



Agenda Report

Agenda of: April 9, 2025

Department: Community Development Department

Subject: Public hearing on the adoption of the Unified Development Ordinance.

Recommended Motion:

I move to recommend adoption of the Unified Development Ordinance.

Background:

The City of Castroville has undertaken a comprehensive review of its existing development regulations, including zoning, subdivision, and sign ordinances. These regulations, originally adopted in 1975, 2002, and 2017, respectively, and have been amended numerous times. The need for a Unified Development Ordinance (UDO) has been identified to streamline and modernize these regulations, ensuring they are clear, consistent, and aligned with development practices and community goals.

Discussion:

The proposed UDO consolidates and updates the existing development regulations into a single, cohesive document. Key features of the UDO include:

1. **General Provisions:** Establishes the purpose, scope, and applicability of the UDO.
2. **Review Authority & Procedures:** Defines the roles and responsibilities of various review bodies and outlines the procedures for applications and permits.
3. **Zoning District & Use Regulations:** Updates zoning districts and permitted uses to reflect current and future land use needs.
4. **Site Development & Design Standards:** Provides guidelines for site development.
5. **Environmental Protection:** Incorporates standards for stormwater management.

The UDO has been developed with extensive public input, including community workshops, public hearings, and consultations with stakeholders. It aims to promote sustainable development, protect natural resources, and enhance the quality of life for residents.

Community engagement for this process:

- November 28, 2023 – DNA Roundup: An analysis of Castroville's built environment and building patterns that begins the assessment of any inconsistencies between what the zoning codes tell developers to build and what the town wants to look like. This is Castroville, from the ground, up.

- January 16-17, 2024 – Castroville Dreaming: Stakeholder input is concurrently informing the city-wide Comprehensive Plan as well as the more focused Downtown Plan.
- March 27-28, 2024 – Design Rodeo: This phase begins the analysis of development standards, building upon input shared thus far.
- April 12, 2024 – Walkabout Code Tour: Walkabout Code walking tour of to see how development codes impact everyday buildings in Castroville.
- August 6-7, 2024 – Code Rodeo: This phase aligns all development codes together, in the Unified Development Ordinance.
- September 23, 2024 – Community Roundup: Find your property on the draft maps, explore the draft development standards, and review their applicability across Castroville. Submit recommended changes to the Place Type map as well as recommended changes to the Place Type zoning categories themselves.
- December 10-11, 2024 – Code Walkthrough: The Draft Comprehensive Plan, Downtown Masterplan, and Unified Development Ordinance documents will be reviewed publicly at Plan Commission and City Council before adoption.

Attachments:

- Planning and Zoning Commission Action
- Unified Development Ordinance
- Revision List
- Community Engagement Appendix

Submitted by: Breana Soto