

Minutes of the Castroville, Texas Planning and Zoning Meeting (Special Meeting)

Wednesday, March 25, 2026 6:30 P.M.

Council Chambers, 1209 Fiorella Street

I. Call to Order

Meeting called to order at 6:30 P.M.

II. ROLL CALL

Present at this meeting (Chairman) Jim Welch, (Acting Secretary) Bryan Griffin, (Members) Valerie Solis and Troy Griggs, (Development Director) Breana Soto, (City Council Liaison) Houston Marchman.

III. CITIZEN COMMENTS

Citizen comments were opened at 6:31 p.m. and there being no one wishing to address the Board, the comment period was closed at 6:31pm.

IV. Approval of Previous Minutes

- a. Minutes of the January 14th meeting were reviewed and approved on a motion from Solis and a second from Griggs.
- b. Minutes of the February 11th meeting were reviewed and approved on a motion from Solis and a second from Griggs.

V. Public Hearing(s)

- a. A public hearing was opened on a proposed amendment to the Comprehensive Zoning Ordinance including revisions to the Table of Contents; amendments to Article I, General Provisions, Section 8 (General definitions) and the addition of

Article I, Section 21, establishing regulations for temporary storage containers. There being no citizens present to address the Board on this matter, the hearing was opened and closed at 6:33 p.m.

VI. Discussion

- a. Director Soto advised that she had put together language for Art. I, Sect 21 to address temporary storage containers. Welch questioned enforcement citing the case of a Connex style storage unit being placed on a parking area while a business is being remodeled and the parking area in question belongs to the business. Griggs cited an example of a business that uses Connex containers on jobsites in other locations; but, the business stores these empty containers at their business location within the city on an area not accessible by the public. Soto took note of these examples and said she would work up language to address them within the ordinance suggesting there should probably be a focus on residential property restrictions of temporary storage more so than on commercial properties.
- b. Nomination and election of the Chairmanship and Secretary positions on the Board.

Chairman Welch opened nominations for the position of Chairman to which Griffin nominated Welch to once again be Chairman. There were no other nominations made, Welch called for the vote with all members voting in the affirmative to make Welch Chairman. Welch opened nominations for the position of Secretary. Griffin nominated himself and there being no additional nominees, Welch called for the vote with all members voting in the affirmative making Griffin Secretary.

- c. Discussion and possible action on adoption of the Development Agreement Policy.
 - i. Soto went over the changes made to the policy following the special joint workshop meeting with City Council. Solis voiced a desire to see more clarity in the public engagement process of the policy. Griffin reaffirmed the need for a foundational document to give guidance and transparency to future growth. Welch was still in favor of the open language of the agreement document which would allow flexibility and allow for

developers to bring their creativity to the table when negotiating with the city. Griggs agreed with the policy. Solis made a motion to move the policy onto City Council; the motion was passed.

- d. Discussion and direction on the proposed updates to Chapter 24, Signs and Signage.

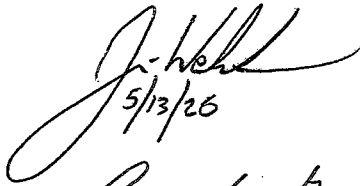
The members reviewed proposed language of Sections 1,2 and 3 of the draft proposal as presented by Director Soto. Discussion and suggestions were made to which Soto took note for the purpose of making amendments to the draft ordinance. This process will continue until the entire draft had been reviewed and amended pending final review and approval to submit to Council.


VII. Discussion on Future Agenda Items

- a. Continued review of Sign and Signage Ordinance
- b. Review of Park Dedication Ordinance (waiting on City Council action)

VIII. Adjournment

There being no further business, the meeting was adjourned at 7:25 p.m. These minutes are subject to approval by the Castroville Planning and Zoning Commission at the next scheduled meeting.


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