



Agenda Report

Agenda of: July 22, 2025

Department: Community Development

Subject: **Development Agreement Workshop Discussion and Direction**

The City Council and Staff will hold a workshop discussion on the status of current and proposed development agreements. The discussion will include when and how the development agreement was negotiated and approved, the size of the development, the benefits of the development to the city, any cost to the city for the development, any entitlements for the developer not set out in current ordinances and the cost for same, and obligations of the developer under the agreement and status of same. The City Council will also discuss the current review and approval process for development agreements, the applicable city codes for development agreements, and any recommendations for changes to the process to be brought back for consideration and adoption. There will be an opportunity for the public to ask questions when deemed appropriate by the Mayor. Specific Development Agreements that may be discussed include:

- a. Alsatian Oaks
- b. Flat Creek
- c. Heights of Castroville
- d. Wild Ridge
- e. Victory Lane

Recommended Motion:

No recommended motion.

Background:

As the City of Castroville continues to grow, development agreements have become a critical tool for managing land use, infrastructure needs, and long-term planning goals. However, many residents have expressed concern or confusion regarding the nature of these agreements, how they are made, and what benefits or costs they bring to the community.

This agenda item is intended to initiate a structured effort to increase transparency and understanding of development agreements previously approved by the City Council. The goal is to provide an opportunity for members of the public to better understand the agreements the City has made with developers, including their financial implications and future benefits to the City.

A very large portion of the community does not fully understand—or in some cases, agree with—the decisions the City has made in managing growth. This item represents a commitment to improving public communication and transparency around these important agreements.

Fiscal Impact: N/A

☐ **Budgeted** ☐ **Requires Budget Amendment**

Source of Funding: Account Code: N/A

Attachments:

- **Staff Report for Each Development**
 - a) Alsatian Oaks
 - b) Flat Creek
 - c) Heights of Castroville
 - d) Wild Ridge
 - e) Victory Lane

Urgency (0-5 = Low Urgency to High Urgency): 3

Impact (0-5 = Low Impact to High Impact): 3

Submitted by: Breana Soto