



# PLANNING & ZONING COMMISSION AGENDA REPORT

**AGENDA OF:** October 8, 2025  
**DEPARTMENT:** Community Development  
**SUBJECT:** Final Plat – Country Village Estates, Phase II

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## **RECOMMENDATION:**

City Staff recommends approval of the final plat of Country Village Estates, Phase I.

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## **BACKGROUND:**

**Engineer/Surveyor:** BGE, INC. – Omar Rodriguez  
**Property Owner:** CV Country Lane, LLC – Jack Uptmore  
**Description:** Approximately 11.978 acres, Part of Magnolia Subdivision, Lot 1  
**Location:** Immediately North and East of the existing Castroville's Country Village Subdivision  
**Current Zoning:** R-A (One-Family Dwelling District)  
**Future Land Use Plan:** Single Family

The attached application is a request for approval of the final plat for Country Village Estates, Phase II, consisting of approximately 11.978 acres. This phase is a replat of a portion of the existing Magnolia Subdivision and proposes the platting of land located immediately north and east of the current Country Village Subdivision within the City of Castroville. The plat will create 32 new single-family residential lots.

To satisfy the City's parkland dedication requirements under Chapter 100: Subdivision, the applicant elected to provide a fee in lieu of parkland dedication, which has already been remitted to the City.

In accordance with subdivision regulations, the applicant has submitted a signed letter confirming that required water rights will be provided prior to the recording of the plat. Additionally, a letter of credit from the applicant's financial institution and a detailed engineer's cost estimate for all public improvements have been included in the submittal package for review.

## **DISCUSSION:**

A review of the submitted plat and plans has been conducted by the City Engineer, and it has been determined that the submittal does meet the requirements of City Code Chapter 100 (Subdivision).

## **ATTACHMENTS/ADDITIONAL INFORMATION:**

- Planning and Zoning Board Action
- Planning and Zoning Commission Presentation Slides
- Final Plat of Country Village Estates, Phase 1