

Minutes of the Castroville, Texas Planning and Zoning Meeting

Wednesday, January 14, 2026

Council Chambers, 1209 Fiorella Street

I. Call to Order

The regular meeting of the Castroville Planning and Zoning Commission was called to order on Wednesday, January 14th 2026, at 6:30 PM in the City Hall Council Chambers by acting chairperson Valerie Solis.

II. ROLL CALL

Roll call was held confirming that the following members were in attendance: Bryan Griffin, Valerie Solis and Troy Griggs. Marques Fuentes and Jim Welch were absent. Solis volunteered as acting chairperson and Griffin acted as temporary secretary. Council Liaison: Houston Marchman was not in attendance. City Staff: Breana Soto was in attendance.

III. CITIZENS COMMENTS

Citizens comments were opened at 6:32 p.m. ; being none, comments were closed at 6:32p.m.

IV. Approval of Previous Minutes

The minutes from the previous Planning and Zoning Commission meeting held on December 3, 2025, were presented for review. Members examined the document for accuracy and completeness. Following minor grammatical changes noted by Secretary Griffin a motion to approve the minutes was made by Griggs and seconded by Griffin, with all in favor. The motion passed.

V. Discussion

Chairperson Solis opened the items for discussion:

- a. Nomination and election of chairman and secretary.

At the suggestion from Director Soto, this item was tabled until all board members could be present for voting on the positions of chairman and secretary.

- b. Discussion possible action on flat Creek collector – final Plat

Director Soto presented history of final Platt. She outlined the process conducted by the city and said the plan had been reviewed and approved by FEMA and TxDot. Soto said because this project involved infrastructure only, there was no requirement for an open space to be included in the affected acreage. She also stated a maintenance agreement and bond had been posted and had been reviewed by the city's legal department.

Lance Elling was present to answer questions for the developer about the project. Solis asked him about traffic flow and the effects it would have on the adjoining subdivision of Alsatian Oaks. Elling said that there had been extensive communication with Alsatian Oaks about traffic flow. He confirmed that a two-year maintenance bond would be in place.

A motion was made by Secretary Griffin to accept the Flat Creek Collector plat as submitted. A second was made by commissioner Griggs. A vote made on the motion was taken, the motion was approved.

- c. Discussion possible action on flat Creek unit one – final plat

Director Soto said the Flat Creek unit one was residential only and did require open space based on the number of lots. She also commented that water rights would be acquired by the developer and presented to the city to accommodate the number of lots. A maintenance bond was also filed in regard to this particular plat. In response to a question from commissioner Solis, Elling said that the subdivision's 65 units would be built in stages and would have multiple builders on site. A motion to accept the plot as presented was made by Secretary Griffin and seconded by Mr. Griggs. A vote on the motion was taken and the motion was passed.

- d. Discussion and possible action on flat Creek unit two – final plat.

Director Soto said that the flat Creek unit two request was very much like unit one, but there would be an interconnecting thoroughfare that connected unit one with unit two. Solis asked why two different units. The answer from Elling was because of the varying lot sizes between the two units.

Just as with unit one, unit two also conveyed water rights from the developer to the city and a maintenance bond would be on file. A motion was made by Commissioner Griggs to approve Flat Creek unit two plat as submitted with a second from Secretary Griffin. A vote on the motion was made and the motion was approved.


VI. Discussion of future Agenda Items

Director Soto informed the board that the workshop with city council set for February 11 would be considered the regular monthly meeting for the Planning and Zoning board. She also said the sign ordinance would be pushed to the March meeting as well as the vote to select the chairman and secretary for the board.

VII. Adjournment

There being no further business, the meeting was adjourned at 7:10 PM.

These minutes are subject to approval by the Castroville Planning and Zoning Commission at the next scheduled meeting.


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