

Minutes
PLANNING & ZONING COMMISSION
Wednesday, April 9, 2025

1. **Call to Order:** 6:35 p.m.
2. **Roll Call:** Kyle McVay, Priscilla Garrett, Jim Welch, Bruce Alexander, Melanie Knous. Council Liaison, Houston Marchman in attendance.
3. **Citizen Comments:** Open 6:37 Closed: 6:44

Following citizens spoke:

Joe Holzhaus, 602 Berlin: requested a pause on UDO for time to read final draft.

Mickey Holzhaus, 515 Washington: pause for time to read final draft of UDO, Downtown Plan, and Comp Plan. Need a side by side comparison.

Tammy Alexander, 516 Vienna: No time to read final draft, concerns about civic space.

4. **Approval of Minutes:** Feb 12, 2025; July 29, 2025; March 17, 2025. Motion to approve Kyle McVay, Second Melanie Knous, motion passed.

Note: Public Hearings are listed under item 6 and discussed under item 5.

5. Discussion

- a. Discussion and take appropriate action on a request for a planned unit development amendment request for approximately 415.15 acres located at the property north of Highway 90 W and east of Tondre Dr., also known as Alsatian Oaks.

Note: Jim Welch recused himself due to possible conflict of interest because of employment with Pape-Dawson Engineering. Bruce Alexander would lead the discussion.

Public Hearing Opened at 6:53 (red item 6.a.) with a presentation by Breana Soto on PUD revisions requested: information on acreage dedicated for the school district, which was declined by the district; increase in number of lots from 100 to 125 in some areas; and width of sidewalks.

Residents speaking:

Julie Sedlock, 121 Village Path questioned why the school district refused to land and why 125 lots instead of 100.

Linda Winn, questioned lot sizes

Jennie Andermatt, 1201 Alamo, concerned about green spaces

Bud Weisler, 412 Houston, concerns with Jim

Welch working for the developer.

Public Hearing closed at 7:11 p.m.

Discussion continued with representatives from the developer who explained the school district decision and the request for 125 lots vs 100. After discussion, motion by Priscilla Garrett, Second by Kyle McVay to approve, with direction to keep 100 lots vs 125 lots in the agreement. Motion passed.

- b. Discussion and take appropriate action on the adoption of a Comprehensive Plan.

Public Hearing Opened at 7:44 (ref item 6.b.) Breana Soto stated that presentation on the Comp Plan had been presented at previous meetings. Following Citizens Spoke:

Tammy Alexander, 516 Vienna, do not approve until UDO is approved.

Mickey Holzhaus, 514 Washington, questioned completion of work performed on Comp Plan and UDO.

Claudia Holzhaus, 306 Madrid, there has been no notification or publication of changes made.

Public Hearing closed at 7:51. Discussion was postponed to coincide with discussion on Item 6.c.

- c. Discussion and take appropriate action on the repealing of Chapter 24: Signs and Signage and Chapter 100: Subdivisions from the Code of Ordinance and the Comprehensive Zoning Ordinance and replacing with the new City of Castroville Unified Development Ordinance (UDO).

Public Hearing opened at 7:54 with a presentation by Breana Soto on General Provisions; Review, Authority and Procedures; Zoning Districts and Use Regulations; Site Development and Design Standards and Environmental Protection.

Following citizens spoke:

Jennie Andermatt, 1201 Alamo, wants no change to the heart of the community.

Tammy Alexander, 516 Vienna, no change to the heart of the community, concerns on civic spaces, no recommendation to approve.

Mickey Holzhaus, 514 Washington, work on the UDO is incomplete, presented a petition circulated and signed by 86 individuals strongly opposing approval and implementation of the Downtown Master Plan, the Comp Plan and the UDO until which time a side by side comparison of the current Comprehensive Zoning Ordinances and the New Unified Development Plan are provided in writing to the citizens of Castroville for our review and feedback.

At 8:55 a short break was requested and we reconvened at 9:00

Citizen Comments continued at 9:02

Bruce Alexander, board member, read an email fro Robert Lee, 1314 Gentilz noting several concerns with the UDO.

Breana Soto read the following 5 emails she received from citizens:

Sander Avant, 113471N, in favor of approval of placement changes and the UDO.

Elisa Suehs, 712 Lafayette, in favor of UDO and ADU as approved

Josh Kempf, San Jacinto St, in favor of UDO

Samantha Merz, 148 Village Path, in favor of UDO

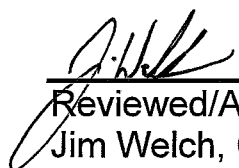
Helen Delavan, 1105 Lisbon, in favor of UDO


Public Hearing closed at 9:08 p.m.

Discussion on items 6b and 6c and no action was taken on the adoption of the Comprehensive Plan and the Unified Development Ordinance (UDO).

Discussion on Future Agenda Items. None

Meeting adjourned at 10:01 p.m.


Reviewed/Approved
Jim Welch, Chair


Priscilla Garrett
Secretary