



PLANNING & ZONING COMMISSION AGENDA REPORT

AGENDA OF: August 13, 2025
DEPARTMENT: Community Development
SUBJECT: Preliminary Plat – Country Village Estates, Phase II

RECOMMENDATION:

City Staff recommends approval of the preliminary plat of Country Village Estates, Phase II

BACKGROUND:

Engineer/Surveyor: BGE, INC.
Property Owner: CV Country Lane, LLC – Jack Uptmore
Description: Approximately 20.356 acres, Portion of Magnolia Subdivision, Lot 1
Location: North and East of the existing Castroville's Country Village Subdivision
Current Zoning: R-A (One-Family Dwelling District)

The attached application is a request for approval of a preliminary plat for approximately 11.978 acres. The request includes the vacation of the remaining Magnolia Subdivision and the platting of the property as *Country Village Estates, Phase II*, to create 32 new single-family residential lots.

To satisfy parkland dedication requirements, the applicant will provide a payment of a fee in lieu of parkland dedication, as permitted under Chapter 100 of the City Code.

In compliance with Article VII, Section 1 of the Subdivision Ordinance, the applicant is required to provide either transferable water rights or funding for the City to acquire water rights. The City of Castroville has made clear that it will only be acceptable to a water right transfer and payment will not be acceptable. Ample water supply equates to 0.612 acre-feet per lot, which will be provided prior to final plat recordation.

The proposed subdivision lies entirely within the Castroville city limits and falls within the City's Water and Wastewater Certificate of Convenience and Necessity (CCN). As such, the development is subject to City utility service and applicable water and wastewater impact fees.

DISCUSSION:

The City Engineer and Community Development Department have reviewed the preliminary plat and determined that the submittal complies with the requirements of Chapter 100 of the City Code (Subdivision Ordinance) and the Comprehensive Zoning Ordinance (CZO).

ATTACHMENTS/ADDITIONAL INFORMATION:

- Planning and Zoning Board Action
- Preliminary Plat of Country Village Estates, Phase II
- City Engineer's Final Project Review Letter