

Minutes of the Castroville, Texas Planning and Zoning Meeting

Wednesday, September 10, 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, September 10, 2025, at 6:30 PM in the City Hall Council Chambers by Acting Chairperson Priscilla Garret.

II. ROLL CALL

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

III. CITIZENS COMMENTS

Citizens comments were opened at 6:31 p.m. and 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 August 13, 2025, were presented for review. Members examined the document for accuracy and completeness. Member Fuentes requested the correction of the spelling of his first name. The correction was noted and made. A motion to approve the minutes as was made by Fuentes and seconded by Solis, with all in favor. The motion passed unanimously.

V. Public Hearing: Zoning Change Request

a. Public hearing 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.

- Breana Sota Community Development Director presented a summarized history of the property and proposed zoning change.
- Public comment opened at approximately 6:37 with one citizen requesting to speak. Mr. Robert Jones addressed the Board. Mr. Jones resides at 208 Lafayette, Castroville. Mr. Jones' comments were summarized in printed form which he presented to the Board. (See attachment). Mr. Jones was most concerned with street parking during special events. He related stories of encounters he had with individuals using the street parking in front of his residence. Mr. Jones said he could not support the Zoning change as presented unless it contained the verbiage he had presented to the Board (see attachment).
- Board member Fuentes pointed out that the proposed zoning change would hold the property (1005 Alamo) to stricter standards under the C-G classification.
- Soto added that the historic commission standard that would be applied in this case would be of a higher standard and any special use permits requested for the property would have to be looked at on a case-by-case basis.
- Board member Garret commented on the Master Parking plan for September Square. She said it is to be forthcoming and would help to address some of Mr. Jones' concerns about parking in the future.
- Councilman Marchman commented that he is aware of the issues brought forth by Jones and said the Master Plan will be moving forward.

VI. Following discussion, Member Fuentes motioned to approve the zoning request for 1005 Alamo as presented. The motion was seconded by Member Solis and the motion was voted on and passed.

VII. Discussion of Future Agenda Items

The Director Soto confirmed for the Board that she had reached out to all members and determined that Sept. 24th was to be the date of the Board Workshop on Development agreements to be used by the City of Castroville. She confirmed the time for the workshop would be 5:30 in Council Chambers. Other future agenda items mentioned were possible

updating of the sign ordinance and possible action to address outside temporary storage. Councilman Marchman informed the Board he would be submitting a list of possible agenda items from Council.

VIII. Adjournment

There being no further business, the meeting was adjourned at 6:59 PM.

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