

**CITY OF CASTROVILLE**  
**PLANNING AND ZONING COMMISSION ACTION**

**April 9, 2025**

The City of Castroville Planning and Zoning Commission is considering the following request:

Applicant: Pape Dawson  
Property Owner: AO Lot Development LLC  
Legal Description: A1259 L. M. COLLARD SURVEY 97; 121.967 ACRES  
Location: Parcel 10627, Property north of Highway 90 W and east of Tondre Dr.  
Zoning: P-D, Planned Development District

Pape Dawson has submitted a PUD plan amendment on behalf of the Alsatian Oaks development agreement. The changes are listed below:

- The school site in the northwest corner of the development was not needed by MVISD and has been changed to single-family residential
- Future unit boundaries have been revised
- Designated non-floodplain open space areas have been removed from the map but are accounted for within the open space table
- Proposed street cross-sections have been added Line and curve table has been added
- PUD Development summary has been updated
  - Corrected acreages of Lots 18, 19, 20, 21, 22 and Units 6, 7A, 7B, 8, 9, 10, 11, 12, and 13 for Right-of-way discrepancy
  - Corrected illustrated Local "B" Right-of-Way width to reflect 60' on plan view
  - Future projected open space updated
- Updated Note No. 4 in reference to secondary access requirements

**RECOMMENDATION:**

---

---

---

Chairperson  
Planning and Zoning Commission

---

Date