

Minutes  
Planning and Zoning Commission  
Wednesday, August 13, 2025  
Council Chambers, 1209 Fiorella Street

1. Call to Order: 6:30 p.m.
2. Roll Call: Jim Welch, Priscilla Garrett, Marcus Fuentes, Valarie Solis, Bryan Griffin. Houston Marchman, Council Liaison. Absent: Melanie Knous.
3. Citizen Comments: Open 6:33/Close 6:33. None

Note Agenda Change: Item 6: Public Hearings. Public Hearing for 1005 Alamo Zone Change Request has been rescheduled for P&Z meeting Sept 10 2025. No action taken.

4. Approval of Minutes for May 14, 2025 and April 9, 2025. Motion by Jim Welch to approve, 2<sup>nd</sup> by Priscilla Garrett. Motion passed 3-0. Note: New members Marcus Fuentes and Valarie Solis not required to vote.

Note Agenda Change: Move Item 5.b. Nomination and appropriate action to select board executive positions: Chairman and Secretary for action before discussions start. Nominations opened, Jim Welch and Priscilla Garrett nominated to continue in their positions with full board consent.

Before addressing Item 5.a., Scott Dixon, City Administrator requested to speak on transparency for the public pertaining to Development Agreements which City Council has addressed and requested that Development Agreements come before Planning & Zoning Commission for review before presentation to council.

- 5.a. Discussion and possible action on the Country Village Phase II – Preliminary Plat.

Breana Soto presented Country Village Estate, Phase 2 plat with letter from Jack Utmore, Utmore Custom Homes, that all engineering comments from July 7, 2025 review letter have been addressed and preliminary plat is approved. Motion to approve by Priscilla Garrett, 2<sup>nd</sup> Marcus Fuentes. Motion passed.

- 5.c. Consider and take appropriate action on the Development Agreement Policy.  
Breana spoke that we have direction from City Council for P&Z to review the current Development Agreement Plan to determine if we need one and if so, to review and suggest revisions for rewrite/and or corrections to be made. Discussion with input

from Scott Dixon and developers who were in attendance clearly indicated that it should be retained. A suggestion by Priscilla Garrett that since the process would be lengthy it might be better undertaken by a workshop for P&Z first, followed by a joint workshop with P&Z and City Council which would meet public transparency issues. All present were in agreement. A further suggestion by Houston Marchman, P&Z Liaison, that Breana meet with City Council Representative David Merz and himself (both appointed by City Council to participate in the review) prior to the P&Z workshop to set the agenda. All were in agreement and no action was taken at this meeting.

5.d. Discussion and take appropriate action on a resolution amending the Development Agreement for the City of Castroville East Side Public Improvement District No. 2 (Flat Creek).

Prior to P&Z discussion, Rob Killen, attorney for Flat Creek, land Use and Economic Development, spoke to us from Developer's viewpoints on Development Agreements. He agreed that initial agreements coming before P&Z with the opportunity for discussion with developers would be positive before final approval by City Council.

After discussion, Breana explained that the original PID bond had been set at \$20,000,000 and their request is to set the PID bond NTE \$25,000,000. Motion to approve amending the Development Agreement NTE \$25,000,000 by Marcus Fuentes, 2<sup>nd</sup> by Valarie Solis. Motion passed.

5.e. Discussion and appropriate action on a resolution amending the Development Agreement for the City of Castroville Public Improvement District (the Heights of Castroville)

First amendment to the Development Agreement to provide that the aggregate principle amount of all PID bonds shall not exceed \$6,000,000. No further discussion from P&Z. Motion to approve by Priscilla Garrett, 2<sup>nd</sup> by Bryan Griffin. Motion Passed.

7. Discussion on Future Agenda Items.

Mr. Fuentes asked can anything be done on portable storage containers seemingly permanent on residential property that Code Compliance says they do not have jurisdiction. Breana will research zoning regulations to see if they can cover/restrict such containers and bring the issue back to a future meeting.

8. Meeting adjourned at 7:41.

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|                             | Reviewed/Approved | Priscilla |
| Garrett<br>Jim Welch, Chair |                   | Secretary |