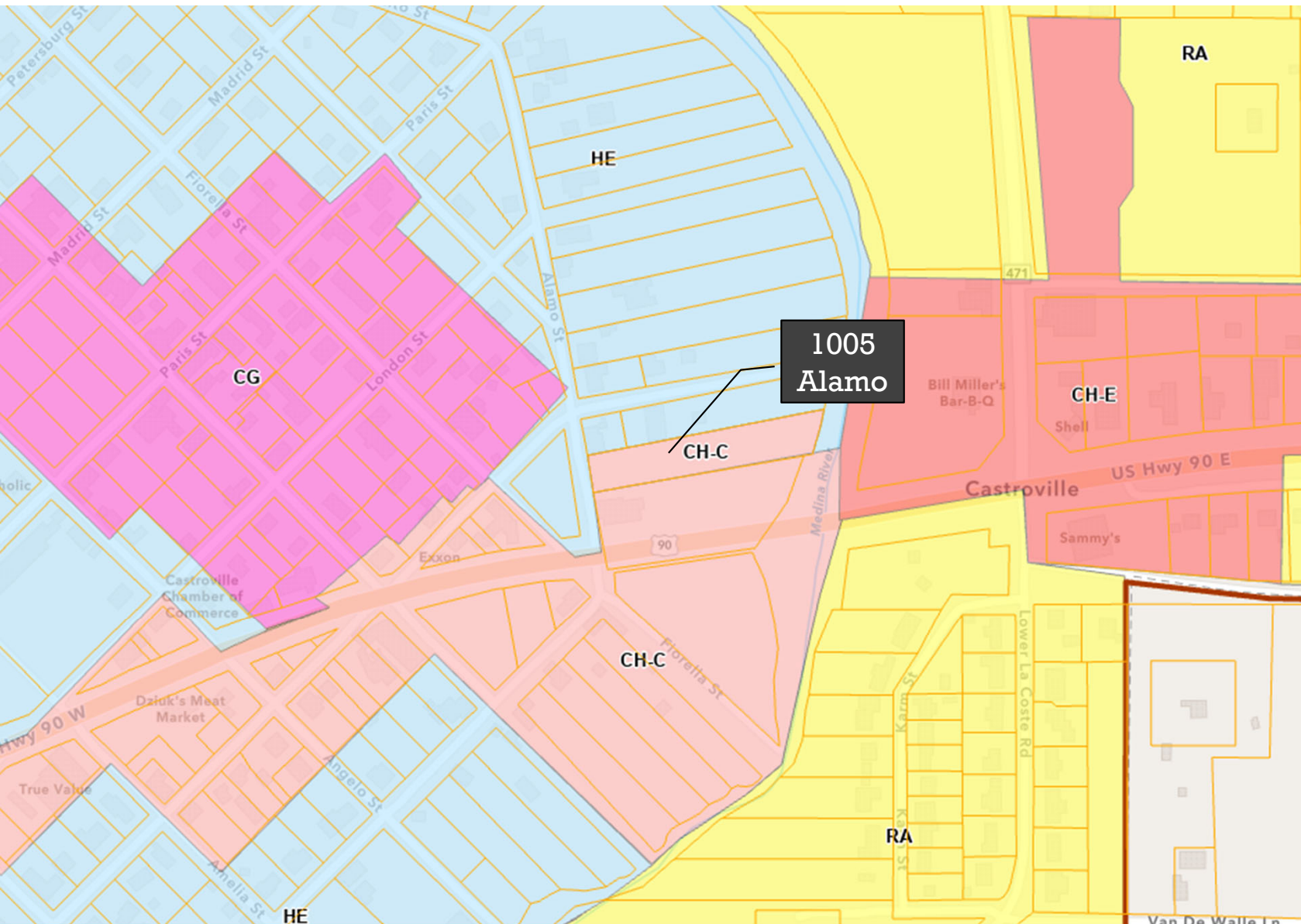
Karm St

Medina River

Florence St

Angelo St

Amelia St

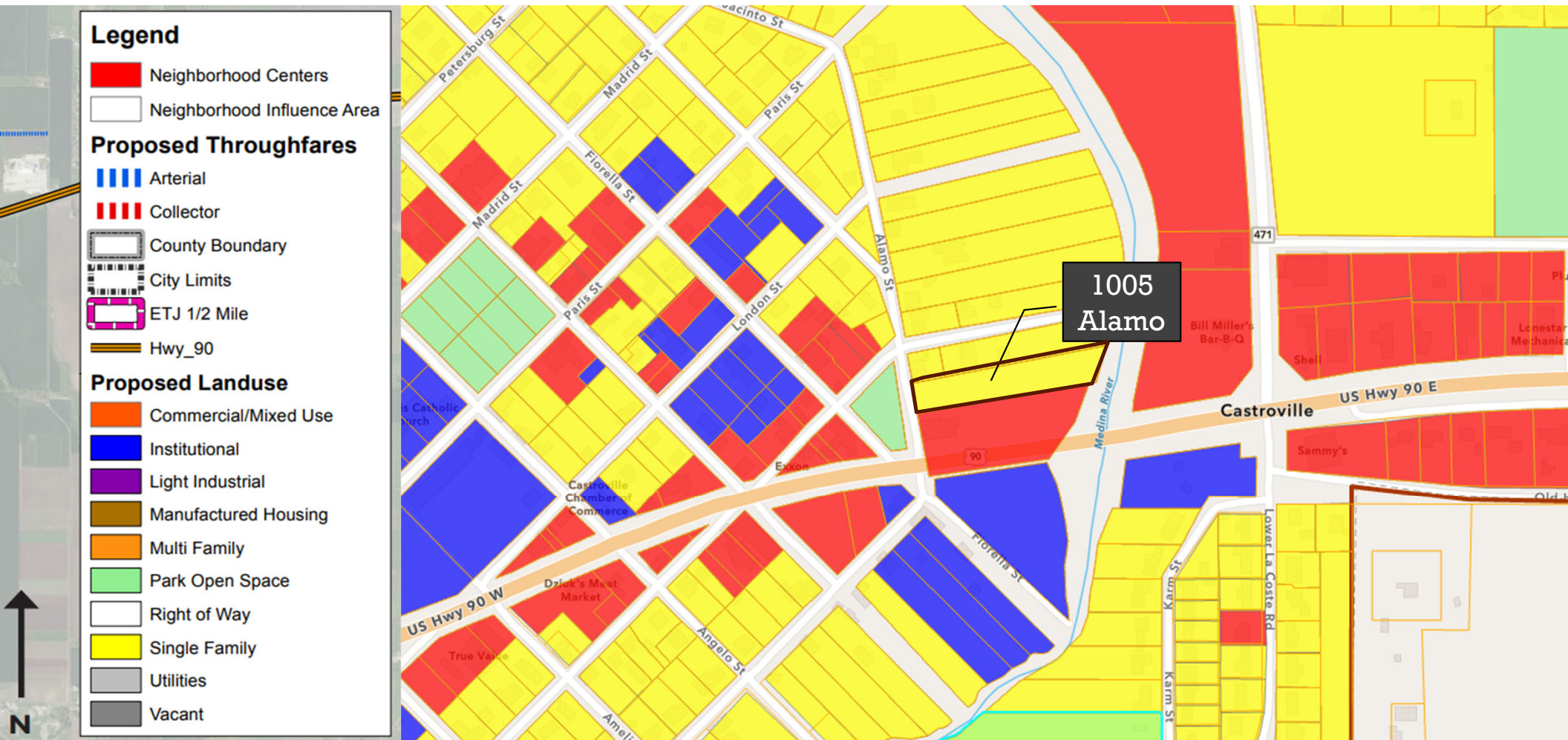


CURRENT ZONING

CH-C: Central Commercial District

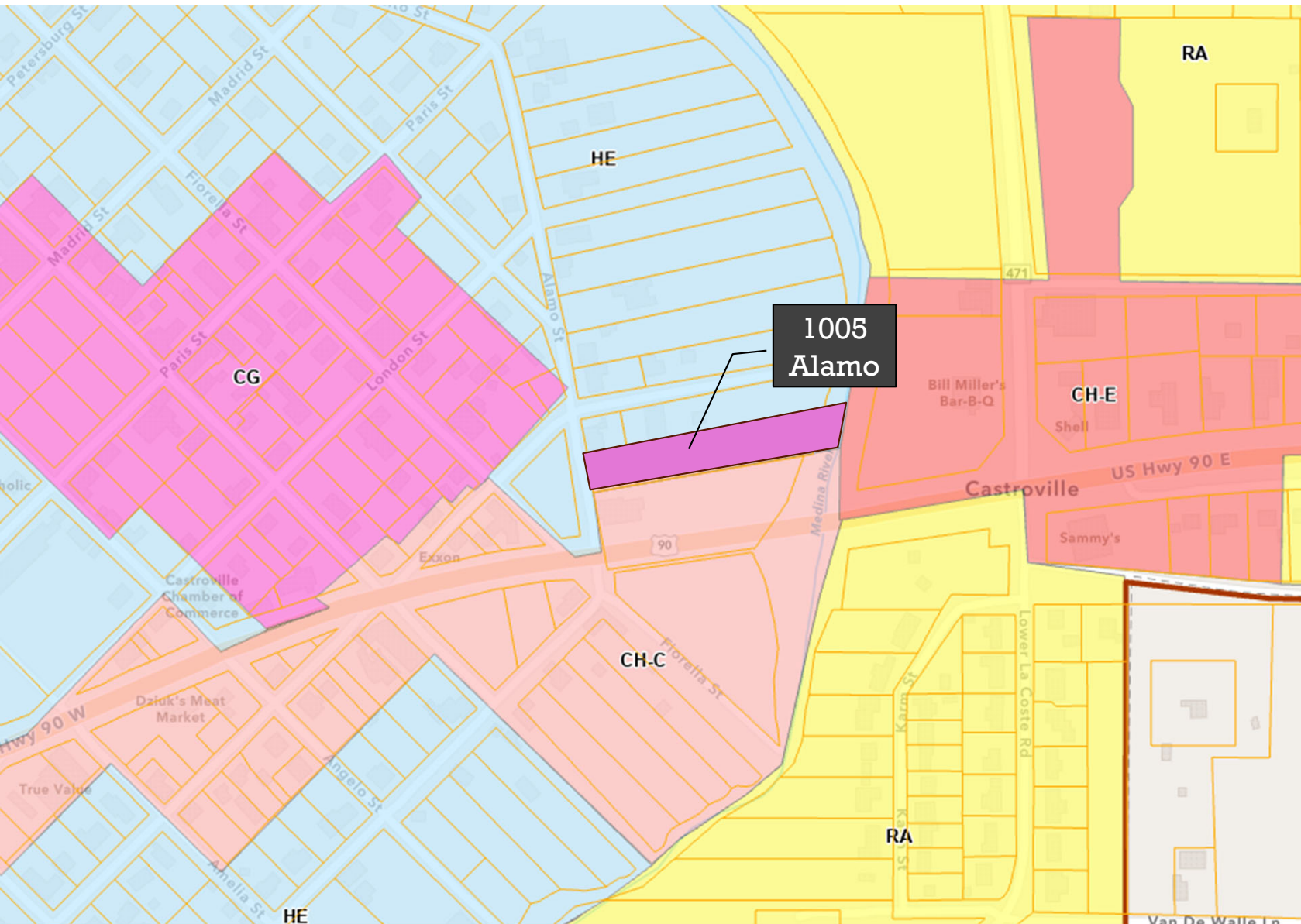
- RA: Single Family Dwelling District
- RC: General Residence District
- HE: Historical District
- MH: Manufactured Home Park
- CG: Central Business District
- CH-C: Central Commercial District
- CH-W: West Commercial District
- CH-E: East Commercial District
- I-I: Industrial District





FUTURE LAND USE MAP





PROPOSED ZONING

CG: Historic Central Business District

- RA: Single Family Dwelling District
- RC: General Residence District
- HE: Historical District
- MH: Manufactured Home Park
- CG: Historic Central Business District
- CH-C: Central Commercial District
- CH-W: West Commercial District
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INITIAL ZONE CHANGE

ORDINANCE NO. 107-I

AN ORDINANCE AMENDING ORDINANCE NO. 107, THE "COMPREHENSIVE ZONING ORDINANCE" OF THE CITY OF CASTROVILLE:

NOW, THEREFORE, BE IT ORDAINED by the City of Castroville, Texas:

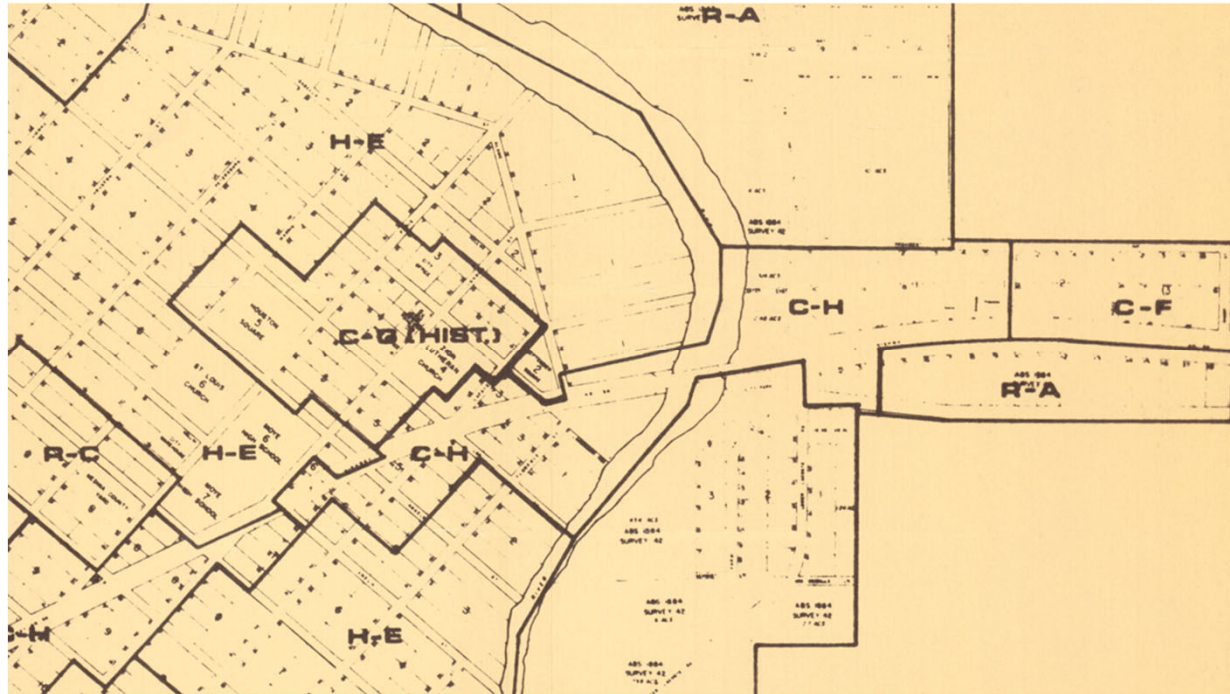
1. The Zoning District boundaries of the C-H, Commercial District Zone, as delineated upon the official map of the City of Castroville, are hereby changed so as to include all of Lot 4, Block 1, Range 4, Castroville within the Commercial Zone.
2. The Zoning District boundaries of H-E (Historical District) Zone, as delineated upon the official zoning map of the City of Castroville, are hereby changed so as to exclude all of Lot 4, Block 1, Range 4 from the H-E (Historical District) Zone.

Passed and Approved this 14th day of August, 1984


Charles V. Green, Mayor

ATTEST:


Bobbie J. Fischer
City Secretary





WHY THE CHANGE TO CG

- Include this property within the Historic District.
- In 2017, the Historic District's authority shifted from covering only the 97 historic homes identified in the 1967 survey to all structures located within the HE and CG zoning districts.
- This property, which contains multiple historic structures, is currently not part of that district.
- The new property owners would like to ensure that, if they decide to sell, the historic structures will be protected.



KEY DIFFERENCES

- **Historic Oversight:**

- **CG (Historic Commercial)** – Properties fall under Historic Landmark Commission review for exterior changes or alterations.
- **CH (Central Commercial)** – No historic review requirement.

- **Permitted Uses:**

- **CG** allows **general retail, offices, restaurants, and small-scale services**—uses consistent with historic preservation and walkable, community-focused development.
- **CH** allows a **broader range of high-intensity commercial uses**, including auto sales, body shops, warehouses, contractor storage yards, welding/machine shops, and other heavier commercial/industrial activities.

- **Protective Nature:**

- **CG** is more restrictive, limiting uses to protect historic character and adjacent neighborhoods.
- **CH** is less restrictive, enabling more intensive and auto-oriented commercial activity.

