



Agenda Report

Agenda of: August 13, 2025

Department: Community Development

Subject: Development Agreement Policy

Recommended Motion:

Provide a recommendation to City Council on how the City should proceed with the Development Agreement Policy in the absence of an adopted UDO.

Background:

In 2023, the City of Castroville adopted a Development Agreement Policy to serve as a stopgap regulatory framework while the City developed a Unified Development Ordinance (UDO). The Development Agreement Policy was designed to provide interim guidance for land use, infrastructure, design, and development standards — particularly within the City's Extraterritorial Jurisdiction (ETJ) — and was intended to bridge the gap until a comprehensive UDO could be implemented.

In July 2025, the City Council formally declined to adopt the proposed UDO. As a result, the regulatory future of the Development Agreement Policy must now be re-evaluated.

Purpose of this Item:

The Planning and Zoning Commission is asked to discuss the role and applicability of the Development Agreement Policy moving forward. Specifically:

- Should the Development Agreement Policy continue to be used as the City's guiding development framework for projects in the ETJ?
- Should components of the policy be incorporated into the existing zoning and subdivision ordinances?
- Are there aspects of the policy that require revision or removal?
- Should additional public input or policy workshops be held to address Development Agreement Policy?

Attachments:

- Board Action
- Development Agreement Policy highlighted to show existing, not existing, and existing, but different regulations.

- Development Agreement Policy comparison to Chapter 100: Subdivisions and Comprehensive Zoning Ordinance.