City Council Regular Called Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, June 10, 2025

5:00 PM

The City Council of the City of Castroville will meet in the Regular Called Meeting beginning at 5:00 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.

I. Call to Order

II. Executive Session

The City Council will convene in closed session pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code for one or more of the following authorized reasons: Section 551.086 (Competitive Utility Matters)

a. Update on negotiations with CPSE related to wholesale power contract

III. Reconvene in open session

IV. Roll Call

V. Pledge of Allegiance

VI. Invocation

VII. Citizen Comments

The City Council will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual council members or staff; stand at the podium, speak clearly into the microphone and state your name residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

VIII. Consent Agenda:

a. Minutes for May 27, 2025 Regular Called Meeting

b. Authorize the Mayor to amend the contract for solid waste services with Waste Management to establish a new termination date of September 30, 2025.

c. Authorize street closure and use of Houston Square for the "Show YOur Ride" Car Show event to be held every other third Friday beginning July 18th, 2025.

IX. Presentations

a. Recognition of Officer Dorsey Krause 10 years with the City of Castroville Police Department

X. Mayor's Report

a. Mayor's Report:

* Boards & Commissions

* Ordinance & Policies Review

* Budget

* Legislative Update

XI. Consider possible action(s) resulting from items posted and legally discussed in Executive Session.

XII. Discussion and Action Items

a. Discussion by SAMCO Capital Markets, the City's Financial Advisor, regarding proceeding with the issuance of Certificates of Obligations for Utility System Improvements (The Water Well Project which was previously authorized by the Council on March 25, 2025) and the possibility of combining that project with potential General Fund Projects and other matters related thereto.

b. Discussion and possible action on the status of the proposed UDO and Comprehensive Plan.

c. Discuss and take appropriate action on the application of the proposed unified development ordinance, comprehensive zoning ordinance, and subdivision ordinances where applicable to current or proposed development agreements.

d. Discussion and possible action regarding the reservation of water rights with the Nueces River Authority.

e. Discussion and possible action regarding purchase of Edwards Acquifer Water Rights using the Castroville Water Acquisition Fund.

f. Discussion and possible action regarding Emergency Generator Power for Water Wells and Emergency Preparedness Plan.

g. Discussion and possible action regarding the utility rates charged to customers and how the rates are calculated.

h. Consider and take appropriate action on adopting an Ordinance on revisions to Article VI - Drought Contingency Plan.

XIII. City Administrator's Report

a. Gas Audit, Gravel Disbursement in Medina River at Regional Park, Geneva Drainage Channel, Regional Park Irrigation, Generator Testing, County Participation on Street Maintenance, City Hall Audio/Video

XIV. Discussion on Future Agenda Items

XV. Adjourn

Accessibility Statement

The City Hall is wheelchair accessible. The exit and parking ramps are located at the rear of the building.

Non-Discrimination Statement

The City of Castroville does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

The City Council of the City of Castroville reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on June 6, 2025 before 7:30 p.m.

/s/ Debra Howe

City Secretary

CITY OF CASTROVILLE CITY COUNCIL
REGULAR CALLED COUNCIL MEETING
1209 Fiorella
City Council Chambers
May 27, 2025
Tuesday
5:30 P.M.
MINUTES

I. CALL TO ORDER

Mayor Bruce Alexander called the meeting to order at 5:30 p.m.

II. ROLL CALL

Present:

Mayor Bruce Alexander	Scott Dixon, City Administrator
Mayor Pro Tem Sheena Martinez	Debra Howe, City Secretary
Councilmember Houston Marchman	Jim Kohler, Police Chief
Councilmember Phil King	John Gomez, Public Works Director
Councilmember David Merz	
Councilmember Robert Lee	

Others in Attendance:
Dan Santee, City Attorney

III. PLEDGE OF ALLEIGENCE

IV. INVOCATION

Pastor Allen Deardorff of the Discover Church gave the invocation.

V. CITZENS COMMENTS

The City Council will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual council members or staff; stand at the podium, speak clearly into the microphone, and state your name and residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. Speakers making personal, impertinent, profane, or slanderous remarks will be given one warning before losing the privilege to speak or may be removed from the room. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Karen Brunair, 112 River Forrest, spoke on the drought contingency plan item questioning why the city was not suspending new construction during Stage 4/5. Ms. Brunair wanted an update on the Community Center and who authorized the old building to be demolition so early. Ms. Brunair asked for an update on the Simple City contract that expired, was the city still paying. Ms. Brunair said the city needed to look at doing a building moratorium during the extensive drought conditions and look at other sources to help with the city needs.

Karen Fifield, 805 Washington, agreed with previous speaker on stopping construction, was not in favor of allowing car washes to operate during all stages of drought when citizens could not wash their vehicles at home. Ms. Fifield felt the limitation placed on when citizens could water was unfair and she wanted to water anytime of the day. Ms. Fifield said having to only water by hand was very taxing for her and other older citizens. Ms. Fifield was under the impression the City Administrator implemented the stages of drought and felt the city council should be the decision maker. Ms. Fifield asked if the city needed to have a SCADA update and was confused as to what the program was used for, wanting more information.

Priscilla Garrett, 702 Florence, read a letter from Helen Delevan, 1105 Lisbon, on the Ponds and Dam discussion. Ms. Delevan asked that the city try to look at other options, keeping the ponds by modifying them, increasing the diameter of the 18" pipe between the ponds that helped keep them level. Ms. Delevan also felt the lowering of the spillway and strengthening the upstream side of the dam should be considered and hoped the city would present this to TCEQ for consideration. Ms. Delevan was concerned about irrigating the whole park and the cost of additional equipment estimated at $250,000. Ms. Delevan wanted more information on what the $250,000 estimate was based on. In closing Ms. Delevan thanked the city council for caring for the city.

Arnie Dollase, 109 River Bluff, gave a brief update on the upcoming 4th of July celebration saying they were still looking for sponsorships and encouraged anyone who wished to participate in the parade to contact the Chamber of Commerce. Mr. Dollase said all of the activities would be held on Friday the 4th.

VI. CONSENT AGENDA

- **a.** Minutes for April 22, 2025 Regular Called Meeting
- **b.** Minutes for May 13, 2025 Regular Called Meeting
- **c.** Consider and take appropriate action on adopting a Resolution for the Motor Vehicle Crime Prevention Authority, SB224 Catalytic Converter Grant Program.
- **d.** Consider and take appropriate action on adopting an Ordinance amending the City of Castroville Code of Ordinances Chapter 106, Traffic and Vehicles adding Article VII, Operation of Golf Carts and Off-highway Vehicles on Public Streets.
- **e.** Consider and take appropriate action on adopting an Ordinance on revisions to Article VI - Drought Contingency Plan.
- **f.** Approve the purchase of Data Flow System's TAC II SCADA, including installation, a hub at the Public Works building, and the associated electrical requirements. The recommendation is based on the attached SCADA System Decision Matrix Evaluation.

Councilmember Martinez requested 6E be removed for further discussion. Councilmember Lee requested 6F be removed for further discussion.

A motion was made by Councilmember Martinex and duly seconded by Councilmember Merz to approve Consent Agenda items A,B, C, and D. A vote was taken (5:0 all ayes) the motion carried by all present.

Councilmember Martinez said under 6E. she was against some of the changes related to allowances during the drought stages. Mayor Alexander wanted to implement a moratorium but the city attorney said there was a process that had to be followed and he could not override. Mayor Alexander had wanted to suspend new

water service during the drought but the past city council had moved away from that option. Mayor Alexander asked if the current car washes were recycling and if they would be charged the surcharge for overage. City Administrator Dixon said they were recycling and were subject to the high usage fees. Councilmember Martinez said pools could not have water added during the drought stages. Ms. Martinez asked how that would be monitored. City Administrator Dixon said staff would be able to see on the billing side. Mayor Alexander said the EAA only enforced the reduction of water and did not tell the city how to meet the reduction. Councilmember Martinez said she was in favor of suspending new services and could the smaller cities make a request for San Antonio be a water source for the city. Ms. Martinez asked if cities could ask for SAWS to be restricted on water usage. It was determined cities could not do this. Councilmember Marchman asked if the staff knew what the current usage and percentage was. Mr. Dixon said he could get the numbers and send to council and the city was at 44% reduction and was doing fine. Mr. Dixon said the city had a study performed by RESPEC a few years previously and they concluded the 1.6 acre feet for new development was adequate. Mr. Dixon said he would update the information in the study and provide. Councilmember Marchman asked if the farmer at the airport was under the same water restrictions. Mr. Dixon said yes depending on when he planted the crops that would determine what stage of restriction he was in. City Council was concerned with not having options during the drought stages. Councilmember King said the city council did have options. They could either purchase more water rights with the Acquisition Fund or pay the fine if the city over pumped. Mayor Alexander said with the 44% reduction that came out to each citizen using 9,000 gallons in Stage 5. Councilmember Merz said the developers must bring enough water for one year for the possible Stage 4 and Stage 5. Mr. Merz was still in favor of requiring infill lots bringing water rights to the city. Mr. Merz was good with the Management Plan requirement for exempt facilities/properties. Councilmember Lee was glad the city had the airport water rights for backup, saying they had saved the city in the past from over pumping penalties. Mr. Lee was concerned with the city being in Stage 5 and the new developments using excessive amounts of water prepping the lots for construction. Mr. Lee wanted language in the ordinance amendment stating what the changes were. Councilmember King said the prep work for construction used very little water. Councilmember Lee was in favor of not restricting when watering took place and allowing anytime as long as it met the time restrictions.

A motion was made by Councilmember Merz and duly seconded by Councilmember King to adopt an ordinance on revisions to Article VI - Drought Contingency Plan. A vote was taken (2 ayes: 3 nays (Martinez, Marchman, Lee)) the motion failed.

Councilmember Lee said he thought the amendment was to have been minimum, but some of the council members had discussed other changes they wanted in the document. Mr. Lee wanted clarity on the exact proposed changes to the current ordinance brought back for consideration. Councilmember Marchman wanted data on developers and how much water was used and how much city used. There was further discussion on passing the ordinance with only the management plan for exempt properties with a motion made by Councilmember Martinez and seconded by Councilmember Marchman but the motion was withdrawn after it was decided to bring the ordinance back at a larger date.

Councilmember Lee had requested the SCADA system item be pulled for further discussion because he was not in favor of using a sole source company and had asked for more data including a company he had suggested at the last meeting. Mr. Lee wanted to use someone locally and other local cities were familiar with. Mr. Lee was still concerned with only information provided for DATA Flow and no other options. Public Works Director John Gomez said the city currently had an intergraded system with higher costs to maintain. Mr. Gomez said he and the city administrator had travelled to Kerrville and spent the day learning

about the system. Mr. Gomez said Kerrville had been using DATA Systems for the past 21 years. Mayor Alexander said the SCADA system was currently used for the wastewater lift stations and hoped to use for the water system in the future. Mayor Alexander said his employer, East Medina Water System, had a SCADA System. Councilmember Merz thanked the staff for providing more information. Councilmember Martinez asked if the city would have administrative rights and would it be in-house. Public Works Director Gomez said the city would have the rights and staff could make changes. Councilmember Marchman asked about the $20,000 difference shown on electric scope of work. Mr. Gomez said this was due to the system being older and unexpected costs included. Mayor Alexander asked the timeline for installation of the new system. Ramon Maza from DATA Flow System said once the contract was approved there would be a 60-day review period with installment and running time of approximately 200 days, it would be sometime in 2026.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve the purchase of Data Flow System and installation of the system to include a hub at Public Works and the associated electrical requirements funded by with CIP funds. A vote was taken (4 ayes: 1 nay (Lee)) the motion carried by a majority vote.

VII. MAYOR'S REPORT

Mayor Alexander reported the city being in Stage 5 with increased pumping restrictions. Mayor Alexander said the city had received a $300,000 Parks and Wildlife Grant for trails. Mayor Alexander gave out his city contact information, cell number and email address, for citizens to contact him. Mayor Alexander reiterated he wanted all city boards and commissions to meet at City Hall, he wanted no new debt service, and pass a budget on needs not wants. Mayor Alexander said the cities debt had quadrupled since 2021 with practices of issuing debt to do other things and was not in favor of this practice. Mayor Alexander continued with not supporting high density; department head budget meeting; his support of the police department and code enforcement being more aggressive on compliance; supporting historic preservation with updating historic ordinances; conduct review of current ordinances with assignments to boards on reviews with updates approved by council.

VIII. DISCUSSION AND ACTION ITEMS

a. Discussion and appropriate action on applications submitted for open board positions

Mayor Alexander announced he had mistakenly appointed alternate Eduardo Esquivel to the full board position on Planning and Zoning at the last meeting and found he did not have the authority to do this without council consent. Councilmember Merz asked if the alternate wished to still be considered by the city council. Mayor Alexander said he chose not to seek the full board position. City Secretary Debra Howe spoke on the applications the city had received for the open position on the Planning and Zoning from Marques Fuentes and from Beatrice Hurtado for an open position on the Zoning Board of Adjustments. Ms. Howe said Mr. Fuentes had previously been on the ZBOA and Parks Board and Ms. Hurtado had previously served on the ZBOA. Councilmember Merz felt the city council should continue the current two-step process and vote at the next meeting.

A motion was made by Councilmember Marchman and duly seconded by Councilmember King to appoint Marques Fuentes to the Planning and Zoning Commission full board position (#5) for a term ending in 2026 and appoint Beatrice Hurtado to full board position (#5) with a term ending 2027. A vote was taken (4 ayes: 1 nay (Merz)) the motion carried by all present.

b. Discussion and appropriate action to award a contract for solid waste (inclusive of recycling, bulk, and hazardous waste) services

Mayor Alexander said he was in favor of staff's recommendation on the solid waste contract.

A motion was made by Councilmember King and duly seconded by Councilmember Merz to have discussion with solid waste services vendors present regarding their proposals. A vote was taken (5:0 all ayes) the motion carried by all present.

Councilmember Martinez asked the total cost for the services were. City Administrator Scott Dixon said there was a pass thru 10% administration fee. Ms. Martinez asked if a new vendor would be doing commercial billing as the current did. Mr. Dixon said he could negotiate with the vendor if the city council did not stay with current vendor Waste Management. Ms. Martinez asked how the city would notify citizens of any change. Mr. Dixon said staff did have a plan to notify if there was a change. Councilmember King said ten years ago the city was allowed 8 yards of bulk and had dropped to 6 yards after negotiations with storm debris having been left on the streets for 3 months by Waste Management. It was noted South Texas Refuse Disposal (STRD) would allow 8 yards. Councilmember Lee said he had reviewed all of the proposals and wished to stay with present provider. Chris Cox, Frontier Waste Solutions, spoke first on his current company. Mr. Cox had previously been the city representative for Waste Management for several years. Mr. Cox said he was still unsure as to how the proposals were graded as the numbers did not add up and said his proposal had 10-year pricing as the others did not and was there for questions. Councilmember Merz asked him if the $17.00 was same for the 10-year period. Mr. Cox said there was an increase after the first year with pricing increases based on the CPI index. Councilmember Lee said it looked like it was $17.00 plus $2.00 from 2 years on with increases thereafter plus CIP index. Councilmember King asked if the commercial included the 10% franchise fee and if Frontier gave a senior discount not shown in his proposal. Mr. Cox said it was and they would give a senior discount to customers. Blake Simpson, STRD of Hondo, spoke on his company's proposal for the city's refuse service. Mr. Blake said they were a local company and they were committed to taking care of the citizens. Mr. Blake said the CPI they proposed is 2% to maximum 5% with the base 2% coving fuel cost and labor. The 5% would protect the city from higher cost increases. Mr. Blake said they were a small company that served several cities in the area including Hondo. Councilmember Lee asked about recycling options shown. Mr. Blake said they provided curbside or had a central location inside the city to take recycling. Mr. Blake said the city would receive the full amount back on all recycling. Mayor Alexander asked it this was an option. Mr. Blake said no it was an either or option. Mr. Blake said all pricing did have the 10% franchise fees included. Mr. Blake said STRD provided a curbside pickup for elderly or handicap citizens, going on the property to pick-up and the proposal included a 10% discount for 65 and older. Councilmember Marchman asked about storm debris cleanup stating it was needed most for the residents. Mr. Blake said they did provide the service and requested limbs be cut to reasonable lengths and the citizens would just call for pickup. Councilmember Martinez asked if commercial businesses would be included in storm cleanup. Mr. Blake said they would be. A question was asked if the vendors were ready to start service when current contract ended. Mr. Blake said he had a standby order placed, if he was awarded the contract it would be 30 days for the new carts to come in. Mr. Cox said his company was ready to go with carts in the yard. Gary Gaucci, with current vendor Waste Management, spoke on the scoring matrix and was unsure of the grading as his company

had higher marks but was 0.7 lower overall, but thanked the team who went through the process as it was a challenge to do this. Mr. Gaucci thanked the city for over 30 years of providing services to the city saying they were the largest trash hauler in north America and the safest. Mr. Gaucci said they now used the one-armed grappler with safety in mind. Councilmember Marchman asked about the rates shown. Mr. Gaucci said they were good for 12 months with CPI index increase after that. Councilmember King asked about leaves/bulk was included in bulk curbside and bags allowed. Mr. Gaucci said the clear leaf bags were permitted for leaves for safety purposes. Councilmember Lee said he was in favor of keeping the current vendor as the cost savings were very little he felt. Mr. Lee said they had recently picked up his trash following a missed pickup and appreciated the customer service.

A motion was made by Councilmember Lee and duly seconded by Councilmember Martinez to adopt an ordinance approving an exclusive franchise agreement with Waste Management for the collection, hauling, and disposal of municipal solid waste and recyclable materials in the city of Castroville. A vote was taken (2 ayes: 3 nays (Marchman, King, Merz)) the motion failed.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to adopt an ordinance approving an exclusive franchise agreement with South Texas Refuse Disposal for the collection, hauling, and disposal of municipal solid waste and recyclable materials in the city of Castroville for a five-year period. A vote was taken (4 ayes: 1 nay (Lee)) the motion carried by a majority vote.

c. Council nomination and election of Mayor Pro-Tempore

Councilmember King nominated Councilmember Merz for the position of Mayor Pro Tem saying it was good to have different members of the council experience the position.

A motion was made by Councilmember King and duly seconded by Councilmember Merz to appoint Councilmember David Merz to serve as Mayor Pro Tem for a one-year term. A vote was taken (2 ayes: 3 nays (Martinez, Marchman, Lee) the motion failed.

Councilmember Lee nominated Councilmember Martinez to serve another term as Mayor Pro Tem.

A motion was made by Councilmember Lee and duly seconded by Councilmember Marchman to reappoint Councilmember Sheena Martinez as Mayor Pro Tem for a one-year term. A vote was taken (5:0 all ayes) the motion carried by all present.

d. Consider and take appropriate action on adopting a Resolution establishing regular meeting time, date, and place for city council meetings

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to adopt a resolution amending the city council meetings to begin at 6 p.m. unless an executive session was posted and those meetings would begin at 5 p.m. A vote was taken (5:0 all ayes) the motion carried by all present.

e. Consider and take appropriate action on approving a form for citizen participation on posted agenda items

Mayor Alexander, at the previous meeting had presented a form used by the County Commissioner's Court for citizen participation on agenda items. Staff was directed to prepare and provide a form for consideration. Councilmember Merz requested language be added that the form was only for agenda

items and citizens were not limited to speaking only at citizen comments. The form was to be turned in before the item was announced.

A motion was made by Councilmember Lee and duly seconded by Councilmember King to approve the citizen participation form with additional language of not for citizens comments, may speak at listed agenda item. A vote was taken (5:0 all ayes) the motion carried by all present.

f. Discuss and take appropriate action regarding the assignment of council liaisons to the city's various advisory boards and commissions

Mayor Alexander asked council members if they wished to continue on the current boards as liaisons. They agreed they would like to stay on the current boards. Councilmember Lee said in the past the members were put on different boards to understand what each board did and suggested changing liaisons every 6 months. **No formal action was taken.**

IX. CITY ADMINISTRATOR'S REPORT

a. City Administrator Report Topics:
Gas Operations Update, CPS Wholesale Electric Negotiations, Regional Park Community Center Project, WWTP Dams & Ponds, Regional Park Irrigation, UDO Progress, Hwy 90 Improvements - Utility Relocates, City Hall Remodel RFQ, CDBG Waterline Project, Council Chamber Audio/Video, Athens Area Drainage Project

Mayor Alexander spoke on the dams and ponds giving a history on the ponds from when he was employed with the city. Mayor Alexander said there were old pumps in the back of the ponds and in the past the park was irrigated and had enough pressure then. Councilmember Lee asked if they were irrigating the park now from the ponds. City Administrator Dixon said he thought they were and would be looking at reconfiguration of the distribution and research further on the old pumps that the Mayor had referred to. Helen Delevan, who sent a letter, was concerned with the loss of the ponds and wanted more information. Councilmember Merz asked if the city had recorded data on flow off of the hill and the depth of the ponds needed to retain the flow. City Administrator Dixon said he had a preliminary report and would bring back to council. Council asked what the timeline was on the Hwy 90 Improvements. Mr. Dixon said his meeting with TxDOT had been postponed and he would have more information once they met. Councilmember Lee clarified about the dam issues the city would experience with current conditions. Councilmember King who had been the consulting engineer said there would be a dam breach. Councilmember Marchman asked about any cost and no engineering plans but filling in the ponds now. Mr. Dixon said they were not filling in and was waiting on TCEQ before proceeding. Councilmember Martinez asked on clarification on why the old pool building was removed early and who was involved with that decision. Mr. Dixon said the city had been working under the direction of the USDA, along with Grant Consultant EMC, and contractor. Mr. Dixon said the USDA had a timeline on the city had to spend the funds by 2025 and said the project was ready to proceed. The city council approved the demolition and the USDA changed directions after the building had been demolition. Mr. Dixon said now it had been a year and the project was finally underway. Mr. Dixon was asked about notification of citizens affected by the CDBG waterline replacement project. Mr. Dixon said they would be notified once the notice to proceed was issued. Mr. Dixon asked the city council if they wished to continue the staff reports as an agenda item as the Mayor had requested to take off. Mayor Alexander said he felt the

staff answered to the city administrator and he could report on the departments. Councilmember King and Lee liked the updates provided such as code compliance concerns that some citizens asked them about. Councilmember Lee wanted to continue getting the written staff reports from staff and council agreed. City Administrator Dixon also informed the city council the Mayor had requested the city attorney not attend council meetings unless needed. City Council discussed attorney fees

X. DISCUSSION ON FUTURE AGENDA ITEMS

Councilmember Martinez asked for the date of the next budget work session. City Administrator Dixon would look at schedule and let city council know some dates. Mr. Dixon said there would be an executive session planned for the June 10th meeting beginning at 5 p.m. Councilmember Martinez said she would be out for surgery on June 18th thru June 20th. Councilmember Merz said he would be out June 24th. Councilmember Lee wished to apologize to staff and city council on his comments during the SCADA discussion.

XI. Adjourn

Mayor Alexander adjourned the meeting at 8:57 p.m.

_____
Mayor

ATTEST:

_____
City Secretary

MUNICIPAL SOLID WASTE CONTRACT EXTENSION

This Municipal Solid Waste Contract Extension ("Extension") is entered into as of the 9th day of June 2025 between the City of Castroville, Texas ("City"), a municipal corporation, acting by and through its duly authorized City Administrator, and Waste Management of Texas, Inc. ("Contractor"), a Texas Corporation, acting by and through its duly authorized representative (collectively, the "Parties").

WITNESSETH

WHEREAS, City desires to extend that Municipal Solid Waste Agreement dated June 9, 2020 between the Parties (the "Agreement"), set to expire on June 9, 2025; and

WHEREAS, Contractor is amenable to extending the Agreement for a brief period to allow for an orderly transition of services for the City;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties agree as follows:

The terms of the Agreement shall be extended by this Extension, and the Agreement shall remain in full force and effect, until September 30, 2025. The Agreement may be further extended by mutual written agreement of the Parties.

EFFECTIVE AS OF THE 9th DAY OF JUNE, 2025.

CITY:	**CONTRACTOR:**
CITY OF CASTROVILLE, TEXAS	WASTE MANAGEMENT OF TEXAS, INC.
BY: Mayor	BY: ITS:

ATTEST:

APPROVED:

City Attorney

Agenda Report

Agenda of: June 10, 2025

Department: Administration

Subject: Discussion and possible action of a street closure and use of Houston Square for "Show Your Ride" Car Show – July 18, 2025

Recommended Motion: I move to authorize the closure of streets around Houston Square and its use for a car show as presented and discussed (OPTIONAL: and to waive the $100 application fee)

Background: The City has received a request from Mr. Josh Colón, owner of HP Tint Graphics and Signs, to host a community car show—**"Show Your Ride"**—at Houston Square on Friday, July 18, 2025. The event aims to feature over 50 vehicles, along with local and regional vendors, food booths, and entertainment. The applicant has indicated that the event is not expected to include alcohol sales and is intended to provide a family-friendly experience that fosters community connection and draws visitors to downtown Castroville.

This would be the second event of its kind hosted by Mr. Colón, following a successful earlier event that drew strong attendance and positive feedback, including from Mayor Bruce Alexander, who supports use of the public square for this purpose. If successful, Mr. Colón would like to host similar events every other month on the third Friday of the month i.e. September 18th, and November 21st with others following the same pattern in 2026.

Event Summary

- **Date/Time**: Friday, July 18, 2025 (and other dates as referenced above, exact hours TBD)
- **Expected Attendance**: 50+ car entries, with additional guests and spectators from surrounding communities
- **Vendors**: Local and regional (food, crafts, automotive-related businesses)
- **Sponsorships**: Secured from North Park Chevrolet, Carwash Express, and others
- **Law Enforcement**: Requesting police presence; no alcohol sales planned
- **Barricades/Street Closures**: Applicant intends to provide a street closure plan pending drone review; final closure map is still pending submission
- **Public Outreach**: Applicant has contacted area business owners, churches, and venues with generally positive feedback reported
- **Recurring Request**: Applicant has expressed interest in holding this event every other month on the third Friday

Staff Recommendation

Staff is supportive of the request **in principle**, but final approval should be conditioned on the following:

1. **Receipt and review of a street closure plan** identifying impacted areas, times, and coordination with the Emergency Services District (ESD)
2. **Confirmation of outreach to all affected downtown businesses and churches**, with documentation of any objections or requests
3. **Coordination with the Police Department** regarding staffing and any additional public safety concerns
4. **Confirmation that no alcohol will be sold** unless a TABC-permitted vendor is engaged and appropriate controls are in place
5. **Waiver of City fees** for barricades or use of public space, as requested, is subject to Council approval

Fiscal Impact: N/A (may waive $100 application fee)

☐ **Budgeted** ☐ **Requires Budget Amendment**

Source of Funding:

Attachments: Blank Special Event Form, Special Event Registration Website

Urgency (0-5 = Low Urgency to High Urgency): 4

Impact (0-5 = Low Impact to High Impact): 3

Submitted by: R. Scott Dixon

CASTROVILLE
the little Alsace of Texas

(https://castrovilletx.gov/2627/2024---Home)

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Catalog (/TX/castroville-tx/catalog)

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Keyword or code...

Category

- [ ] Special Events

RV & Tent Cam… 44 | RV DUMP FEE 1 | Pavilion's, Area … 51 | Athletic Field R… 2 | Swim Programs 5

Pool Rentals 2 | Special Events/… 3 | Animal Services 5 | Steinbach Hus 1

Definition:

Any event at which attendance is expected to exceed 200 people.

Age Group

- [ ] Youth
- [ ] Adult
- [ ] Senior

Days of the Week

- [ ] Mon
- [ ] Tue
- [ ] Wed
- [ ] Thu
- [ ] Fri
- [ ] Sat
- [ ] Sun

Any/all Fundraisers or Benefits Any request to close a road or any of the trails, no matter how tempora Person(s)/Groups, etc. wishing to hold/sponsor such events in the park/ City, must complete a Special Event Form request.

The only “Special Events” and/or activities that will be permitted in the park on days designated as Holiday Dates” (Easter Weekend, Memorial Weekend, 4 of July and Labor Day Weekend, Boo Bash) are those that will benefit the Castroville Regional Park, the City of Castroville and/or the Friends of the Castroville Regional Park. Such requests must first be reviewed by the Parks and Recreation Advisory Board.

There is a $100.00 fee to request a special event, fees are refundable if event is denied.

Please allow 2-3 weeks for processing.

For any additional questions please contact the Park Office.

830-931-0033

SPECIAL EVENTS

Special Event **X**

Alcohol Application Per…	Location TBD	All Ages	TBD	Open	Time TBD	**$20**
July 4th Event 2025 (Fo…	Location TBD	All Ages	TBD	Open	Time TBD	**$100**
Special Event Registrat…	Location TBD	18/up	TBD	Open	Time TBD	**$100**

Terms & Conditions

CASTROVILLE
the little Alsace of Texas

Phone: 830-931-0033 (tel:830-931-0033)

Email: Contact Us (mailto:briana.tello@castrovilletx.gov)

Facebook (https://www.facebook.com/castrovilleparksandrecreation)

City Of Castroville Special Event Registration form

Name: _____

Organization's name: _____

Address: _____

Phone Number: _____

What type of event will be hosted? _____

How many quests, participants, or players will be attending your facility rental?

_____

What date/time (Start to finish) will this event be taking place?

_____

What areas/parks are you requesting use of?

_____

Will Participants be charged? If so, how much?

_____

Will you be needing any special accommodation? (Request for barricades, portable toilets, etc.)

If so, please explain. (Please attach any maps or additional information)

_____

Liability Waiver:

I agree to release and hold harmless the City of Castroville, including its officers, employees, agents, volunteers, and elected and appointed officials; collectively "released parties," from any claims, causes of action, damages, losses, liabilities, or expenses, including reasonable attorney fees and court costs, for any personal injury, property damage or death arising out of me or my child's participation in any City of Castroville, program, activity and/or event, regardless of whether the personal injury, property damage or death was caused by any negligent act or omission of the released parties. I understand that by signing this release I am releasing all of the released parties from any liability resulting from me or my child's participation in any City of Castroville program, activity, and/or event. I further understand and recognize that these programs, activities and events may be dangerous to me or my child and knowingly accept those risks or dangers. I understand that if I or my child is injured, this release will be used against me and anyone else claiming damage(s) due to me or my child's injury in any legal action or claim. I also understand and agree that no City elected official, officer, employee, volunteer, or agent is authorized to modify this release and hold harmless agreement. I certify that I have personally read and understand this release and hold harmless and further agree that this release shall be valid for one year from the original signature date. I may revoke this release in writing and deliver the written revocation to the park and recreation director. Revocation of this release shall be grounds to terminate my or my child's participation in City programs, activities, and events.

The City of Castroville is not responsible for losses due to fire, theft, or vandalism, nor is it responsible for accidents of any nature.

Comments/Complaints should be in writing and should be addressed to the City Administrator, City of Castroville, at the following address: 1209 Fiorella, Castroville, TX 78009.

The 24-hour Emergency Number for Public Works is: 830-931-4090

For a Fire, Medical, or Police Emergency, dial 911.

These Rules and Regulations will be subject to review and revision each January or whenever deemed in the best interest of the park.

By Submitting this Special Event Registration Form, you agree automatically agree to our Liability waiver form.

Signature: _____

Date: _____

FOR OFFICE USE ONLY:

Received by: _____

Date: _____

Approved by: _____

Approved by: _____

Approved by: _____

Comments, concerns, requests for more information:

_____

_____

_____

_____

_____

Agenda Report

Agenda of: June 10, 2025

Department: Administration

Subject: Discussion by SAMCO Capital Markets, the City's Financial Advisor, regarding proceeding with the issuance of Certificates of Obligations for Utility System Improvements (The Water Well Project which was previosly authorized by the Council on March 25, 2025) and the possibility of combining that project with potential General Fund Projects and other matters related thereto.

Recommended Motion: No action. Discussion only.

Background:

On March 25, 2025, the City Council authorized staff to move forward with the development of a Water Well Project to address system resiliency, increased demand, and long-term water supply sustainability. To fund this essential infrastructure improvement, staff is recommending the issuance of Certificates of Obligation (COs), a financing tool authorized under Texas Local Government Code Chapter 271.

SAMCO Capital Markets will present financing options and a timeline for issuing these COs, along with a proposed strategy to consider combining the utility-related issuance with high-priority General Fund capital projects, as permitted under state law. In addition, the presetnation will outline the benefits of combining this issuance with additional capital projects from the General Fund to maximize efficiency and reduce future issuance costs.

Genral Fund projects under consideration are:

To capitalize on interest rate efficiency and reduce future issuance costs, the City may consider bundling additional capital improvements into the same issuance. The following **General Fund projects** have been identified for potential inclusion:

- City Hall Remodel
- New Police Station
- Park Improvements
- Street Improvements
- Library Expansion
- Vehicles and Equipment

Including these projects may provide operational and financial benefits, particularly for those that are critical to maintaining service levels, enhancing public safety, or addressing aging infrastructure.

By combining these projects into a single issuance, the City anticipates significant savings on issuance costs such as legal, financial advisory, and underwriting fees.

Contractual Obligations:

Fiscal Summary:

- SAMCO will present a **Tax Rate Impact Analysis**, including the projected debt service requirements for a combined issuance.
- Preliminary modeling estimates a total issuance size of $3.5 – 4.5 million, encompassing both utility and General Fund capital needs.
- The **I&S tax rate impact** remains stable due to increased assessed valuation and strategic layering of debt service payments.
- The projected debt service schedule demonstrates how combining issuances aligns with the City's long-range financial plan and debt capacity.

Negotiation and Close-Out:

Next Steps:

- Prepare and publish the required Notice of Intent for CO issuance (minimum 45-day notice).
- Continue refining cost estimates and timing for General Fund projects.
- Schedule public hearing(s) and coordinate with bond counsel for issuance proceedings.

Fiscal Impact:

☐ **Budgeted** ☐ **Requires Budget Amendment**

Source of Funding:

Attachments: Project List, Tax Rate Impact Analysis, Minutes excerpt from March 25, 2025, Current Debt Model as of 08/07/2024

Urgency (0-5 = Low Urgency to High Urgency): 5

Impact (0-5 = Low Impact to High Impact): 3

Submitted by: R. Scott Dixon

City of Castroville, Texas
Project List
June 10, 2025

Possible General Fund Projects

City Hall Remodel
New Police Station
Park Improvements
Street Improvements
Library Expansion
Vehicles and Equipment

Previosly Approved Utility Fund Projects

Water Well Project (Series 2025)
Elevated Tank and Equipment (Series 2026)

Castroville, City of
Tax Rate Impact Analysis
June 10, 2025

FYE (9/30)	Taxable Assessed Value	Growth Rate	Existing General Fund Debt	$4,500,000 Certificates of Obligation, Series 2025 Principal	Interest [1]	Total	New Total Debt Service	I&S Tax Rate Required	M&O Rate	Total Tax Rate Required
2025	**$ 333,461,718**		$ 582,435				$ 582,435	**$ 0.1746**	**$ 0.3487**	**$ 0.5233**
2026	375,552,838	13%	418,844	$ 40,000	$ 194,625	$ 234,625	653,469	0.1740	0.3487	0.5227
2027	413,108,122	10%	340,944	$ 180,000	200,700	380,700	721,644	0.1747	0.3487	0.5234
2028	454,418,934	10%	339,694	160,000	192,600	352,600	692,294	0.1523	0.3487	0.5010
2029	499,860,827	10%	337,944	165,000	185,400	350,400	688,344	0.1377	0.3487	0.4864
2030	524,853,869	5%	298,144	175,000	177,975	352,975	651,119	0.1241	0.3487	0.4728
2031	551,096,562	5%	294,544	180,000	170,100	350,100	644,644	0.1170	0.3487	0.4657
2032	578,651,390	5%	295,744	190,000	162,000	352,000	647,744	0.1119	0.3487	0.4606
2033	578,651,390	0%	298,844	200,000	153,450	353,450	652,294	0.1127	0.3487	0.4614
2034	578,651,390	0%	296,644	210,000	144,450	354,450	651,094	0.1125	0.3487	0.4612
2035	578,651,390	0%	294,294	215,000	135,000	350,000	644,294	0.1113	0.3487	0.4600
2036	578,651,390	0%	294,294	225,000	125,325	350,325	644,619	0.1114	0.3487	0.4601
2037	578,651,390	0%	294,194	235,000	115,200	350,200	644,394	0.1114	0.3487	0.4601
2038	578,651,390	0%	298,994	250,000	104,625	354,625	653,619	0.1130	0.3487	0.4617
2039	578,651,390	0%	298,594	260,000	93,375	353,375	651,969	0.1127	0.3487	0.4614
2040	578,651,390	0%	293,094	270,000	81,675	351,675	644,769	0.1114	0.3487	0.4601
2041	578,651,390	0%	292,250	285,000	69,525	354,525	646,775	0.1118	0.3487	0.4605
2042	578,651,390	0%	286,300	295,000	56,700	351,700	638,000	0.1103	0.3487	0.4590
2043	578,651,390	0%	-	310,000	43,425	353,425	353,425	0.0611	0.3487	0.4098
2044	578,651,390	0%	-	320,000	29,475	349,475	349,475	0.0604	0.3487	0.4091
2045	578,651,390	0%	-	335,000	15,075	350,075	350,075	0.0605	0.3487	0.4092
Total			$ 6,534,984	$ 4,500,000	$ 2,450,700	$ 6,950,700	$ 13,485,684			

(1) *Preliminary, Subject to change. Interest rate calculated at 4.50% for illustrative purposes.*

Historical Tax Rates

TAX YEAR	2024	2023	2022	2021
M&O	$0.3487	$0.3680	$0.3970	$0.4385
I&S	$0.1746	$0.1553	$0.1263	$0.0848
Total	$0.5233	$0.5233	$0.5233	$0.5233

City of Castroville, Texas
Water and Sewer Utility System Proposed Debt Service
June 10, 2025

FYE (9/30)	Exixting Debt	$3,500,000 Series 2025	$22,100,000 TWDB	Total Debt Service
2025	1,494,309			$1,494,309
2026	1,496,901	151,375		1,648,276
2027	1,492,541	277,500	552,034	2,322,076
2028	1,496,572	277,100	1,102,034	2,875,706
2029	1,498,575	276,475	1,102,310	2,877,361
2030	1,438,198	275,625	1,102,227	2,816,050
2031	1,438,912	279,550	1,101,779	2,820,241
2032	1,438,406	278,025	1,100,846	2,817,277
2033	1,433,731	276,275	1,104,533	2,814,539
2034	1,440,781	279,300	1,102,618	2,822,698
2035	1,436,446	276,875	1,100,225	2,813,546
2036	1,063,146	279,225	1,102,104	2,444,474
2037	1,064,913	276,125	1,103,334	2,444,372
2038	1,060,610	277,800	1,103,944	2,442,354
2039	1,065,483	279,025	1,103,919	2,448,427
2040	1,062,295	279,800	1,103,246	2,445,341
2041	1,058,041	280,125	1,101,775	2,439,941
2042	1,058,118	280,000	1,104,440	2,442,558
2043	802,011	279,425	1,101,094	2,182,530
2044	425,797	278,400	1,101,789	1,805,986
2045	428,856	276,925	1,101,469	1,807,249
2046	61,698	-	1,105,159	1,166,857
2047	60,852	-	1,102,856	1,163,708
2048	-	-	1,104,681	1,104,681
2049	-	-	1,100,756	1,100,756
2050	-	-	1,101,217	1,101,217
2051	-	-	1,100,863	1,100,863
2052	-	-	1,104,628	1,104,628
2053	-	-	1,102,422	1,102,422
2054	-	-	1,104,379	1,104,379
2055	-	-	1,100,416	1,100,416
2056	-	-	1,100,672	1,100,672
Total	25,317,191	$ 5,434,950	32,523,768	63,275,909

(1) *Preliminary, Series 2025 interest rate calculated at 4.50% for illustrative purposes.*
Preliminary, Series 2026 interest rate calculated at 3.50% due to TWDB funding.

$3,500,000*
CITY OF CASTROVILLE, TEXAS (the "CITY")
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025 (the "CERTIFICATES")

Proposed Timetable

June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	**10**	**11**	12	13	14
15	16	17	18	**19**	20	21
22	23	24	25	**26**	27	28
29	30					

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	**14**	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	**12**	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	**17**	18	19	20
21	22	23	24	25	26	27
28	29	30				

Date	**Action Required**
Tuesday, March 25, 2025	• **SAMCO Capital Markets, the City's financial advisor, briefs City Council on plan of finance and receives "greenlight" to proceed with financing** • **City Council authorizes Reimbursement Resolution**
Friday, May 2, 2025	SAMCO sends the Request for Information ("RFI") to the City
Tuesday, May 13, 2025	RFI due back to SAMCO
Tuesday, June 10, 2025	**City Council authorizes a Notice of Intention Resolution ("NOI") to issue Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022**
Wednesday, June 11, 2025	**City posts NOI to the City's formal internet website (at least 45 days prior to ordinance adoption)**
Thursday, June 19, 2025	**First Publication of NOI published in the City's newspaper (at least 46 days prior to ordinance adoption) *[Newspaper distributes on Thursday's weekly, deadline is Monday's at Noon]***
Monday, June 23, 2025	SAMCO distributes initial draft of Preliminary Official Statement ("POS") and Notice of Sale ("NOS") to Bond Counsel for review
Thursday, June 26, 2025	**Second Publication of NOI published in the City's newspaper**
Tuesday, July 1, 2025	SAMCO receives comments on POS/NOS from Bond Counsel
Wednesday, July 9, 2025	SAMCO submits second POS/NOS draft to all parties including Bond Insurers and S&P for review
Week of July 14, 2025	**Schedule rating conference call with S&P**
Wednesday, July 23, 2025	Final POS/NOS comments due to SAMCO from all parties
Friday, July 25, 2025	Notify the Municipal Advisory Council of Texas of upcoming CO sale
Tuesday, August 5, 2025	• Post POS/NOS to website and distribute to potential bidders. • Receive S&P Rating
Tuesday, August 12, 2025	• **Receive electronic bids for the Certificates (11:00 A.M.) via Internet.** • **City Council review bids for the Certificates and adopts the Ordinance authorizing and selling the Certificates**
Wednesday, September 17, 2025	**Certificates closing; Funds wired to the City's Depository Bank**

**Preliminary; subject to change.*

DRAFT

City of Castroville, Texas

Debt Model

August 7, 2024

Presented by:
SAMCO Capital Markets, Inc.
Mark McLiney
Andrew Friedman
Ryan Cunningham
(210) 832-9760

Debt Model

City of Castroville, Texas
Debt Model
August 7, 2024

General Fund Debt Obligations			
Fiscal Year Ending 9/30	GO & Ref Bonds S-2012	CO's S-2022	Total Debt Service
2025	$ 89,950	$ 331,194	$ 421,144
2026	82,400	336,444	418,844
2027	-	340,944	340,944
2028	-	339,694	339,694
2029	-	337,944	337,944
2030	-	298,144	298,144
2031	-	294,544	294,544
2032	-	295,744	295,744
2033	-	298,844	298,844
2034	-	296,644	296,644
2035	-	294,294	294,294
2036	-	294,294	294,294
2037	-	294,194	294,194
2038	-	298,994	298,994
2039	-	298,594	298,594
2040	-	293,094	293,094
2041	-	292,250	292,250
2042	-	286,300	286,300
2043	-	-	-
2044	-	-	-
2045	-	-	-
2046	-	-	-
2047	-	-	-
2048	-	-	-
2049	-	-	.
2050	-	-	-
2051	-	-	-
2052	-	-	-
2053	-	-	-
2054	-	-	-
2055	-	-	-
2056	-	-	-
2057	-	-	-
2058	-	-	-
2059	-	-	-
2060	-	-	-
2061	-	-	-
Total	$ 172,350	$ 5,522,150	$ 5,694,500

Airport System	
Fiscal Year Ending 9/30	Rev Bonds S-2021 (USDA)
2025	$ 45,225
2026	44,779
2027	44,333
2028	44,886
2029	44,419
2030	44,951
2031	44,463
2032	44,974
2033	44,464
2034	44,954
3035	44,423
2036	44,891
2037	44,339
2038	44,786
2039	45,213
2040	44,618
2041	45,023
2042	44,406
2043	44,790
2044	45,153
2045	44,494
2046	44,835
2047	45,155
2048	44,454
2049	44,753
2050	45,030
2051	45,286
2052	44,521
2053	44,756
2054	44,970
2055	45,163
2056	44,334
2057	44,505
2058	44,655
2059	44,784
2060	44,891
2061	46,978
Total	$ 1,658,649

Electric System	
Fiscal Year Ending 9/30	CO's S-2022
2025	$ 56,800
2026	54,800
2027	57,800
2028	55,550
2029	53,300
2030	31,500
2031	30,500
2032	34,500
2033	33,600
2034	32,700
3035	31,800
2036	31,200
2037	30,600
2038	-
2039	-
2040	-
2041	-
2042	-
2043	-
2044	-
2045	-
2046	-
2047	-
2048	-
2049	-
2050	-
2051	-
2052	-
2053	-
2054	-
2055	-
2056	-
2057	-
2058	-
2059	-
2060	-
2061	-
Total	$ 534,650

Drainage System	
Fiscal Year Ending 9/30	CO's S-2024
2025	$ 109,000
2026	113,000
2027	110,800
2028	108,600
2029	111,400
2030	109,000
2031	111,600
2032	109,000
2033	111,400
2034	108,600
3035	110,800
2036	112,800
2037	109,600
2038	111,400
2039	108,000
2040	109,600
2041	111,000
2042	112,200
2043	108,200
2044	109,200
2045	-
2046	-
2047	-
2048	-
2049	-
2050	-
2051	-
2052	-
2053	-
2054	-
2055	-
2056	-
2057	-
2058	-
2059	-
2060	-
2061	-
Total	$ 2,205,200

City of Castroville, Texas
Debt Model
August 7, 2024

Utility System Supported Debt Obligations							
Fiscal Year Ending 9/30	Rev Bonds S-2015	Rev Bonds S-2015A	Rev Bonds S-2015B	Rev Bonds S-2017	CO's S-2022[(1)]	CO's S-2023	Total Debt Service
2025	$ 170,201	$ 205,467	$ 369,089	$ 58,121	$ 319,581	$ 371,850	$ 1,494,309
2026	169,196	203,770	372,246	58,009	319,831	373,850	1,496,901
2027	167,981	206,827	369,978	57,824	319,581	370,350	1,492,541
2028	171,586	204,613	367,374	57,568	323,831	371,600	1,496,572
2029	169,974	207,201	369,462	57,257	322,331	372,350	1,498,575
2030	168,223	204,556	371,242	61,897	257,731	374,550	1,438,198
2031	171,332	206,744	367,704	61,452	260,331	371,350	1,438,912
2032	169,268	208,723	368,963	60,972	257,531	372,950	1,438,406
2033	167,108	205,505	369,980	60,457	256,531	374,150	1,433,731
2034	169,868	207,190	370,780	59,912	260,381	372,650	1,440,781
3035	167,475	208,690	371,358	59,342	258,931	370,650	1,436,446
2036	-	-	371,708	58,757	259,531	373,150	1,063,146
2037	-	-	371,825	58,157	260,031	374,900	1,064,913
2038	-	-	371,737	57,542	260,431	370,900	1,060,610
2039	-	-	371,440	61,912	260,731	371,400	1,065,483
2040	-	-	370,962	61,203	255,931	374,200	1,062,295
2041	-	-	370,334	60,477	255,831	371,400	1,058,041
2042	-	-	369,554	59,740	255,625	373,200	1,058,118
2043	-	-	368,620	58,992	-	374,400	802,011
2044	-	-	367,565	58,233	-	-	425,797
2045	-	-	371,388	57,468	-	-	428,856
2046	-	-	-	61,698	-	-	61,698
2047	-	-	-	60,852	-	-	60,852
Total	$ 1,862,210	$ 2,269,284	$ 7,773,303	$ 1,367,839	$ 4,964,706	$ 7,079,850	$ 25,317,191

(1) Portion of utility fund supported FYE 2025 debt service payment to be repaid by the general fund. Future years to be repaid as shown herein.

Debt Service Schedules

BOND DEBT SERVICE

City of Castroville, Texas
$2,020,000 General Obligation Refunding Bonds, Series 2012
Callable 8/1/2020 at Par

Dated Date	10/01/2012
Delivery Date	10/30/2012

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			2,475	2,475	
08/01/2025	85,000	3.000%	2,475	87,475	
09/30/2025					89,950
02/01/2026			1,200	1,200	
08/01/2026	80,000	3.000%	1,200	81,200	
09/30/2026					82,400
	165,000		7,350	172,350	172,350

BOND DEBT SERVICE

City of Castroville, Texas
$3,050,000 Utility System Revenue Bonds, Series 2015
Callable Inversely on 8/1/2025 at Par

Dated Date 08/01/2015
Delivery Date 11/24/2015

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			10,100.50	10,100.50	
08/01/2025	150,000	0.670%	10,100.50	160,100.50	
09/30/2025					170,201.00
02/01/2026			9,598.00	9,598.00	
08/01/2026	150,000	0.810%	9,598.00	159,598.00	
09/30/2026					169,196.00
02/01/2027			8,990.50	8,990.50	
08/01/2027	150,000	0.930%	8,990.50	158,990.50	
09/30/2027					167,981.00
02/01/2028			8,293.00	8,293.00	
08/01/2028	155,000	1.040%	8,293.00	163,293.00	
09/30/2028					171,586.00
02/01/2029			7,487.00	7,487.00	
08/01/2029	155,000	1.130%	7,487.00	162,487.00	
09/30/2029					169,974.00
02/01/2030			6,611.25	6,611.25	
08/01/2030	155,000	1.220%	6,611.25	161,611.25	
09/30/2030					168,222.50
02/01/2031			5,665.75	5,665.75	
08/01/2031	160,000	1.290%	5,665.75	165,665.75	
09/30/2031					171,331.50
02/01/2032			4,633.75	4,633.75	
08/01/2032	160,000	1.350%	4,633.75	164,633.75	
09/30/2032					169,267.50
02/01/2033			3,553.75	3,553.75	
08/01/2033	160,000	1.400%	3,553.75	163,553.75	
09/30/2033					167,107.50
02/01/2034			2,433.75	2,433.75	
08/01/2034	165,000	1.450%	2,433.75	167,433.75	
09/30/2034					169,867.50
02/01/2035			1,237.50	1,237.50	
08/01/2035	165,000	1.500%	1,237.50	166,237.50	
09/30/2035					167,475.00
	1,725,000		137,209.50	1,862,209.50	1,862,209.50

BOND DEBT SERVICE

City of Castroville, Texas
$3,500,000 Utility System Revenue Bonds, Series 2015A
Callable Inversely on 8/1/2025 at Par

Dated Date 08/01/2015
Delivery Date 11/24/2015

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			15,233.50	15,233.50	
08/01/2025	175,000	0.970%	15,233.50	190,233.50	
09/30/2025					205,467.00
02/01/2026			14,384.75	14,384.75	
08/01/2026	175,000	1.110%	14,384.75	189,384.75	
09/30/2026					203,769.50
02/01/2027			13,413.50	13,413.50	
08/01/2027	180,000	1.230%	13,413.50	193,413.50	
09/30/2027					206,827.00
02/01/2028			12,306.50	12,306.50	
08/01/2028	180,000	1.340%	12,306.50	192,306.50	
09/30/2028					204,613.00
02/01/2029			11,100.50	11,100.50	
08/01/2029	185,000	1.430%	11,100.50	196,100.50	
09/30/2029					207,201.00
02/01/2030			9,777.75	9,777.75	
08/01/2030	185,000	1.520%	9,777.75	194,777.75	
09/30/2030					204,555.50
02/01/2031			8,371.75	8,371.75	
08/01/2031	190,000	1.590%	8,371.75	198,371.75	
09/30/2031					206,743.50
02/01/2032			6,861.25	6,861.25	
08/01/2032	195,000	1.650%	6,861.25	201,861.25	
09/30/2032					208,722.50
02/01/2033			5,252.50	5,252.50	
08/01/2033	195,000	1.700%	5,252.50	200,252.50	
09/30/2033					205,505.00
02/01/2034			3,595.00	3,595.00	
08/01/2034	200,000	1.750%	3,595.00	203,595.00	
09/30/2034					207,190.00
02/01/2035			1,845.00	1,845.00	
08/01/2035	205,000	1.800%	1,845.00	206,845.00	
09/30/2035					208,690.00
	2,065,000		204,284.00	2,269,284.00	2,269,284.00

BOND DEBT SERVICE

City of Castroville, Texas
$9,050,000 Utility System Revenue Bonds, Series 2015B
Callable Inversely on 8/1/2025 at Par

Dated Date 08/01/2015
Delivery Date 11/24/2015

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			47,044.25	47,044.25	
08/01/2025	275,000	0.670%	47,044.25	322,044.25	
09/30/2025					369,088.50
02/01/2026			46,123.00	46,123.00	
08/01/2026	280,000	0.810%	46,123.00	326,123.00	
09/30/2026					372,246.00
02/01/2027			44,989.00	44,989.00	
08/01/2027	280,000	0.930%	44,989.00	324,989.00	
09/30/2027					369,978.00
02/01/2028			43,687.00	43,687.00	
08/01/2028	280,000	1.040%	43,687.00	323,687.00	
09/30/2028					367,374.00
02/01/2029			42,231.00	42,231.00	
08/01/2029	285,000	1.130%	42,231.00	327,231.00	
09/30/2029					369,462.00
02/01/2030			40,620.75	40,620.75	
08/01/2030	290,000	1.220%	40,620.75	330,620.75	
09/30/2030					371,241.50
02/01/2031			38,851.75	38,851.75	
08/01/2031	290,000	1.290%	38,851.75	328,851.75	
09/30/2031					367,703.50
02/01/2032			36,981.25	36,981.25	
08/01/2032	295,000	1.350%	36,981.25	331,981.25	
09/30/2032					368,962.50
02/01/2033			34,990.00	34,990.00	
08/01/2033	300,000	1.400%	34,990.00	334,990.00	
09/30/2033					369,980.00
02/01/2034			32,890.00	32,890.00	
08/01/2034	305,000	1.450%	32,890.00	337,890.00	
09/30/2034					370,780.00
02/01/2035			30,678.75	30,678.75	
08/01/2035	310,000	1.500%	30,678.75	340,678.75	
09/30/2035					371,357.50
02/01/2036			28,353.75	28,353.75	
08/01/2036	315,000	1.550%	28,353.75	343,353.75	
09/30/2036					371,707.50
02/01/2037			25,912.50	25,912.50	
08/01/2037	320,000	1.590%	25,912.50	345,912.50	
09/30/2037					371,825.00
02/01/2038			23,368.50	23,368.50	
08/01/2038	325,000	1.630%	23,368.50	348,368.50	
09/30/2038					371,737.00
02/01/2039			20,719.75	20,719.75	
08/01/2039	330,000	1.660%	20,719.75	350,719.75	
09/30/2039					371,439.50
02/01/2040			17,980.75	17,980.75	
08/01/2040	335,000	1.680%	17,980.75	352,980.75	
09/30/2040					370,961.50
02/01/2041			15,166.75	15,166.75	
08/01/2041	340,000	1.700%	15,166.75	355,166.75	
09/30/2041					370,333.50
02/01/2042			12,276.75	12,276.75	
08/01/2042	345,000	1.720%	12,276.75	357,276.75	
09/30/2042					369,553.50
02/01/2043			9,309.75	9,309.75	
08/01/2043	350,000	1.730%	9,309.75	359,309.75	
09/30/2043					368,619.50
02/01/2044			6,282.25	6,282.25	
08/01/2044	355,000	1.740%	6,282.25	361,282.25	

BOND DEBT SERVICE

City of Castroville, Texas
$9,050,000 Utility System Revenue Bonds, Series 2015B
Callable Inversely on 8/1/2025 at Par

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/30/2044					367,564.50
02/01/2045			3,193.75	3,193.75	
08/01/2045	365,000	1.750%	3,193.75	368,193.75	
09/30/2045					371,387.50
	6,570,000		1,203,302.50	7,773,302.50	7,773,302.50

BOND DEBT SERVICE

City of Castroville, Texas
$1,500,000 Utility System Revenue Bonds, Series 2017
Callable Inversely on 8/1/2027 at Par

Dated Date 08/01/2021
Delivery Date 08/01/2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			6,560.50	6,560.50	
08/01/2025	45,000	0.250%	6,560.50	51,560.50	
09/30/2025					58,121.00
02/01/2026			6,504.25	6,504.25	
08/01/2026	45,000	0.410%	6,504.25	51,504.25	
09/30/2026					58,008.50
02/01/2027			6,412.00	6,412.00	
08/01/2027	45,000	0.570%	6,412.00	51,412.00	
09/30/2027					57,824.00
02/01/2028			6,283.75	6,283.75	
08/01/2028	45,000	0.690%	6,283.75	51,283.75	
09/30/2028					57,567.50
02/01/2029			6,128.50	6,128.50	
08/01/2029	45,000	0.800%	6,128.50	51,128.50	
09/30/2029					57,257.00
02/01/2030			5,948.50	5,948.50	
08/01/2030	50,000	0.890%	5,948.50	55,948.50	
09/30/2030					61,897.00
02/01/2031			5,726.00	5,726.00	
08/01/2031	50,000	0.960%	5,726.00	55,726.00	
09/30/2031					61,452.00
02/01/2032			5,486.00	5,486.00	
08/01/2032	50,000	1.030%	5,486.00	55,486.00	
09/30/2032					60,972.00
02/01/2033			5,228.50	5,228.50	
08/01/2033	50,000	1.090%	5,228.50	55,228.50	
09/30/2033					60,457.00
02/01/2034			4,956.00	4,956.00	
08/01/2034	50,000	1.140%	4,956.00	54,956.00	
09/30/2034					59,912.00
02/01/2035			4,671.00	4,671.00	
08/01/2035	50,000	1.170%	4,671.00	54,671.00	
09/30/2035					59,342.00
02/01/2036			4,378.50	4,378.50	
08/01/2036	50,000	1.200%	4,378.50	54,378.50	
09/30/2036					58,757.00
02/01/2037			4,078.50	4,078.50	
08/01/2037	50,000	1.230%	4,078.50	54,078.50	
09/30/2037					58,157.00
02/01/2038			3,771.00	3,771.00	
08/01/2038	50,000	1.260%	3,771.00	53,771.00	
09/30/2038					57,542.00
02/01/2039			3,456.00	3,456.00	
08/01/2039	55,000	1.290%	3,456.00	58,456.00	
09/30/2039					61,912.00
02/01/2040			3,101.25	3,101.25	
08/01/2040	55,000	1.320%	3,101.25	58,101.25	
09/30/2040					61,202.50
02/01/2041			2,738.25	2,738.25	
08/01/2041	55,000	1.340%	2,738.25	57,738.25	
09/30/2041					60,476.50
02/01/2042			2,369.75	2,369.75	
08/01/2042	55,000	1.360%	2,369.75	57,369.75	
09/30/2042					59,739.50
02/01/2043			1,995.75	1,995.75	
08/01/2043	55,000	1.380%	1,995.75	56,995.75	
09/30/2043					58,991.50
02/01/2044			1,616.25	1,616.25	
08/01/2044	55,000	1.390%	1,616.25	56,616.25	
09/30/2044					58,232.50
02/01/2045			1,234.00	1,234.00	
08/01/2045	55,000	1.400%	1,234.00	56,234.00	
09/30/2045					57,468.00
02/01/2046			849.00	849.00	
08/01/2046	60,000	1.410%	849.00	60,849.00	

BOND DEBT SERVICE

City of Castroville, Texas
$1,500,000 Utility System Revenue Bonds, Series 2017
Callable Inversely on 8/1/2027 at Par

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/30/2046					61,698.00
02/01/2047			426.00	426.00	
08/01/2047	60,000	1.420%	426.00	60,426.00	
09/30/2047					60,852.00
	1,180,000		187,838.50	1,367,838.50	1,367,838.50

BOND DEBT SERVICE

City of Castroville, Texas
$1,180,000 Ariport System Revenue Improvement Bonds, Taxable Series 2021
Callable Anytime at Par

Dated Date 11/01/2021
Delivery Date 11/16/2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			12,112.50	12,112.50	
08/01/2025	21,000	2.125%	12,112.50	33,112.50	
09/30/2025					45,225.00
02/01/2026			11,889.38	11,889.38	
08/01/2026	21,000	2.125%	11,889.38	32,889.38	
09/30/2026					44,778.76
02/01/2027			11,666.25	11,666.25	
08/01/2027	21,000	2.125%	11,666.25	32,666.25	
09/30/2027					44,332.50
02/01/2028			11,443.13	11,443.13	
08/01/2028	22,000	2.125%	11,443.13	33,443.13	
09/30/2028					44,886.26
02/01/2029			11,209.38	11,209.38	
08/01/2029	22,000	2.125%	11,209.38	33,209.38	
09/30/2029					44,418.76
02/01/2030			10,975.63	10,975.63	
08/01/2030	23,000	2.125%	10,975.63	33,975.63	
09/30/2030					44,951.26
02/01/2031			10,731.25	10,731.25	
08/01/2031	23,000	2.125%	10,731.25	33,731.25	
09/30/2031					44,462.50
02/01/2032			10,486.88	10,486.88	
08/01/2032	24,000	2.125%	10,486.88	34,486.88	
09/30/2032					44,973.76
02/01/2033			10,231.88	10,231.88	
08/01/2033	24,000	2.125%	10,231.88	34,231.88	
09/30/2033					44,463.76
02/01/2034			9,976.88	9,976.88	
08/01/2034	25,000	2.125%	9,976.88	34,976.88	
09/30/2034					44,953.76
02/01/2035			9,711.25	9,711.25	
08/01/2035	25,000	2.125%	9,711.25	34,711.25	
09/30/2035					44,422.50
02/01/2036			9,445.63	9,445.63	
08/01/2036	26,000	2.125%	9,445.63	35,445.63	
09/30/2036					44,891.26
02/01/2037			9,169.38	9,169.38	
08/01/2037	26,000	2.125%	9,169.38	35,169.38	
09/30/2037					44,338.76
02/01/2038			8,893.13	8,893.13	
08/01/2038	27,000	2.125%	8,893.13	35,893.13	
09/30/2038					44,786.26
02/01/2039			8,606.25	8,606.25	
08/01/2039	28,000	2.125%	8,606.25	36,606.25	
09/30/2039					45,212.50
02/01/2040			8,308.75	8,308.75	
08/01/2040	28,000	2.125%	8,308.75	36,308.75	
09/30/2040					44,617.50
02/01/2041			8,011.25	8,011.25	
08/01/2041	29,000	2.125%	8,011.25	37,011.25	
09/30/2041					45,022.50
02/01/2042			7,703.13	7,703.13	
08/01/2042	29,000	2.125%	7,703.13	36,703.13	
09/30/2042					44,406.26
02/01/2043			7,395.00	7,395.00	
08/01/2043	30,000	2.125%	7,395.00	37,395.00	
09/30/2043					44,790.00
02/01/2044			7,076.25	7,076.25	
08/01/2044	31,000	2.125%	7,076.25	38,076.25	
09/30/2044					45,152.50
02/01/2045			6,746.88	6,746.88	
08/01/2045	31,000	2.125%	6,746.88	37,746.88	
09/30/2045					44,493.76
02/01/2046			6,417.50	6,417.50	
08/01/2046	32,000	2.125%	6,417.50	38,417.50	

BOND DEBT SERVICE

City of Castroville, Texas
$1,180,000 Ariport System Revenue Improvement Bonds, Taxable Series 2021
Callable Anytime at Par

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/30/2046					44,835.00
02/01/2047			6,077.50	6,077.50	
08/01/2047	33,000	2.125%	6,077.50	39,077.50	
09/30/2047					45,155.00
02/01/2048			5,726.88	5,726.88	
08/01/2048	33,000	2.125%	5,726.88	38,726.88	
09/30/2048					44,453.76
02/01/2049			5,376.25	5,376.25	
08/01/2049	34,000	2.125%	5,376.25	39,376.25	
09/30/2049					44,752.50
02/01/2050			5,015.00	5,015.00	
08/01/2050	35,000	2.125%	5,015.00	40,015.00	
09/30/2050					45,030.00
02/01/2051			4,643.13	4,643.13	
08/01/2051	36,000	2.125%	4,643.13	40,643.13	
09/30/2051					45,286.26
02/01/2052			4,260.63	4,260.63	
08/01/2052	36,000	2.125%	4,260.63	40,260.63	
09/30/2052					44,521.26
02/01/2053			3,878.13	3,878.13	
08/01/2053	37,000	2.125%	3,878.13	40,878.13	
09/30/2053					44,756.26
02/01/2054			3,485.00	3,485.00	
08/01/2054	38,000	2.125%	3,485.00	41,485.00	
09/30/2054					44,970.00
02/01/2055			3,081.25	3,081.25	
08/01/2055	39,000	2.125%	3,081.25	42,081.25	
09/30/2055					45,162.50
02/01/2056			2,666.88	2,666.88	
08/01/2056	39,000	2.125%	2,666.88	41,666.88	
09/30/2056					44,333.76
02/01/2057			2,252.50	2,252.50	
08/01/2057	40,000	2.125%	2,252.50	42,252.50	
09/30/2057					44,505.00
02/01/2058			1,827.50	1,827.50	
08/01/2058	41,000	2.125%	1,827.50	42,827.50	
09/30/2058					44,655.00
02/01/2059			1,391.88	1,391.88	
08/01/2059	42,000	2.125%	1,391.88	43,391.88	
09/30/2059					44,783.76
02/01/2060			945.63	945.63	
08/01/2060	43,000	2.125%	945.63	43,945.63	
09/30/2060					44,891.26
02/01/2061			488.75	488.75	
08/01/2061	46,000	2.125%	488.75	46,488.75	
09/30/2061					46,977.50
	1,140,000		518,648.94	1,658,648.94	1,658,648.94

BOND DEBT SERVICE

City of Castroville, Texas
$9,285,000 Combination Tax and Revenue Certificates of Obligation, Series 2022
Callable 8/1/2031 at Par

Dated Date 01/01/2022
Delivery Date 02/09/2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			138,787.50	138,787.50	
08/01/2025	430,000	5.000%	138,787.50	568,787.50	
09/30/2025					707,575.00
02/01/2026			128,037.50	128,037.50	
08/01/2026	455,000	5.000%	128,037.50	583,037.50	
09/30/2026					711,075.00
02/01/2027			116,662.50	116,662.50	
08/01/2027	485,000	5.000%	116,662.50	601,662.50	
09/30/2027					718,325.00
02/01/2028			104,537.50	104,537.50	
08/01/2028	510,000	5.000%	104,537.50	614,537.50	
09/30/2028					719,075.00
02/01/2029			91,787.50	91,787.50	
08/01/2029	530,000	4.000%	91,787.50	621,787.50	
09/30/2029					713,575.00
02/01/2030			81,187.50	81,187.50	
08/01/2030	425,000	4.000%	81,187.50	506,187.50	
09/30/2030					587,375.00
02/01/2031			72,687.50	72,687.50	
08/01/2031	440,000	4.000%	72,687.50	512,687.50	
09/30/2031					585,375.00
02/01/2032			63,887.50	63,887.50	
08/01/2032	460,000	3.000%	63,887.50	523,887.50	
09/30/2032					587,775.00
02/01/2033			56,987.50	56,987.50	
08/01/2033	475,000	3.000%	56,987.50	531,987.50	
09/30/2033					588,975.00
02/01/2034			49,862.50	49,862.50	
08/01/2034	490,000	3.000%	49,862.50	539,862.50	
09/30/2034					589,725.00
02/01/2035			42,512.50	42,512.50	
08/01/2035	500,000	2.000%	42,512.50	542,512.50	
09/30/2035					585,025.00
02/01/2036			37,512.50	37,512.50	
08/01/2036	510,000	2.000%	37,512.50	547,512.50	
09/30/2036					585,025.00
02/01/2037			32,412.50	32,412.50	
08/01/2037	520,000	2.000%	32,412.50	552,412.50	
09/30/2037					584,825.00
02/01/2038			27,212.50	27,212.50	
08/01/2038	505,000	2.000%	27,212.50	532,212.50	
09/30/2038					559,425.00
02/01/2039			22,162.50	22,162.50	
08/01/2039	515,000	2.000%	22,162.50	537,162.50	
09/30/2039					559,325.00
02/01/2040			17,012.50	17,012.50	
08/01/2040	515,000	2.125%	17,012.50	532,012.50	
09/30/2040					549,025.00
02/01/2041			11,540.63	11,540.63	
08/01/2041	525,000	2.125%	11,540.63	536,540.63	
09/30/2041					548,081.26
02/01/2042			5,962.50	5,962.50	
08/01/2042	530,000	2.250%	5,962.50	535,962.50	
09/30/2042					541,925.00
	8,820,000		2,201,506.26	11,021,506.26	11,021,506.26

DETAILED BOND DEBT SERVICE

City of Castroville, Texas
$9,285,000 Combination Tax and Revenue Certificates of Obligation, Series 2022
Callable 8/1/2031 at Par

Dated Date	01/01/2022
Delivery Date	02/09/2022

General Fund Component

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			68,096.88	68,096.88	
08/01/2025	195,000	5.000%	68,096.88	263,096.88	
09/30/2025					331,193.76
02/01/2026			63,221.88	63,221.88	
08/01/2026	210,000	5.000%	63,221.88	273,221.88	
09/30/2026					336,443.76
02/01/2027			57,971.88	57,971.88	
08/01/2027	225,000	5.000%	57,971.88	282,971.88	
09/30/2027					340,943.76
02/01/2028			52,346.88	52,346.88	
08/01/2028	235,000	5.000%	52,346.88	287,346.88	
09/30/2028					339,693.76
02/01/2029			46,471.88	46,471.88	
08/01/2029	245,000	4.000%	46,471.88	291,471.88	
09/30/2029					337,943.76
02/01/2030			41,571.88	41,571.88	
08/01/2030	215,000	4.000%	41,571.88	256,571.88	
09/30/2030					298,143.76
02/01/2031			37,271.88	37,271.88	
08/01/2031	220,000	4.000%	37,271.88	257,271.88	
09/30/2031					294,543.76
02/01/2032			32,871.88	32,871.88	
08/01/2032	230,000	3.000%	32,871.88	262,871.88	
09/30/2032					295,743.76
02/01/2033			29,421.88	29,421.88	
08/01/2033	240,000	3.000%	29,421.88	269,421.88	
09/30/2033					298,843.76
02/01/2034			25,821.88	25,821.88	
08/01/2034	245,000	3.000%	25,821.88	270,821.88	
09/30/2034					296,643.76
02/01/2035			22,146.88	22,146.88	
08/01/2035	250,000	2.000%	22,146.88	272,146.88	
09/30/2035					294,293.76
02/01/2036			19,646.88	19,646.88	
08/01/2036	255,000	2.000%	19,646.88	274,646.88	
09/30/2036					294,293.76
02/01/2037			17,096.88	17,096.88	
08/01/2037	260,000	2.000%	17,096.88	277,096.88	
09/30/2037					294,193.76
02/01/2038			14,496.88	14,496.88	
08/01/2038	270,000	2.000%	14,496.88	284,496.88	
09/30/2038					298,993.76
02/01/2039			11,796.88	11,796.88	
08/01/2039	275,000	2.000%	11,796.88	286,796.88	
09/30/2039					298,593.76
02/01/2040			9,046.88	9,046.88	
08/01/2040	275,000	2.125%	9,046.88	284,046.88	
09/30/2040					293,093.76
02/01/2041			6,125.00	6,125.00	
08/01/2041	280,000	2.125%	6,125.00	286,125.00	
09/30/2041					292,250.00
02/01/2042			3,150.00	3,150.00	
08/01/2042	280,000	2.250%	3,150.00	283,150.00	
09/30/2042					286,300.00
	4,405,000		1,117,150.16	5,522,150.16	5,522,150.16

DETAILED BOND DEBT SERVICE

City of Castroville, Texas
$9,285,000 Combination Tax and Revenue Certificates of Obligation, Series 2022
Callable 8/1/2031 at Par

Dated Date 01/01/2022
Delivery Date 02/09/2022

Utility Fund Component

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			62,290.63	62,290.63	
08/01/2025	195,000	5.000%	62,290.63	257,290.63	
09/30/2025					319,581.26
02/01/2026			57,415.63	57,415.63	
08/01/2026	205,000	5.000%	57,415.63	262,415.63	
09/30/2026					319,831.26
02/01/2027			52,290.63	52,290.63	
08/01/2027	215,000	5.000%	52,290.63	267,290.63	
09/30/2027					319,581.26
02/01/2028			46,915.63	46,915.63	
08/01/2028	230,000	5.000%	46,915.63	276,915.63	
09/30/2028					323,831.26
02/01/2029			41,165.63	41,165.63	
08/01/2029	240,000	4.000%	41,165.63	281,165.63	
09/30/2029					322,331.26
02/01/2030			36,365.63	36,365.63	
08/01/2030	185,000	4.000%	36,365.63	221,365.63	
09/30/2030					257,731.26
02/01/2031			32,665.63	32,665.63	
08/01/2031	195,000	4.000%	32,665.63	227,665.63	
09/30/2031					260,331.26
02/01/2032			28,765.63	28,765.63	
08/01/2032	200,000	3.000%	28,765.63	228,765.63	
09/30/2032					257,531.26
02/01/2033			25,765.63	25,765.63	
08/01/2033	205,000	3.000%	25,765.63	230,765.63	
09/30/2033					256,531.26
02/01/2034			22,690.63	22,690.63	
08/01/2034	215,000	3.000%	22,690.63	237,690.63	
09/30/2034					260,381.26
02/01/2035			19,465.63	19,465.63	
08/01/2035	220,000	2.000%	19,465.63	239,465.63	
09/30/2035					258,931.26
02/01/2036			17,265.63	17,265.63	
08/01/2036	225,000	2.000%	17,265.63	242,265.63	
09/30/2036					259,531.26
02/01/2037			15,015.63	15,015.63	
08/01/2037	230,000	2.000%	15,015.63	245,015.63	
09/30/2037					260,031.26
02/01/2038			12,715.63	12,715.63	
08/01/2038	235,000	2.000%	12,715.63	247,715.63	
09/30/2038					260,431.26
02/01/2039			10,365.63	10,365.63	
08/01/2039	240,000	2.000%	10,365.63	250,365.63	
09/30/2039					260,731.26
02/01/2040			7,965.63	7,965.63	
08/01/2040	240,000	2.125%	7,965.63	247,965.63	
09/30/2040					255,931.26
02/01/2041			5,415.63	5,415.63	
08/01/2041	245,000	2.125%	5,415.63	250,415.63	
09/30/2041					255,831.26
02/01/2042			2,812.50	2,812.50	
08/01/2042	250,000	2.250%	2,812.50	252,812.50	
09/30/2042					255,625.00
	3,970,000		994,706.42	4,964,706.42	4,964,706.42

DETAILED BOND DEBT SERVICE

City of Castroville, Texas
$9,285,000 Combination Tax and Revenue Certificates of Obligation, Series 2022
Callable 8/1/2031 at Par

Dated Date	01/01/2022
Delivery Date	02/09/2022

Electric Fund Component

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			8,400	8,400	
08/01/2025	40,000	5.000%	8,400	48,400	
09/30/2025					56,800
02/01/2026			7,400	7,400	
08/01/2026	40,000	5.000%	7,400	47,400	
09/30/2026					54,800
02/01/2027			6,400	6,400	
08/01/2027	45,000	5.000%	6,400	51,400	
09/30/2027					57,800
02/01/2028			5,275	5,275	
08/01/2028	45,000	5.000%	5,275	50,275	
09/30/2028					55,550
02/01/2029			4,150	4,150	
08/01/2029	45,000	4.000%	4,150	49,150	
09/30/2029					53,300
02/01/2030			3,250	3,250	
08/01/2030	25,000	4.000%	3,250	28,250	
09/30/2030					31,500
02/01/2031			2,750	2,750	
08/01/2031	25,000	4.000%	2,750	27,750	
09/30/2031					30,500
02/01/2032			2,250	2,250	
08/01/2032	30,000	3.000%	2,250	32,250	
09/30/2032					34,500
02/01/2033			1,800	1,800	
08/01/2033	30,000	3.000%	1,800	31,800	
09/30/2033					33,600
02/01/2034			1,350	1,350	
08/01/2034	30,000	3.000%	1,350	31,350	
09/30/2034					32,700
02/01/2035			900	900	
08/01/2035	30,000	2.000%	900	30,900	
09/30/2035					31,800
02/01/2036			600	600	
08/01/2036	30,000	2.000%	600	30,600	
09/30/2036					31,200
02/01/2037			300	300	
08/01/2037	30,000	2.000%	300	30,300	
09/30/2037					30,600
	445,000		89,650	534,650	534,650

BOND DEBT SERVICE

City of Castroville, Texas
Combination Tax and Revenue Certificates of Obligation, Series 2023
Callable 8/1/2032 at Par

Dated Date 03/01/2023
Delivery Date 03/15/2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			105,925	105,925	
08/01/2025	160,000	5.000%	105,925	265,925	
09/30/2025					371,850
02/01/2026			101,925	101,925	
08/01/2026	170,000	5.000%	101,925	271,925	
09/30/2026					373,850
02/01/2027			97,675	97,675	
08/01/2027	175,000	5.000%	97,675	272,675	
09/30/2027					370,350
02/01/2028			93,300	93,300	
08/01/2028	185,000	5.000%	93,300	278,300	
09/30/2028					371,600
02/01/2029			88,675	88,675	
08/01/2029	195,000	4.000%	88,675	283,675	
09/30/2029					372,350
02/01/2030			84,775	84,775	
08/01/2030	205,000	4.000%	84,775	289,775	
09/30/2030					374,550
02/01/2031			80,675	80,675	
08/01/2031	210,000	4.000%	80,675	290,675	
09/30/2031					371,350
02/01/2032			76,475	76,475	
08/01/2032	220,000	4.000%	76,475	296,475	
09/30/2032					372,950
02/01/2033			72,075	72,075	
08/01/2033	230,000	5.000%	72,075	302,075	
09/30/2033					374,150
02/01/2034			66,325	66,325	
08/01/2034	240,000	5.000%	66,325	306,325	
09/30/2034					372,650
02/01/2035			60,325	60,325	
08/01/2035	250,000	5.000%	60,325	310,325	
09/30/2035					370,650
02/01/2036			54,075	54,075	
08/01/2036	265,000	5.000%	54,075	319,075	
09/30/2036					373,150
02/01/2037			47,450	47,450	
08/01/2037	280,000	5.000%	47,450	327,450	
09/30/2037					374,900
02/01/2038			40,450	40,450	
08/01/2038	290,000	5.000%	40,450	330,450	
09/30/2038					370,900
02/01/2039			33,200	33,200	
08/01/2039	305,000	4.000%	33,200	338,200	
09/30/2039					371,400
02/01/2040			27,100	27,100	
08/01/2040	320,000	4.000%	27,100	347,100	
09/30/2040					374,200
02/01/2041			20,700	20,700	
08/01/2041	330,000	4.000%	20,700	350,700	
09/30/2041					371,400
02/01/2042			14,100	14,100	
08/01/2042	345,000	4.000%	14,100	359,100	
09/30/2042					373,200
02/01/2043			7,200	7,200	
08/01/2043	360,000	4.000%	7,200	367,200	
09/30/2043					374,400
	4,735,000		2,344,850	7,079,850	7,079,850

BOND DEBT SERVICE

City of Castroville, Texas
$1,500,000 Certificates of Obligation, Series 2024 (Drainage Fund)
Final Numbers

Dated Date 08/07/2024
Delivery Date 08/07/2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2025			29,000	29,000	
08/01/2025	50,000	4.000%	30,000	80,000	
09/30/2025					109,000
02/01/2026			29,000	29,000	
08/01/2026	55,000	4.000%	29,000	84,000	
09/30/2026					113,000
02/01/2027			27,900	27,900	
08/01/2027	55,000	4.000%	27,900	82,900	
09/30/2027					110,800
02/01/2028			26,800	26,800	
08/01/2028	55,000	4.000%	26,800	81,800	
09/30/2028					108,600
02/01/2029			25,700	25,700	
08/01/2029	60,000	4.000%	25,700	85,700	
09/30/2029					111,400
02/01/2030			24,500	24,500	
08/01/2030	60,000	4.000%	24,500	84,500	
09/30/2030					109,000
02/01/2031			23,300	23,300	
08/01/2031	65,000	4.000%	23,300	88,300	
09/30/2031					111,600
02/01/2032			22,000	22,000	
08/01/2032	65,000	4.000%	22,000	87,000	
09/30/2032					109,000
02/01/2033			20,700	20,700	
08/01/2033	70,000	4.000%	20,700	90,700	
09/30/2033					111,400
02/01/2034			19,300	19,300	
08/01/2034	70,000	4.000%	19,300	89,300	
09/30/2034					108,600
02/01/2035			17,900	17,900	
08/01/2035	75,000	4.000%	17,900	92,900	
09/30/2035					110,800
02/01/2036			16,400	16,400	
08/01/2036	80,000	4.000%	16,400	96,400	
09/30/2036					112,800
02/01/2037			14,800	14,800	
08/01/2037	80,000	4.000%	14,800	94,800	
09/30/2037					109,600
02/01/2038			13,200	13,200	
08/01/2038	85,000	4.000%	13,200	98,200	
09/30/2038					111,400
02/01/2039			11,500	11,500	
08/01/2039	85,000	4.000%	11,500	96,500	
09/30/2039					108,000
02/01/2040			9,800	9,800	
08/01/2040	90,000	4.000%	9,800	99,800	
09/30/2040					109,600
02/01/2041			8,000	8,000	
08/01/2041	95,000	4.000%	8,000	103,000	
09/30/2041					111,000
02/01/2042			6,100	6,100	
08/01/2042	100,000	4.000%	6,100	106,100	
09/30/2042					112,200
02/01/2043			4,100	4,100	
08/01/2043	100,000	4.000%	4,100	104,100	
09/30/2043					108,200
02/01/2044			2,100	2,100	
08/01/2044	105,000	4.000%	2,100	107,100	
09/30/2044					109,200
	1,500,000		705,200	2,205,200	2,205,200

Minutes from March 25, 2025.....

d. Discussion, consideration and authorization to proceed on the proposed Phase II Water Project (Water Well and Elevated Storage) by RESPEC, the City's Engineer, and SAMCO Capital Markets, the City's Financial Advisor, and other matter related to the project, including the Financing

Mark McLiney, SAMCO, briefed the city council on options to finance the Phase II Water Project, package 1 for the drilling and capping the well in preparation of package 2. Mr. McLiney spoke on issuing bonds, working with the Tx Water Development Board for funding of the first project. Mr. McLiney provided a calendar of the process to issue bonds and a schedule for repayment. Mr. McLiney said the city would post notice of intent in June, sell certificate in August 2025, and receive funds in September. Mayor Schroeder said the city also had to option to go to the Tx Water Development Board for a possible lower interest rate. Mr. McLiney said the city could but it would add additional time to the project and could delay development. Mr. McLiney said the next item was associated with this so that the city could reimburse themselves for funds spent in advance.

A motion was made to proceed forward on the proposed Phase II Water Project (Water Well and Elevated Tank) by RESPEC, the City's Engineer, and SAMCO Capital Markets, the City's Financial Advisor, and other matter related to the project, including the Financing as presented. A vote was taken (5:0 all ayes) the motion carried by all present.

Agenda Report

Agenda of: June 10, 2025

Department: Community Development Department

Subject: Discussion and possible action 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:

- Adopting Ordinance
- Unified Development Ordinance

Submitted by: Breana Soto

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CASTROVILLE ADOPTING A UNIFIED DEVELOPMENT ORDINANCE THAT UNIFIES THE ZONING, SUBDIVISION, AND SIGN ORDINANCES AND PROVIDES A PENALTY FOR VIOLATIONS OF THE ORDINANCE THAT MAY BE PUNISHED WITH FINES UP TO $2,000.00 FOR EACH SEPARATE OFFENSE; AND REPEALING THE COMPREHENSIVE ZONING ORDINANCE, CHAPTER 100 SUBDIVISION, AND CHAPTER 24 SIGNAGE OF THE CASTROVILLE CODE OF ORDINANCES, AND REPEALING ALL OTHER ORDINANCES OR PARTS THEREOF IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING FOR FINDINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Castroville has previously adopted a comprehensive plan pursuant to Texas Local Government Code Chapter 213 to promote health, safety, good morals, and general welfare of the community; and

WHEREAS, the City of Castroville has previously adopted zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 and Chapters 51 and 52 of the Texas Local Government Code; and

WHEREAS, the City of Castroville intends to consolidate in one place and in logical order to avoid duplication and conflicts in terms and definitions all of its regulations pertaining to land use and development; and

WHEREAS, the City of Castroville desires to make available to all those who are concerned with land use and development to have access to the regulation thereof in one convenient ordinance which is capable of being published and distributed as a separate and comprehensive segment of the City Code as a whole; and

WHEREAS, these regulations have been designed to lessen congestion in the streets, to secure safety from fire, panic, and other dangers; and

WHEREAS, these regulations have been adopted to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to conserve energy; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public interests; and

WHEREAS, the City of Castroville desires to achieve orderly land development through land subdivision; to promote and develop land to attain the best possible community environment in accordance with the comprehensive plan; minimize damage to public and private property due to flooding; and to provide for adequate municipal services and safe streets; and

WHEREAS, the City Council of the City of Castroville is of the opinion that this ordinance accomplishes such goals and is in the best interest of the City of Castroville; and

WHEREAS, on [insert date], [insert year], notice of a public hearing was published in a newspaper of general circulation in the City; and

WHEREAS, on [insert date], notice of the public hearing was mailed to property owners whose property is affected by the proposed change; and

WHEREAS, at a regularly scheduled meeting on [insert date], the Planning and Zoning Commission held a public hearing, reviewed, and recommended adoption of the proposed Unified Development Ordinance.

WHEREAS, at a regularly scheduled meeting on [insert date], the City Council held a public hearing, and, after review, determined that the ordinance be approved as provided herein; and

WHEREAS, the City has fulfilled all obligations necessary to take this action and has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

Section 1. **Findings of Fact**. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of the ordinance as if copied in their entirely.

Section 2. Amendments to Code. The City of Castroville, Texas Code of Ordinances, are hereby amended as follows: the Comprehensive Zoning Ordinance, Chapter 100 Subdivision, and Chapter 24 Signage are repealed and replaced with the Unified Development Ordinance attached hereto as Exhibit A.

Section 3. Severability. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 4. Repealer. This ordinance shall be cumulative of all other ordinances of the City of Castroville, and this ordinance shall not operate to repeal or affect any other ordinances of the City of Castroville except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Section 5. Savings Clause. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Castroville under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

Section 6. Proper Notice and Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all required by Chapter 551, as amended, Texas Government Code.

Section 7. Effective Date. This Ordinance will take effect upon its adoption by the City Council.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF CASTROVILLE, TEXAS.

By: _____

Darrin Schroeder, Mayor

ATTEST:

_____

Debra Howe, City Secretary

APPROVED AS TO FORM:

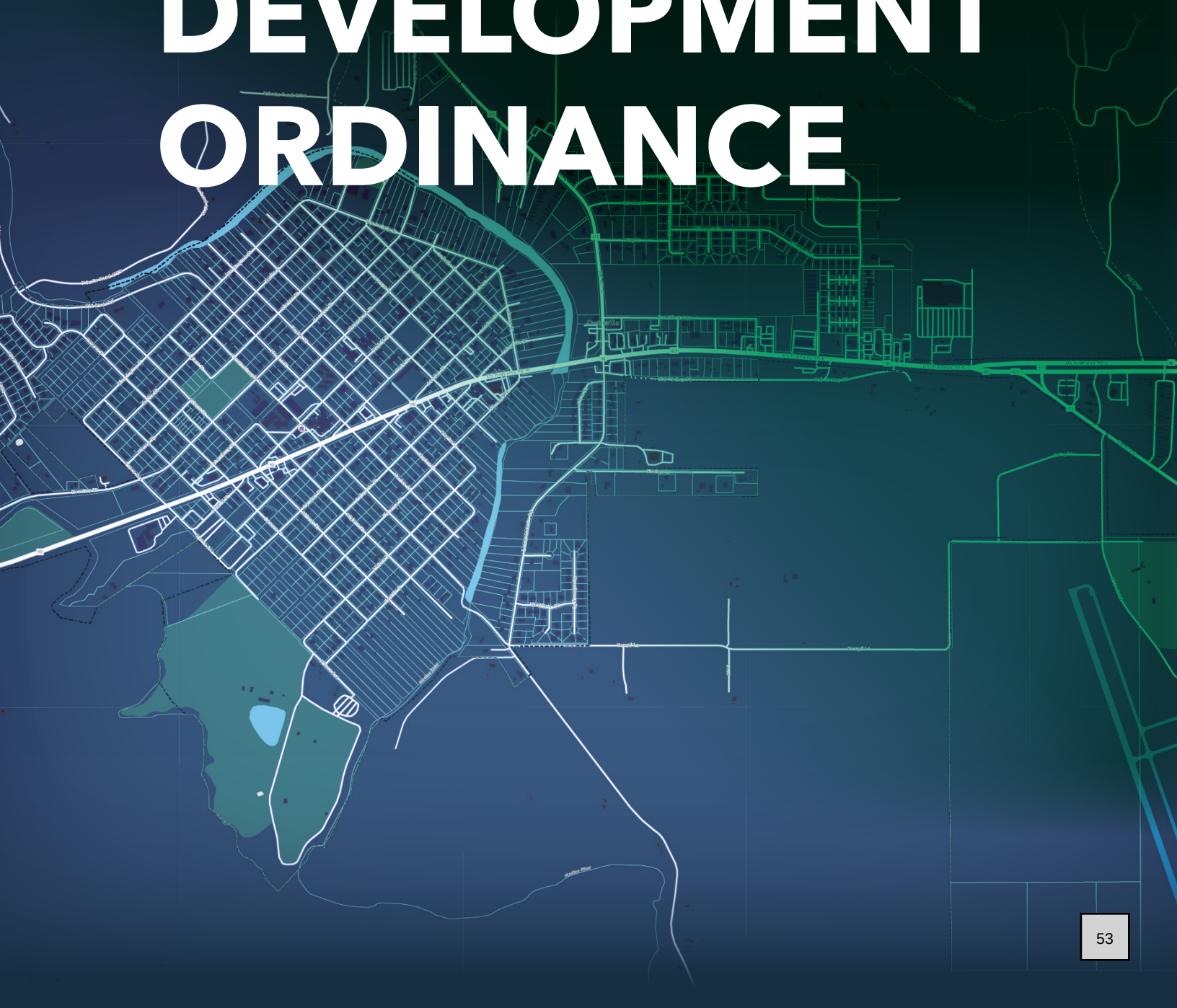
_____

T. Daniel Santee, City Attorney

DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC

Castroville

UNIFIED DEVELOPMENT ORDINANCE



MAYOR & CITY COUNCIL

Mayor - Bruce Alexander
District 1 - Sheena Martinez
District 2 - Houston Marchman
District 3 - Phil King
District 4 - David Merz
District 5 - Robert Lee

CITY STAFF

City Administrator - Scott Dixon
Community Development Director -Breana Soto
City Secretary - Debra Howe
Financial Director- Leroy Vidales
Accounting Manager - Hilda Bernal-Chavez
Public Works Director - John Gomez
Tourism & Business Development Director - Darin Hamm

PLANNING & ZONING COMMISSION

Jim Welch, Chair
Priscilla Garrett
Kyle McVay
Melanie Knous
Bryan Griffin

PROJECT ADVISORY COMMITTEE

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Phil King
Kyle McVay
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Breana Soto
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SIMPLECITY DESIGN

Matt Lewis, CNUa
Zach Lewis
Lacy Patterson
Lisa Sutton
Grace Hartman
Milosav Ceckic
JJ Zanetta

POPKEN POPUPS

Amanda Popken McCullough, AICP, CNUa
Amy Albright

CRABTREE GROUP INC

Paul Crabtree, PE
Aaron Cook, PE
Jacob Hyman, PE

EXECUTIVE SUMMARY

The City of Castroville's new Unified Development Ordinance (UDO) is designed to shape the future of the city by preserving and building upon its beloved historical development patterns. Drawing inspiration from the city's historic districts, the UDO will integrate development standards rooted in the building types and places that have long defined the community's identity. It will accommodate a range of building types and lifestyle options, from natural spaces to house-form commercial buildings, and will include a wide variety of residential building types that foster identifiable neighborhoods functioning as cohesive additions to the community. By providing clear and strategic guidance on development, the UDO will enable Castroville to navigate the complexities of growth while maintaining its unique character.

Focus on the relationship between public and private spaces becomes more significant as the place becomes more intense; using Place Types to categorize places, the intensity of P5 is more intense than P4. Our development standards are the communities tools to ensure quality development. The tools within this and partnering ordinances are written with flexibility and clear intent. Providing creativity and allowances for different sites and development types.

Castroville's potential is accomplished by rules that maintain the Original Castro Area and when adjacent lands have a range in lifestyle options from rural living to downtown urban dwellers is attainable. A responsibly built range of patterns is most organically accomplished by locals and small-scale builders partaking in restoring, reusing, rebuilding, and maintaining buildings, lots, and land in Castroville.

The standards established in this ordinance provide flexibility and adjustability to accommodate modern construction while maintaining the qualities essential to the community fabric.

FIGURE 1: CASTROVILLE PLACE TYPE ZONING TRANSECT.



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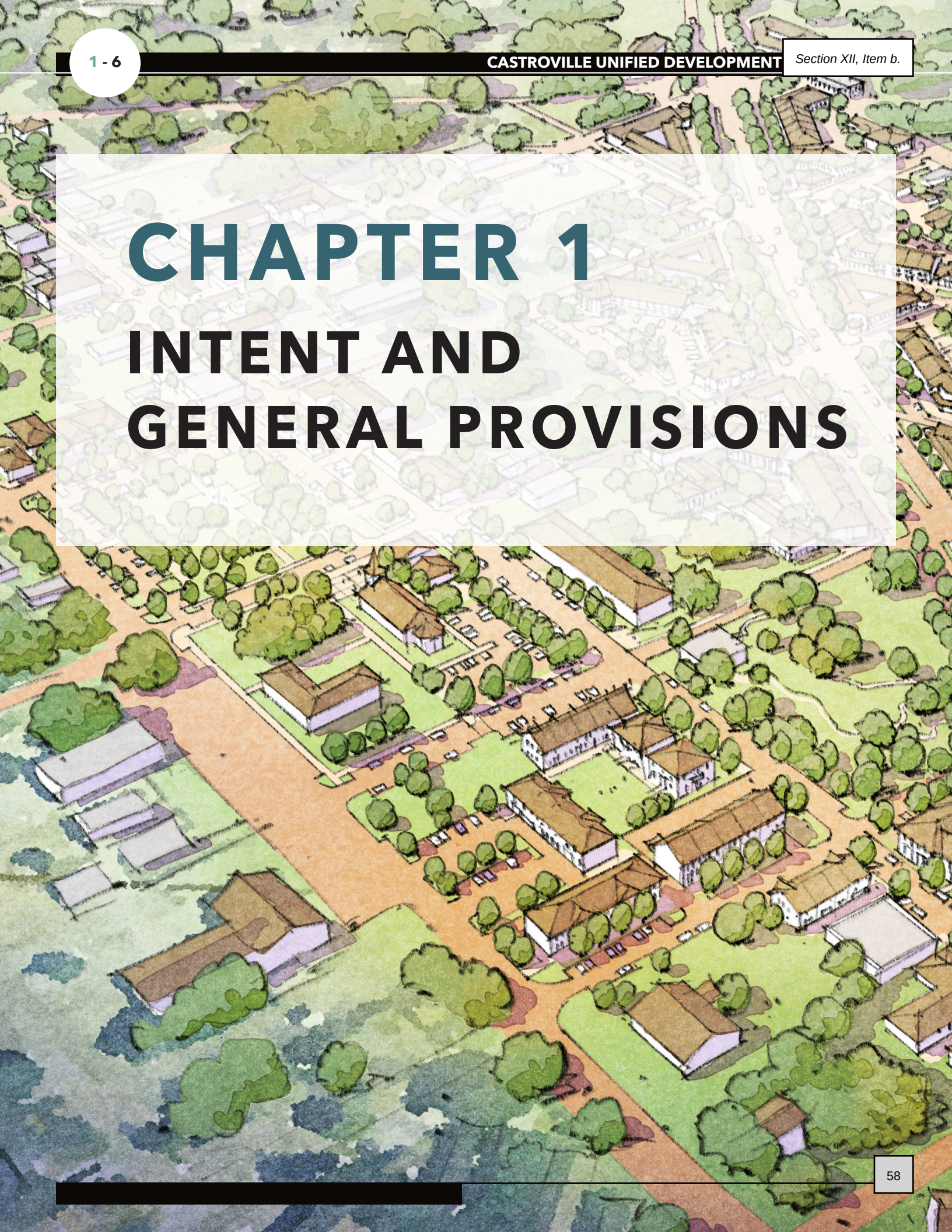
CHAPTER 1
INTENT AND GENERAL PROVISIONS



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1.1 TITLE.

This Ordinance shall be known and may be cited as the "Unified Development Ordinance" or the "UDO" of the City of Castroville, Texas. (Originally adopted by Ordinance on April 22nd 2025).

1.2 PURPOSE.

1.2.1 The purpose of this UDO is to align the land development policies, including subdivision, zoning, and signs, to the Castroville Back To Our Future Comprehensive Plan community goals:

- COMMUNITY CHARACTER:

  Maintain Castroville's unique rural-urban character and small-town atmosphere where people feel connected to nature and town.

- INTERCONNECTIVITY:

  Castroville is interconnected through the use of a small block grid. The continuation of the small block grid is part of Castrovilles daily lifestyle. Additions to the town must integrate this pattern to protect the community character.

- STORM-WATER MANAGEMENT AND INFRASTRUCTURE:

  Make smart investments that maximize the use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement. Storm-water management is critical to preserving existing land values and must be integrated at a block level.

- DIVERSE HOUSING:

  Ensure that housing accommodates all ages, abilities, household types, and income levels.

- ECONOMIC RESILIENCE:

  Support and promote unique, local businesses.

1.2.2 The land development policies are adopted to promote the public health, safety, and general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance and promote the safe, orderly, and healthful development of the City and extraterritorial jurisdiction (ETJ). Further, these policies are designed to lessen the congestion in the streets; secure safety from fire and other dangers; ensure adequate light and air; prevent the overcrowding of land, to avoid undue concentration of population; and facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

1.3 INTENT.

The intent section of this UDO is organized at three scales:

① The City.

② The Neighborhood.

③ The Block, Street, Lot, and Building.

1.3.1 THE CITY.

(1) The City is a finite place with geographic boundaries derived from topography, watersheds, parks and open spaces, and other natural and man-made features. Within the City, a collection of neighborhoods are seamlessly connected to and integrated with each other through a well-planned and interconnected street network.

(2) The City shall grow in a logical progression from the center outward and new neighborhoods will be designed as additions to the existing urban fabric.

(3) Wherever possible, natural features including streams, creeks, rivers, trees, and wildlife habitat shall be preserved and natural drainage systems shall be enhanced.

(4) Historic buildings and sites are valuable pieces of the City's heritage and shall be preserved and protected whenever possible.

(5) The City is intended to be a self-sustaining economic unit with ties to the surrounding region. Toward that end, the City shall strive to maintain a balance between the creation of jobs and housing units for its residents and avoid becoming a bedroom community.

1.3.2 THE NEIGHBORHOOD.

(1) The neighborhood is the primary organizing unit of the City. The formation of neighborhoods encourages residents to know their neighbors, to help maintain the neighborhood and to be responsible for guiding the evolution of the neighborhood over time.

(2) Neighborhoods are walkable and connected with a mixture of uses and parks where activities of daily living occur within a close distance.

(3) Within neighborhoods, a broad range of housing types, sizes, and price levels allows a diversity of people and households to interact with and get to know each other which strengthens civic bonds and helps maintain Castroville's small-town character.

(4) The intensity of buildings within the neighborhood is related to the infrastructure systems that support the neighborhood so that sufficient tax revenues will be generated to pay for the long-term maintenance of those systems.

(5) Concentrations of civic, institutional and commercial uses shall be integrated into neighborhoods so that most residents of the neighborhood may comfortably walk to them.

(6) School sites should be planned so that children within the surrounding neighborhoods may safely walk or bicycle to and from school.

(7) A variety of parks and open spaces are integrated into the design of neighborhoods and parks and trails connect neighborhoods to each other.

1.3.3 THE BLOCK, STREET, LOT, AND BUILDING.

(1) Castroville's DNA is comprised of a network of streets that form small, walkable blocks. This form shall be extended as the City grows.

(2) Streets define the character of neighborhoods and provide the framework for private development to occur.

(3) Streets are designed at the scale of humans and provide a means to walk, bicycle, and drive within the neighborhood and between neighborhoods.

(4) Streets provide areas for public landscaping and street trees to occur which provide shade and character for the neighborhood. Public landscaping shall be informed by native and adaptive plants that can thrive with minimal irrigation.

(5) Lots are where private development occurs. Lots should be sized to accommodate the desired development and to make the most efficient use of public infrastructure.

(6) Buildings help frame public spaces including streets, parks, plazas and paths. Buildings shall be placed on lots with this goal in mind. The parking of vehicles on private lots shall not detract from the streetscape and should generally be located to the side or rear of the buildings.

(7) Civic buildings are places for people to gather and should be located on important and prominent sites within neighborhoods. Civic buildings should be distinctive and designed to last for generations.

1.4 AUTHORITY.

1.4.1 The Castroville UDO is adopted pursuant to the powers granted to the City including any limitations imposed by the Constitution and laws of the State of Texas, particularly Texas Local Government Code Chapters 211, 212, 213, 216 and 242.

1.4.2 Zoning regulations are adopted and administered by the City pursuant to the Local Government Code, Chapter 211 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City authority to promote public health, safety, morals, or the general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

1.4.3 Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.

1.4.4 Sign regulations are adopted and administered by the City pursuant to Local Government Code, Chapter 216 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing signs.

1.5 APPLICABILITY.

The provision of this UDO, including its Appendices, including the "City of Castroville Application Checklist," and the "City of Castroville Engineering Standards," shall apply to the subdivision and development of all land within the City of Castroville, Texas, and, where applicable, the extraterritorial jurisdiction unless specifically provided otherwise in the UDO.

1.6 JURISDICTION.

1.6.1 Within the city limits all provisions of this UDO shall apply.

1.6.2 Within the extraterritorial jurisdiction, the applicable provisions related to the subdivision of land and sign regulations shall apply, but standards related to the following shall not apply:

- The use of any building or property for business, industrial, residential, or other purposes;
- The bulk, height, or number of buildings constructed on a particular tract of land;
- The size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of the building floor space to the land square footage; and
- The number of residential units that can be built per acre of land.

1.7 MINIMUM STANDARDS AND CONFLICTING PROVISIONS.

The provisions of this UDO, including its Appendices, are the minimum standards necessary to accomplish its stated purposes. It is not the intent of this UDO to interfere with, abrogate or annul any private easement, covenant, deed restriction or other agreement between private parties. When the provisions of this UDO impose a greater restriction than imposed by such private agreements, the provisions of this UDO shall control. When private agreements impose a greater restriction than imposed by this UDO, such private agreements shall control.

1.8 RULES OF CONSTRUCTION.

1.8.1 MEANING AND INTENT.

All provisions, terms, phrases, and expressions contained in this UDO shall be construed in accordance with its stated purpose.

1.8.2 TEXT.

In case of any difference of meaning or implication between the text of this UDO and any drawing or figure, the text shall control.

1.8.3 COMPUTATION OF TIME.

The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. In the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded.

1.8.4 DELEGATION OF AUTHORITY.

Whenever a provision requires the City Administrator or their designee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate, and authorize subordinates to perform the required act or duty unless the terms of the provision specify otherwise.

1.8.5 NON-TECHNICAL AND TECHNICAL WORDS.

Words and phrases shall be construed according to this UDO, including the "City of Castroville Engineering Standards" and all appendices to this UDO, and then according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

1.8.6 PUBLIC OFFICIALS, BODIES, AND AGENCIES.

All public officials, bodies, and agencies to which references are made are those of the City of Castroville unless otherwise indicated.

1.8.7 MANDATORY AND DISCRETIONARY TERMS.

The words "shall" and "must" are always mandatory. The words "may" and "should" are permissive.

1.8.8 CONJUNCTIONS.

Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

- "And" indicates that all connected items, conditions, provisions or events shall apply; and
- "Or" indicates that one or more of the connected items, conditions, provisions or events shall apply.

1.8.9 TENSES AND NUMBERS.

Words used in the past or present tense include the future as well as the past or present, unless the context clearly indicates the contrary. The singular shall include the plural and the plural shall include the singular, as the context and application of this UDO may reasonably suggest.

1.9 TRANSITIONAL PROVISIONS.

The following transitional provisions shall apply to various matters pending or occurring prior to the effective date of this UDO.

1.9.1 ZONING UPON ANNEXATION.

1.9.1.1 Any land which comes under the zoning jurisdiction of the City of Castroville by reason of its annexation to the City shall be classified as "P2" Rural Place Type zoning district unless otherwise stipulated in the annexation ordinance annexing the property. The procedure for establishing Zoning other than "P2" on annexed territory shall conform to the procedure set forth in Chapter 2 of this UDO. Following annexation, the Community Development Director shall schedule public hearings to allocate the Place Type Zoning classification of the recently annexed land.

1.9.1.2 In an area classified as "P2" Rural:

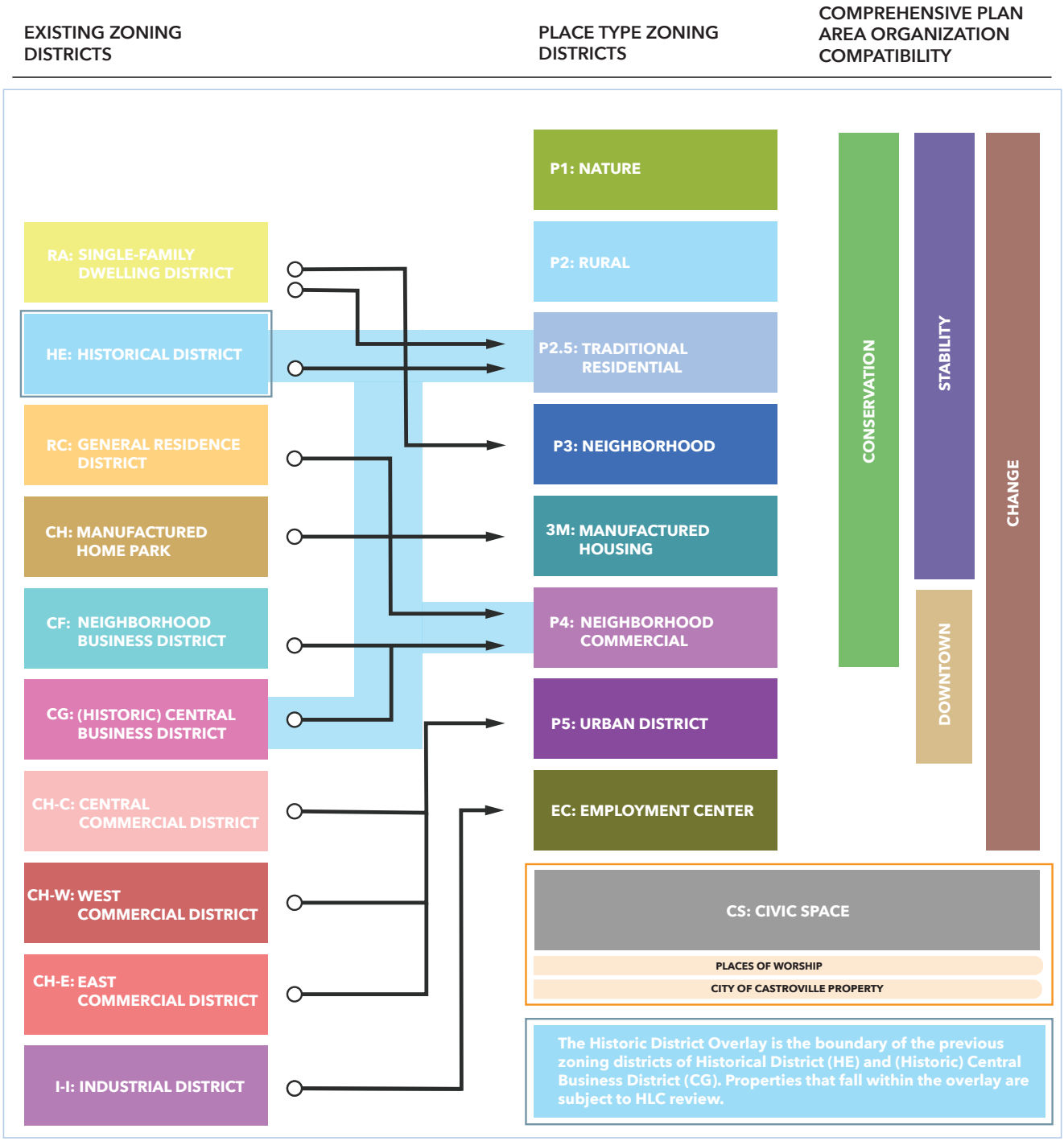
(A) No permit for the Construction of a Building or use of land shall be issued by the Building Official other than a permit that will allow the Construction of a Building permitted in the "P2" District, unless and until such territory has been classified in a Place Type Zoning District other than the "P2" District.

(B) An Application for a building permit for any proposed use other than those specified in the "P2" District must be made to the Community Development Director. If the Applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, as established by the Texas Local Government Code Chapter 43, City Council shall authorize the Construction of the Project by a majority vote.

1.9.2 ZONING DISTRICT NAME AND STANDARDS CHANGES.

1.9.2.1 All zoning districts in the City of Castroville are renamed as shown in Table 1.9.2(A) Zoning Translation. The development standards associated with the renamed districts shall apply to all properties in the city limits except as provided for in legal conforming planned developments approved prior to the effective date of this UDO and which are still active.

TABLE 1.9.2(A): ZONING TRANSLATION.



1.9.3 VIOLATIONS CONTINUE.

Any violation of the previous Zoning Ordinance of the City of Castroville shall continue to be a violation under this UDO and shall be subject to prosecution pursuant to Chapter 1, unless the use, development, construction, or other activity is clearly consistent with the express terms of this UDO.

1.9.4 COMPLETION OF DEVELOPMENT PLANS.

1.9.4.1 UNEXPIRED BUILDING PERMITS.

Building permits issued or completed building permit applications submitted prior to the effective date of this UDO may proceed without any changes required because of new regulations in this UDO.

1.9.4.2 UNEXPIRED PRELIMINARY PLATS.

All preliminary plats or complete preliminary plat applications submitted prior to the effective date of this UDO which have not expired may proceed without any changes required to the preliminary plat because of new regulations in this UDO. However, new standards in this UDO for subdivision infrastructure shall apply if the subdivision improvement plans have not yet been approved or a complete application submitted.

1.9.4.3 EXISTING PLANNED DEVELOPMENT ZONING ORDINANCES.

Planned Development Districts (PDDs) in Castroville were established to promote innovative developments that are sensitive to surrounding land uses and the natural environment. Each PDD adopted modified development standards unique to its area, allowing for flexibility beyond conventional zoning districts. With the adoption of the Unified Development Ordinance (UDO) in March 2025, which introduced new Place Type zoning categories, PDDs have been phased out. However, existing PDDs remain as legacy zoning districts, meaning that developments approved under these districts continue to adhere to their original, customized standards. This approach ensures that prior development agreements are honored while the city transitions to the new zoning framework.

Major PDD amendments could trigger a neighborhood regulating plan unless an alternative process is specified in the PDD-adopting ordinance.

1.10 EFFECT ON EXISTING CONDITIONS (NONCONFORMITIES).

1.10.1 INTENT.

Within the city limits and extraterritorial jurisdiction, exist lots, sites, structures, signs, uses of land, and characteristics of use that were lawful before this UDO was enacted, amended or otherwise made applicable to such lots, sites, structures, signs or uses, but that do not now conform to the standards of this UDO. It is the intent of this UDO to permit such nonconforming lots, sites, structures, signs or uses to continue, if the conditions within this section and other applicable sections are met.

1.10.2 DETERMINATION OF NONCONFORMING STATUS.

Determination of nonconforming status shall be made by the City Administrator or their designee or successor, subject to appeal to the ZBA.

1.10.3 LEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land which do not conform with the regulations of this UDO shall be deemed legal nonconforming when:

(1) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of this UDO, and have since been in regular and continuous use; or

(2) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of any amendment to this UDO, but by such amendment are no longer in conformance with this UDO, and have since been in regular and continuous use; or

(3) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating on the date that annexation proceedings were instituted and have since been in regular and continuous use.

1.10.4 ILLEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land that are in violation of the requirements of this UDO and were constructed or established since its adoption or amendment without the necessary approvals, permits, or authorizations from the City are considered illegal nonconforming. The owner and/or operator of an illegal nonconforming lot, site, structure, sign, or use of land shall be subject to actions and penalties allowed by this UDO and all other applicable City ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this UDO.

1.10.5 ABANDONMENT OF LEGAL NONCONFORMING STATUS.

1.10.5.1 Abandonment of legal nonconforming status shall be determined as follows:

(1) A legal nonconforming lot shall be considered abandoned after an application to amend or replat the lot has been approved.

(2) A legal nonconforming site shall be considered abandoned after the site has been vacated and all legal uses of the site have been discontinued for a period of twelve (12) months.

(3) A legal nonconforming structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of eighteen (18) months.

(4) A legal nonconforming sign shall be considered abandoned after the entity that the sign advertised has ceased operating or the premises on which the sign is located have been vacated for a period of ninety (90) days.

1.10.5.2 Occurrence of a combination of one or more of the following situations shall be a sign of vacancy or lack of occupancy for the purposes of determining abandonment:

(1) The building, structure, activity, or land has been unoccupied or out of use;

(2) The intention of the owner to discontinue the use is apparent;

(3) One or more utility accounts have been discontinued;

(4) Utility meters are removed;

(5) The occupant or owner has allowed any taxes to not be paid thereon;

(6) The site or structure has not been maintained;

(7) The unit has not been made available for occupancy;

(8) The characteristic equipment and furnishings of a nonconforming use have been removed from the premises; or

(9) A nonconforming use has been replaced by a conforming use.

1.10.6 NONCONFORMING LOTS.

Legal nonconforming lots may continue to be used for all legal purposes under this UDO until the nonconforming status has been abandoned. No additional division of a legal nonconforming lot shall occur that will increase the level of nonconformity of the lot.

1.10.7 NONCONFORMING SITES.

Legal nonconforming sites are legally occupied properties whose site improvements do not meet one or more provisions of this UDO such as parking location, landscaping, lighting, storm-water drainage, etc.

1.10.7.1 Prior to reoccupying a legal nonconforming site that has been abandoned pursuant to Section 1.10.5, the owner of the site must prepare a plan for the proposed reoccupation of the site that demonstrates how the site may be brought into substantial compliance with this UDO. The Development Review Committee (DRC) shall have review and approval authority for the reoccupation of abandoned nonconforming sites. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming sites.

1.10.7.2 Legal nonconforming sites may not be expanded or modified in a way that increases or adds to the nonconformities of the site.

1.10.8 NONCONFORMING STRUCTURES.

Legal nonconforming structures are those that do not meet one or more of the standards of this UDO such as build-to line, height limitations, design standards, performance standards, etc.

1.10.8.1 MAINTENANCE AND REPAIRS.

Legal nonconforming structures may be maintained in accordance with the applicable building codes. Maintenance shall not increase the structure's nonconformities.

Repairs to legal nonconforming structures shall be allowed if the value of the repair does not exceed fifty percent (50%) of the market value of the structure. Repairs shall not increase the structure's nonconformities.

1.10.8.2 Reoccupation of abandoned nonconforming structures.

Prior to reoccupying a legal nonconforming structure that has been abandoned pursuant to Section 1.10.5, the owner of the structure must prepare a plan for the proposed reoccupation of the structure that demonstrates how the structure may be brought into substantial compliance with this UDO. The DRC shall have review and approval authority for the reoccupation of abandoned nonconforming structures. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming structures.

1.10.9 NONCONFORMING SIGNS.

Permitted signs erected before the adoption of the UDO that do not meet the current standards of this UDO are considered to be legal nonconforming signs.

1.10.9.1 MAINTENANCE, UPDATES AND REPAIR.

(1) A legal nonconforming signs may be maintained in accordance with the applicable building codes. Maintenance shall not increase the sign's nonconformities.

(2) Legal nonconforming signs may be updated with new lettering, logos, etc. so long as the update does not exceed fifty percent (50%) of the sign's replacement value. Updates may not increase the sign's nonconformities.

(3) Repairs to legal nonconforming signs shall be allowed if the value of the repair does not exceed fifty percent (50%) of the sign's replacement value. Repairs shall not increase the sign's nonconformities.

1.10.10 NONCONFORMING USES OF LAND.

Permitted uses in existence before the adoption of the UDO that do not meet the current standards of this UDO are considered to be nonconforming uses.

1.10.10.1 A nonconforming use may be replaced by the same specific use as long as the nonconforming use has not been abandoned.

1.10.10.2 The Community Development Director may approve the replacement of a nonconforming use with a different nonconforming use if it is determined that the new nonconforming use will have a lesser impact on the surrounding neighborhood than the existing nonconforming use.

1.11 WRITTEN INTERPRETATIONS.

The City Administrator, or their designee shall have the authority to issue interpretations concerning the provisions of this UDO. Interpretations may be initiated by the City Administrator or their designee, or may be issued upon request through an application for a written interpretation. Appeals of written interpretations relating to zoning regulations shall be heard by the ZBA and appeals of interpretations relating to subdivision regulations shall be heard by the Planning & Zoning Commission.

1.12 FEES.

Applications under this UDO shall be deemed incomplete until all applicable fees associated with the application have been paid in full. Refer to the City's adopted fee schedule for all fees associated with applications or permits governed by this UDO.

1.13 ADOPTION.

This UDO was originally adopted by the City Council on the twenty second day of April 2025.

1.14 ENFORCEMENT.

1.14.1 ENFORCEMENT RESPONSIBILITY.

This UDO shall be administered and enforced by the City Administrator or their designee.

1.14.2 COMPLIANCE REQUIRED.

No person may use, occupy, or develop land, buildings or other structures, or authorize or permit the use, occupancy or development of land, buildings or other structures except in accordance with all provisions of this UDO.

1.14.3 REMEDIES AND ENFORCEMENT POWERS.

1.14.3.1 VIOLATIONS.

Any person, firm or corporation violating the provision of this UDO shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the city of Castroville, Texas, shall be subject to a fine not to exceed the sum of five hundred dollars ($500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.

1.14.3.2 STOP WORK.

Whenever any construction work is being done contrary to the provisions of this UDO, the City Administrator, or their designee, may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and such person shall forthwith stop such work until authorized by the City Administrator, or their designee, to proceed with the work.

1.14.3.3 INSPECTIONS.

The City Administrator, or their designee, shall have the right to enter upon any premises at a scheduled time for the purpose of making inspections of buildings or premises necessary to carry out his duties in the enforcement of this UDO.

1.14.4 ENFORCEMENT PROCEDURES.

1.14.4.1 NOTICE.

The City Administrator, or their designee, shall give written notice as required by law to the owner of land on which a violation exists. The notice shall state the nature of the violation.

1.14.4.2 NOTICE OF CRIMINAL PENALTY.

In no case shall any person acting on behalf of the City seek a criminal penalty for violation of this UDO without giving thirty (30) days prior notice of the violation, specifying the action necessary to correct the violation and avoid criminal prosecution.

1.14.5 OTHER ENFORCEMENT POWERS.

In addition to the enforcement powers specified in this UDO, the City may exercise any and all enforcement powers granted to it by Texas law, as it may be amended from time to time.

1.14.5.1 CONTINUATION.

Nothing in this UDO shall prohibit the continuation of previous enforcement actions, undertaken pursuant to previous, valid resolutions, ordinances and laws.

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CHAPTER 2
DEVELOPMENT PROCESS

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2.1 PROCESS OVERVIEW.

The development process typically begins with a pre-application meeting with City staff to determine what application(s) is necessary, the review process for the required application(s), and to answer the applicant's questions about the process and the required content of the application(s).

The steps in the process will vary depending upon the location of the property, whether it has been platted or needs to be platted, and whether the applicant seeks to modify the property's current zoning or comprehensive plan designations.

The following sections describe the various application types, the review process and how to submit an application.

2.2 APPLICATION.

2.2.1 GENERAL REQUIREMENTS.

2.2.1.1 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Application Checklist as specified on the corresponding application checklist. Applications will not be accepted for review until all items required to be submitted with the application have been received by the City.

2.2.1.2 APPLICATION SUBMITTAL PROCEDURES.

The City may establish and modify the procedures for submitting applications including the date that applications are received, the format for submitting the application, and the process for dissemination of staff review comments. Those procedures are included in the Application Checklist.

2.2.1.3 APPLICATION EXPIRATION

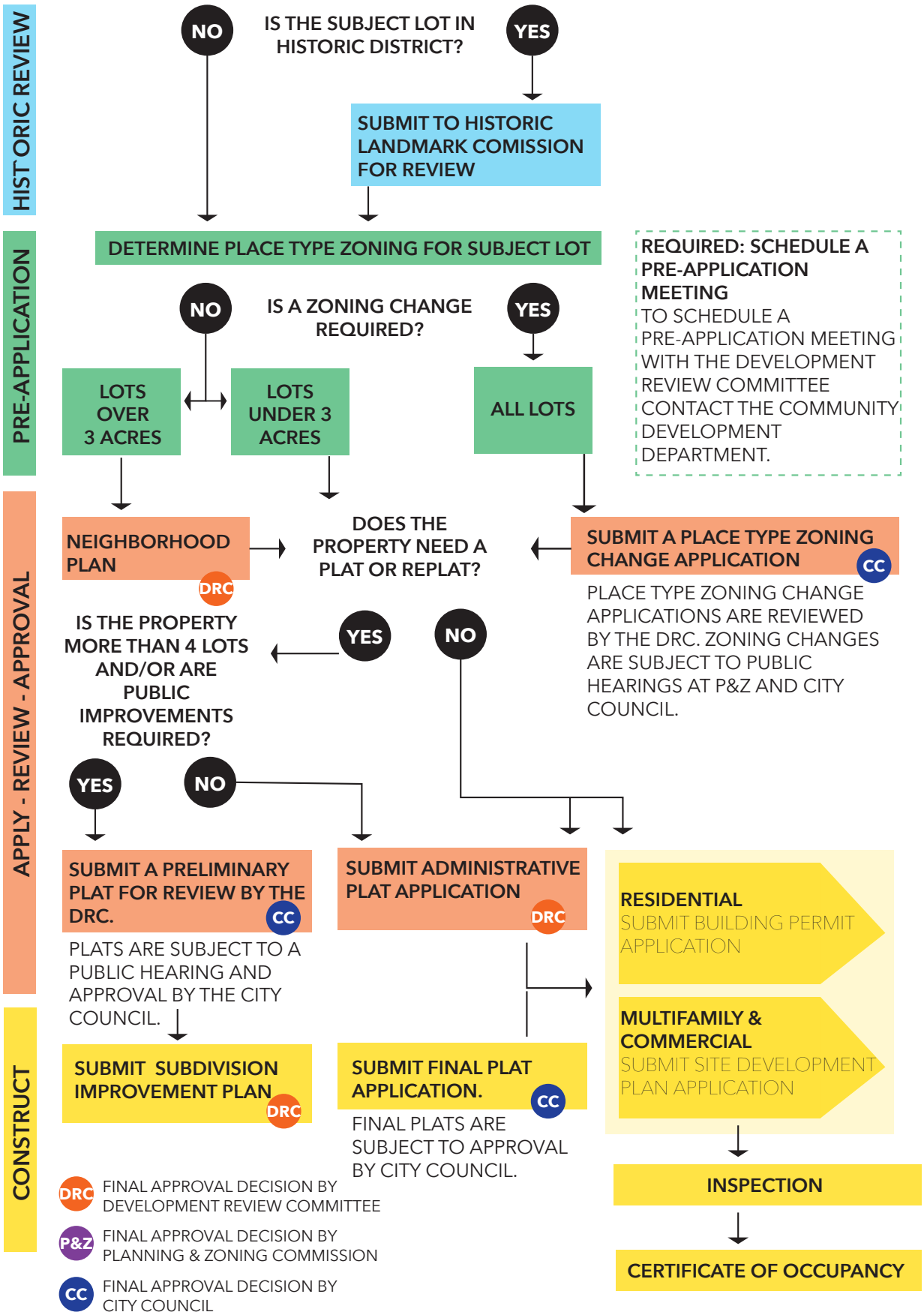
All applications shall expire on the forty-fifth (45th) day after the date the application was submitted if:

(1) The applicant fails to provide documents or other information necessary to comply with the technical requirements relating to the form and content of the application;

(2) The City provides to the applicant not later than the tenth (10th) business day after the date the application is submitted written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and

(3) The applicant fails to provide the specified documents or other information within the time provided in the notice.

TABLE 2.1.A GENERAL DEVELOPMENT PROCESS STEPS.



2.2.1.4 FILING DATE DETERMINATION

For the purposes of compliance with the deadlines for action on applications governed by Chapter 212 of the Texas Local Government Code, the filing date of the application is the date that the City determines that the applicant provided a complete application including all documents or other information necessary to comply with the technical requirements related to the form and content of the application as stipulated in the Application Checklist and this UDO.

2.2.2 PRE-APPLICATION MEETING.

Development activities begin with a pre-application meeting request to the City. The primary purpose of the pre-application meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and process(es), including whether the development will require administrative or public approval.

2.2.3 THE DESIGN CHARRETTE (OPTIONAL).

A Design Charrette is a collaborative urban design and development workshop to create a fiscally viable and geographically appropriate development project. The development team and the City team have the option to work together to achieve common project goals for the development. The development proposal will be facilitated through a Charrette process with the development team and the city team, including a hired consultant to facilitate the Design Charrette.

(1) A schedule will be established at a kickoff meeting after a complete application has been accepted by city staff.

(2) The kickoff meeting will include a site tour, a presentation by the applicant, and a review of the development proposal.

(3) The Charrette process will facilitate the creation of a draft site development plan and development standards for the project.

2.2.4 ANNEXATIONS.

1 APPLICABILITY.

Annexation applications are used by property owners who would like to request that their property be annexed into the city limits of Castroville.

2 APPROVAL CRITERIA.

Prior to considering an annexation application, the applicant must schedule a pre-application meeting with the City to discuss the proposed annexation. Requests for annexation shall be reviewed by staff to determine whether they are in keeping with the policies and goals of the Comprehensive Plan and authorized by applicable State laws.

3 APPROVAL PROCEDURE.

The procedure for processing an annexation application shall follow the requirements established in Chapter 43 of the Texas Local Government Code. City staff will prepare a report for consideration by City Council regarding the advisability of the annexation. The City Council is the final approval authority for annexation applications. Annexations are completed through the adoption of an annexation ordinance by the City Council.

2.2.5 COMPREHENSIVE PLAN AMENDMENT.

1 APPLICABILITY.

The City Council may approve amendments to the Comprehensive Plan for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.

2 APPROVAL CRITERIA.

In determining whether an amendment to the Comprehensive Plan should be adopted, the following criteria shall be applied:

- ✓ The need for the proposed amendment.
- ✓ The effect of the proposed amendment on the need for City services and facilities.
- ✓ Whether the proposed amendment is consistent with the intent of the goals and policies of the Plan.
- ✓ The implications, if any, that the amendment may have for other parts of the Plan.
- ✓ Whether unforeseen circumstances or new information has emerged (such as a significant economic development opportunity).

3 APPROVAL PROCEDURE.

The procedure for approval of a Comprehensive Plan Amendment shall follow the requirements of Chapter 213 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Comprehensive Plan Amendment, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the proposed amendment will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the requested amendment and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the amendment, they will adopt it by ordinance in accordance with State law.

2.2.6 ZONING APPLICATIONS

2.2.6.1 GENERAL REQUIREMENTS.

(A) As authorized by Chapter 211 of the Texas Local Government Code, the Place Type Zoning Standards and Districts, as herein established, have been made in accordance with an adopted Comprehensive Plan to promote the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City.

(B) Standards have been designed to lessen the congestion in the Streets; to secure safety from fire, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

(C) The standards for building neighborhoods require the distribution of Place Types to provide lifestyle and living variation that define distinct physical environments of varying degrees of urbanity and development intensity. The "P" designation represents each Place Type's relative place on a continuum of low-intensity to high-intensity development, from rural to urban, with the character and associated Standards of "P5" being more urban than those of "P4".

(D) Where a property over 3 acres without an adopted Neighborhood Plan has a Place Type designation, that designation indicates the most intense Place Type that may be allocated to the property during the neighborhood planning process and does not entitle the entire property to be designated with that Place Type.

2.2.7 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 3 acres on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, Civic Spaces, a parking plan, etc. and to allocated Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this UDO.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law.

4 EXPIRATION.

Neighborhood Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.8 INFILL NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 3 acres in an infill location. Infill Neighborhood Plan applications are used to layout infill neighborhoods or portions thereof including streets, blocks, lots, Civic Spaces, a parking plan, etc. and to allocated Place Type zoning districts within the infill neighborhood. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this UDO, and the context of the infill location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law.

4 EXPIRATION.

Infill Neighborhood Plans will expire twenty-four (24) months after approval if a complete plat, site development plan or building permit application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.9 EMPLOYMENT CENTER PLAN.

1 APPLICABILITY.

All areas designated as EC – Employment Center Place Type require an Employment Center Plan to be approved prior to any development or redevelopment activity on the property. Employment Center Plans are intended to allow for the customization of development standards for sites that are intended to provide locations for job centers that may require deviations from the development standards of the other Place Type zoning districts.

2 APPROVAL CRITERIA.

Employment Center Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this UDO, the special needs of proposed employment land uses, and the context of the Employment Center's location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Employment Center Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Employment Center Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a completed application is received, City staff will schedule an Employment Center Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Employment Center Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Employment Center Plan and make a recommendation to the City Council.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Employment Center Plan, they will adopt it by ordinance in accordance with State law.

4 EXPIRATION.

Employment Center Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Employment Center Plan.

2.2.10 PLACE TYPE ZONING MAP AMENDMENT.

1 APPLICABILITY.

Place Type Zoning Map Amendment applications are used by property owners to request a change to the Place Type zoning district of their property. If the property meets the criteria for a New or Infill Neighborhood Plan, that application type shall be used and not a Place Type Zoning Map Amendment application.

2 APPROVAL CRITERIA.

Place Type Zoning Map Amendment applications are reviewed for compliance with the Comprehensive Plan and the requirements of this UDO.

3 APPROVAL PROCEDURE.

The procedure for approval of a Place Type Zoning Map Amendment application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Place Type Zoning Map Amendment application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Place Type Zoning Map Amendment application and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Place Type Zoning Map Amendment application, they will adopt it by ordinance in accordance with State law.

2.2.11 SPECIAL USE PERMIT (SUP).

1 APPLICABILITY.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this UDO, but which are in keeping with the intent of the UDO and the Comprehensive Plan.

2 APPROVAL CRITERIA.

Special Use Permit applications are reviewed for compliance with the Comprehensive Plan, the intent statements of this UDO and for overall compatibility with the surrounding neighborhood in which the property is located.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Use Permit application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Use Permit application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Special Use Permit and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Special Use Permit application, they will adopt it by ordinance in accordance with State law.

4 EXPIRATION.

The City Council may establish an expiration date and/or renewal criteria for the Special Use Permit in the adopting ordinance.

2.2.12 PLACE TYPE ZONING VERIFICATION LETTER.

1 APPLICABILITY.

Zoning verification letters allow a property owner to receive a formal determination from the City as to whether a proposed use of land is permitted within the property's zoning district. The letter does not authorize the property owner to commence any development activity on the property.

2 APPROVAL PROCEDURE.

Upon receipt of a complete zoning verification letter application, City staff will research the proposal and the Community Development Director will issue a letter determining whether the proposed use is permitted within the property's zoning district.

3 EXPIRATION.

Zoning verification letters expire the earlier of six (6) months after issuance or when an amendment to this UDO is adopted that would change the determination in the letter.

2.2.13 PLACE TYPE ZONING ORDINANCE TEXT AMENDMENT.

1 APPLICABILITY.

Amendments to this UDO may be made to correct errors in the text or because of changed conditions or better practices having been developed. All amendments shall be consistent with the Comprehensive Plan. City staff will periodically identify necessary amendments to the UDO and present them for consideration to the Planning & Zoning Commission. Property owners or citizens of Castroville may also propose text amendments.

2 APPROVAL CRITERIA.

Text amendments are reviewed for compliance with the Comprehensive Plan and other provisions of this UDO.

3 APPROVAL PROCEDURE.

The procedure for approval of a text amendment shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) If the text amendment is proposed by a property owner or citizen, the applicant shall schedule a pre-application meeting with the City.

(2) Whether city-initiated or applicant-initiated, City staff will prepare a staff report on the proposed text amendment and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the text amendment will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the text amendment and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the text amendment, they will adopt it by ordinance in accordance with State law.

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2.2.14 APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

Pursuant to the provisions of Chapter 211 of the Texas Local Government Code, a person may appeal an order, requirement, decision, or determination made by an administrative official in the enforcement of zoning regulations adopted under Chapter 211.

The following persons are authorized to file an appeal of an administrative decision that is not specific to an application, address or project:

(1) a person aggrieved by the decision; or

(2) any officer, department, board, or bureau of the municipality affected by the decision.

The following persons are authorized to file an appeal of an administrative decision that is related to a specific application, address, or project:

(a) a person who filed the application that is the subject of the decision;

(b) a person who is the owner or representative of the owner of the property that is the subject of the decision; or is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or

(c) a person who is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or

(d) any officer, department, board, or bureau of the municipality affected by the decision.

2 APPROVAL CRITERIA.

The ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the ZBA has the same authority as the administrative official.

The ZBA shall consider the following in rendering its decision:

(1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.

(2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

3 APPROVAL PROCEDURE.

(1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the twentieth (20th) day after the date the administrative decision is made.

(2) Pursuant to Section 211.010 of the Texas Local Government Code, an appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the ZBA facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the ZBA or a court of record on application, after notice to the official, if due cause is shown.

(3) The administrative official shall submit to the ZBA all the documents constituting the record of the action taken by the official.

(4) The ZBA shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The ZBA shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

(5) At least seventy-five percent (75%) of the members of the ZBA must be present to hear the appeal.

(6) The concurring vote of seventy-five percent (75%) of the members of the ZBA is required to reverse an order, requirement, decision, or determination of an administrative official.

(7) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

2.2.15 PLACE TYPE ZONING VARIANCE

1 APPLICABILITY.

In specific cases a variance from the terms of this UDO may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the UDO would result in unnecessary hardship, and so that the spirit of the UDO is observed and substantial justice is done.

2 APPROVAL CRITERIA.

No variance shall be granted or imposed unless the ZBA finds:

(1) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this UDO would deprive the applicant of the reasonable use of their property; and

(2) That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

(3) That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and

(4) That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this UDO.

Such findings of the ZBA together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this UDO and the Comprehensive Plan so that the public health, safety, and welfare may be secured. Financial hardship to the applicant, standing alone, except as provided for below, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedent for subsequent variances.

The ZBA may consider the following as grounds to determine whether compliance with the UDO as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than fifty percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll certified by the assessor for the municipality under Section 26.01, Tax Code;

(2) compliance would result in a loss to the lot on which the structure is located of at least twenty-five percent (25%) of the area on which development may physically occur;

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) the municipality considers the structure to be a nonconforming structure.

PLACE TYPE ZONING VARIANCE.

3 APPROVAL PROCEDURE.

The procedure for approval of a Zoning Variance shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Zoning Variance application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the ZBA will hold a public hearing and consider the Zoning Variance.

(5) Record of the ZBA's action regarding the Zoning Variance Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Zoning Variances expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the variance.

2.2.16 PLACE TYPE SPECIAL EXCEPTION.

1 APPLICABILITY.

The ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of this UDO.

(1) Time extensions for abandoned non-conforming structures, sites and uses.

(2) Expansions of non-conforming structures, sites and uses.

(3) Setback exceptions that are not eligible for a zoning variance

2 APPROVAL CRITERIA.

The ZBA may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and this UDO, and so that the spirit of this UDO is observed and substantial justice is done.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Exception shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Exception application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and this UDO.

(4) Following public notice, the ZBA will hold a public hearing and consider the Special Exception.

(5) Record of the ZBA's action regarding the Special Exception Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Special Exceptions expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Special Exception.

2.2.17 SUBDIVISION APPLICATIONS.

2.2.17.1 GENERAL REQUIREMENTS.

Subdivision applications are considered filed for the purposes of Texas Local Government Code Section 212.009 on the date a complete application, including all fees and other information required by this UDO or other applicable requirements, is accepted by the City as a complete application.

Any private drives constructed in the subdivision must be constructed to city standards.

2.2.18 PRELIMINARY PLAT.

1 APPLICABILITY.

A Preliminary Plat, showing the proposed layout of the neighborhood that complies with the approved Neighborhood Plan, Infill Neighborhood Plan, or Employment Center Plan, if applicable, shall be required before approval of any division of land or platting activity that requires or proposes the extension of public infrastructure, including, but not limited to, water, sewer, drainage, streets, sidewalks, paths, trails, Civic Spaces, fire water systems, right-of-way, etc.

2 APPROVAL CRITERIA.

Preliminary Plats are reviewed for compliance with the approved Neighborhood or Employment Center Plan, if applicable, the Comprehensive Plan, the requirements of this UDO, the Engineering Standards and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Preliminary Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Preliminary Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff.

(5) The Planning & Zoning Commission shall take action to recommend approval, approval with conditions, or disapproval to City Council with public hearing.

(6) City Council shall take action to approve, approve with conditions, or disapprove with public hearing.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

PRELIMINARY PLAT.

(9) Approval of the preliminary plat does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the preparation of Subdivision Improvement Plans.

(10) Preliminary Plats shall not be recorded in the real property records of Medina County.

4 EXPIRATION.

Preliminary Plats expire twelve (12) months after approval if a complete Subdivision Improvement Plans application for one or more phases of the Preliminary Plat has not been accepted by the City.

2.2.19 SUBDIVISION IMPROVEMENT PLANS.

1 APPLICABILITY.

Subdivision Improvement Plans conforming to the Engineering Standards and this UDO must be submitted for the construction, improvement, modification or reconstruction of all existing or proposed streets, public lighting, sidewalks, paths, trails, Civic Spaces, drainage, water, and sewer utilities and any other infrastructure or public improvements that are required or proposed to be constructed, reconstructed, improved or modified. Subdivision Improvement Plans may be standalone plans for a specific improvement but are more typically associated with a phase(s) of an approved Preliminary Plat. Subdivision Improvement Plans are intended to provide detailed engineering drawings for all improvements required to serve the development.

2 APPROVAL CRITERIA.

Subdivision Improvement Plans are reviewed for compliance with the approved Preliminary Plat, the Comprehensive Plan, the requirements of this UDO, the Engineering Standards and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Subdivision Improvement Plans applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for Subdivision Improvement Plans, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff

(5) City staff shall consider all improvement plans applications for disapproval.

(6) If an improvement plans submittal is disapproved the applicant shall resubmit the improvement plans to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

SUBDIVISION IMPROVEMENT PLANS.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plans are still deficient. If the resubmitted plans meet all applicable approval criteria, the plans shall be administratively approved.

(9) Approval of the subdivision improvement plans does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the scheduling of a pre-construction meeting.

(10) Upon approval of the Subdivision Improvement Plans, the applicant shall schedule a pre-construction meeting with the City prior to commencing any construction activity.

(11) Following the pre-construction meeting, the applicant may begin construction of the scope of work contained in the approved Subdivision Improvement Plans and shall schedule all necessary City inspections throughout the construction process.

(12) Upon completion of all work and passage of all required City inspections and after the Final Plat has been approved for recording (if applicable), the applicant may request City acceptance of the Subdivision Improvements for operations and maintenance. Prior to scheduling the Subdivision Improvements for acceptance by the City Council, the applicant must provide the following to the City:

(a) A two (2) year, ten percent (10%) maintenance bond of the contract price of the public improvements being accepted, if the improvements value is greater than five thousand (5,000) dollars, issued by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.

(b) One electronic copy of record drawings, "as-builts", of the improvements that meet the criteria for electronic files in the Engineering Standards.

(c) An affidavit from the owner of the property stating that, to the best of their knowledge, the contractor who constructed the improvements has complied with the regulations and standards of this UDO.

(d) A sealed letter of concurrence from the design engineer stating that all the subdivision improvements were constructed in accordance with the approved engineered plans.

(13) Once the City has determined that all required documentation has been provided, the City Engineer shall prepare a letter of recommendation to the City Council for acceptance of the public improvements and schedule the acceptance on the next available City Council meeting agenda.

4 EXPIRATION.

Subdivision Improvement Plans expire twenty-four (24) months after approval if all improvements have not been constructed and passed all required City inspections. Upon request of the applicant, the Planning & Zoning Commission may consider an extension of the expiration date due to unforeseen or unusual circumstances.

2.2.20 WATER RIGHTS TRANSFER

Prior to a final plat being approved, the subdivider must provide to the City of Castroville ample water supply for the subdivision. If water rights are unavailable for the subdivided property, subdivider shall pay an equivalent fee to be spent in accordance with the city's water acquisition policy. Ample water supply or the equivalent payment shall be determined by the City of Castroville. Funding provided to the city for purchase of water rights shall be determined by the City of Castroville using the prevailing water rate at the time of the final plat or upon obtaining service within the extraterritorial jurisdiction.

Residential subdivisions. For single family residential subdivisions, the Subdivider shall transfer water rights accordingly:

For purposes of determining ample water supply, the city will utilize living unit equivalents as set forth below. A living unit equivalent ("LUE") means the typical flow that would be produced by a single family residence.

(1) For subdivisions resulting in lots of less than one acre, water rights dedication will be .612 acre feet per lot.

(2) For subdivisions resulting in lots greater than or equal to one acre, water rights dedication will be one acre foot per lot.

Non-residential subdivisions. For subdivisions other than single-family residential subdivisions, the subdivider shall transfer water rights in accordance with the LUE chart in the City of Castroville impact fee ordinance. Water rights dedication required for such subdivisions will be 0.612 acre feet per LUE.

2.2.21 FINAL PLAT.

1 APPLICABILITY.

Final Plats are complete, recordable versions of an already approved Preliminary Plat. Except as otherwise noted within this section, no Final Plat may be considered or approved unless the Preliminary Plat for the same land has been approved and has not expired and the Final Plat is consistent with such Preliminary Plat or revision thereof. The Final Plat must incorporate all approved changes from the Preliminary Plat.

A Final Plat may be approved without approval of a Preliminary Plat if the division of land would otherwise qualify as a Minor Plat, but proposes more than four lots. A Final Plat under this provision may not include the dedication of land or require or propose the extension of any public infrastructure, including, but not limited to, public utilities or roadways.

2 APPROVAL CRITERIA.

Final Plats are reviewed for compliance with the approved Preliminary Plat, the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this UDO, the Engineering Standards and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Final Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Final Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff.

(5) The Planning & Zoning Commission shall take action to recommend approval, approval with conditions, or disapproval to City Council.

(6) City Council shall take action to approve, approve with conditions, or disapprove with. If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

FINAL PLAT.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

(9) Approval of the final plat does not constitute acceptance of the subdivision.

(10) Final plats shall not be recorded until the associated subdivision improvements have been constructed and accepted by the City Council or a performance bond executed by a corporate surety licensed to do business in the State of Texas, has been issued to the City in an amount equal to the cost, as certified by the design engineer and approved by the City Engineer, of the uncompleted and unaccepted improvements conditioned that the improvements will be completed within two (2) years from the date of final plat approval.

4 EXPIRATION.

Final Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Medina County.

2.2.22 MINOR PLAT.

1 APPLICABILITY.

A Minor Plat is a plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

2 APPROVAL CRITERIA.

Minor Plats are reviewed for compliance with the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this UDO, the Engineering Standards and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Minor Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Minor Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff

(5) City staff shall consider all improvement plans applications for disapproval.

4 EXPIRATION.

Minor Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Medina County.

2.2.23 AMENDING PLAT.

1 APPLICABILITY.

Amending plats are changes to an already recorded plat that meet the requirements of Section 212.016 of the Texas Local Government Code.

2 APPROVAL CRITERIA.

Amending Plats are reviewed for compliance with the approved and recorded Final Plat, the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this UDO, the Engineering Standards and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Amending Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Amending Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff.

(5) City staff shall consider all improvement plans applications for disapproval.

4 EXPIRATION.

Amending Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Medina County.

2.2.24 REPLAT.

1 APPLICABILITY.

Replats are changes to or further divisions of already recorded plats without vacating the preceding plat.

2 APPROVAL CRITERIA.

Replats are reviewed for compliance with the approved and recorded Final Plat, the Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this UDO, the Engineering Standards, and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Replat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Replat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff.

(5) City staff shall bring reccomendation to Planning and Zoning once deficiencies are resolved.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove.

(A) Certain Replats described in Section 212.015 of the Texas Local Government Code require notice and a public hearing and may trigger the affirmative vote of three-fourths of the members present.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above. If the Replat meets the requirements of Section 212.0145 of the Texas Local Government Code, it may be administratively approved.

4 EXPIRATION.

Replats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Medina County.

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2.2.25 VACATING PLAT.

1 APPLICABILITY.

A previously recorded plat may be vacated in accordance with Section 212.013 of the Texas Local Government Code. If no lots have been sold within the plat, the owner of the property covered by the plat may file the Vacating Plat application. If lots have been sold, all owners of lots in the plat must sign the application for the Vacating Plat.

2 APPROVAL CRITERIA.

Vacating Plat applications are reviewed for compliance with applicable State law and this UDO.

3 APPROVAL PROCEDURE.

The procedure for approving a Vacating Plat is the same as the procedure for approving the original plat.

4 EXPIRATION.

A plat vacation expires six (6) months after approval if the vacating instrument has not been recorded in the real property records of Medina County.

2.2.26 SUBDIVISION VARIANCE.

1 APPLICABILITY.

A variance of certain subdivision standards of this UDO, as provided for within this UDO, may be considered concurrently with a Preliminary Plat, Subdivision Improvement Plans, Final Plat, Minor Plat, or Replat to address unforeseen circumstances or other difficulties in developing a property under the specific provisions of this UDO. A Subdivision Variance application may be filed without a companion plat application in limited circumstances if the granting of the variance would eliminate the requirement of the plat.

2 APPROVAL CRITERIA.

A Subdivision Variance may be approved, conditionally approved, or disapproved. The P&Z must find that the following factors are applicable in order to approve the variance:

(1) That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this UDO.

(2) That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this UDO.

(3) That the conditions that create the need for the variance do not generally apply to other property in the vicinity.

(4) That application of a provision of this UDO will render subdivision of the land impossible.

(5) Where the literal enforcement of these regulations would result in an unnecessary hardship.

3 APPROVAL PROCEDURE.

(1) Prior to submitting an application for a Subdivision Variance, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be resolved with City staff.

(5) The Planning & Zoning Commission shall take action to recommend approval, approval with conditions, or disapproval to City Council with public hearing.

(6) City Council shall take action to approve, approve with conditions, or disapprove with public hearing.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

SUBDIVISION VARIANCE.

3 (8) Upon resubmittal, the application shall follow steps 3 through 6 above.

4 **EXPIRATION.**

Subdivision Variances expire if the plat that they are associated with expires or six (6) months after approval if a complete application for a plat which incorporates the approved variance has not been received by the City.

2.2.27 SITE DEVELOPMENT APPLICATIONS.

2.2.27.1 GENERAL REQUIREMENTS.

A Site Development Application submittal shall include all of the required information from the Application Checklist in order to be considered a complete submittal. All submittals shall be delivered to the Community Development Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Community Development Department.

2.2.28 SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

An approved Site Development Plan is required prior to construction of any improvements on a site including but not limited to buildings, driveways, sidewalks, a parking plan, outdoor storage areas, trash and recycling enclosures, stormwater facilities, utilities, site lighting, landscaping, walls and fences, etc for commercial/multifamily projects or sites. An approved Site Development Plan is required prior to submittal of a Building Permit application.

2 APPROVAL CRITERIA.

Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this UDO, the Engineering Standards, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Site Development Plan applications:

(1) Prior to submitting a Site Development Plan application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(3) All deficiencies in the submittal shall be listed in a plan review comment letter that shall be provided to the applicant.

(4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

(5) Once the Site Development Plan has been approved, applications for Building Permits on the site may be submitted.

4 EXPIRATION.

Site Development Plans expire twelve (12) months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.29 SIGN APPLICATIONS.

2.2.29.1 GENERAL REQUIREMENTS.

This Section is authorized by Article XI § 4 of the Texas Constitution, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

During the site development process, model homes and temporary work trailers can obtain construction permits.

2.2.30 SIGN PERMIT.

1 APPLICABILITY.

(1) After a complete application is filed, the Community Development Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this UDO, or deny the sign permit.

(2) No person may install a sign or structurally alter an existing sign except in conformity with this Chapter and all other applicable City ordinances.

2 APPROVAL CRITERIA.

The applicant shall submit all the information required in the Application Checklist as specified on the sign permit checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL PROCEDURE.

(1) After a complete application is filed, the Community Development Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this UDO or deny the sign permit.

(2) If the sign permit is denied the reasons for the denial will be provided in writing.

4 INSPECTIONS.

After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Community Development Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection and final inspection.

5 EXPIRATION.

If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the sign permit shall expire.

2.2.31 MASTER SIGN PLAN.

1 APPLICABILITY.

(1) The purpose of the master sign plan program is to allow a property owner or developer, subject to approval, the option of creating a sign management program for multi-tenant or mixed- use developments. The Master Sign Plan will ensure that the proposed signage meets certain standards and are consistent with the character and quality of development in the City of Castroville. Once the Master Sign Plan has been approved it, would enable individual sign permits which fully comply with the Master Sign Plan to be promptly approved and displayed.

(2) The benefits of a master sign program include the following:

i. Allows for a unified presentation of signage throughout parcels proposed for development;

ii. Allows creativity and flexibility to provide for unique environments;

iii. The uniformity, creativity and flexibility is in exchange for a cumulative reduction in sign area, sign height or the total number of signs; and

iv. Gives pre-approval of designs and design elements that will make subsequent applications for sign permits more efficient.

v. To this end, a master sign program alternative is created.

(3) The minimum requirements to qualify for a master sign plan must include:

i. One whole parcel or two or more contiguous parcels that are not included in any other master sign plans and

ii. The property owner(s), or authorized representatives of the owner(s) of all parcels within the proposed master plan sign area must sign the application for the master sign plan.

2 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Application Checklist as specified on the master sign checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL CRITERIA.

(1) A master sign program for a multi-tenant or mixed use development may be approved, as proposed, if it will result in a substantially improved, comprehensive and unified proposal which would enhance the character and visual amenities of the City of Castroville. This will be determined by a comparison exercise undertaken by the Community Development Director or their designee.

MASTER SIGN PLAN.

The comparison exercise will assess the combined impacts of the proposed Master Sign submission by considering all the factors listed (i) through (viii) below and comparing them to what is allowed through strict compliance with all other provisions of this UDO in Chapter 5.10. The standards being considered in the comparison exercise include, but not are limited, to:

i. Consistent materials, sizes, styles, and colors across the development;

ii. Use of landscaping around the sign base;

iii. Use of channel lettering;

iv. Fewer incidental signs;

v. Greater spacing between signs along street frontages;

vi. Fewer total number of signs;

vii. Signs of reduced heights and area; and

viii. Impact from any proposed prohibited signs or sign elements or illumination.

(2) The Community Development Director or their designee shall review all sign types (e.g., attached, freestanding, or illumination etc.) for the parcel or parcels proposed for development, to determine the degree of compliance with this article as a supplement to, or in lieu of, the sign standards otherwise applicable. Any deviations to the number, dimensions, locations, or design characteristics of attached or freestanding signs that are sought by an applicant shall be justified in writing, and shall clearly demonstrate a standard of design and quality that exceeds those provided in Chapter 5.10.

4 APPROVAL PROCEDURE.

(1) The Community Development Director or their designee may administratively deny or approve a master sign plan, with or without conditions. If the master sign permit is denied, the reasons for the denial will be provided in writing.

(2) The Community Development Director or their designee may impose reasonable conditions on the master sign program relating to the design, locations, placements, or orientations, and sign specifications that are not related to the content of the signs or the viewpoints of the sign users, in order, to ensure continuing compliance with the standards of this UDO and the approved master sign program.

(3) If the master sign permit is denied the reasons for the denial will be provided in writing.

5 EXPIRATION.

An approved Master Sign plan shall expire one (1) year from the date of such approval if no progress has been made towards completion of the project.

2.2.32 SIGN VARIANCE.

1 APPLICABILITY.

The applicant who is seeking a variance from this UDO, including a Master Sign Plan, must file a request for a variance with the Community Development Director or their designee along with a variance application fee, as stated in the City's most recent fee schedule.

2 APPLICATION MATERIALS.

The Community Development Director or their designee will indicate what documentation the responsible party must provide in support of the variance request.

3 APPROVAL CRITERIA

(1) In determining the sign variance request the P&Z shall consider:

i. Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.

ii. Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.

iii. Proposed sign location, configuration, design, materials, and colors are harmonious.

iv. The sign and its supporting structure are in architectural harmony with the surrounding structures.

v. Mitigation measures related to the sign in question or other signs on the same premises.

vi. Demonstrated and documented correlation between the variance and protecting public health and safety.

(2) The P&Z may decide, based on the evidence presented, that strict compliance with the requirements of this UDO will result in:

i. A substantial undue hardship (not for financial gain) to the applicant, or

ii. The applicant providing sufficient mitigation, or

iii. An inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of the this UDO.

When the P&Z is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty the variance can be granted with or without conditions. Alternatively, the P&Z can deny the variance request.

(3) All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances to this UDO.

SIGN VARIANCE.

4 APPROVAL PROCEDURE.

The procedure for approval of a sign variance shall follow the requirements of Chapters 211 and 216 of the Texas Local Government Code and the following process:

(1) Once a complete variance submission is received, the Community Development Director or their designee will prepare a staff report and submit to the City Council for consideration.

(2) Public notice of the variance request will be completed in accordance with State law and this UDO.

(3) Following public notice, the City Council will hold a public hearing and determine the variance request after the public hearing has closed.

(4) The reasoning for each and every decision taken by the City Council shall be clearly expressed and referenced to approval criteria above and the relevant sections of this UDO before a vote is taken by the City Council. Such findings shall be incorporated into the official minutes of the City Council.

2.2.33 HISTORIC PRESERVATION APPLICATIONS.

2.2.33.1. General Requirements. To secure a Certificate of Appropriateness, compliance with the Castroville Design Guidelines "Appendix A" must be met. All submittals shall be delivered to the Community Development Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the City of Castroville.

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2.2.34 CERTIFICATE OF APPROPRIATENESS.

1 APPLICABILITY.

A certificate of appropriateness is required for portions of buildings and sites visible from adjacent public rights-of-way, streets or alleys prior to undertaking any of the following activities in a local Historic District or at a local Historic Landmark:

(1) Construction and reconstruction, including fences and walls;

(2) Alteration, additions, restoration and rehabilitation;

(3) Relocation;

(4) Signage;

(5) Construction or reconstruction of a parking lot;

(6) Demolition.

2 APPROVAL CRITERIA.

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

(1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark and compatability;

i. The proposed work will not have an adverse effect on the architectural features of the structure;

ii. The proposed work will not have an adverse effect on the historic district;

iii. The proposed work will not have an adverse effect on the future preservation, maintenance, and use of the structure or historic district; and

iv. For noncontributing structures within a historic district, the proposed work is compatible with the historic district.

(2) The proposed work is consistent with the regulations contained in Chapter 6, and, if applicable, with State and National historic landmark or historic district regulations;

(3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and

(4) The proposed work is consistent and aligns with Castroville's Overlay Design Guidelines for Historic Properties.

CERTIFICATE OF APPROPRIATENESS.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for a Certificate of Appropriateness:

(1) The Historic Preservation Officer (HPO) shall review the application for a certificate of appropriateness in accordance with the criteria and provide a report and acommendation to the Historic Landmark Commission.

(2) The HPO shall schedule a public hearing and prepare a posted notice before the public hearing in accordance with this UDO.

(3) The Historic Landmark Commission shall conduct a public hearing concerning the application in accordance with this UDO.

(1) The Historic Landmark Commission shall approve, approve with conditions or deny the application for a certificate of appropriateness after consideration of the request during the public hearing.

(2) If the Historic Landmark Commission determines that a certificate of appropriateness should not be issued, or should be issued subject to conditions, it shall place upon its records the reasons for its determination.

(3) The Historic Landmark Commission shall render its decision on the request within forty-five (45) days of the date the application is deemed complete and adequate for review, subject to the supplemental options available.

(4) If a submittal is disapproved or approved with conditions the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(5) Applications denied by the Historic Landmark Commission are appealable to the Zoning Board of Adjustments.

Upon resubmittal, the application shall follow steps 3 through 6 above.

EXPIRATION.

(1) Time of Expiration. A certificate of appropriateness shall expire one year from the date it is issued if the proposed activity has not commenced, or two years from the date the cer tificate isissued, if the proposed activity has not been completed.

(2) Extension. A certificate of appropriateness may be extended by the Historic Landmark Commission for a period not to exceed one year from the date required for commencement and two years from the date required for completion of the activity authorized by the certificate.

2.3 REVIEW AUTHORITY.

2.3.1 OVERVIEW.

The process overview defines the application type and review and approval authority for each application. *Properties in the ETJ receive final approval by the P&Z

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC LANDMARK COMMISSION	CITY COUNCIL
Annexation	R				[D]
Comprehensive Plan Amendment	R		[R]		[D]
Neighborhood Plan*	R		[R]		[D]
Employment Center Plan*	R		[R]		[D]
Place Type Zoning Map Amendment	R		[R]		[D]
Special Use Permit	R		[R]		[D]
Place Type Zoning Verification Letter	D				
Place Type Zoning Ordinance Text Amendment	R		[R]		[D]
Place Type Zoning Variance	R	[D]			
Place Type Zoning Special Exception	R	[D]			
Administrative Decision Appeal - Place Type Zoning		[D]			

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC LANDMARK COMMISSION	CITY COUNCIL
Preliminary Plat Approval/ Disapproval	R		[R]		[D]
Subdivision Improvement Plans Approval/ Disapproval	D				
Final Plat Approval/ Disapproval	R		R		D
Minor Plat/Replat Approval/Disapproval	D				
Amending Plat Approval/ Disapproval	D				
Replat Approval/ Disapproval	D				
Plat Vacation	D				
Plat Certification	D		A		
Subdivision Variance	R		[R]		[D]
Administrative Decision Appeal - Subdivision		D			
Site Development Plan	D		A		
Sign Permit	D	A			
Master Sign Plan	D				
Sign Variance	R				[D]
Certificate of Appropriateness	R	A		D	

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

2.3.2 PLANNING & ZONING COMMISSION.

2.3.2.1 ESTABLISHMENT AND MEMBERSHIP.

The Planning & Zoning (P&Z) Commission is established in Chapter 2, Article IV of the City of Castroville Code of Ordinances.

2.3.2.2 AUTHORITY.

The Planning & Zoning Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this UDO is summarized below.

The Planning & Zoning Commission has final decision-making authority over the following processes and applications:

(1) Disapproval of all subdivision applications

(2) Review and approval or disapproval of appeals of the following:

The Planning & Zoning Commission makes recommendations to the City Council on the following processes and applications:

(1) Comprehensive Plan adoption or amendment

(2) Approval of Preliminary Plats

(3) Approval of Final Plats

(4) Approval of Subdivision Variances

(5) Place Type Zoning Map Ammendments

(6) Special Use Permits

(7) Neighborhood Plans

(8) Infill Neighborhood Plans

(9) Employment Center Plans

(10) Zoning Ordinance adoption and text amendments

2.3.2.3 MEETINGS.

The Planning & Zoning Commission shall meet as necessary to conduct its business, comply with State law mandates and City UDO requirements.

2.3.3 ZONING BOARD OF ADJUSTMENT.

2.3.3.1 ESTABLISHMENT AND MEMBERSHIP.

The Zoning Board of Adjustment (ZBA) is established in Chapter 2, Article IV of the City of Castroville Code of Ordinances.

2.3.3.2 AUTHORITY.

The Zoning Board of Adjustment has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this UDO is summarized below.

The ZBA has final decision-making authority over the following processes and applications:

(1) Review and approval or disapproval of appeals of the following:

  (a) Zoning-related Administrative Decisions

  (b) Administrative decisions on Sign Permit applications

  (c) Certificate of Appropriateness

  (d) Subdivision-related Administrative Decisions

(2) Zoning Variances

(3) Zoning Special Exceptions

(4) Administrative decisions on Subdivision-related applications

(5) Appeal of administrative decisions on Subdivision-related applications

2.3.3.3 MEETINGS.

The ZBA shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.4 HISTORIC LANDMARK COMMISSION.

2.3.4.1 ESTABLISHMENT AND MEMBERSHIP.

The Historic Landmark Commission (HLC) is established in Chapter 2, Article IV of the City of Castroville Code of Ordinances.

2.3.4.2 AUTHORITY.

The Historic Landmark Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this UDO is summarized below.

The Historic Landmark Commission has final decision-making authority over the following processes and applications:

(1) Certificate of Appropriateness

2.3.4.3 MEETINGS.

The Historic Landmark Commission shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.5 DEVELOPMENT REVIEW COMMITTEE.

The Development Review Committee (DRC) shall be organized to generally ensure compliance by the applicant with all applicable codes, regulations, laws, ordinances, and plans associated with applications within this UDO and to coordinate the examination of development proposals to ensure that all City requirements, established by ordinance, resolution or policy, have been met without conflict. The Development Review Committee shall have all the power and duties specifically provided for herein.

2.3.5.1 ESTABLISHMENT AND MEMBERSHIP.

The DRC shall comprise a core membership and additional membership depending on project necessities. The City Administrator will determine the inclusion of additional membership on a project-to-project basis :

(1) City Administrator

(2) Community Development Department.

(3) Building Permitting / Inspections Department.

(4) Public Works Department (Water/Sewer/Drainage)

Additional project to project membership options

(1) Engineering Department.

(2) Parks and Recreation Department.

(3) Fire Marshal or Public Safety.

(4) Other designees as determined by the City Administrator.

2.3.5.2 AUTHORITY.

(1) Provide a series of technical reviews and analyses of each project in a holistic manner to provide quick turnaround reviews, reduce comment conflicts, provide consistent feedback to each applicant and project, and ensure all recommendations for disapproval have clear and convincing evidence to meet the requirements of state law and this UDO.

(2) Approve applications that meet the intent, development standards, and UDO requirements, if Administrative Approval is allowed, is required by state law.

(3) Recommend approval or disapproval of exceptions or waivers to Planning & Zoning Commission in accordance with the City's Code of Ordinances, the Engineering Standards, or other standards.

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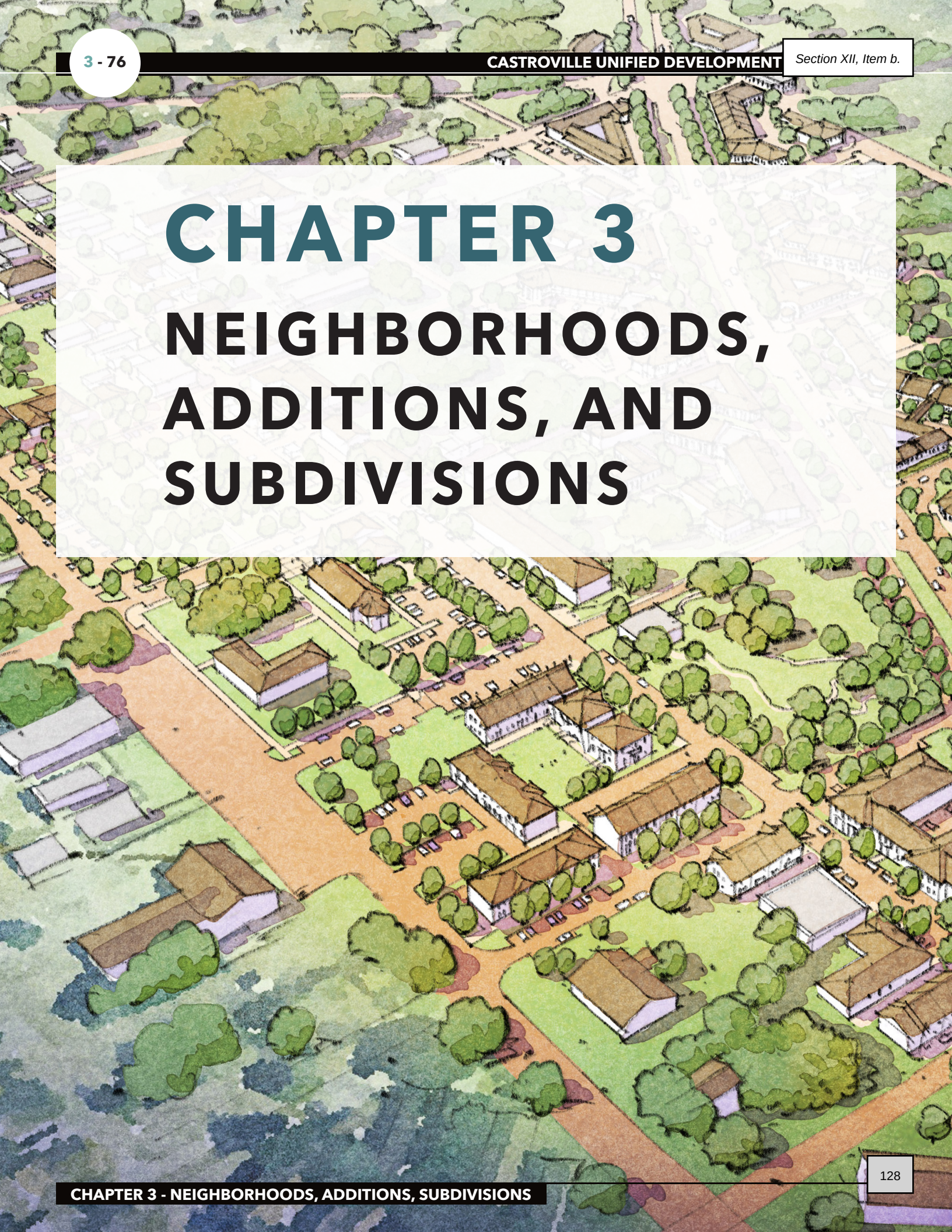
CHAPTER 3

NEIGHBORHOODS, ADDITIONS, AND SUBDIVISIONS



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3.1 GENERAL PROVISIONS

3.2 PURPOSE

The purpose of this Chapter is to provide standards and guidance for the creation of neighborhoods, and divisions of land through the preparation of neighborhood plans, employment center plans, engineer plans, and plats. The standards in this Chapter are intended to promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City.

3.3 AUTHORITY.

Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.

(1) The process for land division shall follow the requirements of Chapter 212 of the Texas Local Government Code.

(2) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning & Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning & Zoning Commission.

(3) It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning & Zoning Commission

(4) No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning & Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Medina County Clerks Office, except as otherwise provided for in this UDO.

(5) This chapter shall apply to any land within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Castroville, unless specifically exempted by this article.

3.4 ENGINEER REQUIRED.

The applicant shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads, and streets, and sewer, and water facilities within the subdivision.

3.5 APPLICABILITY.

3.5.1 PLAT REQUIRED

Prior to the subdivision, resubdivision, assembly or development of any land within the City or its extraterritorial jurisdiction (ETJ), a subdivision plat and, where public improvements are proposed, subdivision improvement plans must be approved in accordance with all relevant City requirements.

The owner of a tract of land located within the city limits or the ETJ who divides the tract into two or more parts to lay out a subdivision of the tract or to lay out streets, parks, or other parts of the tract intended to be dedicated to public use shall submit a plat of the subdivision in accordance with this UDO.

A division of a tract under this section includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract for sale or other executory contract to convey or by using any other method.

No permit or certificate of occupancy may be issued, or utility services established for any parcel or tract of land unless such property has been platted or determined to be exempt from platting in conformity with the provisions of this UDO.

The division of any lot or any parcel of land by the use of a metes and bounds description for the purpose of development is prohibited.

3.5.2 EXCEPTIONS FROM REQUIRED PLAT.

Exceptions to the requirement for a recorded plat prior to the issuance of a development permit may be approved as follows:

(1) Assertion of a statutory exemption from platting pursuant to Chapter 212 of the Local Government Code shall be made and reviewed pursuant to a Plat Certification application.

(2) A request for a variance from the requirement for platting prior to the issuance of a development permit may be submitted to the Planning and Zoning Commission for consideration.

(3) Commercial building permits may be released ahead of plat recordation but hold Certificate of Occupancy until plat is recorded.

3.6 NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

Additions or new neighborhoods add to the fabric of the community. It is intended that new neighborhoods be built based on key standards from the existing neighborhoods. Castroville's neighborhoods offer a variety of residential buildings, house-form office or commercial buildings, to downtown commercial buildings. The standards within the Neighborhood Plan and Pedestrian Shed Allocation sections of this UDO support fiscally productive and flexible neighborhoods for Castroville's future. Employment Centers are areas of the community designated for job creation and industrial development. Employment Center plans allow for flexible design standards that recognize the unique characteristics of major employment and industrial buildings and sites.

3.6.1 DEVELOPMENT PATTERNS.

3.6.1.1 DESCRIPTION.

Development Patterns are used for projects with acreage amounts of a Pedestrian Shed (approximately 80 acres) or greater. The physical landscape in Castroville lends itself to supporting a range of development patterns. Neighborhood Plans may opt to extend the city grid or select an alternative development pattern.

Projects greater than 3 acres but less than a pedestrian shed shall use the TND development pattern or the development pattern of the adjacent and surrounding neighborhood.

3.6.1.2 INTENT.

Development Patterns are the manner in which a neighborhood is configured. Different geographies accept different Development Patterns. To accommodate Castroville's range of natural landscapes, three (3) Development Patterns provide adequate facilitation of development. The Development Pattern type will guide the creation of the Neighborhood Plan configurations suitable for different geographies.

3.6.1.3 NEIGHBORHOOD PLAN PLACE TYPE ZONING ALLOCATION PER DEVELOPMENT PATTERN.

Projects with eighty (80) acres or a pedestrian shed or greater shall allocate a variety of Place Types on a Neighborhood Plan (see Table 3.6.1(A)): Place Type Allocation Per Development Pattern. If subdiving and/or a Place Type zoning change is required, a Neighborhood Plan can be submitted simultaneously with a plat and Place Type Zoning change submission.

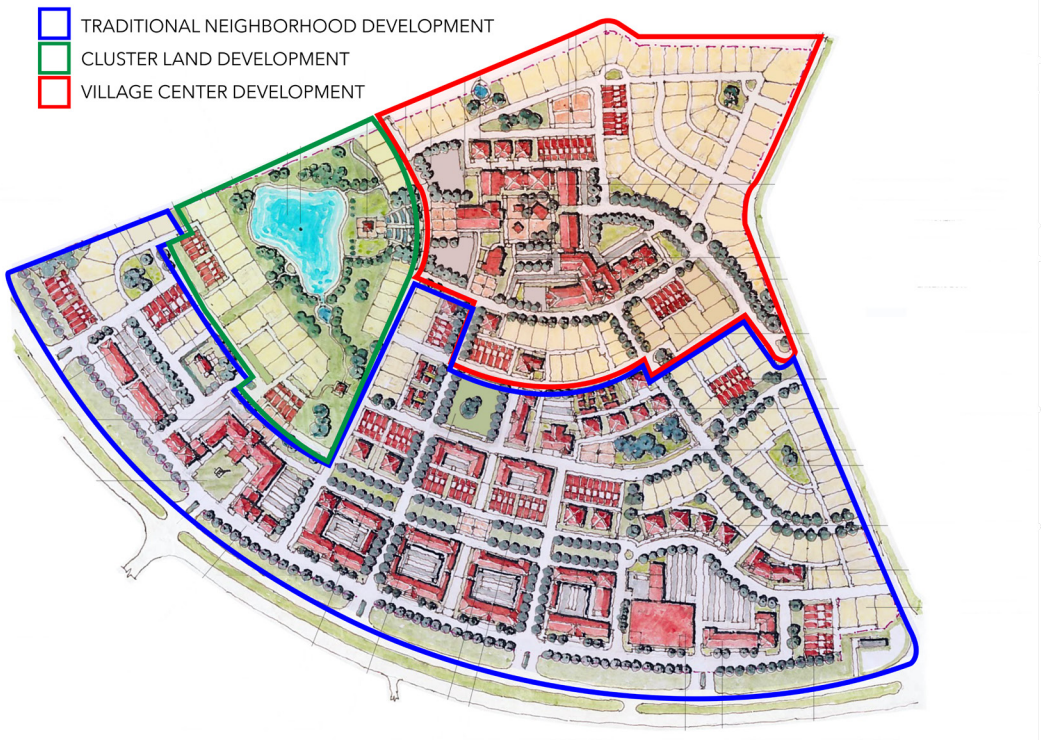
For properties within the city limits, Place Types shall be allocated within neighborhoods based upon the Development Pattern of the neighborhood and the percentages in Table 3.6.1(A). The Planning and Zoning Commission and City Council may approve modifications to the Place Type allocation percentages through the Neighborhood Plan adoption process. Neighborhood Plans less than a full pedestrian shed shall consider the existing and planned Place Type allocation within the pedestrian shed that the new neighborhood is a part of in determining the Place Type allocation percentages for the new neighborhood.

TABLE 3.6.1(A): PLACE TYPE ALLOCATION PER DEVELOPMENT PATTERN.

DEVELOPMENT PATTERNS	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	5%	50%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

% RANGES REPRESENT MINIMUMS AND MAXIMUMS

FIGURE 3.6.1(B): EXAMPLE OF DEVELOPMENT PATTERNS.



3.6.1.4 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).

(1) Intent: Traditional Neighborhood Development is the historic development pattern of Castroville. TND characteristics include: small, walkable blocks; the continuation of the street grid as new neighborhoods are planned; a variety of lot sizes that accommoodate a variety of building types; a range of housing types; well-defined public spaces; a definable neighborhood center; and they contain amenities such as stores, schools, and places to meet and linger within a comfortable walking distance of residences. TND is the primary and default development pattern in the City of Castroville.

(2) Standards:

(a) Location: The TND is located within an area that allows for the development pattern.

(b) Place Types: The TND shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) Size: A TND shall be organized around one pedestrian shed as described in Section 3.6.1.7 TNDs larger than one pedestrian shed shall be organized as multiple pedestrian sheds, each with a definable center.

(3) Example: The 100-acre concept plan depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Traditional Neighborhood Development with small blocks, walkable streets, a variety of buildings types and alternative block patterns with pedestrian breaks.

3.6.1.5 CLUSTER LAND DEVELOPMENT (CLD).

(1) Intent: Cluster Land Development offers an alternative to TND for the purpose of:

(a) Assuring the permanent preservation of open space, agricultural lands, and other natural resources through land reservations or conservation easements;

(b) Encouraging the use of land in accordance with its character and adaptability;

(c) Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development normally permitted with the conventional home lot size;

(d) Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner—increasing affordability and reducing the cost of building and maintaining infrastructure;

(e) Ensuring compatibility of design and use between neighboring properties; and,

(f) Encouraging a less sprawling form of development, thus preserving open space as undeveloped land.

(2) Standards:

(a) A minimum of fifty percent (50%) of the Neighborhood Plan shall be permanently allocated to P1 Nature and/or P2 Rural Place Types.

(b) The dedicated P1 lands shall be deemed civic or open space and will be set aside by the applicant through an irrevocable conservation easement or similarly determined method, as approved by the City Council.

(c) Areas not considered civic or open space:

i. The area of any street right-of-way proposed to be dedicated to the public.

ii. Any submerged land area.

(3) Example: The 100-acre concept plan in Castroville, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Cluster Land Development where lots are clustered to protect the natural landscape.

3.6.1.6 VILLAGE CENTER DEVELOPMENT (VCD).

(1) Intent: A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small dense grouping of predominately P4 and P5 buildings serving as residential, live/work, commercial, and office buildings organized in a vernacular, curvilinear grid, or grid network of blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located at or very close to the street edge.

(2) Standards:

(a) Location: VCDs may be located in any new neighborhood to create an area or an entire neighborhood that is intended to be mostly free of motorized vehicles within the main pedestrian streets.

(b) Place Types: The VCD shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) Size: A VCD may be organized around one pedestrian shed as described in Section 3.6.1.7 or may be its own, smaller pedestrian shed within a standard pedestrian shed.

(d) Special Requirements: Buildings are located at or very close to the street edge at the frontage line and occupy eighty percent (80%) to one hundred percent (100%) of the lot frontage. Vehicle access is be kept in the rear of the property, served by alleys or the rear lanes.

(3) Example: The 100-acre concept plan in Castroville, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of a Village Center Development with a tight, pedestrian-friendly core that has a mix of building types and shared walkable streets.

3.6.1.7 PEDESTRIAN SHED.

(1) Description: A pedestrian shed is the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from a town center, neighborhood center, or the main Civic Space. Pedestrian sheds are often defined by a 5-minute walk, about 1,320 feet. They may be drawn as perfect circles, but in practice, pedestrian sheds have irregular shapes because they cover the actual distance walked, not the straight-line distance.

(2) Applicability:

(a) In TND developments, every 1/4 mile radius or "Pedestrian Shed," i.e. approx. 80 acres, is to contain a mix/allocation of Place Type zoning districts as shown in Table 3.6.1(A). Measuring development by the pedestrian shed will ensure walkable neighborhoods are created.

(b) The pedestrian shed is the area encompassed by the walking distance from a town or neighborhood center or main Civic Space. They are often defined as the area covered by a 5-minute walk (about 1/4 mile or 1,320 feet) from the center.

(c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size.

3.6.1.8 EMPLOYMENT CENTER.

(1) Intent: Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, Civic Space locations, building types and sizes, etc.

(2) Standards.

(a) Location: Employment Centers are located in areas designated based off of negotiation with city and applicant.

(b) Place Types: The Employment Center shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Employment Center Plan. The area within an Employment Center Plan Allocated too the EC Place Type should be sufficient to preserve areas within the plan for major employment and industrial uses that have unique characteristics that do not meet the standards of a traditional neighborhood. The remaining area within an Employmet Center Plan should be allocated to traditional Place Types such as CS, P4 and P5 to create walkable, mixed use neighborhoods within the Employment Center that provide areas for housing, retail, and service uses to support the needs of those working in the Employment Center.

3.6.2 ALLOCATION AND SEQUENCE OF PLACE TYPE DETERMINATION

(1) Determination of Place Type designations shall be made based on the following factors considered in the following sequence:

(a) Development Patterns and intensities compliant with the Comprehensive Plan in Chapter 4. For specific process directions, see 4-8, development organization.

(b) The existing streets and Master Thoroughfare Plan;

(c) Proximity to existing Place Types (built or planned);

(d) Size of new development; and

(e) Pedestrian Shed distribution.

(2) The Place Type designation on the Castroville Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type.

(3) Before preparing a Neighborhood Plan, the Applicant must review permitted Development Patterns, the associated standards, and Place Type percentage allocation per Pedestrian Shed.

3.6.3 NEIGHBORHOOD PLAN EXEMPTIONS

Properties within the city limits of 3 acres or less on already platted lots are not required to complete a Neighborhood Plan.

3.6.4 IN-CITY NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

The City of Castroville is made up of a collection of complete neighborhoods. Each neighborhood has a variety of building types, lot sizes, shops and services, Civic Spaces, and more. New neighborhoods will continue this pattern through standards developed through the Neighborhood or Employment Center Plan process.

Creating a Neighborhood Plan is a three-step process and may require an urban design consultation or charrette to be accomplished. Specific development requirements and standards are located in this chapter and Engineering Standards. Additional requirements may be determined at pre-application meeting and site visit.

The specific requirements for an application will be determined at the pre-submittal meeting. The following steps apply to all new neighborhoods and employment centers within the city limits.

3.6.4.1 NEW NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN

A new Neighborhood or Employment Center Plan is the first step in designing a new neighborhood or employment center. The plan begins with a master plan that lays out the street network, open spaces, and Civic Spaces, and allocates Place Types. A master plan may be developed by the property owner or authorized applicant following the standards in this UDO and reviewed for compliance by the City or it may be developed collaboratively through a design charrette process. The applicant shall choose the method of developing the master plan when they submit the Neighborhood Plan application.

The Planning and Zoning Commission and City Council may approve deviations from the standards in the UDO that are in keeping with the intent of the Comprehensive Plan and UDO. Any deviations shall be recorded in the approved Neighborhood or Employment Center Plan.

The Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

3.6.4.2 PRELIMINARY PLAT

Following approval of the Neighborhood or Employment Center Plan, the applicant shall submit a Preliminary Plat that provides the preliminary engineering of streets, paths, trails, transportation improvements, blocks, lots, Civic Spaces, utilities and drainage for the new neighborhood or employment center.

The Preliminary Plat application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

3.6.4.3 SUBDIVISION IMPROVEMENT PLANS

Following approval of the Preliminary Plat, the applicant shall submit the Subdivision Improvement Plans that provide the detailed engineering consistent with the requirements in in this chapter and Engineering Standards for all public infrastructure within the new neighborhood or employment center.

The Subdivision Improvement Plans application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

3.6.4.4 FINAL PLAT

Upon completion of construction of the improvements within the approved Subdivision Improvement Plans, the applicant shall submit the Final Plat which provides the final, recordable copy of the subdivision. The applicant may choose to submit the Final Plat prior to the completion of construction of the improvements within the approved Subdivision Improvement Plans, in which case, the applicant shall post a performance bond equal to 110% of the cost of all the uncompleted improvements within the approved Subdivision Improvement Plans at the time of submitting the Final Plat application. The City Engineer shall be responsible for reviewing and approving the applicant's estimate of the cost of the uncompleted improvements.

The Final Plat application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

3.6.4.5 SITE DEVELOPOMENT PLANS AND BUILDING PERMIT

After the Final Plat is recorded with the Medina County Clerk, the owner of lots within the plat may submit applications for Site Development Plans and Building Permits.

The Site Development Plans application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

The Build Permit application follows the requirements of the adopted building codes and the application materials published by the Community Development Director.

3.6.5 ETJ NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

All new neighborhoods and employment centers within the ETJ of the City of Castroville shall follows the procedures outlined in Section 3.6.4 with the following exceptions:

(1) During the Neighborhood or Employment Center Plan process, no Place Type zoning districts are allocated on the plan.

(2) Upon approval of the Final Plat, no Site Development Plans or Building Permits are required to be submitted to the City.

3.7 INFILL PLANS.

Infill development is the process of reconstructing within or increasing the development intensity of an already developed area or neighborhood.

There are two scales of infill development. First, is development using existing lots that may require minor changes or divisions. Second, is development that proposes to significantly reconfigure existing lots, blocks or streets and proposes to change the allocation of Place Types within the infill development.

3.7.1 APPLICABILITY.

Infill development proposed on existing platted lots that do not require any modifications to the existing plat and are not proposing a change to the Place Type may proceed directly to site development plan or building permit.

Infill development that proposes modifications to existing platted lots but does not trigger the requirement of an Infill Neighborhood Plan may submit the required plat applications, Place Type zoning change, and any necessary engineered plans for street, sidewalk, water, sewer or drainage improvements concurrently. Pursuant to Texas Local Government Code Section 212.016(10), up to six lots may be created from a previously platted lot using the Amending Plat application process in a residential improvement area.

Existing platted lots may be amended to create additional lots as long as the following conditions are met:

(1) All lots are required to have individual water and sewer taps.

(2) New lots may have frontage on any public right-of-way type including street, path, alley or Civic Space.

(3) Lots that do not have frontage on a street must have the following:

  (a) A dedicated ten (10) feet wide pedestrian access easement from the street to the lot;

  (b) An address sign at the street

(4) Lots without street frontage may be granted a variance from compliance with the frontage build-out requirement.

3.7.2 INFILL NEIGHBORHOOD PLANS.

Infill Neighborhoods Plans are required for properties greater than 3 acres and that are proposing to modify the Place Type allocation or change the street, lot or block configuration in a way that is not permitted by the Infill Lot-Scale Plan process.

Infill Neighborhood Plans shall follow the procedures in Section 3.6.4 for new Neighorbood Plans with the following exceptions:

(1) The property owner may process any necessary vacating, amending or re-plat applications with the initial Neighborhood Plan application.

(2) The DRC may authorize the use of the Infill Neighborhood Plan as the Preliminary Plat instead of requiring a separate Preliminary Plat application.

The Infill Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Application Checklist.

3.8 NEIGHBORHOOD DESIGN STANDARDS.

3.8.1 STREETS, PATHS, TRAILS, AND ALLEYS.

The street pattern of a neighborhood shall follow the traditional grid pattern of Castroville, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The construction of all interior street improvements.

The applicant shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four (4) lots. In lieu of constructing perimeter streets, the City Council may approve an escrow of one-half (½) of the cost. The cost must be approved by the City Engineer.

3.8.1.1 INTENT.

(1) Streets serve as the key public spaces that connect people to places. Castroville's street grid is core to its success and is a pattern that represents the past and will guide its future. The Public Frontage is the space where public investments and land is used to connect people to places.

(2) Pedestrian comfort shall be the primary consideration for the design of streets. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the Pedestrian.

(3) A diversity of street tree and plant species should be planted throughout the City of Castroville to promote resistance to disease and insect blight. Street Trees and/or landscaping should be planted to create a visually unified streetscape.

3.8.1.2 GENERAL.

(1) Development located within the city limits shall be subject to the requirements of this section. Development in the ETJ shall comply with the rules of this UDO and all environmental regulations as allowed by State law and the rules established by the Inter-local Agreement with Medina County.

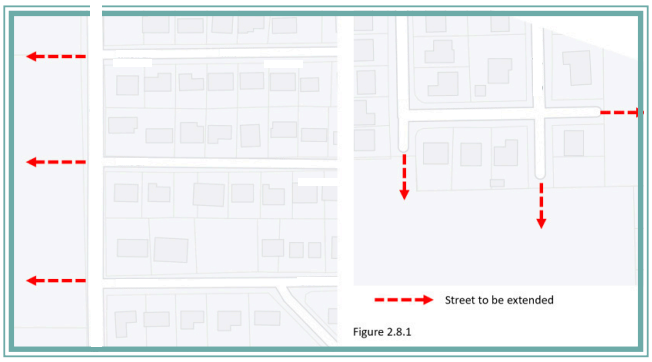
(2) Streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and Civic Spaces. New streets shall be required when block lengths exceed the maximum length allowed in the Place Type.

3.8.1.3 STREET ARRANGEMENT.

The original grid pattern within Castroville establishes the foundation for the street network. Unless otherwise approved by the City Council, provision shall be made for the extension of streets through any new neighborhood. Off-center street intersections with streets in adjacent neighborhoods shall be avoided. All streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

A TIA Threshold Worksheet shall be required when an applicant is requested to improve perimeter streets surrounding subdivisions that are not to city standards.

FIGURE 3.8.1(A): STREET EXTENSIONS.



3.8.1.4 INTERSECTION.

(1) Typically, streets are to intersect at a ninety (90) degree angle. Variations may be approved by the City Engineer.

(2) Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute ROW corners.

(3) Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

3.8.1.5 PARTIAL OR HALF-STREETS.

Partial or half-streets may be provided where the City Council believes that a street should be located on a property line.

3.8.1.6 STREET NAMES.

Street names shall be continuations of existing street names adjacent to or in-line, if they are not duplications. Proposed new names shall be submitted to the 911 for addressing within Medina County, for approval prior to the submittal of a final plat.

3.8.1.7 RIGHT-OF-WAY (ROW) WIDTHS.

All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and section 3.8.1.17.

3.8.1.8 CUL-DE-SACS.

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than three hundred and thirty (330) feet. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than twenty (20) feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than three hundred and thirty (330) feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

3.8.1.9 STREET LIGHTING.

The developer is responsible for furnishing and erecting street lighting as required by the Outdoor Lighting Requirements in section 5.7.

3.8.1.10 EMERGENCY ACCESS AND FIRE LANES

Emergency Access Provisions:

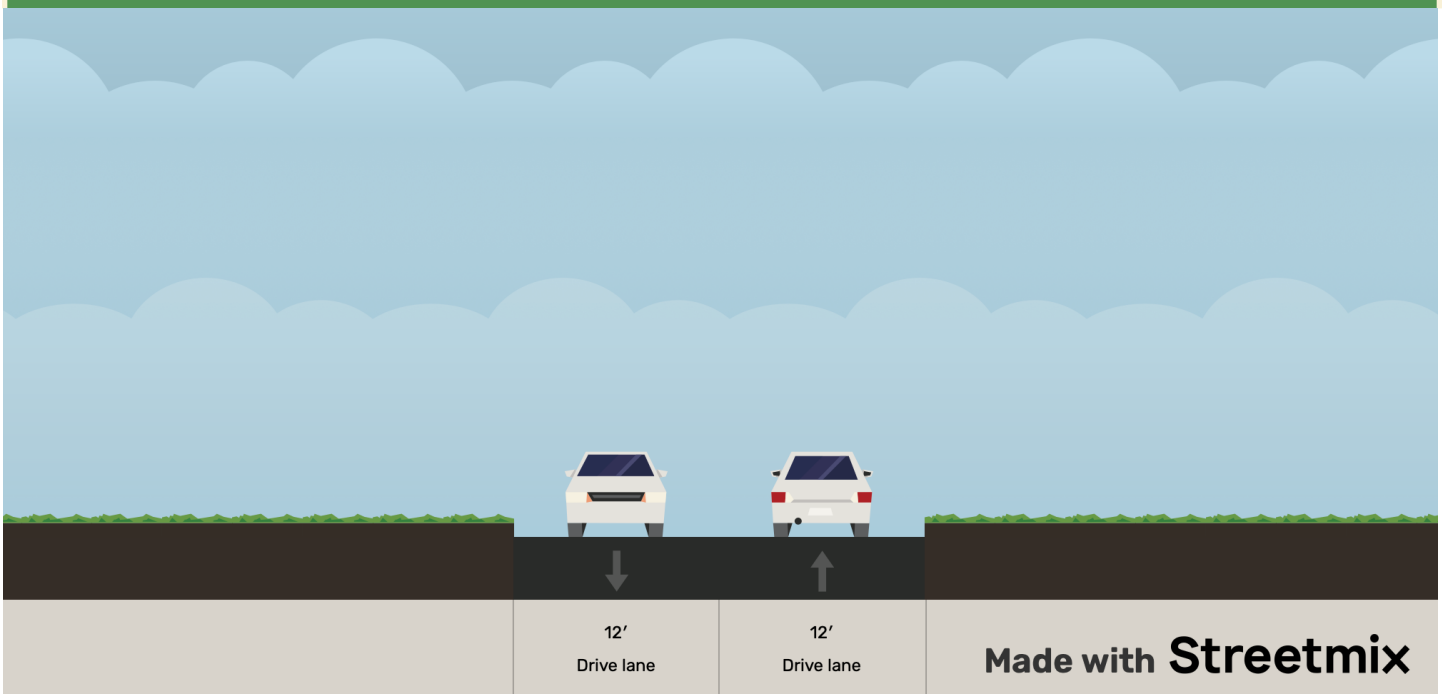
(1) The Community Development Director and the Fire Marshal will review all proposed developments for safe and appropriate fire and other emergency access items.

(2) Fire access shall meet the standards of the International Fire Code (IFC) as adopted by the City.

3.8.1.11 STREET TYPES.

The following street types were developed using the Castroville Back To Our Future Comprehensive Plan street sections. Street types for new neighborhoods are to be determined during the Neighborhood Plan plots should be from secondary street or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards. The following street subsections are potential subsection designs. These serve illustrative purposes with the design of a street taking place in the Neighborhood Plan process

A) RURAL STREET



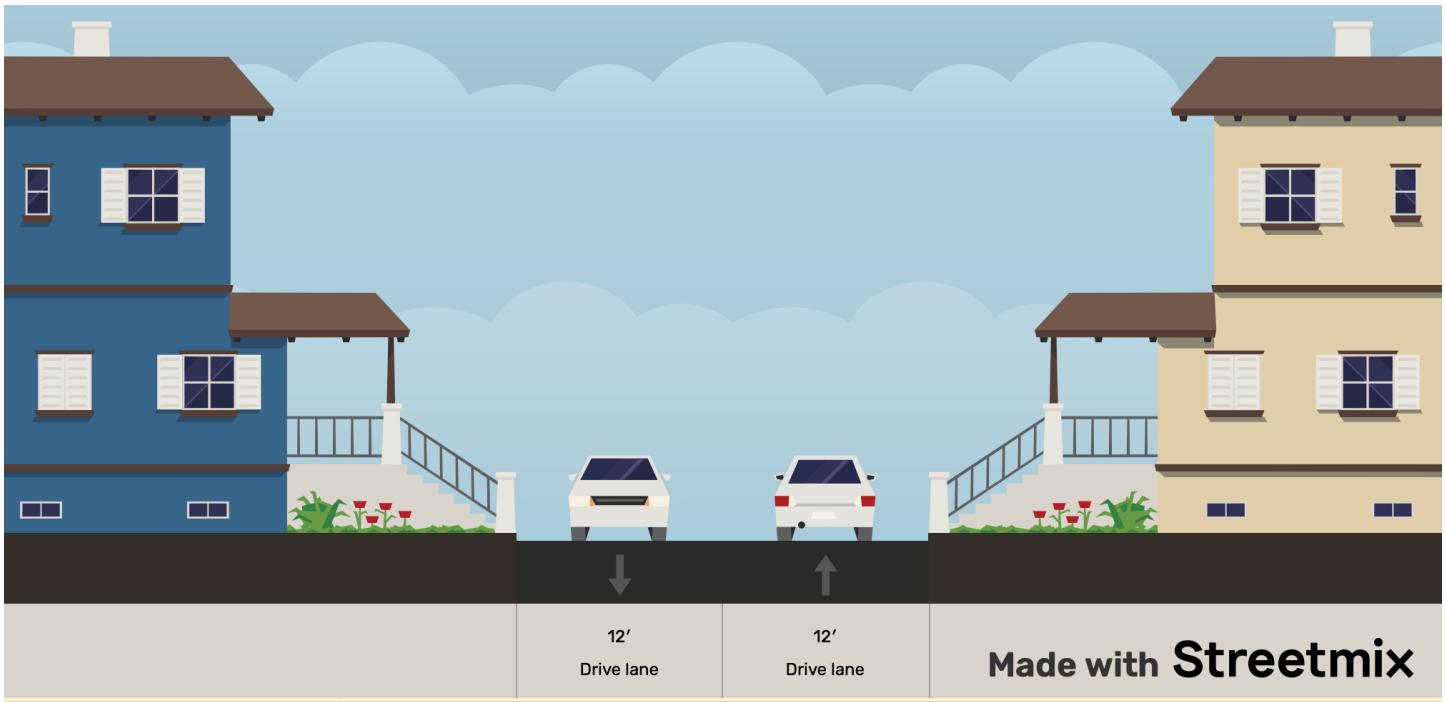
DESCRIPTION

A rural street has open swales. The street has wide shoulder or bicycle trails, and no on-street parking. The landscaping consists of the natural condition or multiple species arranged in naturalistic clusters.

SPECIFICATIONS

RIGHT-OF-WAY:	100' (Varies)	**CURB TYPE:**	No curb, Mountable
PAVEMENT WIDTH:	24'	**PLACE TYPES:**	P2
DESIGN SPEED:	20 mph	**PARKING LANES**	N/A
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	Varies

B) SIDE STREET



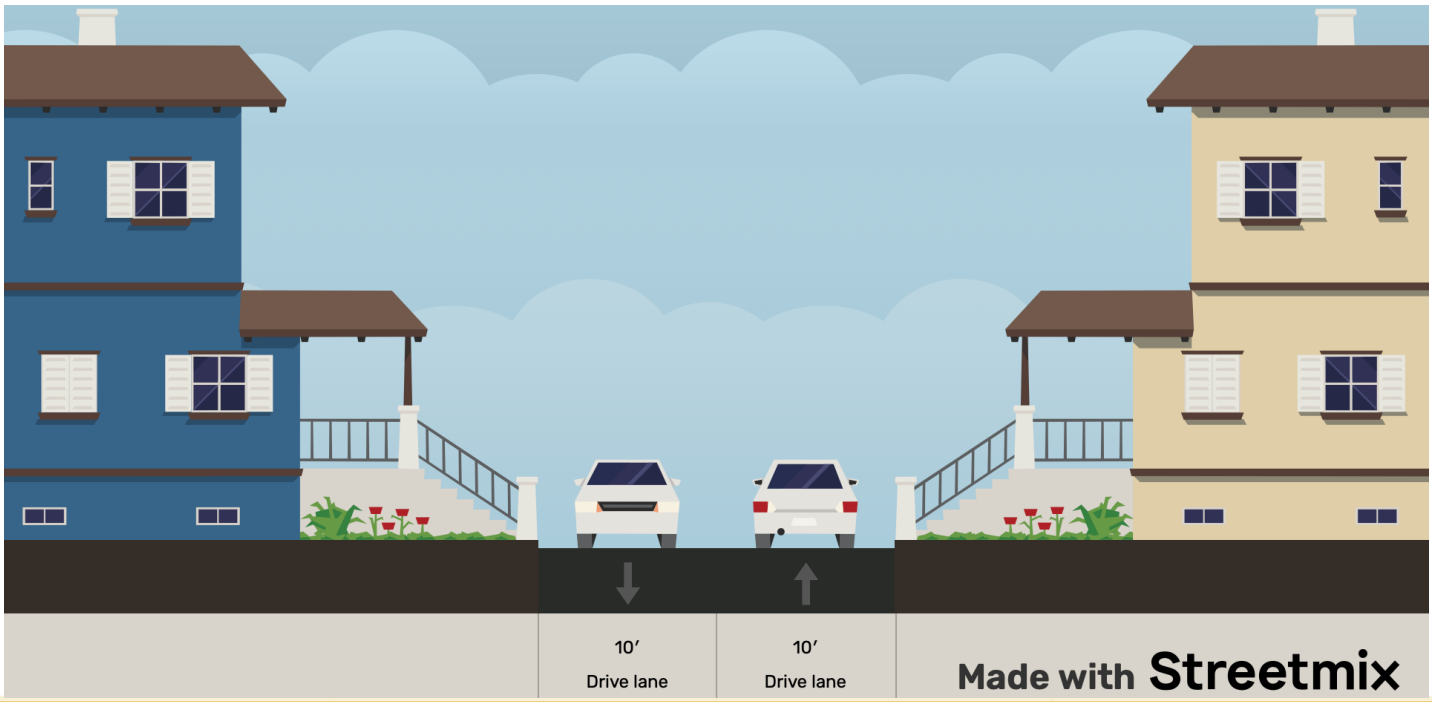
DESCRIPTION

A side street is intended to be less formal in nature than the other street types. It is used to facilitate the connection between key streets and shall provide the ability for less stringent street requirements. Side streets contain no on- street parking lanes. Side streets are appropriate in low or high-density areas when serving as a secondary point of access.

SPECIFICATIONS

RIGHT-OF-WAY:	50'	**CURB TYPE:**	No curb, Mountable
PAVEMENT WIDTH:	24'	**PLACE TYPES:**	P3, P3M, P4, P5, CS, EC
DESIGN SPEED:	20 mph	**PARKING LANES**	N/A
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	Varies

C) CASTRO STREET



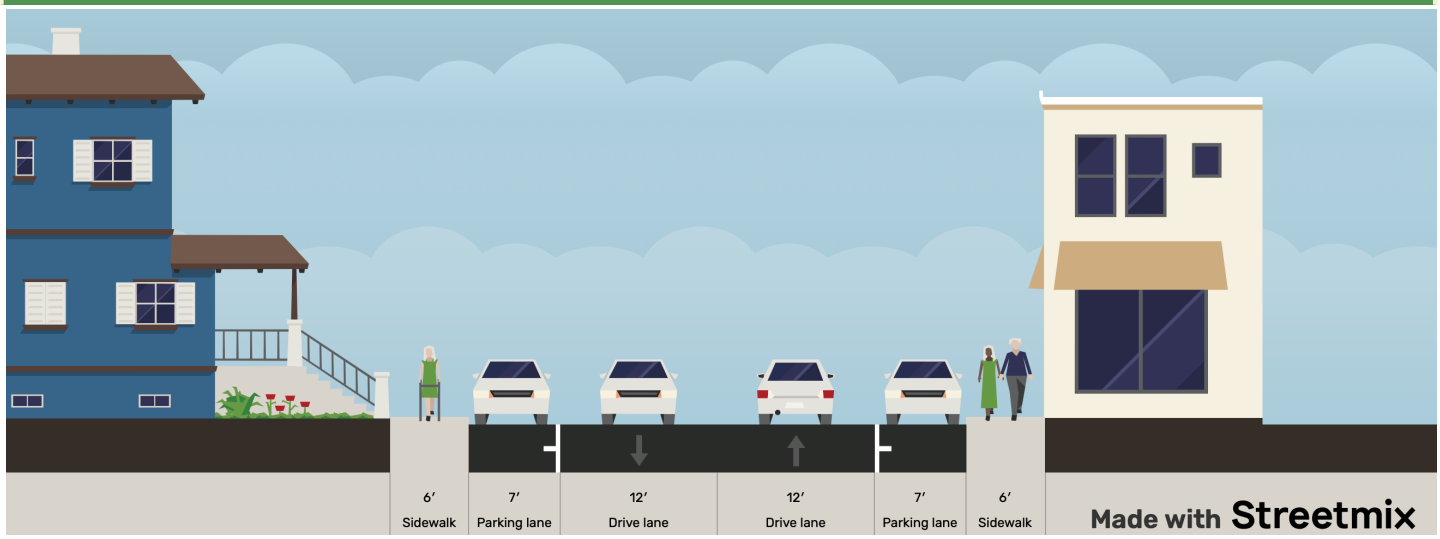
DESCRIPTION

Castro Street is a low-capacity, low-speed neighborhood street throughout the original Castroville Plan. The street widths are narrow to encourage slower vehicular movements. On-street parking is permitted but is not continuous or must be designated by striping. Due to the low speeds, bicyclists, and pedestrians travel in the street with vehicles. This street type is a key feature that makes Castroville comfortable for all types of mobility.

SPECIFICATIONS

RIGHT-OF-WAY:	42'	**CURB TYPE:**	No curb, Laydown
PAVEMENT WIDTH:	20'	**PLACE TYPES:**	P1, P2, P2.5, P3, P3M, P4
DESIGN SPEED:	25 mph	**PARKING LANES**	Unmarked
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	Shared Street

D) NEIGHBORHOOD STREET



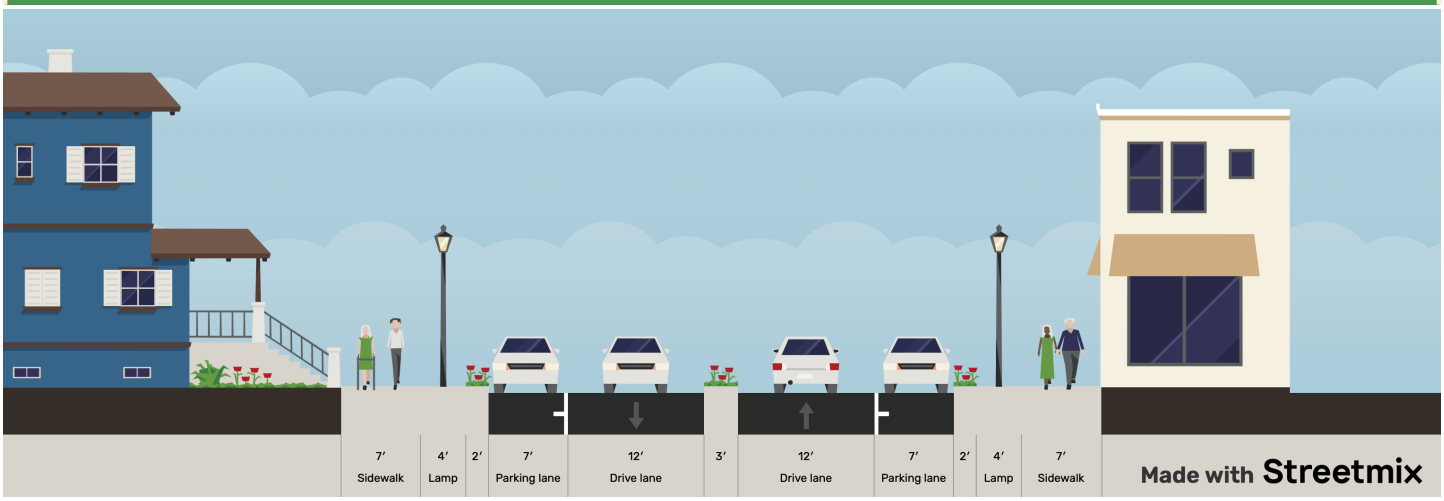
DESCRIPTION

A neighborhood street is a low-capacity and low-speed street that provides more space for continuously parked vehicles. Bicyclists can travel in the street with vehicular traffic due to low speeds and sidewalks are separated from the street by a continuous tree zone. These streets are appropriate where there are higher-density building types adjacent to the street or in commercial and mixed-use areas.

SPECIFICATIONS

RIGHT-OF-WAY:	60'	**CURB TYPE:**	Curb, Rollback Curb
PAVEMENT WIDTH:	37'	**PLACE TYPES:**	P1, P2, P2.5, P3, P3M, P4, CS, EC
DESIGN SPEED:	25 mph	**PARKING LANES**	Unmarked
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	5'-12'

E) NEIGHBORHOOD AVENUE



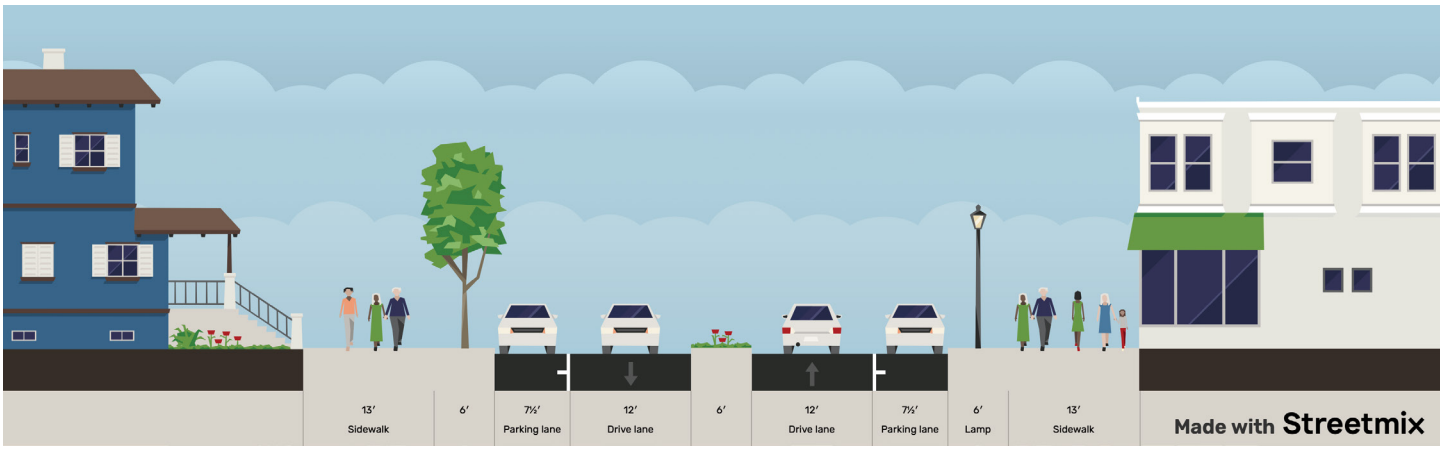
DESCRIPTION

A neighborhood avenue is a street with moderate vehicular capacity and low speeds. Neighborhood avenues are typically used as cross-town streets and are used to travel between different centers throughout the city. Neighborhood avenues should accommodate all modes of transportation including transit. Neighborhood avenues are appropriate for areas with high- density housing adjacent to the street or in areas of more intense mixed-use and commercial land uses. Vehicular access to the lots is from alleys and side streets.

SPECIFICATIONS

RIGHT-OF-WAY:	60-80'	**CURB TYPE:**	Curb, Rollback Curb
PAVEMENT WIDTH:	41'	**PLACE TYPES:**	P2.5, P3, P3M, P4, P5, EC
DESIGN SPEED:	30 mph	**PARKING LANES**	Unmarked
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	13' Both Sides

F) 2 LANE COMMUNITY BOULEVARD



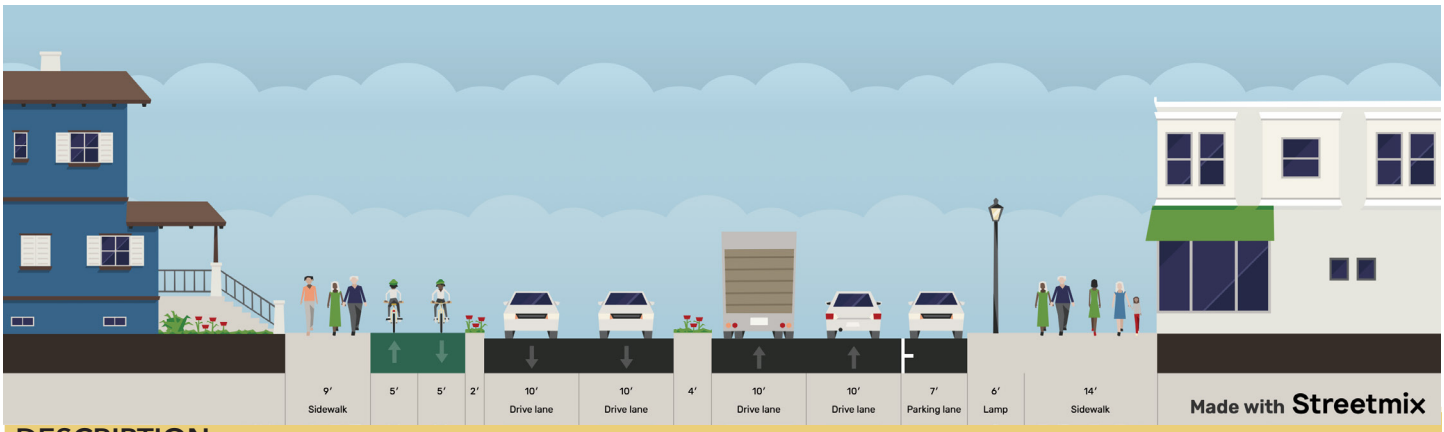
DESCRIPTION

A two-lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with moderate to high traffic volumes. Turning movements should be limited on community boulevards when possible and vehicular access to private lots shall be from secondary streets or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

SPECIFICATIONS

RIGHT-OF-WAY:	80-100'	**CURB TYPE:**	Curb, Rollback Curb
PAVEMENT WIDTH:	45'	**PLACE TYPES:**	P3, P3M, P4, P5, EC
DESIGN SPEED:	35 mph	**PARKING LANES**	Marked, Street
TRAFFIC LANES:	Two lanes	**WALKWAY TYPE**	19' Both Sides

G) 4 LANE COMMUNITY BOULEVARD



DESCRIPTION

A Four-Lane Community Boulevard is a long-distance street designed for the most intense mixed-use and commercial areas with high traffic volumes. It balances mobility and accessibility, making it suitable for both local circulation and bypass functions. This roadway type can serve as a local corridor that supports businesses, transit, and pedestrian-friendly environments, or as a city bypass that provides an efficient route for through-traffic while maintaining urban integration. The specifications offer options of ROW and design speed with the higher and bigger ROW being reserved for bypass functions and lower and less ROW for community focused circulation.

SPECIFICATIONS

RIGHT-OF-WAY:	80-120'	**CURB TYPE:**	Curb
PAVEMENT WIDTH:	52'	**PLACE TYPES:**	P4, P5, EC
DESIGN SPEED:	35-45 mph	**PARKING LANES**	Marked, Street
TRAFFIC LANES:	Four lanes	**WALKWAY TYPE**	19' Both Sides

PATHS AND TRAILS.

(1) PATH

A path is a non-vehicular right-of-way type that provides pedestrian access to lots. Paths are typically located within Civic Spaces but may also be located mid-block as a non-vehicular connection between streets. Paths are permitted in all Place Types and may be considered block breaks for the purpose of complying with maximum block length standards if they provide adequate lighting. Paths may be considered legal frontage for the purpose of lot configuration.

The minimum right-of-way width for a path is ten (10) feet and the minimum travel surface is six (6) feet.

(2) TRAIL

A trail is a shared-use right-of-way for pedestrians and bicycles located within Civic Space and open space or in locations designated on the Transportation Plan. The minimum right-of-way width for a trail is twenty (20) feet and the minimum travel surface width is ten (10) feet.

Integrating trails in a neighborhood can provide various benefits, such as promoting physical activity, enhancing community connectivity, and improving property values.

The applicant is responsible to note the location of trails on the plat.

(8) During the Neighborhood Plan planning process, trails shall be integral to the overall design and be compliant with the Transportation Plan.

(9) First, identify potential trail locations in the neighborhood.

(10) Integrate trips plan in the Neighborhood Plan. Develop a plan for the trail that includes the route, trail width, materials, and any additional amenities like benches, trash cans, and signs.

(11) Check for compliance with the Parks Masterplan.

(12) The construction standards for building the path or trail are located in the Engineering Standards.

(13) Regular maintenance ensures paths and trails longevity and continued use. This can be done through volunteer efforts or contracted services.

3.8.1.12 ALLEYS.

(1) RESIDENTIAL ALLEY.

The primary role of alleys, is to hide the more unsightly functions of our communities: the garages, garbage cans, overhead electric, transformers, electric meters, and telephone equipment. They also serve to provide narrower lots, as garages, are now accessed from the rear, enhancing safety as sidewalks, and pedestrians become separated from the access requirements of vehicles, providing additional building access for firefighters, and providing access for accessory dwelling units.

(2) COMMERCIAL ALLEY.

Commercial alleys, though often thought of as dirty or unsafe, can be designed to play an integral role in an urban street network and improve the pedestrian realm in and around commercial areas. The design of commercial alleys should strive to balance their necessary utilitarian features with their placemaking potential.

(a) Where access for vehicles is prohibited or minimal, commercial alleys may be constructed using low-impact pavement materials, such as pervious or modular paving.

(b) Bicycle traffic may use commercial alleys. Similar regulations to those of shared space should apply.

(c) Commercial alleys can be restricted for traffic during non-delivery hours for outdoor seating or other uses.

(3) ALLEY CONSTRUCTION.

Alleys serve developments to distribute services and vehicles to the rear of the lots. Limiting the interruptions into the public realm adds to the cohesive walkable environment throughout the community. Alley developments are preferred; therefore, construction standards provided in the various cross-sections are flexible to encourage the inclusion of alleys.

(a) Alleys surface types will vary by Place Type zoning district.

(b) Alleys shall be designed by a registered engineer meeting the specifications of this UDO and other City of Castroville construction standards.

(4) WIDTH.

A minimum driving surface width of twelve (12) feet and a minimum right-of-way of sixteen (16) feet shall be required for all alleys.

3.8.1.13 CURBS.

Except where curbs are not required along Castro, Side, and Rural all streets within the city limits shall have reinforced concrete curbs. Curbs are optional outside the city limits. Minimum curb radii shall be as follows:

TABLE 3.8.1 (B). REQUIRED STREET IMPROVEMENTS.

Street Intersections	25 Feet
Non-Residential Driveways	10 Feet
Residential Driveways	5 Feet

3.8.1.14 SIDEWALKS.

The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the developer shall be responsible for the construction of all other sidewalks, including all required ADA-compliant designs. All sidewalks must comply with specifications provided in the Engineering Standards. The width, design, and location of sidewalks shall be in accordance with the appropriate street standards within this UDO and the Engineering Standards.

3.8.1.15 STREET, PATH, AND TRAIL STANDARDS.

TABLE 3.8.1(C): STREET, PATH, AND TRAIL STANDARDS BY PLACE TYPE ZONING DISTRICT.

STREET STANDARDS	PLACE TYPES								
PUBLIC FRONTAGE	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE									
STREET TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	NP	NP	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	P	NP	P
CASTRO STREET	P	P	P	P	P	P	P*	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BOULEVARD	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BOULEVARD	NP	NP	NP	NP	NP	P	P	NP	P
PATHS	P	P	P	P	P	P	P	P	P
TRAILS	P	P	P	P	P	P	P	P	P
P = PERMITTED	NP = NOT PERMITTED			*= CANT BE USED IN PRIMARY FRONTAGE					

3.8.1.16 STREET DESIGN.

General specifications.

The subdivider shall, at his/her sole cost and expense, provide all necessary street grading, pavement, curbing, gutters, sidewalks and storm sewer drains required to service the subdivision, including the perimeter streets contiguous to the subdivision. All street improvements shall meet the minimum specifications in table 3.8.1 (D).

TABLE 3.8.1 (D). REQUIRED STREET IMPROVEMENTS.

STREET CLASSIFICATION	RIGHT-OF-WAY WIDTH (FEET)	PAVEMENT WIDTH (FEET)	CURBING	WALKWAY (FEET)
4 Lane Community Boulevard	80-120	52'	Curb	19' both sides
2 Lane Community Boulevard	80-100	45'	Curb	19' both sides
Neighborhood Avenue	60-80	41'	Curb	13' both sides
Neighborhood Street	60	37'	Curb or laydown curb	5'-13' both sides
Castro Street	40'	20'	None or laydown curb	None or 11.5'
Side Street	50	24'	None	None or .41
Rural Street	100 (Varies)	24'	None	.49

3.8.1.17 STREET WIDTHS.

(1) Street types shall be determined during the Neighborhood Plan process. Below are general standards for street width:

(a) Rural Streets in P2 - Rural, - Rural Commercial, or P2.5 - Traditional Residental place types and the ETJ shall generally be constructed with concrete ribbon curbs, and the right-of-way may vary.

(b) Castro Streets serving Original Castro Area- Castroville's uniquely narrow streets and ROW in the historic plat of the city is most translatable to traditional Castro Streets. These will have a minimum dedicated right-of-way of 40' and a minimum (paving) width curb to curb of 20'

(c) Neighborhood Streets used to primarily serve neighborhoods and serving P2.5 - Traditional Residental, P3 - Neighborhood, P4 - Neighborhood Commercial, or P5 - Urban District place types shall have a minimum dedicated right-of-way of sixty (60) feet and a minimum (paving) width curb to curb of twenty-four (24) feet.

(d) Boulevards serving P5 - Urban District Place Type shall have a minimum dedicated right-of-way of eighty (80) feet and a minimum paving width curb to curb of thirty-two (32) feet.

3.8.1.18 STREET GEOMETRY STANDARDS

(1) General requirements.

The design of all streets in a subdivision shall conform to the standards of street geometry in table 3.8.1 (E).

TABLE 3.8.1 (E). STREET GEOMETRY STANDARDS.

STREET CLASSIFICATION	PAVEMENT CROWN OR CROSS SLOPE	MINIMUM GRADE	MAXIMUM GRADE	CENTERLINE MINIMUM HORIZONTAL CURVE RADIUS
4 Lane Community Boulevard	2-4%	.5%	6%	300'
2 Lane Community Boulevard	2-4%	.5%	6%	300'
Neighborhood Avenue	2-4%	.5%	7%	100'
Neighborhood Street	2-4%	.5%	7%	100'
Castro Street	10%	.5%	7%	50'
Side Street	10%	.5%	7%	50'
Rural Street	10%	.5%	7%	50'

(2) Vertical curvature.

A gradual transition from one roadway grade to another shall be accomplished by means of a vertical parallel curve connecting two intersecting tangents. No vertical curve for gradients having an algebraic difference of 4 or less will be required. The minimum length of vertical curve shall be computed from the following formula L=KA and table 3.8.1 (F):

L= the length of vertical curve in feet

K= a constant related to sight distance and geometry of a parabolic curve

A= the algebraic difference in grades in percent

TABLE 3.8.1 (F). DESIGN VALUES FOR CONSTANT "K," VERTICAL CURVATURE.

VEHICLE SPEED (MPH)	"K" CREST CURVES	"K" SAG CURVES
15	3	10
20	7	17
25	12	26
30	19	37
35	29	49
40	44	64
45	61	79
50	84	96
55	114	115
60	151	136
65	193	157
70	247	181

(3) Vertical curvature at intersection.

For local street intersections, where the K-value is on the street that has a stop sign control, a minimum design speed of 15 miles per hour shall be used. For local street or driveway intersections connecting to a boulevard, where the K-value is on the street that has a stop sign control and does not have the potential of being signalized, a minimum design speed of 20 miles per hour shall be used.

(4) Sight distance requirements.

The minimum sight distances in table 3.8.1 (G) shall be provided for safe stopping and intersection operations. Where streets are not level, or where other potentially hazardous conditions exist, these distances shall be increased as necessary in the judgment of the city.

TABLE 3.8.1 (G). MINIMUM SIGHT DISTANCES.

VEHICLE SPEED (MPH)	INTERSECTION SIGHT DISTANCE (LEFT TURN MANEUVERS)	INTERSECTION SIGHT DISTANCE (CROSSOVER AND RIGHT TURN MANEUVERS)	STOPPING SIGHT DISTANCE (FEET)
15	170	145	80
20	225	195	115
25	280	240	155
30	335	290	200
35	290	335	250
40	445	385	305
45	500	430	360
50	555	480	425
55	610	530	495
60	665	575	570
65	720	625	645
70	775	670	730

(5) Intersection design.

All streets shall intersect at a 90-degree angle, or as close as possible to a 90-degree angle considering the topography of the site. Variations must be approved by the city. Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on centerline unless the new street ends at a "T" in mid-block. All new street intersections and cul-de-sacs shall have concrete or asphalt paving. If concrete is used at an intersection, concrete paving shall apply to all areas within the tangent points of the roadway's edge radii. If concrete is used at a cul-de-sac, concrete paving shall apply to all areas beginning with the tangent points of the roadway's edge radii through the cul-de-sac.

3.8.1.19 MINIMUM PAVEMENT DESIGN STANDARDS AND TESTING.

Except as provided in 3.8.1.20, the pavement of all streets and alleys shall meet the minimum specifications in the following table. In addition to the requirements of this table, a geotechnical report following the same requirements as provided in section 3.8.1.20 (1) shall be submitted prior to final plat submittal to support the street specifications proposed by the subdivider for the subdivision.

TABLE 3.8.1 (H). MINIMUM PAVEMENT DESIGN STANDARDS AND TESTING.

STREET CLASSIFICATION	TYPE D ASPHALT SURFACE COURSE (LBS./ SQ. YARD)	FLEX BASE 95% COMPACTED DENSITY INCHES	SUBGRADE% COMPACTED DENSITY	CONCRETE DENSITY*
4 Lane Community Boulevard	190	10	95	
2 Lane Community Boulevard	190	10	95	
Neighborhood Avenue	165	8	95	
Neighborhood Street	165	8	95	
Castro Street	165	8	95	
Side Street	165	8	95	
Rural Street	165	8	95	
Intersections & Cul-de-Sacs	165 (190 if Boulevard)	10	95	7"

*TXDOT ITEM 360: 3500 PSI @ 28 DAYS WITH #4'S @ 12" O.C. EACH WAY. MAX SLUMP = 5".

Laboratory testing shall meet the following requirements and shall be performed by a recognized testing laboratory during construction.

Subgrade Preparation, Embankment and Backfill	
Moisture-Density Relationship	1 unless material changes
(Proctor Curve)	
In-Place Moisture Content Test under flexible base	1 per 200 feet of street
In-Place Moisture Content Test under curb	1 per 200 feet of curb
In-Place Density Test under flexible base	1 per 200 feet of street
In-Place Density Test under curb	1 per 200 feet of curb
Flexible Base Course	
Moisture-Density Relationship (Proctor Curve)	1 per 5,000 CY of material
Eades and Grim pH Test	1 per Soil Classification
Atterberg Limits and Gradation	1 per 5,000 CY of material
In-Place Moisture Content Test under pavement	1 per 200 feet of street
In-Place Moisture Content Test under curb	1 per 200 feet of curb
In-Place Density Test under pavement	1 per 200 feet of street
In-Place Density Test under curb	1 per 200 feet of curb
Hot Mix-Hot Laid Asphaltic Concrete Pavement	
Surface Course Design	1
Extractions	2 per day run, or a minimum of 1 per 500 tons
In-Place Density Test	1 per 600 feet of street

3.8.1.20 STANDARDS FOR ALTERNATE PAVEMENT DESIGNS

The city may approve alternative pavement designs provided such alternative is so designed, in the judgment of the city, as to assure reasonable durability and economy of maintenance and provided the alternative is in accordance with Tables 3.8.1 (D) and Tables 3.8.1 (E) and the following provisions of this section.

(1) Soils Investigation.

The subdivider shall, at his/her own expense, cause to be made a soils investigation by a qualified and independent geotechnical engineer licensed to practice in the State of Texas. The field investigation shall include test borings within the rights-of-way of all proposed streets. The number and locations of such borings shall be subject to the approval of the city. Atterberg limits and moisture contents shall be determined for all significant boring samples. The method used for these determinations shall be the same as that used by the Texas Department of Transportation using their latest Manual of Testing Procedures, 100-E Series test methods. The results of the soils investigation shall be presented to the subdivider and to the city administrator in written report form. Included as a part of the report shall be a graphical or tabular presentation of the boring data giving Atterberg limits and moisture contents, a soil description of the layers of different soils encountered in the profile of the hole, their limits in relation to a fixed surface datum, and such other information as needed to complete the soils investigation for pavement design purposes. Minimum depth of soil profile boring holes shall be 10 feet unless solid rock formations are encountered sooner.

(2) Pavement design loads.

Pavement design shall be based on the Texas Department of Transportation tri-axial design standards in the following table.

TABLE 3.8.1 (I). MINIMUM PAVEMENT LOAD STANDARDS.

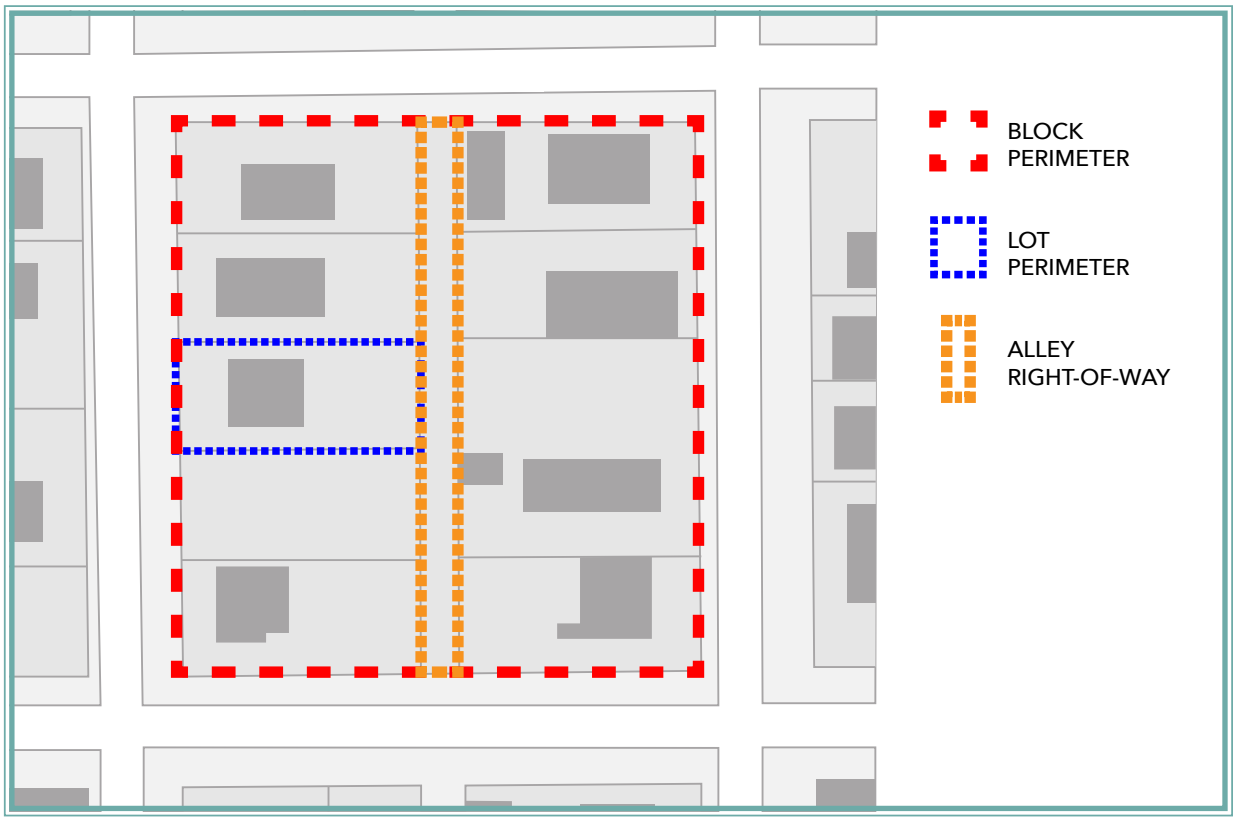
STREET CLASSIFICATION	TOTAL EQUITY 18 KIP SINGLE AXLE LOAD APPLICATIONS	AVERAGE TEN HEAVY WHEEL LOADS DAILY	LOAD FREQUENCY DESIGN FACTOR
4 Lane Community Boulevard	300,000	10,000	1.00
2 Lane Community Boulevard	60,000	6,000	.80
Neighborhood Avenue	60,000	6,000	.80
Neighborhood Street	60,000	6,000	.80
Castro Street	60,000	6,000	.80
Side Street	60,000	6,000	.80
Rural Street	60,000	6,000	.80

3.8.2 BLOCKS.

3.8.2.1 A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 3.8.2(A): Block Perimeter). A neighborhood consists of lots within blocks that are surrounded by streets. Blocks are flexible, allowing incremental change and a gradual increase in density over time.

3.8.2.2 In Figures 3.8.2(B) - (F) there are different types of block configurations that can be requested to be used in Neighborhood Plans.

FIGURE 3.8.2(A): BLOCK PERIMETER.



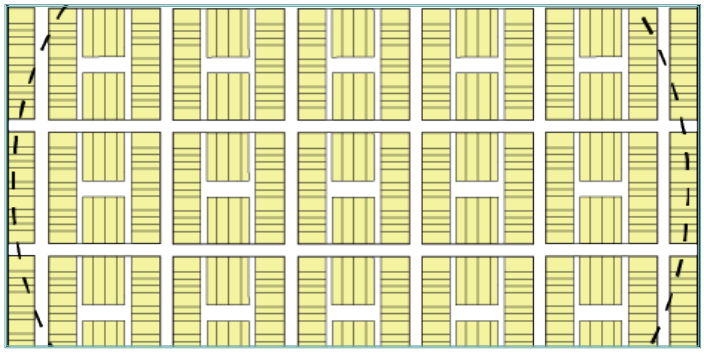


FIGURE 3.8.2(B): SQUARE.

A tight, repetitive square street grid can be found in Downtown, Castroville. The grid pattern produces a consistent module of lot width and depth. The pattern is extremely conducive for walkability and efficient vehicle traffic dispersal.

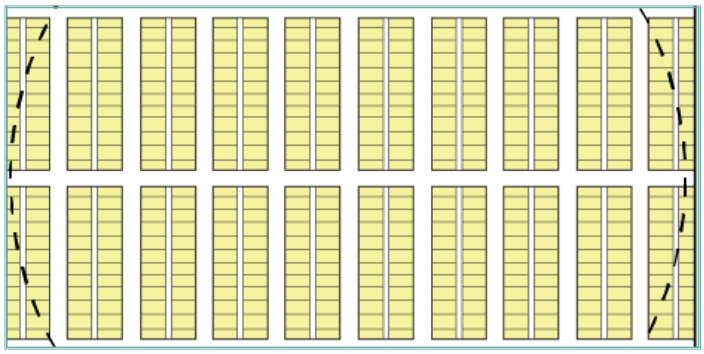


FIGURE 3.8.2(C): ELONGATED.

The elongated block pattern, provides equal exposure to both sides of the north-south streets. The blocks provide light to both the front and rear of the lot and limits exposure to western sun. Civic Spaces allow for a variation in the repetitive grid pattern.

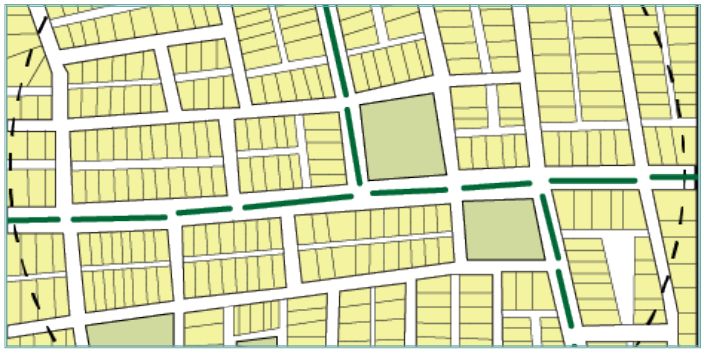


FIGURE 3.8.2(D): IRREGULAR.

Irregular blocks were used in Medieval cities, like Paris, and in isolated examples in the US, like Boston. The blocks allow for the dispersal of traffic through the street network, flexibility with topography, and terminated vistas.

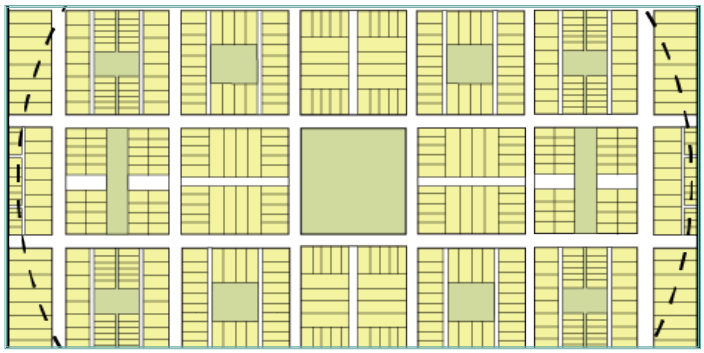


FIGURE 3.8.2(E): RADIAL GEOMETRIC.

Produces terminated vistas that can be used for civic buildings. There is a clear hierarchy of streets with diagonals carrying the through traffic. It may be disorienting and difficult to navigate and remember. Similar to the organic block structure, the resulting block and lot shapes are diverse and challenging to resolve architecturally.

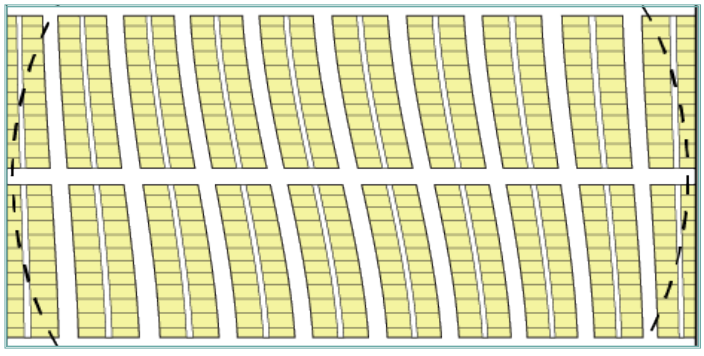


FIGURE 3.8.2(F): CURVILINEAR ORGANIC.

Consists of curved roads that create an abundance of deflected vistas. The pattern is responsive to topography, mediates environmental interruptions, and can disperse traffic through its network. The structure may be extremely difficult to navigate. In addition, lot sizes vary and consistency is hard to achieve.

3.8.2.3 Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning & Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

3.8.2.4 A applicant may propose to create a portion of a block along the boundary of the property being subdivided if the applicant can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this UDO (see Figure 3.8.2(G) Block Adjacency.)

FIGURE 3.8.2(G): BLOCK ADJACENCY.



3.8.2.5 An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four (4) or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

3.8.2.6 Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

3.8.2.7 Block length is measured along the front of lots within a block face between intersecting streets. A cul-de-sac does not create a break in the block for the purposes of measuring block length.

FIGURE 3.8.2(H): BLOCK LENGTH.

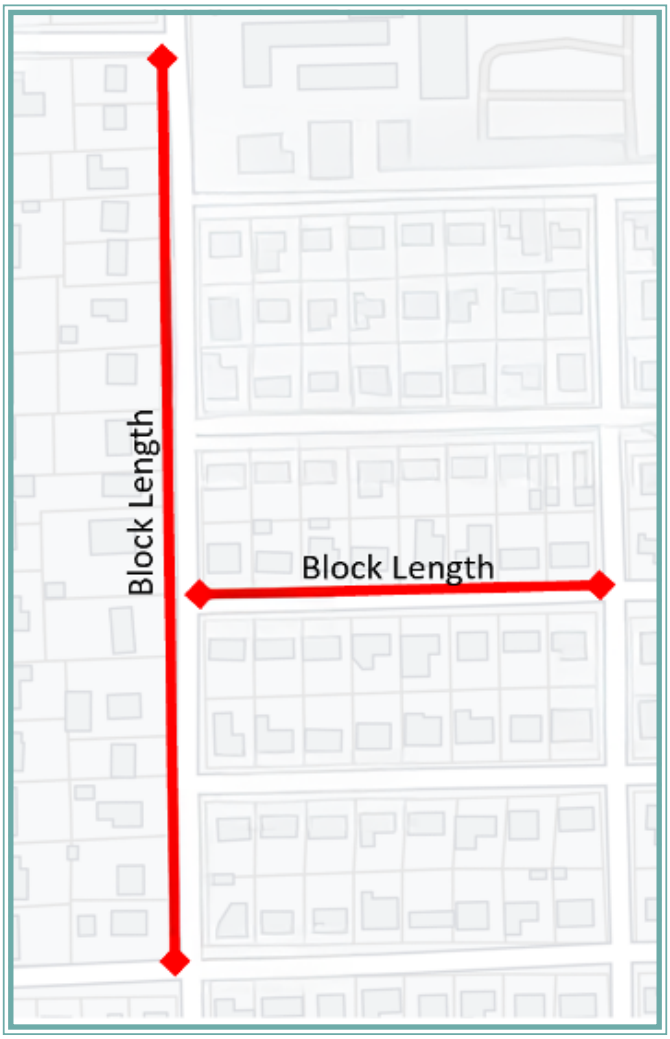
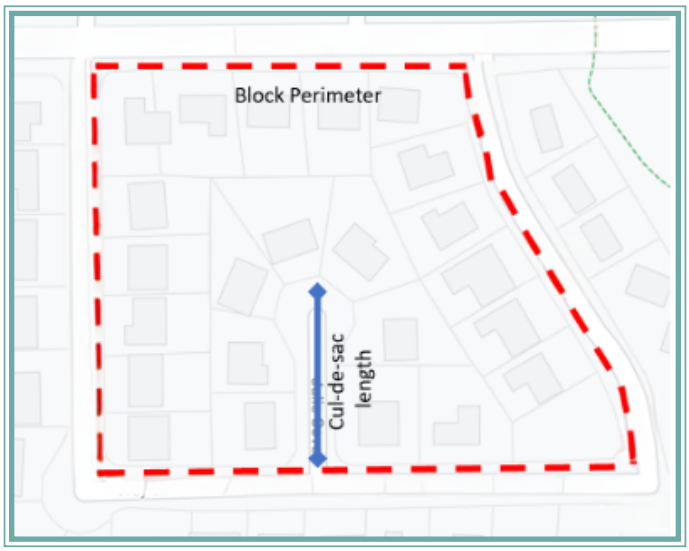


FIGURE 3.8.2 (I): CUL-DE-SAC BLOCK LENGTH.



3.8.2.8 The internal street network shall be structured to define blocks with the following maximum block lengths and block perimeters (not including exterior ROW dedication).

TABLE 3.8.2(J). BLOCK LENGTH AND PERIMETER.

	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH	N/A	720 FT	330 FT	660 FT*	660 FT*	330 FT	330 FT	TBD	TBD
BLOCK PERIMETER	N/A	2,880 FT	2,880 FT	1,320 FT	1,320 FT	1,320 FT	1,320 FT	TBD	TBD
*WITH MID-BLOCK BREAKS									

3.8.2.9 Maximum block length: In the city limits the maximum block length shall follow the standards in Table 3.8.2(J). In the ETJ the maximum block length is three hundred and thirty (660) feet and the minimum block length is two hundred (200) feet unless a longer block length is approved by

variance.

3.8.2.10 Maximum block length for P2, CS and EC: Seven hundred and twenty (720) feet with a reservation of block breaks of three hundred and thirty (330) feet, and the minimum block length is three hundred and thirty (330) feet.

3.8.2.11 Maximum block length for P2.5, P4 and P5: Three hundred and thirty (330) .

3.8.2.12 Maximum block length for P3 and P3M: Six hundred and sixty (660) feet with a reservation of block breaks of three hundred and thirty (330) feet. These block breaks shall be equipped with a twenty (20) foot, mid-block pedestrian path.

3.8.2.13 Block faces within P3, P3M, P4, and P5, exceeding three hundred and thirty (330) feet shall be equipped with a twenty (20) foot, mid-block pedestrian path.

3.8.2.14 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by special exception.

3.8.2.15 Blocks with more than one Place Type zoning designation shall use the most intense designation to inform the block face length and block perimeter.

3.8.2.16 Alternative block configurations, meeting the intent of this UDO, may be designed and submitted for approval through the Neighborhood Plan process.

3.8.2.17 TRANSITION SETBACKS.

Transition building lines having a minimum angle of forty five (45) degrees are to be provided where an offset in building lines is greater than five (5) feet.

3.8.3 LOTS.

3.8.3.1 The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

3.8.3.2 All lots must front on a public street, path or trail right-of-way or a Civic Space as determined in the Neighborhood Plan.

3.8.3.3 All lots shown must conform to the minimum requirements of the Place Type zoning district in which it is located.

3.8.3.4 An individual sewer tap and water tap, as required, shall be installed for each lot.

3.8.4 DRAINAGE AND FLOOD HAZARDS.

3.8.4.1 GENERAL REQUIREMENTS

(1) Facilities required.

The subdivider shall provide an adequate storm drainage system to protect each lot throughout the subdivision from flooding. These drainage facilities may consist of a combination of natural features, swales, watercourse improvements, bridges and culverts, enclosed storm sewers and other man-made improvements to carry off stormwater within the subdivision. The system shall be integrated with the overall drainage system of the city, and the design must be approved by the city in accordance with the requirements of this chapter.

(2) Land clearing restrictions.

No clear-cutting or rough-cutting of land shall be permitted until a preliminary plat has been approved by the city council, except for the limited clearing and rough-cutting which is necessary for soil testing and surveying as required by this chapter. No other clearing or rough-cutting shall be permitted except as necessary for construction of temporary erosion and sedimentation controls until these controls are in place and approved by the city.

3.8.4.2 REQUIRED DRAINAGE STUDY

(1) The subdivider shall submit a drainage study with the preliminary plat. The drainage study shall provide the following information, for both existing and fully developed conditions, for the entire watershed drainage area upstream of the lowest point(s) in the subdivision.

(a) The drainage area(s) within the subdivision, depicted on a topographic map with one-foot (1') contour intervals.

(b) Composite runoff factors.

(c) Times of concentration.

(d) Related rainfall intensity factors.

(e) 100-year flood flow quantities with the 100-year flood plain limits for the existing watershed shown on the preliminary plat.

(f) Preliminary street grades sufficient to determine high and low points, and direction of flows.

(g) Proposed locations of inlets, storm sewers and culverts.

(h) Proposed routing of drainage ways.

(i) All proposed drainage easements, including width of easement and configuration

of channel.

(2) The above information shall be supplemented with narrative text describing the watershed and the subdivision, including their general soil conditions, downstream channel conditions, all weather access, and the presence of special flood hazard areas within the subdivision. The study shall be prepared by a professional engineer registered in the State of Texas. The drainage study shall be submitted along with the preliminary plat. The city engineer shall review the submission, verify that all ordinance requirements have been met, and forward his/her recommendations to the planning and zoning commission.

3.8.4.3 DRAINAGE EASEMENTS

(1) General requirements.

Natural waterways and channels should be used wherever practical to carry runoff. Any modifications to existing waterways and channels must be approved by the city. Where a subdivision is traversed by a watercourse, drainageway, natural channel or stream, an easement or right-of-way shall be provided conforming substantially to the 100-year flood plain or channel limits of such watercourse, plus additional width to accommodate future needs.

(2) Enclosed systems.

Storm drainage easements of 15 feet minimum width shall be provided for existing and proposed enclosed drainage systems. Easements shall be centered on the systems. Larger easements, where necessary, shall be provided as directed by the city.

(3) Open channels.

Storm drainage easements along proposed or existing open channels shall provide sufficient width for the required channel and such additional width as may be required to provide ingress and egress of maintenance equipment; to provide clearance from fences and space for utility poles; to allow maintenance of the channel bank; and to provide adequate slopes necessary along the bank.

(4) Overflow drainage.

Storm drainage easements shall be provided for emergency overflow drainage ways of sufficient width to contain within the easement storm water resulting from a 100-year frequency storm less the amount of storm water carried in an enclosed system.

3.8.4.4 DRAINAGE SYSTEM DESIGN STANDARDS

(1) General requirements.

Drainage facilities shall be provided and constructed as specified by the city in accordance with the Engineering Standards.

(2) Method of computing runoff.

The method of computing runoff shall be the "Rational Formula" or some other method

acceptable to the city. Runoff rates calculated by the Rational Formula shall be computed using one of the following methods of runoff coefficient determination:

(a) Runoff coefficients based on the specific land use established by zoning districts according to Table 3.8.4 (B) below, or

(b) A composite runoff coefficient based on the percentages of different types of surfaces in the drainage area according to Table 3.8.4 (A) .

TABLE 3.8.4 (A). RATIONAL METHOD RUNOFF COEFFICIENTS BY ZONING DISTRICT.

	SLOPES			
PLACE TYPES	UP TO 1%	UP TO 1% AND UP TO 3%	UP TO 3% AND UP TO 5%	OVER 5%
P1	0.68	0.70	0.72	0.75
P2	.75	.77	.80	.84
P2.5	.75	.77	.80	.84
P3	.75	.77	.80	.84
P3M	.75	.77	.80	.84
P4	.95	.96	.97	.97
P5	.95	.96	.97	.97
EC	TBD	TBD	TBD	TBD

TABLE 3.8.4 (B). RATIONAL METHOD RUNOFF COEFFICIENTS FOR COMPOSITE ANALYSIS.

CHARACTER OF SURFACE	RETURN PERIOD (YEARS)			
	5	10	25	100
DEVELOPED AREAS				
Asphalt	.77	.81	.86	.95
Concrete or Roof	.80	.83	.88	.97
Planted—Poor condition (grass cover < 50% of the area)				
Less than 2% slope	.75	.77	.80	.84
2%—7% slope	.95	.96	.97	.97
Greater than 7% slope	.95	.96	.97	.97
Planted—Fair condition (grass cover 50%—75% of the area)				
Less than 2% slope	.28	.30	.34	.41
2%—7% slope	.36	.38	.42	.49
Greater than 7% slope	.40	.42	.46	.53
UNDEVELOPED AREAS				
Cultivated land				
Less than 2% slope	.34	.36	.40	.47
2%—7% slope	.38	.41	.44	.51
Greater than 7% slope	.42	.44	.48	.54
Pasture or Range land				
Less than 2% slope	.28	.30	.34	.41
2%—7% slope	.36	.38	.42	.49
Greater than 7% slope	.40	.42	.46	.53
Forest or Wooded land				
Less than 2% slope	.25	.28	.31	.39
2%—7% slope	.34	.36	.40	.47
Greater than 7% slope	.39	.41	.45	.52

(3) Assumptions for runoff calculations.

In all cases, wet antecedent conditions shall be assumed. Runoff rates shall be computed on the basis of ultimate development of the entire watershed upstream from and including the proposed subdivision. For determination of time for concentration, times shall be figured on the basis that there shall be an improved drainage system upstream from the point under consideration. Rainfall intensities shall be obtained from the following table.

TABLE 3.8.4 (C). ASSUMED RAINFALL INTENSITIES.

DURATION (MINUTES)	STORM FREQUENCY			
	5-year	10-year	25-year	100-year
5	8.72	10.15	11.43	14.23
10	6.84	7.95	8.99	11.25
15	5.69	6.60	7.49	9.41
20	4.90	5.68	6.46	8.13
30	3.88	4.50	5.13	6.48
45	3.01	3.48	3.99	5.05
60	2.48	2.87	3.30	4.18
120	1.52	1.75	2.03	2.59
180	1.13	1.30	1.51	1.93
240	0.91	1.05	1.22	1.56
360	0.67	0.77	0.90	1.15
720	0.39	0.45	0.53	0.68
1440	0.23	0.26	0.31	0.40

(4) Use of streets and alleys as drainage facilities.

Alleys shall be designed to carry storm water on at least a five-year frequency. Streets may be used for storm water drainage only if the calculated storm water flow does not exceed the height of the curb and the velocity does not exceed ten feet per second. Rural, Side, Castro and Neighborhood Streets shall be designed on a basis of at least a five-year storm frequency and all other streets on at least a ten-year frequency. Where streets are not capable of carrying storm waters as required above, drainage channels or storm sewers shall be provided. Street width shall not be increased beyond the width determined by the street classification solely to accommodate drainage.

(5) Storm sewers.

Where storm sewers are provided or required, their design shall be based on a 25-year storm frequency and the design must be approved by the city. For all ordinary conditions, storm

sewers shall be designed on the assumption that they will flow full under the design discharge; however, whenever the system is placed under a pressure head or there are construction, turns, submerged or inadequate outfalls, or other obstacles, the hydraulic grade line shall be computed and plotted in profile. In all cases adequate outlets shall be provided, and no storm sewers shall be less than 18 inches in diameter.

(6) Street inlets to storm sewers.

The entire 25-year discharge shall be picked up at the point where the street can no longer handle the runoff flowing curb full. No allowance shall be made for overruns or partial street flows combined with storm sewer flows at initial pickup points. Street discharges, after initial pickup, may be based upon the street classification for frequency required.

(7) Capacity of open drainage channels.

The design of all open drainage channels shall be based on a 25-year storm frequency and must be approved by the city. All open drainage channels shall be designed with at least the minimum freeboard specified in the following table:

TABLE 3.8.4 (D). MINIMUM DRAINAGE CHANNEL FREEBOARD.

DESIGN DEPTH OF FLOW	REQUIRED FREEBOARD
Less than 5 feet	0.5 feet
5 to 10 feet	10% of design depth of flow
Greater than 10 feet	1.0 foot

(8) Lining of open drainage channels.

The following table shall be used to determine the type of channel lining which shall be used for scour protection. Velocities are limited flows produced by a storm event no greater than a ten-year event.

(9) Design of concrete lined channels.

All concrete lined channels shall be designed according to the following standards, and their design must be approved by the City.

(a) From the top of the concrete lining to the top of the ditch, the side slope shall not be steeper than three horizontal to one vertical, nor shall the slope be less than 12 horizontal to one vertical.

(b) For normal conditions, the concrete lining shall be a minimum of six inches thick and reinforced with No. 3 rebar placed not more than 18 inches on centers in both directions. Where the surface, the nature of the ground, height and steepness of slope, or other factors become critical, the concrete design shall be in accordance with the latest structural standards. All concrete lining shall develop a 28-day compressive strength of not less than 2,500 pounds per square inch.

(c) Maximum side slopes of concrete rip-rap shall be one to one, unless actual soils test data submitted by a soils engineer shows that a steeper special design is allowable. A minimum of 200 pounds per square foot surcharge shall be used.

(d) Vertical walls shall not exceed a depth of two feet unless the channel is properly fenced or enclosed.

(e) The minimum N value of 0.015 shall be used for the roughness coefficient in Manning's formula for a wood float type surface finish.

(10) Design of sod-lined and earth channels.

All sod-lined and earth channels shall be designed according to the following standards, and their design shall be approved by the city.

(a) The side slope shall not be steeper than three horizontal to one vertical.

(b) Easements or rights-of-way for sod-lined and earth channels shall extend a minimum of two feet on one side and 15 feet for an access road on the opposite side of the extreme limits of the channels, when such channels do not parallel and adjoin a street or alley. When such channels parallel and adjoin a street or alley, the easement or right-of-way shall extend a minimum of two feet on both sides of the extreme limits of the channel. Where utilities are installed in the access road of the drainage right-of-way, said right-of-way shall extend two feet on one side and 17 feet on the opposite side of the design limits of the channel. These 17 feet are to provide an access way along the channel with a maximum cross slope of a ½ inch per foot toward the channel.

(c) The minimum N value of 0.035 shall be used for the roughness coefficient in Manning's formula for sod-lined and earth channels.

3.8.4.6 FLOOD HAZARDS

(1) General policy.

All subdivisions shall conform to the "Flood Disaster Protection Act of 1973," Public Law 93-234, and the latest revisions thereof. Chapter 54 in Castrovilles Code of Ordinance as amended and policies as dictated by the Federal Emergency Management Agency shall be adhered to.

(2) Flood plain designations and general restrictions.

Federal flood plains are based on a 100-year frequency discharge, and apply only in those areas where official Federal Emergency Management Agency maps have been prepared, or where 100-year water and surface profile studies are available for the city and its extraterritorial jurisdiction. Until a regulatory floodway is designated, no new construction, substantial improvements, or other development (including fill) shall be permitted in an area having special flood hazards as established in chapter 54 of Castroville's Code of Ordinances unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not substantially increase the water surface elevation of the 100-year flood plain at any point within the city's subdivision jurisdiction.

(3) General requirements in flood plains.

The minimum building slab elevation in the 100-year floodplain shall be two foot above the 100-year floodplain. The limits of the 100-year flood plain and the limits of the floodway shall be shown on the preliminary and final plats as applicable. No habitable structure shall be constructed within the limits of the 100-year floodplain.

(4) Flood hazards to water and wastewater systems.

New or replacement water supply systems and/or wastewater systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems shall be located so as to avoid impairment of them or contamination from them during flooding.

(a) Review of proposed subdivision flood hazards. Proposed subdivisions shall be reviewed to assure that:

(b) All such proposals are consistent with the need to minimize flood damage;

(c) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage; and

(d) Adequate drainage is provided so as to reduce exposure to flood hazards.

(5) Access to subdivisions.

The planning and zoning commission shall not permit new "island" subdivisions, lots or streets that would be surrounded by the floodwaters of the 100-year flood plain, unless:

(6) The area is accessible to high ground by a street elevated above the 100-year flood level; or

(7) The evidence presented shows that the surface area and elevation of the "island" is sufficient to sustain the residents safely during a 100-year flood.

3.8.4.7 DRAINAGE.

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The applicant shall be responsible for constructing all drainage improvements.

(1) Design.

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

(2) Maintenance agreement required for drainage facilities.

If the City requires that the developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the drainage facilities, a maintenance agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the drainage facilities.

(3) Maintenance agreement noted on final plat.

If a developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the drainage facilities, the maintenance agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a maintenance agreement is required for the drainage facility in the development and any term and provisions of the maintenance agreement the City deems necessary shall be noted on the final plat, which may include all terms of the maintenance agreement.

(4) Maintenance agreement if preliminary plat not required.

The maintenance agreement must be negotiated during the preliminary platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

(5) City maintenance of drainage facilities.

If the City determines it will maintain the drainage facilities, it shall be noted on the final plat. The real and personal property included as the drainage facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

(6) Role of the Home Owners Association (HOA), Public Improvement District (PID), or special financing district.

Ongoing role of the HOA/PID: The Community Development Department shall be the City liaison to a HOA and/or PID maintaining drainage facilities. Requirements concerning the HOA or PID operation to assure continued operation of drainage facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the maintenance facilities, allowing the City to collect dues directly and to assess liens against the subdivision for maintenance of the drainage facilities.

(7) City Council approval of land restrictions.

All deed restrictions, covenants running with the land, and easements needed to operate the drainage facility must be approved by the City, filed of record, and contain provisions necessary to operate the drainage facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

3.8.5 WATERS AND SEWERS.

3.8.5.1 GENERAL REQUIREMENTS FOR WATER SYSTEM

(1) Service required.

Each lot within a new subdivision within the corporate limits of the city shall be provided with domestic water service from the City of Castroville Water System. Each lot within a subdivision outside the corporate limits of the city, but within the limits of the city's extraterritorial jurisdiction and extended extraterritorial jurisdiction, shall be provided with domestic water service from a community water system meeting the design requirements of the Texas Comission on Environment Quality and approved by the city, except that lots in subdivisions in which all lots have the required street frontage and total lot area to satisfy applicable portions of the Texas Comission on Environment Quality rules and regulations may be served by individual private wells with the approval of the planning and zoning commission at preliminary plat approval. The water distribution system required under this section shall include all pumping station production facilities, elevated storage tanks, fire hydrants and other appurtenances required to adequately serve the area being subdivided. The water distribution system required under this section shall also extend to the boundaries of the subdivision as necessary to provide for the future extension of the system into adjoining unsubdivided areas or for connection to the system in adjoining developed areas.

(2) Obligations of subdivider.

Within the perimeter of the subdivision, the subdivider shall install, at his/her own cost and expense, all necessary pump stations, booster pumps, mains and appurtenances, including, but not limited to, valves, valve boxes and fire hydrants. The subdivider shall provide all water lines necessary to properly serve each lot of the subdivision and to insure that existing and/or new water facilities can supply the required demand for domestic use and for fire protection at the desired pressure. The subdivider shall install all mains and shall extend the service to all lots terminating thereon with a curb stop and meter box. The subdivider shall submit a certificate to the city administrator certifying that the system has been designed in accordance with the requirements of the Texas Comission on Environment Quality, the Texas Department of Health, rules of the Texas Insurance Commission and this chapter.

3.8.5.2 WATER SYSTEM DESIGN STANDARDS

(1) All water production and distribution facilities shall be designed and sized to meet the minimum design standards in the latest edition of "Rules and Regulations for Public Water Systems" as established by the Texas Comission on Environment Quality.

3.8.5.3 WATER MAINS

(1) General specifications.

Piping for water mains and connections shall be poly-wrapped ductile iron AWWA C151/C105 or Polyvinyl Chloride (PVC) AWWA C900 or C905, with either mechanical or single rubber gasket joints. All pipe, fittings and appurtenances shall be new materials.

(2) Minimum diameter.

Water mains smaller than eight (8) inches shall not be permitted, except water mains less than 600 feet long and located solely in residential areas may be six inches in diameter provided the minimum flow and pressure requirements set out in this ordinance are satisfied. No more than 1 fire hydrant shall be installed on any six-inch water main.

(3) Maximum length.

In all areas, water mains shall be the shorter of either three thousand feet (3,000') or that length which would by fluid friction render the main incapable of producing the minimum flow and pressure requirements set out in this ordinance for the type of area to be served.

(4) Looping requirements.

In all areas, water mains shall be looped between water mains whose inside diameter is eight inches or larger.

(5) Location.

All water mains shall be located in dedicated streets or fire lanes, or in the community open space in a planned unit development. On streets with curbs and sidewalks, all water mains shall be located in the parkway between the curb and the sidewalk.

(6) Minimum flow and pressure requirements.

Water mains in principal commercial and industrial areas shall be sized so that the minimum fire flow from any single fire hydrant shall be not less than three thousand (3,000) gallons per minute with twenty (20) psig residual pressure. Water mains in light commercial areas shall be sized so that the minimum fire flows from any single fire hydrant shall be not less than one thousand five hundred (1,500) gallons per minute with twenty (20) psig residual pressure. Water mains in residential areas shall be sized so that the minimum fire flow at any single fire hydrant shall not be less than seven hundred and fifty (750) gallons per minute with twenty (20) psig residual pressure and a domestic use of two (2) gpm for every lot in the subdivision.

(7) Valve locations.

The distribution system in commercial and industrial areas shall be equipped with a sufficient number of valves and the valves shall be so located that no case of accident, breakage or repair to the water distribution system mains will necessitate shutting from service a length of water main greater than either one side of a single block or a maximum of five hundred (500) feet. The distribution system in residential areas shall be equipped with a sufficient number of valves and the valves shall be so located that no case of accident, breakage or repair to the water distribution system mains will necessitate shutting from service a length of water main greater than either two sides of a single block or a maximum of six hundred (600) feet.

(8) Service lines.

Service lines of two inches or less shall be copper. Service lines larger than two inches shall be copper, ductile iron AWWA C151/C105, or PVC AWWA C900. The minimum sizes of service lines that shall be used are as required in table 3.8.4 (E).

TABLE 3.8.4 (E). MINIMUM WATER SERVICE LINE SIZES.

NUMBER OF DWELLING UNITS	SERVICE LINE (INCHES)
1	3/4
2	1
3 to 4	1 1/2
5 to 10	2
11 to 50	4
51 to 80	6
Greater than 80	8

3.8.5.5 FIRE HYDRANTS.

(1) General requirements. All extensions or additions to the city distribution system within the city limits must meet the requirements set forth in the current key rate schedule as promulgated by the Texas State Board of Insurance for the installation of fire hydrants. All fire hydrants shall have a six-foot clear horizontal radius of 360 degrees around the fire hydrant free from obstructions. All fire hydrants shall be located on street corners or side property lines so as to be readily accessible at all times. All fire hydrants shall be equipped with at least a six-inch valve located on the hydrant lead and the valve and hydrant shall be mechanically anchored to the main.

(2) Maximum spacing. Every building in the city limits shall be within 500 feet of a standard city fire hydrant. In commercial and industrial areas, hydrants shall be located so that there will be at least one hydrant every 300 feet average as measured along dedicated streets. In light mercantile areas containing apartment houses, hydrants shall be located in dedicated streets or fire lanes behind curbs and be spaced not more than 300 feet hose lay from any building within the district, each distance to be measured down any standard fire hose laid from the fire hydrant to the building. In residential areas, hydrants shall be located so that there will be a fire hydrant every 500 feet average distance as measured along dedicated streets, including dedicated easements and fire lanes in mobile home parks and travel trailer parks.

3.8.5.6 SANITARY SEWERS.

Every subdivision shall be provided with a sewage disposal system meeting the design requirements of the Texas Comission on Environment Quality and approved by the city. Sanitary sewers shall be connected to serve each lot in the subdivision unless the planning and zoning commission determines that such connection would require an unreasonable expenditure of funds when compared with other methods of sewage disposal or unless the subdivision meets the requirements of section 100-166. Where connection to the sewer system is not to be made immediately, plans shall be prepared for installation of a sewage collection system to serve each lot, and those parts of such system which will lie in the portion of streets intended for vehicular traffic shall be installed before the street is paved. The sewage collection and disposal systems required under this section shall include all gravity mains, lift stations, force mains, treatment facilities, manholes, and appurtenances required to adequately serve the area being subdivided.

The sewage collection and disposal systems required under this section shall also extend to the boundaries of the subdivision as necessary to provide for the future extension of the systems into adjoining unsubdivided areas or for connection to the systems in adjoining developed areas.

3.8.5.7 SEPTIC SYSTEMS.

(1) When specifically authorized by the city council, septic systems may be utilized for wastewater disposal on single family residential lots being served by private wells; provided that all lots in the subdivision have the street frontage and total lot area required to satisfy the applicable portions of the Texas Comission on Environment Quality rules on septic systems.

(2) When specifically authorized by the city council, septic systems may be utilized for wastewater disposal on single family residential lots being served with water provided by a public or other community water system; provided that all lots in the subdivision have the street frontage and total lot area required to satisfy the applicable portions of the Subdivision Rules for the Texas Comission on Environment Quality rules and regulations.

(3) Any method of on-site wastewater disposal other than conventional septic systems shall require the specific approval of the city council on a lot by lot basis.

(4) When authorized by the city council, septic systems shall be installed on each lot concurrent with any development thereon and the design of such system and the method of installation shall conform to the requirements of the Texas Comission on Environment Quality and Medina County.

3.8.5.8 WASTEWATER SYSTEM DESIGN STANDARDS.

(1) General design standards. All wastewater collection system improvements shall be designed and sized to meet the minimum design standards in the latest edition of "Design Criteria for Sewerage Systems" as established by the Texas Comission on Environment Quality.

(2) Sewer location. Where the location of the sewer is not clearly defined by dimensions on drawings, the sewer shall not be closer horizontally than ten feet, or closer vertically than six feet, to a water supply main or service line. Gravity sewer lines passing over water lines shall be constructed of pressure rated pipe for a distance of at least ten feet on each side of the crossing, with no joints within five feet of the crossing. In lieu of a pressure rated pipe crossing, the gravity sewer line shall be encased in concrete in accordance with regulations of the Texas Comission on Environment Quality.

(3) Materials. Sewer lines shall be of PVC plastic, SDR 35/ASTM 3034, or another type pipe approved in writing by the city.

(4) Trenching. Sewers shall be constructed according to city standard specifications as to trenching, bedding, backfill and compaction.

(5) Minimum diameter of gravity flow mains and lines. Eight-inch diameter pipe shall be the minimum acceptable for gravity flow sewer mains and lines. All sewers shall be sized to accommodate the maximum peak flow plus infiltration flows that will render the pipe flowing no greater than three-fourths full.

(6) Manholes. Manholes shall be spaced not more than 400 feet apart and shall be constructed in accordance with city standard specifications.

(7) Lift stations and force mains. Lift station capacity shall be no less than 100 gallons per minute per pump. Lift station force mains shall be designed and sized to produce a complete exchange of wastewater every other cycle of the pumps. Force mains and fittings shall be of ductile iron or PVC pipe, pressure class. The pipe shall have either mechanical joints or rubber gasket joints as approved by the city. The minimum force main size shall be four inches.

(8) Minimum diameter of service lines. Service lines serving individual lots shall be no smaller than six inches in diameter.

3.8.6 UTILITIES.

3.8.6.1 GENERAL REQUIREMENTS.

(1) Obligations of subdivider.

The subdivider shall install at his/her own cost and expense all of the improvements required by this chapter. The subdivider shall comply with all other provisions of this chapter prior to acceptance of the subdivision by the city.

(2) Engineer responsible.

The subdivider shall retain the services of a registered professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the construction plans, and who shall be responsible for the design and supervision of all improvements required in the subdivision.

(3) Construction plans.

Three complete sets of construction plans, specifications and contract documents shall be filed with the city administrator upon filing of a final plat. These plans and specifications shall include street plans, drainage system plans, sanitary sewer system plans, water system plans and the overall utility layout. The street plans shall show roadway cross sections and longitudinal slope for drainage, a full description of the proposed pavement or other street improvement, and its grade and slope. The drainage, sanitary sewer, water and utility system plans shall show the dimensions and specifications of the improvements to be installed, including proposed position on the ground, specifications of materials and construction, profile maps showing both ground surface and flow line, and other pertinent information of similar nature. All such plans shall comply with the specifications and design standards set forth in this chapter.

(4) Installation of utilities before paving.

Unless the subdivider shall have received prior written permission to the contrary from the city, all utilities must be installed prior to the paving of a street or alley or portion thereof.

(5) Inspection of improvements.

The city shall from time to time inspect the construction of all utility facilities and streets in the subdivision during the course of construction to see that they comply with the standards governing them. In this regard, free access to the subdivision shall be accorded city personnel by the subdivider and the subdivider's agents and employees.

(6) Final plans.

Upon the completion of construction of any utility or improvement, two sets of reproducible drawings and an electronic format of complete record drawings, dated, signed and certified by the engineer in charge, shall be filed with the city, showing all features as actually installed, including materials, size, location, depth of elevation, numbers, end of lines, connections, wyes, valves, storm sewer drains, inlets, and any other pertinent items. The city shall not accept such utilities until the foregoing has been submitted to and approved by the city.

3.8.6.2 Private Utilities.

Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.

3.8.6.3 Fire Flow Requirement.

No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours. This flow must be met with the water supply system remaining at or above a pressure of twenty (20) pounds per square inch (psi). All water mains must be a minimum of eight inches (8") diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch (8") through tw

inch (12") pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.

3.8.6.4 SURVEY REQUIREMENTS.

(1) Placement of lot markers and street monuments.

Lot markers shall be metal, at least 24 inches in length, placed at each corner of each lot, flush with the average ground elevation, or they may be countersunk, if necessary, to avoid being disturbed.

(2) Lot markers for utility easements.

There shall be markers placed where a lot line crosses a utility easement with the exception of those blanket utility easements placed around all lots.

3.8.6.5 COST OF UTILITY EXTENSIONS.

(1) Water and sewer main extensions.

The subdivider shall install water and sewer mains from their present locations to the perimeter of the subdivision at his/her own cost and expense, subject to the provisions of this chapter.

(2) Electric distribution system and gas main extensions.

The subdivider shall either (a) reimburse the city for the cost of extension of the electrical primary distribution system and/or the natural gas mains from their present locations to the perimeter of the subdivision or (b), with the city's approval, extend the electric distribution system and/or gas mains at the subdivider's own expense. All underground gas main extensions shall be installed in accordance with Standard Gas Codes and in conformity with the Texas Railroad Commission.

(3) Electric and gas systems within the subdivision.

The subdivider shall reimburse the city for the cost of installation of the electrical primary distribution system and the natural gas distribution system within the perimeter of the subdivision, including the installation of required street lights and services to any required lift stations, booster pumps, and similar facilities. The electric distribution system and natural gas main extensions required under this section shall also extend to the boundaries of the subdivision as necessary to provide for the future extension of the systems into adjoining unsubdivided areas or for connection to the systems in adjoining developed areas. All underground gas lines shall be installed in accordance with Standard Gas Codes and in conformity with the Texas Railroad Commission.

(4) Lift stations, booster pumps and related equipment.

In the event that it is determined that installation of equipment or appurtenances such as lift stations, booster pumps, or similar facilities is necessary in the area between the existing utility mains and the perimeter of a subdivision, the city council shall, taking all circumstances into consideration, determine who shall bear the cost of such necessary equipment and appurtenances, and in what proportion each party shall be liable.

(5) Waiver of costs for industrial parks and commercial developments.

The requirements of subsections (a) and (b) of this section, for the subdivider to install water and sewer mains from their present locations to the perimeter of the subdivision at his/her own cost and expense, and either to reimburse the city for the cost of electrical primary distribution system extensions and natural gas main extensions from their present locations to the perimeter of the subdivision or to extend these systems at his/her own expense, may be waived by the city council for proposed industrial parks and commercial developments. Such waiver shall be at the discretion of the city council after taking into consideration all the circumstances including, but not limited to, the following:

(a) The ratio of the potential tax revenues and utility system revenues from property within the industrial park or commercial development to the costs to the city of extending water, gas and sewer mains and electric primary distribution lines to the proposed industrial park or commercial development.

(b) The availability of funds for the extension of such mains and distribution lines.

(c) The contribution, if any, by the subdivider for the extension of the mains and distribution lines.

3.8.6.6 COST OF DISTRIBUTION FOR OVERSIZE FACILITIES.

In the event that the city staff engineering department deems it necessary and prudent to require lift stations, booster pumps, mains, equipment, streets and/or appurtenances which are larger or whose capacities are in excess of those which are usual, customary and necessary to meet the needs and requirements of a particular subdivision, then staff may recommend to the city council and the council may determine that the city shall pay to the subdivider the difference in cost (including construction and installation) between those lift stations, booster pumps, mains, equipment, streets and/or appurtenances which the city requires the subdivider to install, and the cost of like equipment of the size and/or capacity which would have adequately met and served the needs of the subdivision. Providing that funds are available, the city may also participate in the extra cost of bridges and/or large drainage structures on arterial and collector streets.

3.8.6.7 MINIMUM SIZES FOR OVER-SIZING CALCULATIONS

When calculations are made for oversizing requirements, the minimum sizes assumed to be necessary to serve the subdivision itself shall not be less than those in table 3.8.4 (F):

TABLE 3.8.4 (F). MINIMUM SIZES FOR OVER-SIZING CALCULATIONS.

Water and Sewer Main	8 inches
Sewer Force Main	6 inches
Lift Station Capacity	100 gallons per minute per pump
Minor Street Width	30 feet
Collector Street Width	42 feet

3.8.7 CIVIC SPACES.

3.8.7.1 INTENT.

Civic Spaces are public or semi-public places that provide opportunities to gather and celebrate together. They are places for people to gather, exercise, relax or recreate. Civic Space functions as public gathering spaces and parkland for new neighborhoods. Dedication of Civic Space shall be required per the standards of the UDO for all Neighborhood Plans. (1) CS requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than 600 ft away may be exempted from this requirement as determined during the Neighborhood Plan process.

(1) Civic Space requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than six hundred (600) feet away may be exempted from this requirement as determined during the Neighborhood Plan process.

(2) The DRC will review surrounding existing and/or entitled developments to determine if Civic Space dedication is necessary to fulfill the intent of a Pedestrian Shed.

(a) Civic Space sites are permanently dedicated to public activities.

(b) Development standards for Civic Spaces such as lot coverage, building placement parking and all other applicable site conditions shall be submitted for approval by the DRC. Civic parking lots may remain unpaved if graded, compacted, and landscaped.

(c) Civic Space shall conform with specifications on 4.2.3.9 Civic Space Table.

(d) Civic Spaces seeking to change to a noncivic use shall require a rezoning.

(e) Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or where identified in the Neighborhood Plan shall be dedicated as Civic Space.

3.8.7.2 CRITERIA.

(1) Each Pedestrian Shed (see 3.6.1.7 Pedestrian Shed) shall have an assignment of at least ten percent (10%) of its land area dedicated to Civic Space.

(2) Civic Spaces shall be designed as generally described in 4.2.3.9 Place Type CS: Civic Space Table, and distributed throughout the Place Types and is subject to approval by DRC.

(3) Those portions of P1 that occur within a development shall be part of the Civic Space allocation and should conform to the Civic Space standards.

(a) The Neighborhood Plan shall designate at least one Main Civic Space per pedestrian shed. The Main Civic Space shall be within six hundred and sixty (660) feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing street alignments or other circumstances prevent such location, and shall be developed as a Green, Square, Park, and/or Plaza.

(b) Within one thousand three hundred and twenty (1,320) feet of every lot in residential use, a Civic Space designed and equipped with amenities shall be provided.

(4) The Neighborhood Plan shall designate Civic Space (CS) Place Types dedicated for public use within six hundred and sixty (660) feet of every lot with a residential use. The Civic Space must be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

3.8.7.3 CIVIC SPACES INCLUDING PLAYGROUNDS.

Properties within the city limits shall refer to Chapter 4 Place Type Zoning Districts in this UDO for criteria and standards. For a residential subdivision in the ETJ going through a Neighborhood Plan process, the applicant is required to dedicate five percent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

(1) Park and playground sites shall be reserved as indicated on the Growth Guidance Map. Size shall be in accordance with the City's Comprehensive Plan for the park system.

(2) Parkland improvements are critical to ensure the use of the Civic Spaces are inviting to the public. A parkland or Civic Space improvements shall be provided to the DRC. Parkland improvements may include items such as trails, playgrounds, benches, lighting, fountains, or other Civic Space activities appropriate for the neighborhood.

(a) Proposed parkland or Civic Space improvements shall be provided to the DRC with the submittal of a Neighborhood Plan.

3.8.7.4 SCHOOL SITES.

Neighborhood schools are part of Castroville's neighborhoods. Schools are discouraged from being disconnected and isolated from the neighborhoods. Location and size of school sites to be in accordance with the requirements of the school district and approved by the City of Castroville. All other conditions of this UDO shall also apply.

3.8.7.5 CIVIC BUILDINGS.

(1) The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed.

(2) One Civic Building Lot shall be reserved for an elementary school. Its area shall be one (1) acre for each increment of one hundred (100) dwelling units provided by the Neighborhood Plan, with a minimum of three (3) acres for the school. The school site may be within any Place Type other than P1 or EC.

(3) One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or an HOA or other community group may organize, fund and construct an appropriate building as the need arises.

(4) Civic Building Sites shall not occupy more than twenty percent (20%) of the area of each Pedestrian Shed.

(5) Civic Building Sites should be located within or adjacent to a Civic Space, or at the visual terminus of a significant thoroughfare.

3.8.8 EASEMENTS.

The applicant platting property shall dedicate easements as follows:

(1) All easements created prior to the subdividing of any tract of land must be shown on the preliminary plat. The applicant shall plat lots and dedicate easements for utilities and drainage ways in the following manner:

Easements for utilities, drainage ways, or transmission lines shall be retained on the front, side, and/or rear lot lines as required by the City and utility companies. Easements across parts of a lot other than as described above shall be required as deemed necessary and most appropriate by the City. The City Administrator, or their designee shall require access for ease of maintenance of all easements.

(2) Off-site easements:

Easements in areas adjoining a proposed development necessary to provide adequate drainage thereof or to serve such development with utilities shall be obtained by the applicant prior to final plat approval.

(3) Privately-owned easements:

See Engineering Standards for standards for privately owned easements.

3.9 BUILDING PERMITS AND FEES

3.9.1 GENERAL.

Plans submitted for building permits shall not be approved and no permits shall be issued until the public and private improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Medina County Clerk's Office except as otherwise provided below:

(1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.

(2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the one hundred (100) year floodplain as set forth by this UDO.

(3) A plat is not required for approval of a sign permit.

(4) A building permit may be issued prior to acceptance of the public improvements if the project is designated by the City Administrator under an expedited permitting process.

3.9.2 PERMIT EXPIRATION AND PROJECT DORMANCY

3.9.2.1 SCOPE.

This Section 3.9 shall apply to any permit, which may be required by the City of Castroville's Code of Ordinances

3.9.2.2 PERMIT APPLICATION EXPIRATION.

Every permit application must comply with technical requirements relating to the form and content of the application in effect at the time the application was filed by the applicant. A permit application shall expire on or after the 45th day after the date the application is filed if:

(a) The applicant failed to provide, with the application submittal, documents or other information necessary to comply with the city's technical requirements relating to the form and content of the permit application; and

(b) Not later than the tenth business day after the date the application is filed the city provides written notice of the failure, which specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and

(c) The applicant fails to provide the specified documents or other information within the time provided in the notice.

3.9.2.3 PERMIT EXPIRATION.

3.9.2.4 The purpose of this section is to provide an expiration date for permits approved by the city, which lack an expiration date at the time of issuance.

3.9.2.5 Permit issued by the city, shall expire as follows:

(1) Any permit issued on or before April 22nd 2025, shall have expired on April 22nd 2025, if:

(a) At the time of issuance the permit did not have an expiration date; and

(b) No progress has been made towards completion of the project.

(2) Any permit issued after April 22nd 2025, shall expire two years from the date of issuance provided:

(a) At the time of issuance the permit did not have an expiration date; and

(b) No progress has been made towards completion of the project.

3.9.2.6 DORMANT PROJECTS

A project for which entitlements under Texas Local Government Code Chapter 245, is asserted shall be determined to be a dormant project under either of the conditions, whichever occurs later, as follows:

(1) On the fifth anniversary after the submission of the initial valid application for the project if no "progress towards completion" has been made on the project during the preceding five year period; or

(2) Upon the expiration of a permit issued subsequent to the initial permit if no "progress towards completion", other than submission of the application for the expired permit, has been made on the project during the period that started on the date that permit application was made and ended the date of that permit's expiration.

CHAPTER 4

PLACE TYPE ZONING DISTRICTS



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4.1 ZONING CLASSIFICATION

4.1.1 PLACE TYPE ZONING MAP PLACEMENT.

The boundaries of Place Type zoning districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this UDO as fully as if the same were set forth herein in detail.

The Place Type designation on the Castroville Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.

4.1.2 ZONING MAP DESIGNATIONS.

The boundary lines shown on the Place Type Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of Place Types as shown on the official Place Type Zoning Map:

(1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following the city limits.

(4) Boundaries indicated as approximately following the centerline of all creeks, streams, or drainage ways shall be construed to follow such centerline and, in the event of a change in the centerline, shall be construed to move with such centerline.

(5) Boundaries indicated as parallel to or extensions of features indicated in 1-4 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.

(6) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all standards of the extended Place Type zoning districts.

(7) The Place Type zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the Place Type zoning classification shall not apply to the street.

(8) Where physical features on the ground are at variance with information shown on the official Place Type Zoning Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of this list 1-8, the property shall be considered as classified P2 Rural, in the same manner as provided for newly annexed territory.

4.1.3 PLACE TYPE ZONING MAP.

Nine (9) distinct Place Types presented themselves in Castroville. The Place Type map is shown on the following page. The zoning standards reflect the Place Type and were inspired by the DNA of the Castroville community.

4.2 PLACE TYPE ZONING DISTRICTS.

4.2.1 GENERAL

The establishment of Place Types in the City of Castroville, Texas, are intended to promote compatible patterns of land and site development consistent with the City's adopted Comprehensive Plan.

4.2.2 DESCRIPTION.

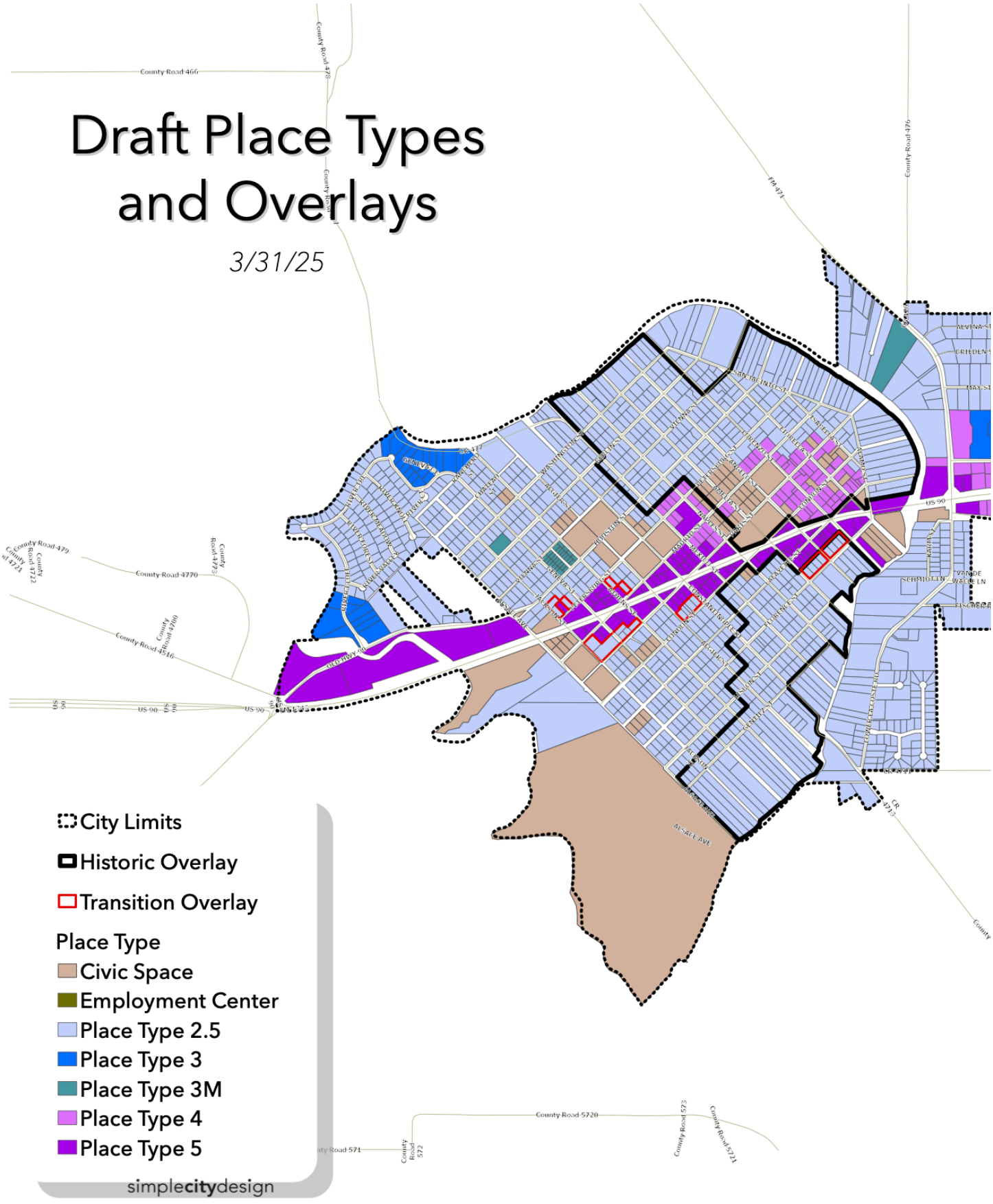
Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Castroville community inspired the Place Types zoning district standards.

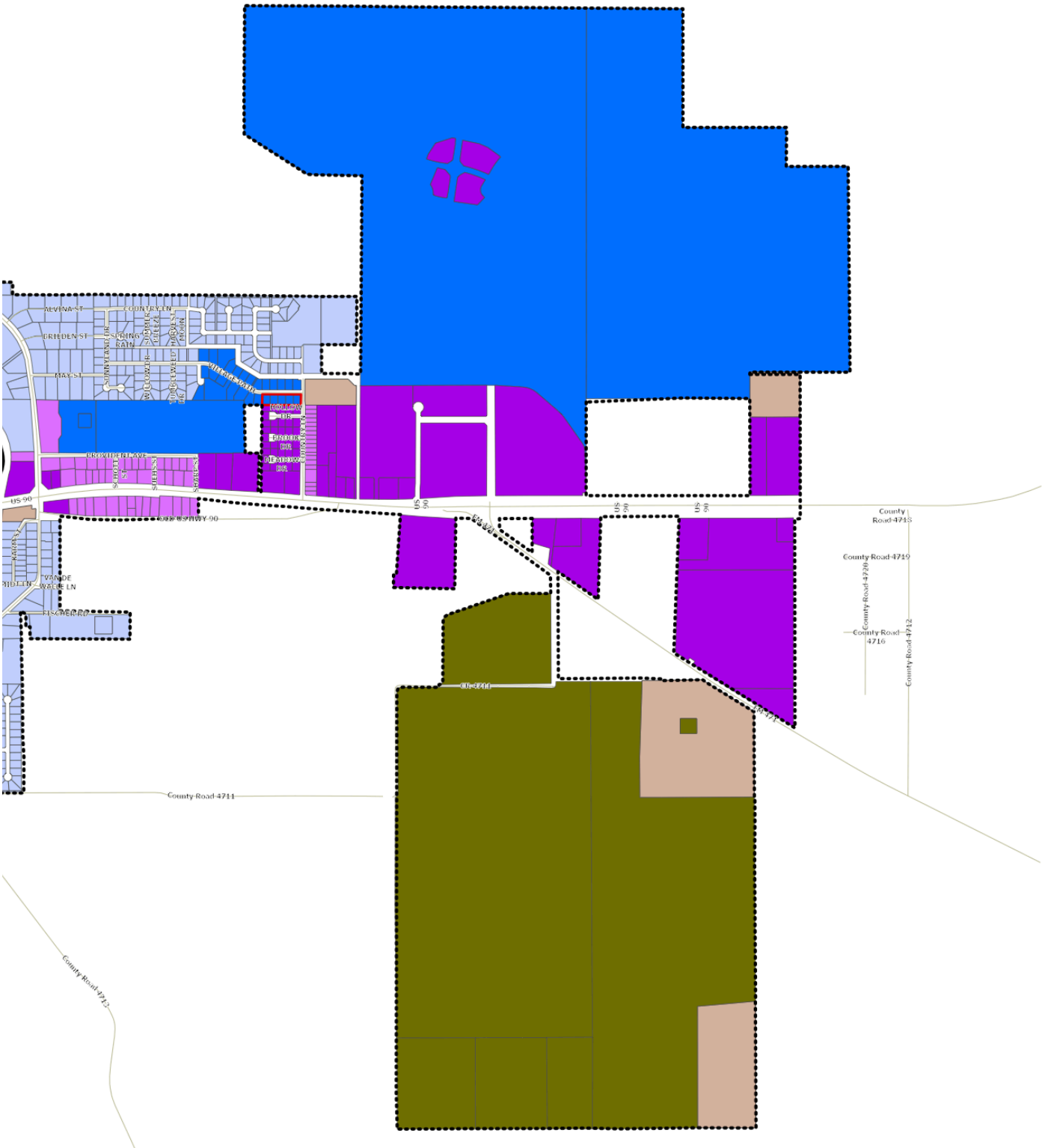
4.2.3 ESTABLISHMENT OF DISTRICTS.

Pursuant to Section 211.005 of the Texas Local Government Code, the City of Castroville is hereby divided into Nine (9) Place Types Zoning Districts. The Place Types zoning districts follow identifiable transitions in land development, establishing a hierarchy of places from the most natural to the most urban using specific localized standards. The areas are primarily classified by development intensity and building types, the relationship between nature and the built environment, and the mix of uses. All land within the city limits shall be classified into one of the following Nine (9) Place Types:

Draft Place Types and Overlays

3/31/25





The Place Type designation on the Castroville Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.



4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The Rural Place Type is characterized by mainly large lot sparsely settled land or land used for agricultural purposes. This Place Type includes land uses such as agricultural production, fields and grazing lands with associated homesteads, as well as agricultural businesses.



4.2.3.3 P2.5: TRADITIONAL RESIDENTIAL

The Traditional Residential Place Type regulates lots in neighborhoods that are over 12,000 sq ft or larger. The large residential lots are primarily in the Areas of Stability designation of the Growth Guidance Map and currently have a residential zoning type.



4.2.3.4 P3: NEIGHBORHOOD

The Neighborhood Place Type regulates residential lots. This zone permits many different residential housing types, including cottage courts individual and duplex buildings. Neighborhood is adjacent to higher density Place Types where commercial services are available within a short distance from homes.



4.2.3.5 P3M: MANUFACTURED HOUSING

The Manufactured Housing Place Type are lots currently have a manufactured house building as the primary structure or are zoned Manufactured Housing.



4.2.3.6 P4: NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial Place Type functions by providing neighborhoods with services. P4 regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. This Place Type provides flexibility for areas to easily transition between residential building types and low intensity commercial.



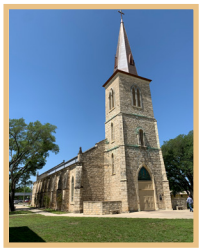
4.2.3.7 P5: URBAN CENTER

The Urban District Place Type regulates a higher density mixture of building types that accommodate commercial, restaurants, bars, retail, offices, hotels, and apartments. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage. P5 lines highway 90 through the Castro Area, providing services to those neighborhoods and new neighborhoods will have P5 Urban Districts to support residents. For further design guidelines of P5 see Appendix B-Castroville Design Criteria for Commercial Buildings



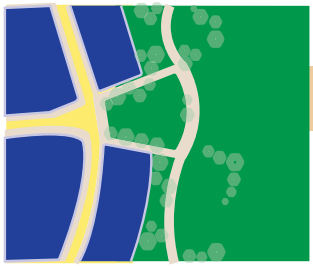
4.2.3.8 EC: EMPLOYMENT CENTER

The Employment Center Place Type function, deposition, or configuration cannot, or should not, conform to one or more of the other Place Types. Employment Center shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application to the Planning Department, development standards will be determined to fit the needs of the use.



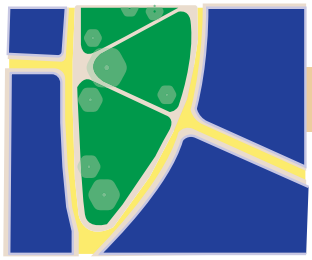
4.2.3.9 CS: CIVIC SPACE

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. The following page are types of park Civic Spaces:



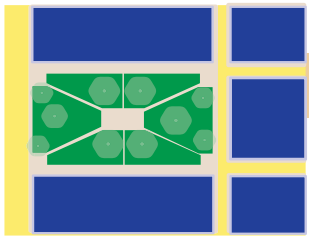
(1) PARK

A park is a natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors.



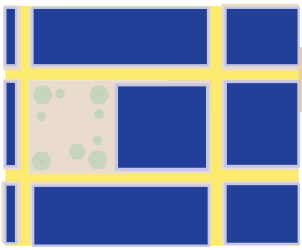
(2) GREEN

A green is a Civic Space, available for structured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



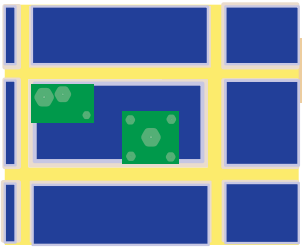
(3) SQUARE

A square is a Civic Space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets.



(4) PLAZA

A plaza is a Civic Space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape should consist of pavement-related materials. Trees are optional. Plazas should be located at the intersection of important streets.



(5) POCKET PARK

A pocket park is a Civic Space available for civic purposes, playgrounds, and commercial activities. A pocket park shall be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks provide relief to busy environments.

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this UDO to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES								
BLOCKS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	330'	660'*	660'*	330'	330'	TBD	TBD
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	TBD	TBD
*WITH MID-BLOCK BREAKS									
PUBLIC FRONTAGE	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE									

STREET TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	NP	NP	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	P	NP	P
CASTRO STREET	P	P	P	P	P	P	P*	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P

LOTS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	80'	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2.5 acre	12,000 sq ft	3,500 sq ft	3,500 sq ft	3,500 sq ft	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	30%	40%	60%	40%	75%	80-100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'-No max	10'- 80'**	0'- 35'	10'- 35'	0'- 15'	0'- 15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	40%	40%	40%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

**15' MIMUM BUILD-TO-LINE ADJACENT TO ROW

P = PERMITTED **SP** = SPECIAL USE PERMIT **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS *= CANT BE USED IN PRIMARY FRONTAGE

STANDARDS	PLACE TYPES								
BUILDING DISPOSITIONS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	P	P	P	P	N/A	P
COURTYARD	NP	NP	NP	P	NP	P	P	N/A	P
REARYARD	NP	NP	NP	NP	NP	P	P	N/A	P

RESIDENTIAL BUILDINGS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	P	P	P	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	NP	NP	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	NP	NP	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	SP	SP	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	SP	NP	NP	NP	NP	NP	NP	TBD
ACCESSORY BUILDING	NP	P	P	P	P	P	NP	NP	TBD

COMMERCIAL BUILDINGS	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	NP	NP	NP	NP	NP	NP	NP	P	P

P = PERMITTED **SP** = SPECIAL USE PERMIT **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS *= CANT BE USED IN PRIMARY FRONTAGE

STANDARDS	PLACE TYPES								
PRIVATE FRONTAGE	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD	NP	P	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	NP	P	P
STOOP	NP	P	P	P	NP	P	P	NP	P
GALLERY	NP	NP	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	P	P	NP	P	P	P	P
TERRACE	NP	P	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	2 1/2 max	2 1/2 max	2 1/2 max	2 max	2 1/2 max	3 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	SP	SP	SP	SP	SP	SP	NP	TBD

Civic Space TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	P	P	P	NP	NP	P	P
GREEN	P	P	P	P	P	NP	NP	P	P
SQUARE	NP	NP	NP	P	P	P	P	P	P
PLAZA	NP	NP	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P

NEIGHBORHOOD PLAN	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	50%		0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

P = PERMITTED **SP** = SPECIAL USE PERMIT **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS *= CANT BE USED IN PRIMARY FRONTAGE

STANDARDS	PLACE TYPES								
SIGNAGE TYPES	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	NP	NP	NP	P	P	P	P
BAND	NP	NP	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	NP	NP	NP	NP	NP	NP	P

PARKING LOCATION	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P
ON-STREET	P	NP	P	P	P	P	P	P	P
RV STORAGE (IN SECOND AND THIRD LAYER)	NP	P	P	P	NP	P	NP	NP	NP

P = PERMITTED **SP** = SPECIAL USE PERMIT **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS *= CANT BE USED IN PRIMARY FRONTAGE

4.3.1 PLACE TYPE ZONING DISTRICT DETAILS.

4.3.1.1 P1- NATURE

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	N/A
BUILD-TO-LINE (RANGE)	N/A
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	N/A

BLOCKS	
BLOCK LENGTH (MAXIMUM)	N/A
BLOCK PERIMETER MAXIMUM	N/A

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	N/A
LANDSCAPE ZONE	N/A
VEHICULAR PARKING ZONE WIDTH	0' / 10'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	SP
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	○
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
CIVIC BUILDINGS	○
COMMERCIAL ACCESSORY	○

PRIVATE FRONTAGE TYPES	
COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION	
EDGEYARD	○
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	○
ON-STREET	●
RV STORAGE	○

SP = SPECIAL USE PERMIT

4.3.1.2 P2-RURAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	2.5 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	30%
BUILD-TO-LINE (RANGE)	10'- NO MAXIMUM'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	2.5 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	SP
RECREATIONAL VEHICLE PARK	SP
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

SP = SPECIAL USE PERMIT

4.3.1.3 P2.5 TRADITIONAL RESIDENTIAL

LOTS

WIDTH (MINIMUM)	80'
AREA (MINIMUM)	12,OOO SQ FT LOTS MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-80' 15' if Adjacent to ROW
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	2.5 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	SP
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

SP = SPECIAL USE PERMIT

4.3.1.4 P3 - NEIGHBORHOOD

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	3,500 SQ FEET
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	0'-35'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	2.5 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	660'*
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

SP = SPECIAL USE PERMIT
*WITH MID-BLOCK BREAKS

4.3.1.5 P3M - MANUFACTURED HOUSING

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	3,500 SQ FEET
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-35'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	2 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	660'*
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	○

SP = SPECIAL USE PERMIT
*WITH MID-BLOCK BREAKS

4.3.1.6 P4 - MIX

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	3,500 MINIMUM
LOT COVERAGE (MAXIMUM)	75%
BUILD-TO-LINE (RANGE)	0'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	2.5 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20' - 24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

SP = SPECIAL USE PERMIT

4.3.1.7 P5 - URBAN CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	80%-100%
BUILD-TO-LINE (RANGE)	0'- 15'
FACADE BUILDOUT (MINIMUM)	80%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-18'
LANDSCAPE ZONE	3'-8'
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	20'- 40'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	●
LARGE APARTMENT	●
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	○

PRIVATE FRONTAGE TYPES

COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	○
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
CASTRO STREET*	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	○

*Cant be used as primary frontage

4.3.1.8 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BLOCKS

BLOCK LENGTH (MAXIMUM)	TBD
BLOCK PERIMETER (MAXIMUM)	TBD

*PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	●
INDUSTRIAL	●
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUIDLINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

TBD = TO BE DECIDED BY DURING DEVELOPMENT PROCESS

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
CASTRO STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	○

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the prope

4.3.1.9 CS - CIVIC SPACE

LOTS	
WIDTH	TBD
AREA	TBD
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

STREETS	
BLOCK PERIMETER (MAXIMUM)	TBD
BLOCK LENGTH (MAXIMUM)	TBD

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE	TBD
LANDSCAPE ZONE	TBD
VEHICULAR PARKING ZONE	TBD
VEHICULAR TRAVEL ZONE	TBD

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
ACCESSORY BUILDING	○
SMALL COMMERCIAL	●
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
CASTRO STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●

PARKING LOCATION	
FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	○

4.3.2 BUSINESS/RESIDENTIAL TRANSITION ZONES.

4.3.2.1 A property owner of a lot abutting a zoned Place Type P5 property is allowed to request a Special Use Permit for a commercial use of the property if the abutting zoning does not allow for commercial by right. Special Use Request must still follow the same Performance and Compatibility standards listed in Section 5.9.

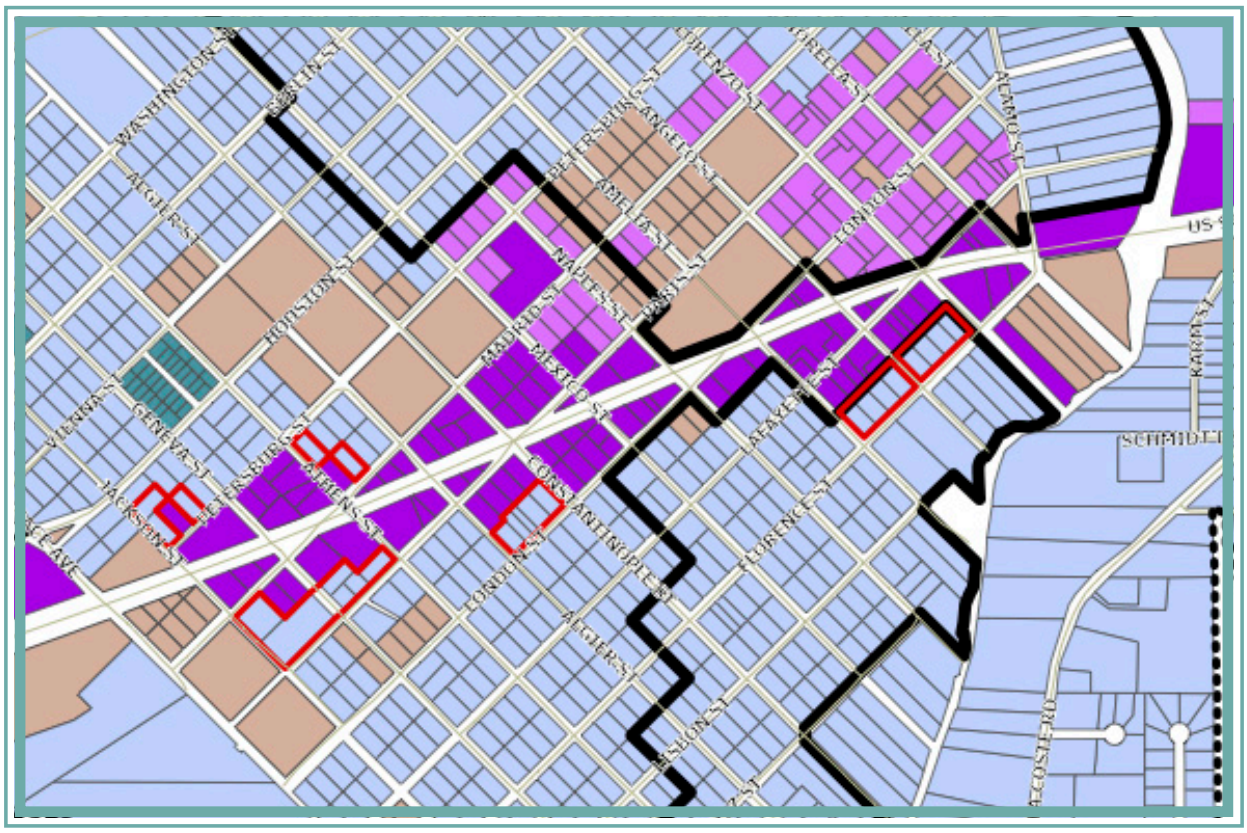
4.3.2.2 The permit will allow for commercial use but keep a house form appearance. If alteration outside of the allowed commercial adjustments is desired to the building or lot a zoning change request must be submitted. Outside of the commercial adjustments listed below, properties will still be required to meet their designated zoning standards:

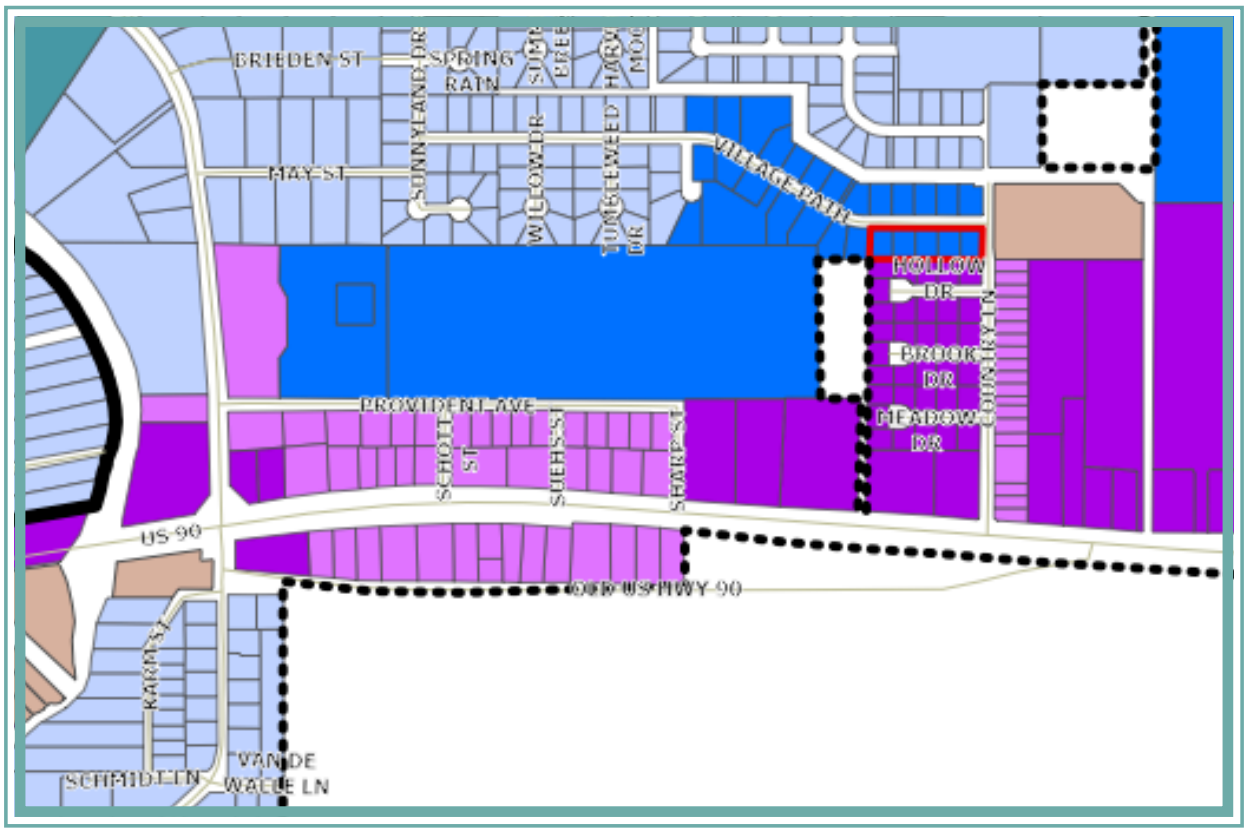
(1) No more than one sign will be permitted per site. Any such sign shall be placed on or near the ground with a maximum height of four (4) feet and a maximum area no larger than twenty-four (24) square feet. Any signs must be constructed of wood or have a wood finish appearance and be complimentary to the exterior of the building. If lighted, the sign must be externally lighted. One sign will be permitted for each individual tenant. Such individual tenant signs must be displayed together in a group on one sign located by the main entrance of the structure and mounted on the wall of the building.

(2) Parking shall be accented by landscaping to create a residential appearance. Landscaping for each site shall include a minimum of three trees of 1" or greater caliper, in the area between the building line and the street on the front of the lot. Twenty-Five percent (25%) of the front yard landscaping for each site shall be native ground cover, excluding grass, including bushes, shrubs, or similar perennial plantings

4.3.2.3 Any SUP for transition commercial, if granted, shall apply only to the property owner, use, and business named and shall not be transferable, unless there is no change in use. If there is no change in use when transferred to the new property owner, then City Council can approve the transfer of the SUP. Any attempt to transfer the SUP by sale of the property, or other means, without City Council approval shall void the SUP. The established Place Type will transfer with the land even after the sale of property.

FIGURE 5.1 :BUSINESS/RESIDENTIAL TRANSITION ZONES.





CHAPTER 5
PRIVATE LOT DEVELOPMENT STANDARDS



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5.1 LOT STRUCTURE.

5.1.1 GENERAL.

Lots and buildings located within the City of Castroville shall be subject to the requirements of this Chapter. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.1.2 ELEMENTS OF A LOT.

The diagram below represents a general lot within the City of Castroville. The lot elements are described in Table 5.1.2(B): Lot Structure Diagram Descriptions.

FIGURE 5.1.2(A): ELEMENTS OF A LOT.

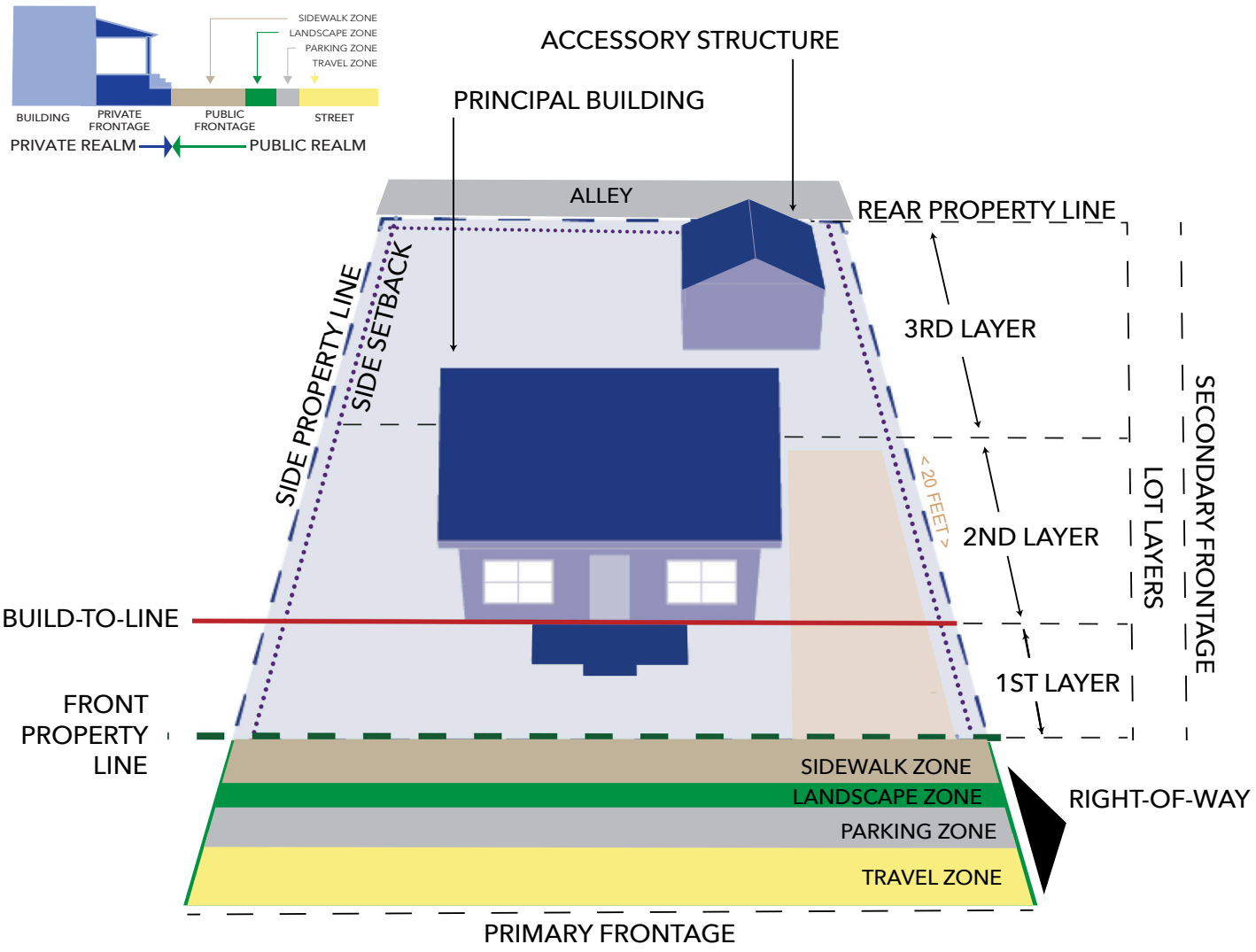

TABLE 5.1.2(B): LOT STRUCTURE DIAGRAM DESCRIPTIONS.

BUILDINGS	
PRINCIPAL BUILDING	The main building on a lot.
ACCESSORY STRUCTURES	A secondary building located toward the rear of the same lot as a principal building may include a dwelling unit called an Accessory Dwelling Unit (ADU).
LOT LAYERS	
Lots shall be divided into regulatory layers as illustrated in the Lot Structure Diagram and frontage lines below. Standards for the second and third layers pertain only to the primary frontage. Standards for the first layer pertain to both frontages.	
FIRST LAYER	The first layer is the area of a lot from the front property line to the facade of the principal building. It is the private frontage of a lot.
SECOND LAYER	The second layer is the area of the lot set behind the first layer to a depth of 20 feet in all Place Types.
THIRD LAYER	The third layer is the area of a lot set behind the second layer and extending to the rear lot line.
LOT	
BUILD-TO-LINE	The build-to-line is the location where the principal front facade will be located. The location of the build-to-line, is established per Place Type, and for new neighborhoods, on the Neighborhood Plan.
REAR PROPERTY LINE	Where the property line meets alley R.O.W. or an adjoining side/rear property line. All buildings and structures must be located at or behind the side or rear property line in compliance with the building separation requirements of the adopted building code.
LOT WIDTH	The length of the principal frontage line of a lot. Lot width is measured between the side lot lines at the build-to-line.
FRONT PROPERTY LINE	Where private property align with publicly controlled right-of-way. Lots may have multiple frontages. On lots with multiple frontages, such as corner lots, one property line is designated as the primary frontage.
SIDE SETBACK	The separation between any building on the lot and the side property boundary.

DEVELOPMENT REALMS	
PRIVATE REALM	Privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.
PUBLIC REALM	The streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.
FRONTAGE TYPES	
PUBLIC FRONTAGE	This area consists primarily of the right-of-way between the street and the front property line where the sidewalk, public landscaping, public lighting, and the furniture zone are on a lot. It also includes other publicly accessible Civic Spaces such as parks, squares, plazas, courtyards, and alleys. It plays a critical role in an area's character and function.
PRIVATE FRONTAGE	This area consists of the portion of the private lot within the first layer. These areas are in large part developed with buildings and associated improvements, and is more limited in its accessibility to the public.
PUBLIC FRONTAGE ZONE	
SIDEWALK ZONE	The sidewalk zone includes a sidewalk that is usually clear of all obstructions. The purpose is to allow for pedestrian movement in parallel with the street.
LANDSCAPE ZONE	The landscape zone refers to all areas where plants and trees are used in the public realm including tree wells, garden beds and planter pots serving a variety of purposes including buffering, water quality, aesthetic enhancement, shade and habitat.
PARKING ZONE	On-street parking should be accommodated on most public streets. On-street parking provides the opportunity for easy access and connectivity to the street-scape and the adjacent land uses.
TRAVEL ZONE	The travel zone is the space within the right-of-way where multiple types of vehicles travel.
RIGHT-OF-WAY	The land within which the travel zone, parking zone, landscape zone, sidewalk zone and, in most cases, city utilities are located. The right-of-way is accessible to the public.

TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES								
RESIDENTIAL	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	P	P	P	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	NP	NP	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	NP	NP	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	SP	SP	SP	SP	SP	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	TBD
ACCESSORY BUILDING	NP	P	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	NP	NP	NP	NP	NP	NP	NP	P	P

P = PERMITTED SP= SPECIAL USE PERMIT NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

5.2 BUILDING TYPES.

5.2.1 INTENT.

5.2.1.1 Focusing on appropriate building types within Place Types instead of focusing on the uses within the buildings, ensures the City develops properties that reflect the walkable character within Castroville's core and protect the surrounding open space and agricultural lands. A mix of residential and commercial building types provides options for development that support a variety of people with different lifestyles, income levels, and age groups.

5.2.1.2 The Castroville Back To Our Future Comprehensive Plan calls for a variety of residential building types that support all types of households, including missing middle housing. Missing middle housing refers to a range of house-scale buildings with multiple units, compatible in scale and form with detached homes, located in a walkable neighborhood.

5.2.1.3 Building types diagrammed are provided for illustrative purposes only (see 5.2.3 Residential Building Type Descriptions and 5.2.4 Commercial Building Type Descriptions).

5.2.2 PRINCIPLE STRUCTURES

5.2.2.1 One principle building is allowed in all Place Types per lot. Additional buildings would be considered accessory buildings. Cottage Courts are exempt from this section.

5.2.2.2 Accessory Dwelling Unit (ADU) buildings must follow Place Type standards assigned to each lot.

5.2.3 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.3.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.

- (a) Dwelling
- (b) Home Occupation
- (c) Within the transition zone accessory Commercial Use with Special Use Permit

(2) P4, P5

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging
- (d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

5.2.3.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

(1) P1

(a) Temporary retail with Special Use Permit

(2) P4

(a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit

(b) Office

(3) P5

(a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit

(b) Office

(c) Commercial, outdoor storage in the third layer with Special Use Permit

(4) CS

(a) Temporary retail

(b) Retail with Special Use Permit

(c) Commercial, outdoor storage in the third layer with Special Use Permit

(5) EC - as determined in Employment Center Plan including:

(a) Retail including drive-through services, vehicle services and outdoor activities

(b) Office

(c) Commercial including outdoor storage

(d) Industrial

5.2.3.3 ADU ALLOWANCE

ADU's shall be requested through a Special Use Permit.

A max of 1 ADU's are allowed as long as the lot coverage percentage does not exceed total lot coverage percentage of the lot's respected Place Type.

Maximum size of an ADU shall be no greater than 800 square feet.

TABLE 5.2(A): ADU'S PERMITTED BY PLACE TYPE ZONING DISTRICTS.

	PLACE TYPES							
	P1	P2	P2.5	P3	P3M	P4	P5	EC
# Of ADU's Allowed	NP	SP	SP	P	P	P	NP	NP

P = PERMITTED NP = NOT PERMITTED OO = OWNER OCCUPIED

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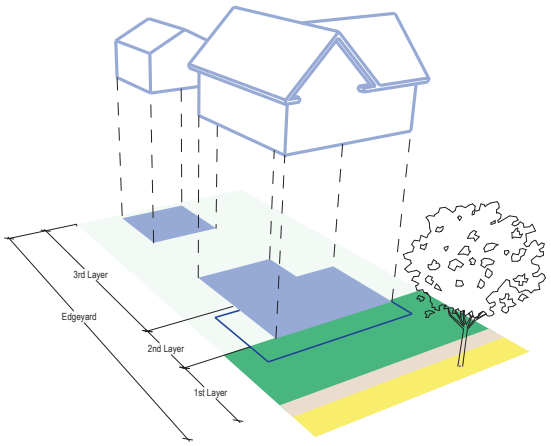
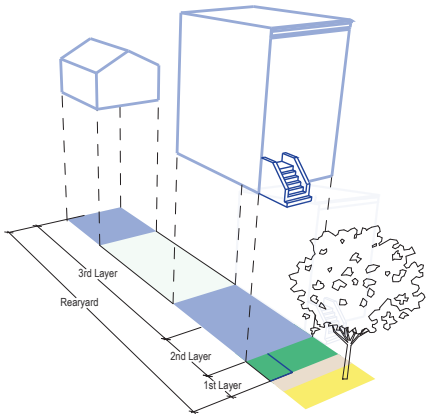
5.2.3: RESIDENTIAL BUILDING TYPES



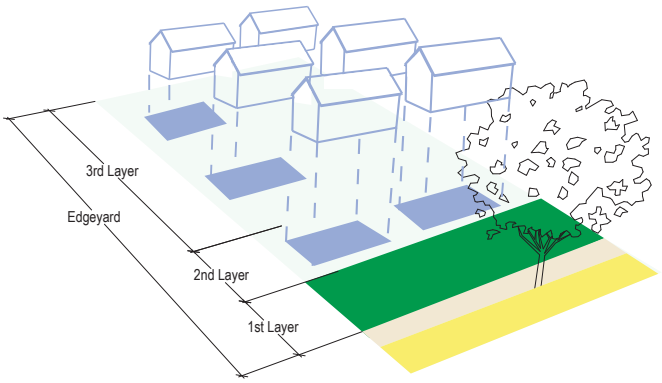
DETACHED DWELLING

An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Castroville. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.



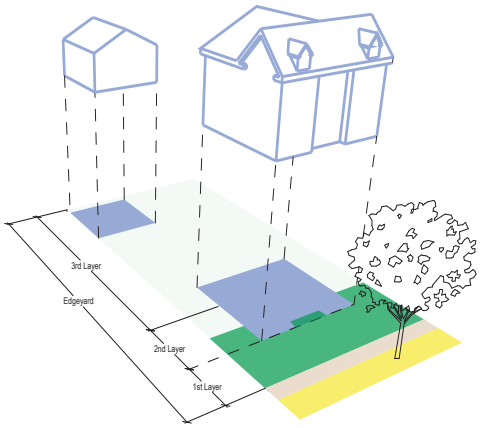
ATTACHED DWELLINGS

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.



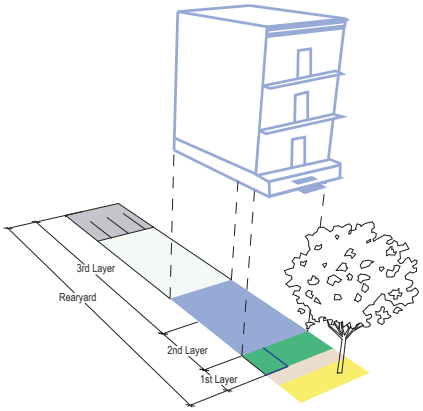
COTTAGE COURT

A group of individual, small dwelling units on a single lot that share a central courtyard. A maximum number of four (4) cottages are allowed. The cottages adjacent to the street have front doors facing the street and the cottages whose primary access is from the courtyard have front doors facing the courtyard. For the purposes of platting, cottage lots may have legal frontage onto a courtyard with a public access easement from the street.



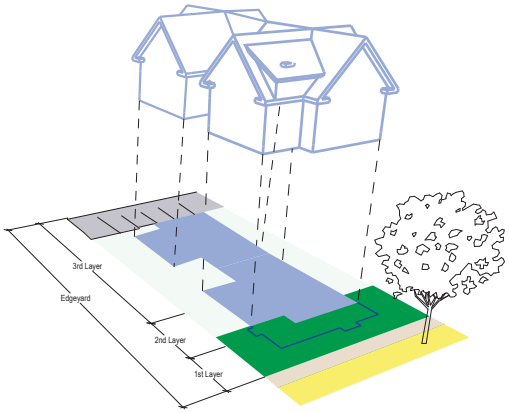
DUPLEX

Two dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by variance. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



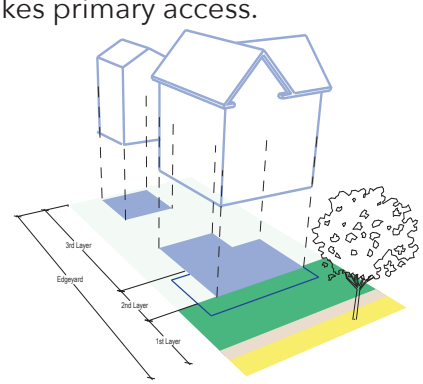
TRIPLEX

Three dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by variance. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



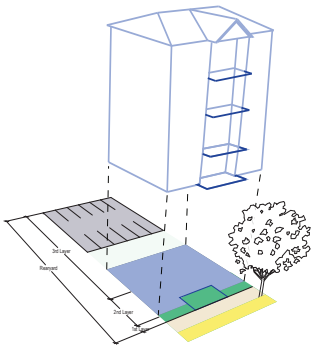
QUADRAPLEX

Four dwelling units on a single lot. The dwelling units are typically in a single building and share a central entry but may have individual entries. The dwelling units may be in separate buildings by variance. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



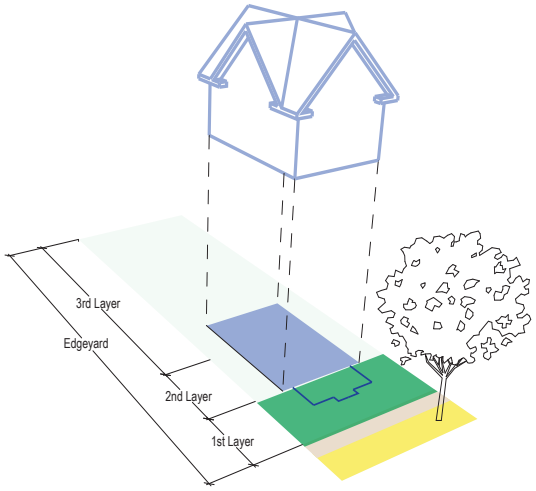
SMALL APARTMENTS

A detached building on a single lot that includes multiple dwelling units, no more than 9. The building typically has a shared entrance facing the street. This building type may be disposed on the lot with edge yards, side yard, courtyard, or rear yard. This building type should be set close to the front property line to encourage interaction with pedestrians. This building type is ideally situated on corner lots to allow access from the primary and secondary streets and to provide more on-street parking for the building occupants and visitors. This building type appears like a large, detached dwelling and seamlessly fits within the neighborhood.



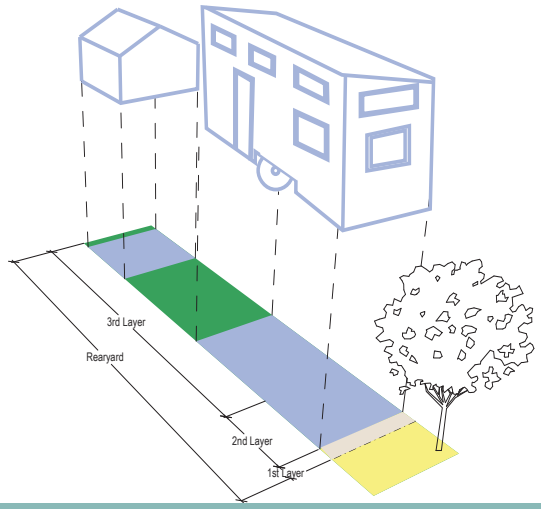
LARGE APARTMENTS

A block-scale building that includes multiple dwelling units. This building type is disposed on the lot(s) with a rear yard or courtyard. This building type should be set at or near the front property line and provide a continuous building frontage along the street. Ground floor dwelling units may have individual entries from the sidewalk or a shared entry. Active ground floor uses such as live/work units, fitness centers, retail, leasing offices, etc. are encouraged.



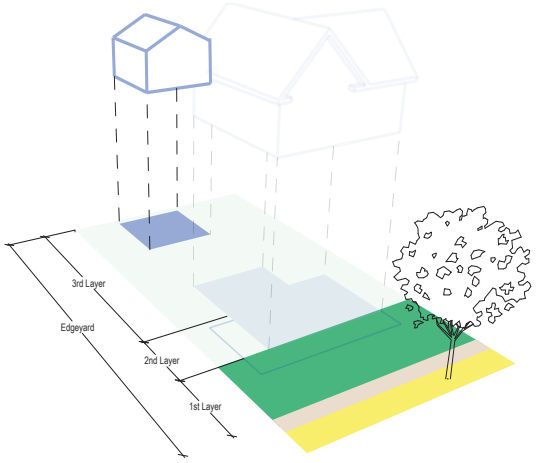
MANUFACTURED HOME PARK

A neighborhood of HUD code manufactured homes intended for long-term residency. Manufactured home parks shall follow the requirements in this UDO and Chapter 70, Article II of the City of Castroville Code of Ordinances. Manufactured Home Parks are permitted in P3M. Individual Manufactured Homes are permitted as a principal dwelling unit building in P3M.



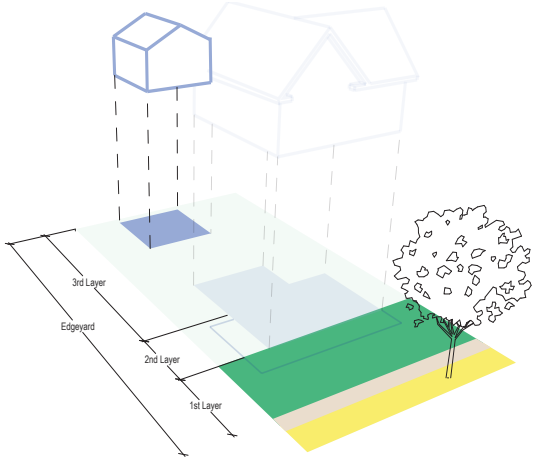
RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this UDO and Chapter 70, Article II of the City of Castroville Code of Ordinances.



ACCESSORY DWELLING UNIT

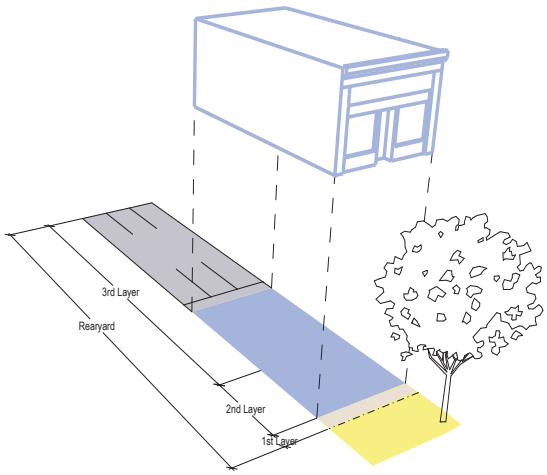
A secondary dwelling unit on the same lot as a principal dwelling unit building. ADUs may be individual detached structures, apartments within or above a garage or integrated into the primary dwelling unit with a separate entrance. ADUs are smaller than and subordinate to the principal building and are typically located in the third layer of the lot. ADUs may be allowed by a Specific Use Permit to be constructed and occupied prior to the principal dwelling unit building.



ACCESSORY BUILDING

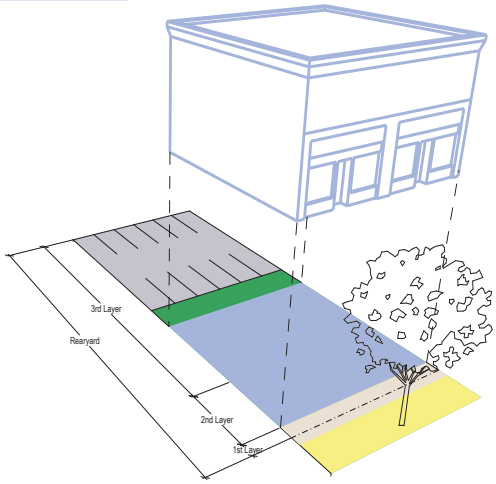
A detached structure located on the same lot as a principal dwelling unit building and not used as a dwelling. An accessory building may be used as a detached garage, a storage building, a workshop, a pool house, or other accessory use to the principal dwelling unit building. Accessory Buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.2.4: COMMERCIAL BUILDING TYPES



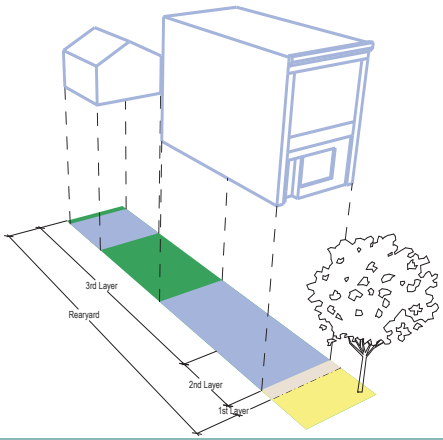
SMALL COMMERCIAL

An individual commercial building on its own lot. Small commercial buildings are the primary building type for small to medium sized businesses in Castroville. They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive. Small Commercial located within a civic space must be incidental to the main use.



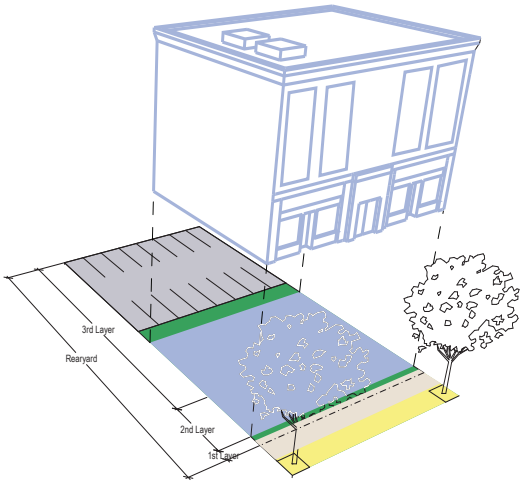
LARGE COMMERCIAL

An individual building that may occupy multiple lots or a significant portion of a block. Large commercial buildings are typically occupied by a single tenant and may be one or more stories in height. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



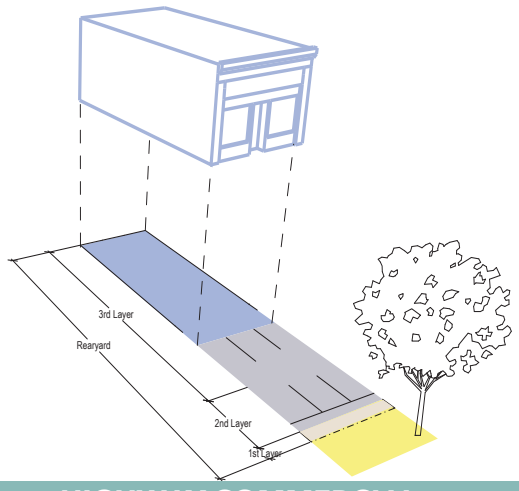
LIVE/WORK

An individual building on its own lot that includes a commercial use(s) on the ground floor and a dwelling unit(s) on the upper floor(s). They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



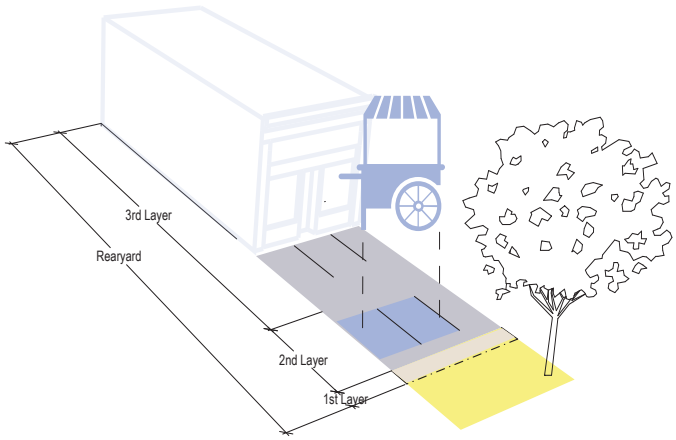
MIXED-USE

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



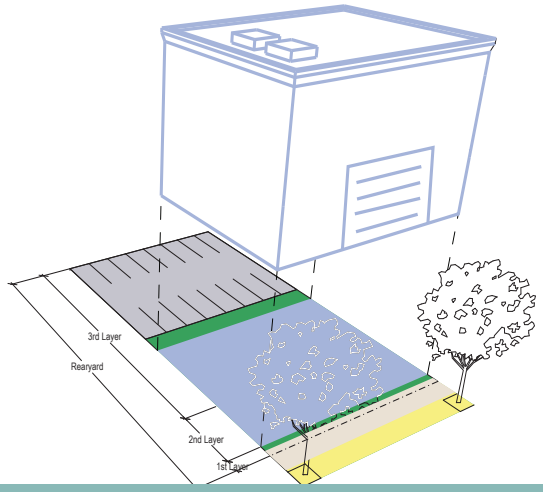
HIGHWAY COMMERCIAL

An individual building on its own lot along a highway or regional road. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes surface parking lots, outdoor storage or display, drive-through services and other auto-oriented features.



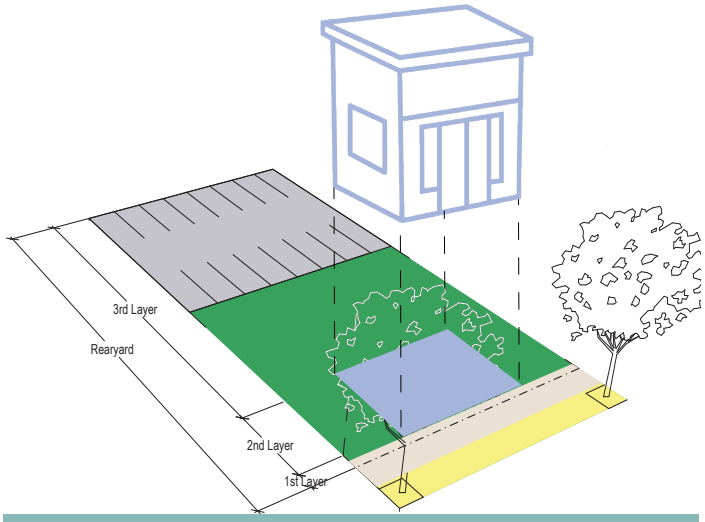
CART, KIOSKS, FOOD TRAILERS

Freestanding, mobile structures that occupy a lot on a temporary basis. Typically, these structures are associated with an existing principal building on a lot. They may also occupy Civic Space or public right-of-way through a separately granted permit or license agreement.



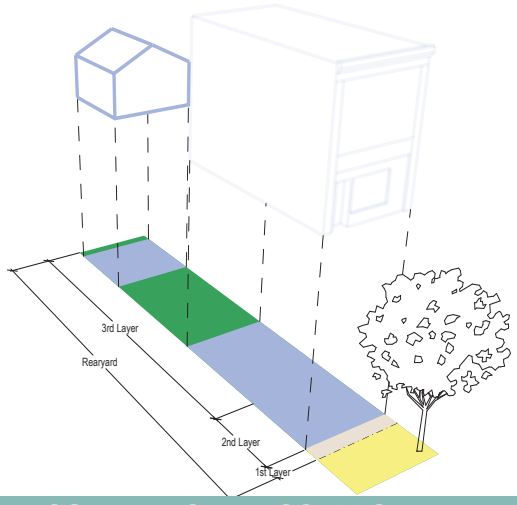
INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.



TEMPORARY COMMERCIAL

Small individual buildings intended to provide commercial space on a temporary basis in new or existing neighborhoods. These buildings may be used as incubation space for businesses before they move into permanent buildings or in new neighborhoods before there is sufficient market demand to justify the construction of permanent commercial buildings in a neighborhood center.



COMMERCIAL ACCESSORY

A detached structure located on the same lot as the principal commercial building. An accessory building may be used as a storage building, or other accessory use to the principal commercial building. Commercial accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.3 BUILDING PLACEMENT ON THE LOT.

5.3.1 GENERAL.

Lots and buildings located within the City of Castroville shall be subject to the requirements of this section. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.3.2 LOT OCCUPATION

5.3.2.1 Stories may not exceed fourteen (14) feet in height from the finished floor to the finished ceiling, except for a first-floor commercial building, which shall be a minimum of eleven (11) feet with a maximum of twenty-five (25) feet.

5.3.2.2 In the 100-year floodplain, a first-level residential or lodging shall be raised a minimum of 2 feet from the base flood elevation.

5.3.3 DEVELOPMENT STANDARDS.

The development standards for each Place Type zoning district are consolidated in 4.3 Place Type Zoning District Development Standards within this UDO.

5.3.4 BUILDING SEPARATION

All Place Type zoning districts require separation between building/structure and side property boundary in accordance with the adopted building code. A variance application is required for encroachments into the required building separation. Fences and screening walls may extend into the setback.

5.3.5 BUILDING DISPOSITION.

Principal buildings shall be positioned on a lot in accordance with the building standards per Place Type. There are four (4) types of building dispositions permitted in Castroville. See Table 5.3.5(A): Building Disposition by Place Type Zoning District for descriptions of each and the Place Type zoning districts where the building dispositions are permitted.

TABLE 5.3.5(A): BUILDING DISPOSITION BY PLACE TYPE ZONING DISTRICT.

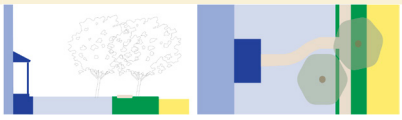
BUILDING DISPOSITION		PLACE TYPES								
		P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	A building that occupies the center of its lot with setbacks on all sides from the lot lines. The front yard is intended to be visually continuous with the yards of adjacent buildings.	NP	P	P	P	P	P	NP	P	P
SIDEYARD	A building that occupies one side of the lot with the setback to the other side.	NP	NP	NP	P	P	P	P	P	P
REARYARD	The placement of a building within the boundaries of its lot to create a rearyard, leaving the rear of the lot as private space or available for dedicated parking in its commercial form. The frontage line is a continuous line of frontages that define the public realm.	NP	NP	NP	NP	NP	P	P	P	P
COURTYARD	A building placed within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous façade along the frontage line that steadily defines the public frontage.	NP	NP	NP	P	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.3.6 PRIVATE FRONTAGE TYPES.

The private frontage consists of privately-owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public. It is the area within the first layer of a lot between the front building facade, or the build-to-line, and the front property line. The private frontage types in the chart below are built on the front facades of buildings at the build-to-line. Private frontages may encroach into the right-of-way with an approved encroachment permit.

TABLE 5.3.6(A):PRIVATE FRONTAGE PERMITTED BY PLACE TYPE ZONING DISTRICT.

PRIVATE FRONTAGE TYPES	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD  Residential buildings are set back from the front property line with an unfenced front yard that is visually continuous with neighboring yards supporting a common landscape.	NP	P	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE  Many residential buildings in Castroville have front porches. The build-to-line is setback from the front property line to create room for a wide porch and a fenced-in yard. The optional fence helps maintain a strong street edge and allows the homeowner extra fenced-in yard space. Fence height within first layer may be no more than 4 feet in height above grade/ ground level.	NP	P	P	P	P	P	NP	P	P
STOOP  The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.	NP	P	P	P	NP	P	P	NP	P
GALLERY  A frontage seen on historic storefronts in Castroville, the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This frontage type provides shade for pedestrians on the sidewalk.	NP	NP	NP	NP	NP	P	P	P	P

PRIVATE FRONTAGE TYPES	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
ARCADE  A colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use.	NP	NP	NP	NP	NP	P	P	P	P
SHOPFRONT  A popular retail frontage in Castroville, commercial shopfront build-to-lines are aligned close to the frontage line with the building entrance at sidewalk grade. Shopfronts have substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.	NP	NP	NP	NP	NP	P	P	P	P
FORECOURT  A portion of the facade is close to the frontage line and the central portion is setback. Forecourts are suitable for vehicle drop-offs and courtyards.	NP	P	P	P	NP	P	P	P	P
TERRACE  The facade is setback from the frontage line by an elevated terrace. This frontage type buffers residential use from urban sidewalks and removes the private yard from the public encroachment. Terraces are suitable for conversions into outdoor cafe patios.	NP	P	P	P	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.3.7 PRIVATE FRONTAGE DEVELOPMENT STANDARDS.

5.3.7.1 The facade of the Principal Building shall be built parallel to the front property line or to the tangent of a curved frontage line of a lot.

5.3.7.2 All facades shall be glazed with clear glass, not less than twenty percent (20%) of the first story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the target story of a building.

5.3.7.3 Buildings in P5 shall be glazed with clear glass, no less than seventy percent (70%) of the first story.

5.3.7.4 Doors and windows above the first story shall not exceed fifty percent (50%) of the total building wall area, with each facade being calculated independently.

5.3.7.5 All doors and windows, including porches, galleries, arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.

TABLE 5.3.7(A):PRIVATE FRONTAGE ENCROACHMENT DEVELOPMENT STANDARDS BY PLACE TYPE ZONING DISTRICT.

ENCROACHMENT TYPE	PLACE TYPES							
FIRST LAYER	P1	P2	P2.5	P3	P3M	P4	P5	EC
OPEN PORCH	----	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	TBD
RIGHT -OF-WAY								
GALLERY	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
ARCADE	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
FIRST LAYER DEPTHS								
PORCH	---	5 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	10 FEET MIN.	NP	TBD
GALLERY	NP	NP	NP	NP	NP	10 FEET MIN.	10 FEET MIN.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	12 FEET MIN.	TBD

P = PERMITTED NP = NOT PERMITTED TBD = "TO BE DETERMINED" DURING DEVELOPMENT REVIEW

Place Types not included in this chart do not permit encroachments by right. Employment Center frontage encroachments will be evaluated during project submission.

5.4 PARKING AND VEHICLE CIRCULATION ON THE LOT.

5.4.1 INTENT.

Parking shall not be the driver of site planning. The standards in this UDO support this notion by eliminating minimum parking requirements. The intent of building a walkable, bike-able, and easily navigable City means all modes of transportation are available to reduce the reliance on the vehicle.

The location of the parking shall be established and shown on the Neighborhood Plan, and/or site plan:

(1) Parking requirements will be market driven. Lot coverage shall not exceed the standards within 4.3.1 Place Type Zoning District Development Standards.

(2) In P4, P5, and EC the parking area can not be larger than one and a half (1.5) the size of the building.

(3) On-site surface parking must be located in the second layer or third layer of each lot as defined by the Place Type zoning district standards.

(4) Residential garage access is permitted from the public street or from an alley but must be taken from the alley if present. Garage access from the street on a property with alley access may be granted by variance. Access shall be taken from the side street on corner lots, in which case the garage doors may face the side street.

(5) Residential garage front facades must begin twenty (20) feet or greater from the front property line and may not be placed forward of the front facade of the principal building.

(6) Carports are allowed in the second and third layer but do not count toward the facade buildout percentage.

(7) Open parking areas, garages and carports shall be screened from the property line by building, fencing or landscaping and will be regulated in size by lot cover requirements of the Place Type zoning district.

(8) Parking spaces provided internal to a lot shall be located entirely within the third layer of lot as specified within 4.3.1 Place Type Zoning District Development Standards.

5.4.2 PARKING LOCATION.

5.4.2.1 Vehicle Parking.

Designated parking spaces and drive aisle locations shall be placed in the second or third layer of the lot, except in , P2, P2.5, P3, P5, and EC, as stated in Section 4.3.1 Place Type Zoning District Details and in accordance with this UDO.

5.4.2.2 Bike Parking.

(1) This section applies to civic buildings and Place Types P4, P5, and EC.

(2) 1 bicycle parking spot per every 5 parking lots

(3) Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act, as amended.

(4) When a rack is placed within a sidewalk or pedestrian right-of-way, a minimum of four (4) feet from the required rack dimension shall be provided for pedestrian clearance.

(5) Bicycle racks shall be located in highly visible and well-lit areas to minimize theft and vandalism.

(6) When automobile parking spaces are provided in a structured parking garage, all required long-term and short-term bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be approved by the DRC.

5.4.2.3 Recreational Vehicle Parking.

Designated parking spaces and drive aisle locations shall be placed in accordance with Section 4.3.1 Place Type Zoning District Details Place Type Zoning Districts Details and this UDO.

5.4.3 PARKING LOT DESIGN.

5.4.3.1 Parking Stall and Drive Aisle Design Standards.

(1) Use asphalt pavement, concrete, or a similar material approved by the DRC for all parking areas in P5.

(2) At a minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates for P2, P2.5, P3, P3M and P4.

(3) At a minimum, use a stable dust-free material on drive aisles of Civic Spaces and other recreational facilities. The Development Review Committee or City Engineer may require an alternative surface, such as concrete or asphalt, in some circumstances.

(4) The parking stalls may be improved with a soil mix treated with a dust palliative.

5.4.3.2 Bicycle Parking Design Standards.

(1) The number of bicycle parking racks shall be based on the amount of automobile parking spaces and shall be provided in accordance with the following. Where fractional bicycle parking spaces result, the spaces required shall be rounded up to the nearest whole number.

(2) Layout and Design

Each bicycle rack shall be designed to accommodate two (2) bicycle parking spaces (two (2) bicycle spaces per rack) while using the allowed bike rack designs below:

(a) Racks shall be designed to accommodate "U"-shaped locking devices and support the bicycle horizontally in two places.

(b) The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder-coated metal or stainless steel.

(c) All bicycle parking spaces must be hard-surfaced or at minimum a compact gravel base.

(d) All bicycle racks shall be securely anchored to the ground using a concrete footing and tamper- proof anchors.

(e) Decorative bicycle racks that enhance the sense of place and contribute to the character of the development are encouraged, but are subject to approval by the DRC.

(3) Bicycle Parking Space Size, Access Aisles, and Vertical Clearance

(a) Bicycle racks shall provide clearance from other objects by using a standard footprint that is at least four (4) feet wide by six (6) feet long, as depicted below, and shall hold at least two (2) bicycles.

(b) In cases where bicycle parking spaces are not visible from the primary drive a

approaching the building, signage shall be used to direct cyclists safely to bicycle parking areas (Manual for Uniform Traffic Devices Sign D4-3). These signs shall not be placed in the public right-of-way.

5.4.3.3 Parking Lot Traffic Control.

When traffic control devices are utilized in on-site parking lots, it is recommended that the general principles and standard traffic control device designs be used to regulate the flow of traffic.

5.4.3.4 Parking Lot Cross Access Connections.

(1) Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots where no alley is present.

(2) Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots;

(3) In the event, these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the Development Review Committee or City Engineer may waive the connection requirement.

(4) Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded on the plat or by separate instrument as appropriate.

5.4.3.5 Parking Lot Landscaping.

(1) Incorporate parking lot landscaped areas and medians into parking lots every twelve (12) spaces.

(2) Use landscape plant materials that are drought tolerant, have minimal dropping of pods and sap, and have canopies that can have a canopy bottom at least ten (10) feet above the ground.

(3) Use single-trunk trees in parking lot landscape areas.

5.4.4 VEHICLE CIRCULATION.

5.4.4.1 Vehicle Queuing. Adequate depth on site must be provided to prevent vehicle queuing in the public right away. The adequate vehicle queuing depth will be determined during the site plan process.

5.4.5 DRIVE-THROUGH FACILITIES.

Drive-throughs are required to be located in the second or third layer layer of the lot or located from an alley. Where allowed, drive-through or gas station facilities shall follow the following criteria:

5.4.5.1 Do not locate drive-through or gas station facilities abutting to residential uses.

5.4.5.2 Screen vehicular areas for drive-through facilities or gas stations placed on the street side of a building or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense landscaping at least three (3) feet in height at the time of planting.

5.4.6 DRIVEWAYS.

5.4.6.1 Driveways curb-cuts are prohibited on Community Boulevards and discouraged on Neighborhood Avenues. These street types are intended to retain a block of buildings lining the street to protect a more intact pedestrian environment. Vehicular access shall be taken from the rear of the property or from the alley.

5.4.6.2 For corner lots, all driveways shall be located at the secondary frontage. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration of property limits, adjacent curb cuts, topography, and existing drainage facilities.

5.4.6.3 Non-Alley loaded driveways may intersect a street no closer than twenty (20) feet from the intersection of two (2) street rights-of-ways in P1, P2, P2.5, P3, and P3M, and forty (40) feet in, P4, and P5.

5.4.6.4 Driveways in mid-block lots greater than forty (40) feet in width at the frontage are allowed one (1) driveway with a maximum width of twenty-four (24) feet for two-way and twelve (12) feet for one-way driveways. In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced two hundred (200) feet apart centerline to centerline, and driveways accessing more than an eighty (80) feet wide street right-of-way must be spaced three hundred (300) feet apart centerline to centerline. Nothing in this section shall prevent all site access to any property.

5.4.7 PARKING SPACE REQUIREMENTS.

5.4.7.1 Minimum and Maximum Parking Space Requirements.

(1) Minimum Parking Requirements.

(a) Accessible Spaces.

Adequately designed accessible parking spaces shall be provided as required by the Texas Accessibility Standards (TAS) and designed in accordance with the parking area landscaping.

(b) Bicycle Spaces.

TABLE 5.4.7(A):MINIMUM BIKE PARKING REQUIREMENTS

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
0-40	1 short-term bicycle parking spaces minimum
41-60	2 short-term bicycle parking spaces minimum
61-80	4 short-term bicycle parking spaces minimum
81-100	6 short-term bicycle parking spaces minimum
101+	Minimum 10 short-term bicycle parking spaces or two and one-half percent (2.5%) of required automobile spaces, whichever is greater, will be provided as short-term bicycle parking spaces.

MULTIFAMILY

The minimum number of long-term bicycle parking spaces shall be equal to eight percent (8%) of the auto spaces.

ALL P5 AND P4 PLACE TYPE ZONING DISTRICTS WITH NON-RESIDENTIAL USES.

i. Bicycle parking for residential uses is only required with multifamily building types.

ii. The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the site plan. The location and footprints of bicycle rack corrals shall be shown on the site, as well as the location of any bicycle parking signage.

iii. In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.

iv. Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

(2) Maximum Parking Requirements.

(a) Maximum percentage of lot occupied by parking. Maximum percentage of lot occupied by parking in P4 and P5 can not exceed one and a half times (1.5) the size of the building footprint.

5.5 OUTDOOR STORAGE AND ACTIVITIES.

The two (2) types of outdoor storage shall be allowed in the Place Type zoning district designated in the Table below.

OUTDOOR STORAGE TYPE	PLACE TYPES							
	P1	P2	P2.5	P3	P3M	P4	P5	EC
OUTDOOR DISPLAY, TEMPORARY*	NP	P	NP	NP	P	P	P	P
OUTDOOR DISPLAY, GENERAL*	NP	P	NP	NP	P	P	P	P

*See 5.2.2 for additional outdoor standards P = PERMITTED NP = NOT PERMITTED

5.5.1 OUTDOOR DISPLAY, TEMPORARY.

5.5.1.1 Temporary outdoor sale of produce goods, holiday goods, outdoor-related goods, and general merchandise shall be permitted for a period not to exceed three (3) days, four (4) times per year.

5.5.1.2 All other outdoor display, storage, and sale of goods are prohibited. A temporary outdoor display not listed may request a Special Use Permit from the Community Development Department to be established.

5.5.1.3 Limited outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted.

5.5.2 OUTDOOR DISPLAY, GENERAL.

5.5.2.1 Permanent outdoor display, storage, and sale of outdoor-related goods and general merchandise shall include, but are not limited to, goods that are customarily used outside, including outdoor furniture, sporting goods for outdoor sports activities, mannequins, plants, flowers, fertilizers, mulch, sod, gardening tools, lawn equipment, storage sheds, grills, wheelbarrows, and firewood, as determined by the Community Development Director.

5.5.2.2 Outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted.

5.5.3 OUTDOOR DISPLAY LIMITATIONS.

5.5.3.1 The proposed display, storage, and/or sale area shall not impede pedestrian or vehicular traffic.

5.5.3.2 If applicable, building, electrical, fire-prevention codes, and hazardous use permits shall be obtained.

5.5.3.3 Outdoor storage in crates, trailers, and similar storage units for the purpose of storing supplies or excess inventory to be sold in connection with an established business is not permitted.

5.5.3.4 Off-site storage of vehicles must submit a site layout with a Special Use Permit request to the Community Development Director.

5.5.3.5 Indoor vehicle sales are preferred. Vehicle sales shall not occur in the first layer of the lot. Vehicle sales lot must be located in the second layer or third layer of the lot.

5.6 LANDSCAPING STANDARDS.

5.6.1 LANDSCAPE DESIGN IN THE PRIVATE REALM.

5.6.1.1 Landscape design in the private realm must comply with the standards of this section. The maximum height of any shrubs, ornamental plants, boulders, walls, or other such materials within designated sight distances and traffic safety triangles is eighteen (18) inches. For plants, this shall be the natural mature height of the plant. Any trees that are to be placed in the sight distance and traffic safety triangles shall have a canopy that is kept 8 feet above the ground height and a maximum mature trunk diameter of eight (8) inches. If the tree canopy overhangs the roadway, then the canopy shall be a minimum of fourteen and a half (14.5) feet above the street pavement.

5.6.1.2 All landscape materials shall be selected from a palette of native, adaptive and drought tolerant species that require the least amount of supplemental irrigation possible. Plant and tree placement shall consider the natural culture of that type of plant or tree. Trees (or shrubs) shall not be placed in a Public Utility Easement (PUE), emergency vehicle access easement, or their equivalent without the approval of the owner of the easement. Landscape and tree placement in proximity to utilities shall follow the requirements in the Engineering Standards.

5.6.2 LANDSCAPING IN ALL PLACE TYPES.

The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.6.3 SPECIFIC TO PLACE TYPES P1, P2, P2.5, P3, P3M, & P4:

Private frontages may choose from various landscapes; naturalistic, lawn, garden, etc. All lots with sufficient yard area require the planting of at least two native trees. One tree is required in the front yard and one tree is required in the rear yard. A street tree may be counted toward the requirement of a front yard tree if the front yard is of insufficient size to accommodate a tree. Modifications to the tree planting requirement may be considered by variance.

5.6.4 PLACE TYPE P5.

5.6.4.1 The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

5.6.4.2 Landscape plans shall be prepared by a landscape architect or professional and submittals shall include submittals shall include all of the required information found in the Application Checklist checklist and follow all of the landscape standards found in the Commercial Design Guidelines (Appendix B):

5.6.5 PLACE TYPE CS

Civic Spaces within new Neighborhood and Employment Center Plans shall require the preparation of a landscape plan prepared by a landscape architect or professional and submittals shall include all of the required information in the Application Checklist checklist and follow all of the landscape standards found in the Commercial Design Guidelines (Appendix B). Civic Space landscape plans shall be submitted with the Subdivision Improvement Plans.

5.7 LIGHTING STANDARDS.

Public lighting is intended to illuminate the public realm with the appropriate lumen per Place Type. The standards of this section are intended to provide adequate lumen output to safely light sidewalks, streets, and Civic Spaces or other public realm features. Dark skies are a key part of Castroville's charm. The lighting standards preserve Castroville's dark skies and promote a future dark sky community.

Street lighting shall be provided by the subdivider according to city design standards at the following locations:

(1) All intersections.

(2) Street alignment changes greater than 45 degrees.

(3) At mid-block on blocks 1,200 feet long, and at 600-foot intervals on blocks longer than 1,200 feet.

TABLE 5.7(A): PUBLIC LIGHTING TYPES.

Public Lighting Standards

	P1 Nature	P2 Rural	P2.5 Historical Residental	P3 Neighborhood	P4 Neighborhood Commercial	P5 Urban Center	EC Employment Center
Ambient Light levels	None	Very Low	Very Low	Very Low	Low	Moderately High	High
Minimal electric lighting; should be turned off most of the time	Minimal electric lighting; should be turned off most of the time	Minimal lighting, all Full Cutoff, controlled with motion sensors	Minimal lighting, all Full Cutoff, controlled with motion sensors	Minimal lighting, all Full Cutoff, controlled with motion sensors	Full Cutoff lighting, controlled dimmers, time switch or motion sensors	Full Cutoff lighting, some low wattage with non-Full Cutoff controlled dimmers, time switch or motion	Full Cutoff lighting, some low wattage, some non-Full Cutoff lighting; controlled with dimmers, time switch or motion
Maximum Allowed Initial Lamp Luments/sf	1.25 - 1.6 lu/sf	2.5 - 3.2 lu/sf	2.5 - 3.2 lu/sf	2.5 - 3.2 lu/sf	3.3 - 4.2 lu/sf	7.6 - 9.7 lu/sf	10.9 - 13.9 lu/sf
Maximum lamp allowance (Lumens)	6,500 lu	17,000 lu	17,000 lu	17,000 lu	24,000 lu	44,000 lu	60,000 lu
Required Shielding	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	shielded Luminaire or better	Partially shielded Luminaire or better	For best practice, do not exceed P5 requirements
Lighting Curfew for Non-residential	8 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	12 am or close of business, whichever is later	12 am or close of business, whichever is later

5.7.1 SCOPE.

5.7.1.1 This section applies within the city limits for public and private lighting and within the ETJ for lighting required as part of a subdivision application.

5.7.1.2 Nothing herein shall be construed as preventing or limiting the City from applying this article to private lighting in the ETJ through agreements with property owners or as a term affixed to a conditional approval (such as a variance).

5.7.2 EXEMPTION.

The following are exempt from the application of the Standards of this article:

(1) Lighting equipment required by law to be installed on motor vehicles; and

(2) Lighting required for the safe take-off and landing of aircrafts.

5.7.3 PROHIBITION.

A person commits an offense by doing the following:

(1) Installs outdoor lighting contrary to this article.

(2) Fails to comply with any terms or conditions set forth in a permit issued under this article.

(3) Installs outdoor lighting without obtaining a permit when the total number of the lumen outputs for all lights installed within any ninety (90)-day period is greater than 2,500 lumens.

5.7.4 NONCONFORMING EXISTING LIGHTING.

5.7.4.1 All existing outdoor lighting that was legally installed before the enactment of this article which does not conform with the Standards specified imposed by this article shall be considered nonconforming. Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article.

5.7.4.2 If more than fifty percent (50%) of the total appraised value of a structure (as determined from the records of the county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.3 Nonconforming outdoor lighting shall be brought into conformance with this article as follows:

(1) Nonresidential application. All existing outdoor lighting located on a subject property that is part of an application for a rezoning application, subdivision approval, or a building permit for a major addition is required to be brought into conformance with this article before final inspection, issuance of a certificate of occupancy, or final plat recordation, when applicable. For the following permits issued by the City, the applicant shall have a maximum of ninety (90) days from date of permit issuance to bring the lighting into conformance: Site development permit, sign permit for an externally or internally illuminated outdoor sign, initial alcoholic beverage permit, initial food establishment permit, and on-site sewage facility permit.

(2) Residential addition or remodel. Nothing herein shall be construed to terminate a residential property's nonconforming status as a result of an addition or remodel.

(3) Abandonment of nonconforming. A nonconforming structure shall be deemed abandoned if the structure remains vacant for a continuous period of six (6) months. In that instance, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.4 It is unlawful to expand, repair or replace outdoor lighting that was previously nonconforming, but for which the prior nonconforming status has expired, been forfeited, or otherwise abandoned.

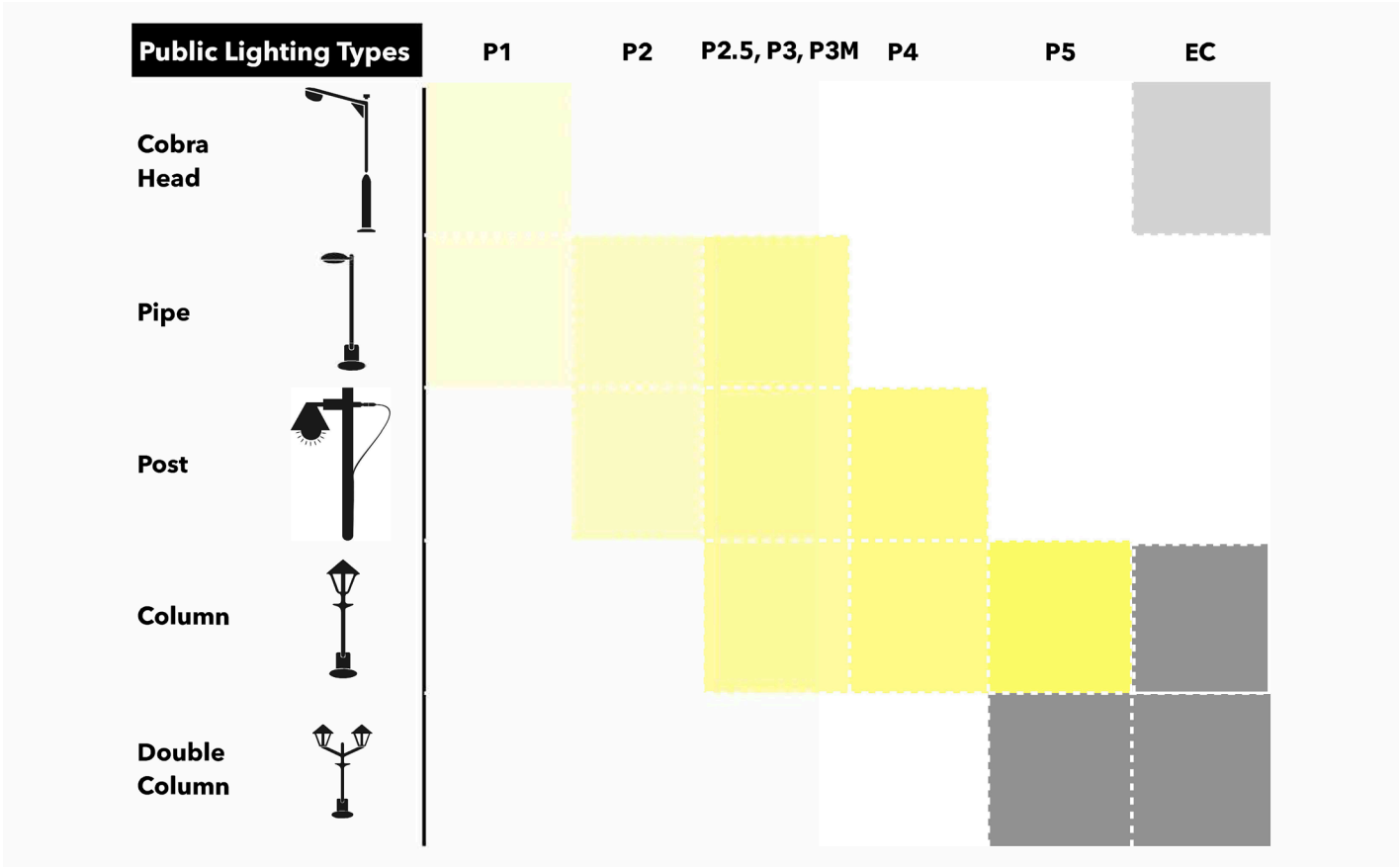
5.7.4.5 Outdoor lighting on property used for commercial purposes that is not in conformance with this article shall be brought into conformance with this article within ten (10) years from the date of

adoption of this article. For property annexed into the city limits after the date of the adoption of this UDO, the ten (10) year period established by this subsection shall commence upon the effective date of the annexation. Nothing in this subsection may be construed to allow light trespass or any other form of nuisance from outdoor lighting. A new purchaser of property may request a three-year extension to come into compliance if property is purchased within ten (10) years of the enactment of this article.

5.7.5 NEW LIGHTING.

5.7.5.1 All new Neighborhood and Employment Center plans shall require a public lighting plan in compliance with this section and the standards in the Engineering Standards. All new lighting on private lots shall comply with the dark sky standards in the Engineering Standards. Outside services shall comply with dark sky standards.

TABLE 5.7(B): PUBLIC LIGHTING TYPES.



PUBLIC LIGHTING TYPES	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
COBRA HEAD	P	NP	NP	NP	NP	NP	NP	NP	P
PIPE	P	P	P	P	P	NP	NP	P	NP
POST	NP	P	P	P	P	P	NP	P	NP
COLUMN	NP	NP	P	P	P	P	P	P	P
DOUBLE COLUMN	NP	NP	NP	NP	NP	NP	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.8 FENCING STANDARDS.

5.8.5.1 Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. Prohibited materials include plywood, paper, plastic, fiberglass panels, chicken wire, fabric, or sheet, roll or corrugated metals. The finished "face" side of the fence (opposite the structural supports) must face all public streets and public parkland.

(1) Fences within the front yard must be fifty percent (50%) see through (i.e. wrought iron or picket fence).

(2) For residential uses, barbed wire fences are not allowed on lots of less than two (2) acres.

(3) For apartment complexes, only wrought iron or similar material is allowed in the front and side setbacks when abutting a local or collector street; wood fences may be allowed within the setbacks that abut another property.

(4) Swimming pools require a fence/barrier surrounding the pool with a self-latching gate in accordance with the 2018 International Swimming Pool and Spa Code 2018 for swimming pool standards.

5.8.5.2 All fences must be constructed to perpetually maintain structural integrity against natural forces such as wind, rain and temperature variations. Fences constructed of chain link, welded wire, picket or similar materials shall require a minimum of two (2) support rails spaced at least one half (½) of the total height of the fence apart.

5.8.5.3 Fences are required to meet the site triangle standards in Section 5.6 Landscaping Standards.

5.8.5.4 Fence heights are regulated as by layer as follows. A four (4) foot max height in the 1st layer. A six (6) foot max height in the 2nd Layer and an six (6) foot max height in the 3rd layer.

5.9 PERFORMANCE AND COMPATIBILITY STANDARDS.

5.9.1 INTENT.

5.9.1.1 The performance standards protect the public health, safety, and welfare by regulating potential nuisance features associated with certain land uses. Uses that generate nuisances as defined by this section or as defined by the Texas Health and Saftey Code and chapter 46 of The City of Castroville's Code of Ordinances shall be constructed to mitigate negative effects and separated from P3 Neighborhood zoning district.

5.9.1.2 The performance standards of this section shall apply to all uses, buildings, and structures within the City unless otherwise specifically exempted.

5.9.2 EXEMPTIONS.

The following are exempt from the performance standards of this section.

(1) Temporary Construction. Temporary construction, excavation, and grading associated with the development and the installation of streets or utilities for which applicable permits or authorization have been issued.

(2) Demolition Activities. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in the public right-of-way or easement.

5.9.3 NEIGHBORHOOD COMPATIBILITY.

5.9.3.1 APPLICABILITY

Neighborhood compatibility standards apply to all infill development that does not require the approval of a Neighborhood Plan.

5.9.3.2 BUILDING DISPOSITION

Building disposition shall follow the predominant building disposition within the block face of the infill site. Alternative building disposition may be approved by variance.

5.9.3.3 BUILDING SETBACKS

Front building setbacks shall be within twenty-five percent (25%) of the median front setback of the buildings within the same block as the infill site. Alternative building setbacks may be approved by variance.

5.9.3.4 PARKING ACCESS AND LOCATION

Parking access and location shall be in keeping with the Place Type standards for the infill site. If

the predominant parking access and location within the same block as the infill site is different than the Place Type standards, an alternative parking access and location standard to match the neighborhood standard may be approved by variance.

5.9.3.5 BUILDING HEIGHT AND MASS

Building shall be constructed in concert with building massing of the buildings surrounding the property to prevent overshadowing of adjacent properties.

5.9.3.6 ARCHITECTURAL CHARACTER

All buildings shall be constructed to be harmonious with and architecturally integrated within the existing neighborhood.

5.9.4 PERFORMANCE STANDARDS.

5.9.4.1 ADAPTABILITY.

All buildings and sites shall be architecturally integrated within the existing neighborhood and designed to adapt over time to house different uses and avoid vacancy due to obsolescence.

5.9.4.2 NOISE.

Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent properties as per Chapter 46, Article II.

5.9.4.3 VIBRATION.

All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

5.9.4.4 FIRE AND EXPLOSIVE HAZARDS.

Underground storage tanks for flammable liquids and gases shall be located at least fifty (50) feet from the lot line of lots zoned P2, , P3, P3M, and P4; above-ground tanks shall be setback at least one hundred (100) feet from such lot lines, unless the Zoning Board of Adjustment determines, based on information provided by the applicant, that a fifty (50) foot setback will ensure compliance with all applicable state standards. This shall not apply to Liquid Petroleum Gas tanks that are accessory to residential building types.

5.9.4.5 LIGHT AND GLARE.

The following standards shall apply in all business and manufacturing districts with exception of the airport:

(1) All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property.

(2) All lighting shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates.

(3) All exterior-building floodlights shall be shielded so that all emitted light falls upon the property from which the light emanates.

(4) No illumination shall produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets. The types of lighting that shall be prohibited by this provision shall include, but not be limited to: any light that may be confused with or construed as a traffic control device; and any animated, flashing or changing intensity lights, except for temporary holiday displays.

5.9.4.6 ELECTROMAGNETIC INTERFERENCE.

No operations or activities shall be conducted that cause electrical disturbances to be transmitted across lot lines.

5.9.4.7 ODORS, SMOKE, FUMES, DUST, PARTICULATE MATTER.

Uses that create odors, smoke, fumes, dust, particulate matter or other noxious related nuisances shall require a special use permit.

5.9.4.8 SEXUALLY ORIENTED BUSINESSES.

Sexually oriented businesses are only permitted in EC zoning. Sexually oriented businesses are not allowed within one thousand (1,000) feet of school or church property per chapter 26 Article III.

5.9.5 VIOLATIONS OF PERFORMANCE STANDARDS.

Any use existing prior to the effective date of this UDO, that does not comply with one or more of the standards of this section shall not be deemed nonconforming uses for the purposes of this UDO.

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413 London Street
CASTROVILLE
COMPUTERS
830-931-0447

5.10 SIGN STANDARDS.

5.10.1 SCOPE AND PURPOSE.

Signs perform an important function by identifying businesses, services and events. Signs also direct vehicular and pedestrian traffic and warn people of dangers. The purpose of this Chapter is to regulate the size, illumination, movement, location, height, and condition of all signs placed on private property for exterior observation and provide uniform sign standards that:

(1) Promote community pride and a positive image of the City;

(2) Protect the rights of persons and businesses to freedom of speech under State of Texas [Texas Constitution Article I, Section 8] and Federal [United States Constitution, First Amendment] law;

(3) Ensure consistency with State statutes relating to sign regulation;

(4) Facilitate economic development;

(5) Reduce the confusion and traffic hazards that result from excessive and prolific use of sign displays;

(6) Promote public safety and protect persons and property by ensuring that signs do not create a hazard by:

  (a) Collapsing, catching fire, or otherwise deteriorating or decaying;

  (b) Confusing or distracting motorists;

  (c) Impairing drivers' ability by obstructing the awareness or visibility of pedestrians, obstacles, or other vehicles, or to read traffic-control devices or signs; or

  (d) Obstructing sidewalks and intersections which would hinder pedestrian safety;

(7) Control the number, size, height, location, lighting, and design characteristics of signs to avoid visual clutter which leads to decline in the community's appearance and property values, and reduces the effectiveness of the signs;

(8) Clearly identify various sign types by their physical and structural characteristics in order to:

  (a) Make the regulations easy to use;

  (b) Ensure proper dimensioning and placement with respect to existing and planned architectural features; and

  (c) To maintain or improve the aesthetic character of the context where the sign(s) are located;

  (d) Protect the residential amenities of people living in any adjoining residential units;

  (e) Implement the Castroville Back To Our Future Comprehensive Plan and other related plans; and,

  (f) Coordinate the City's sign regulations with the applicable Place Type zoning districts, in order to protect and promote the purpose and character of the Place Type zoning districts.

5.10.1.1 AUTHORITY:

(1) Authority to regulate signs. This section is authorized by Article XI § 4 of the Texas Constitution, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

(2) Authority of sign administration. The Community Development Director or their designee shall administer and enforce the provisions of this section, including without limitation:

(a) Permits and fees. Issuing permits and collecting the fees required by this Chapter;

(b) Inspections. Conducting appropriate inspections to insure compliance with this Chapter;

(c) Appeals. Receiving and processing variances to the Zoning Board of Adjustment;

(d) Requiring compliance. Instituting legal proceedings, including suits for injunctive relief when necessary, to ensure compliance with this Chapter; and

(e) Violations. Investigating complaints of alleged violations of this Chapter.

5.10.1.2 APPLICABILITY:

(1) As of the effective date of this UDO, all erection, construction, modification, relocation, repair, maintenance, or conversion of signs within the City and its ETJ shall conform to the standards and requirements of this UDO, all State and Federal regulations concerning signs and advertising, and all applicable Building Codes.

(2) Signs are approved by issuance of a sign permit, as provided in Section 5.10.5 Sign Administration.

(3) There are some signs that do not require a permit, which are provided in Section 5.10.4 Signs Exempt from Requiring a Sign Permit. No sign permit is required for an exempt sign.

(4) Signs not expressly permitted as being allowed by right or by permit under this UDO, by specific requirements in another portion of this UDO, by master plan, or otherwise expressly allowed by the City Council or the Zoning Board of Adjustment are not allowed within the city limits or the ETJ. Prohibited Signs are discussed further in Section 5.10.11 Prohibited Signs.

(5) No restriction on content. No provision of this UDO shall be construed to regulate or restrict sign content or message. This UDO shall not be interpreted in a manner inconsistent with the United States Constitution's First Amendment guarantee of free speech.

(6) If any provision of this UDO is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this UDO that can be given effect without the invalid provision.

(7) These regulations are not intended to eliminate all the harm that may be created by the installation and display of signs. Rather, they seek to strike an appropriate balance that preserves alternative means of visual display while reducing and mitigating the extent of the harm caused by signs.

(8) It is unlawful for any person to erect, construct, modify, relocate, repair, or convert any sign within the City or its ETJ without first obtaining a sign permit from, and paying a permit fee to, the Community Development Director or their designee unless specifically noted otherwise in this Chapter.

(9) No person may install a sign or structurally alter an existing sign in conformity with this Chapter and other applicable City ordinances.

(10) A sign described in this Chapter shall comply with the restrictions provided in the sign standards and all applicable restrictions of this Chapter, other requirements of the City of Castroville Code of Ordinances, and applicable State or Federal law. In the case of any conflicts between this and other sign regulations, the most restrictive regulation applies unless the City's authority is preempted by a higher order of government.

5.10.2 TYPES OF SIGNS PERMITTED WITHIN EACH PLACE TYPE ZONING DISTRICT.

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

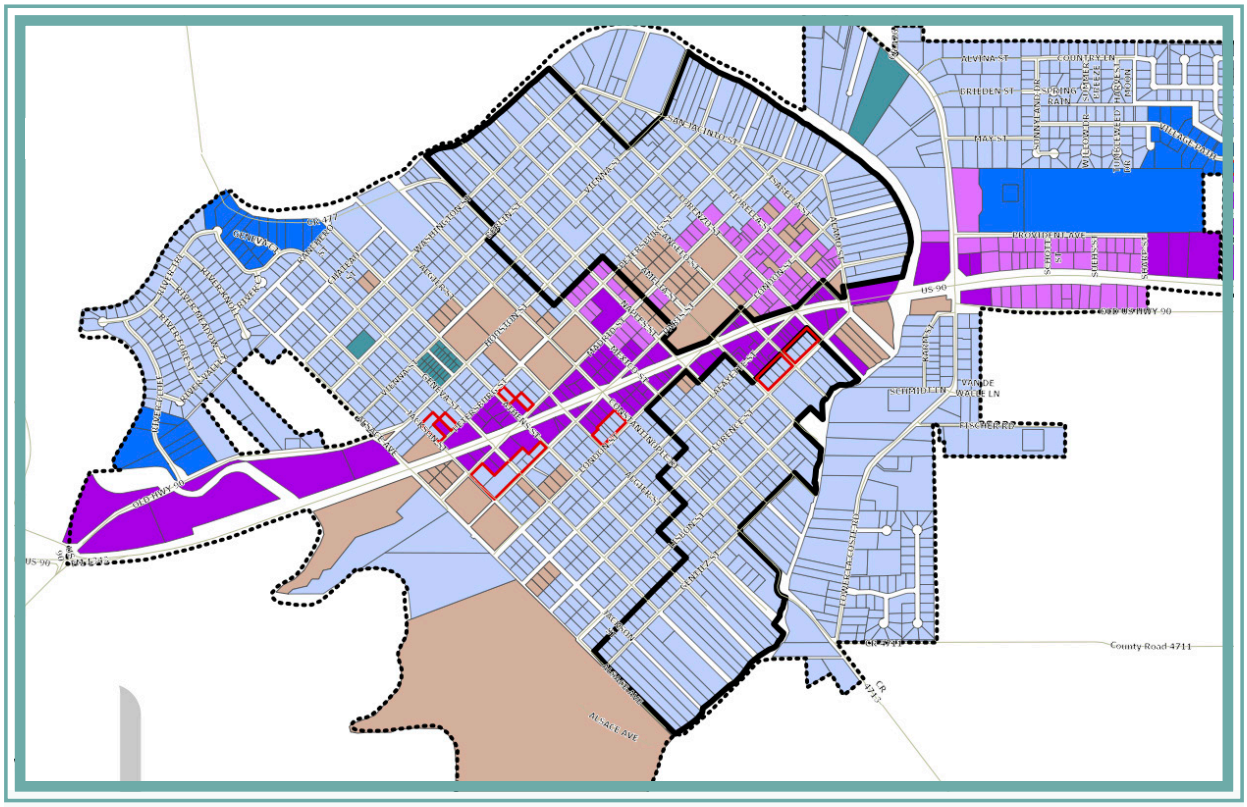
SIGN TYPES	PLACE TYPES								
	P1	P2	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	NP	NP	NP	P	P	P	P
BAND	NP	NP	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED

5.10.3 TYPES OF SIGNS PERMITTED IN HISTORIC OVERLAY.

This section creates a special signage criteria for illuminated signs within the historic district of Downtown Castroville. The historic district is defined in the Historic Preservation chapter (see Chapter 6 and Figure 5.10.3(A) Historic District Map). The only permitted forms of illumination in the historic district are those specified in the Historic Design Guidelines.

FIGURE 5.10.3(A): HISTORIC OVERLAY MAP.



5.10.3.1 ILLUMINATION OF SIGNS.

(1) The standards for individual sign types in this UDO, indicate whether illumination is allowed, and the type of illumination allowed (external illumination, internal illumination, neon, faux neon or halo lit).

(2) The following illumination requirements apply to all new signs:

(a) Illuminated signs shall comply with all applicable provisions of the Electrical Code of the City. All electrical connections to the sign shall be placed underground. Electrical transformer boxes and raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall or integrated into the overall sign design. If raceways are necessary, they shall never extend in width or height beyond the area of the sign's lettering or graphics.

(b) Artificial light used in conjunction with the lighting of any sign shall not be directed or reflected onto any structure or constitute a hazard to the safe and efficient operation of vehicles upon a street or highway.

(c) No rotating beam or flashing beacon light shall be used on any sign or sign structure.

(d) The light source shall be shielded from view or directed so that the light intensity or brightness is directed away from the public right-of-way or any residentially used property. Ground-mounted external floodlighting shall be shielded and properly placed and directed to avoid direct visibility of the directed light to passing motorists.

(e) No sign or associated luminaire shall create light spillover of more than 0.1 footcandles at any property line within or bounding a residential use.

(f) Illumination by a projected light shall be an indirect spotlight or gooseneck down light. External lighting fixtures shall not cast light or glare in any direction other than on the elements of the sign. Such lighting shall be placed so as to provide even illumination to the signage and to avoid hot spots or dark areas on the signage.

(g) Illuminated signs adjacent to residentially used property shall shut off between the hours of 11:00 p.m. and 6:00 a.m. The sign shall include an automatic shut-off mechanism to ensure that the signs are not illuminated during the time provided above.

(h) Illuminated signs shall not operate at brightness levels of more than 0.3 footcandles above ambient light conditions at the property line, as measured using a footcandle meter. Illumination levels shall be measured in footcandles with a meter sensor in a horizontal position at an approximate height of three (3) feet above grade. Maximum illumination readings are to be taken directly beneath the luminaire. The point at which readings shall be taken is dependent upon the area classification and fixture arrangements.

(i) Electonic variable messages are only allowed to change after 15 seconds and cannot be more than 30% of the allowed sign area.

(j) An illuminated sign shall not:

i. Be illuminated by flashing, intermittent, or moving lights;

ii. Include audio, pyrotechnic, or bluecasting (bluetooth advertising) components; or

iii. Consist of static image projected upon a stationary object.

iv. Animated or changeable electronic variable messages.

5.10.3.2 CONSTRUCTION STANDARDS.

General regulations.

(1) All signs and their locations shall comply with the provisions of Chapter 22 Article I of the City Code of Ordinances as applicable and any additional standards stated in this section and other ordinances of the City.

(2) Supports and braces shall be an integral part of the sign design. Angle irons, chains, or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

(3) Freestanding signs shall be self-supporting structures and be permanently attached to sufficient foundations.

(4) Attached signs must derive their principle and total support from the building to which they are attached.

(5) Electrical service to illuminated signs shall be concealed to the maximum extent practicable.

5.10.3.3 SIGN MAINTENANCE.

All signs in the City and ETJ shall be maintained in good repair, safe, in clean condition, and in working order at all times. The Community Development Director or their designee may order the painting, repair, or removal of a sign and accompanying landscaping that constitutes a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

5.10.4 SIGNS EXEMPT FROM REQUIRING A SIGN PERMIT.

The following signs authorized under this section are authorized in every Place Type zoning district or property in the ETJ without a permit unless specifically required below:

5.10.4.1 Government signs including signs placed by the City, State, or Federal government governing in their official capacity.

5.10.4.2 Traffic control devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic Control Devices.

5.10.4.3 Signs required by other law, including Federal, State, or local law, including a sign that a property owner is required to post on the owner's property to warn of a danger or to prohibit access to the

property either generally or specifically; the owner must comply with the Federal, State, or local law to post a sign on the property.

5.10.4.4 Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the City, County, Federal, or State.

5.10.4.5 Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are less than thirty-two (32) square feet and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for the display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in operable condition and carry a current and valid license plate and state inspection tag. Vehicle signs shall conform to the following restrictions:

(1) Vehicular signs shall contain no flashing or moving elements;

(2) Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle; and,

(3) Signs, lights, and signals used by authorized emergency vehicles shall not be restricted.

5.10.4.6 Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.

5.10.4.7 Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal, up to six (6) square feet as part of a building.

5.10.4.8 Real estate signs.

(1) Signs containing the message that the real estate where the sign is located is for sale, lease, or rent together with information identifying the owner or agent.

(2) A real estate sign may not exceed four (4) square feet in size for residential properties or sixteen (16) square feet in size for nonresidential properties.

5.10.4.9 Any sign wholly within the confines of a building and oriented to be out of view from outside the building more than three (3) feet from the shop window.

5.10.4.10 Any sign that is wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than thirty-two (32) square feet. The maximum height for a field sign shall not exceed six (6) feet.

5.10.4.11 A non-commercial sign that is carried by a person or is a bumper sticker on a vehicle.

5.10.4.12 Business-related signs on or visible through doors or windows indicating: store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative sign area limits so long as their total cumulative sign area does not exceed five (5) square feet.

5.10.4.13 Signs at a residential property within Place Type zoning districts P2, P2.5, P3, P3M, and P4 and comply with the following conditions:

(1) A property owner may place no more than three (3) signs on the residential property at any one time.

(2) The maximum surface area of the sign shall not exceed three (3) square feet.

(3) No external or internal illumination is permitted on the sign.

(4) The sign shall not be located in, on, or over a right-of-way or utility easement.

(5) If ground mounted, the maximum height of the sign shall not exceed three (3) feet above grade.

(6) If attached to a building or structure, the maximum height of the sign shall not exceed six (6) feet above grade.

(7) The sign must be a freestanding frame or building, wall, or fence securely attached to a securely fasted to a and be well-maintained.

5.10.4.14 Flags used as political symbols being the United States and the state flags only.

5.10.4.15 One freestanding corporate flag per premise, not to exceed thirty-five (35) feet in height or one hundred (100) square feet in area is allowed in multi-family, commercial, and industrial zones or developments. Flag poles exceeding eight (8) feet in height still require a building permit.

5.10.5 SIGN ADMINISTRATION

5.10.5.1 SIGN PERMIT REQUIREMENTS.

(1) Application for permit. An application for a sign permit must be filed with the Community Development Director or their designee.

An application shall include:

(a) Authorization letter (signed and dated) from the property owner giving landowners permission for the sign placement on the property;

(b) Name and address of the property where the sign(s) are to be placed;

(c) Name, address, email address and telephone number of the owner of the property;

(d) Name, address, email address and telephone number of the applicant;

(e) Name, address, email address and telephone number of the contractor, if any, installing the sign;

(f) Name, address, email address and telephone number of the electrician, if any, doing electrical work on the proposed sign;

(g) Written description of the proposed signage;

(h) Date when the sign(s) are to be installed;

(i) Site plan or location plan to clearly identify the property and the position of the proposed sign(s);

(j) An accurate (scaled or clearly dimensioned) illustration including but not limited to, height, width, appearance of the proposed sign(s);

(k) For attached signs, an accurate (scaled or clearly dimensioned) illustration of the building façade the signs will be attached to showing the height, width, window areas, and design features of the building;

(l) For freestanding signs, an accurate site plan (scaled or clearly dimensioned) to show the position of the freestanding sign and the set back from the curb/pavement. Set back distances are listed in Table 5.10.6.2 (A).

(m) Electrical plan, if applicable, showing all lighting details and shut-off switch;

(n) Details of the foundation for freestanding signs, if applicable;

(o) Details of any angle irons, chains or wires to be used as supports or braces for the proposed signs;

(p) Any variance that will be requested or has been approved and;

(q) The fee;

(2) Review and decision. After a complete application is filed, the Community Development Director or their designee shall approve, approve with conditions as needed to ensure compliance with this Chapter, or deny the sign permit. If the sign permit is denied the reasons for the denial will be provided in writing.

(3) Final inspection. After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Community Development Director or their designee conduct necessary inspections such as, but not limited to, foundation inspection, electrical inspection, and final inspection.

(4) Fees. Fees for sign permits shall be as specified in the City of Castroville Fee Schedule for City Services – Planning and Community Development section. The sign permit fees shall be paid prior to plan review of the sign permit.

(5) Expiration of sign permits. If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the permit shall be voided.

5.10.6 SIGNS REQUIRING A SIGN PERMIT.

5.10.6.1 ATTACHED OR BUILDING SIGNS.

An attached or building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

Building signs types:

(1) Address Sign

(2) Nameplate Sign

(3) Outdoor Display Sign

(4) Awning Sign

(5) Window Sign

(6) Band Sign

(7) Blade Sign

(8) Marquee Signs

General Requirements:

(1) Size. The total maximum size of all the building signs combined may not exceed fifteen percent (15%) of the facade area of the tallest floor of the building to which the signs are attached are attached.

(2) Number. More than one building sign may be erected, provided the total surface area allowed, fifteen percent (15%) of the facade area of the tallest floor, is not exceeded.

(3) Height. No building sign may extend above the parapet wall or roof line of the building.

(4) Projection/Clearance. With the exception of a blade and marquee signs, no building sign may project more than six (6) inches from the building wall. The blade and marquee signs that project more than six (6) inches from the wall must maintain a clear height of at least eight (8) feet above the ground.

(5) Illumination. Building signs may only be externally illuminated. No sign may be illuminated except during operating hours of the use with which it is associated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon-lit or faux neon-lit signs, which are internally illuminated. All standards must meet lighting standards within this UDO.

(6) No internally illuminated signs are permitted in the Historic District of Downtown Castroville except for neon or faux neon lit signs.

5.10.6.2 FREESTANDING SIGNS.

A freestanding sign is an on-premises sign not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but instead attached to, erected on, or supported by some structure such as a pole, frame, or other structure that is not a part of the building.

Freestanding Signs Types:

(1) Sidewalk Sign

(2) Yard Sign

(3) Monument and Pole Signs

General Requirements:

(1) Size. Allocation of sign area is based on the linear frontage of the project site. A maximum sign area of one (1) square foot for each two (2) linear feet of frontage, provided that the maximum surface area does not exceed fifty (50) square feet.

(2) Number. One freestanding sign is allowed on any lot with a single frontage. On corner lots, two (2) freestanding signs are permitted but the combined surface area of both freestanding signs cannot exceed fifty (50) square feet.

(3) Illumination. Freestanding signs may only be internally illuminated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon and faux neon-lit signs, which are internally illuminated. All standards must meet the City's Code of Ordinances.

(4) Distance from curb/pavement:

(a) Distance form the curb/pavement shall mean the distance in feet from the curb or pavement edge to the nearest part of the sign.

(b) Height shall mean the sign measured from the ground level at the curb or pavement edge.

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

(5) Any requests for a pole sign higher than twenty-nine (29) feet above ground level and/or increase in maximum sign surface area of fifty (50) square feet require a sign variance unless a master sign proposal has been approved.

5.10.6.3 TEMPORARY SIGN(S) OR BANNER(S).

(1) Temporary signs of all types may be approved for 30 consecutive days only. An applicant may request a variance from the DRC for

i. A longer time period to display a temporary sign;

ii. Permitted materials;

iii. A larger temporary sign. A larger temporary sign may be approved by variance if the location the sign is being placed is of sufficient size to variance the larger temporary sign. An appeal of a variance denial by the DRC shall be heard by the ZBA for action.

(2) Temporary sign(s) or banner(s) to advertise special events within the city limits and the ETJ are permitted providing:

(a) A sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

(b) All of the following conditions are met:

i. No more than three (3) temporary special event signs shall be displayed, at any one time, per non-residential property;

ii. Maximum of ten (10) different non-residential locations within the city limits and ETJ for each special event;

iii. No external or internal illuminations are permitted;

iv. The temporary sign shall not be located in, on, or over a right-of-way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;

v. The maximum surface area of each temporary sign shall not exceed thirty-two (32) square feet;

vi. The maximum height of each temporary sign above grade shall not exceed five (5) feet;

vii. The maximum duration for each temporary sign would be thirty (30) days prior to the special event and shall be removed within forty-eight (48) hours of the end of the special event;

viii. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and

ix. The event organizer obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting one (1) sign permit for up to ten (10) different locations.

(c) Banners are allowed only in non-residentially used locations. Applicants must apply for a banner sign permit prior to displaying the sign. Approved banner signs shall be displayed for thirty (30) consecutive days and for a maximum of ninety (90) days per calendar year. The following organizations shall be exempt from paying the ban

permit fee:

i. Government/public agencies.

ii. Faith-based organizations.

iii. Non-profit organizations.

iv. Service clubs.

(d) Real Estate/Finance/Construction Signs.

i. One (1) real estate, finance, or construction sign not exceeding sixteen (16) square feet in total area for non-residential use or mixed-use use in P4, P5, and EC may be erected at any time while a building is under construction with a valid building permit, offered for sale or lease to the public.

ii. Properties with a minimum frontage of at least one hundred and fifty (150) feet shall be allowed one real estate sign, finance, or construction sign not exceeding thirty-two (32) square feet in total area while a building is under construction with a valid building permit, offers for sale or lease to the public.

iii. All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken or incapable of remaining erect.

iv. Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of construction signs) has been completed. In all cases, financing and construction signs shall be removed prior to issuance of a certificate of occupancy.

5.10.7 SIGN STANDARDS.

5.10.7.1 ADDRESS SIGN

DESCRIPTION: A sign, generally applied to a building wall, that displays a building's address.



ADDRESS SIGN SPECIFIC STANDARDS

(1) Address sign numerals applied to a house-form residential, commercial, or office buildings shall be between four (4) and six (6) inches tall. Address sign numerals applied to individual dwelling units in apartment buildings shall be at least two (2) inches tall.

(2) Address signs shall be easily visible by using colors or materials that contrast with their background.

(3) Address signs shall be constructed of durable materials.

(4) The address sign shall be attached to the front of the building in proximity to the principal entrance or at a mailbox.

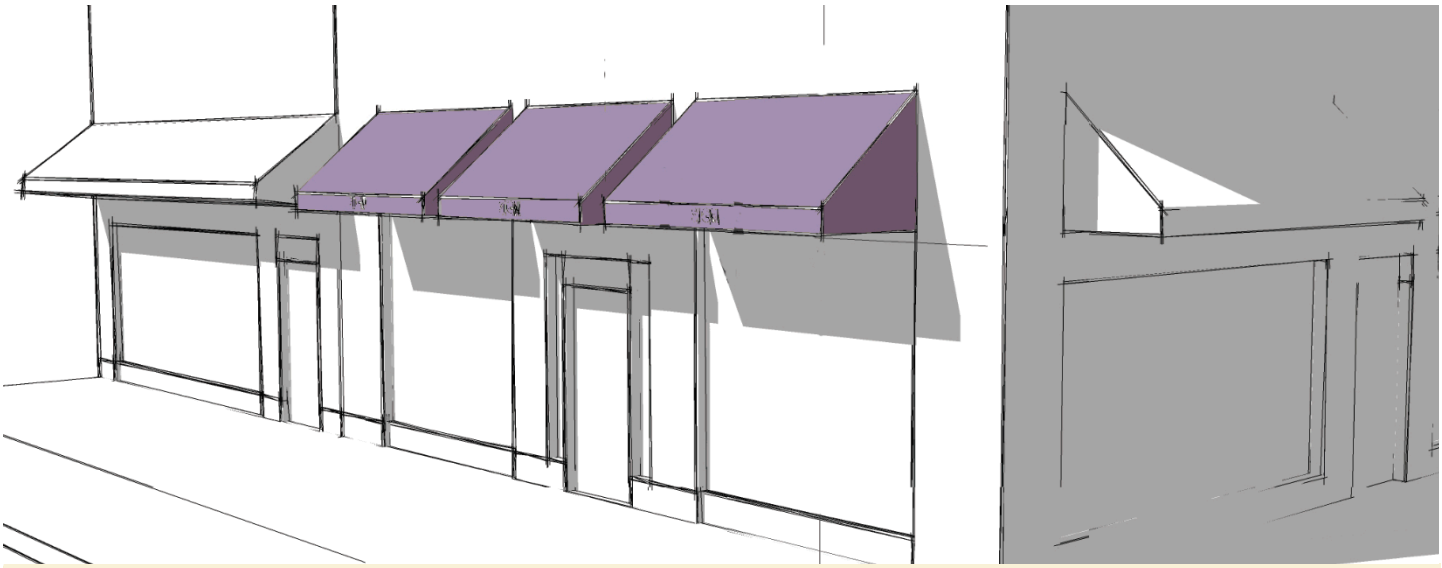
(5) Address signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per address maximum.	**DEPTH**	3 inch maximum.
AREA	2 square feet maximum.	**CLEARANCE**	4.5 feet maximum.
WIDTH	24 inch maximum.	**LETTER HEIGHT**	6 inch maximum.
HEIGHT	12 inch maximum.	**ADDITIONAL**	See 5.10.4

5.10.7.6 AWNING SIGN

DESCRIPTION: Lettering applied directly on the valance or other vertical portion of an awning.



AWNING SIGN SPECIFIC STANDARDS

(1) Awning signage shall be limited to no more than seventy percent (70%) of valance of the awning or the vertical portion of a dome awning.

(2) The height of the valance shall not exceed twelve (12) inches.

(3) Awning signs shall contain only the business name, logo, and/or street address.

(4) The following variations of awnings, with or without sign bands, are permitted: (a) fixed or retractable; awnings; (b) shed awnings; (c) dome awnings.

(5) Other awning types may be permitted by variance.

(6) Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.

(7) No portion of an awning shall be lower than eight (8) feet clearance.

(8) Awnings shall be a minimum of four (4) feet in depth.

(9) Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.

(10) Letters, numbers, and graphics shall cover no more than seventy percent (70%) of the valance area.

(11) Awning signs shall not be internally illuminated or backlit.

SPECIFICATIONS

QUANTITY	1 per window maximum.	**DEPTH/PROJECTION**	4 feet minimum.
AREA	N/A	**CLEARANCE**	8 feet minimum.
WIDTH	70% of the width of face maximum.	**LETTER HEIGHT**	5 - 12 inches.
HEIGHT	N/A	**DISTANCE FROM CURB**	2 feet minimum.
VALANCE HEIGHT	12 inch maximum.	**ADDITIONAL**	See 5.10.4

5.10.7.3 WINDOW SIGN

DESCRIPTION: A sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window.



WINDOW SIGN SPECIFIC STANDARDS

(1) Window signs shall not interfere with the primary function of windows, that is to enable passersby and public safety personnel to see through windows into premises and view product displays.

(2) Only the following window sign types shall be permitted:

(a) Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.

(b) Letters painted directly on the window.

(c) Hanging signs that hang from behind the window.

(d) Neon or faux neon signs.

(e) Door signs applied to or hanging inside the glass portion of an entrance doorway.

(3) Window signs shall not cover more than thirty percent (30%) of the total area of the window space onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.

(4) Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.

SPECIFICATIONS

QUANTITY	1 per window maximum.	**DEPTH**	N/A
AREA	30% coverage per window.	**CLEARANCE**	4 feet minimum.
WIDTH	N/A	**LETTER HEIGHT**	8 inch maximum.
HEIGHT	N/A	**ADDITIONAL**	See 5.10.4

5.10.7.4 NAMEPLATE SIGN

DESCRIPTION: A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.



NAMEPLATE SIGN SPECIFIC STANDARDS

(1) One (1) nameplate per address.

(2) Nameplates shall consist of either a panel or individual letters applied to a building wall within ten (10) feet of an entrance to the building.

(3) One (1) nameplate shall be permitted per address.

(4) Nameplates shall not exceed three (3) square feet.

(5) Nameplates shall be constructed of durable materials.

(6) Alley signs follow nameplate sign standards. Nameplate signs in alleys may be further than ten (10) feet from the entrance of the building if building does not have a public entrance from the alley.

SPECIFICATIONS

QUANTITY	1 maximum. 1 maximum alley sign in addition.	**DEPTH**	3 inches maximum.
AREA	3 square feet maximum. 6 square feet maximum for alley signs.	**CLEARANCE**	4 feet maximum.
WIDTH	18 inches maximum. 24 inches for alley signs.	**LETTER HEIGHT**	N/A
HEIGHT	2 feet maximum. 3 feet for alley signs.	**APEX**	7 feet maximum.
		ADDITIONAL	See 5.10.4

5.10.7.5 OUTDOOR DISPLAY CASE SIGN

DESCRIPTION: A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.



OUTDOOR DISPLAY CASE SIGN SPECIFIC STANDARDS

(1) Outdoor display case shall not exceed six (6) square feet measured externally.

(2) Outdoor display cases may be externally or internally illuminated.

(3) Theaters may be permit larger outdoor display cases by variance.

(4) Outdoor display cases shall not be attached to shopfront windows.

SPECIFICATIONS

QUANTITY	1 maximum.	**DEPTH**	5 inches maximum.
AREA	6 square feet maximum.	**CLEARANCE**	4 feet minimum.
WIDTH	3.5 feet maximum.	**LETTER HEIGHT**	N/A
HEIGHT	3.5 feet maximum.	**ADDITIONAL**	See 5.10.4

5.10.7.9 SIDEWALK SIGN

DESCRIPTION: A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.



SIDEWALK SIGN SPECIFIC STANDARDS

(1) Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.

(2) Sidewalk signs shall be removed at the close of business each day.

(3) One (1) sidewalk sign shall be permitted per business with a valid certificate of occupancy at that location.

(4) Sidewalk signs shall not exceed four (4) feet in height or three (3) feet in width.

(5) Sidewalk signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.

(6) Sidewalk signs must be weighed down to prevent tipping, collapsing or being blown away.

(7) Sidewalk signs shall not be left out on the sidewalk overnight.

SPECIFICATIONS

QUANTITY	1 per building maximum.	**PROJECTION**	3 feet maximum.
AREA	12 square feet maximum.	**CLEARANCE**	4 feet maximum.
WIDTH	3 feet maximum.	**LETTER HEIGHT**	N/A
HEIGHT	4 feet maximum.	**APEX**	4 feet maximum.
		ADDITIONAL	See 5.10.4

5.10.7.7 BAND SIGN

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



BAND SIGN SPECIFIC STANDARDS

(1) Band sign limited to ninety percent (90%) of the width of the building facade shall be permitted for each building with a commercial use and a valid certificate of occupancy.

(2) One (1) band sign is permitted on each first story facade of the building.

(3) Band signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band signs shall not list products, sales, or other promotional messages, or contact information.

(4) The following band sign construction types are permitted except for the Historic District of Downtown Castroville (See 5.10.3):

(a) Cut-out letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.

(b) Flat Panel. Letters shall be printed or etched on same surface as the background, that is then affixed to the wall and externally illuminated.

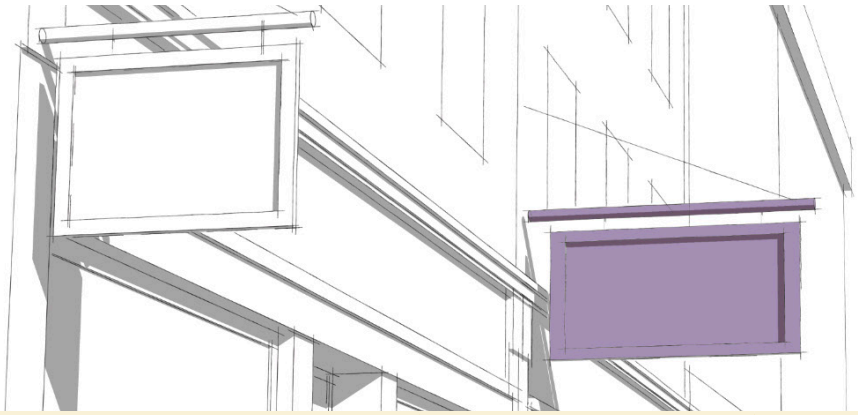
(c) Channel letters by varriance. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

SPECIFICATIONS

QUANTITY	1 maximum. 2 maximum for corner buildings.	**DEPTH/PROJECTION**	7 inch maximum.
AREA	1.5 square feet per linear feet of facade.	**CLEARANCE**	7 feet minimum.
WIDTH	90% maximum width of facade.	**LETTER HEIGHT**	18 inch maximum.
HEIGHT	3 feet maximum.	**CLEARANCE**	7 feet minimum.
ILLUMINATION	External permitted, internal requires variance	**ADDITIONAL**	See 5.10.4

5.10.7.8 BLADE SIGN

DESCRIPTION: A sign mounted on the building facade, projecting at a 90-degree angle.



BLADE SIGN SPECIFIC STANDARDS

(1) Blade signs shall be permitted only for businesses that have a principal entrance on the first story and have a valid certificate of occupancy.

(2) One (1) blade sign shall be permitted for each unit if the facade is no more than five (5) feet from the front property line.

(3) Businesses that have a secondary property line that is no more than two (2) feet from the facade shall be permitted one (1) additional blade sign on the secondary facade.

(4) Blade signs may encroach into the public frontage up to four (4) feet and shall clear the sidewalk by at least eight (8) feet measured vertically.

(5) Blade signs shall be limited to the name and/or logo of the business.

(6) Slogans, address labels, operating hours and contact information shall not be permitted on a blade sign.

(7) Blade signs may be double-sided.

(8) Blade signs shall not encroach above the roof line nor above the bottom of the second story window.

(9) Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.

(10) For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

(11) Blade signs shall be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per facade maximum. 2 maximum for corner buildings.	**DEPTH/PROJECTION**	4 feet maximum.
AREA	6 square feet maximum.	**CLEARANCE**	8 feet minimum.
WIDTH	4 feet maximum.	**LETTER HEIGHT**	8 inches maximum.
HEIGHT	4 feet maximum.	**ADDITIONAL**	See 5.10.4

5.10.7.2 MARQUEE SIGN

DESCRIPTION: A structural feature of a building that provides shelter and sign space.



MARQUEE SIGN SPECIFIC STANDARDS

(1) Marquees shall be located only above the principal entrance of a building.

(2) Marquees may encroach the public frontage to within two (2) feet of the curb.

(3) Marquees shall be located only above the principal entrance of a building.

(4) No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.

(5) Marquee signs that encroach into the public frontage shall clear the sidewalk by at least ten (10) feet measured vertically.

(6) Columns or posts may be used as supports for marquees eight (8) feet deep or deeper if approved by the Development Review Committee.

(7) All marquees, including anchors, bolts, supporting rods, and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and submitted for approval to the building official.

(8) Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the marquee.

(9) Non-illuminated and static message boards shall be permittedd as part of marquees.

(10) A band sign shall be permitted above a marquee.

(11) Marquee signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per business maximum.	**PROJECTION**	4 feet - 10 feet.
AREA	N/A	**CLEARANCE**	10 feet minimum.
WIDTH	Entrance plus 2 feet each side.	**LETTER HEIGHT**	N/A
HEIGHT	50% story height maximum.	**DISTANCE FROM CURB**	2 feet minimum.
		ADDITIONAL	See 5.10.4

5.10.7.10 YARD SIGN

DESCRIPTION: A permanent freestanding sign in the Private Frontage, including a supporting post or posts.



YARD SIGN SPECIFIC STANDARDS

(1) One (1) single or double-post yard sign may be placed within the private frontage and first layer of a lot.

(2) One (1) single or double-post yard sign for each business may be permitted by variance.

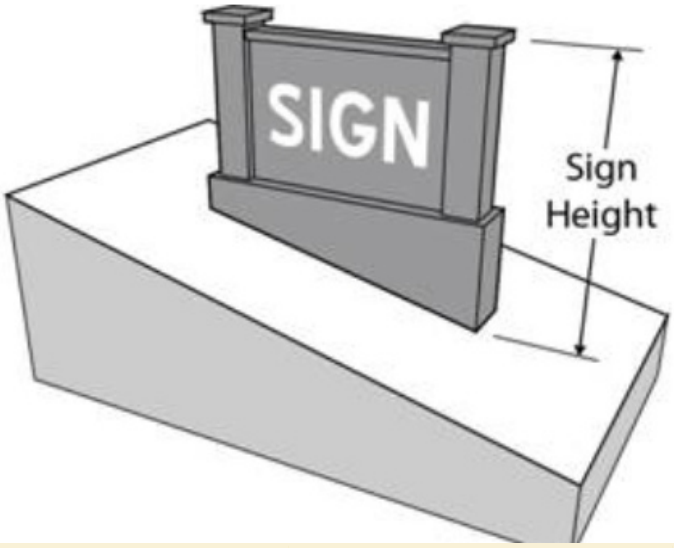
(3) The yard sign must be set back at least six (6) feet from the front property line, does not exceed six (6) square feet in area excluding posts, and does not exceed six (6) feet high including posts, measured from the ground at the post location.

SPECIFICATIONS

QUANTITY	1 per lot maximum.	**DEPTH**	N/A.
AREA	6 square feet maximum.	**CLEARANCE**	Minimum 3 feet above ground level.
WIDTH	3 feet maximum (not counting post.)	**LETTER HEIGHT**	8 inch maximum.
HEIGHT	2 feet maximum (not counting post.)	**APEX**	Maximum 6 feet to top of post from ground level.
		ADDITIONAL	See 5.10.4

5.10.7.11 MONUMENT AND POLE SIGN

DESCRIPTION: A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to any part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.





MONUMENT AND POLE SIGN SPECIFIC STANDARDS

(1) A monument sign can be defined as a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance. May be internally or externally illuminated.

(2) One (1) monument or pole sign permitted on each lot with a valid certificate of occupancy.

(3) See setback requirements in Section 5.10.6.2 Freestanding Signs.

(4) How to measure:

(a) Maximum total height is measured from the finished grade at the center of the sign. If the finished grade at the center of the sign is higher than the finished grade of the closest paved surface, then the height shall be measured from the finished grade of the closest paved surface.

(b) The monument base shall be a maximum of two (2) feet in height and shall be included in the calculation of maximum total height.

(c) A monument sign width cannot exceed four (4) times the allowable sign height.

SPECIFICATIONS

QUANTITY	1 maximum per frontage.	**HEIGHT TO WIDTH RATIO**	4:1 minimum.
AREA	16 square feet maximum for monument siign. 50 square feet maximum for pole sign.	**HEIGHT**	See table 5.10.6.2
		ADDITIONAL	See 5.10.4

5.10.8 CASTROVILLE MUNICIPAL AIRPORT

No sign shall be constructed to a height that violates any maximum height restrictions established by the State Department of Transportation and/or the Federal Aviation Administration.

5.10.9 POLITICAL SIGNS.

Except as provided in subsection 5.10.9.1 below, it shall be unlawful for any person to post a political campaign sign on or over any public property in the City.

5.10.9.1 A temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location. Each temporary political sign or literature placed on public property being used as a polling location may not:

(1) Have an effective area greater than three (3) square feet;

(2) Be more than four (4) feet high;

(3) Be illuminated or have any moving elements;

(4) Be within one hundred (100) feet of an outside door through which a voter may enter the public building;

(5) Be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

(6) Be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;

(7) Be placed within ten (10) feet of the public roadway adjacent to the premises;

(8) Be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and

(9) Remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.

5.10.9.2 In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of political campaign signs, unless he first notifies the City Clerk of another person who is responsible. In such cases, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless he first notifies the City Clerk of another person responsible, in the manner described above. Such candidate, committee president, or other designated person shall be subject to prosecution for any violation of this section.

5.10.9.3 Members of the City staff are hereby authorized and directed to remove any political campaign sign found posted within the corporate limits of the City when such sign is in violation of

provisions of this section.

5.10.9.4 All political campaign signs posted on public property in violation of this section are hereby declared to be public nuisances and may be abated as such by the City. All political campaign signs posted on public property shall be deemed to be abandoned and shall become the property of the City and may be disposed of at the discretion of the City.

5.10.10 SIGN ADMINISTRATION - PERMITTING.

5.10.10.1 The City shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within twenty-one (21) calendar days after full payment for the sign permit. Any application that complies with all provisions of this UDO, the Building Code, and other applicable laws, standards, and ordinances shall be approved after a plan review of the sign document.

(1) If the application is rejected, the City shall provide, in writing, a list of the reasons for the rejection. An application shall be rejected for non-compliance with the terms of this UDO, Building Code, or other applicable laws, standards, or ordinance. If the permit application does not comply with the City ordinances after one resubmission and review by City and no variances have been applied for, the applicant must pay a reapplication fee for each and every subsequent resubmission before the City will review each application again.

(2) If the City have not determined the sign permit within twenty-one (21) calendar days after full payment of the sign permit, the applicant can request a determination by the ZBA. This does not apply to Master Sign Plans.

5.10.10.2 If a sign is not completely installed within six (6) months following the issuance of a sign permit, the permit shall be void. The City may revoke a sign permit under any of the following circumstances:

(1) The City determines that information in the application was materially false or misleading;

(2) The sign as installed does not conform to the sign permit application;

(3) The sign violates this UDO, Building Code, or other applicable law, standard, or ordinance; or

(4) The City determines that the sign is not being properly maintained or has been abandoned.

5.10.10.3 If the City denies a permit, the applicant may appeal through a variance to the ZBOA.

5.10.10.4 All applications for permits shall include a drawing to scale of the proposed sign and all existing signs maintained on the premises and visible from the right-of-way, a drawing of the lot plan or building facade indicating the proposed location of the sign, and specifications for its construction, lighting, motion, and wiring, if any. All drawings shall be of sufficient clarity to show the extent of the work.

5.10.10.5 Only those individuals who properly obtained a permit from the City, the City's designee, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to those individuals who hold a commercial sign operator's license and master electrician's license. It is an offense for any person licensed under the provisions of this UDO to obtain a permit on behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.

5.10.10.6 No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, at which time the sign shall be immediately removed by the responsible party, who will also be liable under the penalties provided for in this UDO.

5.10.10.7 A new permit shall not be issued when:

(1) An existing billboard (off-premises) sign is in a deteriorated, unsafe, or unsightly condition.

(2) A sign on the premises is not in compliance with this UDO.

(3) Written authorization of the property owner where the sign is to be placed has not been obtained.

(4) No inspections have been scheduled or there are failed inspections on a previous site permit issued at the property.

(5) No permit shall be issued until all applicable fees have been paid to the City. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the City Council.

(6) Before any permit may be issued for a new sign under this Chapter, the responsible party shall modify or remove any of its own nonconforming signs on the same property which they are responsible for to conform to the provisions of this Chapter. This provision does not apply to real estate signs, banners, temporary signs, or sidewalk signs. This provision does not apply to nonconforming signs with a variance.

5.10.11 PROHIBITED SIGNS.

5.10.11.1 All signs are prohibited in the city limits and the ETJ unless:

(1) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this UDO; and,

(2) Expressly authorized under this UDO.

5.10.11.2 Prohibited Signs:

(1) Animated or changeable electronic variable message signs.

(2) Signs located in or projected over any public right-of-way or across the public right-of-way extended across a railroad right-of-way, except when attached to and projecting no more than eighteen (18) inches from a building wall legally located at or near the right-of-way line in the city limits or in the ETJ.

(3) Portable signs.

(4) Off-premise signs (including billboards) containing commercial advertising for the sale, rent, or lease of goods, real property, or services.

(5) Signs with lights that blink, fluctuate, flash, or move. Light rays must shine only upon the sign and upon the property within the premises where the sign is located.

(6) Signs that emit sound, odor, pyrotechnic, blue casting (bluetooth advertisements) or visible matter components.

(7) Signs of size, location, movement, coloring, or manner of illuminating that may be confused with or construed as a traffic control device.

(8) Signs that are attached to any utility pole or wire, traffic sign, or public easement, trees, shrubs, mailboxes, benches, tires, pallets, or similar structures, or are placed on a government-owned property unless placed by written permission of the governmental entity.

(9) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.

(10) Feather banners.

(11) Commercial signs or advertising materials that are worn, held, or attached to a person's body advertising the sale of goods, real property, or services.

(12) Balloon signs.

(13) Banners in Place Type zoning districts: P1, P2, P2.5, P3, P3M.

(14) Inflatable signs.

(15) Pennants.

(16) Pole signs other than along lots addressed off of Highway 90.

(17) Roof signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).

(18) Signs on vacant lots or undeveloped property without a building permit except for a valid real estate sign.

(19) Signs painted on rooftops.

(20) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.

(21) Flags with a commercial message.

(22) Signs with prohibited illumination.

(23) Off-premises signs (billboard)

(a) No permit for alteration or relocation may be issued for an off-premises sign.

(b) An off-premises sign may not be altered regarding the amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within ninety (90) days of permit issuance.

(c) If the City finds that any off-premises sign is not maintained in good repair, the City will notify and order the owner to repair the sign within thirty (30) calendar days. If the City finds that the sign structure or sign area of an off-premises sign has deteriorated more than sixty percent (60%) of its replacement value or is not repaired within thirty (30) calendar days, the City shall notify the owner of the off-premises sign and the owner of the real property where the off-premises sign is located to remove the off-premises sign or poster panel from the property within a specified time. Replacement of more than sixty percent (60%) of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from the authorized list.

(d) No existing billboard shall exceed forty (40) feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

5.10.12 NONCONFORMING SIGNS.

5.10.12.1 Signs in existence prior to this UDO. A sign existing on the effective date of this UDO that violates this UDO or any other ordinance, and a sign that comes under the jurisdiction of this UDO due to the expansion of the City, is a legal nonconforming sign and may be continued, repaired, and maintained in good condition, but may not be otherwise altered, enlarged upon, or expanded. However, the content of the sign can be changed.

5.10.12.2 Voluntary removal of a nonconforming sign for purposes other than maintenance shall terminate its status as a legal nonconforming sign. Replacing a sign cabinet is not considered maintenance.

5.11 ENFORCEMENT

5.11.1 BENEFICIARY PRESUMED.

5.11.1.1 The primary beneficiary of any sign installed, used, or maintained in violation of this sign Ordinance, as amended, is presumed to have authorized or caused, either directly or indirectly, the installation, use or maintenance of the sign in violation of this Ordinance.

5.11.1.2 If Code Enforcement determines that any sign is installed, used, or maintained in violation of this Sign Ordinance, as amended, the Sign Administrator shall provide written notice to the owner or primary beneficiary of such sign. A reasonable period of time will be given to remove the sign, or, to remedy all nonconforming or nuisance elements of the sign and bring it into compliance with the Sign Ordinance. This notice shall be provided to the owner or primary beneficiary of the sign by certified and first class mail or by personal delivery.

5.11.1.3 The owner or primary beneficiary who violates or causes, allows or permits a violation of this sign Ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court of the City shall be subject to a fine in accordance with the general penalty for violations of the City of Castroville Code of Ordinances, as amended.

5.11.1.4 In addition, and without prejudice to, the penalties and remedies stated herein, the City may also enforce these provisions and pursue any and all available legal remedies, including but not limited to injunctive relief and recovery of damages and/or civil penalties under chapter 54 of the Texas Local Government Code, as amended.

5.11.1.5 If the person fails to alter or remove the sign or comply with this sign Ordinance within the period of time prescribed by the notice of violation or, the Municipal Court ruling, Code Compliance may enter the property and cause the sign to be altered or removed to effect the compliance with this sign Ordinance, as amended, at the expense of the primary beneficiary. A sign removed under this provision shall be held for a period of no less that 30 days after its removal and before disposal of the removed sign. The Sign Administrator shall return the sign to its owner upon payment of the incurred removal expenses and storage fees.

5.11.1.6 Code Compliance shall notify the owner or person entitled to possession of the sign or property of the total actual expenses incurred for the alteration or removal of the sign. If that person fails within 30 days after the date of notification to pay the entire expenses of the repair, alteration, removal or storage costs, then the expenses may be recorded as a lien against the property. These expenses shall include:

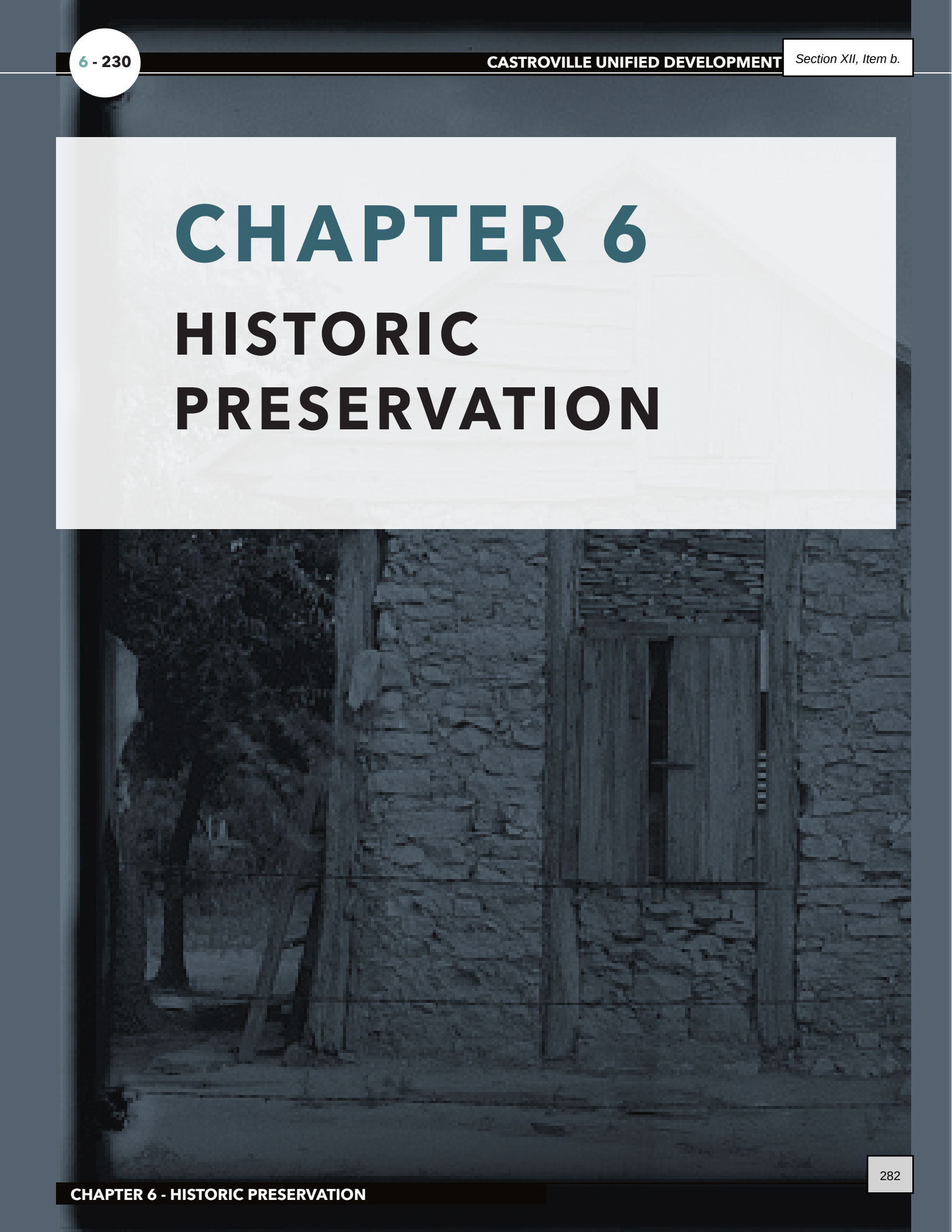
(A) The actual cost of repair or removal of the sign plus storage costs and administrative costs;

(B) An amount representing penalty and interest at the prevailing judgment rate for the cost of collection; and

(C) Reasonable attorney's fees.

5.11.1.7 If expenses are incurred for the alteration or removal of a sign pursuant to this subsection, no permit shall be renewed or issued for the property upon which any such sign exists or existed unless and until such expenses authorized by this subsection are paid in full.

CHAPTER 6
HISTORIC PRESERVATION



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6.1 HISTORIC PRESERVATION

6.1.1 PURPOSE

The City Council of Castroville, Texas, hereby declares that as a matter of public policy, the protection, enhancement, and perpetuation of designated landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This ordinance is intended to:

(1) Protect and enhance the designated landmarks and historic districts which represent distinctive elements of Castroville's historic, architectural, and cultural heritage;

(2) Foster civic pride in the accomplishments of the past;

(3) Protect and enhance Castroville's attractiveness to visitors and the support and stimulus to the economy thereby provided;

(4) Ensure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;

(5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;

(6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

6.1.2 HISTORIC PRESERVATION OFFICER

The City Administrator or their designee shall appoint a qualified City official or staff person to serve as Historic Preservation Officer (HPO). The City may utilize in-house staff or contract using those individuals whose expertise are required to deliberate on specific, related matters. In addition, the planning department will be responsible for coordinating the City's preservation activities with those of state and federal agencies and with local state, and national preservation organizations.

Responsibilities. The HPO shall be empowered to:

(1) Administer this UDO and advise the HLC on matters submitted to it.

(2) Maintain and hold open for public inspection all documents and records pertaining to the provisions of this UDO.

(3) Receive and review all applications pursuant to this UDO to ensure their completeness.

(4) Review and take action on all certificates of appropriateness applications subject to administrative review pursuant to this UDO.

(5) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HLC pursuant to this UDO.

(6) Ensure proper posting and noticing of all Commission meetings, schedule applications for Commission review, provide information packets to its members prior to the meetings, record meeting minutes, and facilitate all Commission meetings.

(7) Review and help coordinate the City's preservation and urban design activities with those of local, state, and federal agencies and with local, state, and national preservation organizations in the private sector.

6.1.3 CONTINUATION OF HISTORIC PROPERTIES AND DISTRICTS

6.1.3.1 Properties that, as of the date of the adoption of this UDO, are within the existing historic districts and designated landmark properties regulated by the HLC under the existing code of ordinances and that are listed as a Recorded Texas Historic Landmark (RTHL) or State Antiquities Landmark (SAL), or that are listed individually on the National Register of Historic Places (NR) are hereby designated as historic landmarks and historic district overlays within this UDO pursuant to State Law.

6.1.4 CRITERIA FOR DESIGNATION OF HISTORIC PROPERTIES OR DISTRICTS

6.1.4.1 At least two of the following criteria shall be considered in determining whether an individual property is to be listed as a historic landmark or for the creation of a historic district:

(1) Association with events that have made a significant contribution to the broad patterns of Castroville's history.

(2) Association with the lives of persons significant in Castroville's past.

(3) Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

(4) Archaeological value, in the sense that the property has yielded, or may be likely to yield, information important in prehistory or history.

6.1.4.2 Where the designation is made based on the general character of the proposed historic district, these findings may include, but shall not necessarily be limited to:

(1) Scale of buildings and structures that reflect the estbalished period of signifigance.

(2) Architectural style that reflect the estbalished period of signifigance.

(3) Architectural period typical of the area.

(4) Building materials typical of the area.

(5) Colors used in buildings typical of the area.

(6) Signage and street furniture typical of the area.

(7) Landscapes typical of the area.

(8) Typical relationships of buildings to the landscapes in the area.

(9) Typical relationships of buildings in the area to the street.

(10) Setbacks and other physical patterns of buildings in the area.

(11) Typical patterns of rooflines of buildings in the area.

(12) Typical patterns of porch and entrance treatments of buildings in the area.

Where the designation is made based on the character of individual properties and proposed landmarks, the findings may include, but shall not necessarily be limited to::

(1) Architectural style of the buildings.

(2) Architectural period of the buildings.

(3) Textures of materials used in the buildings.

(4) Colors of the materials used in the buildings.

(5) Rooflines of the buildings.

(6) Porch and entrance treatments of the buildings.

(7) Height and mass of the buildings.

(8) Relative proportions of the buildings (width to height, width to depth).

6.1.5 DESIGNATION PROCESS FOR LOCAL HISTORIC LANDMARKS AND DISTRICTS

6.1.5.1 The provisions for designating historic properties and districts are part of the City's comprehensive zoning plan. When extending or creating a historic district, this process must adhere to state law. Property owners within the proposed district will be notified before the Historic Landmark Commission (HLC) hearing on the proposed designation. At the HLC's public hearing, property owners, interested parties, and technical experts may present testimony or documentary evidence, which will become part of the record to assess the historic, architectural, or cultural significance of the proposed district extension.

6.1.5.2 The procedure for designating a historic landmark or to establish or amend a historic district may be initiated by the City, or by the individual property owner(s), or by at least twenty percent (20%) of the residents of the potential historic district. Buildings, structures, sites or areas located within the City which substantially comply with the criteria found in this UDO may be recommended by the HLC to the City Council as historic designated landmarks or historic districts.

The application shall contain:

(1) For a proposed historic designated landmark, the name, address, telephone number of applicant, and physical address of the property.

(2) For a proposed historic district, the name, address, telephone number of applicant, and no more than ten percent (10%) negative responses from owners of properties in the proposed historic district; where a poll has been taken, each property is counted separately, and no response is considered an affirmative response.

(3) Site plan of the proposed designated landmark property, or map indicating the geographic boundaries of the proposed historic district, showing all affected buildings and/or structures.

(4) Detailed historic description and background on the proposed designated landmark or proposed historic district that meets 2 or more of the criteria listed in Section 6.1.4.2.

(5) Current photographs of the overall property or area, along with any historical photographs, if available.

(6) Any other information which the HPO or Commission may deem necessary.

6.1.5.3 Upon receipt of a completed designation application, the HPO shall schedule a hearing at a regularly scheduled HLC meeting. Notice of the application shall be mailed to the property owner(s) and properties within two hundred (200) feet of the properties and advertised in the official newspaper and posted on the property as required by this UDO and state law..

6.1.5.4 A proposed historic landmark or district for which an application for designation has been received shall be protected by and subject to all the provisions of this UDO regarding demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective, not to exceed one hundred and eighty (180) days.

6.1.5.5 At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence, which will become part of a record. The burden of proof shall be upon the applicant. The HLC may take action to approve, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the Planning & Zoning Commission within thirty (30) days of the hearing. Denials may be appealed directly to City Council.

6.1.5.6 The P&Z shall give notice and conduct its hearing upon receipt of the recommendation from the HLC. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. The P&Z shall review the application to ensure that the recommended designation will not pose a conflict with the underlying Place Type zoning and shall forward its recommendation to the City Council within thirty (30) days after taking action on the application.

6.1.5.7 Upon receipt of the joint recommendation on the application from the Historic Landmark Commission and the Planning & Zoning Commission, the City Council shall schedule a hearing on the application within thirty (30) days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. Significance shall be considered only on the record made before the Historic Landmark Commission and the Planning & Zoning Commission.

6.1.5.8 Upon designation of a historic designated landmark or historic district by the City Council, the designation shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Medina County, and with the tax appraisal office.

6.1.5.9 The applicant or any persons adversely affected by any determination of the HLC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be filed with the HPO within seven (7) days of the HLC's decision and scheduled for the next available regularly scheduled City Council meeting. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in this UDO.

6.1.5.10 Appeals to the City Council shall be considered only on the record made before the HLC and may only allege that the Historic Landmark Commission's decision was arbitrary, capricious, or illegal.

6.1.6 ORDINARY MAINTENANCE

Nothing in this UDO shall be construed to prevent the routine maintenance and repair of any exterior architectural feature of an historic designated landmark or a property within an historic district which does not involve a change in design, material, or outward appearance that require the issuance of a building permit.

In-kind repair/replacement and repainting is included in this definition of ordinary maintenance unless painting involves an exterior masonry surface that was not previously painted. "Ordinary maintanence" will be determined as repairing and/or replacing exterior parts of the building with like materials and does not involve a change in material, configuration, or outward appearance.

6.1.7 MINIMUM MAINTENANCE STANDARDS

No owner or person with an interest in real property designated as an historic designated landmark or a property located within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HLC, create a detrimental effect upon the historic character of the designated landmark or district.

6.1.7.1 Examples of serious disrepair or structurally significant deterioration include:

(1) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

(2) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

(3) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.

(4) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

(5) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

(6) Rotting, holes, and other forms of material decay.

(7) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes de-lamination, instability, loss of shape and form, or crumbling.

(8) Deterioration that has a detrimental effect upon the special character of the historic district as a whole or the unique attributes and character of the contributing structure.

(9) Deterioration of any exterior feature so as to create or permit the creation of any hazardous

or unsafe conditions to life, health, or other property.

6.1.8 PROCEDURE TO MITIGATE DEMOLITION BY NEGLECT

Demolition by Neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and the Community Development Department staff shall work together to reduce Demolition by Neglect involving designated landmarks or properties located within historic districts within the City. A Demolition by Neglect citation, as determined by the HLC, may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined.

6.1.8.1 While the Community Development Department will act as the primary point of contact, the HPO shall, when needed, assist with inspections. If there is a dispute between the HPO and Community Development Department staff, the City Administrator may be consulted as a mitigating party.

6.1.8.2 Furthermore, while the HPO will act as the point of contact, the Planning Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Planning Department staff, the City Administrator shall make the final determination.

6.1.8.3 The procedure for citing a property owner for Demolition by Neglect shall be as follows:

(1) Initial identification is made by visual inspection of the area by the HPO or a Commission member or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.

(2) Once the initial identification is made, followed by preliminary determination by the HPO, the property owner shall be notified by U.S. mail of the defects of the building and informed of any incentive programs that may be available for repair. The owner shall be given thirty (30) days in which to respond to the preliminary determination by submitting a stabilization proposal to the HPO. The stabilization proposal will be presented to the HLC at the next available meeting. If the HLC approves the proposal, a certificate of appropriateness (if necessary) may be issued administratively by the HPO. The approval will detail the specific work that is necessary to correct the Demolition by Neglect conditions, as well as specify a time period to begin and to complete the work. The HPO shall update the HLC on the status of the property every thirty (30) days, once work begins on the property. If there are major changes the HPO can determine if a HLC hearing is necessary.

(3) If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.

(4) If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two (2) attempts, the matter returns to the HLC for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property shall be posted with a notice of the violation in accordance with the provisions of this UDO, and a public hearing on the citation shall be scheduled.

(5) At the public hearing, the owner will be invited to address the HLC's concerns and to show cause why a citation should not be issued. The HLC may take action to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make

a proposal for stabilization, or issue a citation to the owner of the property for failure to correct the Demolition by Neglect conditions.

(6) If the owner is cited for the condition of Demolition by Neglect of the property, they shall be given fourteen (14) days to submit a stabilization proposal to the HPO, and at the discretion of the HLC, up to one (1) year to correct the defects. The HPO shall update the HLC on the status of the property every thirty (30) days once work begins on the property.

(7) If the owner does not respond with a stabilization proposal, the matter shall be turned over to the City Attorney's office for recommendation to the City Council for legal action.

6.1.8.4 The City may create programs, or enter into partnerships with local non-profit organizations, to assist low-income and/or elderly homeowners with maintenance. City Council shall provide direction and funding for persuing these iniatives.

6.1.9 CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING DESIGNATED LANDMARKS OR HISTORIC DISTRICTS

No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any designated landmark or any property within a historic district, nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any designated landmark or any property within a historic district without a Certificate of Appropriateness application. The application must be reviewed and approved by the HPO or the HLC prior to the issuance of any building permit involving any designated landmark or property located within a historic district. The application shall be required in addition to, and not in lieu of, any required building permit.

6.1.10 REVIEW CRITERIA FOR CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING DESIGNATED LANDMARKS OR HISTORIC DISTRICTS

In considering an application for a Certificate of Appropriateness, the HPO and the HLC shall review it for compliance with Castrovilles Historic Design Guidelines (Appendix A).

All review criteria shall be made available to the applicant, property owners of designated landmarks and properties located within historic districts. The HLC shall promulgate and make recommendations to update the adopted Design Guidelines as necessary, provided that the changes do not pose a conflict with underlying land-use zoning and the changes do not take effect until ratified by the City Council.

6.1.10.1 Applicability. A certificate of appropriateness shall be required in the following circumstances before the commencement of development within or work upon any property with historic overlay zoning or designated as a local, state, or national landmark:

(1) Whenever such work or development requires a building permit or certificate of zoning compliance issued by the City;

(2) Whenever such work includes the erection, moving, demolition, reconstruction, restoration, or alteration of the exterior of a property with historic overlay zoning or designated as a local,

state, or national landmark, except when such work satisfies all the requirements of ordinary maintenance and repair as defined in Chapter 7, Definitions, of this UDO

6.1.10.2 Certificate of appropriateness required. No building permit shall be issued by the building official for any property with historic overlay zoning or designated as a local, state, or national landmark until the application for such permit has been reviewed and a certificate of appropriateness has been approved by the HPO or the HLC.

6.1.10.3 Procedures. The procedure for obtaining a Certificate of Appropriateness may be initiated by the City for all designated landmarks or proposed work within a historic district, or by the individual property owner(s) of the subject designated landmark or for a property located within a historic district. The application must be submitted for review and approved by the HPO or the HLC prior to the commencement of any work. An application for Certificate of Appropriateness shall be made on forms as prescribed by the City and shall be filed with the HPO along with fees in accordance with the municipal fee schedule.

6.1.11 ADMINISTRATIVE DESIGN REVIEW AFFECTING DESIGNATED LANDMARKS AND PROPERTIES LOCATED IN HISTORIC DISTRICTS:

6.1.11.1 Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction. The HPO reserves the right to forward any Certificate of Appropriateness application to the HLC for review and approval when direction on design policy is needed or if unable to determine compliance with the Secretary of the Interior's Standards for Rehabilitation or the Design Guidelines. Proposed work to all designated landmarks, all proposed work within a historic district, and for all City preservation-related incentive programs or federal projects must be reviewed by the HLC.

6.1.11.2 An application shall be eligible for administrative review by the HPO for the following:

(1) The placement and screening, if necessary, and other mechanical equipment of various types;

(2) The placement and design of screening treatments for trash and recycling receptacles;

(3) Fences to be installed in the rear and/or side yard, unless an historic precedence exists for fences in the front yards;

(4) Replacing roofing materials or color on a flat roof that will not be visible from the ground or from immediately adjacent taller buildings;

(5) Gutters and downspouts;

(6) Installation or removal of landscaping, including trees;

(7) Landscape elements, including but not limited to walks, paving, planters, trellises, arbors and gazebos;

(8) Installation of any elements required by other codes such as emergency lighting;

(9) Modifications that are considered non-permanent such as, but not limited to, window films and temporary features to weatherize or stabilize a historic resource;

(10) Minor modifications to an existing certificate of appropriateness that still meets the intent of the original approval;

(11) Renewal of an expired certificate of appropriateness.

6.1.11.3 If an application for administrative review is approved or approved with conditions, the HPO shall issue a certificate of appropriateness. However, the HPO may forward the application to the HLC for their consideration for the following reasons:

(1) The application does not meet the approval criteria;

(2) If the HPO does not act on the application within ten (10) business days of receipt of the complete application;

(3) The HPO disapproves the application; or

(4) The applicant wishes to appeal the administrative decision or associated conditions of the certificate of appropriateness application.

An appeal to an administrative decision shall be filed with the HLC within ten (10) business days of said decision.

6.1.11.4 In the event an application is to be considered by the HLC, the HPO shall inform the applicant of the meeting date at which the application shall be considered. The applicant shall have the right to be heard and may be accompanied or represented by counsel and/or one or more construction or design professionals at the meeting.

6.1.11.5 The HPO shall review the application and make a recommendation to the HLC during the meeting at which the application shall be considered.

(1) After hearing the applicant and any other interested parties, and considering the recommendation from the HPO, the HLC shall take one of the following actions:

(a) Approve the proposed work or development and issue a certificate of appropriateness.

(b) Approve the proposed work or development with conditions and issue a conditional certificate of appropriateness.

(c) Disapprove the certificate of appropriateness.

(2) In the case of the disapproval of a certificate of appropriateness by the HLC, the HLC shall state in writing the reasons for such disapproval and may include suggestions in regard to actions the applicant might take to secure the approval of the HLC concerning future issuance of a certificate of appropriateness.

6.1.11.6 Certificate of Appropriateness.

(1) It shall be the responsibility of the HPO to issue the actual certificate of appropriateness following administrative approval or approval by the HLC with any designated conditions, and to maintain a copy of the certificate of appropriateness, together with the proposed plans. These shall be public documents for all purposes.

(2) Work performed pursuant to the issuance of a certificate of appropriateness shall conform to the requirements of such certificate. It shall be the duty of the building official to inspect from time to time any work performed pursuant to a certificate of appropriateness to assure s

compliance. In the event that such work is not in compliance, the building official shall issue a stop work order and/or citation as prescribed by ordinance. The HLC may request that the building official inspect the work and issue a stop work order.

6.1.11.7 Criteria. The HPO or the HLC shall determine whether to grant a certificate of appropriateness based on the following criteria:

(1) The effect of the proposed change upon the general historic, cultural and architectural nature of the historic property or historic district;

(2) The appropriateness of exterior architectural features, including parking and loading spaces, which can be seen from a public street, or walkway; and

(3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the historic district, contrast or other relation of such factors to other buildings or structures built at or during the period of signifigance, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values.

6.1.11.8 Guidelines. In all of its determinations of architectural appropriateness and historical integrity in the design and construction of historic properties or signs, the HPO or the HLC shall use Castrovilles Historic Design Guidelines (Appendix A):

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration, or to use a property for its originally intended purpose. Adaptive reuse is also recommended if the property falls nearby similar zoning.

(2) The distinguishing original qualities or character of a historic property and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All historic properties shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes that may have taken place in the course of time are evidence of the history and development of an historic property and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a historic property shall be treated with sensitivity.

(6) Architectural features that are found to be appropriate are to be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other properties within the same period of significance.

(7) Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken without approval from the Historic Landmark Commission.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

(9) Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, material, a character of the property, neighborhood, or environment. Wherever possible, new additions or alterations shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

6.1.11.9 Supplemental guidelines. The HPO or the HLC may develop, and the City Council may approve, such supplemental guidelines as it may find necessary to implement the regulations of historic overlay zoning or the findings applicable to the designation of a particular historic property. Such guidelines may include, but are not limited to the following:

(1) Charts or samples of acceptable materials for siding, foundations, roofs, or other parts of buildings;

(2) Illustrations of appropriate architectural details;

(3) Specifications of appropriate relationships to streets, sidewalks, other structures, and buildings;

(4) Illustrations of appropriate porch treatments or entrances; or

(5) Illustrations of appropriate signage or street furniture.

6.1.11.10 Certificate of appropriateness for demolition.

(1) Certificate required. No historic landmark or property that falls within a historic district shall be demolished or removed unless such demolition shall be approved by the HLC and a certificate of appropriateness for such demolition shall be granted.

(2) Procedure for the issuance of a certificate of appropriateness for demolition shall be the same as for the issuance of other certificates of appropriateness with the following modification.

(3) After the hearing, the HLC may approve the certificate of appropriateness, thereby authorizing the demolition, or the HLC may disapprove the certificate of appropriateness and postpone the demolition or removal for a period of one hundred and twenty (120) days. The purpose of such a postponement would be to allow the HLC and any interested parties to explore alternatives to demolition.

(4) The HLC may extend the postponement period for an additional sixty (60) days to enable the completion of ongoing negotiations.

(5) Notwithstanding any provision of this UDO, the City Council reserves the right to prohibit the demolition of a designated landmark structure with four (4) affirmative votes.

(6) Supplemental demolition criteria. In determining whether to issue a certificate of appropriateness for demolition, the HLC, and, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this section:

(a) The uniqueness of the property as a representative type or style of architecture, historic association, or other element of the original designation criteria applicable to such structure or tract.

(b) The condition of the property from the standpoint of structural integrity and the extent of work necessary to stabilize the property.

(7) The economically viable alternatives available to the demolition applicant, including:

(a) Donation of a part of the value of the subject structure or site to a public or nonprofit agency, including the conveyance of development rights and facade easement.

(b) The possibility of sale of the property, or any part thereof, to a prospective purchaser capable of preserving such property.

(c) The potential of the property for renovation and its potential for continuing use.

(d) The potential of the property for rezoning in an effort to render such property more compatible with the physical potential of the property. The ability of the property to produce a reasonable economic return on investment for its owner; provided, however, that this factor shall not have exclusive control and effect but shall be considered along with all other criteria contained in this section.

6.1.11.11 Certificate of appropriateness for relocation:

(1) Certificate Required. No historic resource shall be relocated unless such relocation shall be approved by the HLC and a certificate of appropriateness for such relocation shall be granted. For the purposes of this subsection concerning relocation, the term "historic landmark" shall be used to describe an individual building, structure, or object designated according to the procedures in this UDO.

(2) Procedure. The procedure for issuance of a certificate of appropriateness for relocation shall be the same as for the issuance of other certificates of appropriateness with the following additions.

(a) If the historic resource is a Recorded Texas Historical Landmark or listed on the National Register of Historic Places, the applicant shall be required to notify the appropriate party at the Texas Historical Commission or National Park Service and receive a response in writing, prior to submitting an application for the relocation to the Historic Landmark Commission.

(b) Documentation shall be provided to the HLC at the time of application for a certificate of appropriateness that provides the following information:

i. Overview of the proposed relocation of the historic resource, including:

» Reasons for relocating the historic resource; and

» Reasons for selection of destination site.

(c) Photographs, which document all aspects of the historic resource. Requirements for photographs shall be provided by the HLC. At a minimum, photographs provided by the applicant s hall include but are not limited to:

i. Each elevation of the building;

ii. Street view;

iii. All prominent architectural features; and

iv. Any additional accessory buildings that also have historic overlay zoning, showing how they relate to the primary structure.

v. Requirements for photographs shall be maintained and provided by the HLC.

(d) Site plan of historic resource in current location.

(e) Site plan of historic resource in new location.

(f) Public notices of the proposed relocation shall be required as follows:

i. Signed notice shall be posted within five (5) business days of receipt of an application for a certificate of appropriateness for relocation, the City shall post a sign showing notice of the application on the originating location and on the proposed destination location, for the purpose of notifying the public of the proposed relocation.

ii. Mailed notice shall be sent ten (10) business days prior to the HLC meeting when the application will be heard, written, notices shall be mailed to each owner, as indicated by the most recently approved City tax roll, of real property within three hundred (300) feet of the existing property with the resource proposed for relocation and three hundred (300) feet of the proposed new location. Notice may be served by its deposit in the Postal Service in the City, properly addressed with postage paid.

iii. Mailed notices shall contain at least the following specific information:

- The general location of land that is the subject of the application and/or a location map;
- The legal description or street address;
- The substance of the application;
- The time, date, and location of the HLC meeting;
- A phone number to contact the City; and
- A statement that interested parties may appear at the hearing.

(3) When a historic resource is relocated to a new site, the historic resource shall retain the historic overlay or landmark designation status and therefore continue to be subject to the requirements of a certificate of appropriateness.

(4) Supplemental relocation criteria. In determining whether to issue a certificate of appropriateness for relocation, the HLC, and, if necessary, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this subsection:

(a) The historic resource is imminently threatened by demolition or removal of historic overlay zoning.

(b) Reasonable alternatives have been examined to mitigate the threat to the historic resource, in lieu of relocation. Alternatives may include, but are not limited to:

i. Modification of the proposed project affecting the historic resource to avoid its impact on the location of the historic resource.

ii. Incorporation of the historic resource, in its entirety, into the proposed project that would affect the location of the historic resource.

(5) When relocated, the historic resource shall remain in the City of Castroville.

(6) The structural condition of the historic resource has been examined so that it has been determined that the historic resource may be moved and that damage to the historic resource which would result from the move can be minimized. Stabilization of the historic resource prior to and/or during the move may be required.

(7) A new location for the historic resource has been determined that would be compatible with the architectural aspects of the historic resource, to the extent possible. Consideration shall include the review of all of the following:

(a) Size of the resource and destination lot;

(b) Massing;

(c) Architectural style;

(d) Review of all adopted design guidelines by the HLC in determining compatibility; and

(e) Other historic resources, which are not the primary resource on the site, but are historically associated with the primary resource, also should be relocated, if possible, and may be considered for relocation with the primary resource on the same certificate of appropriateness.

(8) Any historic resource relocated pursuant to this section shall be required to conform to any siting conditions at the new location. These siting conditions shall include, but are not limited to, setback requirements, structural alteration requirements such as enclosed parking requirements, and architectural requirements such as exterior finishes and orientation.

(9) The applicant agrees to the following additional conditions of the certificate of appropriateness:

(a) The historic resource shall be secured from vandalism and other damage for the time that it remains vacant as a result of the relocation process.

(b) The applicant shall be required to display a plaque, provided and paid for by the City, which documents the historic resource's original location, date of relocation, and reason for relocation.

(c) The historic overlay shall convey with the historic resource to its new location.

(10) The historic overlay shall be removed from the originating property, unless one of the following applies:

(a) The property is located within an historic district; or

(b) Only an accessory structure has been moved and the primary structure on the site remains; or

(c) The site itself is historically significant.

(11) The City may apply the historic overlay to the destination lot(s), by following the procedures for applying historic overlay of this UDO. If the historic resource is being moved into an already designated historic district, the historic overlay shall remain and apply.

(12) The applicant shall provide photographs to the HPO of the relocated historic resource once relocation is complete.

(13) Information regarding the relocation shall be filed in the appropriate City and county records.

(14) If a certificate of appropriateness for relocation has been approved by the HLC, the following fees shall be waived:

(a) Building moving and permits fees

(b) Notice requirement fees.

(15) Appeals of certificate of appropriateness decisions made by the HLC shall be made within fifteen (15) days to the City Council.

6.1.12 ECONOMIC HARDSHIP INVOLVING CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AFFECTING DESIGNATED LANDMARKS AND HISTORIC DISTRICTS

6.1.12.1 No certificate of appropriateness for demolition involving a claim of economic hardship may be approved, nor shall a demolition permit be issued by the City unless the owner proves compliance with the following standards for economic hardship:

(1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible; and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

(3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed; and

(4) The property cannot be moved or relocated to another site similar or within the historic district.

6.1.12.2 The City shall adopt by resolution separate criteria for review in considering claims of economic hardship for investment for income-producing and non-income-producing properties, as recommended by the HLC. Non-income-producing properties shall consist of owner-occupied single-detached dwellings and non-income-producing institutional properties. All standards for review shall be made available to the owner prior to the hearing. The information to be considered by the City may include, but not be limited to, the following:

(1) Purchase date price and financing arrangements

(2) Current market value

(3) Form of ownership

(4) Type of occupancy

(5) Cost estimates of demolition and post-demolition plans for development

(6) Maintenance and operating costs

(7) An inspection report by licensed architect or structural engineer that has experience working with historic properties

(8) Costs and engineering feasibility for rehabilitation

(9) Property tax information

(10) Rental rates and gross income from the property

(11) Other additional information as deemed appropriate

6.1.12.3 Claims of economic hardship by the owner shall not be based on conditions resulting from:

(1) Evidence of demolition by neglect or other willful and negligent acts by the owner

(2) Purchasing the property for substantially more than market value at the time of purchase

(3) Failure to perform normal maintenance and repairs

(4) Failure to diligently solicit and retain tenants

(5) Failure to provide normal tenant improvements

6.1.12.4 Throughout the process, the applicant shall consult in good faith with the HPO, local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be demonstrated to the HLC at the hearing.

6.1.13 ENFORCEMENT

All work performed pursuant to a certificate of appropriateness issued under this UDO shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event that work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the HLC and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the HLC to explain the non-compliance. No further work shall be undertaken on the project as long as a stop work order is in effect until a decision is rendered by the HLC on the application.

6.1.14 PENALTIES

It shall be unlawful to construct, reconstruct, significantly alter, restore, or demolish any building or structure designated with historic overlay zoning in violation of the provisions of this UDO. The City, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, significant alteration, or demolition to restrain, correct, or abate such violation or to prevent any illegal act, business, or maintenance in and about such premises, including acquisition of the property. Any person, firm, or corporation violating any provision of this UDO shall be guilty of a Class C misdemeanor, punishable by a fine of not less than two hundred and fifty dollars ($250.00) or more than two thousand dollars ($2,000.00).

Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to any abatement restitution.

6.2 HISTORIC OVERLAY DISTRICT

6.2.1 PURPOSE

The purpose of the Historic Overlay District (HO District) is to protect and preserve the historical and architectural integrity of Castroville's existing historic district through an overlay of the Historic Overlay Zoning District standards over the city's Place Type Zoning. The overlay will ensure that new developments and modifications to existing structures respect the unique character of Castroville's historical area.

6.2.2 APPLICABILITY

This overlay applies to all properties within the existing designated historic district of Castroville, as identified in the city's zoning map under the Historic Overlay Zoning District (figure 6.1) . Any new development, redevelopment, or substantial alteration of existing properties within this boundary must adhere to the guidelines of both the base place type zoning and the historic overlay standards.



FIGURE 6.1 :HISTORIC OVERLAY DISTRICT MAP.

6.2.3 OBJECTIVES

(1) Maintain the architectural styles and scale of historic structures that contribute to the district's identity and period of significance.

(2) Promote development that enhances the historic character of the community.

(3) Ensure compatibility of new construction and renovations with existing historic features.

(4) Protect cultural designated landmarks, landscapes, and historically significant elements.

(5) Encourage adaptive reuse of historic structures.

6.2.4 REGULATORY FRAMEWORK

6.2.4.1 All properties must comply with the base zoning regulations outlined in the city's place type zoning ordinance. The Historic Overlay utilizes the Overlay Design Guidelines (Appendix A) to protect the historic character.

6.2.4.2 The use of Architectural Guidelines are for:

(1) New construction, renovations, and alterations should harmonize with the architectural character of the historic district.

(2) Use of traditional materials, forms, and design elements in accordance with the existing historic structures is encouraged.

(3) Any proposed demolition of structures within the historic district will require special approval by the Historic Landmark Commission.

6.2.5 NON-CONFORMING USES

6.2.5.1 Properties with legally non-conforming uses or structures at the time of the overlay's adoption may continue to operate under their existing uses, but any expansions or significant modifications will need to comply with both the base zoning and the Historic Overlay guidelines.

6.2.6 CONCLUSION

6.2.6.1 The Historic Overlay District is essential in maintaining the heritage and identity of Castroville while accommodating modern growth. It provides a framework that respects both the city's past and its future.

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CHAPTER 7
DEFINITIONS

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The following reference documents are used throughout the document as a reference or baseline if the UDO does not make specifications on a specific topic:

- Texas Local Government Code
- International Building Code
- International Fire Code
- International Residential Code
- Castroville Comprehensive Plan

For the purposes of this UDO, certain terms and words are hereby defined; terms not defined herein shall be constructed in accordance with customary usage in municipal planning and engineering practices.

ACCESSORY BUILDING shall mean an outbuilding that is smaller than the main structure and is situated behind the main structure on the lot.

ACCESSORY DWELLING shall mean a secondary unit located toward the rear of the same lot as a principal building used as an additional dwelling unit.

ADDITION shall mean any construction that increases the size of a structure in terms of site coverage, height, or gross floor area.

ADDRESS SIGN shall mean a sign, generally applied to a building wall, that displays a building's address.

ADMINISTRATIVE APPROVAL shall mean the process by which the City Administrator reviews submitted administrative plats, public frontage, site, and/or building plans and provides approval based on compliance with this UDO.

ADMINISTRATIVE PROCEDURE shall mean the procedure to be followed for the approval of the subdivision or re-subdivision of an existing lot(s) when such subdivision meets certain limited conditions set by the City.

ADMINISTRATIVE REVIEW shall mean the process by which the City reviews submitted Neighborhood Plans, Public Frontage, site, and/or Building Plans to determine compliance with this UDO.

ADMINISTRATOR shall mean the City Administrator and/or designated City Staff.

ALLEY shall mean a vehicular drive located to the rear of lots providing access to service areas, parking, rear building access and may contain utility easements.

ALLEY SIGN shall mean a sign used to identify the alley entrance to a building or business.

ALTERATION shall mean any change, demolition, or modification to a structure or site designated as a historic landmark or located in a local historic area including, but not limited to, the following:

(1) Exterior changes to or modifications of any buildings or structures, architectural details or visual characteristics.

(2) Construction of new structures.

(3) Disturbance of archaeological sites or areas; or

(4) Disturbance, placement, or removal of exterior objects that affect the exterior qualities of the property.

AMENDING PLAT shall mean plat as defined in 212.016 of the Texas Local Government Code and the procedure for such plats shall be the same as the procedure as defined herein.

APARTMENT BUILDING shall mean a building or series of buildings containing greater than five (5) dwelling units in a building with exterior dwelling unit entrances, primarily rented or leased for terms longer than thirty (30) days.

APEX shall mean the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

APPEAL shall mean a means for obtaining a review of a decision, determination, order, or failure to act.

APPLICANT shall mean a person or entity who submits to the City an application for an approval required by this UDO. To be qualified as an applicant under this UDO, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this UDO. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

APPLICATION shall mean a written request to the City for an approval required by this UDO that contains all information required by this UDO and that has been deemed administratively complete by the City.

APPURTENANT features shall mean the features that define the design of a building or property including but not limited to porches, railings, columns, shutters, steps, fences, attic vents, sidewalks, driveways, garages, carports, outbuildings, gazebos, and arbors.

ARCADE shall mean colonnade supported upper stories of a building projecting over the sidewalk, where the facade of the first story remains at or behind the frontage line.

ARCHAEOLOGICAL resource shall mean a site with archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

ARCHITECTURAL ELEMENT shall mean the unique details and component parts that combined form the architectural style of a structure, building, or object.

ARCHITECTURAL FEATURES shall mean ornamentation or decorative features attached to or protruding from or otherwise accentuating an exterior wall.

AWNING shall mean a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

AWNING SIGN shall mean lettering applied directly on the valance or other vertical portion of an awning.

BAND SIGN shall mean a sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.

BANNER shall mean a temporary sign, either attached or freestanding, with or without characters, letters, illustrations, or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior of the structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine, or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales, or promotion events.

BICYCLE CORRAL shall mean a group of either short-term or long-term bicycle parking spaces that are located in the vehicular parking area adjacent to the curb. The corral is generally surrounded by a painted white box on the street with flexible vertical delineators and a wheel stop where vehicles are likely to back into the adjacent parking spot.

BICYCLE RACK, LONG-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces and includes at least a four-foot-wide by six-foot-long dimension, is intended for parking more than three hours, and is fully protected from the elements.

BICYCLE RACK, SHORT-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces, includes at least a four-foot-wide by six-foot-long dimension, and is intended for parking less than three hours.

BLADE SIGN shall mean a sign mounted on the building facade, projecting at a 90-degree angle.

BLOCK shall mean an aggregate land area circumscribed by streets or thoroughfares.

BLOCK FACE shall mean the aggregate of all the principal frontage lines or alternatively the building facades on one side of a block.

BUILDABLE WIDTH shall mean the width of the building site left to be built upon after the required IBC setbacks are provided.

BUILDING shall mean a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, real property, and business activity.

BUILDING BLOCK shall mean the 330' X 330' block size that is defined in Castroville's DNA. It is the foundation of the walkable environment.

BUILDING LINE shall mean the rear line of a required front build-to-line that is generally parallel to the street line forming the front line.

BUILDING OFFICIAL shall mean the inspector or administrative official charged with responsibility for issuing permits and enforcing the Building Code and this UDO where indicated.

BUILDING TYPES shall mean a range of structures with different standards to create a variety of options for human settlements.

BUILD-TO-LINE shall mean the line parallel to the street along which the primary mass of the front facade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building facade.

BUSINESS shall mean a place where a person practices their regular occupation, profession, or trade.

BY RIGHT shall mean characterizing a proposal or component of a proposal for a Neighborhood Plan or Site Plan that complies with this UDO and is permitted and processed administratively without public hearing.

CALENDAR YEAR shall mean between January 1 to December 31 of each year.

CANOPY shall mean any non-rigid material such as fabric or flexible plastic, that is supported by or stretched over a frame, that is attached to an exterior wall, and that may include a type that can be retracted, folder, or collapsed against the face of a supporting building.

CERTIFICATE OF APPROPRIATENESS shall mean the certificate issued by the City indicating approval of plans for alteration, construction, or removal affecting a designated landmark or property within historic overlay zoning.

CERTIFICATE OF OCCUPANCY shall mean an official certificate issued by the City through the Building Official that indicates conformance with the zoning standards and building codes and authorizes legal use of the premises that it is issued.

CERTIFIED LOCAL GOVERNMENT shall mean a local government certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic structures, to review areas for historically significant structures, and to develop and maintain the community planning and education process. This federal government program, authorized by the National Historic Preservation Act, 16 U.S.C. 470 et seq., provides for the participation of local governments in a federal/state/local partnership.

CHANNEL LETTERS shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

CITY OR THE CITY shall mean the City of Castroville and its authority of its city limits and extraterritorial jurisdiction (ETJ).

CITY CLERK shall mean the City Clerk of the City of Castroville or the authorized representative of the clerk.

CITY COUNCIL shall mean the governing body of the City of Castroville, Texas.

CITY ENGINEER shall mean a Licensed Engineer with the state of Texas or their representative with the City.

CITY ADMINISTRATOR shall mean the chief administrative officer of the City of Castroville and their designated representative.

CIVIC shall mean a designation for public sites dedicated for civic buildings and Civic Space.

CIVIC BUILDING shall mean a building operated by not-for-profit organizations dedicated to art, culture, education, recreation, government, worship transit, and municipal parking, or as approved by the Planning & Zoning Commission and City Council.

CIVIC SPACE shall mean an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships between their intended use, their size, their landscaping, and the buildings that front them.

CLEARANCE shall mean the height above the walkway, or another surface if specified, of the bottom edge of an element.

CLUSTERED LAND DEVELOPMENT OR CLD shall mean a Development Pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church clustered together in order to preserve open space. CLD takes the form of a small settlement standing free in the countryside.

COLLECTOR STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or collector streets will also be indicated in the Thoroughfare Plan when adopted which will be placed on file with the City Engineer.

COMMERCIAL shall mean the term collectively defining workplace, office, retail, and lodging uses.

COMMERCIAL SIGN shall mean a sign that directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.

COMMISSION shall mean the Planning & Zoning Commission of the City of Castroville, Texas.

COMMON DESTINATION shall mean an area of focused community activity, usually defining the approximate center of a pedestrian shed. It may include, without limitation to, one or more of the following: a Civic Space, a Civic Building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

COMPREHENSIVE PLAN shall mean a document adopted by the City that consists of graphic and textual policies that govern the future development of the City and that consists of various components governing specific geographic areas and functions and services of the City.

CONSERVATION EASEMENT shall mean a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

CONSTRUCTION shall mean the act of adding an addition to an existing building, structure or object, or the erection of a new principal or accessory building, structure, or object on any lot, parcel, or site.

CONSTRUCTION PLANS shall mean the scaled and dimensioned drawings intended to identify exactly how a proposed project will be constructed. Construction plans include, but are not limited to, the following information: cover sheet, plat, site plan, landscape plan, sign plan, drainage plans and calculations, building plans, plans for both public and private utilities, construction details, etc.

CONTRIBUTING shall mean a building, structure, site, or object within a designated historic district which:

(1) embodies the significant physical features and characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district; and

(2) was present during the period of significance relating to the documented significance of the district; and

(3) possesses historic integrity or is capable of yielding important information about the period.

COURTYARD shall mean the placement of a building within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Courtyard is a building type.

CURB shall mean the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

DANGEROUS STRUCTURE shall mean a structure that poses an imminent threat to public health or safety.

DEMOLITION shall mean an act or process which: (1) destroys a lot, parcel or site or building, structure or object in its entirety, (2) destroys a part of a lot, parcel or site or building, structure or object and permanently impairs its structural, historic or architectural integrity, (3) removes the building, structure or object or any part thereof from the original lot, parcel or site without the requisite moving permit, or (4) removes architectural elements and features from the exterior of a building, structure or object.

DEMOLITION BY NEGLECT shall mean improper maintenance, neglect in the maintenance of, or lack of maintenance of any structure or property with historic overlay zoning, which results in deterioration of the structure and threatens the preservation of the structure.

DESIGNATION shall mean the process by which the City Council may designate certain buildings, land, areas, and districts in the City with historic overlay zoning and define, amend, and delineate the boundaries thereof.

DESIGN GUIDELINES shall mean the "Design Guidelines for Historic Castroville, Texas" as adopted by the City Council and as may be amended from time to time. These are guidelines of appropriateness or compatibility of building design within a community or historic district. Design guidelines contain drawings accommodating "do's and don't's" for the property owner. The Historic Landmark Commission has the authority to administer design guidelines.

DESIGN REVIEW shall refer to the decision-making process conducted by the historic preservation board or an appointed historic preservation officer that is guided by established terms.

DEVELOPMENT shall mean any construction activity or alteration of the landscape, its terrain contour, or vegetation, including the erection or alteration of structures or land use.

DEVELOPMENT PATTERN shall mean options for land configuration for a Neighborhood Plan. The three types addressed in this UDO are Cluster Land Development (CLD), Traditional Neighborhood Development (TND), and Village Cluster Development (VCD).

DEVELOPMENT REVIEW COMMITTEE (DRC) shall mean staff members from each department overseeing development, infrastructure, and public safety that administer the provisions of this UDO.

DEVELOPMENT SIGN shall mean a sign announcing a proposed subdivision or a proposed building project.

DISPOSITION shall mean the placement of a building on its lot.

DISTRIBUTION MAINS shall mean off-site utilities serving a subdivision and other areas that are not laterals or service lines.

DRAINAGE shall mean any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or groundwater. It may include the construction, deepening, extending, opening, installation, or laying of any canal, drain, or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

DRAINAGE FACILITIES shall mean all facilities constructed within a subdivision related to stormwater drainage, including but not limited to swales, lawn areas, fences, structures, drainage facilities, drainage pipes, pumps, and detention and retention ponds.

DRIVEWAY shall mean a vehicular lane within a lot, often leading to a garage.

DUPLEX shall mean a building with two (2) units within one (1) structure on a lot. The configuration can be side by side, stacked, front to back, etc.

DWELLING shall mean any building or portion thereof, that is designed or used as living quarters for one or more families.

ECONOMIC HARDSHIP shall mean the inability of an owner to obtain a reasonable return or a reasonable beneficial use from a property with historic overlay zoning as required by the United States Supreme Court in Penn Central Transportation Company v. New York City, 438 U.S. 104 (1978) and subsequent decisions. A reasonable economic return does not have to be the most profitable return possible or allow the highest and best use of the property.

EDGEYARD BUILDING shall mean a building that occupies the center of its lot with setbacks on all sides. Edgeyard is a Building Disposition.

ELEVATION shall mean the exterior wall of a building that is set along a frontage line.

ENCROACHMENT shall mean any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

ENFORCEMENT OFFICER shall mean a public official or employee responsible for ensuring compliance with local zoning regulations and ordinances.

ENGINEERING STANDARDS shall refer to the City of San Antonio's Design Guidance Manual

EXTRATERRITORIAL JURISDICTION (ETJ) shall mean the area adjacent to the city limits of the City as created and authorized under Chapter 42 of the Texas Local Government Code. The City is authorized to control, among other things, subdivision as prescribed or defined by law.

EXTERIOR ARCHITECTURAL FEATURE shall mean but not be limited to architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

FACADE shall mean the portion of any exterior elevation on the building extending from the grade to parquet, wall, or eaves, and the entire width of the building elevation which are adjacent to the front on any right-of-way. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

FAUX NEON SIGNAGE shall mean signage created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

FEATHER BANNER shall mean a vertical portable sign, made of lightweight material that is prone to move in the wind, and that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. For purposes of this Chapter, a feather banner is an advertising device and sign.

FENCE shall mean a barrier or enclosure made of stone, brick, pierced brick or block, wood, or other permanent material of equal character, density, and acceptable design, including but not limited to masonry walls, chain link fences, barbed wire fences, picket fences, and privacy fences.

FILED shall mean the date when a submission has been deemed an administratively complete application. A plan or permit application shall be reviewed for completeness and be deemed administratively complete to be considered filed.

FINAL PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

FLAG/PENNANT shall mean a piece of fabric of distinctive design that is used as a symbol (as of a nation), identification, signaling device, or as decoration.

FLOODPLAIN shall mean an area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM (Flood Insurance Rate Map) of the City of Castroville.

FREESTANDING COMMERCIAL SIGN shall mean a sign supported by one or more columns, poles, or bars extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

FRONTAGE shall mean the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

FRONT PROPERTY LINE shall mean a lot line bordering a public frontage. Facades facing front property lines define the public realm and are therefore more regulated than the elevations facing other lot lines.

GALLERY shall mean an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlapping the sidewalk.

GOVERNMENT shall mean a federal, state or local government entity and includes the City of Castroville and Medina County.

GOVERNMENT SIGN shall mean a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government either directly or to enforce a property owner's rights. Local government includes any political subdivision including the county, the City, the school district, or an emergency services district.

GRADE shall mean ground level.

GREEN shall mean a Civic Space Place Type (CS) for unstructured recreation, spatially defined by landscaping rather than building frontages.

HALO LIT SIGN shall mean aluminum faces and sides (returns) mounted onto standoffs away from the wall which project either LED's or neon Illumination to the wall surface, giving the sign a halo effect.

HANGING SIGN shall mean a sign attached to underneath the canopy or awning.

HEIGHT shall mean the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to 1) the highest point of the roof's surface if a flat surface, 2) to the deck line of mansard roofs or, 3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

HISTORIC DESIGNATIONS shall mean an official recognition of the significance of a building, property, or district. Designation can occur on three different levels:

(1) Federal - The National Register of Historic Places (for both individual buildings and entire districts);

(2) State - Recorded Texas Historic landmarks (only for individual buildings) and State Archaeological Landmarks; or

(3) Local - designated under a municipal historic ordinance either individually as a landmark or as a locally designated district.

HISTORIC DISTRICT shall mean an area of the City containing a grouping of historic properties that are designated with historic overlay zoning and that may contain properties that are both contributing and non-contributing, but that is united historically or aesthetically. For the purpose of this section, the entirety of an historic district shall have historic overlay zoning.

HISTORIC LANDMARK shall mean any building, structure, object, site, or portion thereof that complies with 6.2.2

HISTORIC PRESERVATION shall mean the protection, reconstruction, rehabilitation, repair, and restoration of places and structures of historic, architectural, or archaeological significance.

HISTORIC LANDMARK COMMISSION (HLC) shall mean the five-member Board established under this UDO and appointed by City Council.

HISTORIC PRESERVATION OFFICER (HPO) shall mean the planning director or their designee who shall serve as the historic preservation officer for the City and who shall oversee the historic preservation program for the City.

HISTORIC REHABILITATION shall mean the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

HISTORIC RESOURCE shall mean any building, structure, object, or site that is 50 years old or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

HISTORIC RESOURCES SURVEY shall means a systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

HOME OCCUPATION shall mean a business operated entirely within a residence by its occupants, allowing no more than one non-resident employee on-site and limiting traffic to no more than two client/customer vehicles at a time, with no exterior signage or visible business activity.

HOME OWNER'S ASSOCIATION (HOA) shall mean an organization authorized by the Texas Property Code Section 202 that is established in part to provide for the maintenance of required drainage improvements.

HOUSE shall mean a single dwelling unit edgeyard building on a lot.

HOUSE-FORM OFFICE/COMMERCIAL shall mean a building type that is built at the same scale as a house but has been converted or intentionally constructed to serve an office of commercial purpose.

IBC/ICC (INTERNATIONAL BUILDING CODE/INTERNATIONAL CODE COUNCIL) shall mean the Code or Codes adopted by the City of Castroville to ensure public health and safety of buildings, including all related Codes.

IMPROVEMENT shall mean any building, structure, or object constituting a physical betterment of real property, or any part of such betterment, including but not limited to streets, alleys, curbs, lighting fixtures, signs and the like.

INFLATABLE SIGN shall mean an inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

INFILL/INFILL DEVELOPMENT shall mean new development on land that had been previously developed, including most greyfield and brownfield sites, or remainder lands surrounded by developed lands and cleared land within urbanized areas.

INITIATED DESIGNATION shall mean the historic designation procedure is considered to be initiated immediately when the City Council, the Planning & Zoning Commission, or the Historic Landmark Commission votes to initiate it or, in the case of initiation by the property owner(s), when the designation report is filed with the planning director.

INTEGRITY shall mean the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

INVENTORY shall mean a list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

LANDSCAPE shall mean any improvement or vegetation including but not limited to shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to subsurface alterations, site regarding, fill deposition, and paving.

LAYER shall mean a range of depth of a lot within those certain elements are permitted.

(1) First Layer shall mean the area of a lot from the frontage line to the facade of the principal building.

(2) Second Layer shall mean the area of a lot set behind the first layer to a depth of 20 feet in all Place Types

(3) Third Layer shall mean the area of a lot set behind the second layer and extending to the rear lot line.

LIGHTING shall mean any source of light that does not include natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, designed or used for outdoor illumination of buildings or homes, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights used for advertising purposes, externally or internally illuminated on- or off-premises advertising signs, and area-type lighting. The term includes luminous elements or lighting attached to structures, poles, the earth, or any other location.

LIGHT TRESPASS shall mean light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.

LOCAL HISTORIC DISTRICT shall mean a geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

LOCAL HISTORIC LANDMARK shall mean any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this UDO.

LODGING shall mean a place for temporary sleeping accommodation.

LOT shall mean a divided tract or parcel of land having frontage on a public right-of-way or on an approved Civic Space or open space having direct thoroughfare access and that is or may be offered for sale, conveyance, transfer or improvement that is designated as a distinct and separate tract, and that is identified by a tract, or lot number or symbol in a duly approved plat that has been properly filed of record.

(1) Lot, Corner shall mean a building lot situated at the intersection of two streets, the interior angle of such intersection not to exceed one hundred thirty-five (135) degrees.

(2) Lot, Double Frontage shall mean a building lot not a corner lot, both the front and rear lot lines which adjoin street lines. On a double frontage lot, both street lines shall be deemed front lot lines unless contrary to any restrictive covenant applicable to said property.

(3) Lot, Interior shall mean a building lot other than a corner lot.

(4) Lot, Reverse Corner shall mean a corner lot, the rear lot line of which abuts the side lot line of the lot to its rear.

LOT AREA OR LOT SIZE shall mean the amount of horizontal land area within lot lines. No building permit or development approval shall be issued for a lot that does not meet the minimum lot size requirements of this UDO.

LOT AREA PER DWELLING UNIT shall mean the lot area required for each dwelling unit located on a building lot.

LOT COVERAGE shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints.

LOT LINE shall mean the boundary that legally and geometrically demarcates a lot.

(1) Lot Line, Front shall mean the boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line provided a front and rear IBC setback are provided adjacent and opposite, respectively to the front line, and provided further that same front line does not violate any restrictive covenant applicable to said property.

(2) Lot Line, Rear shall mean the boundary of a building lot which is most distant from and is, or is most nearly, parallel to the front lot line.

(3) Lot Line, Side shall mean any boundary of a building lot which is not a front lot line or a rear lot line.

LOT OF RECORD shall mean a lot that is part of a plat that has been recorded in the office of the County Clerk of Medina County.

LOW-INCOME HOMEOWNER shall mean any homeowner that meets the U.S. Department of Housing and Urban Development (HUD) qualifications for low income.

LOT WIDTH shall mean the length of the principal frontage line of a lot.

LOW PROFILE SIGN shall mean a sign with a permanent foundation that is not attached to a building, but is a stand-alone sign which does not exceed 60 square feet in area and four feet in height.

LUMEN shall mean the unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture (as distinct from "watt," a measure of power consumption). The initial lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer. (Abbreviated lm)

LUMENS PER ACRE shall mean the total number of lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

LUMINOUS ELEMENTS (OF A LIGHT FIXTURE) shall mean the lamp (light bulb), any diffusing elements, and surfaces intended to reflect or refract light emitted from the lamp individually or collectively comprise the luminous elements of a light fixture (luminaire).

MAILBOX type structure shall mean a small frame structure that resembles a mailbox support to which a swinging sign is attached and is located on the applicant's property.

MAIN CIVIC SPACE shall mean the primary outdoor gathering place for a community. The main Civic Space is often, but not always, associated with an important civic building.

MAINTENANCE AGREEMENT shall mean an agreement between the City of Castroville, Texas and a Developer that will insure that installed appurtenances will be maintained in accordance with best management practices.

MANUFACTURED HOME shall mean a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

MASTER SIGN PLAN shall mean a comprehensive document containing specific standards for an entire project or property’s signs.

MARQUEE shall mean a structural feature of a building that provides shelter and sign space.

MESSAGE BOARD shall mean a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.

MINOR ALTERATIONS shall mean the installation or alteration to awnings, fences, gutters, downspouts, and incandescent lighting fixtures; restoration of original architectural features that constitute a change from the existing condition; alterations to signs; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

MINOR PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

MOBILE FOOD VENDORS shall mean any Business that operates or sells food for human consumption, hot or cold, from a Mobile Food Vending Unit.

MOBILE HOME shall mean a factory-assembled structure approved by the municipality with the necessary service connections made so as to be movable on site and designed to be used as a permanent dwelling.

MODULAR HOME shall mean a structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Modular homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

MONUMENT SIGN shall mean a ground Sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

MURAL shall mean artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Excludes any commercial message.

NAMEPLATE shall mean a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

NATIONAL HISTORIC LANDMARK shall mean a district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the U.S. Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

NATIONAL REGISTER OF HISTORIC PLACES shall mean a federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the local Historic Landmark Commission, by the state historic preservation office, and by the National Park Service under the Department of the Interior. Significant federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

NEIGHBORHOOD PLAN shall mean a neighborhood design plan created through a series of maps defining the physical form, Place Type allocation, block types, and extent of a settlement as required the UDO. The three Development Patterns addressed in this UDO are CLD, TND, and VCD and allow for the creation of a variety of Neighborhood Plan patterns.

NEIGHBORHOOD STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or neighborhood streets are indicated in the Transportation Master Plan and will also be indicated in the Thoroughfare Plan when adopted, which will be placed on file with the City Engineer.

NEON signage shall mean electric signs illuminated by small gas-charged glass tubes containing neon or some other form of rarified gas.

NONCONFORMING SIGN shall mean a sign lawfully in existence on the date the provisions of this UDO are adopted that does not conform to the provisions of this UDO, but was in compliance with the applicable standards at the time they were constructed, erected, affixed, or maintained.

NONCONTRIBUTING shall mean a building, site, structure, or object that is located within a designated historic district, but does not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because:

(1) It was not present during the period of significance;

(2) It does not relate to the documented significance of the property; and/or

(3) To alterations, disturbances, additions, or other changes, it no longer possesses historic integrity and/or is capable of yielding important information about the period.

NON-COMMERCIAL SIGN shall mean a work of art or message which is political, religious, or pertaining to a point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered or existing.

NON-CONTRIBUTING STRUCTURE shall mean a structure within a designated local Historic District that is not considered to be of historical significance or which does not possess significant physical features, historical associations, or historical architectural qualities.

NONRESIDENTIAL shall mean a property used for purposes other than to residential.

OBJECT shall mean a physical item associated with a specific setting or environment that is movable by nature or design, such as statuary in a designed landscape. The term "object" is used to distinguish it from buildings or structures as objects are constructions that are primarily artistic in nature or are relatively small in scale or simply constructed.

OFF-PREMISES COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed. This definition includes but is not limited to freestanding and billboard signs.

ON-PREMISE COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed. This definition does not include non-commercial signs.

OFF-SITE IMPROVEMENTS shall mean improvements made to a parcel of property in accordance with local policies that are not contained within the boundaries of the property.

ON-SITE IMPROVEMENTS shall mean improvements made to benefit a parcel or parcels of property in accordance with local policies that are within the boundaries of property being improved.

OPEN SPACE shall mean land intended to remain undeveloped; it may be for Civic Space, left natural, or integrate trials or other activities.

ORDER OF DEMOLITION shall mean a directive issued by the local Historic Landmark Commission indicating approval of plans for demolition of a designated landmark or property within a designated district.

ORDINARY MAINTENANCE shall mean activities relating to a property that would be considered ordinary or common for maintaining the property, such as a) repair using the same material and design as the original and does not require structural modifications; b) repainting; c) reroofing, using the same type; or d) repair of sidewalks and driveways.

OSSF shall mean on-site sewage facility, commonly referred to as septic systems, whether of a traditional or "engineered" design.

OUTDOOR DISPLAY CASE shall mean a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

OVERLAY DISTRICT shall mean zoning applied over one or more other districts, creating a second, mapped zone that is superimposed over the conventional zoning districts. Overlay district typically provide for a higher level of regulations in certain areas such as transit station areas, downtown areas, and historic districts, but may also be used to permit exceptions or less restrictive standards (fewer parking spaces in a downtown or transit station area, or more density in an economic development area).

OWNER shall mean the individual, corporation, partnership, or other legal entity in whom is vested the ownership, dominion, or title of property and who is responsible for payment of ad valorem taxes on that property; including a Lessor or Lessee if responsible for payment of ad valorem taxes.

PARCEL shall mean a contiguous tract of land owned by or controlled by the same person or entity.

PARK shall mean a Civic Space type that is a natural preserve available for unstructured recreation.

PARK AND RECREATION, PUBLIC shall mean an open recreation facility or park owned and operated by a public agency, such as the park department or school board and available to the general public.

PARK OR PLAYGROUND (PRIVATE) - Shall mean a structure or space on private land designated for recreation and play.

PARK OR PLAYGROUND (PUBLIC) - See "Public Recreation".

PATH OR PATHWAY shall mean a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

PEDESTRIAN shall mean any person afoot. A person who uses an electric personal assistive mobility device or a manual or motorized wheelchair is considered a pedestrian unless the manual wheelchair qualifies as a bicycle. For the purposes of this paragraph, “motorized wheelchair” means a self-propelled wheelchair that is used by a person for mobility.

PEDESTRIAN SHED shall mean the area covered by a 5-minute walk from the center of a neighborhood (about 0.25 miles or 1,320 feet). The acreage of the pedestrian shed is determined by the development pattern.

PERMANENT SIGN shall mean a sign constructed of durable materials which is affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation and are intended for long-term use. A permanent sign excludes a sign attached to a building or other permanent structural members with rope, string, wire, twine, or similar material.

PID shall mean a Public Improvement District as authorized by section 372 of the Texas Local Government Code.

PLACE TYPES OR PLACE TYPE ZONES shall mean geographic boundaries that use standards to establish the Building Types density, height, and other elements of the intended habitat. Each Place Type has associated standards relating to the private and public frontages.

PLACE TYPE ZONING MAP shall mean the official map or maps that are part of this UDO and delineate the boundaries of individual districts.

PLANNING & ZONING COMMISSION shall mean a board, appointed by the City Council, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the “Commission.”

PLAT shall mean a of a division of land creating building lots or tracts, showing all essential dimensions, and other information necessary to comply with the standards of the City of Castroville, approved by the City of Castroville, and recorded in the plat records of Medina County. It shall include plan, plat or replat, both singular and plural.

PLAZA shall mean a Civic Space type designed for civic purposes and commercial activities in the more urban Place Types, generally paved and spatially defined by building frontages.

POLE SIGN shall mean a sign permanently affixed to the ground by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a Building.

POLITICAL SIGN shall mean any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.

PORTABLE SIGN shall mean a sign which is not affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.

PRE-CONSTRUCTION shall mean a formal meeting with the City Engineer before a Subdivision Improvement Plan or Subdivision Improvement Plan Agreement may be approved.

PRE-DEVELOPMENT MEETING shall mean a meeting with City Staff required before a formal application submission for any plat, replat, or plat vacation may be submitted to the City.

PREMISES shall mean land together with any buildings or structures situated thereon.

PRESERVATION shall mean the stabilization of a historic building or site, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

PRESERVATIONIST shall mean someone with experience, education or training in the field of preservation.

PRIMARY FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIMARY SIGN shall mean the most dominant sign on the building. This may be a single sign or a combination of signs providing that the total square footage of the primary sign or signs does not exceed the total allowable square footage permitted for the building.

PRINCIPAL BUILDING shall mean the main building on a lot.

PRINCIPAL BUILDING FACADE shall mean the primary street side of the building facing the public realm.

PRINCIPAL ENTRANCE shall mean the main point(s) of access for pedestrians into a building or unit within a building.

PRINCIPAL FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIVATE FRONTAGE shall mean the privately held first lot layer and the facade of the building.

PRIVATE REALM shall mean privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.

PROJECT shall have the same definition as "development".

PROJECTING SIGN shall mean a two-sided sign projecting from a building and placed perpendicular to the building's front facade or placed at the building's exterior corner.

PUBLIC ENTITY shall mean a federal, state, or local government entity and includes the City of Castroville, Medina County, and Castroville Independent School District.

PUBLIC FRONTAGE shall mean the area between the curb of the vehicular lanes and the front property line.

PUBLIC IMPROVEMENTS shall mean any water, wastewater, paving, and drainage facility that will be maintained by the City.

PUBLIC INFRASTRUCTURE shall mean any portion of a street, drainage, water, and wastewater improvement system, including but not limited to any and all appurtenances related to such system, whether on or off-site, which is intended to serve more than one parcel of property, connects to existing public infrastructure, or intended to provide for the public health, safety, and welfare of the community.

PUBLIC REALM shall mean the streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

PUBLIC RECREATION shall mean publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events.

REAL ESTATE, FINANCE, AND CONSTRUCTION SIGN shall mean an attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.

REARYARD BUILDING shall mean a building that occupies the full frontage line, leaving the rear of the lot as the sole yard.

RECONSTRUCTION shall mean the act or process of reassembling, reproducing or replacing by new construction the form, detail and appearance of property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work or by reuse of original materials.

RECORDED TEXAS HISTORICAL LANDMARK shall mean a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Places designations.

RECREATIONAL VEHICLE shall mean a portable home designed as a temporary dwelling for travel and recreational and vacation uses or boat. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings. Only one recreational vehicle is allowed per unit.

REHABILITATION shall mean the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

RELOCATION shall mean any change of the location of a structure in its present location to another location within the city limits.

REMOVAL shall mean permanently moving a structure or feature or tree from its current location.

REPLAT shall mean a plat as defined in Chapter 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

RESIDENTIAL shall mean a structure designated and built for someone to live in.

RESPONSIBLE PARTY shall mean the owner/operator of the business being identified on the sign; the owner of the property where the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

RESTORATION shall mean the act or process of accurately recovering the form and details of a building, structure or object or lot, parcel or site and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacements of missing earlier work.

RE-SUBDIVISION shall mean the division of an existing subdivision, together with any change of lot size therein, or with relocation of any street lines.

RIGHT OF WAY shall mean the land located between the property line and the edge of the pavement of a public street or a utility easement in which a governmental entity has an interest.

ROOF SIGN shall mean an outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

SCREENED shall mean shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or feature so screened by a fence, wall, hedge, berm, or similar architectural or landscape feature.

SECONDARY FRONTAGE shall mean on corner lots, the private frontage that is not the principal frontage.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES shall mean a federal document providing standards and guidelines for the appropriate rehabilitation, preservation, restoration, and reconstruction of historic buildings.

SETBACK shall mean the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in this UDO. The Build-to-Line replaces the front setback in the zoning and subdivision standards. See Build-to-Line.

SHALL OR MAY shall mean the word “shall” shall be deemed mandatory, the word “may” shall be deemed permissive.

SHED AWNING shall mean an awning with two short sides in addition to the main canopy.

SHINGLE SIGN shall mean a small blade sign usually mounted on the ground floor level, displaying a building's professional tenant directory.

SIDEWALK shall mean a type of walkway paved with concrete or pavers.

SIDEWALK SIGN shall mean a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)

SIDEYARD shall mean the placement of a building within the boundaries of its lot to create a private sidey

with a setback to one side. Sideyard is a Building Type.

SIGHT TRIANGLE shall mean a triangular shaped area required on corner lots at the intersection of two streets including alleys that impact multi-modal traffic safety.

SIGN shall mean a structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from outside the building or structure shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

SIGN ADMINISTRATOR shall mean the officer appointed by the City Council with the authority to enforce this UDO. The Sign Administrator or designee shall review sign standards and applications. In the absence of designation by the City Council, the City Administrator shall serve as the sign manager. The term also includes any person designated to act on behalf of the Sign Administrator.

SIGN BAND shall mean the horizontal signage area on a valance or marquee.

SITE(S) shall mean the location of a significant event, a prehistoric or historic occupation or activity, building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, architectural, or archaeological value regardless of the value of any existing structure.

SITE PLAN shall mean the engineered or surveyed drawings depicting proposed development of land.

SKETCH DRAWING shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant. Review of a sketch drawing is not considered the filing of an original application or plan for development for purposes of Chapter 245 of the Texas Local Government Code.

SOIL CELL shall mean structures designed to be filled between the voids with soil and covered with pavement. Tree roots grow in the soil between the structural supports.

SQUARE shall mean a Civic Space designed for unstructured recreation and civic purposes, circumscribed by thoroughfares, spatially defined by building frontages, and consisting of paths and/or sidewalks, lawn and trees, formally lining the space.

STANDARD PROCEDURE shall mean the procedure to be followed for the approval of a subdivision when the land proposed to be subdivided.

STANDARDS shall mean the mandatory requirements or rules of this UDO.

STATE ARCHAEOLOGICAL LANDMARK shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called "archaeological" landmarks, this designation can include buildings as well as archaeological sites. For a building to be designated as a State Archaeological Landmark, it must first be listed on the National Register of Historic Places. Damage to a State Archaeological Landmark is subject to criminal, not civil, penalties.

STATE HISTORIC PRESERVATION OFFICE (SHPO) shall mean the State Office responsible for administering federal historic preservation programs as defined in the National Historic Preservation Act of 1966 as amended and subsequent legislation. The Executive Director of the Texas Historical Commission serves as SHPO for the State of Texas.

STORY shall mean a habitable level within a building, excluding an attic or raised basement.

STREET shall mean a local urban thoroughfare of low speed and low to moderate capacity.

STREET WIDTH shall mean the measurement from back-of-curb to back-of-curb.

STREET LINE shall mean the right-of-way line of a street.

STREET NETWORK PLAN shall mean the system of thoroughfares identifying the physical location of each thoroughfare and its Street Type.

STREET TREES shall mean any tree that is growing in the City right-of-way, whether in improved (between the sidewalk and the curb) or unimproved (no sidewalk and/or curb) right-of-way.

STREET TYPE shall mean a particular type of street and its characteristics, including right-of-way width, number and dimensions of elements, and the intended purpose of the street.

STRUCTURE shall mean anything constructed or erected, the use of that requires location on the ground, or that is attached to something having a location on the ground.

SUBDIVIDER shall mean the person, firm, partnership, association, corporation or other legal entity subdividing a piece of land to be sold or otherwise handled for their own personal gain or use.

SUBDIVISION shall mean the division of any lot, tract or parcel of land into 2 or more parts in order to lay out a subdivision of the tract, including an addition to the City, to lay out a neighborhood, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

SUBDIVISION IMPROVEMENT PLAN shall mean any project for the erection, construction, alteration, repair or improvement of any public structure, building, road, or other public improvement of any kind.

SWALE shall mean a low or slightly depressed area for drainage, usually vegetated.

TERMINATED VISTA shall mean a location at the axial conclusion of a Thoroughfare or Pedestrian way. A building located at a Terminated Vista, designated on a Neighborhood Plan, is required or recommended to be designed in response to the axis.

TEXAS DEPARTMENT OF TRANSPORTATION AND/OR TXDOT shall mean the state agency authorized by the State Legislature, or its successor agency, to regulate matters related to highway and road construction. (Note: When any TxDOT standard, "Item" regulation, definition, or other matter is referenced, utilized, or adopted herein, the City also specifically adopts by this note of reference, and shall automatically apply without further amendment to this UDO, the applicable successor TxDOT standard(s), "Item(s)", regulation(s), definition(s) or other matter(s), as amended by state law over time).

THOROUGHFARE shall mean a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

UPLIGHTING shall mean lighting that is directed in such a manner as to project light rays above the horizontal plane running through the lowest point on the fixture where light is emitted.

USE shall mean the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of such activity with respect to the standards of this UDO.

UTILITY, MAJOR shall mean public or quasi-public utility facilities less widely distributed than essential or limited utility facilities and of such a nature as to have an high degree of impact on adjoining properties. Typical uses include electrical generating plants, regional water and wastewater treatment plants, waste transfer stations, and sanitary landfills.

UTILITY, MINOR shall mean public or quasi-public utility facilities of such a nature as to have an intermediate impact on adjoining properties. Typical uses include electrical and natural gas substations, communication equipment exchanges, construction/demolition landfills, reservoirs and water tanks, and radio, television, and microwave transmission towers.

UTILITY, PRIVATE shall mean regulated enterprise, with or without a franchise, for providing needed service including but not limited to electric, natural gas, cable TV, and other communication systems, but not including cellular towers, that are not owned and operated by the city, county, state, federal government, or special utility district.

VALANCE shall mean the portion of an awning that hangs perpendicular to the sidewalk.

VEHICLE SERVICES shall mean the use of a site for the maintenance, repair, fueling, washing, or servicing of motor vehicles, including but not limited to automobiles, trucks, motorcycles, and similar motorized equipment.

VILLAGE CENTER DEVELOPMENT OR VCD shall mean a development pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church with dense P4 and P5 Place Types surrounded by Open Space. Vehicles are kept on the periphery and rear of the development.

WALKABILITY shall mean a measure of how easy it is to travel a place by walking. Walkable places are safe, comfortable, interesting, and have useful destinations.

WALKWAY shall mean the section of the public frontage dedicated exclusively to pedestrian activity.

WARRANT shall mean a ruling that would permit a practice that is not consistent with a specific provision of this UDO, but that is justified by its intent. Warrants are granted administratively by the Development Review Committee.

WINDOW SIGN shall mean a sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window. Merchandise displays shall not be considered window signs.

YARD SIGN shall mean a permanent freestanding sign in the private frontage, including a supporting post or posts.

Links

- Comprehensive Plan
- Thoroughfare Plan
- Engineering Standards
- Parks Plan

APPENDIX A

HISTORIC DESIGN GUIDELINES



CASTROVILLE DESIGN GUIDELINES

Guidelines for the repair, rehabilitation or reconstruction of historic landmark properties and structures in Castroville, Texas

Prepared for the City of Castroville by the Castroville Historic Landmark Commission current and past Commissioners Tot Albro, Richard Baes, Tom Campbell, Paul Carey, Ken Conway, Priscilla Garrett, John Guzman, Pamela Higdon, Kyle McVay, Carole Romano, Scott Small and Arlene Smith.
Additional contributions by present and past Historic Preservation Officers Arthur Campos, Jr., AIA, Kathy Rodriguez, Assoc. AIA and Imogen Cooper.

December 10, 2014










A LETTER FROM THE CASTROVILLE LANDMARK COMMISSION

Dear Neighbors:

We hope this booklet will help you plan exterior work on your historic resource building(s) and properties in Castroville.

You own a part of our city's unique heritage: its past charm, its present vitality and its future direction. Special zoning rules guarantee your right to protect that heritage, and your Commission helps to ensure that the rules are followed, which will keep up your property values by protecting the integrity of the town.

Remember, the Commission must approve any proposed work on a historic landmark building's *exterior* before the City can issue a building permit. So please read this booklet carefully: It shows you the rules are reasonable, consistent and easy to follow.

Please stop by City Hall to sit in on one of our meetings. We welcome you. The Commission members are your neighbors, and we volunteer our time to serve our community. We look forward to seeing you.

Sincerely,

Paul Carey, Chair

And Commissioners:

Richard Baes	Tom Campell
Priscilla Garrett	Pamela Higdon
Carole Romano	Arlene Smith



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Introduction

WHY HAVE DESIGN GUIDELINES?

The guidelines are meant to describe in plain language how to make changes to historic properties in a way that complements the historical character of the historic resource and meet needs for growth and change. The guidelines plainly show design requirements for property improvements with drawings and photos that will help you blend new construction and repair with the historic property already in place.

Change and maintenance of historic resources are encouraged by the Landmark Commission. This book's purpose is to suggest to you appropriate changes that will improve your property and maintain its market value.

In 2002, Castroville was chosen as the pilot community to initiate with the Texas Historical Commission (THC) the Visionaries in Preservation program (VIP). The program was sponsored by the THC, the state agency for historic preservation. Over sixty volunteer community members from Castroville attended visioning workshops. Seventeen residents served on a local leadership taskforce who then developed a vision for Castroville, setting a course for the future of their community. Out of those workshops and its vision came a published VIP Plan, called *Castroville: A Historic Preservation Action Plan, THC, October 2002.*

Goal 1 of the *VIP Plan* is to "Protect the historic character and buildings of Castroville through progressive preservation policies."

To realize Goal 1, a priority-one policy of the VIP Plan is to "Develop illustrated design guidelines for the historic districts in Castroville."

The Castroville Landmark Commission, in answer to that call for design guidelines, has developed this booklet, which set standards for you to use in the care of your historic resource.

The guidelines are meant to help historic resource property owners in plain language about how to make changes to their house or other parts of their property in

These guidelines help you, the property owner, and the Castroville Landmark Commission to determine how to make exterior changes to your historic property.

A historic resource refers to a historic building, site or structure.

Change and maintenance of historic resources is encouraged by the Landmark Commission.

A priority-one policy of the VIP Plan is to: "Develop illustrated design guidelines for the historic districts in Castroville."

WHY HAVE DESIGN GUIDELINES? (con't)

a way that complements the historical character of their landmark. As an interface between the preservation ordinance and the property owner, the guidelines show design requirements for property improvements with drawings and photos that will help you blend your new construction or repair with the historic property already in place.

There are several points to remember when using the guidelines:

- Every building is unique.
- Even buildings that look identical have a few architectural details or a setting that distinguishes them from any other building. What's appropriate for one building may be inappropriate for another.
- This means that what is appropriate for one building may be inappropriate for another.
- Each building must be looked at on an individual basis by both the property owner and the Castroville Landmark Commission.
- The guidelines apply only to the *exterior* of your property.
- You need permission to replace an old fence or build a new one, install shutters, rebuild steps, and build an addition or garage.
- You do not need to come before the Commission if you repair and replace exterior parts of your building with like materials. This is called routine maintenance, an important part of preservation.
- You do not need to come before the commission to change the interior of a historic building, unless the interior is designated as historically significant by Local, State or Federal designation.

Over the years, some historic buildings have been altered or details have been removed. Although the ideal may be to restore these buildings to their original appearance, the guidelines and the Commission

Every historic building is unique.

What is appropriate change for one building may be inappropriate for another.

Change to a landmark happens only when the owner decides to initiate the change.

The Commission does not initiate change to a historic resource.

The guidelines apply only to the exterior. And the Commission regulates only exterior changes.

WHY HAVE DESIGN GUIDELINES? (con't)

acknowledge that an exact restoration is not always economically practical.

Recently, Castroville adopted a historic preservation ordinance. This ordinance describes the job of the Castroville Landmark Commission and sets the time frame for commission action.

The ordinance also describes how the Commission will review exterior architectural changes to the town's ninety-six landmark properties when an owner decides to improve a property and requests a building permit.

These design guidelines were written by the Castroville Landmark Commission and its Historic Preservation Officer; they were adopted as part of the Commission's procedures. It includes pictures and photographs of best design practices for everything from historic window repair to the best location for an addition to a landmark house.

These design guidelines were not put into place to require verbatim recreation of historic structures but, rather, to encourage modern additions and new construction that fits in with and enhances the value of the surrounding property. They are meant to be helpful descriptions. The Castroville Landmark Commission hopes that they will help anticipate change and growth as well as making sure that they occur in ways that enhance the existing historic character of Castroville.

When you are ready to make an exterior change to your historic property or build something new on your lot, contact the Castroville Historic Preservation Officer. Many types of projects are listed in this guidebook, but not all. The job of the Historic Preservation Officer is to assist you with your case before the commission to acquire a Certificate of Appropriateness (COA) which is your passport to acquiring a building permit from the City's Development Services.

The Historic Preservation Ordinance also describes how the Commission will review changes to the town's ninety-six landmark properties when an owner decides to improve his or her property and requests a building permit.

When you are ready to make an exterior change to your historic property or build something new on your lot, contact the Castroville Historic Preservation Officer.

Prior to getting a building permit you may need review by the Commission.

CASTROVILLE'S HISTORIC BUILDING TYPES AND CHARACTERISTICS











Historical Overview*

Twenty miles from downtown San Antonio and nestled in the Medina Valley sits Castroville, more a village in feel than a city. Castroville was officially settled in 1844 by Henri Castro and a cadre of immigrants recruited primarily from the Alsace region of France. It still retains the character and the fabric built by its founding families, and adapted by those who made this community home for more than 150 years.

Alsatian-influenced vernacular dwellings hug the narrow streets, standing on lots within groups of distinctly placed outbuildings -- cisterns, barns and smokehouses to name a few. Homes constructed later, such as the Sears & Roebuck Queen Anne kit house built in 1911 at 509 Florence, still respect the traditional site plan indicative of an early Texas agricultural village. Gracious lots still frame the lazy Medina River, the most desirable location for early settlers to build and still coveted property today.

Castroville is surrounded by a picturesque combination of river valley farmland and scrub brush of South Texas and the Hill Country. Seemingly isolated from the growth and development of San Antonio, Castroville has begun to feel pressure as the metropolis expands west toward undeveloped land. With little to no control over the shape of development outside its city limits, Castroville contemplates how future highway and suburban development will affect its character and attractiveness as a community. The farmland, open space and vistas of Castroville and Medina County also tell the story of Castro's colonies and their evolution. Balancing the integrity of the land with that of the built environment will be critical if Castroville is to maintain and enhance its unique sense of place.

Castroville's Historic Building Characteristics

Scholars have long recognized the importance of the architecture of Castroville. We've earned state and national recognition and were named one of the first *Preserve America* communities in the United States and the first in Texas. During the 1920s and 1930s, architects

** The Commission has included for your information the "Historical Overview" from the Castroville VIP Preservation Plan, completed in 2002. The complete plan is available in our public library.*

CASTROVILLE'S HISTORIC CHARACTER

Dave Williams and Samuel Gideon photographed the area extensively. As early as 1933, the federal government included Castroville in its Historic American Buildings Survey (HABS), one of the Works Progress Administration projects. By 1935, the project was continued on a permanent basis by the National Park Service, the Library of Congress, and the American Institute of Architects. Two buildings in Castroville (the Vance Hotel and Andrew Carle House) were among the first structures in Texas recorded under the HABS program in 1934 under the direction of Marvin Eickenroht of San Antonio. Additional buildings were recorded in 1936.

The *2001 Historic Resources Survey of Castroville* reveals that domestic or residential architecture represents 83% of all of the historic buildings in Castroville. This group comprises 247 of the 446 buildings identified in the survey. All other categories of building types encompass 17% of the total number of historic buildings. The building types represented in the survey break down as follows:

Domestic/Residential	247 buildings
Commercial	33 buildings
Institutional	10 buildings
Cemeteries	7 sites
Industrial	1 building
Transportation	2 structures

Alsatian Character of Castroville's Historic Residential Architecture

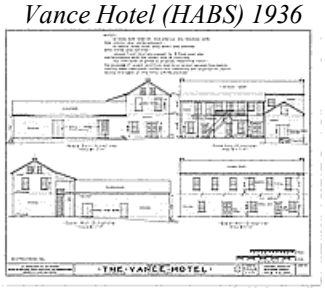
The architecture of Castroville is unique within the state of Texas for its Alsatian-influenced character. This is one of the reasons Castroville was selected by the Texas Historical Commission as one of the first three National Register nominations from the state submitted to the National Park Service in 1970. This style of architecture is characterized by its rectangular plan, sloping roofline, unusual placement of exterior openings and chimneys, and its use of casement windows.



Vance Hotel (HABS) 1936



Vance Hotel (HABS) 1936



Vance Hotel HABS Drawing,1936



Vance Hotel/Landmark Inn 1849



Carle Store (HABS) 1936



Carle Store & House (HABS), 1936

CASTROVILLE'S HISTORIC CHARACTER

One of the most graceful and elegant characteristics of the Alsatian homes is the roofline. The end gabled roofs are characterized by a short sloping roof on the front of the house and a long, extended roofline to the rear of the house, which often covered a back porch or work area and sometimes came within five feet of the ground. Originally used in the Alsatian region to efficiently shed snow, a high-pitched roofline gradually evolved in Castroville to a more flattened pitch. The earliest roofs were probably thatched, as they were in Alsace.

Listing Castroville's historic domestic architecture by folk or vernacular style, the statistics look like this:

Alsatian	87	37% of all residential
Bungalow	52	22% of all residential
Two-room	19	9% of all residential
L-Plan	19	9% of all residential
Minimal Traditional	14	8 % of all residential
Center-passage	11	7% of all residential
Modified L-Plan	7	3% of all residential
Pyramidal Cottage	4	2% of all residential
Duplex	4	1% of all residential
Cumberland Plan	3	1% of all residential

Later in the Design Guidelines, in the section titled, "What Style Am I?" the entire story of Castroville's interesting architecture is told with helpful hints to identify the architectural style of your landmark.



709 Florence (1911 Sears Catalog House)

Historic American Building Survey (HABS) 1934-36



Pingenot House (HABS), 1845



Pingenot House (HABS)



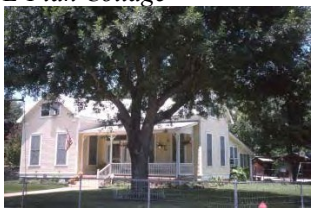
Pingenot House, 2001



Bungalow (Craftsman)



L-Plan Cottage



L-Plan Cottage

Projects

ADDITIONS TO BUILDINGS

Policy:
Design a new addition to a historic building so the original character is maintained. New additions should be designed to preserve the historic character of the primary structure.

Existing Additions
Some early additions may have taken on historic significance. One constructed in a manner compatible with the original building and associated with the period of historic significance may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration or demolition.

In contrast, more recent additions usually have no historic significance. Some later additions detract from the character of a building and may obscure significant features, particularly enclosed porches. Removing such noncontributing additions should be considered.

Additions in Castroville
Many early houses in Castroville have historically significant additions. Sometimes the shed-like rear of the familiar "salt box" shape is the result of an early addition. Other types of additions are rooms added sequentially to the rear of the house. They, too, are historically important and significant to the house and should be retained during any remodeling.


Typical "salt box" shape of Castroville's buildings.


Proportional addition to side of Castroville house.


Addition to rear of house with an entrance.


Carport addition to house made of simple materials.


Garage addition and connector to historic home.

ADDITIONS con't



Typical sequential additions to Castroville houses.



Another house showing additions of diminishing size.

Two distinct types of additions should be considered:
1) Ground level will involve expanding the footprint of the structure;

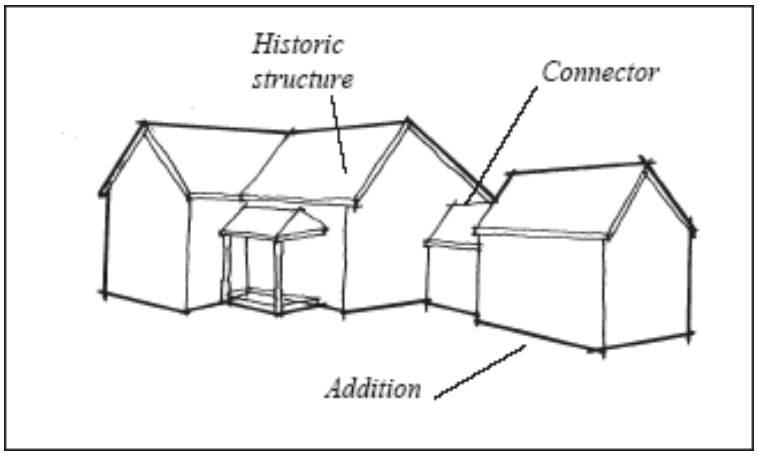
2) Rooftop can often be accomplished by installing dormers to provide more headroom in an attic.

In either case, an addition should be sited to minimize negative effects on the building and its setting. Keep the roof pitch, materials, window design and general form to be compatible.

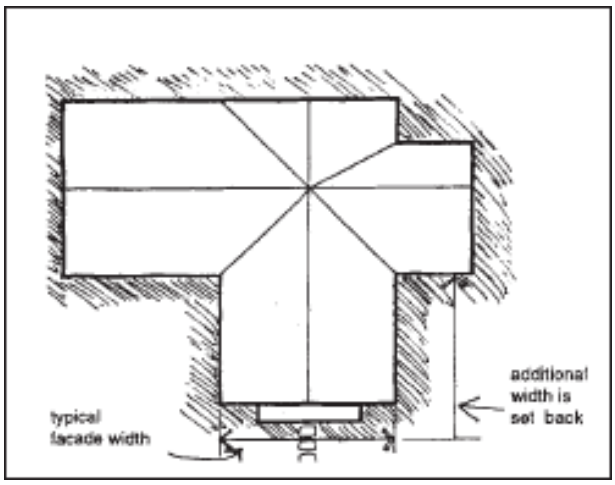
Guide to designing additions:

- Ensure that the addition will not have a negative effect on the building's historic character;
- Avoid removal of character-defining architectural features;
- Keep additions subordinate in scale and character to the main building;
- Locate an addition to the side or rear of the building;
- Design an addition to be lower than the original building so the historic one predominates;
- Add dormers to the roof of a one-story house to expand upstairs. They will usually have less impact than constructing an entire additional story;
- Use materials similar to those used historically;
- Avoid the use of vinyl or aluminum siding.
- Design an addition so it blends well with but does not look "historic."

ADDITIONS con't



If the addition is to be built to the side of the original structure, a connector could help distinguish the addition from the rest of the historic house.



An addition that is stepped back from the front of the historic building also helps to distinguish it from the original historic house. If the original orientation of the house is horizontal, the addition should also be constructed in a horizontal direction



Design an addition to a historic structure such that it will not destroy or obscure historical feature, especially on the front of the house. This one obscures the front porch, for example, and is inappropriate.



Roof additions, like this dormer, are appropriate if in scale with the size of the house.

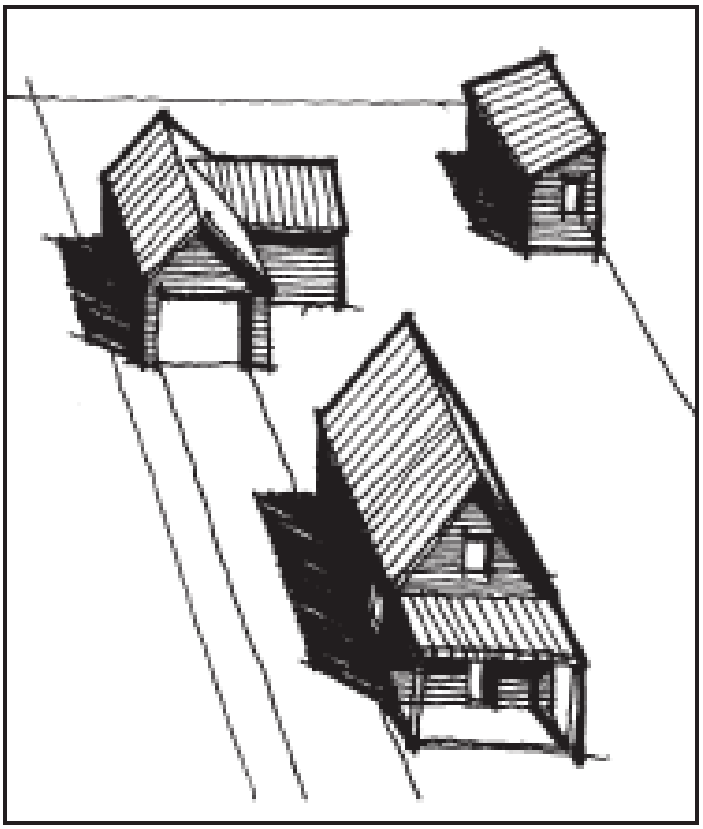


Use of vinyl siding and an aluminum screen door, as in this addition, is not in keeping with the historic materials of the house.

GARAGES AND ACCESSORY BUILDINGS

Policy:
Historic garages, smokehouses, well buildings, barns, and so on (accessory buildings), should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it so that the accessory structure provides new functions.

Background
Accessory structures are traditionally important elements of a residential site. Because these secondary structures help us understand how an entire site was used historically, their preservation is strongly encouraged. For example, smokehouses and barns in Castroville tell us the agricultural and rural roots of the town. Such outbuildings are important to Castroville's story and should be preserved.



Accessory structures include garages, carriage houses or sheds. Traditionally these structures were important to a residential site.



Outbuildings are constructed of traditional materials like stone and wood and have tin or shingle roofs.



Outbuildings typically they stand alone at the edge of a lot line.



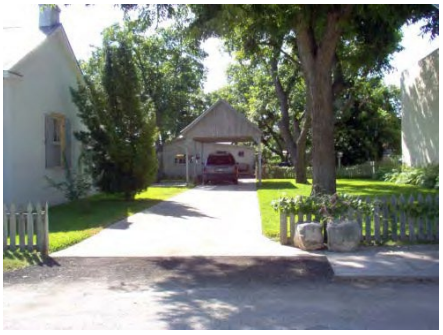
Typical well buildings



Typical Smokehouses

GARAGES continued







Preserve a historic accessory building when feasible.
When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original location.

Materials.
Use board and batten siding, horizontal wood siding or stucco is recommended. Vinyl and aluminum siding are not recommended for the walls, but are acceptable for the soffits.

Guide to designing garages and carports:

In the case of a two-car garage, two single doors are preferable and present a less blank look to the street; however,

Carports should be set back from the street and constructed of wood, if possible. The roofline should be pitched and should not compete with the main house.

Locate the garage or carport to front onto a secondary street, if possible not onto the street the house faces.

Construct accessory buildings that are compatible with the primary structure.

In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly.

WINDOWS AND SHUTTERS

Policy:
Preserve the character-defining features and distinct arrangement of historic windows. New windows should be in character with the historic building. This is especially important on primary or front facades. Because windows significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are important considerations.

Background
Windows give scale to buildings and provide visual interest. Distinct window designs help define many historic building styles. They are often inset into relatively deep openings. Casings and sash components may have substantial dimension that casts shadows that contribute to the character of the historic style.

Windows in Castroville

The original designs of many Castroville houses featured wooden casement windows arranged asymmetrically; often windows had solid wood shutters on the outside. The Tardé Hotel (1310 Fiorella St.) has casement windows. Earlier homes had few openings, which helped protect the houses from the weather. This irregular window arrangement resulted either from the houses being constructed over a period of time or placement based on function rather than aesthetics.

Most of casement windows were eventually replaced with double-hung wooden sash windows, which allowed more light into the interiors. Some of the old casement windows still survive, particularly in the upper floors and in the rear of some of the houses.

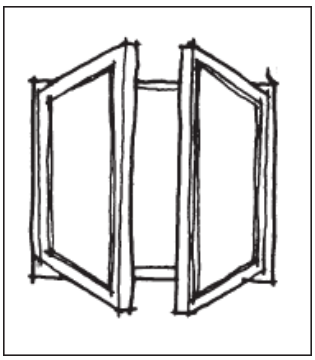

Casement window


Double hung window

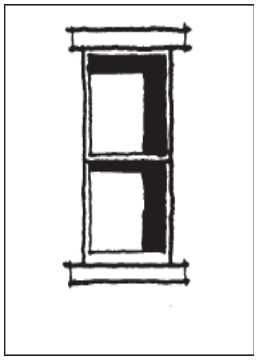

Double hung window & shutters


Double hung window & shutters, The Tardé Hotel, 1852

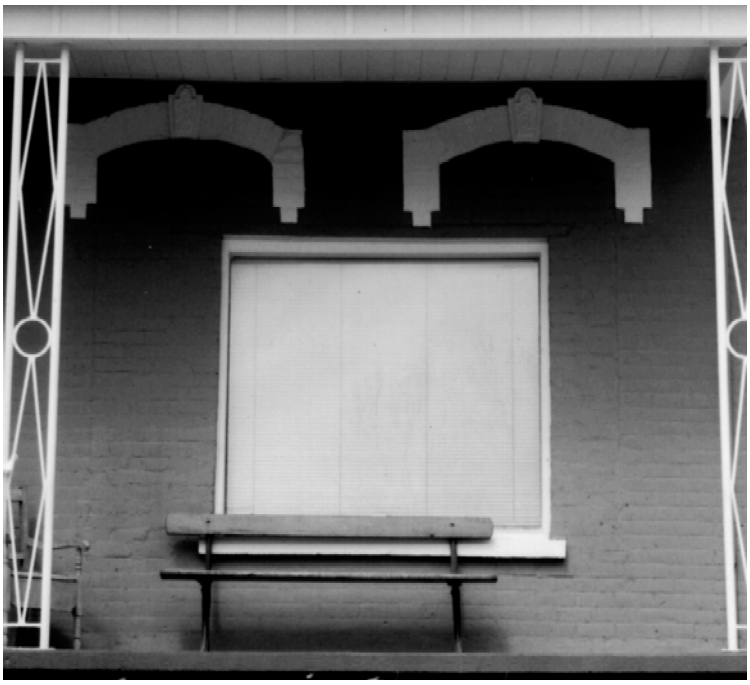
WINDOWS, continued



Casement Window



Double-hung Window



Preserve ornamental trim around windows along with historic window openings. Filling in windows, particularly on the front or primary façade destroys much of a building's historic character and is not recommended and strongly discouraged..

Repair guidelines for windows:

1. Retain and repair all original window sashes and frames;
2. Replace the window with wood of the same dimension and profile if all or most of the window is beyond repair;
3. Use a compatible substitution if repair or replacement is cost prohibitive; and
4. Avoid the use of aluminum frames.

Maintenance:

1. Maintain paint on all exposed surfaces to protect wood from rot;
2. Replace old glazing compounds because they can leak air; and
3. Install new weather-stripping to reduce air leaks.

WINDOWS, continued

General Recommendations:
Most windows in older Castroville buildings are tall, narrow and double-hung; they have two balanced sashes, one sliding over the other vertically. Each sash is divided into panes. The number of panes in each sash determines if a window is six-over-six, two-over-two, etc.

- Maintain the original number, size and shape of windows and the original number of glass panes (or "lights"). Retain the wood trim that frames the window openings.

- Maintain art or stained glass. Requests to install art or stained glass are considered on an individual basis. Such glass is not appropriate to many Castroville houses, especially the "Alsatian" design; the use of art or stained glass is in keeping with the "Victorian" style.

- Avoid creating picture windows or windows with horizontally divided panes where they did not previously exist. When replacing windows, use wooden frames and sashes on the front of a building. For screens, use simple wooden frames.

- Find evidence of the original sizes and shapes of the window openings to restore altered windows. If evidence does not exist, look at houses similar to yours. Contact the Historic Preservation Officer for help at any time.

- Historic shutters are also an important architectural detail. Designed to protect the glass and close out light, shutters should be large enough to cover the window when closed. In late twentieth-century houses, shutters are sometimes merely decorative, tacked onto the wall, and are smaller than the window. Ensure shutters are appropriately sized to fit the window.



This six-over-six true divided light sash, double hung window is important to the period of the house. Also note that when closed the shutters cover the windows.



These upper story windows are 19th century, but those on the ground story are 20th century replacements



Ornamental openings in attics are important and should be retained.

DOORS AND SCREEN DOORS

Policy:
A historic door and its distinct materials and placement should be preserved. A new door should be in character with the historic building. This is especially important on primary facades.

Background
Doors give scale to buildings and provide visual interest to the composition of building facades. Some doors are associated with specific architectural styles. For example, glass paneled doors with stained glass are used in a variety of period designs. Many historic doors are noted for their materials, placement and finishes. Because an inappropriate door can severely affect the character of a historic house, avoid radical alteration to an old door or, if necessary, choose a new door that is appropriate to the design of the house.

Doors in Castroville
The most common type of door in Castroville is a solid, single wooden door with panels. Some early homes have two front doors, and these entries should be retained. Some houses have double doors composed of two slender doors that swing out. Late nineteenth-century homes may have front doors that also feature a window over the door, called a transom, and/or windows on either side of the door, called sidelights. Covering the transom distorts the strong vertical proportions of doors and windows.

Even the simplest houses in Castroville have well-defined entries that feature well designed doors. Old wooden screen doors are also important and often feature decorative inserts, which should be repaired and retained. Many were designed to enhance the front door, not hide it.

Castroville Doors



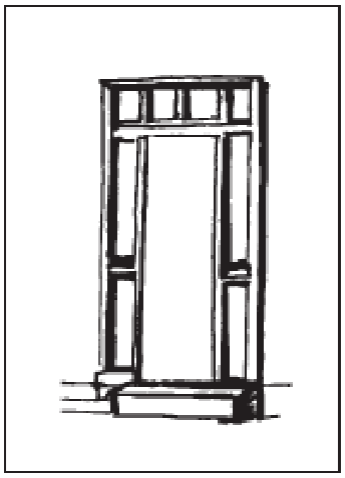
Typical double doors


Doors with transoms

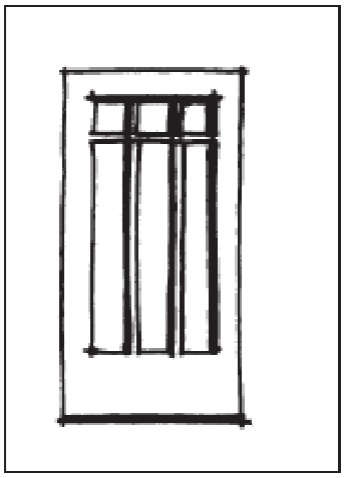

Doors with sidelights and transoms


Typical double door front

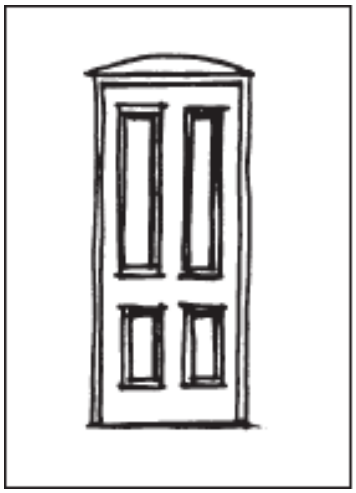
DOORS, continued



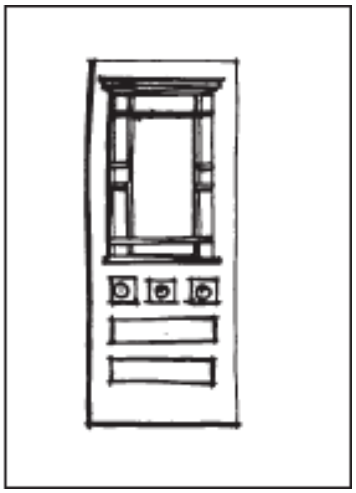
Door with transom and sidelights



Craftsman style door

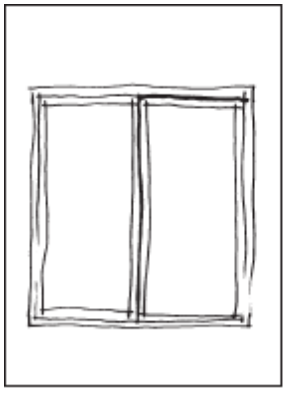


Paneled door

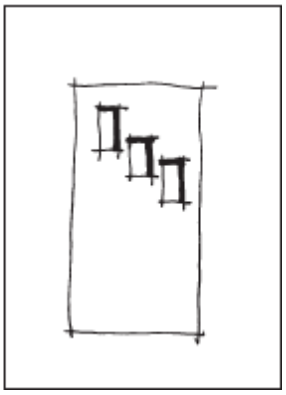


Glass paneled door

Inappropriate doors



Aluminum sliding doors



Flush-faced door with small lights

Repair Options:

1. Retain and repair deteriorated entrance doors and screen doors. Ensure proper operation and install secure hardware.
2. Expose boarded up transoms where possible.
3. Replace a badly damaged or missing door with one salvaged from a house of the same period or a new door of the same design.
4. Replace a missing or unrepairable damaged screen door with a new wooden screen of appropriate dimensions.
5. Substitute with a new door of compatible design if repair or replacement cost is prohibitive. If a wooden screen door is too expensive, install a factory painted aluminum door.

Maintenance:

Always maintain paint on wooden doors. Properly hung doors will seal out air leakage and be more energy-efficient.

DOORS, continued

General Recommendations:
Most doors in Castroville are wood and many are paneled or have glass surrounds like transoms or sidelights. The doors on the front of the house are the most important. Doors at the rear or hidden from the street are less important and, therefore, are less important to maintaining overall historic character.

- Maintain features important to the character of a historic doorway. These may include the door, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights;
- Avoid changing the position and function of original front doors and primary entrances. If necessary, use replacement doors with designs and finishes similar to historic doors;
- Avoid using a metal door; if seen from the street it is inappropriate where the original was wood;
- Use door frames and door sills that are of the same proportion as the original. Doors that are flush with the threshold are inappropriate;
- Avoid "storm-doors" or solid glass doors; and
- Retain wooden screen doors whenever possible.



Double doors are character-defining features at ground level as well as at the second story.



Retain decorative wooden details & panels.



Old screen doors always add interest, even to modest houses.



Wooden doors add interest to accessory buildings, too. This door may be "younger" than the structure, but it has significance and should be retained.

SIDING AND WALL SURFACES

Policy: Preserve original historic building materials whenever feasible. When the material is damaged, it is recommended to match the original material with in-kind material or with compatible substitute material. Never cover original historic building materials with aluminum, vinyl siding or other inappropriate material. Do not subject original material to harsh cleaning treatments, like sandblasting.



Early Castroville houses used stone as the primary material

Background: Stucco, limestone, board and batten, and numerous profiles of wood siding cover the houses of Castroville. The oldest houses use stone as the primary building material. Most were covered with a soft lime plaster or stucco and then whitewashed. This was practical because most buildings were constructed from rubble stone and used mud and straw for mortar. Such a combination would shift and deteriorate if exposed to the elements. Limestone is a soft stone and absorbs water. Newer houses from the late nineteenth-century often use horizontal wood siding instead of stone. Brick was rare because of its relative expense. In each case, the distinct characteristics of the primary wall building material, including the scale of the material unit, its texture and its finish, contribute to the historic character of a building.



Many stone houses were covered with protective limestone plaster or stucco painted white or cream color.



Historically, some owners plastered only the front façade.

Repair Options for Stone and Stucco Wall Surfaces:

- Retain and repair deteriorated stone and mortar. Remove any non-original mortar and cement plaster from the wall. Replace mortar to match original in composition, color and profile.
- *Avoid Portland cement plaster as mortar or stucco material.* Because it's harder than the softer stone, it will cause the stone to crumble.
- Reinstall a soft limestone plaster if the majority of the building is plastered and/ or the stone is soft,
- Clean mildew from stucco and stone with water/bleach solution and a soft brush. Avoid high-pressure water cleaning methods or harsh chemicals. Consult with the Historic Preservation Officer for specific advice.
- Consider removing the face of the stone and replacing with a soap or shallow stone if only the original stone has sustained damage. Avoid using CMU block as a finish exterior wall material.



Secondary structures were less often plastered.



Later 19th century houses used horizontal wood siding, which should be regularly painted.

SIDING AND WALL SURFACES



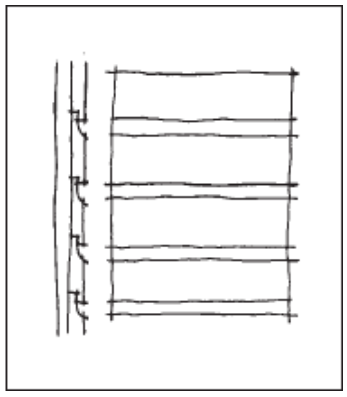
Some houses have decorative "fish scale" shingles, as well as regular shingles and horizontal siding.



Inappropriate stone veneer obscures the historic house.



Clapboard Siding,



Drop or novelty siding.

Repair options for wood siding:

1. Retain and repair existing wood siding and trim. Remove any nonoriginal siding material and repair the underlying original siding. Reinstall trim of matching profile and dimensions if missing or damaged.
2. Replace with new wood to match in size and profile if parts of the original siding and trim are missing or deteriorated beyond repair.
3. Consider installing nonmatching siding on the rear of the house if portions are deteriorated beyond repair. Reinstall salvaged, original siding on more prominent facades, particularly the front of the house. Alternative siding should have the same profile as the original. It can include newly milled wood siding, cement board siding, such as smooth Hardie plank with no "wood grain."

Maintenance:

Clean and maintain wood siding, repaint as needed.

SIDING AND WALL SURFACES

Vinyl Siding:

- Installation of this siding *always* causes damage to the underlying historic material that is difficult to repair if the siding is removed.
- Synthetic siding conceals underlying moisture problems that cause deterioration of the underlying wood siding and structural system.
- Removal and/or covering of historic material and architectural features contribute to a significant character loss for a building, minimize its historic integrity and diminish its appeal.
- It is difficult to match the physical and architectural qualities of wood siding with metal or vinyl siding, resulting in an adverse effect to the historic character of a building.
- Synthetic siding is not maintenance-free. It fades over time and can be damaged. It is difficult to match faded or damaged material; often all of the siding on a building must be replaced or the building must be painted.



The siding on the house on the right house obscures its historic features and hides the ornamental window frames.

Repair Options for *Existing* Synthetic Siding:

1. Remove existing synthetic siding and repair original siding and trim underneath.
2. Consider retaining existing synthetic siding if it's in good repair and does not obliterate all original detail. If possible, consider uncovering details, such as corner boards.
3. If the siding is in bad shape and it is cost prohibitive to replace with wood, consider using Hardie plank, or other cement board siding, of the same dimension and profile.

Maintenance:

Protect synthetic siding from water run off, just as you would with wood siding, with effective gutters and roof repairs. If water gets behind any siding, it is subject to failure.

SIDING AND WALL SURFACES

Brick:

Historic brick siding is unusual in Castroville and careful maintenance is required. Bricks have a glaze or unglazed finish on the outside just like any other fired dish or cup. Late twentieth-century bricks are harder than nineteenth-century bricks and can endure higher water pressure when cleaning them.

- Clean old bricks gently without cracking and penetrating the glaze. Use very low-pressure water cleaning methods. Otherwise water gets inside the cracked glaze and softens and crumbles the brick interior.
- Repair the mortar between the bricks of old buildings carefully; it's softer than today's mortar. Repair of such mortar, called repointing, should be done with a mortar mix that matches in color and composition. Mortar that is too hard will eventually damage the brick.
- Never use Portland cement mortar because it is harder than traditional mortars, will divert water into the softer brick and then work loose from the wall.



One of Castroville's few and very important brick structures.

General Recommendations:
Siding and other wall materials originally used in Castroville's landmarks are important to their historic character. In particular, the front facades and on corner buildings the sides facing the street are the most important facades.

- Maintain the historic appearance of original materials. Good preservation is good maintenance. Paint everything that's wood on a regular basis.

- Avoid covering original building materials with new materials such as vinyl and aluminum because it promotes rot of the material underneath.

- Consider removing newer covering materials that have not achieved historic significance.

SIDING AND WALL SURFACES

General Recommendations continued:

- Repair deteriorated primary building materials. Isolated areas of damage may be stabilized or fixed, using consolidates. Epoxies and resins may be considered for wood repair, and special masonry repair components also may be used. Consult with the Historic Preservation Officer for assistance.

- Use the gentlest means possible to clean the surface of a structure. Apply the cleaner to a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. Harsh cleaning methods, such as sandblasting, damage the weather-protective glaze on brick and change its historic appearance. Such procedures are not recommended. If cleaning is appropriate, a low pressure water wash is preferred because water is often an effective cleaner. Chemical cleaning may be considered if a test patch is first reviewed.



An example of board and batten siding.



Gentle scrubbing with water and a natural bristle brush will clean this wall. Water is a natural solvent.

Walls and Moisture:

Water is the enemy of walls. Keep it out of your building's walls through sound roofing and proper guttering that will carry all the rainwater off and away from building walls and foundations.

Also, water can rise up through stone walls from the ground through wicking action, so don't plant grass or other thirsty plants too close to your stone walls because constant watering of the grass will deteriorate your limestone wall. Instead, place pea gravel, or other types of stones along the outside edge of the building's wall. Make sure downspouts carry water away from the building foundation.

EXTERIOR PAINT

Policy:
The Castroville Landmark Commission does not approve or disapprove specific exterior paint colors. We recommend using a color that is as close as possible to the original because that will maintain or improve the value of your home or building.

Paint Colors in Castroville
The earliest, simplest houses in Castroville (the "Alsatians") were whitewashed because it was cost effective and helped reflect the sun's rays in the summer. It is recommended that masonry walls be left their natural color and that any stucco coverings should be beige, off-white or a light color, with the body of the house lighter than the trim. Originally, wood house trim, doors, porches and shutters might have been stained or painted black, gray, soft green or light blue. Later "Victorian" era homes favored a color for the body of the house, sometimes light, such as yellow or blue. Later, a darker house body with lighter trim became popular.

Choosing a paint color

- Scrape a small area of woodwork with a razor blade to find original colors.
- Walk around the neighborhood to find compatible and pleasing color combinations.
- Avoid using "neon" colors.

Early Castroville houses were whitewashed


Traditional whitewash with soft green trim for windows.


Soft cream that contrasts nicely with the shingle roof.


Traditional blue trim.


More historically accurate and marketable cream (2004).

EXTERIOR PAINT



This is just one sample palette of soft, natural and traditional colors. They have a matte finish rather than shiny, because of the traditional organic/protein or milk base. There are many good "heritage" paint palettes to choose from for house color.

Late 19th Century Castroville houses were more colorful



Traditional white body with green trim and red accents.



Yellow body with white trim.



Blue body with white trim.



Red roof with red accents for the porch.

ROOFS, GUTTERS, SKYLIGHTS, DORMERS

Policy:
Preserve the character of a historical roof, including its form and materials whenever feasible.

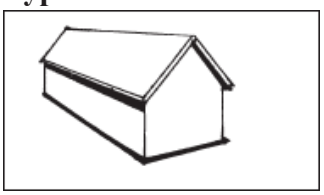
Background
The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

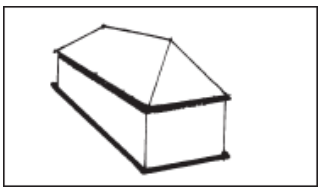
In Castroville, gabled roof forms occur most frequently, although shed and hipped roofs appear on some building types. The function of a roof is to protect a house from the elements, but it also contributes to the overall character of the building. Historically the roof shape was dictated by climatic considerations, which determined roof forms and pitch.

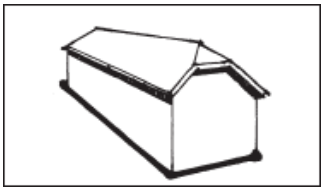
Castroville Roofs
Rooflines identify Castroville "Alsatian" architecture more than any other element. The gable end roofs are characterized by a short sloping roof on the front of the house and a long, extended shed roofline to the rear of the house, which often covered a back porch or work area. In Alsace, a steep roofline helped to efficiently shed snow, but in Castroville, the high-pitched roofline gradually evolved to a more flattened pitch. Thatch was probably used for the earliest roofs, but was replaced with cypress shingles as they became available. In the late nineteenth century metal roofing began to replace the cypress shingles.

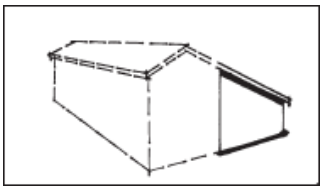
Later residential roofs are one of the following shapes: gabled, hipped or a combination of both. Roofing materials most typical of the nineteenth and early twentieth centuries were tin, wood shingles or a composition shingle material.

Types of Roofs


Gabled roof


Hipped roof

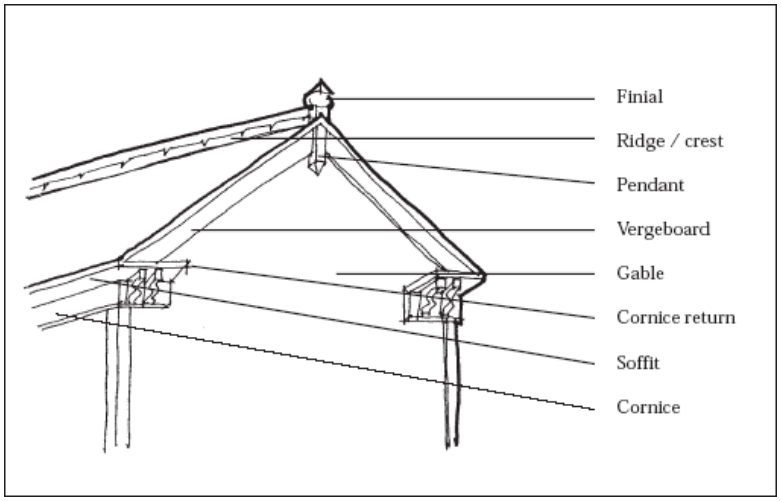

Clipped gable


Shed roof


Alsatian gable and shed roof,


Typical hipped roof

ROOFS, GUTTERS, SKYLIGHTS, DORMERS



Roof parts for Queen Anne style from Victorian era

Roof Deterioration

The roof is the structure's main defense against the elements. However, all components of the roofing system are vulnerable to leaking and damage. When the roof begins to fail, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage of attic rafters or even wall surfaces. Common sources of roof leaks include:

- Cracks in chimney masonry;
- Loose flashing around chimneys and ridges;
- Loose or missing roof shingles;
- Cracks in roof membranes caused by settling rafters; &
- Water backup from plugged gutters or debris accumulation on shingles.

Repairing Historic Roofs

Roof form

In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house (see following drawings), should also be preserved.

Roof Repair

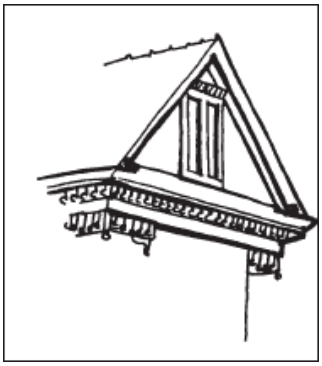
- When replacing your roof, select a material, a color and a pattern that is historically appropriate

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the juncture of the roof and the wall.

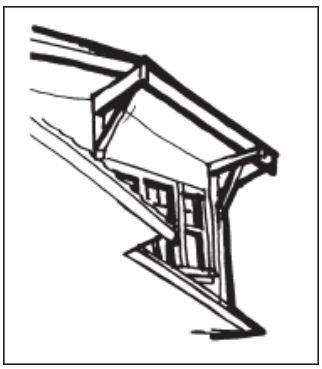
Appropriate eave depth for roof repair



For "Alsatian" houses



For Queen Anne style (Victorian era) houses



For Craftsman style houses (or bungalows). The peculiar brace is called a "knee brace" or "knee bracket."

ROOFS continued

to your house. If you have documentation of the original roof or an early feasible roof on your house, use material that is similar in size, shape, texture and color. Consult with the Historic Preservation Officer.

- Standing seam metal roofs were often an early replacement for wood single roofs. If you remove the metal roofing to replace it with an alternative material, install a solid wood deck prior to new roof material.
- We recommend against rolled roofing;
- A composition shingle roof is an acceptable replacement;
- "V-crimp" metal is more similar to the appearance of standing seam metal and is an acceptable material. Metal roofs are more sustainable as compared with composition shingle roofs, which have an asphalt base. Although initially more expensive, a metal roof is cost effective.
- Multiple chimneys and dormers are also prominent features that add character and date the house. Chimneys should never be removed. Many late nineteenth-century brick chimneys have decorative brick work at the top, called "corbelling" and they are a distinct character feature.
- Dormers and vents are often neglected and dormer windows broken, allowing birds to nest in attics and rain to enter. Dormers, chimneys and vents should be retained and repaired and new flashing installed if necessary.

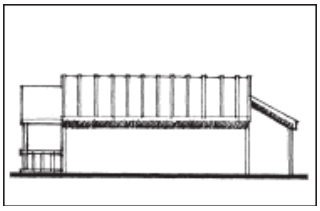
Roof color is an important feature because it dominates the appearance of the house. Choose a color that is complimentary to the house. Metal roofs were typically painted a silvery color or red.

Roof color dominates here.



Roof vents, dormer, multiple chimneys (with corbelling and distinctive caps) all add character. Also note eave depth and decorative bracing details.

Roof Types:



Standing seam metal roofs are often a sound investment.



Corrugated metal roof for secondary structures is recommended.

ROOFS continued



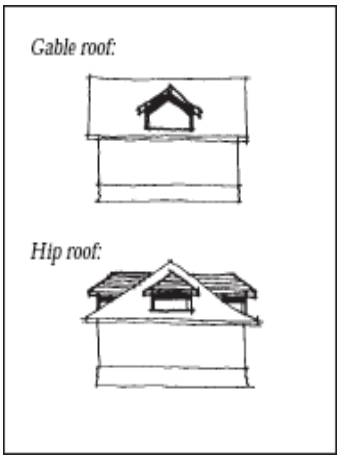
Not recommended: click lock metal roof panels because they're out-of-scale and dominate the roof ridge.

Getting the water away from the building

Gutters and downspouts divert water away from a structure. Without this drainage system, water would splash off the roof and on to exterior walls and run along the foundation of the building. If gutters and downspouts are to perform efficiently, certain requirements must be met:

- They must be large enough to handle the discharge.
- They must have sufficient pitch to carry the water off quickly.
- They must not leak.
- They must not be clogged with debris.

New gutters/downspouts should not block important architectural features.



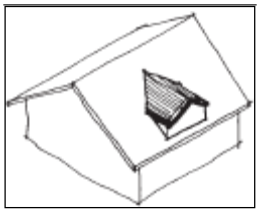
Place dormers such that the roofline is preserved

Rooftop Side, Rear and Top Additions

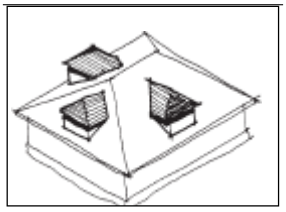
The roof form of an addition should be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning a rooftop addition, avoid altering the angle of the roof. Maintain the perceived historic roof line, as seen from the street.

Adding Dormers

A dormer was sometimes added to create more headroom in attic spaces: It typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form because it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roofline is obscured. It should be set back from the roof edge and located below the roof ridge in most cases. The style of the new dormer should be in keeping with the style of the house.



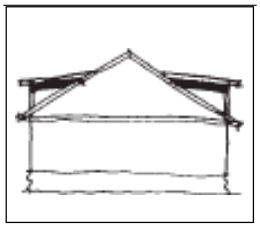
Gable roof dormer



Hip roof dormer

Adding Skylights

Skylights should not be placed so they can be seen from the street. Skylights are sealed by synthetic gaskets, which often crack and leak after several years of exposure to Texas sunlight.



Shed dormer for bungalow

ROOFS continued

General Recommendations:

- Preserve the original roof form. Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.
- Preserve original roof materials where feasible. Avoid removing historic roofing material that is in good condition. Where replacement is necessary, use materials that are similar to the original in both style as well as physical qualities. Use a color that is similar to that seen historically. Specialty materials such as tile should be replaced with matching material whenever feasible.
- Preserve the original historic eave depth. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and, therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or otherwise altering the traditional roof overhang is, therefore, inappropriate.
- Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner that will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.
- Preserve the overall appearance of the original roof when planning an addition. An addition should not interrupt the original ridgeline when possible.

Repair Options for Roofs:

1. Retain and repair original roofing and features such as dormers, vents and chimneys.
2. Replace only the severely damaged roofing material; match in composition, dimension and profile.
3. Prime and repaint metal roofing; it will last another 20 years.
4. Use epoxy repair as an alternative to replacing wooden elements if possible. Boxed eaves, dentils and brackets are important details in Victorian, classical and Craftsman styles and prone to damage and deterioration.

Caution with lead paint; inhalation while sanding is detrimental to health.

PORCHES, GALLERIES AND BALCONIES

Policy:
A porch can be a character defining feature of the front façade of a home, and all porch components should be maintained. In addition, a new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

Background
A porch protects an entrance and provides shade in the summer. It also provides a sense of scale and aesthetic quality to the facade of a building. It catches breezes in the warmer months, while providing a space for residents to sit and congregate. Finally, a porch often connects a house to its context by orienting the entrance to the street.

Porches in Castroville
Few original Alsatian homes had porches, but they are a part of almost every other type of home style in Castroville.

Several Alsatian-style houses have had porches added to them over the years to modernize them according to nineteenth-century standards. As a consequence, they have become an important part of that building's history and should be maintained as part of that building's story.

Most porches were originally built of wood and were intricately decorated with elaborate "gingerbread" or bungalow brackets.

Later, the wooden front steps and porch floor of some were replaced with concrete. While installation of concrete eliminates some maintenance, it may change the character of the house. Never lower the porch elevation to grade and reconfigure the steps at the entrance door.

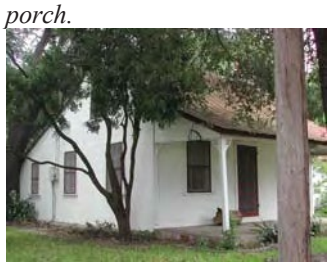
Castroville Porches


A porch built with the lateral addition to the older house, which is to the left.


A simple porch added to an older house.


A gallery porch that is original to the house.

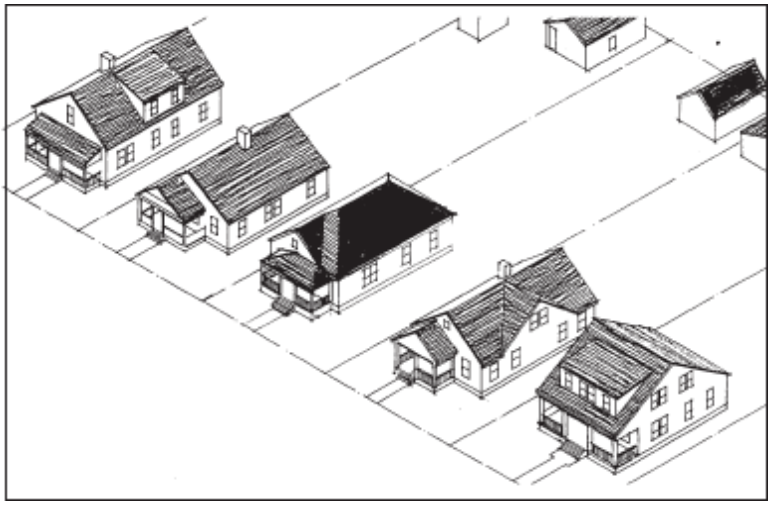

Simple character-defining porch.


Simple character-defining porch.

PORCHES continued



A typical "L-shaped" Victorian-era house where the porch is an integral historic feature of the building



Porches have various functions: They orient buildings to the street, tie houses to their larger contexts and encourage people to interact.

More Castroville porches and galleries



Two-story porch



Two-story porch

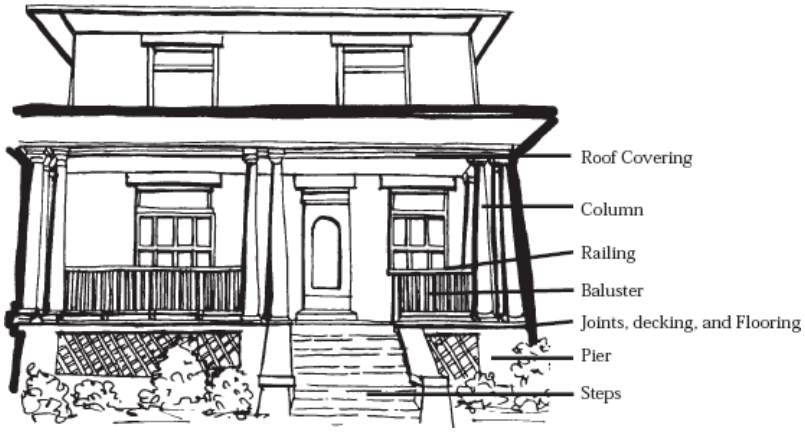


Two-story porch without column supports at the ground level.



This two-story porch alters the house character in a drastic way. Not recommended.

PORCHES continued



Typical porch components

General Recommendations:

- Preserve an original porch when feasible. Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is discouraged.
- Avoid removing or covering historic materials and details on a porch. Removing an original porch rail, for example, is inappropriate.
- If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever possible. On significant buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Avoid applying decorative elements that are not known to have been used on your house or others like it.
- Use original materials where possible, but as a last resort correctly detailed, scaled and appropriately painted fiberglass columns may be acceptable.

The height of the railing and the spacing of balusters should appear similar to those used historically.



Restoration of original porch columns is encouraged. Replacing the "licorice stick" wrought iron columns used here with columns like these restores the building appropriately.





Enclosing a front porch is not recommended.

Maintenance:

• Maintain drainage off of the main roof of the house, as well as off of the roof of the porch is critical.

• Channel water away from the foundation of the porch.

Unpainted wood rots

Wood porch floors and column bases always fail first. Use chemically treated No. 1 yellow pine that has been back painted and properly primed to replace rotten wood.

FENCES AND WALLS

Policy: Historic fences and walls that survive should be preserved when feasible. New landscape features should be compatible with the historic context.

Background: Fences were are common in Castroville. They often defined property boundaries and enclosed front yards. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

Castroville Fences and Walls: The earliest fences documented in Castroville were wire, picket, rock and coyote (cedar sapling fences).

Fences should have a regular pattern. The height of your fence should complement the house, not overwhelm it. This usually means a fence will measure about 2-1/2 to 4 feet from the ground to the top of the fence.

Avoid the use of chain-link, solid metal or concrete block fences for the street side(s) of a property. The Commission will consider stockade fences on an individual basis. If chain-link or another type of unhistorical fence is in place, no change is required until you begin to alter the fence or wall. At that time, contact the Historical Preservation Officer to discuss a fence that will enhance the value of your property.

- **General Recommendations**
- Preserve historic fences where they survive. Unique elements such as wrought iron fences add charm and enhance the value of a property.
- Consider a fence height of three feet or less for the front yard. The four-foot fences common today were not typical historically.
- Consider a six-foot fence in the side and rear yards of a property. Exceptions for additional height require Board of Adjustment approval and must meet stringent criteria.
- Use garden loop wire fencing as an attractive alternative to chain-link fencing.

Castroville Fences



Masonry walls



Dry-stack stone walls



Hog-wire (or welded wire) fences



Wood picket fence



Garden loop wire fence

FENCES AND WALLS

- Chain link and vinyl fences are not typically allowed with landmark properties. Exceptions may be considered when the fence is not visible from the street. Existing chain link fences may be found on landmark property, but most predate the landmark designation and will be phased out as they are replaced with historically appropriate fence types.

Matching the Fence to the House



Typically, wrought iron and wood picket fencing are found with Victorian houses.



Earlier houses can use more rustic fencing. fencing like coyote or hog-wire.

Sample Fences



Simple Wood Picket



Wrought Iron



Garden Loop Wire



Coyote fencing

LANDSCAPING, WALKWAYS AND DRIVEWAYS

Policy: Historic landscape features that survive should be preserved when feasible. New landscape features should be compatible with the historic context of Castroville.

Background: Landscape features like sidewalks, driveways, fences and walls, historic trees and plantings, lighting fixtures and other outdoor features all add to the context and historic character of the lot that contains a landmark building. Each element adds to the setting for the landmark property, helping to tell its story.

Castroville Site Details: Maintain a historically early sidewalk if you are fortunate enough to have one. In general, historic buildings did not have sidewalks in the era in which they were built. Part of the historic charm of Castroville is its village appearance without sidewalks or curbs.

If you wish to pave an area adjacent to the street, materials will be evaluated by their aesthetic contribution to the historic accuracy of the property. Acceptable materials might include stone, brick, decomposed granite or limestone, or loose gravel. Avoid the use of pebble-surface concrete or asphalt.

The Commission and the Historic Preservation Officer respect and comply with the Americans with Disabilities Act. If you have a special need for a special consideration, please let us know when you apply for any permits with Development Services or with the Historic Preservation Officer.

Locate off-street parking, as much as possible, to the rear of your property. We recommend against driveways and garages that open onto the street in front of the house or other historic building. Keep paved areas and curb cuts for driveways to a minimum.

Despite the town's lack of sidewalks, curbs and other landscaping features, many landmark properties have large old trees that should be conserved where possible.
In particular, live oaks and pecan trees should be protected and preserved.

Landscaping Features



The town has few sidewalks



Gravel driveway



Curb-less streets



Backyard footpaths

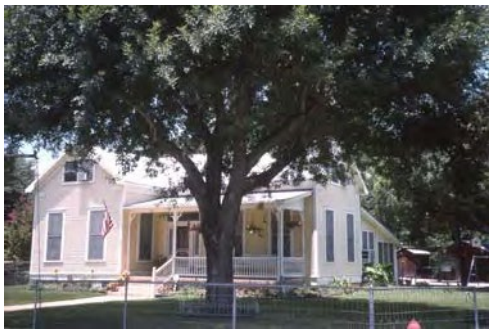


Sidewalk at a commercial building.

LANDSCAPING, WALKWAYS AND DRIVEWAYS



Houston Square's pathways give an important clue to Castroville's historic landscaping, featuring pea gravel and pecan trees.



Front yard pathways should be simple and unadorned.



Yard fixtures, particularly old wells, should be preserved.



The Moye Center grotto is an important town feature.

Lighting Fixtures:
Electricity first came to Castroville in the 1920s, so in selecting a light fixture to place either on your house or in your yard, we suggest that you first try to find a genuine fixture from the late nineteenth or early twentieth century. If this is impractical, select a new fixture that reflects the period appropriate to the structure.

Other Features:
Scattered throughout the historic district are miscellaneous details such as wells, water cisterns, windmills, barns or outhouses. The Commission encourages you to preserve these details. You will need approval from the Commission if you wish to construct, replace, remove or modify them.

ARCHITECTURAL DETAILS

Policy:
Architectural details help establish a historic building's distinct visual character thus, they should be preserved whenever feasible. If architectural details are damaged beyond repair, their replacement, matching the original detailing, is recommended.

Background
Architectural details play several roles in defining the character of a historic structure; they may add visual interest, define certain building styles and types, and showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes associated with particular styles and, therefore, their preservation is important.

Castroville's Architectural Details
In Castroville, late nineteenth and early twentieth century houses may have extensive architectural details and ornamentation. Earlier Alsatian style houses have fewer details unless they were modernized with Victorian-era details, including gingerbread porch details.

Most details were made from wood; maintain the original architectural details on your house by painting them often to prevent rot. Even the simplest details contribute to the character of your building.

If replacements are necessary, duplicate the existing details or select those that can be documented as being used on your house or on similar house types and styles. The size, shape, dimensions, material and quantity of the replacements should be as similar to the originals as possible. Apply only architectural details in keeping with your house type and date.

Porch Details: Columns


Columns with fan brackets


Columns with fan brackets


Brick column base is typical on bungalows with "missing" upper part of column


porch railing

ARCHITECTURAL DETAILS

If you must remove any architectural detail when working on your house, do so with extreme care so you can reapply them. Duplication is the ideal if you must replace any detail and if you have originals to use as patterns. If duplication is not feasible, try to locate substitute parts in a salvage yard or look for standard architectural elements that are sold by lumber yards or other resources. If the architectural details disappeared before you bought your house of if you want to replace later inappropriate details, look for early photographs of your house. You could also look at similar houses that have original details.

General Recommendations:

- Preservation of original architectural features is critical. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished and, therefore, preservation of the original material is preferred.

- Replacement using an in-kind material to match the existing material is always the best approach. However, consider an alternate material when it appears similar in composition, design, color, and texture to the original.

Replacement Materials:

Substitute materials should be used only when it is absolutely necessary to replace original materials with stronger, more durable substitutes. In *Preservation Brief 16* titled *The Use of Substitute Material,* the National Park Service comments that "some preservationists advocate that substitute materials should be avoided in all but limited cases. The fact is, however, that substitute materials are being used more frequently than ever. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time."

Roof Details



Exposed rafters and simple Craftsman details



Boxed eaves, wheel window, and corbelled chimney caps



Unique bargeboards



standing seam metal roofs of proper scale. The narrow width between the metal "seams," seen here is perfect for this small house.

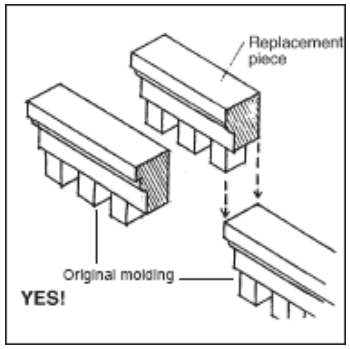
ARCHITECTURAL DETAILS

Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay or where maintenance may be difficult (such as on a church spire).

The use of substitute materials for architectural details depends on their location and degree of exposure. For example, lightweight materials may be *inappropriate* for an architectural detail that would be exposed to intense wear. Avoid using a fiberglass column on a front porch, for example, where it may be accidentally damaged. Conversely, the use of fiberglass to reproduce a cornice on a second story may be successful.



Significant architectural details in brick decorate this building and make it memorable: an Alamo- motif parapet on the front and brick dentils in the cornice along the side, as well as jack arches over the windows.



Where necessary, you can use a new piece of molding



The small scale door and attic vent are unique details



"Fish scale" shingles on the dormer and decorative screens are important details on this house.

AMERICANS WITH DISABILITIES (ADA) ADDITIONS FOR UNIVERSAL ACCESS

What is the Americans with Disabilities Act?
The ADA is a civil rights act passed in 1990 to ensure that people with disabilities are not discriminated against at work (Title I), by state or local governments (Title II), by private businesses (Title III), or in communication (Title IV).

Titles II and III have the most impact on historic structures because compliance often involves physically altering buildings. The intent of the law is to allow people with disabilities to engage in everyday activities. In addition to the regulations of the act, there are design guidelines to help with compliance: Standards for Accessible Design, or the ADA Accessibility Guidelines and the Uniform Federal Accessibility Standards.

In general, the ADA gives qualified historic buildings more options for compliance and special provisions in some cases.

Priorities
1. Get everyone through the door;
2. Make goods and services accessible;
3. Make restrooms accessible; and
4. Remove any remaining barriers.

Policy:
The goal is to achieve the highest level of accessibility with the lowest amount of impact on the historic structure. Good design can resolve most challenges.

Background
The ADA is about removing and preventing barriers in new, existing, or altered facilities used by people with physical or mental limitations. Public entities must provide access to everyone, and good design ("universal design") can do that. (Private clubs, private residences, religious facilities, or bed and breakfast facilities with five or fewer rooms and the proprietor living on site need not comply.)

In the State of Texas, the Texas Accessibility Standards or T.A.S. are the regulations that outline the rules and procedures to eliminating barriers for people with disabilities or limitations.

ADA ACCESS con't

Summary Regarding Historic Landmarks Used for Private Business or as a Public Entity

In general, the ADA gives qualified historic buildings more options for compliance and special provisions in some cases. Depending on the use of the building, the standards for compliance vary slightly. Qualified historic structures are not exempt and must comply with the ADA. Talk to the Historic Preservation Office for help.

If full compliance will threaten or destroy the historic significance of a structure, then minimum standards may be used. This decision should be made in conjunction with the State Historic Preservation Office (SHPO).

If even the minimum standards will threaten or destroy the historic significance of the structure, then alternate methods of access may be used. This option is considered a last resort and is only applicable in rare situations.

When alterations are involved, all structures must comply with the ADA design guidelines. For sensitive repair solutions and help rating accessibility solutions, refer to The Secretary of the Interior's Standards for Rehabilitation. Contact the Historic Preservation Officer and the SHPO for design ideas.

Sample of Alternate Methods of Access

- Move services to an accessible floor.
- Have staff available for assistance.
- Take service or goods to the person's home.

Suggestions for Ramps

- Design to fit with style of building; use appropriate materials. Place along the side of the building.
- Make removable without damaging the building.
- Locate at public entrance when feasible.
- Do not make slopes steeper than 1:12 unless doing so would destroy or threaten the historic significance.
- Use handrails in keeping with historic character.

New Construction

NEW CONSTRUCTION ON HISTORIC LOTS

Policy:
Visual integration of new buildings with historic resources is a significant issue for the Landmark Commission. New construction can have positive or negative impacts on historic properties depending on its compatibility with them. To be compatible and appropriate, new construction must respect the visual characteristics of landmarks. Proper visual characteristics like **placement, orientation, massing, scale, façade elements, materials, and ornamentation** can all assist in *appropriate* design for new construction. Designs that seek to *contrast* with the existing historic context simply for the sake of being *different* are discouraged. This guidance will help protect the established character of each historic resource, while also allowing new, "infill" construction of compatible design for both new houses and new businesses.

PART 1: Guidelines for New Houses



Background
These design guidelines will be used by the Landmark Commission to evaluate the design of new buildings that are built on the same lots which contain locally-designated historic resources. These guidelines can also be used voluntarily for new construction on lots adjacent to historic resources.
When Castroville adopts a local historic district, then these guidelines would apply across the district.

Inappropriate *"infill" at left, in San Antonio's King William Historic District. It attempts to be "different." However, in its massing, lack of front entrance, lack of detail, and use of oversized windows, the house is not compatible with the district.*



Typical King William HD, Queen Anne style house with front entrances and details.



Inappropriate in-fill due to over large proportions and placement of garage at front.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

New buildings should be designed in a manner that reinforces the basic visual characteristics of the historic area. This does not mean, however, that new buildings must look old. In fact, imitating historic styles is generally discouraged; historians prefer to be able to "read" the evolution of the street, discerning the apparent age of each building by its style and method of construction.

PLACEMENT:

Similarity in **placement** on the lot is the first visual characteristic to consider in new construction. Placement has two components: **setback,** which is the distance between the street and the building, and **spacing,** the distance between buildings created by side setbacks. New buildings should conform to historic spacing patterns.

On large lots so typical of Castroville, which already contain a historic resource, a new building may be built around the corner, as shown at right, but must be spaced so that it still respects the historic side street arrangement.

ORIENTATION:

Similarity of **orientation** is another important visual characteristic. Orientation of a building generally refers to the relationship of the front of the building to the street. With few exceptions, historic buildings are parallel to the street.

In Castroville, its oldest houses face parallel to the street with little setback. New construction need not be always be placed on the setback line, but it should be parallel to the street.

MASSING:

Building massing, the relationship of the building's various parts to each other, is the key design challenge for successful in-fill development. Arrangement of building parts, or building composition, may be simple or complex, symmetrical or asymmetrical. Nearby new construction should respect such patterns of massing.

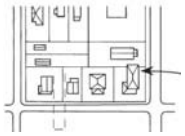
Placement/Orientation Massing Illustrations:



Setbacks *should be compatible with surrounding buildings*



Continuity is created by ***equal spaces*** *between buildings of similar size.*



Although this new building respects the façade line established on both streets, the building extends too far back and disrupts the spacing pattern of the side street containing the landmark.



When a new building does not follow the ***orientation*** *set by nearby historic examples, it disrupts the rhythm of the streetscape*



Symmetrical, simple ***massing***

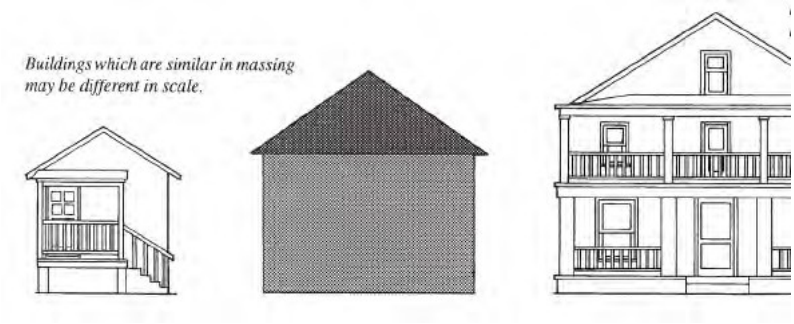


Asymmetrical ***massing***

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

SCALE:

Scale, the relationship of the building to those around it, is another important visual characteristic. Buildings that are similar in massing maybe very different in scale. To preserve the continuity of a historic area, new construction should be in scale with surrounding historic resources.



In this example, each house is similar in massing, being composed of front facing roof form, main block body of the house, and a vertical expression of the house mass, but they are different in scale.

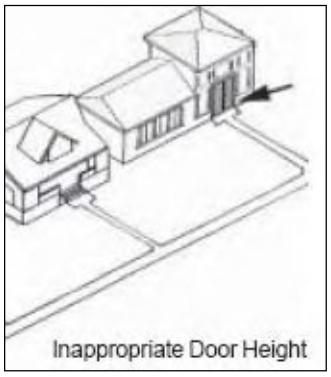
Built to scale, new buildings are similar in height and width to nearby historic buildings. Also, they relate well to the lot size and do not overwhelm the building site, having a similar lot coverage to that of their historic neighbors.

FAÇADE ELEMENTS:

Façade elements, such as porches, entrances and windows make up the "face" or façade of a building. These visual characteristics of new construction should recall those on historic properties. Windows and doors create **solid to void ratios** (openings vs. wall areas) that should be employed in new constructions.



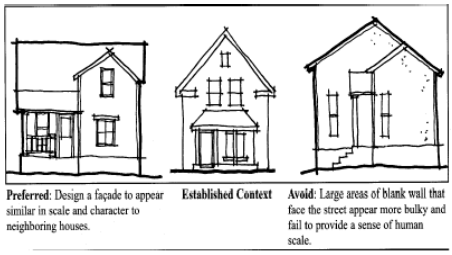
Although of appropriate massing and scale, this house (center) impairs the visual character established by the adjacent houses in the balance of solid to void façade elements.



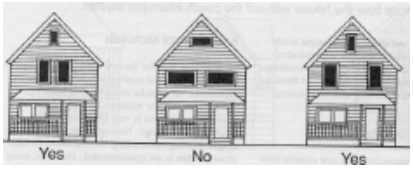
Set back is respectful of older house on left, but door detail is wrong.



Set back and massing is appropriate, as is the clipped gable end roof but the side entrance is not appropriate.



A building front should provide visual interest and a sense of human scale.



Façade openings are important in relative size and orientation, note the incompatible building.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



An addition (or new in-fill house) (top) whose mass and scale overwhelm the older adjacent houses. Below, a house with a substantial addition to the rear, plus a garage and front drive way that is compatible with adjacent older houses.

MATERIALS AND ORNAMENTATION:
The last visual characteristics are **materials and ornamentation.** The goal is to design new construction that will blend with historic buildings and not create false sense of history. By using historic examples as a point of departure, it is possible for new construction to use new materials and ornamentation that still fit into historic areas. Historic buildings in Castroville feature the use of a variety of materials for roofs, foundations, wall cladding and architectural details. In new buildings, exterior materials – both traditional and modern – should closely resemble surrounding historic examples. Building materials that are not present on nearby historic buildings or in the area should be avoided.



Even new construction and additions that use traditional materials (wood siding) in an inappropriate way fail to blend with the original

Compatibility of Materials
Typically, historic Castroville homes had:

1. Walls constructed of stone and then either plastered with a mixture of lime and sand. Or walls were made of horizontal wooden siding.
2. Roofs were constructed with cedar shake shingles or covered over with metal roofs.
3. Window frames and doors were rectangular and made of wood.
4. Porches were wood.

New construction should acknowledge these basic components.

1. Stucco walls and Hardie plank siding, as well as gray asphalt shingles can be used
2. Brick may also be used, but should not be mixed with siding on the same wall surface. Brick color should pick up on brick used in downtown, Castroville.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

Case Studies of New Construction in Castroville
Each of the following new houses in Castroville exhibits many of the visual characteristics discussed above and can serve as a case study for all five categories.

CASE STUDIES:



House No. 1

*1. **Placement and Orientation**: New house in Castroville that fronts and parallels the street and is a "good neighbor" to historic houses on either side. Garage is separate structure entered from side street.*



House No. 2

*2. **Mass and scale**: New house in Castroville whose mass and scale are reduced appropriately with "duplex" appearance and many window opening and with front entrance, thus complementing the historic neighborhood.*



House No. 3

*3. **Façade elements**: New house in Castroville whose façade elements are used to create interest and break up the mass of the garage with windows. Porch addition is used to break up steep pitch of roof. Overall house decoration is in keeping with simple ornamentation of "Alsatian" style.*

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



House No. 4

*4. **Materials and ornamentation:** A contemporary house in Castroville using traditional materials (stucco and stone) in a contemporary way. Ornamentation is simple with use of stone facing on rear addition (left side of photo).*



House No. 5

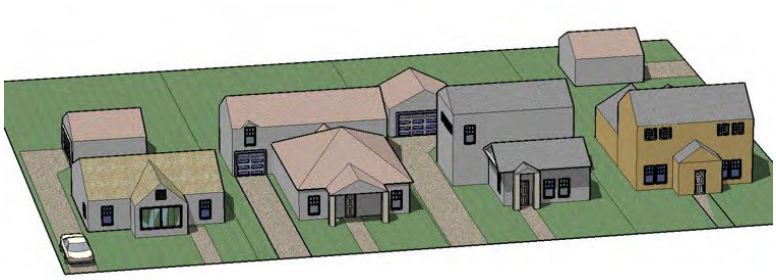
Ranch House (1950s-1965) is "of its time" yet uses familiar materials (for Castroville) such as stone for the walls, metal roof and covered porch. Set back and massing are appropriate with attached garage to side.



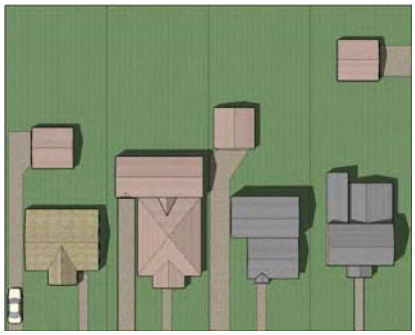
House No. 6.

House from 1980s, in which the large garage is connected by a smaller unit of construction, as well as an articulated gable end and windows, all of which help minimize the scale of the garage. When a new building is designed to imitate a historic style, this ability to interpret the history of the street is confused. A new design should relate to the fundamental characteristics of the surrounding historic resources while also conveying the stylistic trends of today.

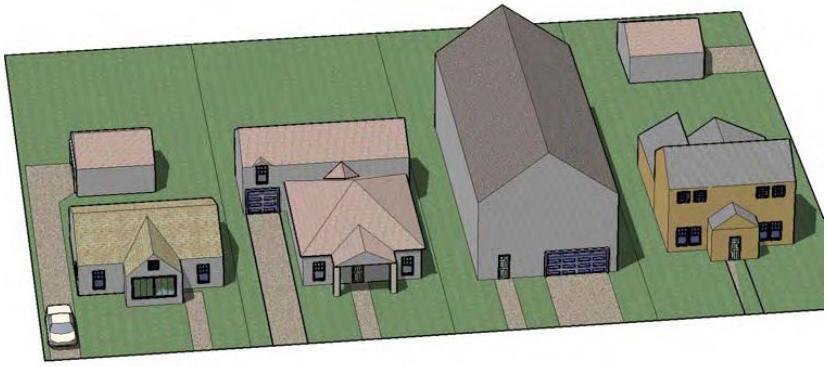
NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



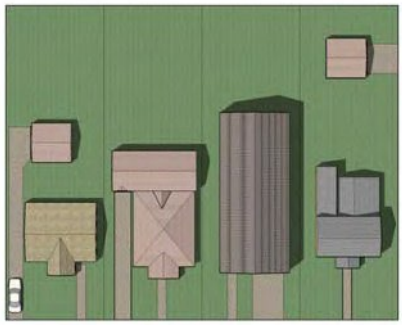
Existing Condition Before Infill Construction



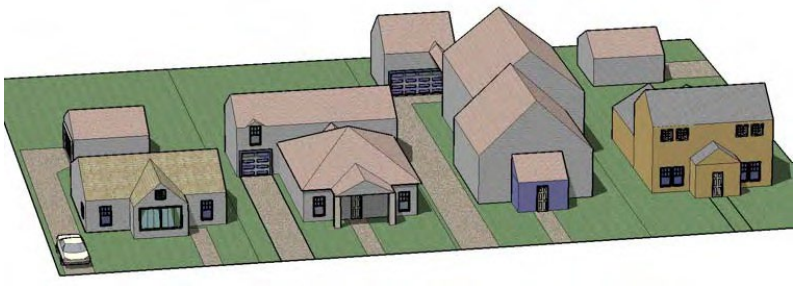
Bird's eye view of same existing condition



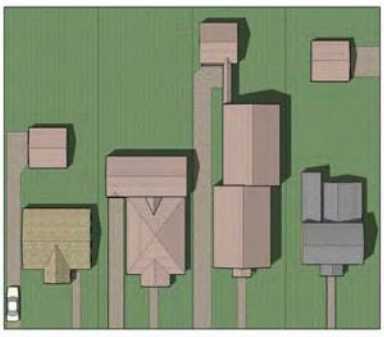
Inappropriate Infill: Garage and Driveway at Front, Construction At a Scale that Overwhelms the Block



Bird's eye view of same **inappropriate infill**



Appropriate Infill: Garage at Extreme Rear, Massing of House is Appropriate (It's in Two Parts), and Overall Scale is Compatible with Neighboring Houses



Bird's eye view of same **appropriate infill**

General Recommendations

The major intent of new residential construction is to be a good neighbor. It is not merely an accumulation of borrowed features that achieves a successful relationship between old and new; the greatest chance of success comes from a combination of efforts including:

- A respect for the site
- Sensitivity to other houses next door
- Assessment of the essential characteristics of the historic resources on the lot.

The weaving of these considerations into a respectful concept will provide a successful design.

The single most important issue is one of *compatibility*, especially when considering the construction of a house that will be larger than the existing historic house. When a house is developed adjacent to an older single family residence, measures need to be taken to ensure that the height and bulk of the project does not negatively impact the area.



Monticello Historic District, San Antonio, Texas. House with round columns is new and a ***compatible*** *infill project.*



Compatible infill construction in Monticello Historic District. The new house:

1. Sits on the same set back line as the others,

2. Matches the building height and mass of the other houses,

3. Has a front entrance on a slightly raised front porch, and

4. Proportional windows placed symmetrically across the full front of the house façade.

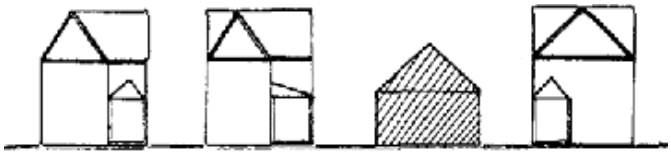
NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

PART 2: Guidelines for Multi-Family

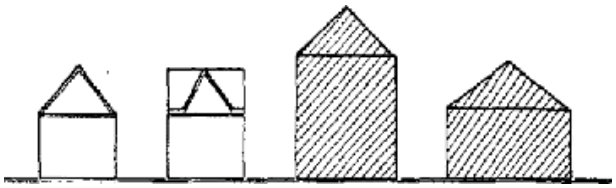
Building height, mass and site setbacks of new construction should be compatible with the old.
When these design variables are arranged in a new building, similar to those seen traditionally in the area, then visual compatibility results.

Historic Street Layout
Historic settlement patterns seen in street and alley plans often contribute to the distinct character of a historic town like Castroville and therefore they should be preserved. Castroville is laid out on a grid pattern. This street plan influences the manner in which primary structures are sited and they also shape the manner in which secondary structures and landscape features may occur on the site. Modern subdivisions often use cul-de-sacs, which are not appropriate for historic areas of Castroville.

Building Orientation
Traditionally, a typical building had its primary entrances oriented to the street. This helped establish a "pedestrian-friendly" quality, which encourage walking. In most cases, similar entry ways were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity for a neighborhood. This characteristic should be maintained where it exists in Castroville.



Proportion and height of new construction (shaded building) is too small and out of scale with neighborhood. (Not recommended).



Oversized height and proportion of new construction. (Not recommended).

New Multi-Family in San Antonio in King William Historic District



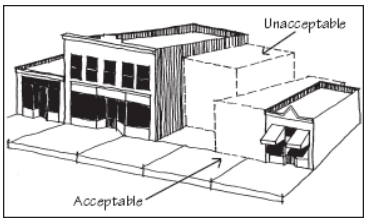
New condominiums located on Alamo Street in the King William Historic district. Note use of traditional window shape and gable end features. The building appears as several houses rather than as one building.



Historic house with cottage addition at rear.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

PART 3: Guidelines for New Commercial Next to Historic Buildings



Align new building with front, along sidewalk edge.

PLACEMENT

In a residential context, buildings are typically **set back** at uniform distance from the sidewalk. By contrast, buildings in commercial areas often are aligned immediately at the inside edge of the sidewalk. **Spacing** in historic downtown Castroville (near Houston Square) is also compact *between* buildings.





One of the few two-story commercial structures in the core of historic downtown Castroville has entrances at the curb

ORIENTATION

Similar building orientation contributes to a sense of visual continuity. A typical building in historic downtown Castroville has its primary entrance **oriented to the street** and establishes a "pedestrian-friendly" quality. In most cases, similar entryways are evenly spaced along a block, creating a rhythm that also contributes to the sense of visual continuity. These entrances are also typically recessed from the sidewalk.





Much of Castroville's original commercial buildings are single story.



Before: New buildings should be compatible with the commercial buildings seen traditionally. (See below.)



After: Simplified interpretations of traditional building elements, including a transparent first floor with display windows and an ornamental cornice, help this new building fit into its context

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

MASS AND SCALE

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced in Castroville create a rhythm that contributes to the visual continuity of the area.

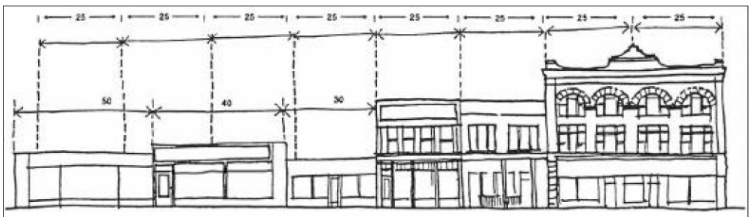


Illustration of a typical 25 foot wide pattern for a downtown historic façade pattern. (Recommended)

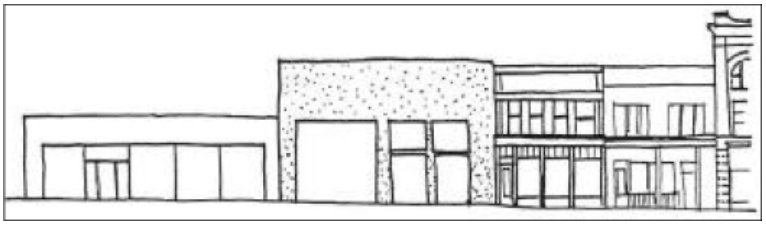


Illustration of new buildings (on left) that looks monolithic next to buildings with more detail and visual interest. (Not recommended)

BUILDING FORM

One of the most prominent unifying elements of any downtown is the similarity in building form. Commercial buildings in historic downtown Castroville near Houston Square and City Hall are simple rectangular solids, deeper than they are wide. This characteristic is important and should be continued in the few remaining vacant lots in the historic downtown.

However, buildings in the new Castroville commercial area, which is found along Highway 90, should look like the Broadway Bank, and the Texas Community Bank (at right) which consist of individual buildings with standing seam, gable end roofs that are pitched towards the highway and are completed with entry porches. These characteristic are important and should be preserved.

MATERIALS

Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Stucco walls, metal roofs and limestone details are the dominant materials and their use in new construction is recommended.

- Reflective steel and glass are **inappropriate**.
- Cream colored stone and metal roofs are **appropriate.**
- Covered porches are **appropriate**.





NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



In the case of Broadway Bank, a new building has been added to an old building in a successful adaptive reuse of the old. Broadway Bank is a good example of new and old.



New construction should look new, as in the case of the Texas Community Bank (top) and the Emergency Services District firehouse (below).



Both buildings make simplified interpretations of traditional Castroville building characteristics, such as metal roofs, stone, covered porches and entryways and front facing entrances.

Other examples of new commercial and office construction in Castroville.

Note that these contemporary structures have pitched metal roofs, stucco siding, clear entryways, and massing and scale that recall Castroville's historic buildings.



A good example of a clear entryway



Example of appropriate metal roof



Castroville Library is a good example of new construction.



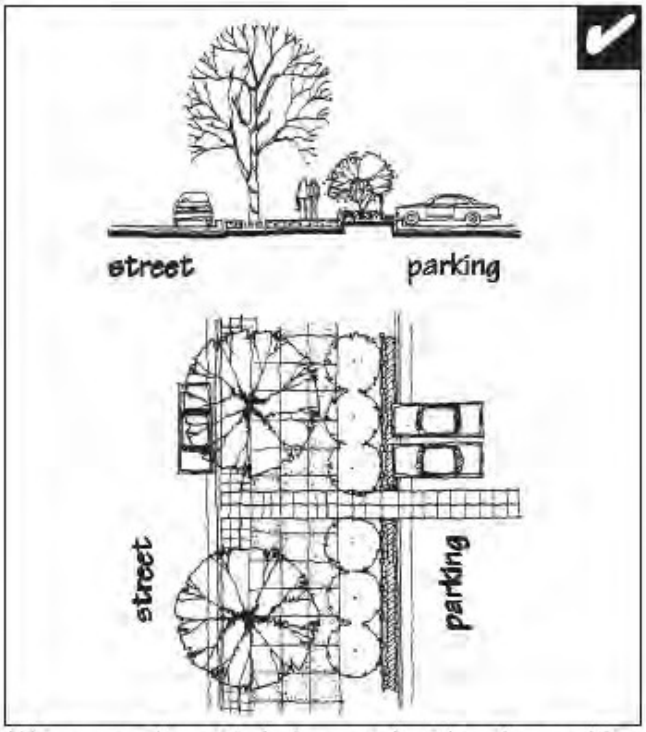
Example of appropriate front facing entrance



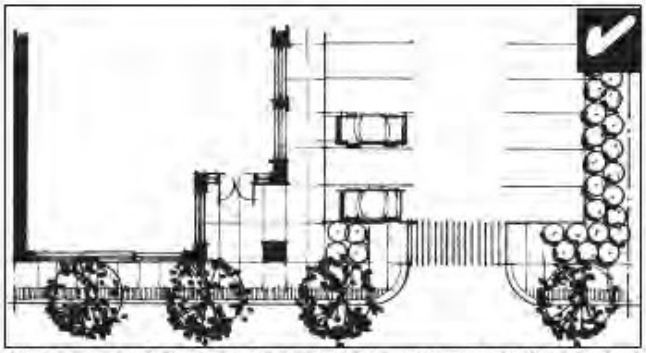
Example of an appropriate metal roof

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

Commercial Parking Lots and Landscaping



Where a parking lot abuts a public sidewalk, provide a buffer.



Where a parking lot shares a site with a building, place the parking at the rear of the site or beside the building.

Examples of Castroville Commercial Parking



Parking lot placed beside and at the front of a building



Parking lot placed behind building

RELOCATION



Policy:
In most cases, the proposed relocation of an historic structure will be evaluated in the same way as a proposed new infill construction project on the lot that contains a landmark structure.

Background for Relocation in Castroville
There is precedent and tradition behind relocating historic structures *into* Castroville. Several houses have been moved into the town and, while not local landmarks, the properties contribute in a substantial way to the historic character of Castroville.

However, moving a designated local landmark away from its original site is *not* recommended and would not be considered by the Landmark Commission except under extraordinary circumstances because this kind of relocation destroys the landmark's integrity.

General Recommendations

1. Relocation of a structure within its original neighborhood is strongly preferred.
2. Relocation of a structure to a lot similar in size and topography to the original is strongly preferred.
3. The structure to be relocated should be similar in age, style, mass and size to existing historic structures on the block front on which it will be placed.
4. The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
5. A relocation plan should be prepared to ensure the use of the least destructive method of relocation.
6. Alterations to the historic structure should be evaluated in accordance with the preceding guidelines.
7. The appearance, including materials and height, of the new foundations for the relocated historic structure should match the original foundation of the structure as closely as possible, taking into account applicable codes.

SIGNAGE

Policy:
Signs should relate to the architecture of the building and not have a negative impact on neighboring properties and the streetscape.

Background
Signs are part of our American heritage and an important way to communicate information that keeps the economy of our town healthy. However, signs should never overpower the visual environment.

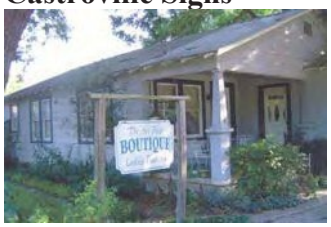
Castroville's Signs
Not many of Castroville's landmarks are commercial structures. However, those that are, should have appropriate signs in sufficient number to create the "feel" of a small commercial historic area. Because the historic area of Castroville is a pedestrian environment through which cars should drive slowly, the signs can be small enough to be read at walking speed. But they need to be large enough and numerous enough to signify a small commercial area.

The Castroville Landmark Commission must approve requests for all signs in the historic district. We recommend simple, straightforward designs. Use simple shapes, which can include symbols and trademarks. In addition, the sign must meet the requirements of the sign ordinance of the City of Castroville.

Sign Design

- Consider the size and mass of your building when considering a sign design.
- Avoid using a large sign, for example, for a small building. Avoid hiding the features of the building;
- Plan for small, discrete signs for businesses located in residential areas;

Castroville Signs



Blade sign


Canopy signs


Blade signs


Canopy Sign



Suspended signs

SIGNAGE

- Blend sign colors with the colors of the structure;
- Use indirect lighting whenever possible. Small neon and internally lighted signs will be considered only for commercial buildings. Avoid the use of such signs for businesses in residential areas now used for commercial purposes.

Sign placement

Review options for placement with the Historic Preservation Officer and the Commission.

- Paint signs on a band above windows on stuccoed commercial buildings;
- Use painted window signs;
- Hang narrow, flat signs from stationary canopies;
- Attach flat signs to building fronts, mounted flush to the building.
- Attach small projecting signs of appropriate size to building fronts; and
- Avoid detached free-standing signs for structures located directly on the sidewalk line; and

General Guidelines

• Use low-key, sophisticated signs;
• Use spotlights on buildings rather than illuminated signs.
• Avoid the use of backlit plastic and animated signs;
• Indirect lighting is preferred.
• Plan for signs to be considered only in the context of the comprehensive signage plan for the entire building.
• Approval for only one building identification sign will be permitted;



Keep and maintain "historic" signs, like the Magnolia Oil sign.

Signs for residential buildings put to commercial use:

Detached, freestanding signs placed in the front yard are best. Keep these low to the ground to avoid detracting from the beauty of the historic structure.

- Sign posts must match the material requirements of the sign, using wood or a matte finish;
- Design signs attached to a building with small identification panels at entrances. In some cases, signs hung from the porch will be considered.
- Consider monument signs.

Appropriate Monument Signs





Other Preservation Matters

ABOUT THE COMMISSION

Historic preservation is a demanding endeavor--a priority the Castroville community has set for itself and works hard to address. Through such work as the *Castroville Historic Preservation Action Plan (2002)* (sometimes called the Visionaries in Preservation [VIP] plan), there was a call for illustrated design guidelines like these, to be developed and adopted as soon as possible by the Castroville Historic Landmark Commission. Implementation can yield great returns and rewards. For communities with a solid foundation of historic fabric, preservation can serve as an economic generator, the impetus for tourism, the draw for new residents and the basis for an excellent quality of life.
Your work as an owner and conservator of a local landmark property is part of Castroville's vision for an excellent quality of life.

What is the Castroville Historic Landmark Commission (HLC)?
The City Council of Castroville appoints members to the Castroville Historic Landmark Commission to protect the historic character and buildings of Castroville through progressive preservation policies. The Commission is comprised of seven volunteers who meet regularly to review applications for changes to historic landmark properties. After approval of an application, the commission issues a Certificate of Appropriateness (COA) that is used in acquiring necessary building permits. The COA is a "passport" to completing all the necessary building permit and inspection work required by Castroville's Development Services during ordinary construction.

FAQs
Q. How long do I have to wait before the HLC meets to take action on the approval process for exterior changes to my historic building?
A. The Castroville historic preservation ordinance mandates that the Commission will conduct a public hearing within 60 days following the filing of a completed application.

The Design Guidelines should work as your "owner's manual." Owning an old building is like owning an antique, but you live in it.

Landmark properties and structures ~~houses~~ are for the living, not the dead. The Commission expects you to need periodic changes and hopes that you will maintain the property.

Change is initiated by the owner, not by the Commission.

ABOUT THE COMMISSION

Q. *I heard that members of the Commission approach those who have recently purchased historic properties to ask what these buyers plan to do with the building. Do you do that?*
A. No. That is not the policy of the Commission. When a person buys an historic property and then applies for a permit through the City offices, that buyer is advised of the proper channels to follow if exterior work goes beyond routine maintenance and will change the exterior appearance of the building. If that's the case, City staff notifies the Castroville Historic Preservation Officer (HPO), who will then meet with the property owners to decide if they need to follow the approval process to obtain a Certificate of Appropriateness. The HPO will discuss the approval process with property owners to advise them on the steps to be taken to obtain a COA.

Q. Who can attend Commission meetings?
A. Commission meetings are public and anyone can attend. On the agenda is a "Citizens To Be Heard" time, in which you can ask the commission questions.

Q. Are Commission meetings that deal with a specific property open only to Commission members and the property owners?
A. No. Anyone can attend. If you intend to do exterior work on your historic property in the future and would like to observe the process, you might find that it would help you plan ahead.

Q. I'm planning exterior work on my historic property and believe it will require Commission action. Do I have to appear in person?
A. No. According to the ordinance, you can appoint an agent, your architect or contractor to attend the meeting to represent your interests. Work with your agent and the Historic Preservation Officer to make sure your agent has all necessary information in place before scheduling a meeting. If vital information is missing, it could delay the approval process.

ABOUT THE COMMISSION

Q. I own an historic property. Is there any condition under which I might repair my home, but not need to come before the Commission?
A. Yes. Some routine maintenance requires only a standard permit from the City. If you will not change any part of the outward appearance of the building, then the work is routine maintenance.

Where Can I Get An Application Form?
Contact the City for an application form. Return the completed form to the City one month prior to when you wish to appear before the Commission.

Assistance and Pre-Application Meetings

The Historic Preservation Officer is always available to meet with you in a pre-application conference. The HPO will be glad to meet on-site with you at your home or property and offer assistance with the form.

HISTORIC DISTRICTS AND SURVEYS

Castroville's National Register Historic District and the 1969 THC Historical Survey

In 1969, the Texas Historical Commission (THC) surveyed Castroville and identified ninety-seven properties that merited designation as local landmarks. Each of the 96 parcels of property was sketched from a bird's eye view that noted the rooftops of the structures on each parcel. The survey contains a short architectural description of each structure.

From this original survey came two products. The first was a nomination of a portion of Castroville to the National Register of Historic Places as an historic district. This is an *honorary designation* and has nothing to do with local designation of properties and their subsequent local regulation for exterior modifications. Established in 1966, the National Register is an inventory of important historic places that have national importance. It is an honor to be placed on the National Register and Castroville's 1970 listing was very early because of its importance to the nation's story. On the next page is a map that shows the boundaries of Castroville's National Register Historic District; it contains most of the town's historic neighborhoods.

A second result of the 1969 historic survey was the designation of 96 properties as local landmarks, also called historic resources. These properties come under the purview of the Castroville Historic Landmark Commission and are listed at the front of this document.

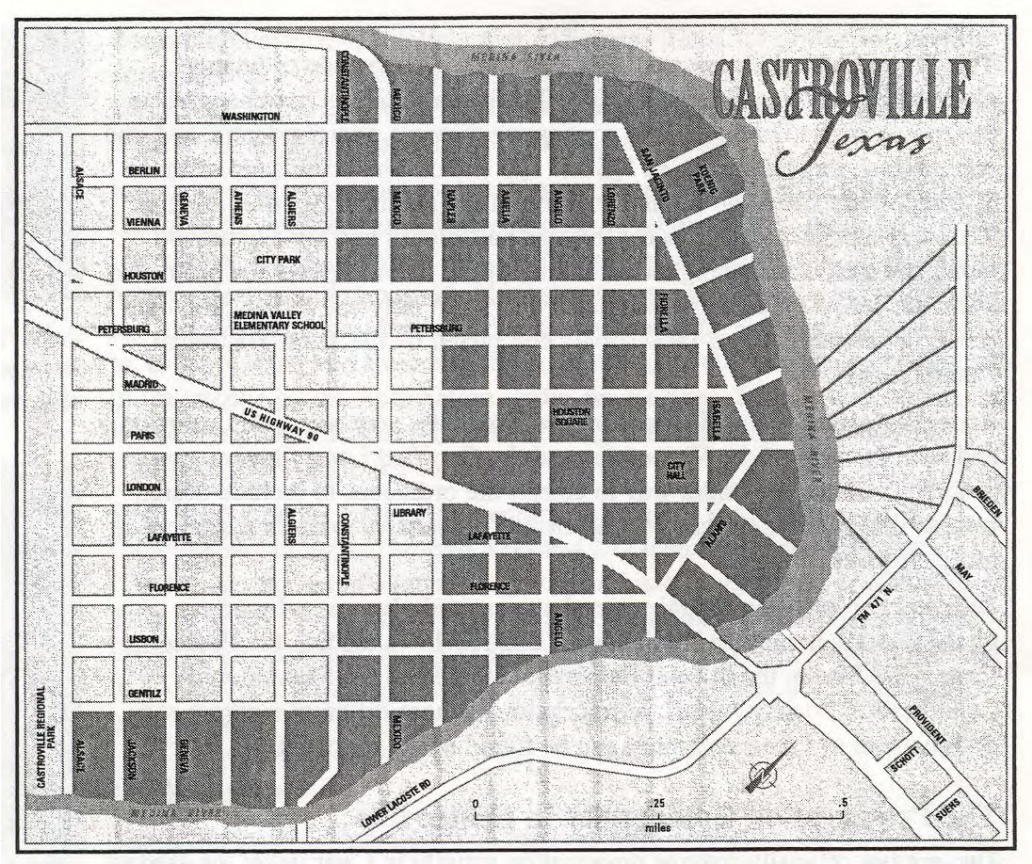
The 1969 Texas Historical Commission Survey is on file with the Castroville City Secretary and always available for review.

The Castroville National Register nomination can be reviewed on line.

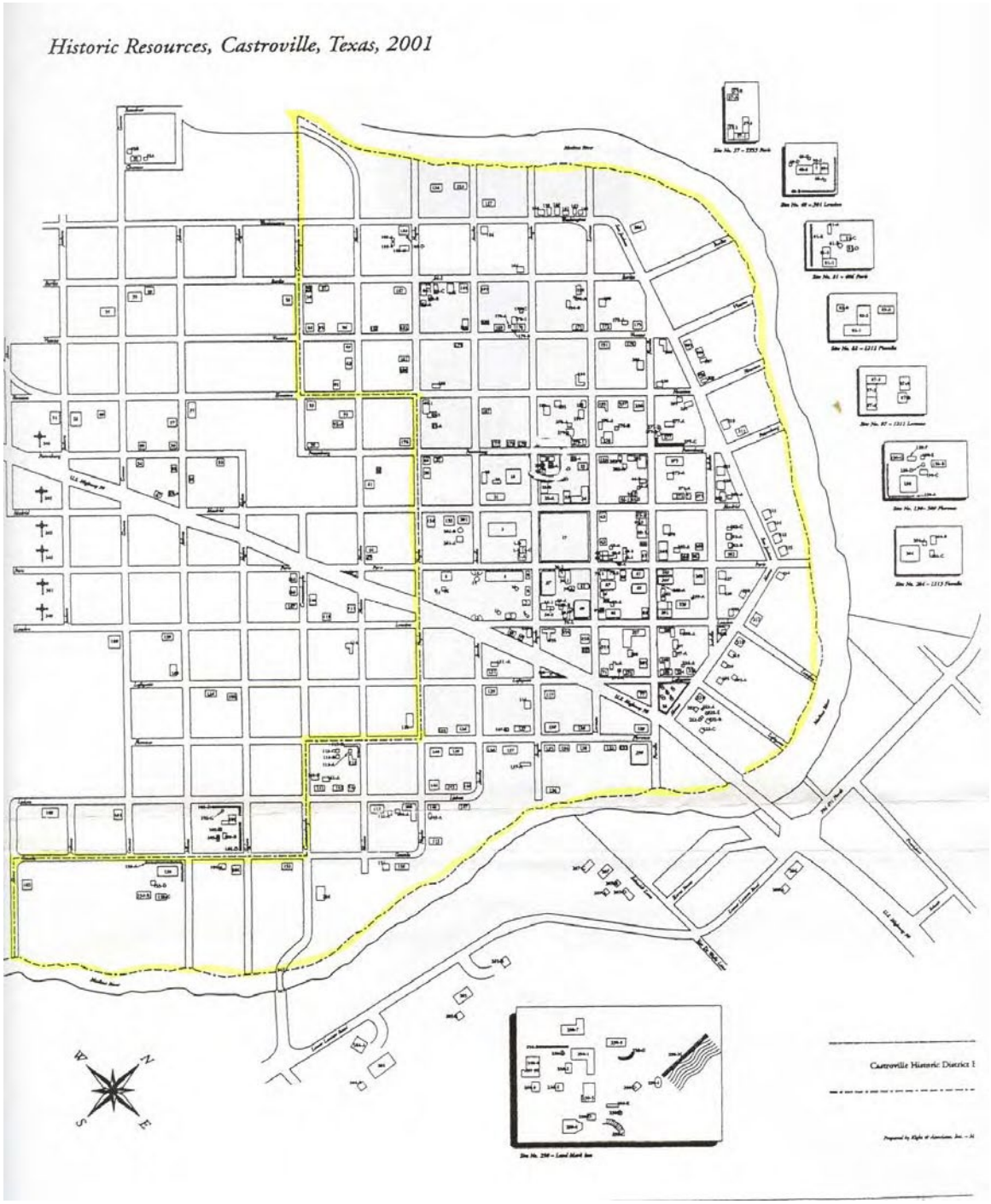
- Go to the Texas Historical Commission web site at www.thc.state.tx.us
- Then go the THC "Texas Historical Atlas."
- Once there, choose *Medina County* and click the box for *National Register listings*.

HISTORIC DISTRICTS AND SURVEYS

National Register Historic District (1970) Dark Shadowed Area



2001 Historic Survey of Castroville



Area marked in yellow is the National Register Historic District

HISTORIC DISTRICTS AND SURVEYS

2001 Historic Survey

Also shown on the previous page is a map of structures included in the 2001 Historic Survey. Called the *Historic Resources Survey Report of the City of Castroville, Texas 2001*, this survey is a more recent list of historic sites and structures in Castroville. Developed to list pre-1955 structures that might someday be made landmarks, the survey lists properties (including the 96 previously designated local landmarks), identifies their architectural style and assigns a priority to eventually making them landmarks. Criteria used to assign this priority are based on that used by the National Register of Historic Places.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

What's My Architectural Style?

Determining the architectural style of your landmark property is based on matching house features with the following house types. Classification is never perfect as builders liked to add their own interpretation of a popular style. And like fashion trends in the nineteenth-century; it took time for an architectural style trend to travel across the country. Like a wave, a style would be popular on the east coast of the country and then take ten years to flow west. (Only in the early twentieth-century did architectural style trends begin to also flow east from California towards Texas – when styles like Mission Revival came to Texas.)

Domestic or Residential Buildings

Domestic buildings comprise the most common property type found in Castroville, representing 83% of all historic buildings identified within the city. Domestic buildings generally fall into two principal sorts: folk houses and styled houses. Folk houses are those designed without a conscious attempt to emulate current fashion. Styled houses attempt at being fashionable. As such, they show the influence of shape, materials and detailing that make up an architectural style that was currently in vogue. All of the major classifications are well-represented within the housing stock of Castroville. However, folk or vernacular building forms dominate the surviving Castroville houses.

Residential buildings types that represent only 1% or less of the total number of domestic buildings include: Board and Batten, Fachwerk, Hall Parlor, Log House, One-Room, Ranch, Servants' Quarters, and Shotgun.

Castroville is unusual because of the number of outbuildings still located on most properties. The 2001 Historic Survey identified 114 structures classified as outbuildings, including barns, smoke houses, wells, stone fencing and sheds.

Bungalows represent not only 22% of the total number of residential buildings, but also 17% of all historic buildings in Castroville. This building type played an



1400 Block of Angelo, Castroville, TX. The St. Louis School, in the Mission Revival Style, (c.1924).



Folk or vernacular house style, in this case the local "Alsatian" style.



"High-style" residential style, in this case a Queen Anne cottage in an "L-plan" shape, (c. 1909).



More "high-style" residential, the familiar Bungalow.



A smoke house made of stone.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

essential role in the development of residential architecture in Castroville and its significance should be carefully considered. Popularized by magazines such as the *Ladies Home Journal* and *The Craftsman*, bungalows dominated the housing market of the early decades of the 20th century as suburbs developed around urban centers.



Bungalow with strong Craftsman influence.

Description of Domestic Properties: Vernacular Housing Types

Vernacular (often referred to as folk architecture) is a building type that reflects a traditional way of building adapted to the local materials and needs of a given region. While some believe that this building type ceased about 1930 and was replaced by popular houses, others continue to see a vernacular tradition continue today. Vernacular housing types are most often described in terms of their plan type or building form.



Vernacular houses in stone

Alsatian Architecture

The architecture of Castroville is unique within the state of Texas for its Alsatian character, making it significant at a state level. This is one of the reasons Castroville was selected by the Texas Historical Commission as one of the first three National Register nominations from the state submitted to the National Park Service in 1970. The Alsatian style of architecture is characterized by its rectangular plan, sloping roofline, unusual placement of exterior openings and chimneys, and its use of casement windows.



Log outbuilding

One of the most graceful and elegant characteristics of the Alsatian homes is the roofline. The end-gabled roofs are characterized by a short sloping roof on the front of the house and a long, extended roof line to the rear of the house, which often covered a back porch or work area and sometimes came within five feet of the ground. Originally used in the Alsatian region to efficiently shed snow, a high-pitched roofline gradually evolved in Castroville to a more flattened pitch. The earliest roofs were probably thatched, as they were in Alsace.



Alsatian Roof Lines



Alsatian Roof Lines

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

After mills were established in the Castroville area, settlers used cypress shingles. Toward the end of the nineteenth century and into the early twentieth century,
galvanized tin roofs became more common as the cypress became less available in the area

The earliest homes were probably built of mud and straw, according to contemporary accounts. Three main construction methods were used for permanent construction: vertical logs set in the ground and the spaces between filled with mud and straw; vertical logs set into a timber sill and the spaces between filled with stone; and a combination of either stone with logs or timber. Solid masonry construction was also utilized. The exterior walls were generally plastered to provide additional protection from the elements. A north wall of masonry was common to protect from the winter winds. Exterior walls were often about fourteen inches thick.

The typical Alsatian floor plan was rectangular. Surviving records from Castro's papers describe several homes approximately sixteen feet by thirty-two feet in dimension. Although small by today's standards, every inch of space was utilized and rooms were multi-functional. The main room often served as a bedroom at night and lofts provided additional sleeping quarters under the steeply pitched roofs. Lean-tos or rear ells, commonly added to the rear or sides of the buildings, extended the floor space and lengthened the original rooflines of the earlier structures. While some kitchens were housed in lean-tos at the rear of some homes, others were located in separate outbuildings within the yard. This served as fire deterrence and prevented cooking heat from raising the temperature of the entire house during hot, Texas summers. Porches were not originally used, but were a later adaptation to the Texas climate.

It was common in Castroville to combine living and business spaces, a European tradition. The Carle House, at 515 Madrid, was built by Castro and Leopold Menetrier before 1850. The lower front section, with three doors facing Madrid Street and a fourth on Angelo Street, housed a store approximately twenty-five feet by



309 Paris. Original cypress shingles were often covered over with a metal roof, leaving the shingles in place



Wood frame and infill stone



Tiny Alsatian with plastered stone walls



Exposed stone walls



The Carle House,515Madrid

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

forty feet, along with a kitchen, dining area and a small warehouse. The main living quarters were upstairs.

The original designs of many Castroville houses featured wooden casement windows arranged asymmetrically; often windows had solid wood shutters on the outside. The Tardé Hotel (1310 Fiorella St.) has casement windows. Earlier homes had few openings, which helped protect the houses from the weather. This irregular window arrangement resulted either from the houses being constructed over a period of time or placement based on function rather than aesthetics.
Most of these casement windows were eventually replaced with double-hung wooden sash windows, which allowed more light into the interiors. Some of the old casement windows still survive, however, particularly in the upper floors and in the rear of some of the houses.
A few homes, such as the Vance House, have fireplaces located in the corners of rooms.

"In Medina County, particularly in the settlements dating to Castro's colony, a highly unusual form of log construction occurred, distinguished by a lack of chinks and by 'double notching.' This type was perhaps introduced from Alsace or Switzerland by Castro colonists, but it reveals greater affinity to the Hispanic notched-log construction found in certain highland areas of Mexico and New Mexico." Terry G. Jordan, *Texas Log Buildings: A Folk Architecture* (Austin: University of Texas Press, 1978).

Center-Passage
The center-passage house dates from the mid-19th century through the early decades of the 20th century. It is characterized by a central hallway running all the way through the house and divided into two equal parts. (It can be confused with the hall-parlor plan defined by two rooms of unequal size.) A side-gabled roof and attached porches are common. This house type typically has 1/1 or 2/2 wood frame windows: one pane on top of one pane or two panes on top of two panes.


Casement windows


The Tardé Hotel, 1310 Fiorella Street


Double-notched log barn, 309 Paris


Center passage house, 309 Lafayette


Center passage house

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

The front door may contain a transom and/or sidelights. Wood frame construction is typical; center-passage homes were also built of brick or stone. These houses often display detailing and ornamentation from high styles of the period including the porch details, windows and gable ends. An important example of this housing type is located at 1201 Alamo, on the previous page.



Front door with transom and sidelights, 1201 Alamo

L-Plan

The L-shaped plan of the house is created by a gable front wing that extends outward on the front of the house from the main, rectangular mass of the house. This house type dates from c.1880 to c.1910, although later examples exist. It is the most widespread house form of the late 19th century in Texas. Wood frame construction is typical and weatherboard siding often sheaths the exterior walls. Built after mass-produced siding and exterior ornamentation was readily available, L-plan houses often display elaborate detailing or ornamentation, particularly of the porch, windows and in the gable ends. Many of these decorative details are of Queen Anne or Eastlake influence. A central hallway or passage provides access to interior rooms. The houses at 601 Florence and 1301 San Jacinto are good examples.



L-plan, 601 Florence



L-plan, 1301 San Jacinto

Modified L-Plan

This house type consists of a cube-shaped central mass with projecting front and side wings that distinguish it from the simpler L-plan. A hipped roof (rather than a gable roof of the L-plan) emphasizes the vertical mass of the central section. Queen Anne ornamentation is common on earlier versions of the modified L-plan. Later examples often exhibit classically inspired detailing, such as columns with a wrap-around porch. Castroville contains several good examples of this type of house, especially the residence at 1317 San Jacinto (1910).



Modified L-Plan

Pyramidal Cottage

Pyramidal cottages are characterized by the dominant hipped roof forming a pyramid shape. Some pyramid-shape roofs terminate in a point at the peak of the roof, but others may simply end in a short ridge. Inset porches, projecting gable fronts and roughly equal-size rooms in a



Pyramidal Cottage, 400 Blk of Lafayette

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

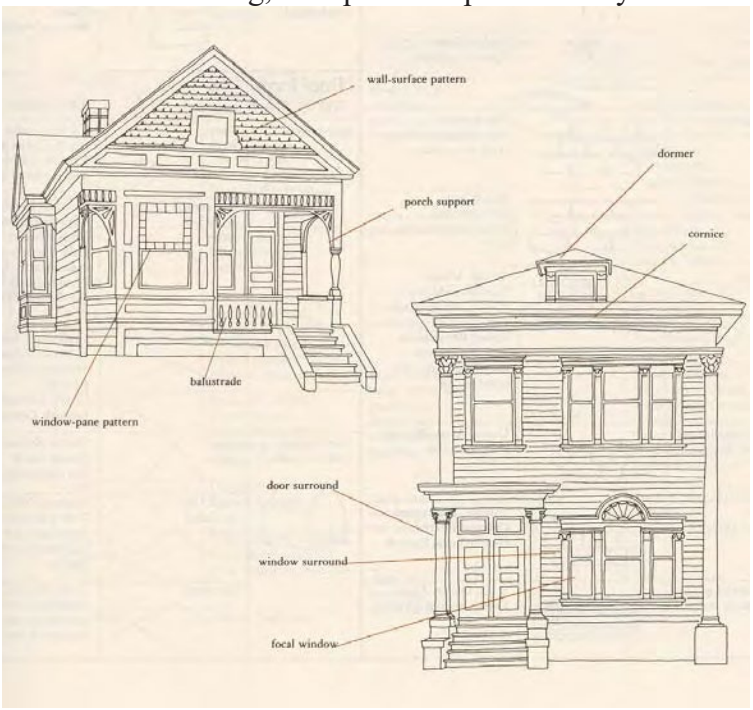
square plan are common elements. Pyramidal cottages date from the late 19th to early 20th century and are often embellished with Victorian or Classical Revival detailing. Castroville contains only four examples of this building type. The house in the 400 block of Lafayette at Highway 90 (1900) is a good example.



Side view of Pyramidal Cottage on 400 block of Lafayette at Highway 90.

Description of Domestic Properties: High Style Building Types

High style houses are those most commonly associated with the designs of professional architects, although local builders produced them. Regardless of whether they are the work of architects or builders, they exhibit a character not found in vernacular or popular housing types and were built by affluent residents. High style buildings utilize ornamentation and detailing, in addition to form and massing, to express the particular style.



Typical decorative details for high-style houses.
*Source: Virginia and Lee McAlester**, A Field Guide to American Houses** (New York: Alfred A. Knopf, 2000), p.53.*

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Queen Anne

Sometimes known as Victorian or late Victorian, this style dates from the late 19th century through the early 20th century. Characterized by asymmetry with a wealth of ornamental detailing, a Queen Anne house generally has a hipped room with turned columns or balusters, ornamental shingled gable ends, multi-light decorative windows, and jig-sawn brackets and friezes.



Queen Anne style cottage from the Victorian era. Note Greek-style volutes on the Ionic columns on the porch, decorative brackets at the eaves, corbelled chimneys, fish scale shingles on both the gable end of the roof and the dormer, and the multi-light decorative windows.

Tondre House, 309 Florence (1911) is a Sears Catalog house, which was literally mail-ordered with all its parts.

Classical Revival Style

This style utilizes classically inspired columns on porches, window details, enclosed entablatures, columns with capitals and turned balusters. Large hipped roofs with intersecting gables and dormers are common. Houses of this style often exhibit a mixture of architectural influences, and it was common to update Victorian houses with Classical Revival details. An example of this style is located at 914 Gentilz (1900).



914 Gentilz (1900)

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Doorways are often accented with fanlights. Roofs can be hipped with eaves detailed as classical cornices.



Tudor Revival house style, 1203Athens at Highway 90.

Tudor Revival Style

This style dates from c.1900 to c.1940 and exhibits a wide range of building materials including stucco, brick and stone veneers. Steeply pitched gable roofs with hipped or gable dormers are common and the entrance to the home is emphasized by these roofing elements, but
the most distinguishing characteristics are the half-timbered and stucco walls. Chimneys are often a dominant feature. Other features include narrow, multi-paned casement windows, interior wood wall paneling, and wood box beams. High style examples are monumental in scope with rambling plans, but many of the features of this style were also applied to smaller and more modest homes. A good example of the high style is located at 1203 Athens at Highway 90 (1935).



Craftsman style house, 233 May.

Craftsman Style

This style reflected the influence of the English Arts and Crafts movement, which rejected the Industrial Revolution in favor of traditional hand-made items and natural materials, as well as the craftsmanship of Japanese architecture. It was widely disseminated from 1901 through 1916 by Gustav Stickley's *Craftsman* magazine. The Craftsman style found its highest point in the work of the California architects Greene and Greene, who designed the high style Gamble House (1908) in Pasadena, CA. Characteristics include projecting eaves and exposed rafters, grouped casement windows, the use of quarried stone and pergolas (arbor covered walkways) that were used to extend the house into the landscape. The house at 233 May (1910) is an example of the Craftsman Style.

Commercial Properties

The Historic Resources Survey of Castroville identified 29 commercial properties in Castroville, approximately 11 % of the entire building stock of the town. While a few examples of commercial properties are scattered throughout the town, the vast majority are located within an area roughly bounded by Paris St. to the north,

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Highway 90 to the south, Angelo St. to the west and Fiorella St. to the east. While a few examples of late nineteenth and early twentieth century commercial properties survive, most in Castroville date from the 1920s through the 1940s.

Commercial buildings do not always exhibit the characteristics of high styles. Due to an emphasis on functionalism within many such buildings, a topological analysis based on facade organization was published in the late 1980s and again in June 2000. (Richard Longstreth. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Lanham, Md.: AltaMira Press, updated ed. 2000). Longstreth discusses two basic categories based on (1) the manner in which a facade is divided into distinct sections, and (2) the arrangement of a few major architectural features.



One-Part commercial building with large false front parapet.



One-Part free standing. commercial building with false parapet at roofline.



One-Part commercial block.



Two-Part commercial building.



Historic view of same building above.

One-Part Commercial Block

The one-part commercial block is the most common commercial form of the late 19th and early 20th century. It is a freestanding individual building or part of a group, commonly found in a row along a block. The one-part commercial block has one or two windows of varying size and a doorway. False parapet roofs or a brick coping are the most frequently used methods of enhancing the upper wall. Twenty three percent (23%) of all commercial buildings in Castroville are of the One-Part type.

Two-Part Commercial Block

The two-part commercial block is distinguished by a division of the facade into two distinct sections. The ground floor is similar to the one-part commercial block, but the upper portion is commonly punctuated with smaller window openings placed at regular intervals. The upper floors of these buildings were generally used for offices, but might also have been used for meeting halls or as hotel rooms. The architectural precedent for this building type can be traced to Roman antiquity where urban buildings contained shops at street level with

WHAT ARCHITECTURAL STYLE IS MY HOUSE?



Two-Part commercial building with living quarters over the first-floor business. Carle Store, 515 Madrid.

living quarters above. This shop-house form has continued in use throughout Europe to this day.

Many examples of the two-part commercial block are relatively simple with few details. There is only one example of the two-part commercial block in Castroville, and it is located in the 1300 block of Lorenzo (1925).

Description of Institutional Buildings

Institutional properties include educational, governmental, fraternal and social organizations, and religious resources. Only 2% (or 6 properties) of the buildings identified in the historic resources survey
Castroville are institutional buildings, yet these properties represent the most important expressions of
the city's cultural, educational, social, religious and political life. These resources are often among the most monumental and visible buildings within a town and convey the community's pride, growth and success. Castroville's institutional buildings are scattered around the city and generally do not form a cohesive group or district. These buildings may, however, contribute individually to the district in which they are located.

Institutional properties are divided into five subcategories: educational, governmental, fraternal and social, religious and funerary properties. Unlike domestic and commercial properties, they are not systematically organized by type or style, but by use or function. These buildings or properties may exhibit the major stylistic characteristics of the period in which they were constructed.



Institutional:Educational building. St. Louis School (Mission Revival style)

Educational Properties

These include both primary and secondary resources, as well as buildings used for higher education. Public schools are often at the center of the neighborhoods they serve and reflect the architectural styles current at the time of their construction. St. Louis School on the 1400 block of Angelo (1925), exhibits characteristics of the Mission Revival style with its symmetrical facade terminating in projecting pavilions.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Governmental Properties

These resources include city halls, county courthouses, post offices, libraries and other buildings operated by a local, state or federal government. This type of property is generally situated in a prominent position within the community and is often carefully landscaped. Architects are usually employed to design these important buildings for the community. The governmental properties in Castroville represent some of the best examples of the major styles of their period. The courthouse at 1209 Fiorella is a Landmark example of a governmental property.



Institutional properties: Governmental; City Hall 1209 Fiorella

Fraternal and Social Properties

This type of resource houses recreational and social activities. The Hermann Sons lodge located at 1210 Lorenzo (c.1935) is the only fraternal property in Castroville.



Institutional: Fraternal property, Hermann Sons lodge, 1210 Lorenzo

Religious Properties

Religious properties include ecclesiastical buildings, such as churches and synagogues, as well as their educational annexes. The Moye Center is an outstanding collection of religious properties, with some structures dating back to the 1840s. In 1870 the first school was constructed by parishioners on the southeast corner of the property—and still stands today. By 1873, the parishioners had built the first convent and Motherhouse for the Sisters of the Divine Providence, which is the larger building on the property.



Institutional: Moye Center School, 1870

The oldest example of a religious property in Castroville is the first St. Louis Church, located in the 600 block of Angelo (c.1846).

The St. Louis parish rectory at the corner of Paris and Angelo streets was built in 1896. It now houses the St. Vincent De Paul Society and the county nutrition program.



Moye Center, first convent.

St. Louis Catholic Church, on Houston Square, was begun in 1870 in the Gothic style. This is the third Catholic church built in Castroville.



First St. Louis Church 600 Block of Angelo (c.1846)

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Zion Lutheran Church was built in 1939, replacing the original church, built in 1853. This building was erected on the site of the old church, which was demolished. Zion Lutheran Church is located at the corner of Fiorella and London streets.



Zion Lutheran Church (1939) Fiorella and London Streets

Funerary Properties

This property type includes cemeteries as well as mausoleums and other funereal types. The cemeteries Castroville date from the 1840s and are notable for their historic gravestones and monuments. The Lutheran, Catholic and Protestant cemeteries are all located along Jackson Street on the west edge of town.



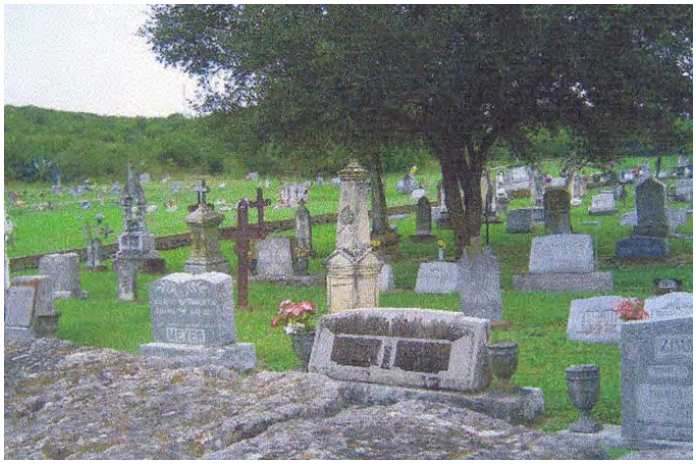
Former St. Louis Parish Rectory, now St. Vincent de Paul and nutrition program. Paris and Angelo Streets, (1896)



Zion Lutheran Cemetery



St. Louis Catholic Church Houston Square, (1870)



St. Louis Catholic Cemetery

FEDERAL TAX INCENTIVES FOR BUSINESS OWNERS

Commercial Property Owners and Tax Credits
The Federal Historic Preservation Tax Incentives program is one of the nation's most successful and cost-effective community revitalization programs. The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. It also provides a strong alternative to government ownership and management of such historic properties. *Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register and that contribute to National Register Historic Districts* and certain local historic districts. Properties must produce income and must be rehabilitated according to standards set by the Secretary of the Interior.

Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. Starting in 1976, the Federal tax code became aligned with national historic preservation policy to encourage voluntary, private sector investment in preserving historic buildings.

Q. What is the 20% tax credit for rehabilitating historic buildings? How long has this credit been available?

A. The Federal Historic Preservation Incentives Program–the 20% federal income tax credit–began in 1976. To date tens of thousands of rehabilitation projects have been approved, in which 20% of rehabilitation costs are credited against income produced by a commercial property.

One of the federal government's most successful and cost-effective community revitalization programs, the Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Abandoned or under-used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices in many cities.

Q. Can the 20% federal tax credit be used to rehabilitate a private residence?

A. No. The 20% credit is available only to properties rehabilitated for income-producing purposes, including commercial, industrial, agricultural, rental residential or apartment use.

Q. To qualify for the 20% tax credit, does a building have to be individually listed in the National Register of Historic Places or included in a National Register historic district?

A. In general, yes. Many of Castroville's older commercial structures are located within Castroville National Register Historic District. (See map on page 62.)

Q. What are the basic requirements that determine whether a project will be eligible for the 20% tax credit?
A. Four factors can help you decide whether your rehabilitation project proposal would meet the basic application requirements for the 20% tax credit.

1. The historic building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a National Register historic district.

2. After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

3. The project must meet the "substantial rehabilitation test." In brief, this means that the cost of rehabilitation must exceed the pre-rehabilitation value of the building. Generally, this test must be met within two years or within five years for a project completed in multiple phases.

4. The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation. These are 10 principles that, when followed, ensure the historic character of the building has been preserved in the rehabilitation. (See the next section for the 10-principles.)

Q. How does the IRS define a "building" for purposes of the 20% tax credit for rehabilitating historic buildings?

A. Treasury Regulation 1.48-1(e) defines a building as any structure or edifice enclosing a space within its walls, and usually covered by a roof, the purpose of which is to provide shelter or housing or to provide working, office, parking, display or sales space.

For More Specific Information…
Visit the tax credit site for the National Park Service

SECRETARY OF THE INTERIOR'S STANDARDS

Income producing properties in a National Register historic district may be eligible for a 20% federal income tax credit on rehabilitation costs if the work is in conformance with the Secretary's Standards.

The U.S. Department of the Interior developed 10 national standards that address the rehabilitation of historic buildings. The standards address appropriate preservation treatments. The Secretary of the Interior is responsible for establishing professional standards and for providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings were first published by the National Park Service in 1979 and are applied to National Register properties whenever federal tax incentives are involved.

Also, The Secretary of the Interior's Standards for the Treatment of Historic Properties, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects and districts. They address four treatments: preservation, rehabilitation, restoration, and reconstruction.

The treatment standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines also replace the Guidelines that were published in 1979 to accompany the earlier Standards.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the Standards and Guidelines are intended only as *general guidance* for work on any historic building.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. This historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historical significance in their own right (are now over 50 years old) shall be retained and preserved.

5. Distinctive stylistic features, finished and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for Rehabilitation continued

8. Significant archaeological resources affected by a project shall be protected and undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertake in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If you own a commercial property and decide to pursue rehabilitation and take advantage of the federal tax incentive, please note that conformance to the Castroville Design Guidelines does not necessarily constitute acceptable work for a certified rehabilitation federal tax project. In Texas, the Texas Historical Commission administers this program. However, the Castroville Historic Preservation Officer is able to advise and advocate for a Castroville commercial property owner interested in this program.

LEAD PAINT ABATEMENT

The Hazard of Lead Paint

The Environmental Protection Agency estimates that three-quarters of the country's housing stock built prior to 1978 contains lead-based paint. The quantities range from 90 percent of housing units built before 1940 to 62 percent of units built between 1960 and 1978. While it was banned in paint in 1978, lead is a toxic substance. It poisons the human body, attacking the organs and every system. Lead poisoning is especially damaging to the early development of the brain and nervous system, which places young children under the age of six and fetuses at the highest risk.

Lead dust, the primary source of all lead poisoning is either inhaled or ingested. Young children are most likely to contract lead poisoning from ingesting the lead contaminated surface dust that is generated from the deterioration of lead based paint. Lead is released due to moisture damage, friction and contact on impact surfaces, and of course disturbance during the course of residential renovation and repair work. It may also be carried into the home from contaminated exterior dust and soil. Children who inhale or ingest this dust run the risk of developing high-lead levels in the blood, which may cause brain and nervous systems damage, lower intelligence, slower development and shorter attention spans. Ironically, the vast majority of childhood lead poisoning cases go undetected and untreated because there are no obvious symptoms of high-lead levels in the blood.

Adults may also suffer harm due to inhalation of lead dust. Difficulties during pregnancy, reproductive problems in both men and women, high blood pressure, digestive problems, memory and concentration problems and muscle and joint pain are all physical ailments that may be attributed to high levels of lead in the blood.

However, there are many practical and immediate safeguards in protecting one's home, family and health against the presence and potential physical damage of lead- based paint that exists in older homes. Weekly cleaning of floors, window frames, window sills and other surfaces; frequent washing of children's hands,

LEAD PAINT ABATEMENT

especially before they eat or sleep; preventing children from chewing window sills or other painted surfaces; and serving nutritious, low-fat foods high in iron and calcium (children with good diets absorb less lead) are all relatively routine and easy methods of reducing the risk of lead hazards in the home.

Mitigation
There are basically two thoughts on mitigation of lead paint hazards in older houses:

The first is to control the danger.

The second is to completely eliminate the source.

The lead paint hazard can be *controlled* by removing deteriorated lead-based paint, encapsulating or covering it, eliminating the friction and impact surfaces producing lead dust and planting over contaminated soil.

Complete abatement requires the total *removal* of the lead-paint on all interior and exterior surfaces.

Abatement usually occurs during the rehabilitation of a house. Rehabilitation is also the time when walls and surfaces are most likely to release lead dust into the air. The owner should inform workers that the potential lead hazard exists. The contractor should use appropriate precautions and comply with applicable laws when removing and disposing of lead contaminated material.

The goal of lead paint mitigation is to have a renovated, lead-safe house that contributes to the Castroville historic area.

RESOURCES FOR PRESERVATION

Guidebooks and Dictionaries for Residential Buildings

Blumenson JJG. *Identifying American Architecture.* New York: Alfred A Knopf, 1984.

Carley R. *The Visual Dictionary of American Domestic Architecture.* New York: Henry Holt and Co., 1994.

Clark C. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.

Greene F. *The Anatomy of a House.* New York: Doubleday, 1991

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Stevenson K C, Ward Jandl H. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: John Wiley and Sons, Inc., 1986.

Tyler N. *Historic Preservation: An Introduction to Its History, Principles, and Practice.* New York: W.W. Norton & Co., 1999.

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Whiffen M. *American Architecture Since-1780.* Cambridge, Mass.: MIT Press, 1993.

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Non-Domestic Buildings

Gebhard D. *The National Trust Guide to Art Deco in America.* New York: John Wiley and Sons, Inc., 1996.

Liebs C. *Main Street to Miracle Mile: American Roadside Architecture.* Baltimore: Johns Hopkins University Press, 1985.

Longstreth R. *Main Street: A Guide to American Commercial Architecture.* Washington D.C.: National Trust for Historic Preservation, 1987.

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Longstreth R. Main Street: A Guide to American Commercial Architecture. Washington D.C.: National Trust for Historic Preservation, 1987.

Resources for Historic Preservation

Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits. Washington, D.C.: National Trust for Historic Preservation and the National Park Service, 1995.

The Economic Benefits of Preserving Community Character: A Practical Methodology. Washington, D.C.: National Trust for Historic Preservation, 1991.

National Trust for Historic Preservation: Information Series

To buy titles, use an online search engine such as google.com, dogpile.com or about.com. Another option is to ask the Castroville Library to obtain the books through their system.

- Maintaining Community Character: How to Establish a Local Historic District
- Design Review in Historic Districts
- Reviewing New Construction Projects in Historic Districts
- Basic Preservation Procedures
- Buyers Guide to Older and Historic Houses

National Park Service: Preservation Briefs series

- Cleaning of Masonry Buildings (PB 1)
- Roofing for Historic Buildings (PB 4)
- Aluminum and Vinyl Siding on Historic Buildings (PB 8)
- Repair of Historic Windows (PB 9)
- Rehabilitating Historic Storefronts (PB 11)

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities and Professionals. Washington D.C.: National Trust for Historic Preservation, 1997

Preservation Online

Texas Historical Commission.

THC database of historical markers, National Register properties, data and survey records.

Texas Department of Economic Development.

National Register of Historic Places.

National Park Service Cultural Resources.
National Trust for Historic Preservation.

PreserveNet.

American Association for State and Local History.

Association for Preservation Technology.

National Center for Preservation Technology and Training.

National Main Street Center.

San Antonio Conservation Society .

GLOSSARY OF TERMS

Bargeboard --sloped boards at the edge of a projecting overhang at the gable end; often decoratively carved or scrolled.



Green bargeboard

Base--lower part of a column or pier, wider than the shaft and resting on a plinth, pedestal or podium.

Board and Batten Siding--a siding consisting of long vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards.



Knee bracket

Brackets--projecting support members found under eaves or other overhangs; may be plain or decorated.

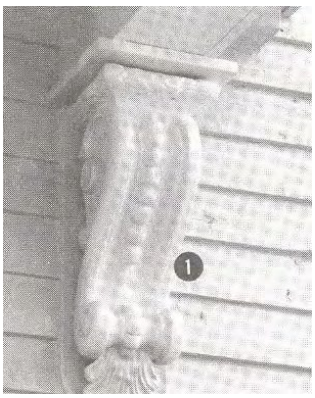
Built-in--cabinetry or furniture that is built as an integral part of the larger construction.



Combination Hip Roof

Capital--the topmost member of a column.

Combination Hip Roof--a composition of more than one hipped element at the roof or a combination of hipped and gable roof forms.



Console

Composition Shingles--shingles made from a mixture of binder materials with fibers, also called asphalt shingles.

Console--a decorative bracket in the form of a vertical scroll, projecting from a wall to support a cornice, a door or window head.

Corbelled Chimney Cap--a brick or stone capping at the top of a chimney that has a series of projections, each stepping out farther than the one below it.



Corbelled Chimney Cap

GLOSSARY OF TERMS

Corner Block--a square block used to trim casing at the upper corners of door or window surrounds; typically decorated with a milled bull's eye, known as rosettes.

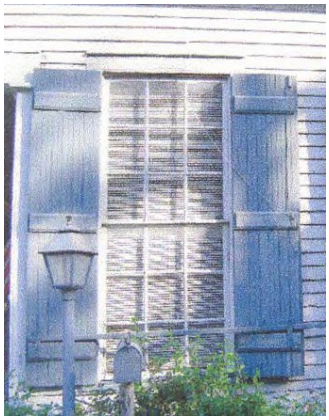
Dentils -one of a band of small, square, tooth-like blocks found in a series on cornices, molding etc.

Dormer - a vertical window which projects from a sloping roof.



Dormer

Divided Light Sash -a window with glass divided into small panes.



Divided Light Sash

Drop Siding -a type of horizontal wood cladding characterized by overlapping boards with either tongued and grooved or rabbetted top and bottom edges.

Fabricated Metal- any kind of building component manufactured of metal, often decorative in nature and frequently used as columns and railings.

Fretwork -ornamental wood which is usually carved or turned and installed over doorways and openings



Fretwork at TransomCorner

GLOSSARY OF TERMS

Front Facing Gable -the end wall of a building with a gable roof that faces the street



Front Facing Gable End

Gable end -an end wall having a gable (vertical triangular portion of the end of a building having a double sloping roof) from the level of the cornice or eaves to the ridge of the roof.

Garden Loop Fence -a woven wire fencing which is distinguished by the loop at the top and mid height.



Garden Loop Fencing

Load Bearing Wall- a wall capable of supporting an imposed load in addition to its own weight. These walls frequently run the full height of a building from foundation to roof.

Mortar -a paste-like mixture installed between masonry units, such as brick or stone that is usually made of cement, lime, water and sand.



Out Building -a building detached from the main house or structure but all located on a single lot.

Repoint -the removal of mortar from between the joints of masonry units and the replacing of it with new mortar. Mortar should match the original in composition.

GLOSSARY OF TERMS

Side Light -a narrow window adjacent to a door or wider window, and the height as the door or window, most often one of a pair flanking an entrance door.

Soffit -the exposed, often flat, underside of a roof overhang

Standing Seam Metal Roofing -a sheet metal roofing with vertical folded seams running parallel along the slope.

Transom -a small window or series of panes above a door or window, frequently used with side lights at an entry door

V-Crimp Roofing - sheet metal roofing which is folded to create a "v" in profile and laps at a "V" joint

Welded Wire Fencing - fencing comprised of square or rectangular openings also known locally as "hog wire"



Side Lights



Soffits on Gable End and on Dormer



V-crimp roof

Appendix

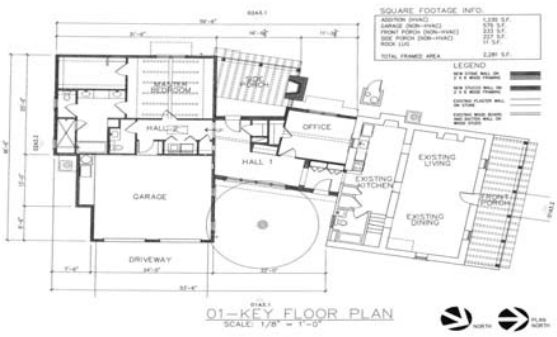
CASE STUDY 1



Before: Front view



After: Front view



Proposed floor plan



Proposed house elevations



Before: Rear view



After: Side view with garage, connector and historic home.

CASE STUDY 2



Before: Front view



After: Front view



Proposed site plan



Bird's eye view rendering of house.



Before: Rear view



After: Rear view at master bedroom.

APPENDIX B

Design Criteria for Commercial Buildings

Castroville Design Criteria for Commercial Buildings



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Chapter 1: Design Guidelines for Commercial Districts

Introduction

In many respects, the commercial districts along U.S. Highway 90 provide the first "street level" view of Castroville seen after entering the town from U.S. Highway 90 and S.H. 471. Future developments should change the current character by promoting dispersed parking, creating a road edge and developing structures that emphasize the country and historic nature of Castroville, while emphasizing its theme of “The Little Alsace of Texas.”

The current character of the commercial districts along U.S. Highway 90 is typical of "strip commercial" areas that are dominated by and cater to the automobile. Many of the services found here are typical to a highway interchange: gas stations, restaurants, and a visitor's center. Although these uses are typically associated with the automobile that does not necessarily define this area's future character. In order to counter the current "strip commercial" character of the area, new developments will have to be designed very carefully to meet the design goals for the area. In the portion of the area immediately adjacent to residential properties, the mass, size and roof forms of those properties should be considered.

This document provides design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Castroville's commercial districts.

Summary of Key Characteristics
Key design characteristics of this commercial area include the following:

- buildings set back from street edge
- variety of building styles
- service and parking areas in front of buildings
- free-standing signs
- auto-oriented / dominated
- irregular road edge

Design Goals
As this area continues to develop, it is important to the town that a coordinated image be established. This image should utilize architectural forms from the area's historic period of significance.

The design goals for the commercial districts along U.S. Highway 90 are:

- To change the existing pattern of development
- To serve as the gateway into the Historic District, without imitating it or creating a false sense of history
- To establish a coordinated image
- To minimize the impact of the automobile and large trucks, by managing a parking system (e.g., large areas of parking, as seen from the street, are discouraged and parking should be screened with landscaping and broken up into smaller areas)
- To clearly define the road edge and entrances and exits with landscaping (e.g., a limited number of cuts should be allowed in the area)
- To link existing and future developments with other projects and trail systems
- To promote friendly, walkable streets (e.g., projects that support pedestrian activity and contribute to the quality of life are encouraged)
- To provide a safe environment for the pedestrian (e.g., providing walking paths, pocket parks and landscaping along the street edge is encouraged)
- To develop contemporary interpretations of the traditional context, not historic-look-alike buildings
- To minimize the amount of light spill from a structure
- Be sympathetic to adjacent residential construction

---

1. Mass and Size

A variety of building sizes existed in this area historically.

While contemporary design approaches are encouraged, developments should continue to exhibit a variety in sizes, similar to the buildings seen traditionally.

A. Use Varying Façade Sizes

A variety of sizes is appropriate in new developments.

1. Differentiate a primary facade with significant set backs in the wall plane.
2. Variations in facade treatment may be continued through the structure, including its roof line and front and rear facades to reduce the perceived size of the building.

B. Vary Building Height

Building heights of larger projects should provide variety.

1. A larger development should step down in height towards the street or smaller, surrounding structures.
2. A new building in Zone P4 can be 30 feet or 2 ½ stories tall.
3. A new building in Zones P5 can be 40 feet or three stories tall.

C. Consider Multiple Buildings on Large Lots

Large lots should be developed with several buildings, rather than a single structure.

1. This will help reduce the perceived size of the project.
2. The area between the buildings should also contribute to the overall positive open space of the site.

D. Maximum Façade Length

A primary building facade should not exceed fifty feet in width, without a significant setback

1. Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2. Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

---

2. Building and Roof Form

Developments in the commercial districts along U.S. Highway 90 are expected to be quite a bit larger than in the rest of town.

A. Use Traditional Building Forms

Use building forms that are similar to those structures seen traditionally.

1. Buildings should have vertical proportions.
2. Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Use Traditional Roof Pitches

Roofs should have a pitch similar to those seen historically.

1. Pitched, gable and shed roofs are appropriate.
2. Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.
3. Eave depths should be a minimum of two feet.

C. Pitched Roofs

Pitched roofs shall have a minimum slope or pitch of eight (8) feet of rise for every twelve (12) feet of run (8:12).

D. Flat Roofs

Building walls shall extend to parapets that enclose the roof area. Those parapets shall be of sufficient height to fully screen the roof and any mechanical equipment located on the roof.

E. Break-Up Long Roof Ridgelines

Long roof ridgelines parallel to the street shall be broken by dormers, setbacks or in some other fashion.

1. Unbroken ridge lines generally shall not be longer than one and one-half times the height of the building.
2. The maximum unbroken ridge line length is 30 feet.

---

3. Building Setbacks

Historically, a wide variety of building types have been found in this commercial area. This variety dictated differing building siting patterns.

New developments should build on this tradition and provide a variety of building setbacks.

A. Coordinate Site Plans with Surrounding Properties

Coordinate site plans with surrounding properties to enhance the sense of open space, building spacing, parking, and service areas.

1. By coordinating site plans certain site functions (e.g., parking, ingress, egress and service areas) may be shared.

B. Vary Building Setbacks

A variety of building setbacks may be considered.

1. This variety should include buildings located both at the front and rear of properties. The majority of the buildings should be closer to the street edge, however.
2. Setbacks to large buildings should be varied, and should be treated as positive open space, amenities to be enjoyed by pedestrians.

3. Use landscaping to define the street edge and provide a separation between pedestrian and automobile routes.

C. Proximity to Parking Facilities

Sitting a building behind major areas of parking is strongly discouraged.

---

4. Exterior Design Standards

The architectural character of the built environment should complement the natural landscape and not dominate it. Building masses shall be broken up to provide, through change in texture and color, horizontal and vertical relief and should relate harmoniously on a pedestrian, human scale.

Vertical proportions which exaggerate building height should be avoided.

The level of detailing and finish of wall facades shall be consistent on all sides of the building. Wall planes visible from any roadway or adjoining properties shall be detailed with architectural elements which provide shadow lines and which provide visual depth unless screened with landscaping.

A. Façade Articulation and Color/Texture Variation

For the purpose of this section, a “break” shall be defined as an interruption of the building wall plane with either a recess or an offset at an angle of between ninety (90) degrees and forty-five (45) degrees to the wall plane.

B. Horizontal Articulation

No building façade shall extend greater than two (2) times the wall’s height without having a minimum “break” and color/texture change of 25% of the wall’s height, and such “break” and color/texture change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane. The maximum distance without a break shall not exceed 50 feet.

C. Vertical Articulation

No horizontal wall shall extend for a distance greater than two (2) times the height of the wall without changing height through an articulation, or variation, of the roofline by a minimum of 25% of the wall’s height, and such roofline change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane.

D. Storefronts and Entrances

Street-level storefronts and building entrances should be open and inviting to pedestrians. All in-line buildings shall have street-to-building zone of at least 25 feet to be used for sidewalks, including a minimum 10 foot landscaped buffer strip and pedestrian spaces including benches and other seating facilities.

E. Entryways

A minimum of 15 square feet of recessed entryway shall be provided for businesses in buildings less than 15,000 square feet. Buildings over 15,000 square feet shall have a minimum of 100 square feet of recessed entryway to help delineate a building's entrance and add variety to the streetscape.

F. Building Façade (Elevation) Plan

Façade offset shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building façade (elevation) plan.

---

5. Pedestrian Systems

Continuity of pedestrian routes is a goal of the town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building.

Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.

A. Design Considerations

A project should be designed to provide an attractive street edge and to encourage pedestrian activity.

1. This applies to landscaping and open space, as well as to the primary facade of a building.
2. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
3. Building entrances should be clearly identified and oriented to face the street.
4. Consider the following building elements that help provide an attractive street edge and encourage pedestrian activity:

    - display windows
    - public art or murals

- facade articulation
- landscaping

B. Develop Pedestrian Pathways

Develop four feet wide concrete sidewalks or similar permanent pedestrian pathways that connect with other developments.

1. Such a pathway should lead along the street edge. This will help to clearly identify the road edge.
2. Consider developing focal points along pedestrian routes with special pedestrian amenities. Benches, mini parks and planters are examples of amenities that are encouraged.
3. Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.

C. Encourage Pedestrian Access

Consider developing paths within the parcel that encourage pedestrian access.

1. Internal routes within large projects should also be provided which connect to external pedestrian systems.
2. Consider the addition of bike paths to complement pedestrian access.

---

6. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects.

This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "Places with Identities”

Create "places" with distinct identities within projects.

1. Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2. Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3. Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4. Locate open space in sunny areas whenever possible.

B. Leverage Space between Buildings

If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1. Buildings should be positioned on the site in a manner that minimizes the apparent mass and size, and maximizes open space.

C. Connect Open Spaces

Connect open spaces among large projects.

1. Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2. Open spaces also should connect with natural amenities such as the Historical District.

---

7. Automobile Circulation and Parking

The commercial districts along U.S. Highway 90 should provide a controlled, organized automobile system which provides a safe pedestrian environment. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

Projects that can occur in the commercial districts along U.S. Highway 90 also have automobile activity associated with them. This should not, however, make it an unsafe environment for the pedestrian.

Off-street parking facilities, inclusive of parking lots shall be guided by the nature of the properties use, location, and frequency of use.

Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.

A. Automobile Circulation

1. Clearly Identify the Road Edge

Clearly identify the road edge for both automobiles and pedestrians.

2. Identify Entrances

Use landscaping and lighting accents to identify entrances.

3. Minimize the Number of Entrances

Minimize the number of entrances along a street edge. Sharing ingress and egress points with neighboring projects is strongly encouraged.

4. Conceal Parking

Place parking areas to the rear of a site when feasible or disburse throughout the site.

B. Parking

All required or provided off-street parking areas shall be paved and maintained according to City standards and specifications for minor street construction as provided in the City subdivision ordinance and as delineated below in surfacing and marking.

1. Surfacing

(a) All businesses fronting Highway 90 will have surfaced parking. It may be porous concrete, asphalt, seal coat or pavers;
(b) Historic Structures: Commercial historic structures fronting Highway 90 must conform to guidelines of this section unless they are in conflict with specific guidelines of the Historic Landmark Commission (HLC). Owners of those structures may apply for exceptions to this requirement after review and recommendation by the HLC;

2. Marking

(a) All hard surfaced parking will be marked or striped in a manner that clearly depicts parking slots. Handicap parking will be clearly marked;
(b) Parking areas used solely for display of vehicles for sale or rental are not required to have delineated parking spaces;

8. Service Areas

Since a project designed in this commercial area will be visible from more than one side of the site, there is no clear "rear yard" that service areas should be placed in.

Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.

A. Keep Service Areas Out of Sight

Service areas should not be visible from major pedestrian ways or neighborhood residential areas.

1. Service and trash areas should be screened from view on all sides. Consider using a shed to enclose it.
2. Also consider designing a service area as an integral part of the building design, on interior portions of the building.
3. Provide adequate trash storage capacity such that debris will not overflow the containers.

B. Protect Site Amenities

Service and trash areas should not be located adjacent to site amenities.

9. Corporate and Franchise Designs

One of the concerns in building design is that when national chain companies or their franchises construct buildings in the commercial area that they do so in a way that reinforces the design traditions of Castroville.

Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Bright logo colors are used over large expanses of a building that contrasts too strongly with the established palette of Castroville.
- Large blank walls on "big box" buildings are bland and out of scale, and discourage pedestrian activity.
- Buildings are surrounding by parking lots and cars. Primary entrances are typically oriented to these parking lots, rather than to the street.
- Metal panels and large areas of featureless stucco are often used and these are out of character and not of human scale.

A. Stock Building Plans Prohibited

The use of stock building plans or typical corporate or franchise operation designs are not allowed.

B. Maintain the Character of Castroville

Building designs or styles should be compatible with the character of Castroville.

---

10. Architectural Character

Buildings throughout Castroville are simple in character.

A new development in the commercial area should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.

A. Draw Upon Characteristics that Work

A new building that draws upon the fundamental characteristics of building in Castroville is encouraged.

1. Applying highly ornamental details that were not a part of building in Castroville is inappropriate.

B. Address Highway 90

All facades should be given equal design consideration.

1. Because of this commercial area's highly visible location, any development should provide a refined facade to address the street.

Chapter 2: Landscaping Design Guidelines

Introduction

This chapter presents the design policies and guidelines for landscaping as part of the construction of new buildings in the commercial districts along U.S. Highway 90.

---

1. Landscaping Plan

A Landscaping Plan must be submitted which reflects:

A. Green Space

Green Space, non-paved areas with vegetation and plantings, shall constitute fifteen percent (15%) of the lot area.

Landscaping strips at least ten (10) feet in width are required along adjacent streets except at driveway openings.

B. Trees

Canopy-type trees are required every 300 square feet of street yard with a minimum of one tree per street yard and an intention of one tree per fifty linear feet to accomplish canopy coverage.

Side and rear yard tree plantings shall be a minimum of one tree per side and rear yard.

Castroville Comprehensive Plan

Back To Our Future

By: Simplecity Desi

I Executive Summary

This is a story about our small Texas city embarking on a purposeful journey to determine the future of Castroville and "New Castroville," as the locals say. This journey began with a deep appreciation for what we have, an acknowledgment that growth is inevitable, and an understanding that we have a say in how this growth occurs, just as this community has done since the arrival of the founders.

According to projections by the Alamo Area Metropolitan Planning Organization (AAMPO), the population of Castroville, Texas, is expected to reach approximately 5,000 by the year 2030 and a large population to serve in the ETJ. This growth is part of a broader trend as the San Antonio metropolitan area continues to expand, influencing surrounding towns like Castroville. The city's population increase is driven by its beauty and charm and its proximity to San Antonio, making it an increasingly attractive location for new residents.

Under normal conditions, growing cities face challenges. Castroville's challenges are magnified compared to typical growth conditions due to the patterns of growth, the implications of Highway 90, and changing state legislation regarding growth management. Landowners can now opt in or out of the city, making budget forecasting nearly impossible. The anticipated population boom has led to a range of growth projections and a spectrum of philosophies on how to manage it.

This Plan aims to consider all perspectives, balance a series of trade-offs, and determine a pragmatic path forward. The planning process allowed the community to think big, sort through its values, and identify the projects that matter most.

Participating citizens, businesses, landowners, developers, city leaders, and city staff worked together to shape the important elements into a digestible plan for the people of Castroville. The Project Advisory Committee (PAC) members guided the project by sharing stories and insights. Recognizing that the current rules and standards on the books do not align with the community values of today, Castroville provided themselves the grace and time needed to shape the standards for the future through clear intentions grounded in the fabric that makes Castroville, Castroville.

Castroville now has:

- Plans, policies, and processes aligned with the community values,
- Clarity and outlined expectations for growth and,
- An achievable list of City projects to guide the community forward.

Acknowledgements

II

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Mayor - Darrin Schroeder
District 1 - Sheena Martinez
District 2 - Paul Carey
District 3 - Phil King
District 4 - David Merz
District 5 - Herb Dyer

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III Purpose

Historically, comprehensive plans have been written as reference documents brimming with technical information and an exhaustive list of to-do items. Their mere size can create a level of intimidation to the reader that deters the use of the plan. The Internet has changed access to information, but how Comprehensive Plans are written has not changed. Today, a tremendous amount of community information is literally a few clicks away. Therefore, only statistically relevant information has been included here so as not to overwhelm the reader with reference materials that are easily accessed elsewhere.

Castroville's historic attributes from the past shaped this plan guide the future.

Purpose of the Plan

The **Castroville Back to Our Future Plan** is an educational, inspirational, and transformational tool to be used as a decision-making guide to coordinate development and key community projects through a simple, illustrative document. It creates a future grounded by the vision statement and key attributes celebrated by the community. It integrates the natural setting, the loved built environment, and the culture of Castroville to maintain local preferences for current and future generations.

This Plan is written to inspire the community to understand its challenges, feel empowered by the possible solutions, and have a sense of urgency to act. This Plan is not a complete list of every identified issue facing the community related to land use, transportation, and infrastructure. Such lists can be overwhelming and create a defeatist mindset among elected officials and citizens. Castroville is a small rural community with just under 3,000 people and finite resources. Therefore, this Plan is written with a large dose of reality based on fiscal considerations and engagement with the community. It capitalizes on the community's strengths and opportunities while addressing the most significant threats immediately impacting Castroville's future and survival. The Action Plan is designed around transformational outcomes through achievable projects, which can be implemented over time to set the community up for success.

Comprehensive plans are required by State law to accompany zoning ordinances. Comprehensive plans shape the long-term goals of the community through a series of organized chapters focusing on land use and growth alongside a roadmap for success. It is reccomended for comprehensive plans to be reviewed updated every five years to be consistent with the community zoning rules.

Guiding Castroville's growth is accomplished by embedding favorable patterns from the past into key strategies of the plan. In an attempt to guide development rather than overly regulate it, Castroville took a different approach to a conventional land use plan. The plan provides four area categories of development intensity, which should be aligned with the city's budgetary and infrastructure goals. This new way of doing business provides clarity for the city staff, city leaders, the community, and the development community about where and what type about development can occur. These elements are also integrated into the Unified Development Ordinance (UDO) as development standards. They will be modified with current best practices and modern building practices.

Using the Plan

IV

How to Use the Plan

- The Plan is organized into a series of chapters, starting with why and how the documents were created. They explain why the selected key components are so important to the community. Each chapter's topic is written to help city staff direct growth and development to follow Castroville's intentions
- The **Greenprint** and **Blueprint** make up a physical analysis of the landscape, informing where development should go based on Castroville's geography and current city structure. The outcome of this analysis helped shape the **Growth Guidance Map**.
- The Growth Guidance Map anticipates creating orderly development by utilizing existing infrastructure and growing from the center outward as new additions to the community are expected. Because land uses come and go, Castroville's Growth Guidance Map focuses on curating **complete communities** through the use of development patterns. The development patterns allow the development community to pick patterns that best support their models as determined by the natural environment and the existing built environment.
- To maintain and update the Plan as change occurs, an annual report must be prepared. As projects are completed, they should be removed and updated with new projects.
- Evaluation of the Growth Guidance Map must be presented to determine when and if various area updates are appropriate.
- The thoroughfare plan must support the Growth Guidance Map and should be revised as development occurs.
- Goals should be evaluated as they may shift as community leaders change. This is a normal political reality. However, the elements celebrated as the Plan's foundations are grounded in the community's physical and social fabric and should be considered when Plan modifications are proposed.

V

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Uniquely Castroville

Comprehensive Plans are the 15,000-foot view of the community. Comprehensive Plans align land use, transportation, and community preferences to goals and aspirations created by the community. The land use portion of the Comprehensive Plan is required by state law to be aligned with zoning to ensure predictability for the city leaders and development community. Creating alignment will enable the community to better forecast budgets and manage growth as it occurs through public and private efforts.

Chapter 1 - Introduction

1-1

Castroville was designed to be timeless, flexible, and built to support a thriving community. Walkable neighborhoods connected to commerce were an important part of the original design. The community was laid out prior to the use of motorized vehicles, which gives the small-scale feel that Castroville loves. The physical patterns that make up Castroville are the reasons for its success and why the community loves it so much. Its small block-gridded street network provides the framework for spaces to adapt quickly. The location of natural amenities threaded through the community offers access to nature. The large rural in-town lots provide a lifestyle unique to Castroville. Compared to the isolation of suburban sprawl, the city's residents can easily walk to nearby local businesses that add character and life to the active community. This easy access to personalized local commerce is becoming rare in today's development culture. The quaint, enduring building designs have easily adapted as their businesses change with the times. Accessible small-town businesses also provide income to residents and revenue to support the city and its infrastructure. These features allow Castroville to function like a series of complete communities within a small area.

Castroville's favorite elements and values have been compared against the current city plans, processes, and policies to focus the guidance within this plan and the UDO that will follow.

Today's typical suburban sprawl development patterns booming throughout the country and the region are in direct conflict with Castroville's values and could threaten to change the city in ways that disrupt the current style of life. Furthermore, maintaining stability in the original Castro area is at the heart of the community's concerns. Erosion of the current physical patterns within this area has been uniformly rejected by the community. Defining the right scale and style of development within this area required tough conversations with an understanding that consensus would not always be achieved without compromise, but rather that tradeoffs could be evaluated for the long-term interests of the City.

Now that the core values and fundamental elements have been identified, structure must be provided to accommodate the newly defined development styles Castroville seeks. The land area within Castroville and its Extraterritorial Jurisdiction (ETJ) has been divided into organization zones to facilitate the desired growth trends. The **Growth Guidance Map** is a key tool to help ensure that Castroville maintains the original Castro area, grows in a logical and productive manner, and preserves lands for the future.

The projects within the Plan may shift as community leaders change. This is a normal function of city transition and operation. However, the elements celebrated as the foundations of the Plan are well grounded and should be considered when modifications are proposed.

Unprecedented growth and suburban sprawl threatens the Castroville way of life, and the community responded to protect the city they love.

1-2 Building Block Project

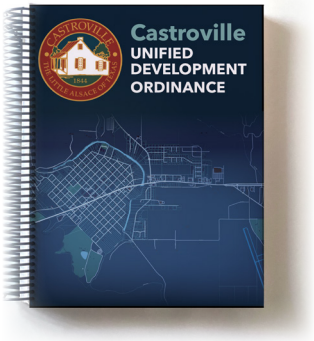
The Castroville Building Block Project (CBBP) is made up of three individual, projects. The first is this **Comprehensive Plan**, the second is the **Downtown Plan**, and the third is the **Unified Development Ordinance (UDO)**.

Combined, these individual documents comprise the CBBP. Capturing the essence of Castroville's authenticity for incorporation into the first phase of the CBBP, the Comprehensive Plan, happened in a two-prong approach. The first phase of developing the CBBP was capturing the elements that would inform the Comprehensive Plan through two approaches:

DNA Analysis and **Community Engagement.**







What is Included in this Comprehensive Plan?

The elements included in the Comprehensive Plan are policies and intents that keep Castroville in alignment with its unique history. This Plan meets all requirements of the Texas Local Government Code, Chapter 213 Municipal Comprehensive Plans. It includes provisions on:

- Existing Conditions
- Community Resources / Connections
- Streets and Drainage
- Growth Trends
- Action Plan

Castroville DNA

1-3

DNA

As the first step in the planning process, simplecity conducted a DNA Analysis of Castroville's built environment. In the spring of 2023, it gathered foundational information on what makes Castroville, Castroville. The DNA is formed by its streets, buildings, sidewalks, blocks, natural settings, and more. When combined, these components create complex environments and complete neighborhoods. At its very core, the DNA Analysis puts a numerical value on the physical elements of the 160 plus years of history and characteristics of Castroville, including the beloved 13,887 square foot lots. The characteristics that make up Castroville are those of a traditional town, not suburbia, and are what makes Castroville a unique and wonderful place.

The Castroville DNA Analysis revealed many important patterns of the built environment. Five Character Areas were identified in the analysis: Nature, Rural, Residential, Core Castroville, and Highway Corridor.

The Medina River and Castroville Regional park serve as natural gateways and outdoor community spaces. Rural areas include farmlands that surround the city and hearken back the classic Alsace design of urban places surrounded by agriculture. Examining Residential areas highlighted how prevalent 13,887 square feet lots there are across the city's neighborhoods. The small, mixed use blocks with Alsatian architecture and curb-less streets define the Core. These small blocks, almost always 330' x 330', are the foundation of the original grid and In summary, the DNA Analysis identified that Castroville's authentic culture and timeless development patterns are the city's foundation and recipe for success. Small walkable blocks are not only important for the past, they're critical for the future. The findings of the DNA Analysis were shared with the community in a presentation given at the Landmark Inn in December 2023.











1-4 Community Voice

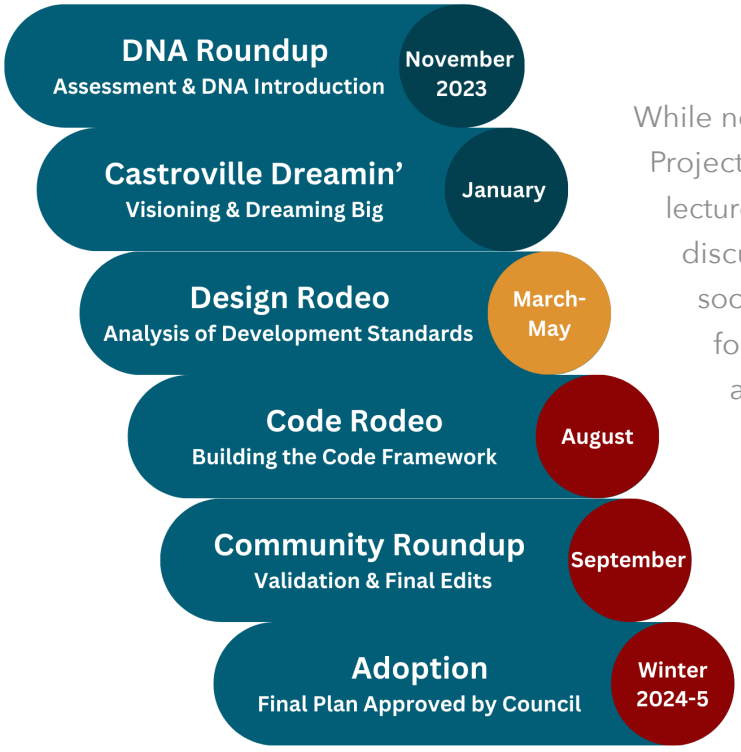
Community Engagement Overview

Strategy and Approach

Public engagement has been a key component throughout this planning effort.

A robust public engagement process is essential in any planning initiative. Input from all stakeholders is crucial to creating a community that functions well for all its members. As a city uniquely rooted in its history and keen to protect itself from "Anywhere, USA" cookie-cutter development, Castroville required a tailored and iterative community engagement strategy.

This customized input process has included meetings, events, and Online feedback across five phases: the DNA Roundup, Castroville Dreamin', the Design Rodeo, the Code Rodeo, and the Community Roundup. Adoption of the plan documents will be the final step in the official planning process, although plan adoption is just the beginning of the community's journey in implementing the plan. Each plan phase is shown in the timeline graphic below.



While not explicitly a part of the Building Block Project, the City's "Castroville Journey Series" lectures in 2022 offered a variety of perspectives discussions on Castroville's and geospatial, social, and economic development since its founding. Recognized experts in planning, architecture, historic preservation, and community development were invited to Castroville to speak on different scholarly perspectives and "lenses" through which the city's challenges and opportunities can be viewed.

Engagement by the Numbers

The table below specifically highlights online engagement in more detail. Social Pinpoint was used as the project website platform because of its robust variety of survey-building tools, including map-based survey questions.

The online input windows for each phase did not precisely align with the in-person meetings for the same phase. For example, the Castroville Dreamin' workshops occurred during the DNA Roundup's online input window. This was by design, as online survey questions for the Castroville Dreamin' phase were developed and posted online after the Dreamin' workshops to be responsive to community input heard at the workshops. Online surveys covered the same topics as in-person meetings for each phase but posed slightly different questions to further community dialogue productively.

The five-phase approach to community engagement was specifically designed to inform updates to the Comprehensive Plan, the Downtown Plan, and the UDO. More details and all comments received are included in the Community Engagement Appendix. The tables below present an overview summary of these engagement metrics.

Engagement At-a-Glance

Phase	Meeting Venue	Meeting Date(s)	Participant Metrics	First-Time Sign-Ups to Receive Stakeholder Email and/or Text Updates
DNA Roundup	Landmark Inn and online	November 28, 2023	50 individuals	50
Castroville Dreamin'	Elsass Hall	January 16-17, 2024	155 individuals over two days (80 individuals for citywide topics, around 75 additional individuals for downtown topics)	72
Design Rodeo	Legion Hall	March 27-28, 2024	Around 77 individuals over two days	12
Walkabout Code Tour (part of Design Rodeo Phase)	Downtown Castroville	April 12, 2024	Around 30 individuals	N/A - Event functioned as an informal community conversation and thus did not include sign-in
Code Rodeo	St Louis Braden Keller Community Center	August 6-8, 2024	TBD	TBD
Community Roundup	TBD	TBD	TBD	TBD

1-4 Online Engagement Numbers

The following table specifically highlights online engagement in more detail. Social Pinpoint was used as the project website platform because of its robust variety of survey-building tools including map-based survey questions.

Phase	Online Input Window	Site Views	Site Visits	Visitors	Contributions	Contributors
Code Rodeo	Aug 29, 2024 - September 17, 2024	348	232	133	3	3
Community Roundup	September 25, 2024 - January 20, 2025	2,302	1,615	916	35	27
Total Including Previous Phases		9,451	4,746	2,647	1944	220
Code Rodeo	Aug 29, 2024 - September 17, 2024	348	232	133	3	3
Community Roundup	September 25, 2024 - January 20, 2025	2,302	1,615	916	35	27
Total Including Previous Phases		9,451	4,746	2,647	1944	220

Continuing the public engagement process through the creation of the UDO will help the community see how the vision turns into reality. During the Code Rodeo, and the Community Round Up, revisions and refinements will be made to this plan, and the UDO will be created and calibrated to support Castroville local preferences. As Castroville grows, it will be important to maintain community engagement and update them as projects are completed. Maintaining community feedback helps citizens, business owners, and landowners make decisions based on the investments by the city. Cities are not built in isolation, but rather collaboration.

Key Findings from Community Engagement

Throughout the community engagement process, Castroville stakeholders volunteered their time in community meetings and provided hundreds of comments on dozens of topics. The Castroville community is exceptionally active and invested in its future—this level of civic loyalty and engagement is a tremendous asset.



Many Castroville residents have local family ties extending back for generations and are understandably protective of the town and its heritage. For these and other stakeholders, preserving Castroville's unique feel is paramount and personal. The depth and complexity of community discourse in Castroville presented challenges and opportunities for the planning process. In-person meetings were offered at different times of the day to reach various audiences, and online input windows were open for multiple weeks to provide everyone with opportunities to make their voices heard. An iterative process allowed for overarching themes and sometimes conflicting perspectives to emerge. This Plan considers all participants' insights and is the result of the community's collective effort.

DNA Roundup Key Findings

The DNA Roundup (November 28, 2023) kicked off the planning process with a community meeting at the Landmark Inn. This kickoff focused on initial findings from the DNA Report, a preliminary assessment of Castroville's history along with the natural and built environment factors that have shaped the town. This report highlighted key elements of Castroville's story: its authentic culture, timeless grid-pattern plan, ingredients for success handed down from past generations, a focus on courtyards and community gathering spaces, and a desire for clearly articulated boundaries preserving a unique sense of place. The DNA Roundup meeting and subsequent online surveys obtained initial high-level input from the community, summarized below.

- Preserve Historic District and Small-Town Feel: Stakeholders overwhelmingly desire to maintain the historic district and unique small-town atmosphere.
- Cultivate Development: Support for preserving historic areas while permitting carefully guided peripheral development that respects the community's foundational grid pattern.
- Protect Nature: Desire to protect natural features such as the Medina River, parks, trails, and green spaces within neighborhoods.
- Improve Connections: Concern about car traffic and a desire for better vehicular and pedestrian connections across dividing barriers like the highway and the river.
- Enhance Safety: Improved safety for children walking to school.
- Support Small-Scale Agriculture: Agreement on allowing small-scale backyard agriculture and farming, including chickens and horses.

Castroville Dreamin' Key Findings

The Castroville Dreamin' workshops (January 16-17, 2024) began the second phase of the Building Block Project. Over two days and six sessions, residents and business owners were invited to envision the Castroville they wish to hand down to the next generation. Following the meetings, public comments were solicited on the project website. Key findings include:

- Preserve and Celebrate Unique Features: Strong desire to maintain and enhance architectural styles, cultural heritage, and natural environment.
- Address Flooding and Drought Concerns: Support for adequate drainage solutions and native landscaping.
- Encourage Local Businesses: Preference for locally-owned, family-friendly businesses, with some support for enhanced signage to attract Highway 90 motorists.
- Focus on Local Events: Emphasis on events and festivals catering to local and regional residents, with improved event operations to minimize disruption.
- Support Thoughtful Infill Development: Acceptance of small and mid-sized infill buildings, excluding Houston Square, with support for aesthetic enhancements rather than dramatic changes.

- Improve Pedestrian Safety: Desire for safer pedestrian crossings, especially near the library and schools.
- Enhance Walkability: Preference for walking to downtown and neighborhood parks if safer paths were available.
- Address Parking Issues: Recognition of parking challenges, with most drivers finding spots within two blocks of their destination.

Design Rodeo Key Findings

The Design Rodeo (March 27-28, 2024) focused on analyzing development standards. Key findings include:

- Conservation Areas: Support for designating areas around the river as Areas of Conservation and for a buffer zone around the Downtown TIRZ.
- Highway 90 Safety Improvements: Community backing for working with TxDOT on safety improvements and slip streets, prioritizing safe crossings.
- Main Street Enhancements: Openness to enhancing Paris Street as the Main Street of Castroville with shared street standards.
- Public Works Yard Redevelopment: Overwhelming support for redeveloping the Public Works Yard site into a plaza with green space and mixed-use spaces.
- Water Conservation and Green space: Favor of water conservation measures and green space allotment in new development.

The Design Rodeo phase also included the Castroville Walkabout Tour (April 12, 2024), which offered stakeholders an opportunity to discuss city codes and standards at the pedestrian level. Key takeaways included the desire for flexible codes and standards, allowing for a range of options for front yard fences, porches, and small-scale development to reflect community desires.

Future Phases

The Code Rodeo workshops in August 2024 will help build the community's code framework. The Community Roundup will validate the information presented to Castroville and solicit final feedback from the community, ensuring that the Comprehensive Plan, UDO, and Downtown Master Plan align with the collective vision for Castroville's future.



A Trio of Documents

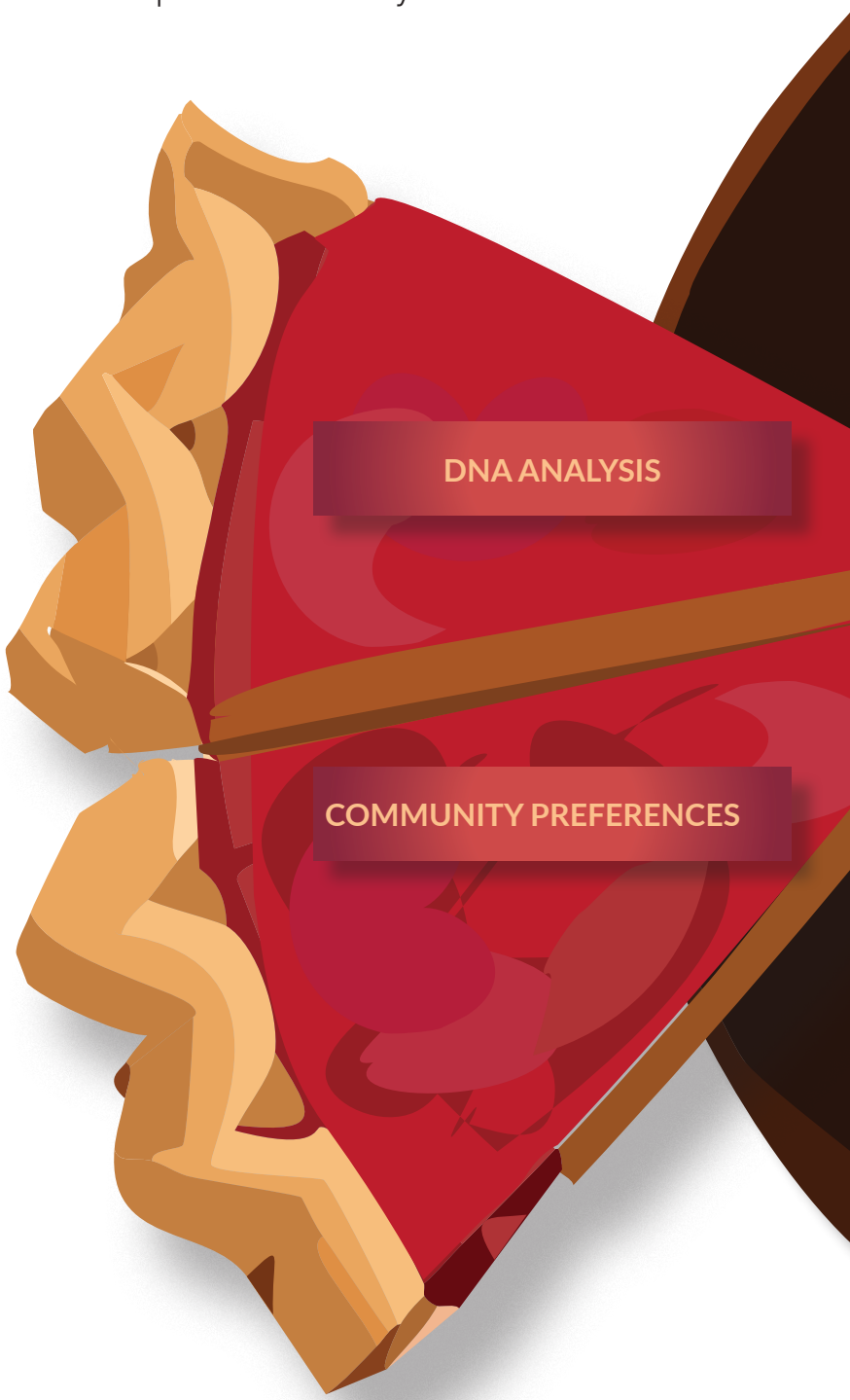
The **Comprehensive Plan** acts as Castroville's visioning guide for the next 15 years. Here, focus is put on the pressing issues which the city needs to address as a priority. These priorities are identified through analysis of the existing built and natural landscape, the "Greenprint-Blueprint", mixed with recommendations from the community.

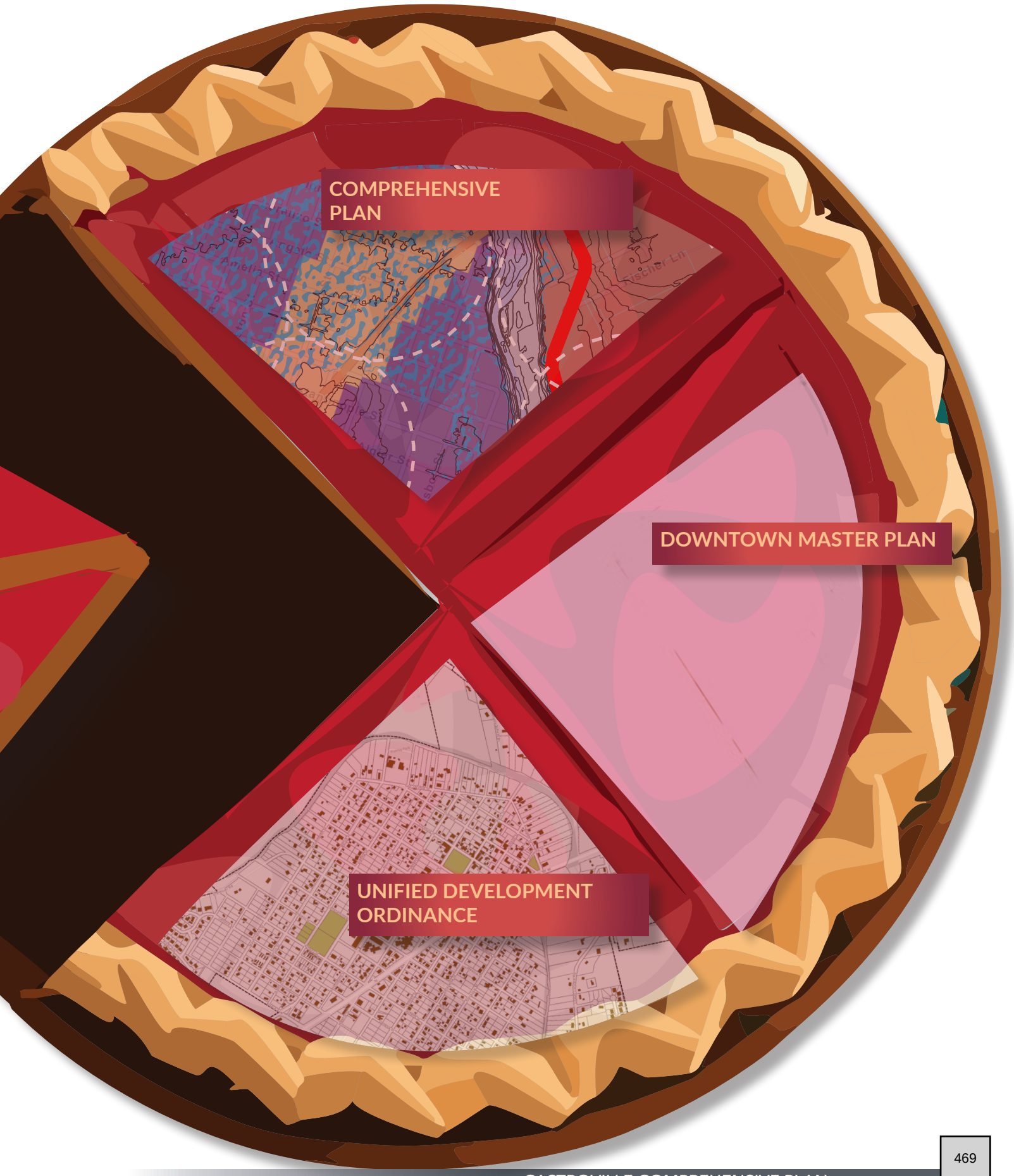
The **Downtown Plan** focuses on the original Castro plan area and serves as a reference guide to the past patterns used to guide the future. The plan is guided by illustrative plans with callouts, providing a clear path for creating an implementation schedule. The plan has an action plan with to-do items to ensure the community stays on track with its efforts.

The **Unified Development Ordinance (UDO)** is the policy document that brings the comprehensive and downtown plans to life. It provides consistency and predictability for future developers and the community as incremental changes occur. The UDO standards are derivative of the Castroville's original development patterns. The UDO removes arbitrary barriers by aligning the standards with community values rather than just standard metrics for development. The values for development were established by the community throughout the public process. Clear expectations for how the community will look, feel, and function are embedded into the plans, goals, and UDO development standards.

These three documents work with each other to envision, illustrate and carry out the desires of the community. During this critical time, they give the city the tools to ensure growth happens in a way that fits with its ideals. Cities do not get do overs easily. The practice of conventional development has been rejected by the community, but has already begun to seep into the city.Community members are losing hope for the city east of the river.

These documents use the beautiful examples of Castroville to preserve its pioneering spirit and bring back the hope of a vibrant city on both sides of the river.

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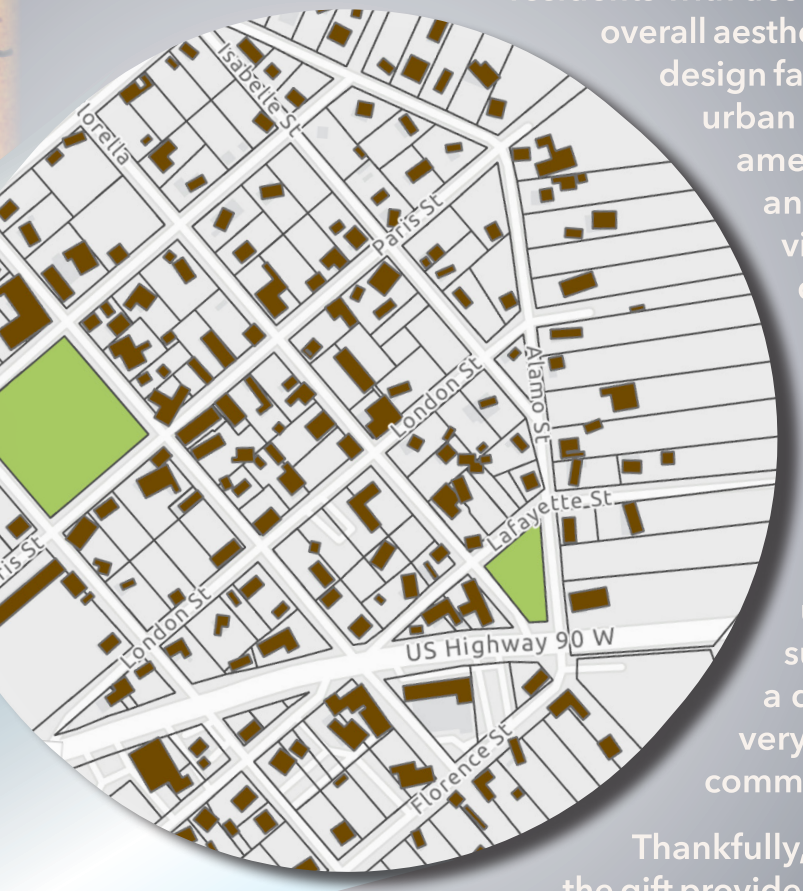
Complete Communities

1-6

Downtown Castroville functions as a Complete Community by seamlessly integrating natural and urban environments, creating a harmonious blend that caters to diverse needs and lifestyles. The area is characterized by its Traditional Neighborhood Development (TND) pattern, which ensures well-connected streets, walkable blocks, and a mix of residential, commercial, and civic spaces. Natural features such as parks, green spaces, and tree-lined streets are interwoven throughout the downtown, providing residents with accessible recreational areas and enhancing the overall aesthetic and environmental quality. This thoughtful design facilitates a gradual transition from the bustling urban core, with its shops, restaurants, and cultural amenities, to quieter residential neighborhoods and serene natural landscapes. The result is a vibrant, livable downtown that supports a high quality of life, fosters community engagement, and respects the area's ecological integrity.



Different people have different expectations of life and Castroville offers something for everyone. For people who want to reside in a rural environment, they've got that. For people who want to experience an urban environment. They have that too, from suburban to urban. Downtown Castroville offers a quality of life that is hard to beat, all within a very small geography. This is what the complete community is all about.

Thankfully, the city leaders understand and appreciate the gift provided from the past and have selected to use these tools to build its future. While this method will be met with resistance from conventional volume builders and big box stores, Castroville is willing to stand by its history, providing a pathway for the building community to follow. Back to our future is a way to respect the environment and ensure that the next generation can have as much pride in the city as today's population.

1-7 Castroville Essentials

The essential components of Castroville are a collection of values established by the community. These items range from the strong support of local businesses to the in-town rural feel Castroville has to offer. These core assets must be leveraged by the community and supported through plans and policies. Make it easy to do good and difficult to erode the nature of the built environment.

In Town Rural

In Town Rural having the ability to seamlessly venture from an urban place to nature within a close distance is uniquely Castroville.



For most of Castroville's life as a city, it has been primarily a rural place connected to a small city center. Physically, this translates into large lots, informal streets, and rural land uses within close distance to town services, places of worth, and other civic functions. With the pressures of development approaching Castroville, strategic planning is necessary to maintain the rural feel that is beloved by its citizens. This applies to the existing built areas and the raw lands next to be developed.

Community Feel

It is often said "The people make the place, and the buildings support the people." The same could be said in Castroville, where neighbors frequently run into one another in and around the town. The many gathering spaces like Houston Square, Magnolia Station, and The Regional Park facilitate the local Castroville community feel. Continuing this feeling is critical to the health and draw of the city. Supporting the community by connecting the people to the celebrated places will help foster that Castroville feel. Making new gathering spaces by emphasizing existing areas or using development can serve as a community connector rather than a community strain.

The City's Fabric

As the community evaluated the fabric that makes up Castroville, it understood some core components it wanted to retain and integrate into future neighborhoods and additions. Throughout the drafting of the plan, a series of feedback loops were held to discuss the elements and map the path forward, ultimately leading to the outcomes within.



Consolidating Castroville' Values

The development of cities is one of the most complex processes on earth. Humans are adaptable, some more than others, however, disruptions to peoples ordinary lives can cause uncomfortableness and potential modifications to one's daily lifestyle. Rapid growth in this region is an experience many human civilizations have never witnessed. In fact, we are growing faster today than ever before, and many of them are moving to Central and South Texas. This type of adaptation, unfamiliar to people, causes great angst in some of the populace. Others will embrace the change, excited about the opportunities it brings.





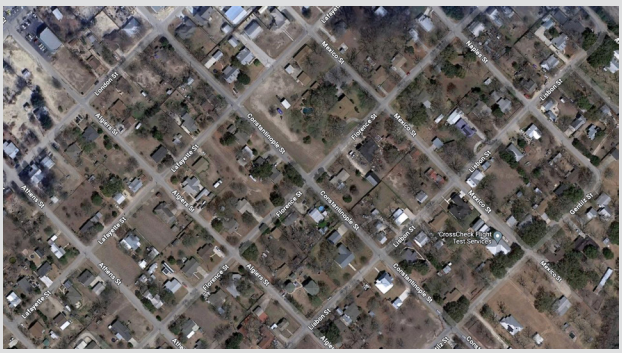
Conventional Versus Castroville

Castroville's slow and incremental growth allowed it to build with a wide variety of characteristics. Today's volume builders select a few products that are not aligned with the local context. This type of development can threaten the very elements that allow Castroville to be the timeless place it is.

By embedding the values of the community into the plans and policies, developers will be provided a handbook of how to appropriately build and develop in Castroville. This approach not only empowers the community but also makes them an integral part of the development process.

Through an evaluation of trade-offs, the development patterns recommended in the Plan will prevent Castroville from morphing into anywhere in America, respect the existing natural landscape, and enhance the community as new residences and businesses arrive.

Not all density is created equal. The subdivision with the cul-de-sac is a perfect depiction of the type of development the Castroville community is rejecting. This type of development has no place in Castroville and can threaten the integrity of its historic assets. Compared to the small block, Castroville grid, where relief from density is provided on-site and within civic spaces sprinkled throughout the grid. This grid development pattern has proven to be timeless and flexible and is Castroville's key ingredient for its future.



Castroville wants new neighborhoods, not subdivisions.



Chapter 2 - Greenprint Blueprint

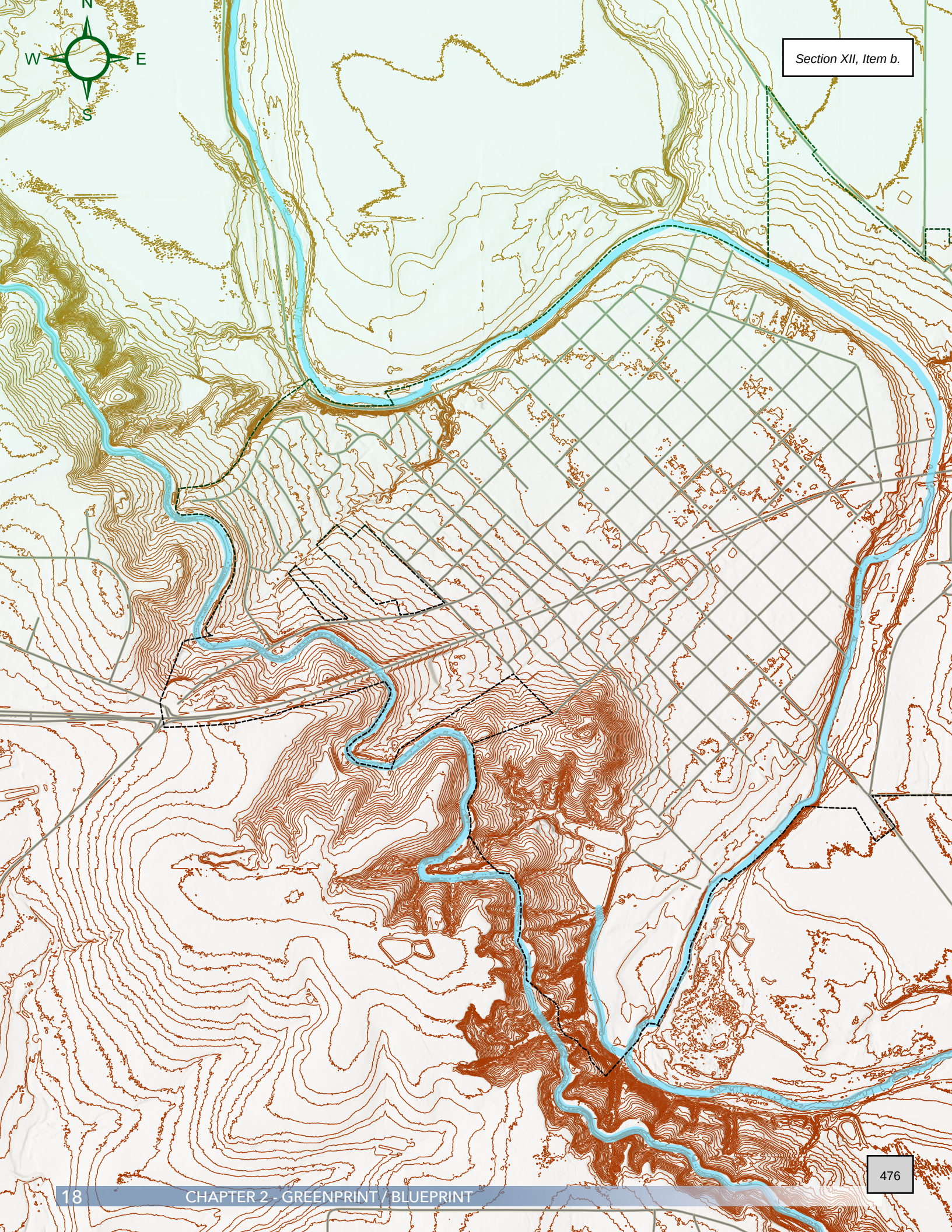
Introduction

What Is a Greenprint/Blueprint?

The Greenprint/Blueprint strategy utilizes mapping techniques to determine areas suitable or unsuitable for development based on the landscape's complexity and natural systems like floodplains. Understanding these natural systems allows development to align with nature rather than oppose it. This strategy evaluates the full inventory of natural systems to guide development patterns.

Why It Matters

By using natural systems to shape development patterns, the Greenprint/Blueprint strategy helps maintain a high quality of life, making the community a uniquely attractive place to live and work. The careful management of natural features ensures they continue to enhance the community's unique appeal and protect its authentic natural setting, setting it apart from other communities and fostering a sense of pride and protection among its residents.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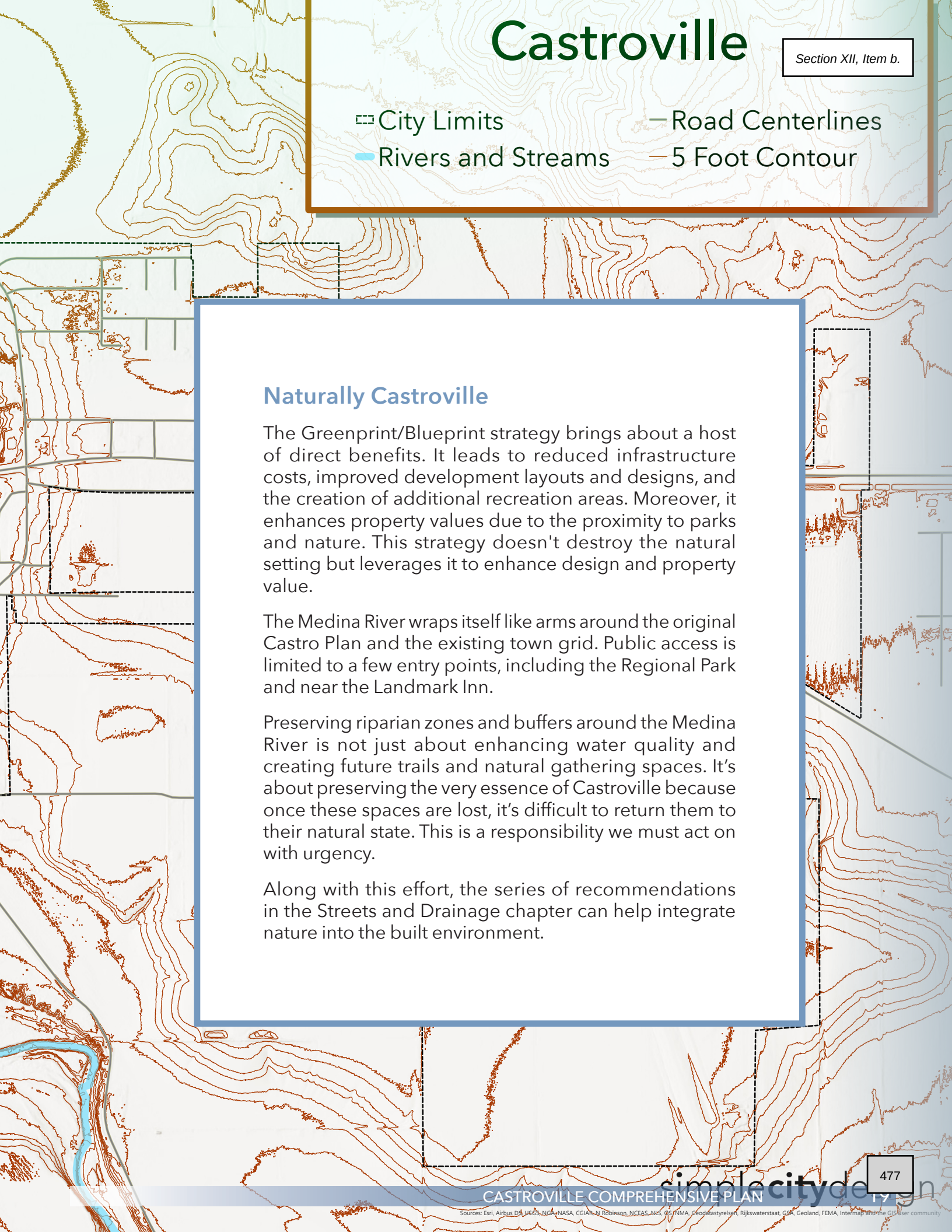

Naturally Castroville

The Greenprint/Blueprint strategy brings about a host of direct benefits. It leads to reduced infrastructure costs, improved development layouts and designs, and the creation of additional recreation areas. Moreover, it enhances property values due to the proximity to parks and nature. This strategy doesn't destroy the natural setting but leverages it to enhance design and property value.

The Medina River wraps itself like arms around the original Castro Plan and the existing town grid. Public access is limited to a few entry points, including the Regional Park and near the Landmark Inn.

Preserving riparian zones and buffers around the Medina River is not just about enhancing water quality and creating future trails and natural gathering spaces. It's about preserving the very essence of Castroville because once these spaces are lost, it's difficult to return them to their natural state. This is a responsibility we must act on with urgency.

Along with this effort, the series of recommendations in the Streets and Drainage chapter can help integrate nature into the built environment.

simplecitydesign
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Greenprint

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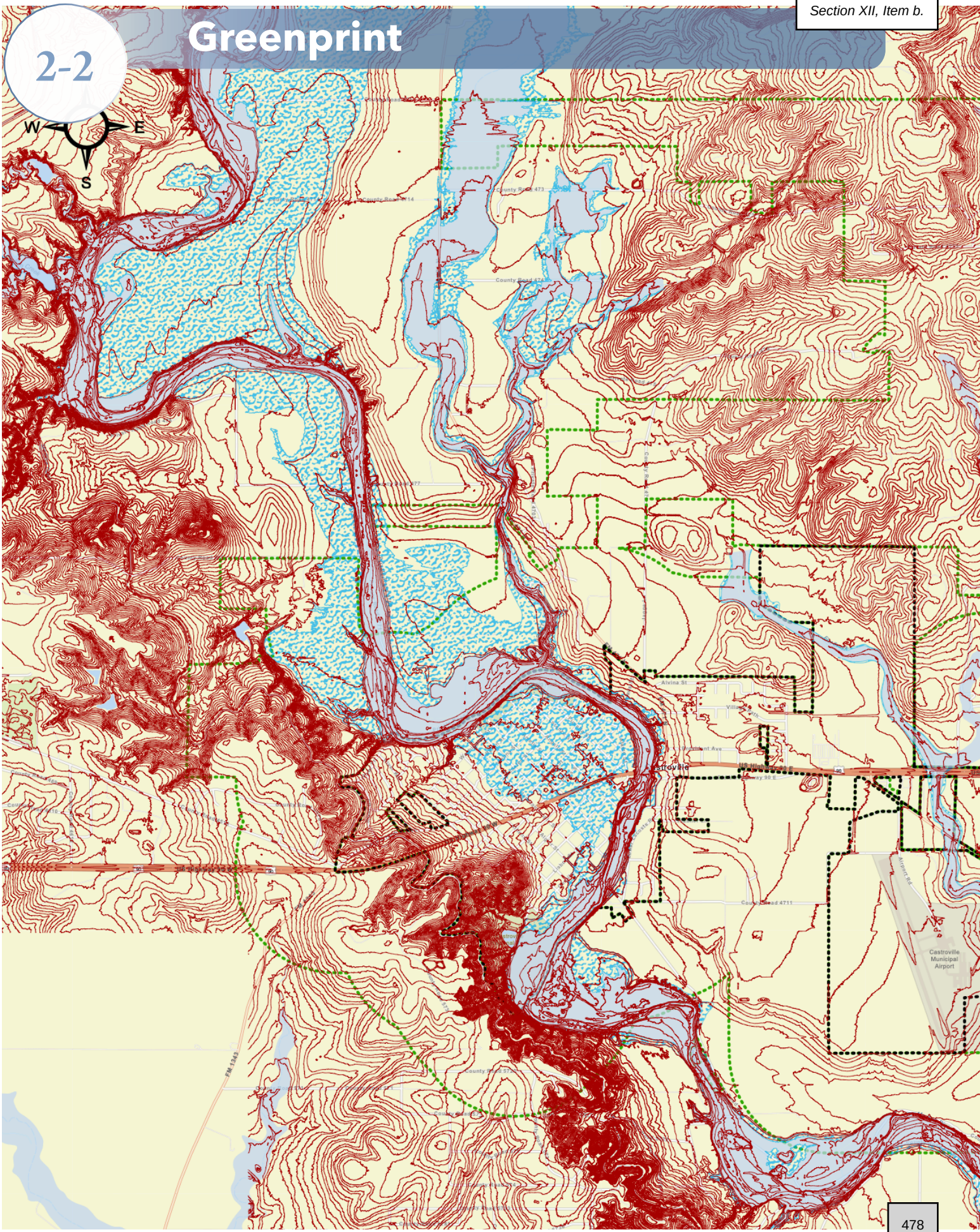
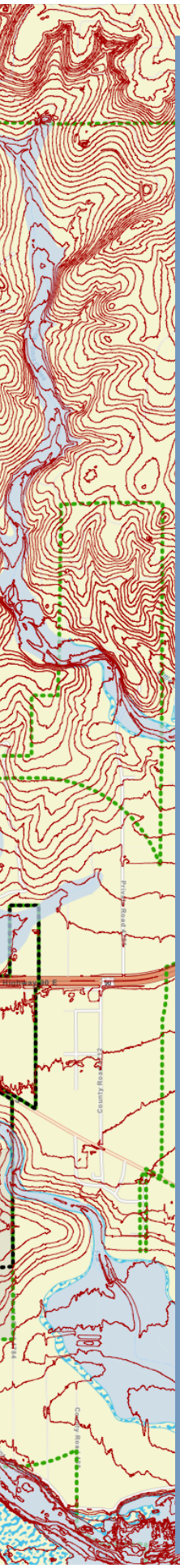




Greenprint - Existing Natural Systems

Overview of the Natural Landscape

Topography

Castroville, is laid out in a varied topography that adds to the town's scenic charm. It has gently rolling hills, expansive flatlands, and the winding course of the Medina River, which meanders through the landscape. This diverse topography provides a mix of fertile river valleys and elevated areas that offer stunning views of the surrounding countryside. The rolling hills are covered with native grasses and dotted with live oak and pecan trees, creating a picturesque setting. This varied terrain not only enhances the natural beauty of Castroville but also influences land use and development patterns, making certain areas more suitable for agriculture while others are ideal for residential and commercial growth.

Soil Conditions

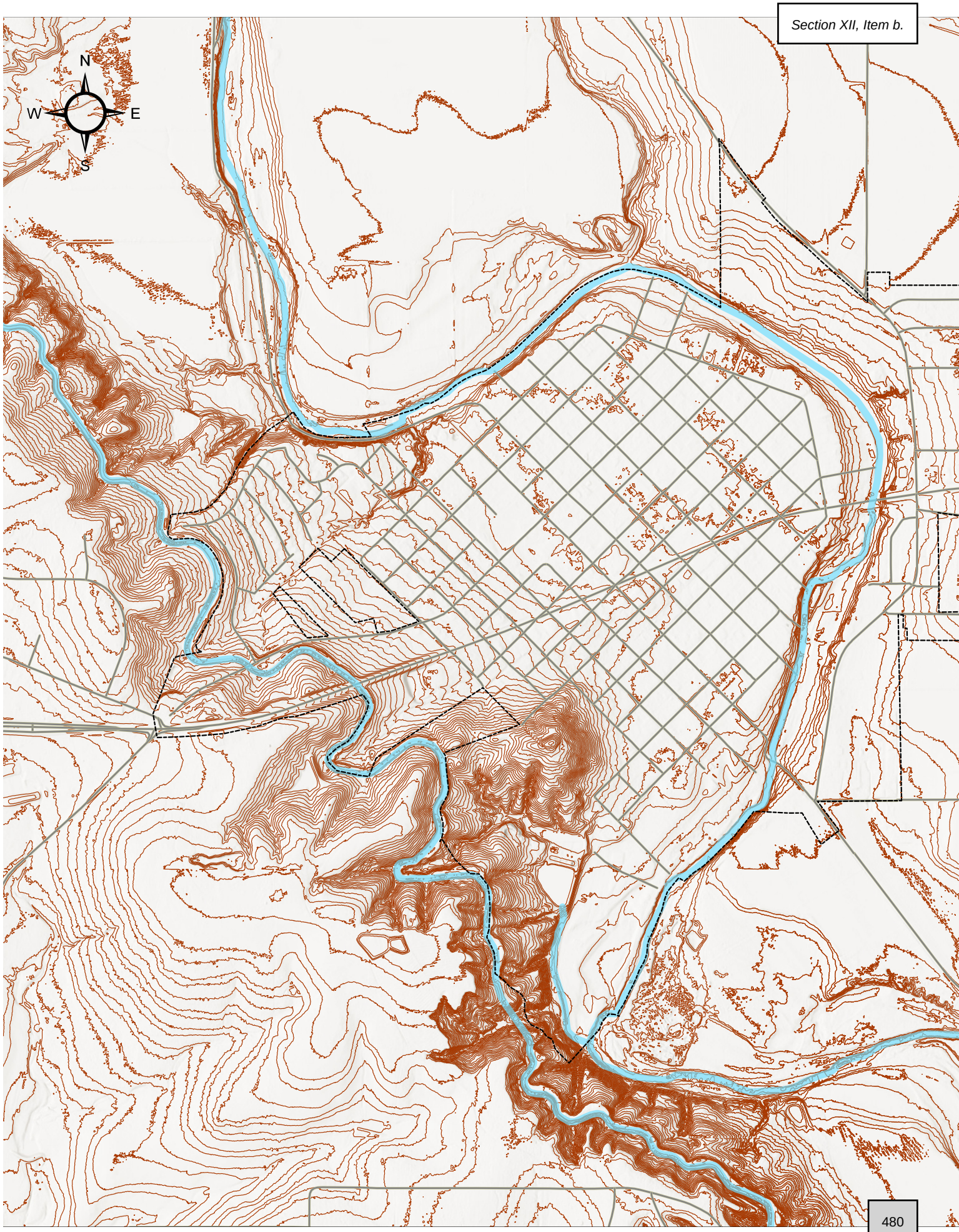
Castroville's soils are characterized by a diverse mix of soil types, each contributing to the area's agricultural productivity and development potential. The region predominantly features clay and loam soils, which are known for their fertility and ability to retain moisture, making them ideal for farming and gardening. However, certain areas also contain sandy soils, which provide good drainage but may require additional fill for stable development. The varied soil composition necessitates tailored land-use strategies to support agricultural output and sustainable development. Understanding and managing these soil conditions are essential for the successful growth of crops and the planning of construction projects in Castroville.

Climate

Castroville has a humid subtropical climate characterized by hot summers and mild winters. During the summer months, humid temperatures often soar into the high 90s and low 100s degrees. Winters are generally mild, with temperatures rarely dropping below freezing, making the season quite temperate compared to other regions. The area receives a moderate amount of rainfall annually, primarily concentrated in the spring and early summer months, which leads to area flooding. However, periods of drought can occur, necessitating water conservation measures.

What Does This Mean For Castroville

By incorporating these considerations into the development standards and plans, Castroville can ensure growth and development that enhances the quality of life for its residents while preserving its unique natural and cultural heritage.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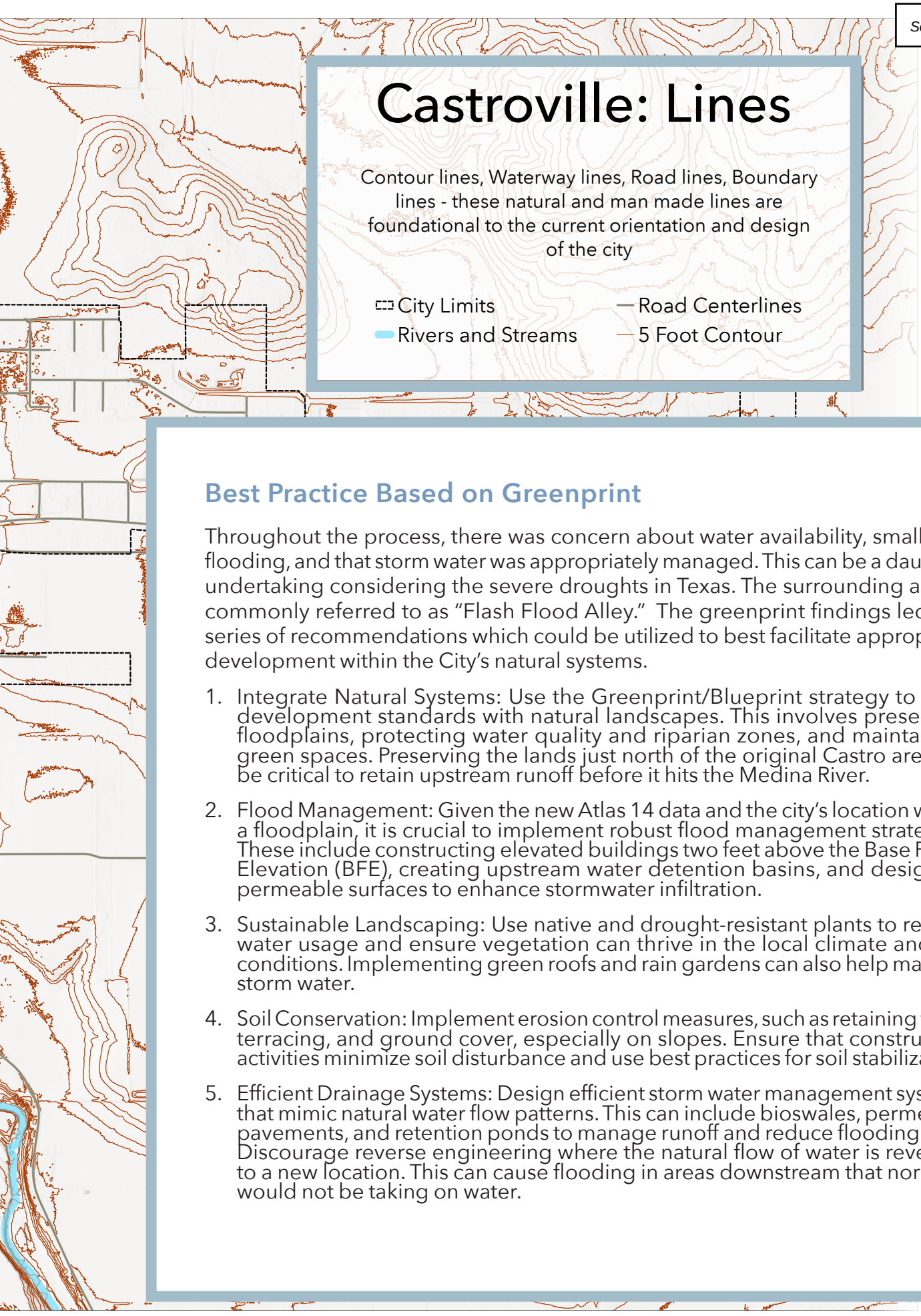


Best Practice Based on Greenprint

Throughout the process, there was concern about water availability, small area flooding, and that storm water was appropriately managed. This can be a daunting undertaking considering the severe droughts in Texas. The surrounding area is commonly referred to as "Flash Flood Alley." The greenprint findings led to a series of recommendations which could be utilized to best facilitate appropriate development within the City's natural systems.

1. Integrate Natural Systems: Use the Greenprint/Blueprint strategy to align development standards with natural landscapes. This involves preserving floodplains, protecting water quality and riparian zones, and maintaining green spaces. Preserving the lands just north of the original Castro area will be critical to retain upstream runoff before it hits the Medina River.
2. Flood Management: Given the new Atlas 14 data and the city's location within a floodplain, it is crucial to implement robust flood management strategies. These include constructing elevated buildings two feet above the Base Flood Elevation (BFE), creating upstream water detention basins, and designing permeable surfaces to enhance stormwater infiltration.
3. Sustainable Landscaping: Use native and drought-resistant plants to reduce water usage and ensure vegetation can thrive in the local climate and soil conditions. Implementing green roofs and rain gardens can also help manage storm water.
4. Soil Conservation: Implement erosion control measures, such as retaining walls, terracing, and ground cover, especially on slopes. Ensure that construction activities minimize soil disturbance and use best practices for soil stabilization.
5. Efficient Drainage Systems: Design efficient storm water management systems that mimic natural water flow patterns. This can include bioswales, permeable pavements, and retention ponds to manage runoff and reduce flooding risks. Discourage reverse engineering where the natural flow of water is reversed to a new location. This can cause flooding in areas downstream that normally would not be taking on water.

Blueprint - Existing Built Systems

Overview of the Built Environment

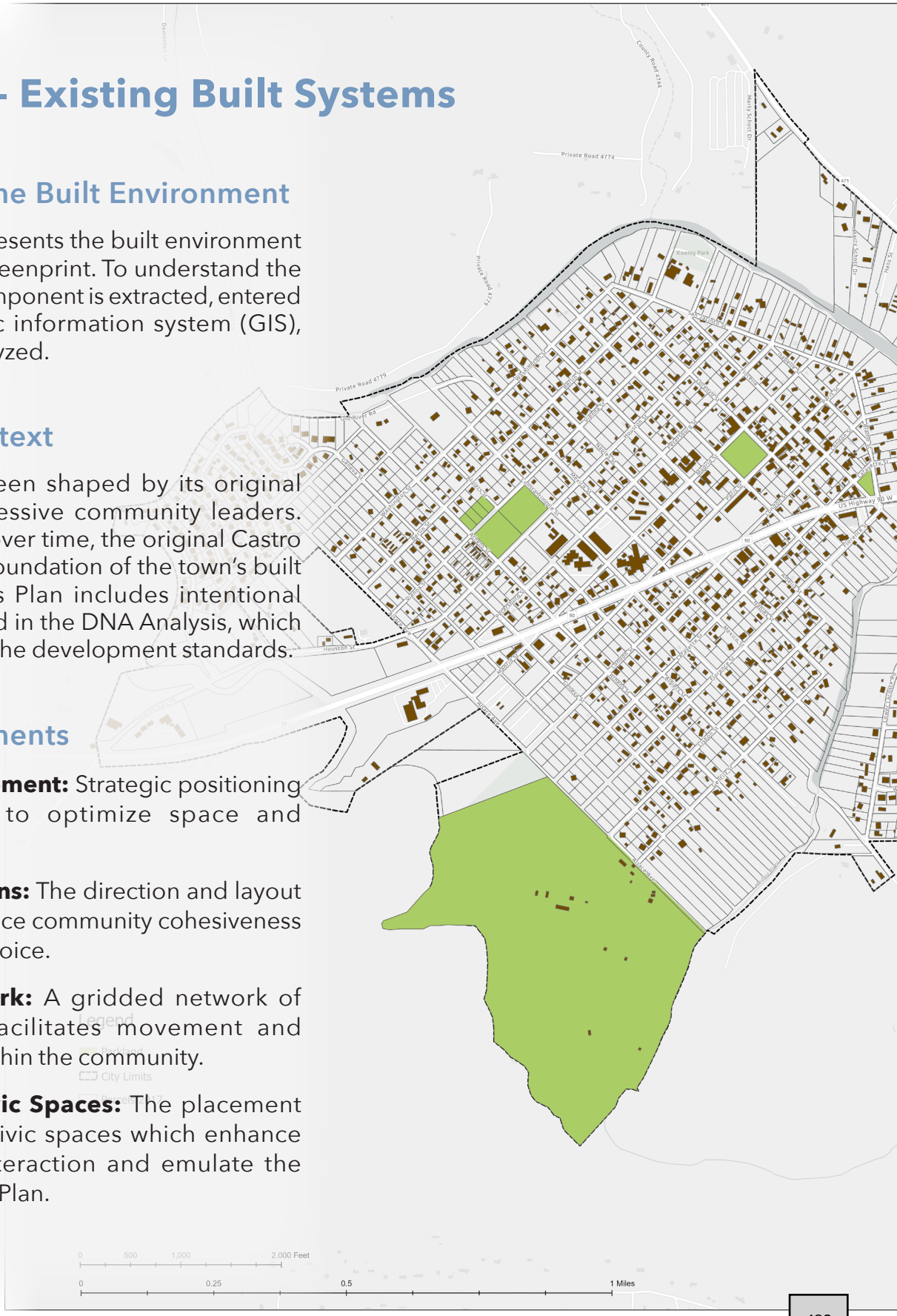
The Blueprint represents the built environment overlaid on the Greenprint. To understand the Blueprint, each component is extracted, entered into a geographic information system (GIS), mapped, and analyzed.

Historical Context

Castroville has been shaped by its original settlers and successive community leaders. Despite changes over time, the original Castro Plan remains the foundation of the town's built environment. This Plan includes intentional elements identified in the DNA Analysis, which will be codified in the development standards.

Blueprint Elements

- **Building Placement:** Strategic positioning of buildings to optimize space and functionality.
- **Lot Orientations:** The direction and layout of lots to enhance community cohesiveness and housing choice.
- **Street Network:** A gridded network of streets that facilitates movement and connectivity within the community.
- **Parks and Civic Spaces:** The placement of parks and civic spaces which enhance community interaction and emulate the existing Castro Plan.





- **Respect the River:** Embracing and respecting the Medina River as a key attribute of the city. While public access points are limited, the Medina River still functions as one of the most loved elements within the community.
- **Transition Standards:** Detailed standards necessary to transition smoothly between different environments within the town. The intensity of development transitions from Highway 90 back into the neighborhood. The new development standards must support these critical transition zones to protect the integrity of the neighborhoods.

Built Systems and Patterns

Different environments within Castroville support various building patterns, such as the street grid, land use, and lot patterns within blocks. These built systems, established years ago, collectively form the Blueprint. It's not just the individual components but their arrangement and how they fit together that define the character of a space or place

Preserving the DNA of Castroville

Understanding the intentional arrangement of lots and buildings helps remove the guesswork about what is important. This knowledge allows for creating standards that support these foundational elements, ensuring they can be quantified and written into development codes.

The built pattern, deeply rooted in Castroville's heritage, is a critical element embedded in the community's DNA. Shifting away from this pattern would uproot Castroville's culture and forever alter the timeless Blueprint that has defined it for over a century.

The Castro Plan

Henry Castro's Plan for Castroville, Texas, envisioned a thriving settlement rooted in European agricultural traditions and community values. In the mid-19th century, Castro, a French impresario, aimed to establish a colony of European, primarily Alsatian, immigrants in the fertile lands of Texas. He meticulously planned the town's layout with an emphasis on agricultural development, creating a network of farms and plots designed to sustain a close-knit, self-sufficient community. Castro's vision included not only the physical infrastructure but also the social and cultural integration of the settlers, ensuring that the town would prosper through collective effort and shared heritage. His forward-thinking approach laid the foundation for Castroville's unique identity, blending European customs with the Texan frontier spirit.

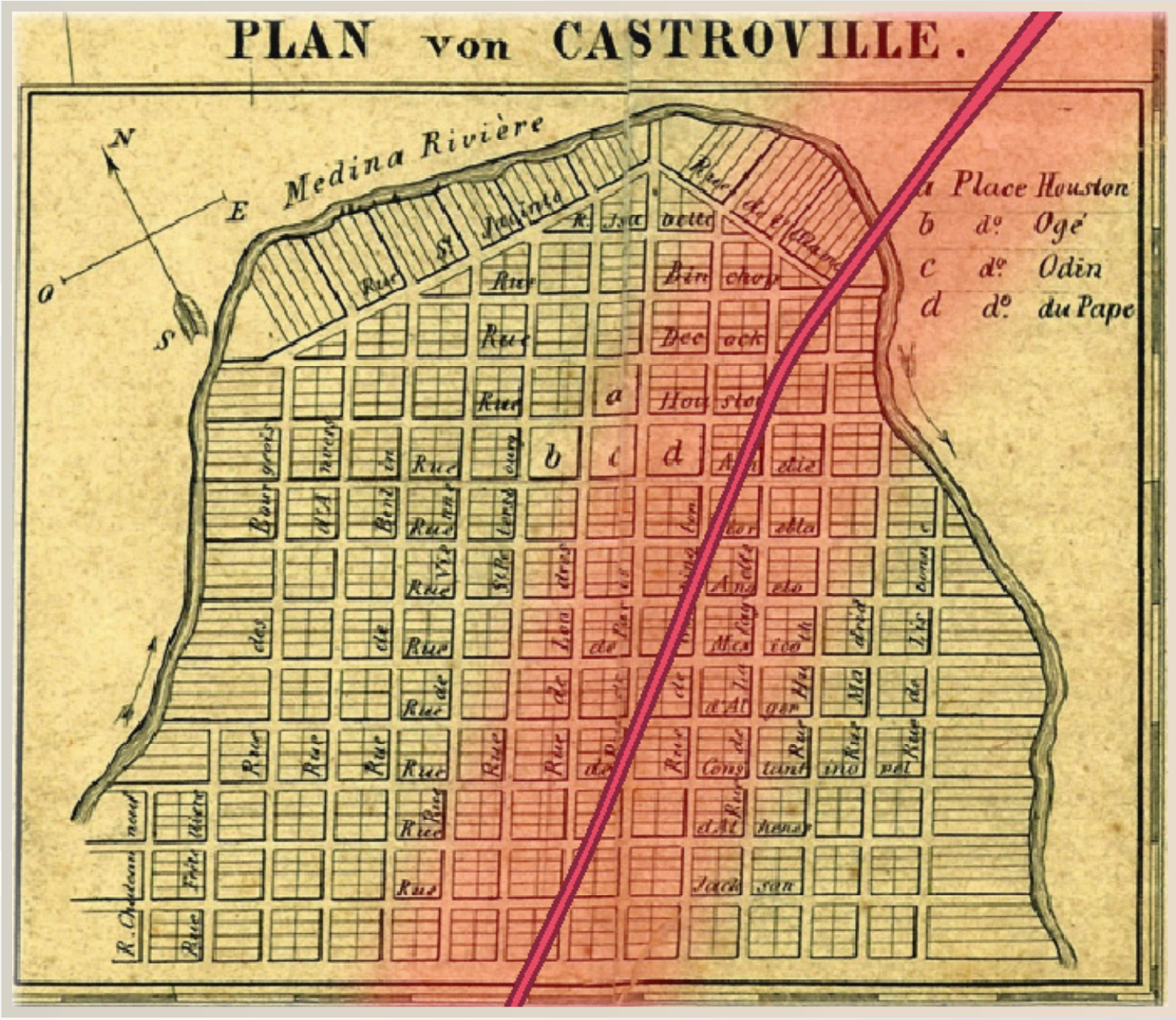
The Grid

Castroville's streets were laid out using grid pattern in the Castro Plan. Castroville's grid is aligned along a northeast-southwest orientation, perfectly wrapped in the arms of the Medina River. This timeless pattern facilitates the movement of people walking, using golf carts, biking, and driving. The grid is easy to navigate, creates orderly development, and provides endless configuration options. It creates developable blocks where a wide variety of lot arrangements are possible, supporting environments from compact main streets to relaxed rural residential areas.

The grid network provides transportation flexibility for the community. Residents have expressed interest in establishing bike trails and encouraging more golf cart use, which can be integrated using the gridded street network. Certain streets can be classified as primary access points for alternative modes of transportation, allowing for creative retrofitting of the built environment to align with community desires without costly construction or additional right-of-way (ROW) acquisitions.

Highway 90

An unfortunate addition to Castroville's Blueprint is Highway 90, which diagonally slices the original grid into two areas: north and south of the highway. This separation creates a barrier with speeding traffic and heavy trucks, raising safety concerns along its entire stretch through the grid. Wide lanes, wide shoulders, and a lack of indications for drivers entering a unique and historic area encourage speeding. The angle at which Highway 90 cuts the grid creates dangerous obtuse and acute angle turns, particularly hazardous for pedestrians. The highway's presence results in oddly clipped parcels and portions of the original grid, exacerbating access management issues and creating endless potential conflict points. Pedestrian accommodations are minimal, with crosswalks at only two points along the almost mile-long stretch of highway that serve only two legs of five-plus leg intersections.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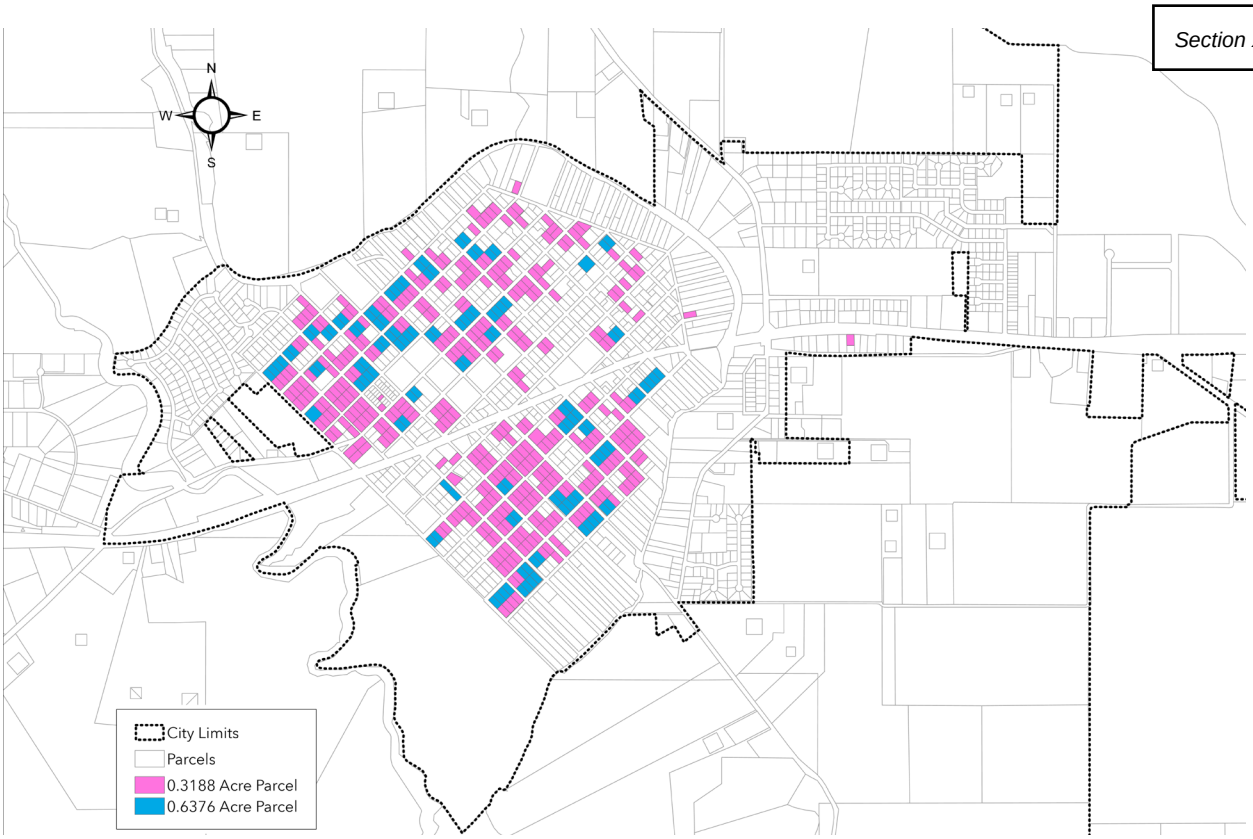


Short Blocks

Castroville was platted into short blocks with adequate ROW between blocks for streets. These short, navigable blocks were internally configured using 330 x 330 square foot farm lots as the foundation for the block's internal makeup. This pattern of lots filled most of the blocks, both historically and currently.

Lots closest to the historic core were divided to foster the city's economic growth in an orderly and responsible manner. Lots further from the historic core have largely remained the same size and have become residential-only areas. The placement of blocks is directly coordinated with the city's topography. As Castroville grew, the remaining blocks were built according to the Castro Plan, and lots were developed as needed.

Using the same block and street pattern, future generations can continue to enjoy a high quality of life without altering what makes Castroville work so well. Short blocks within a gridded street network are critical to ensuring long-term fiscal sustainability. Studies conducted across America have proven that this timeless pattern retains its value over time.

Lot and Parcel Lines

Most lot sizes in residential districts are 13,887 square feet, consistent with the farm lots created when Castroville was originally platted in the 1800s. The smallest residential lot size is 3,500 square feet. These dimensions have allowed the community to maintain a sense of space and order while supporting various residential needs.

The information in this plan and the eventual Development Standards will incorporate these historical details to guide the development of "New Castroville" while protecting the cherished aspects of the existing community.

In the historic commercial core area of downtown, lot sizes are smaller to provide more services within convenient distances. The smallest lot dimensions in this area are designed to meet the community's needs, although specific measurements were historically configured to suit local requirements at the time.

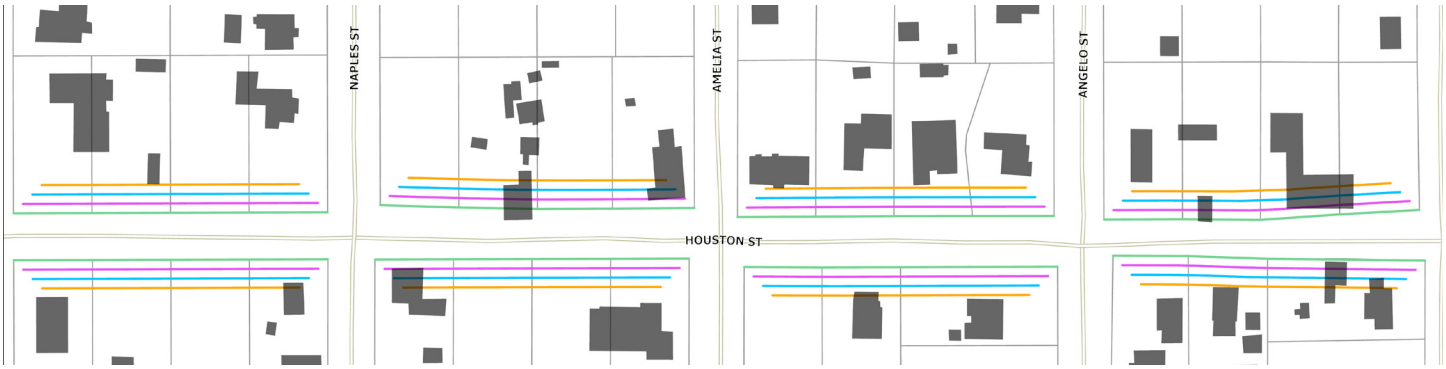
Building Placement

In the areas of the original town grid, there is no standard building placement. Buildings sit at varying locations on lots throughout the original grid. Closer to the historic commercial core, connecting the building to the sidewalk establishes a human scale and defines the public realm at the block level. Some buildings are

flush with the front property line while others are upwards of 40 feet back. This variation creates a unique sense of place as well as defines courtyards and patios. Structures are human scale and create smaller footprints.

In newer additions to Castroville, such as River Bluff or Westheim Village, front setbacks are standardized with front facing garages. While this might work for some areas, if built everywhere this could create a mono culture of house types harming the sense of place.

Although Castroville has pockets of suburban tract housing, it does not have the conventional suburban house types called "snout houses." Snout houses are homes where the garage is the dominate feature protruding in front of the primary structure facing the street. Even two or three of these houses built in a row, causes a garage-scape, where all that can be seen are a series of garages. Builders cannot suburbanize Castroville with this pattern of development, as it would fundamentally change Castroville. Castroville is a mixture of house types. Castroville is not a tract housing community.

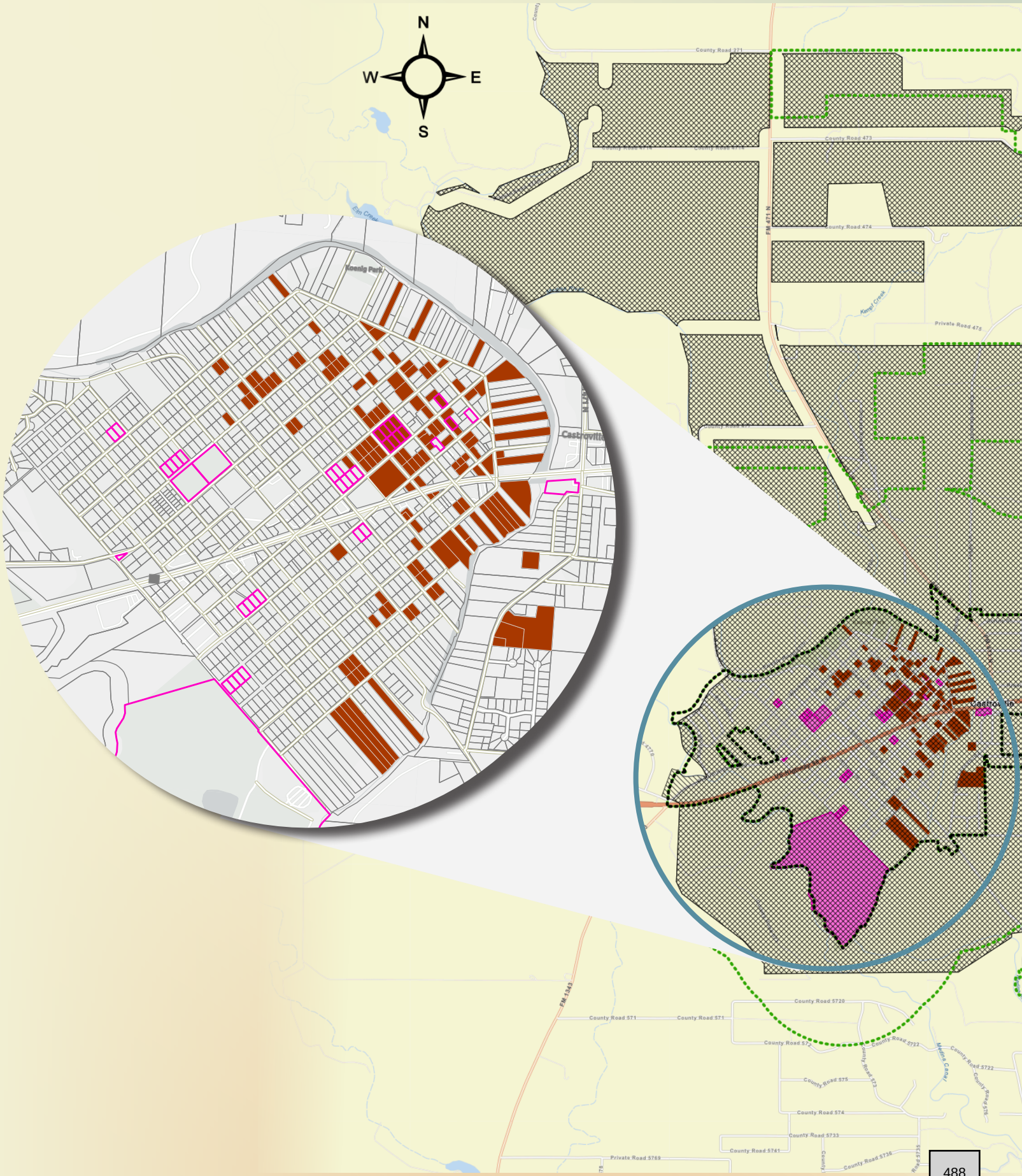


Sidewalks

Throughout the original town grid, streets are simple paved routes without raised sidewalks, reinforcing a rural, small-town feel. This atypical street-scape is one of Castroville's defining features, which distinguishes it from more urbanized environments. The lack of raised sidewalks promotes a seamless transition between private and public spaces. Many community members celebrated this element throughout the process and encouraged new streets to emulate this design.



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Private Road 475
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County Road 571
County Road 572
County Road 573
County Road 574
County Road 575
County Road 5720
County Road 5722
County Road 5733
County Road 5736
County Road 5741
Private Road 5769
FM 1343

Existing Development Patterns

Old

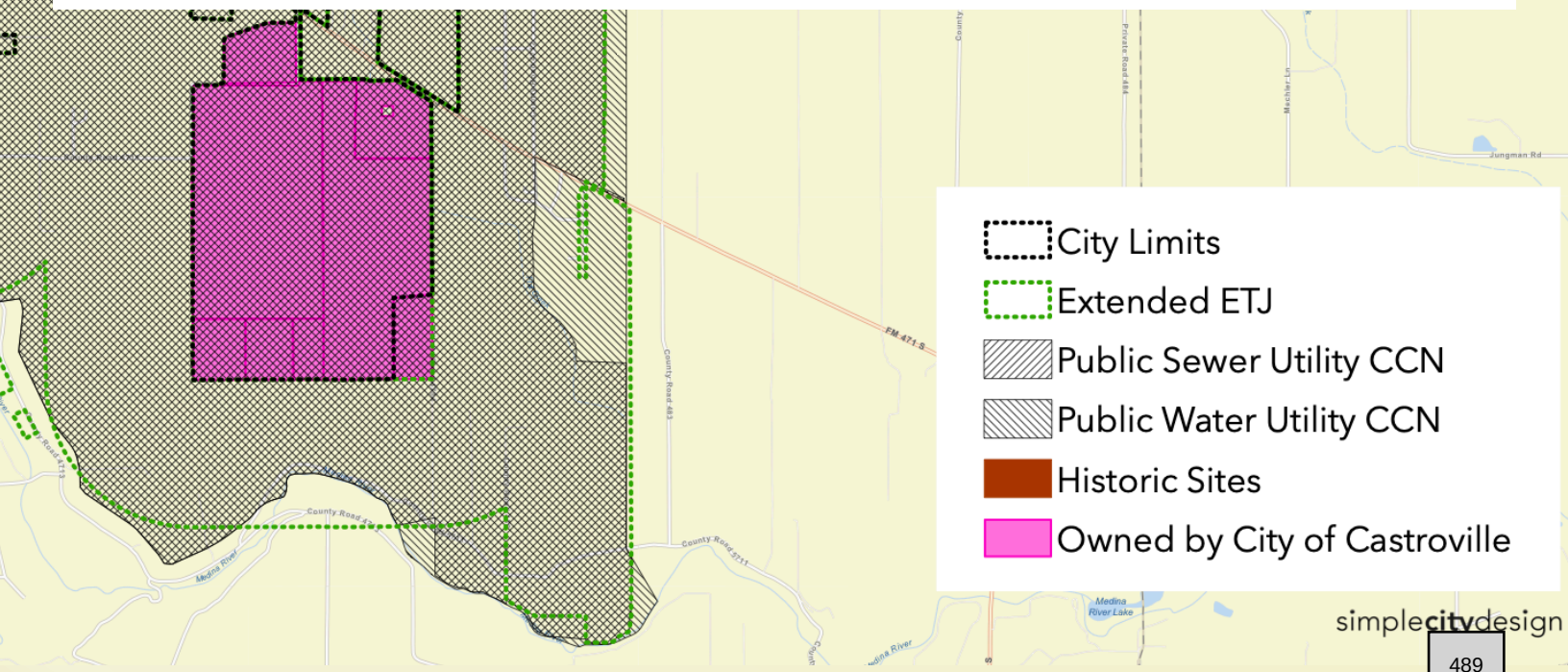
The community has grown incrementally, allowing costs associated with maintaining services and supporting new growth to stay balanced. Incremental growth spreads revenue over time, which reduces property tax burdens and pressures. Castroville primarily features a historic development pattern within its original grid, technically known as Traditional Neighborhood Development (TND). TND is not only authentic to Castroville but many small Texas towns. This pattern effectively manages and disperses traffic, provides a range of housing types, and supports a mixture of uses. Key features of TND in Castroville include:

- Diverse Building Placement: Variable setbacks and building positions that create a dynamic streetscape are found throughout Castroville.
- Mixed-Use Areas: Integration of residential, commercial, and civic spaces within close proximity. Services within a walkable distance help foster community relationships and provide people from 8 to 80 access to services.
- Human-Scale Design: Buildings and streets are designed to be pedestrian-friendly, promoting community interaction.
- Efficient Traffic Management: Grid layout that disperses traffic and enhances accessibility.
- Range of Housing Types: Variety of lot sizes and housing styles, reflecting the town's historical roots. While large residential lots are common throughout Castroville, providing a range of housing types and lot sizes helps balance price points for a diverse community.

New

The second development pattern in Castroville is Sprawl Development, also known as Big-Box Development. This Development Pattern exists on the edges of Castroville and is poised to explode on the east side of the Medina River along Highway 90. This Development Pattern also occurs through the existing historic pattern of development along Highway 90 through the grid. Key features include:

- Single-Use Buildings: Large, standalone buildings primarily used for retail or commercial purposes.
- Extensive Parking: Large parking lots that dominate the landscape, reducing pedestrian connectivity and reducing places for smaller shops and vendors.
- Automobile-Oriented Design: Infrastructure primarily designed to accommodate cars, often at the expense of access via other modes of transportation.
- Fragmented Development: Development that lacks the integration and connectivity found in TND, often leading to a less cohesive community. Sometimes called leapfrog development.





Chapter 3 - Conundrums & Corrections

Introduction: Castroville Conundrums & Course Correction

When it comes to celebrating and enhancing Castroville's distinctive patterns, several conundrums must be addressed to avoid less desirable outcomes. A conundrum, by definition, is an intricate and difficult problem. City leaders and residents have expressed concerns about losing the small-town charm and timeless character that has long defined life in Castroville. This Plan offers course corrections for a series of conundrums that are impeding Castroville's ability to secure future financial stability and maintain its existing rural lifestyle.

3-2 Resource Management

Conundrum: Resource Management

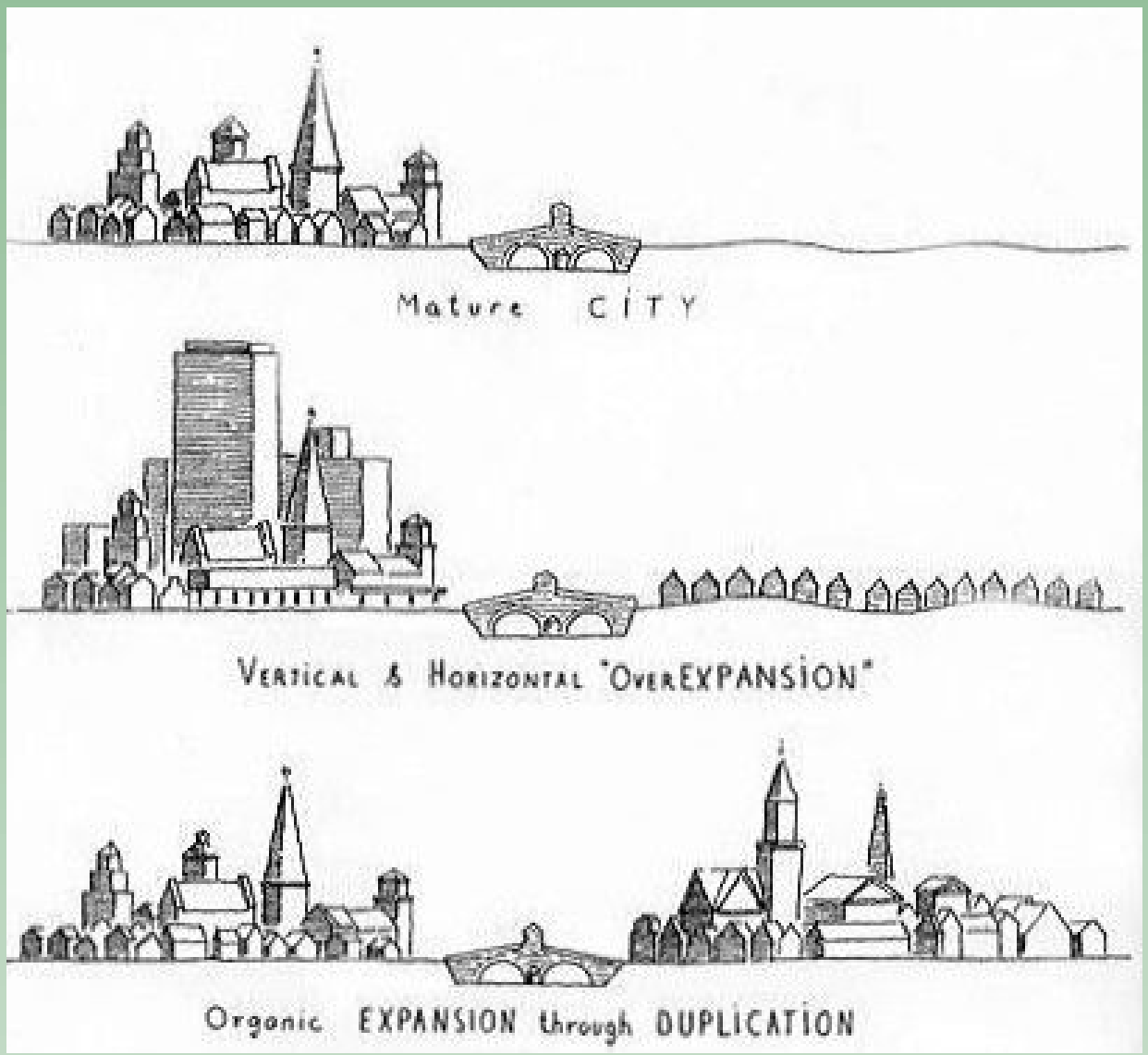
Rapid growth brings instant demands on infrastructure, resources, and services. To provide the new population with the same level of services as the existing population, new city services and facilities will be required. These items include police, fire, parks, library, water, wastewater, electric services, and more. The community burden is multiplied and must be aligned with the amount of revenues generated from the new development. Past city leaders forecasted the growth and oversized the wastewater treatment plant to serve new residents. This helps mitigate one issue the communities typically face with fast growth.

Water is the most critical feature for supporting the current and future population growth. Castroville's long-term water availability is unknown at this point. This is particularly true due to the slow recharge rate of the aquifer. The community wishes to ensure that it has adequate water to maintain its current population before taking on additional residences.

Course Correction

Water availability studies and aquifer analysis should be completed to answer unknown questions about the availability of service demands. Some communities have made water availability studies the first step in the development process to prevent overcommitments.





Source: The Architecture of Community Léon Krier

Organic Expansion through Duplication

The original Castro Plan provided a framework for the citizens of Castroville to organically fill in. It was organized, containing clear centers with services surrounding these centers. Repeating intentional planning of the Castro Plan will create other centers, evening out development pressures and access to services. If Castroville chooses to develop based on lowest land value, that over-expansion will have an opposite effect on its existing centers, raising land values and damaging character.

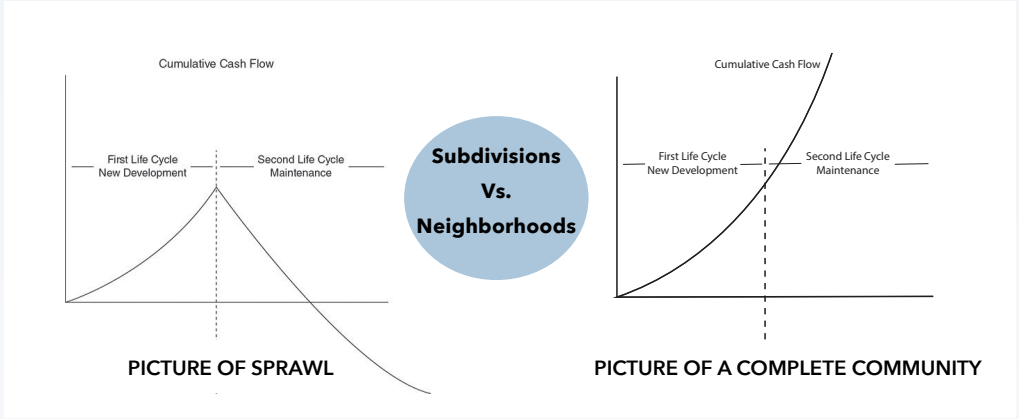
3-3 Undesirable Patterns

Conundrum: Undesirable Development Patterns

The gridded streets, mixture of uses, walkable neighborhoods, historic homes, and large lots create a quaint sense of place that is uniquely Castroville. Residents want to protect this area of town from the threat of growth and new development.

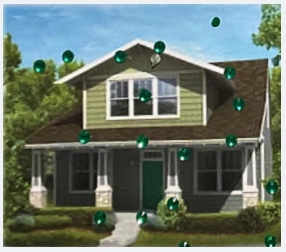
New growth will happen on the edge of town. Although not a problem in and of itself, forcing new development to the fringe can create problems if its underlying structure is flawed, like Sprawl Development. This development pattern has already taken root on the edges of the Castro Plan and is quickly swallowing the open space north and south of Highway 90, East of the Medina River.

The community identified undesirable development patterns in a series of visual preference surveys. They overwhelmingly rejected sprawl development patterns and favored traditional designs.





Each dot represents a vote of preference from community.









Why Sprawl Development in Castroville Does Not Work

Sprawl is a free-for-all development strategy that produces wasteful results and leaves arguably permanent, detrimental patterns of infrastructure. It is unsustainable for the city to subsidize linear feet of utility lines and roadway infrastructure through vacant land, "leapfrogging," to reach new development far from the city core without greatly increasing utility fees and property taxes. Extending streets, water, wastewater, and electricity past vacant land will put the city in a fiscal bind.



Sprawl creates a single-use model which constricts buildings to their original use. Empty storefronts become blight rather than opportunities for new local businesses. This model not only limits how a place can adapt to evolving technology and markets but surpasses the social capital and real capital cities need to thrive.



Financial Reality of TND and Sprawl

Communities rely heavily on property and sales taxes to fund public services. As growth pressures seep into Castroville, so too will the impacts of supply and demand. It's not an unfamiliar story of how demand for land increases property values. When property values skyrocket, so do the taxes levied on the landowner.

For perspective, 80% of Castroville's Operating Revenue comes from sales tax and property tax. According to the City of Castroville - General Fund Summary for the Fiscal Year 2023 Adopted Annual Operating and Capital Budget, sales and property taxes account for similar amounts of revenue.

Commercial properties provide more taxable value than residential properties in terms of sales and property taxes. Commercial properties generate the majority of sales tax, and in addition to being generally appraised at higher values, single-family properties have homestead exemptions and other taxable value caps. Predominately, single-family sprawl puts financial strains on municipalities, and Castroville is no exception. TND commercial properties provide more taxable value than sprawl commercial properties. More diverse land uses on smaller lots provide financial flexibility and increase the money available for city services.

The impacts urban design choices have on incoming city revenue are evidenced by the property values set today. The taxable value can be examined across different growth patterns in Castroville. Land use and appraisal analysis showcase this point using four example areas that fall within the grid and sprawl patterns of the city.



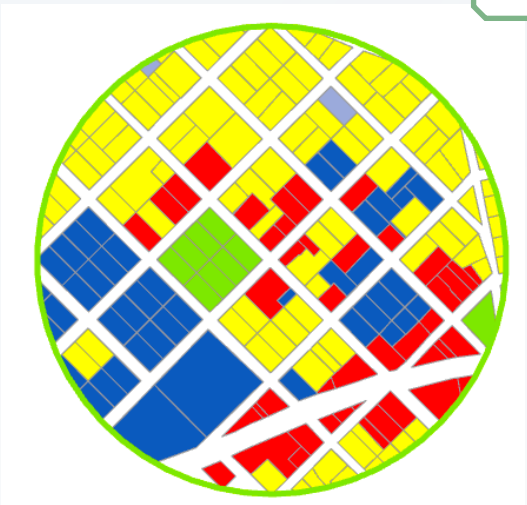
It is possible to visualize the long-term financial impacts that land use and development pattern decisions can have in a city. We compared taxable property values in four areas of Castroville. These areas were selected because they demonstrate the divergence of mixing uses on smaller lots and gridded street patterns versus larger lots with less street connections.

These areas are roughly 80 acres in size and span one-half of a mile. The Downtown Core and South Residential study areas have smaller lots (when compared to the city as a whole) that are divided into 330' blocks. The Downtown Core has a broader mix of uses while South Residential has primarily single-unit residential uses. The East Residential and East Mix Use analysis areas have larger lots and blocks than the historic gird. The East Mix Use has a broader mix of land uses while the East Residential is primarily single-unit residential. This study primarily compares historic mix use with sprawl mix use, and historic residential with sprawl residential.

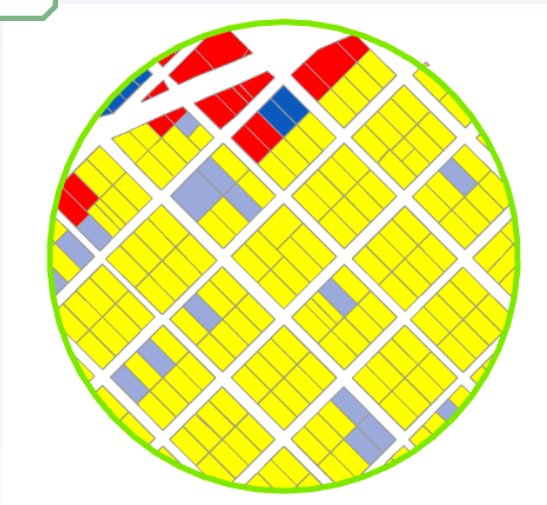
When looking at overall taxable value, the areas developed in the traditional [or historical] grid pattern outperform the newer, sprawled development patterns. Commercial properties account for 60% more land in the East Mix Use analysis area than in the Downtown Core analysis area. However, those commercial properties generate 45% less taxable value than the commercial properties in the Downtown Core.

Mixing uses generates more taxable value and provides more financial stability than predominately single-unit residential. The taxable value of the Downtown Core analysis increases by 55% percent when compared to the South Residential analysis area.

Old Castroville



Land Use	Acres	% of land use	Appraised value
Commercial	11.0	19%	$12,742,676
Institutional	15.8	27%	$2,021,962
Park Open Space	3.0	5%	$107,320
Single Family	27.4	48%	$15,948,550
Vacant	.4	1%	$205,937
Total Appraised Value of all properties			$31, 026, 445



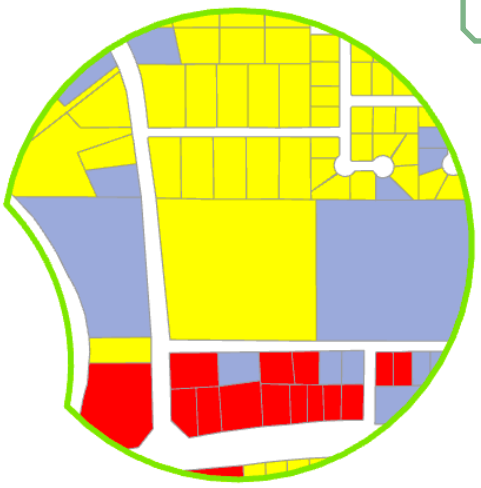
Land Use	Acres	% of land use	Appraised value
Commercial	8.6	14%	$5,060,607
Single Family	34.5	54%	$12,804,865
Vacant	20.3	32%	$2,138,644
Total Appraised Value of all properties			$20,004,116

To put these numbers in a different perspective, let's look at the value that could be generated in the future.

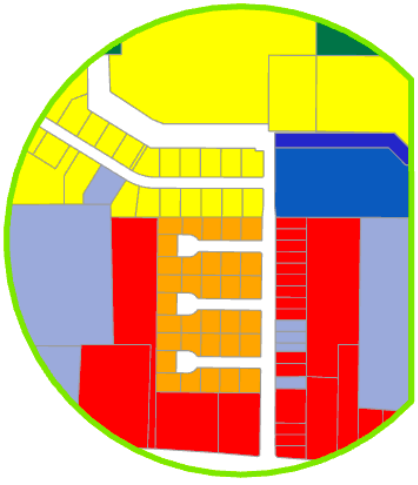
- A quarter of the land in both of the analysis areas east of the river is vacant. This amounts to roughly 33 acres that are vacant in these two analysis areas. Let's examine what their potential taxable value could be if developed under sprawl conditions versus traditional grid patterns.
    - The estimated value of a commercial property in the East Mix Use analysis area is $494,000 per acre.
- 33 acres X $494,000 = $16,500,000 in potential taxable value
- The estimated value of a commercial property in the Downtown Core analysis area is $1.6 million per acre.
    - 33 acres X $16,500,000 = $52,800,000 in potential taxable value

The results show that there is a potential $36 million in taxable value being left off the table under current development regulations.

New Castroville



Land Use	Acres	% of land use	Appraised value
Commercial	4.6	8%	$3,907,070
Institutional	1.4	3%	$267,670
Single Family	46.9	81%	$24,791,852
Vacant	4.9	8%	$2,349,361
Total Appraised Value of all properties			$31,315,953



Land Use	Acres	% of land use	Appraised value
Agricultural	0.7	1%	$7,568
Commercial	17.7	28%	$8,749,941
Institutional	4.3	7%	$759,230
Multi Family	6.9	11%	$6,396,230
Single Family	20.8	32%	$6,541,443
Utilities	1.0	1%	$0
Vacant	13.0	20%	$656,008
Total Appraised Value of all properties			$23,110,730

Course Correction: Continue Castroville

The primary development pattern in Castroville is Traditional Neighborhood Development (TND). TND features a grid layout as the fundamental arrangement of blocks and lots. While grid sizes vary place by place, Castroville's grid is 330' x 330'. It incorporates a variety of housing types, well-defined public spaces such as parks, squares, civic spaces, and services such as stores, schools, and third places within walking distance of residences. TND is integral to the Castro Plan and is highly valued by residents for its adaptability and resilience over time.

Historical Context

Castroville has undergone significant changes over its 150-plus years yet retains a familiar feel due to the enduring TND pattern underlying the Castro Plan. This pattern has proven to be flexible and timeless, changing with the community's needs and desires over time without affecting the built environment. The flexibility and robustness of TND have contributed to the prosperity of Castroville. It's what the community knows and loves.



Source: DPZ

Future Development

Authenticity in New Castroville should be inspired by the existing TND pattern. Protecting and extending this grid pattern is a natural progression. Two other patterns that would be appropriate in Castroville would be Cluster Land Development (CLD) and Village Center Development (VCD). They are both useful for preserving open space, managing stormwater, providing services within close proximity, and allowing for a diversity of housing types, which are important concerns for Castroville. Detailed guidance on allocating these development patterns is provided in Chapter 4, Growth Guidance.

Traditional Neighborhood Patterns

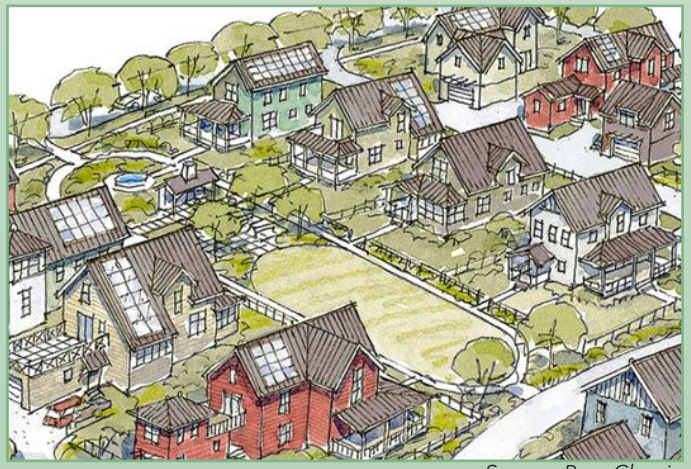
Traditional Neighborhood Development (TND) - TND is the primary Development Pattern in the City of Castroville. However, it is not being continued at this time in new construction developments in New Castroville. TND may occur in infill areas as an adaptive reuse of existing buildings, on undeveloped land as new construction, or as a new neighborhood on previously undeveloped land. TND characteristics include the continuation of the grid as the basic platform of arrangement of the development. TNDs contain a range of housing types, a network of well-connected streets and blocks, well-defined public spaces, and amenities such as stores, schools, and places to meet and linger within walking distance of residences.

Cluster Land Development (CLD) - CLD is designed to preserve open space and direct development away from natural and agricultural resources deemed important for protection by the city. This development pattern reserves space for agricultural purposes, stormwater management, and parks and provides immediate relief from density by preserving 50% or more of the landscape in a natural state.

Village Center Development (VCD) - A VCD is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small, dense grouping of structures serving as residential, live/ work, commercial, and office buildings organized in a vernacular, curvilinear grid or grid network of blocks and streets. Vehicles are kept on the exterior of the development.



Source: Robert Orr & Associates



Source: Ross Chapin



Source: Backhouse



Source: Stanhop Gate Architecture



Source: DPZ Hendrick Farm



Source: Agrarian Urbani

3-4 Connections



Conundrum: Barriers to Cross Town Connections

North-South Connections

The existing Castroville grid is distinctly divided into a north section and a south section by the high-speed, five-lane Highway 90. The detrimental impacts of Highway 90 slicing through Castroville are significant and exacerbated by the angle at which the highway was constructed. Highway 90 creates a substantial barrier for the town. The immediate negative implications for Castroville residents include speeding vehicles, heavy truck traffic, noise pollution, vehicle exhaust, insufficient sight distance, dangerous vehicular turning movements, inadequate pedestrian crossing facilities, reduction in safe left-turn options, and an almost complete lack of safety for pedestrians and bicyclists.

Residents overwhelmingly want more and safer pedestrian crossings and more places to safely make a left turn onto Highway 90. Currently, residents must drive to a traffic light to cross Highway 90, as it is the only reasonable option to navigate the barrier.

East-West Connections

As Castroville has grown beyond the constraints of its existing grid, it has not added any parallel access other than Highway 90 to enter and exit the town from the east. One additional access point exists at Constantinople Street, but it does not provide access to the area north of Highway 90, including the historic commercial core. All road users must cross the Medina River using the Highway 90 bridge, which is a dangerous, stressful, and indirect route for many potential walkers, cyclists, and golf cart drivers

Similarly to the West, Old Highway 90 is the only connection to Castroville on the Western edge outside of the current Highway 90. Old Highway 90 does not have a safe connection for anything outside of a car, further isolating the town.

Course Correction

North-South Connections

Currently, Highway 90 is a high-speed state highway with wider-than-standard lanes and shoulders, an oversized median, and generous clear zones. Drivers have no indication they are entering a small town and should slow down. The solution to reducing the barrier effect of Highway 90 is a highway-to-boulevard design. By narrowing lanes to eleven feet, adding a landscaped median where appropriate, adding trees where feasible, and implementing an access management plan, Highway 90 can be tamed through the original Castro Plan area. The entire Highway 90 conceptual design is discussed in Chapter 5: Streets and Drainage.

East-West Connections

The City of Castroville owns a public right-of-way that dead-ends at the Medina River along each street in the existing grid. These "paper streets" are an obvious solution to the lack of east-west connections across the Medina River. While full vehicular bridges may be cost-prohibitive, walking and multi-modal bridges are capable of moving people walking, biking, and in golf carts and are a reasonable option for the City to implement.

On the Western edge, "Old 90" could add a multi-use trail to provide a safe connection along that route. As part of a larger street and stormwater plan discussed in Chapter 5, Castroville should identify these connection points and pinpoint actions to take.



Chapter 4 - Growth Guidance

Introduction

Castroville is experiencing significant pressure from the rapid growth of the nearby San Antonio metropolitan area. Similar to other peripheral cities, Castroville faces potential burdens from this growth, including increased property taxes, congestion, and demand for city services and utilities. While measures like walling off the city or freezing property taxes indefinitely are not viable, proactive growth management strategies can mitigate these challenges.

Growth Management Strategies

Recognizing the inevitability of growth, Castroville is uniquely positioned to shape this expansion through strategic planning and regulation. City leaders have committed to protecting the community by guiding growth into development patterns that align with the city's values and character.

Growth Guidance Objectives

1. Funneling Growth into Better Development Patterns:
   - Implement policies that direct growth into desirable areas and development types, such as Traditional Neighborhood Development (TND), Cluster Land Development (CLD), and Village Center Development (VCD).
   - Ensure new developments adhere to the principles of TND, maintaining a grid layout, mixed-use areas, and walkable communities.
2. Balancing Development and Community Needs:
   - Prioritize developments that provide public amenities, green spaces, and civic areas, ensuring a high quality of life for residents.
   - Encourage adaptive reuse of existing buildings and infill development to preserve the city's historical character while accommodating growth.
3. Mitigating Increased Property Taxes:
   - Develop mixed-income housing strategies to ensure affordability for residents of varying economic backgrounds.
   - Implement tax incentives or abatements for developments that meet community goals, such as providing public spaces or affordable housing.
4. Addressing Increased Congestion:
   - Enhance public transportation options and infrastructure to reduce reliance on vehicles and ease traffic congestion.
   - Promote the development of pedestrian and bike-friendly pathways to encourage alternative modes of transportation.
5. Managing Increased Demand on City Services and Utilities:
   - Plan for the expansion of city services and utilities to meet the growing population's needs efficiently.
   - Invest in low-impact development (LID) infrastructure and alternative technologies to manage resources more effectively. Conventional infrastructure often fights nature, is costly, and absorbs large land areas.

Castroville is committed to managing growth in a way that preserves the city's unique character and meets the needs of its residents. Implementing strategic growth management practices allows the community to avoid the pitfalls of uncontrolled expansions and ensures that development enhances the quality of life for all.

4-2 Area Organization

Different parts of the City and the ETJ have different patterns, uses, and characteristics that create a sense of place. New development should fit the existing or future anticipated context of a place by establishing the best-suited development patterns and land uses. The Plan identifies areas for future use and building scale to direct where and to what capacity new growth will go. These areas are divided into four categories: Conservation, Stability, Change, and Change Downtown.

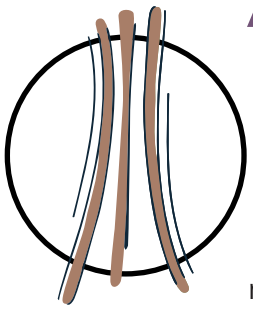
Areas of Conservation



Areas of Conservation should prioritize retaining their natural or rural state. This designation does not preclude development of any kind but instead emphasizes the importance of concentrating development in a way that preserves open space for future generations. This designation is mostly located in the ETJ and open lands surrounding Castroville. The Cluster Village Development pattern best funnels development to allow for growth while still conserving the surrounding nature. The intentional clustering of housing and businesses can conform to topography and enhance water conservation and flood mitigation efforts with nature.

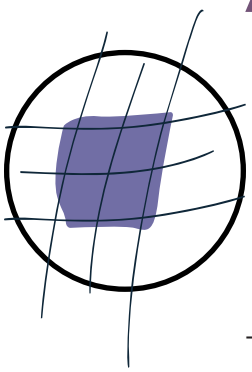
Cluster Village Development patterns in an Area of Conservation do not prescribe or exclude residential, commercial, or public uses. Residential, accessory dwelling units, duplexes, and small multiplexes are allowed. This type of development pattern encourages a mix of housing in very close proximity to retail and commercial space that serves the neighborhood. Small-scale mixed-use, office, or commercial uses are allowed in low-rise forms.

Areas of Change



As the name implies, Areas of Change are places where new development and higher-intensity land uses are desired and make the most sense. These areas include the commercial properties near Highway 90 that serve residents of Castroville and the Region.

Village Centers or Traditional Neighborhood Development patterns may be most appropriate, depending on the scale and location of future development. Commercial and auto-oriented uses should front Highway 90 to the extent possible. A mix of housing and neighborhood commercial and retail services should be oriented away from the highway. A mix of housing types is encouraged, ranging from small residential lot units with accessory dwelling units to multi-unit apartment complexes or mixed-use buildings.



Areas of Stability

Areas of Stability are intended to be stable and enduring in character. This does not mean crystallization in amber, but these areas should generally experience minimal change in context. Infill and infrastructure improvements are key for stabilizing stormwater management and reducing the burden of property taxes. Development in Areas of Stability should also enhance services and amenities for residents with subtle additions of corner stores, walkable pathways, and pocket parks.

The Areas of Stability include neighborhoods developed under the Traditional Neighborhood Development pattern that encompasses the Castro Plan area. A mix of infill housing types can add to the existing context, and any development that does occur should contribute to the area's longevity and stability.

Future residential uses will include large lot residential, infill housing such as accessory dwelling units on existing home sites, duplexes, and the occasional quadplex on the corner or larger lots that serve as a transition from the commercial core. Commercial and office spaces can be developed at a house scale and seamlessly integrate into the neighborhood.

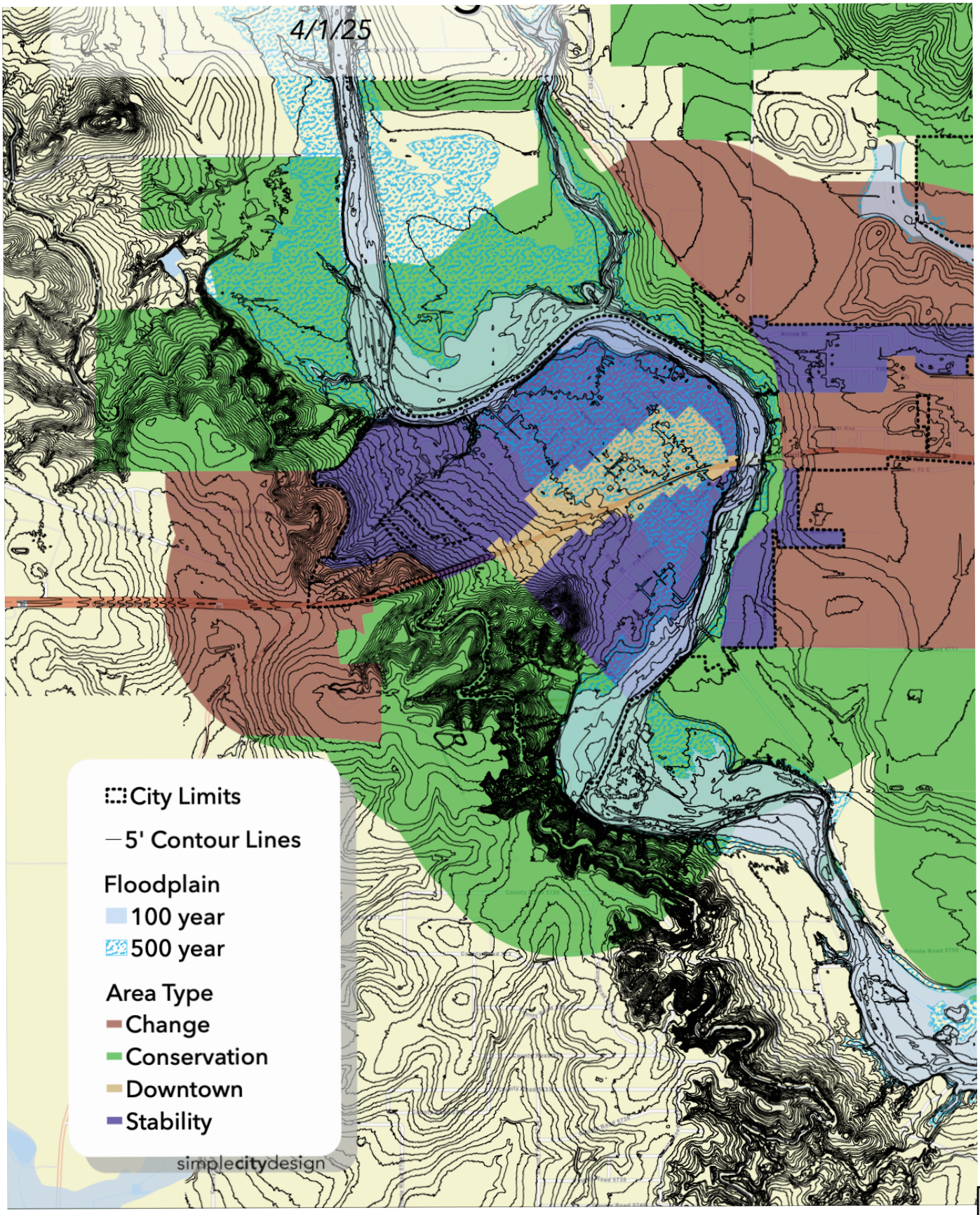


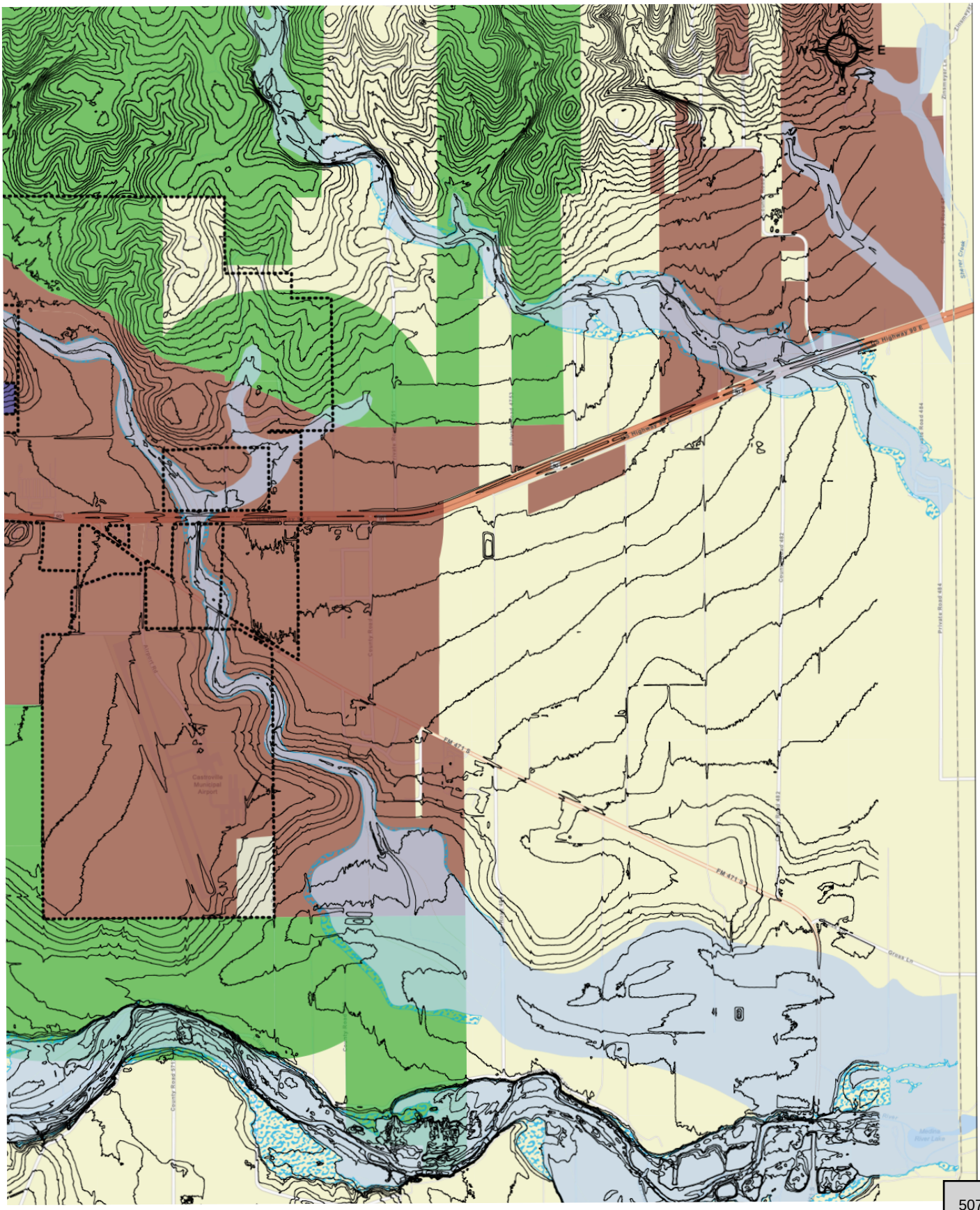
Areas of Change Downtown

Downtown serves as the commercial core of a city. As such, downtown growth will happen at a different scale than in other parts of the City. This is why Downtown has its own Areas of Change designation. This will be the area that can accommodate more mixed-use development that fits within and increases the scale of the existing architecture.

Downtown is characterized by the existing Traditional Neighborhood Development pattern with the 330' blocks in place. The existing TND pattern can absorb growth with infill residential and commercial in multi-story, mixed-use buildings that are close to the street and fit the Alsatian character of the historic buildings that exist today. This area is where mid-rise, mixed-use buildings that include residential, office, commercial, and civic buildings with strong architectural standards are most appropriate. Denser and higher intensity change is intended to predominantly occur along Highway 90 and one or two blocks deep into downtown.

4-3 Growth Guidance Map

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Sherer Creek
Gross Ln
Medina River Lake

4-4 Complete Communities

The development of complete communities has been a clear intention of the City Council and the community. Downtown Castroville functions as a complete community and is the foundation for the principals within this effort. A complete community is a place that offers a diversity of choices for many types of people to live, work, and play. Complete communities fit the context of the people that make up the place, meaning that the place should facilitate the lives people want to live. Key elements nurture complete communities to form, many of which can be seen in existing Castroville in the Castro Plan area.

Elements of Castroville that make complete communities







Clear Centers and Edges

- Part of what makes Castroville function well is that it retains clear centers within the town where people convene, meet, and celebrate. Houston Square was originally platted to be that space, and the City has grown around the celebrated spot.
- As Castroville expands beyond its original boundaries, securing these types of centers is critical. They are necessary to continue the community connection intended by Henry Castro's original layout.
- Not only are there clear centers, but defined edges. Defined edges create a boundary that transitions from one neighborhood to another, identifying a clear edge, whether it be a natural or a physical transition.

Access to Green Space

- Access to green space is proven to be directly associated with individuals' mental and physical health. Therefore, maintaining this space is critical when designing spaces for people.
- Green space can take many forms, from small pocket parks like September Square to larger natural areas like the Regional Park. A diversity of these spaces provides people with options for having access to nature in a way that suits them.
- Natural features, including streams, creeks, rivers, trees, and wildlife habitats, should be preserved and accessible.

Community Pockets

- Smaller public places embedded in neighborhoods allow residents to rest, play and naturally connect with their neighbors. Castroville has many examples of these pockets throughout the city. They allow people to exist in a public place with a more intimate setting, creating more opportunities for engagement and activity.



Connections

- Connection increases the access people have to a place. Neighborhoods should be walkable and connected, with a mixture of uses and parks where daily activities occur within a quarter-mile distance from one another. The more active a place is, the more engaging it will be for other people to visit, creating a compounding effect for the neighborhood.
- It is essential to secure these connections and ensure their maintenance throughout and across the city. A variety of parks and open spaces should be integrated into the design of neighborhoods and parks, with trails and paths connecting to neighborhoods and services.



Close to Services

- Proximity to services like schools, daily services, restaurants, and parks allows for more free time as less time is spent on transport. This gives flexibility and provides options that otherwise would not be possible.
- Clustering services together allows for more services to build upon each other and provide more benefits than if they are spread all over town. A perfect example is the Filling Station next to the dance studio in Downtown Castroville. Parents can meet at the coffee shop before, during, or after dance lessons. This offers both better business opportunities and a more comfortable environment for all patrons.



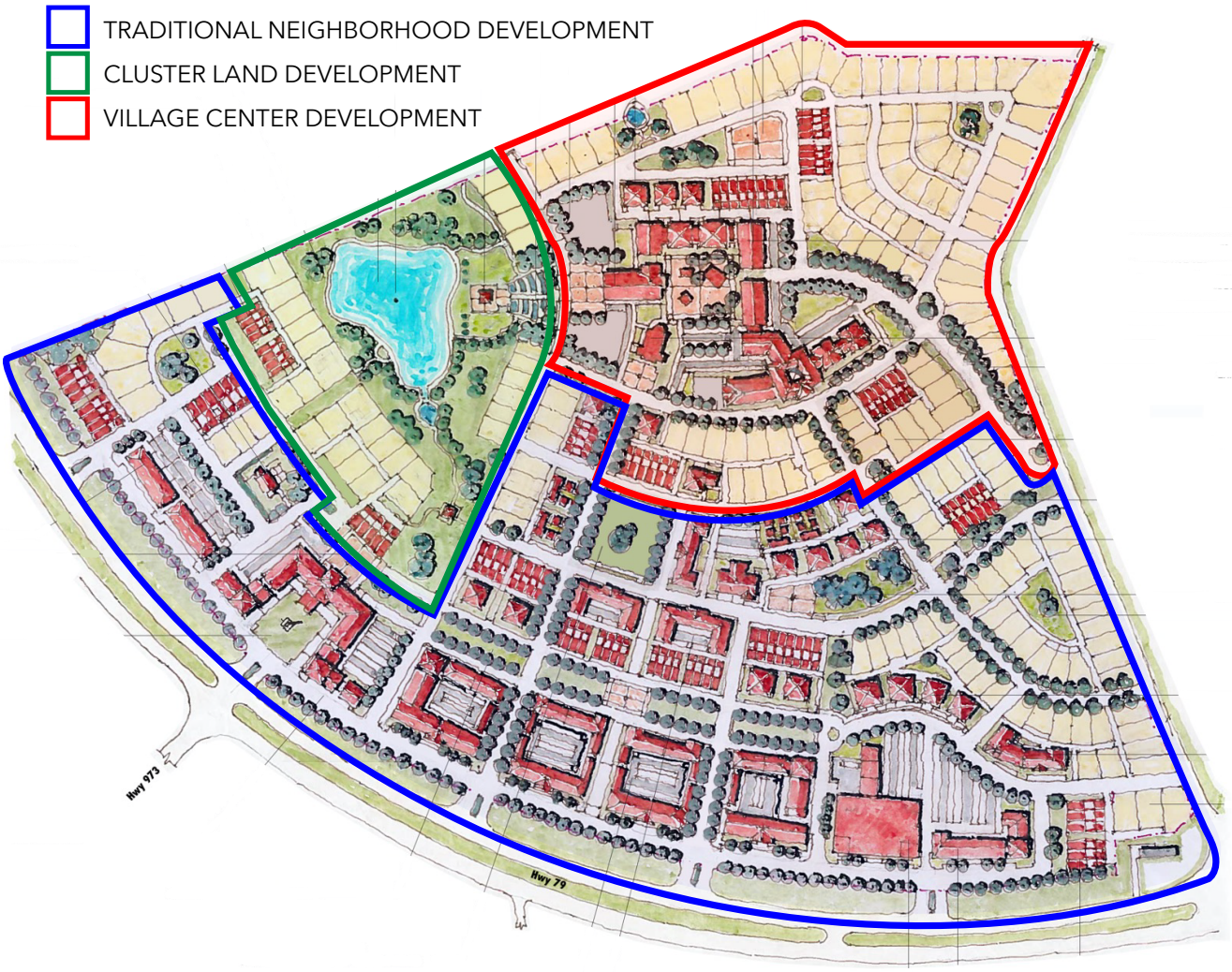
Celebrated Architecture

- A building is about more than how it looks; it functions as a place that directly impacts the surrounding environment and how people behave. A porch closer to the street creates opportunities for more encounters with neighbors, just as the continuous buildings in Downtown promote lingering customers and more visits to the next store rather than leaving. Castroville has a diversity of additional quality examples to emulate in future development.
- Castroville's historic buildings and sites are valuable assets with a rich history and should be preserved and protected whenever possible.

4-5 Development Patterns

Development Patterns are the manner in which a neighborhood is configured. Different geographies accept different Development Patterns. To accommodate Castroville's range of landscapes, there are three Development Patterns that provide adequate facilitation of development. These Development Patterns can exist separately or intermingled with one another throughout the city. It is critical to have the connection between developments as a series of neighborhoods, not isolated subdivisions. Below is an example of the different development styles and how they can connect with one another, each offering its own unique character. The Development Pattern type will be used to guide the creation of the Neighborhood Plan configurations suitable for different geographies. The Areas of Growth Organization will determine the types of Development Patterns suitable for the area.

TND is the primary and default Development Pattern in the City of Castroville. The downtown area and surrounding neighborhood comprise the bulk of Castroville west of the river bend and are designed in the TND pattern. The 330'x330' blocks that have been in place since the city's founding define the unique TND pattern, which supports the sense of the city's scale.





Source: Zillow Buena Vista



Source: Belfastcity.gov

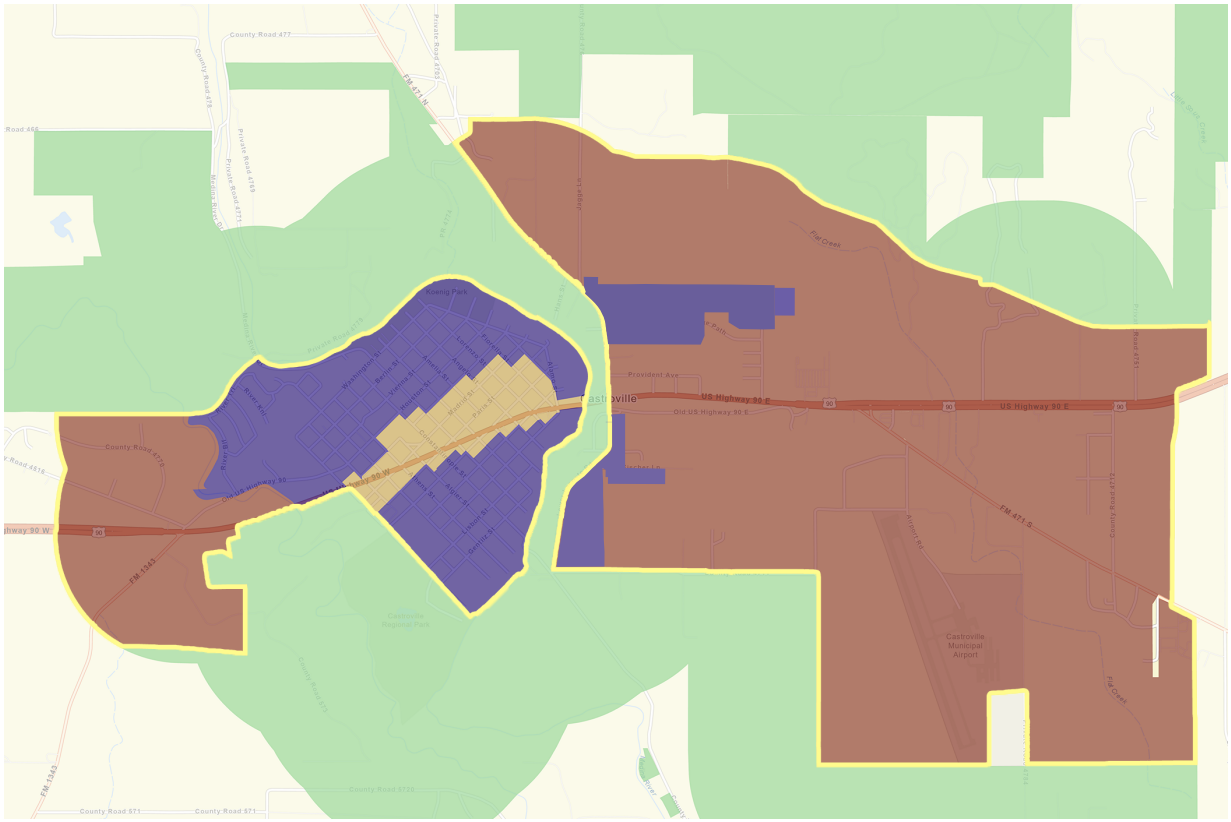


Source: Erin Jonson Louisiana

Traditional Neighborhood Development (TND)

Traditional Neighborhood Development is the historic development pattern of Castroville. TND characteristics include:

- Small, walkable blocks
- The continuation of the street grid as new neighborhoods are planned
- A variety of lot sizes that accommodate a variety of building types
- A range of housing types
- Well-defined public spaces
- A definable neighborhood center and edge
- They contain amenities such as stores, schools, and places to meet and linger within a comfortable walking distance of homes.









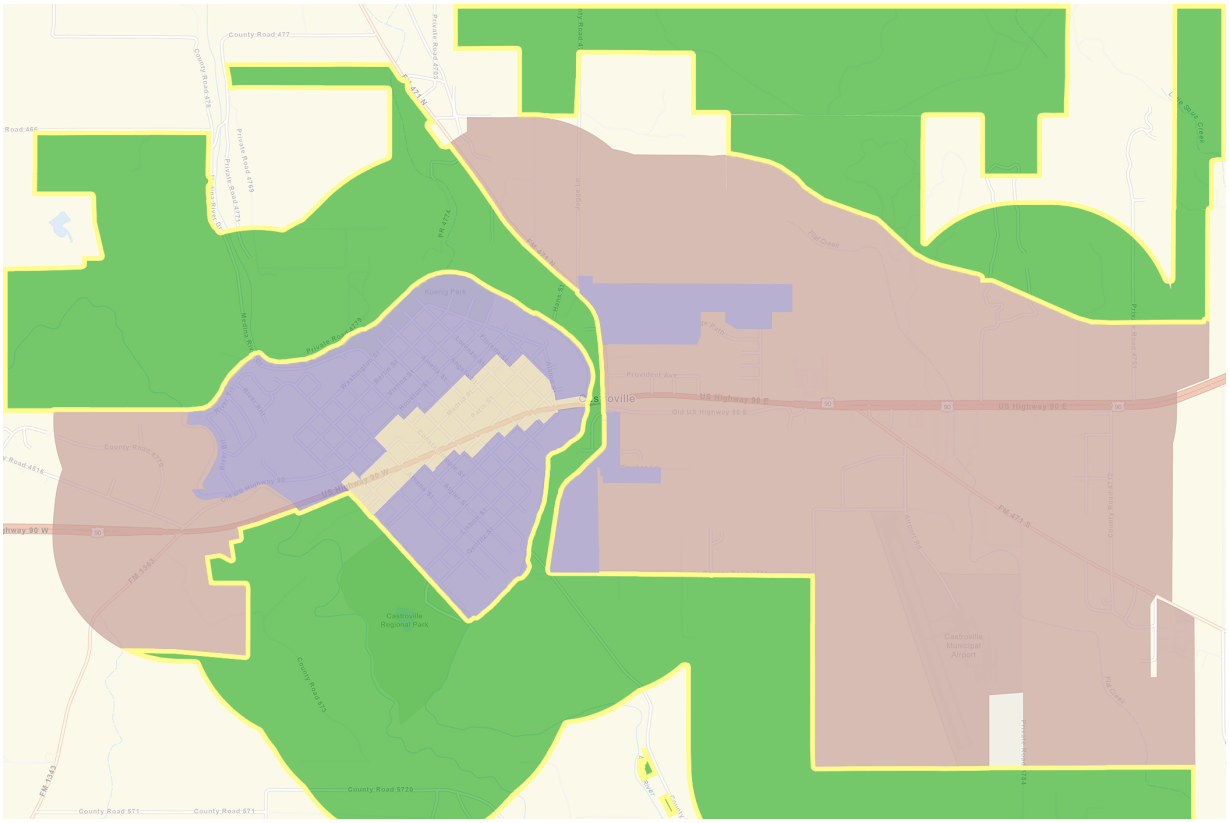
Source: Big Apple Pocket Neighborhood

Source: The CoHousing Company

Cluster Land Development (CLD)

Cluster Land Development is a Development Pattern that fosters a balance between community development and preservation of nature, open space, and conservation lands. CLD characteristics include:

- Assuring the permanent preservation of open space, agricultural lands, and other natural resource through land reservations or conservation easements
- Encouraging the use of land in accordance with its character and adaptability
- Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development permitted with the conventional home lot size
- Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner - increasing affordability and reducing the cost of building and maintaining infrastructure
- Ensuring compatibility of design and use between neighboring properties





Source: Chelsea, London



Source: Hartness Greenville

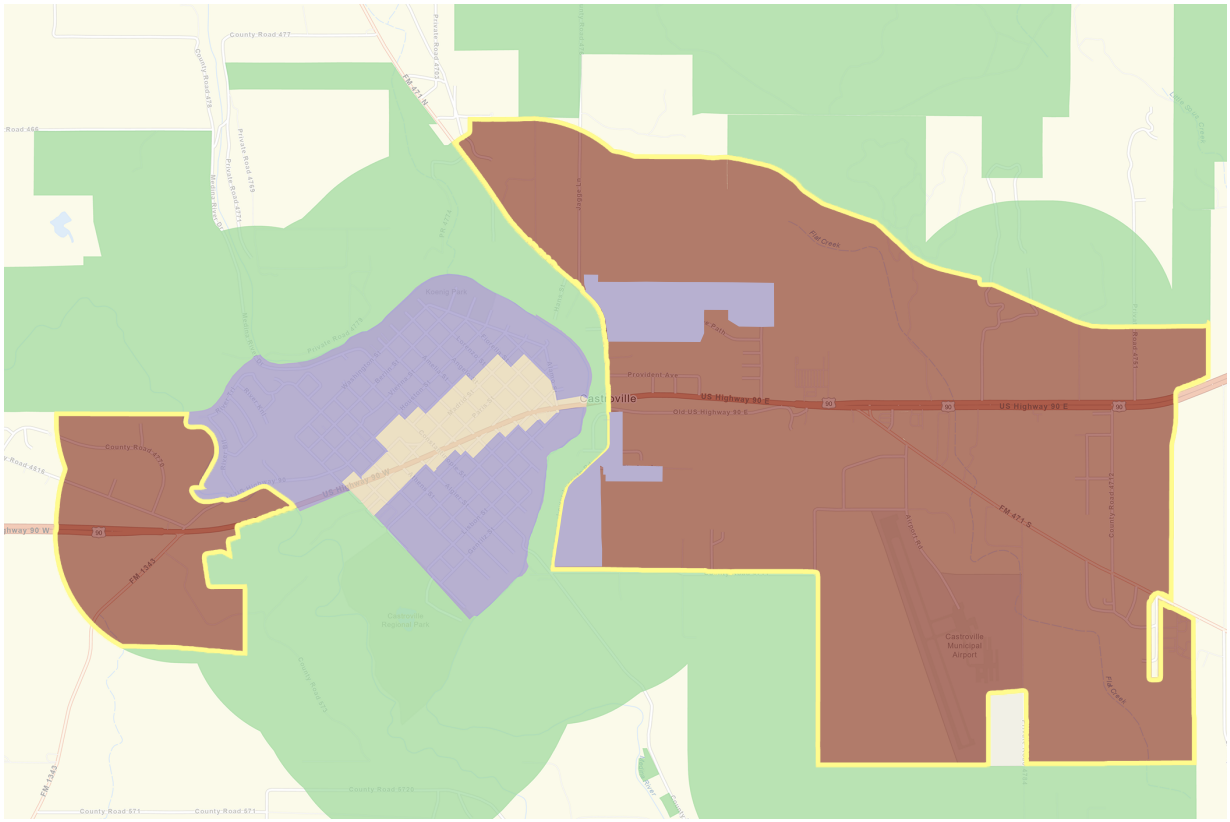


Source: La Roca Village

Village Center Development (VCD)

A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style neighborhood. Characteristics of a VCD consist of:

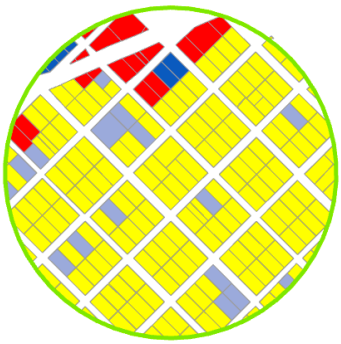
- Small dense grouping of multi-story buildings serving as residential, live/work, commercial, and office buildings
- Organized in a long, short, or curved grid network of blocks and streets
- The streets are small and serve as shared streets for slow and safe mix of driving, golf-carting, biking, and walking
- Vehicles are kept on the exterior of the developments
- Buildings are located at or very close to the street edge
- Buildings often face inward to pedestrian plazas, with parking behind the buildings that face the main plaza

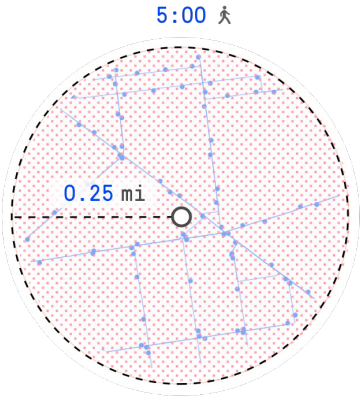


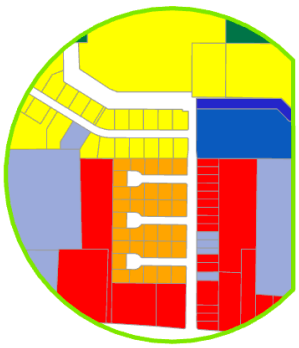
4-6 Complete Neighborhood Units

This plan uses a "Complete Neighborhood Unit" (CNU) to size a neighborhood. These are areas that can be covered by walking within five minutes, typically a quarter-mile radius. This is used as a metric for defining urban areas because that is the average distance an individual is comfortable walking for everyday activities. Organizing services within these five-minute zones is critical to establishing resilient and complete neighborhoods.

The original Castro Plan area was built when walking was one of the primary ways of getting around. This facilitated the density of services and structures that exist in historic Castroville today. This pattern of development, a grid designed at a walkable scale, is called Traditional Neighborhood Development (TND). A Complete Neighborhood Unit in a TND such as Castroville can cover a range of homes, services, and institutions.



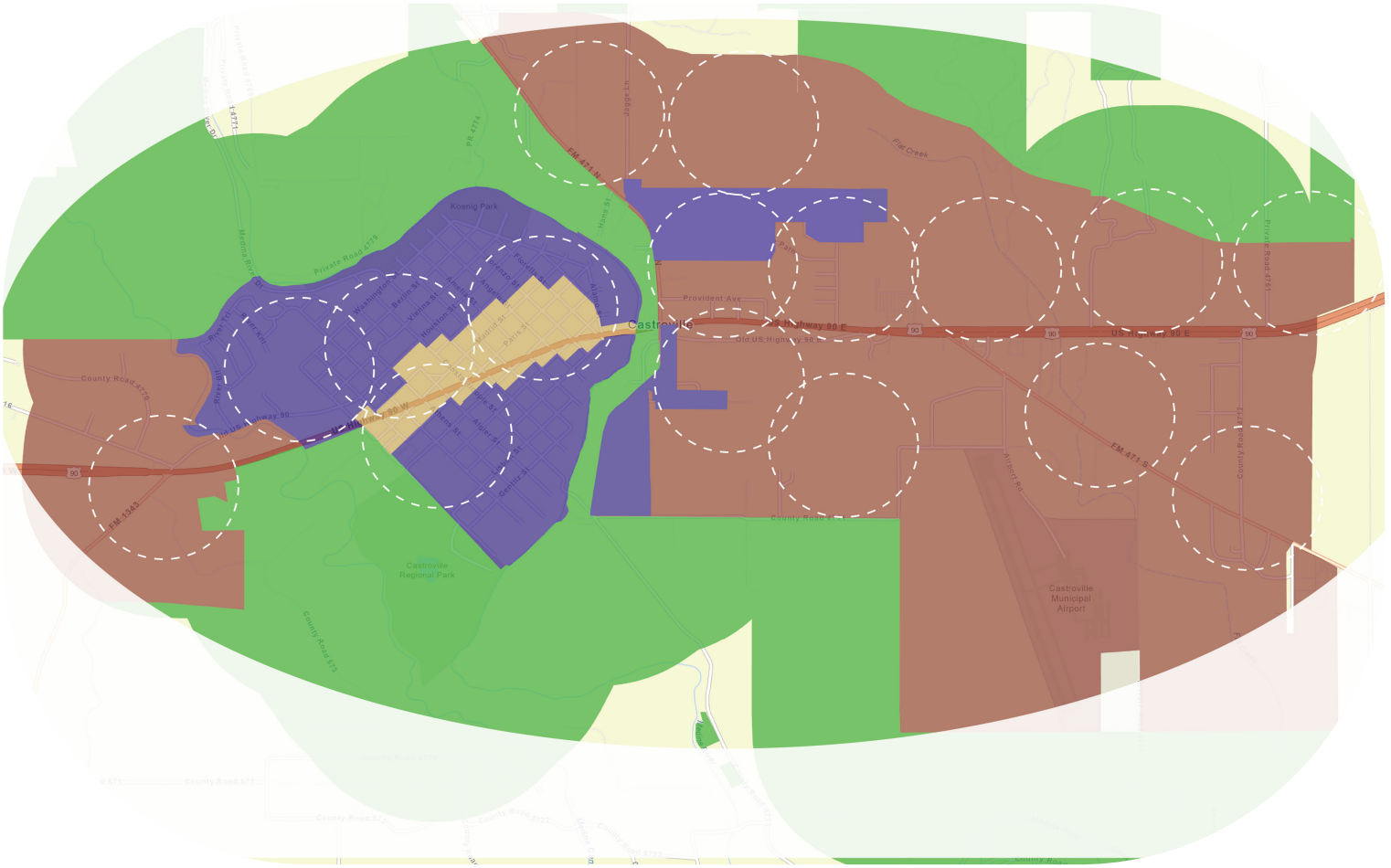




There are and will be differences in intensities, uses, and dynamics throughout the many neighborhoods of Castroville. The elements of curating complete communities should still be present in each CNU, regardless of its location. Each place can exhibit its own take on these elements, creating a diversity of options for people attracted to different lifestyles and places in life. This creates diverse options and develops resiliency for the city, as many people and industries can find themselves in Castroville.

A challenge for Castroville in the newer sections of the city is that the total walkable area of the CNU is not accessible because connectivity throughout that shed is difficult or not entirely possible. This limits access to services eliminates any sense of center, chokes green space, and pigeonholes neighborhoods and people. The city can help amend this through targeted retrofitting, but the most immediate solution is promoting traditional neighborhood development and preventing development, which does not allow for the type of cross-connectivity seen in the grid of the Castro Plan.

A map showing the potential locations for CNU's



A downtown center serving the entire city will look and feel different than a neighborhood center serving more of the immediate area. As such, the intensities, form, and drop-off of any increased intensity will be different. In the facilitation of curating complete communities, centers are very important, yet they should match that community's context. Houston Square and Lions Park offer good examples of these different contexts.

4-7 Sample of Centers

A downtown center serving the entire city will look and feel different than a neighborhood center serving more of the immediate area. As such, the intensities, form, and drop-off of any increased intensity will be different. In the facilitation of curating complete communities, centers are very important, yet they should match that community's context. Houston Square and Lions Park offer good examples of these different contexts.

Houston Square



Originally platted as Castroville’s primary square, Houston Square has lived up to that intention throughout the years. Celebrations are centered at this place; Castroville's main downtown amenities and cultural institutions stem from it. It is, in every way, the center of the town. As such, this center should be treated as much as a center for the local neighborhood as a center for the entire city.

Centers do not have to fit neatly into the box of one block but could be a corner, a terminating vista, or any point that the neighborhood identifies as the center. It should then be built upon and emphasized in the name of curating complete communities. If no place is seen as the center, future development or redevelopment should look to fill that gap while still matching the context around it. In the undeveloped section of Castroville, as did Henri Castro, identifying these centers is critical for lasting resilience, a sense of place, and continuing the spirit of Castroville.

Lions Park

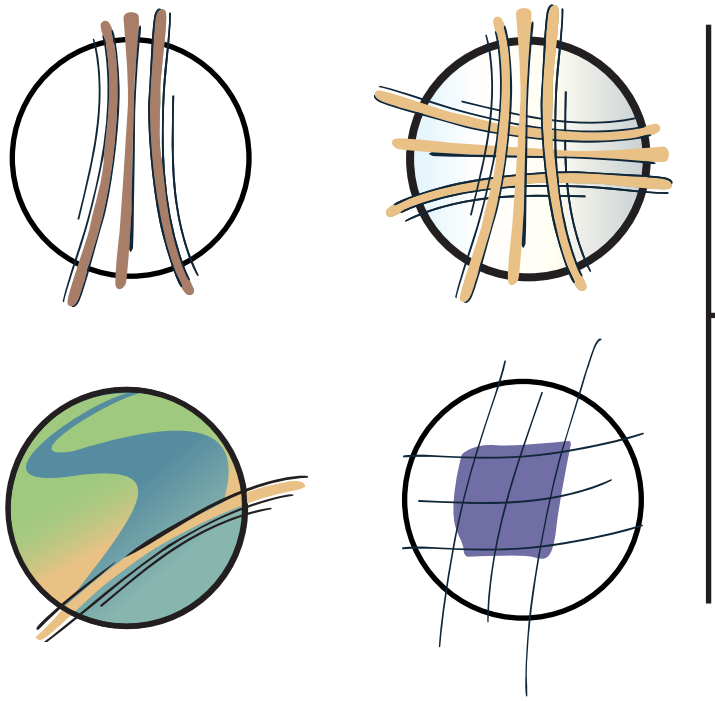


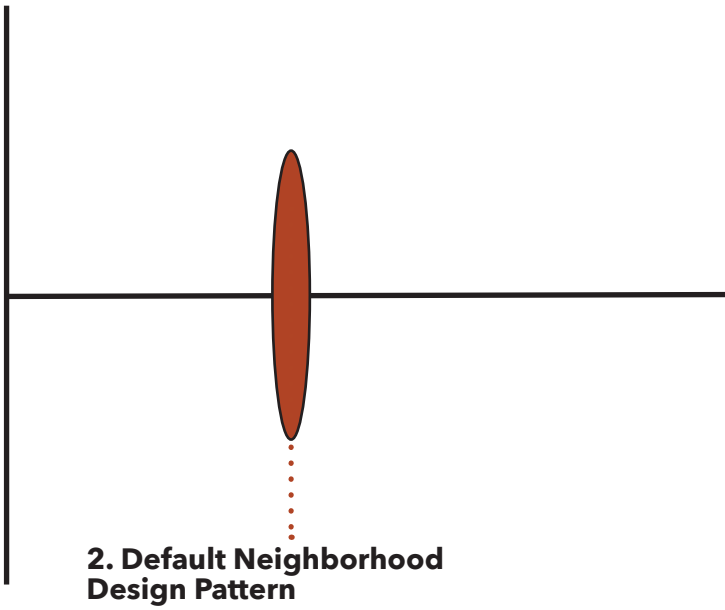
While it still has amenities serving the entire city, Lions Park is more of a park for the local neighborhood than Houston Square. If viewed as a center for the neighborhood, what might be added? A small restaurant, local offices, workshops?

4-8 Development Organization

1. Find Areas of Organization

The Growth Guidance Map is divided into four areas: Area of Conservation, Area of Stability, Area of Change, and Area of Change Downtown. These areas denote the available development patterns and levels of intensity allowed.





2. Default Neighborhood Design Pattern

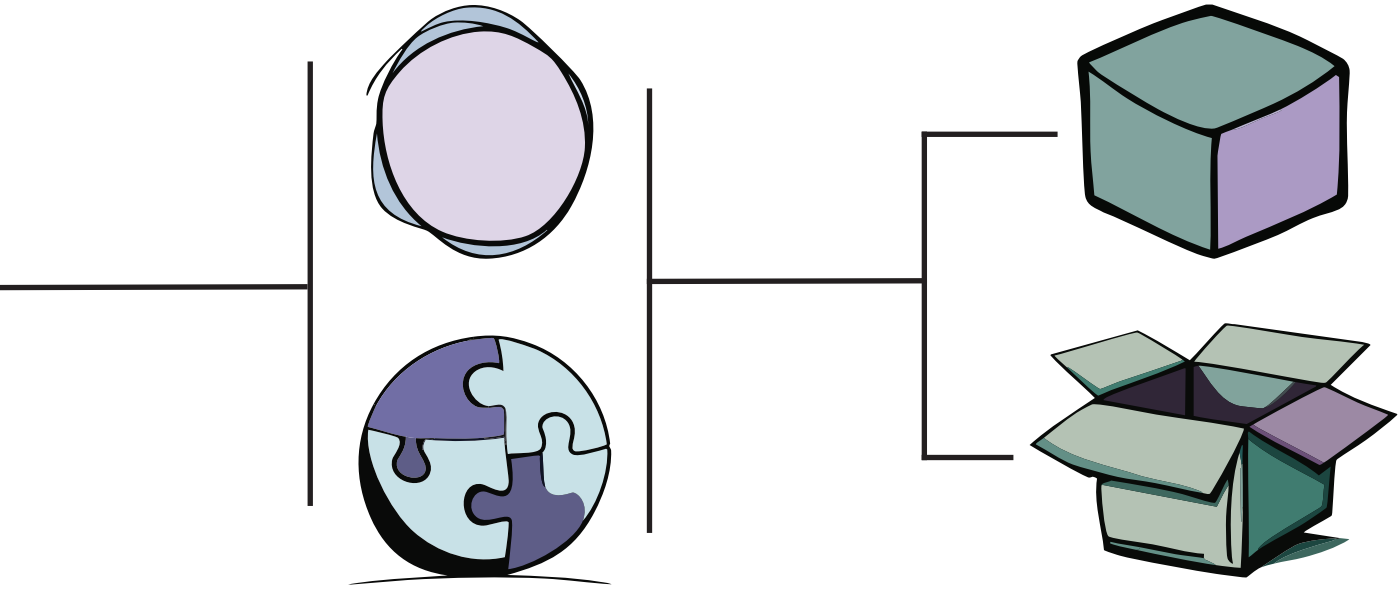
Traditional Neighborhood Design pattern with 330' blocks is the default development pattern within Area of Stability, Area of Change, and Area of Change Downtown. In Areas of Conservation, the default development pattern is Cluster Development. Special attention is needed to balance development with open space preservation within Areas of Conservation.

Neighborhood Scale Development

Larger-scale developments, roughly 80 acres or larger, need to be designed with the appropriate development pattern, intensity, and mix of uses that create a complete neighborhood unit.

Inside City Limits

Inside city limits, the UDO and other development standards will guide developments under rules that promote the creation of a complete community.



Smaller Scale Development

Smaller-scale developments that don't encompass an entire CNU, less than 80 acres, should support complete community concepts.

Outside City Limits

In the ETJ, outside the city limits, collaboration with the county will be necessary to ensure development standards and agreements align with the city's goal of having a complete community.

5-1 Chapter 5 - Streets and Drainage

Introduction

The streets and drainage systems of Castroville, Texas, are vital components of the town's infrastructure, playing a crucial role in ensuring the safety, accessibility, and overall well-being of the community. The narrow, tame city streets facilitate smooth transportation, support local businesses, and enhance the quality of life by providing easy access to essential services. The streets also help facilitate the movement of stormwater to the tributaries and to the Medina River. Efficient drainage systems are critical for preventing flooding and minimizing property damage. Together, the streets and drainage networks form the backbone of Castroville's urban environment, fostering a resilient and sustainable community capable of withstanding both everyday demands and extreme events.

The recommendations within this chapter can help green existing streets, which will manage additional stormwater and clean the water before it arrives in the Medina River.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GRAPHICS
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we've got your
MV GEAR
416 PARIS STREET

5-2 The Streets of Castroville

The streets of Castroville are notable compared to many typical streets designed today. In downtown and the central neighborhoods, there are no uniform sidewalks, grade separations, or striping. This layout of the street is common in rural contexts. As Castroville has grown, a unique culture has developed between pedestrians and cars that isn't seen in many cities. The streets don't only serve to move people walking or driving. They also hold and transport water after it rains. Just as the street serves multiple purposes, so too should the uses along these streets be mixed to enhance people's experience in the streets of Castroville. Castroville can use the unique rural character of its public life as a template for newer sections of town.

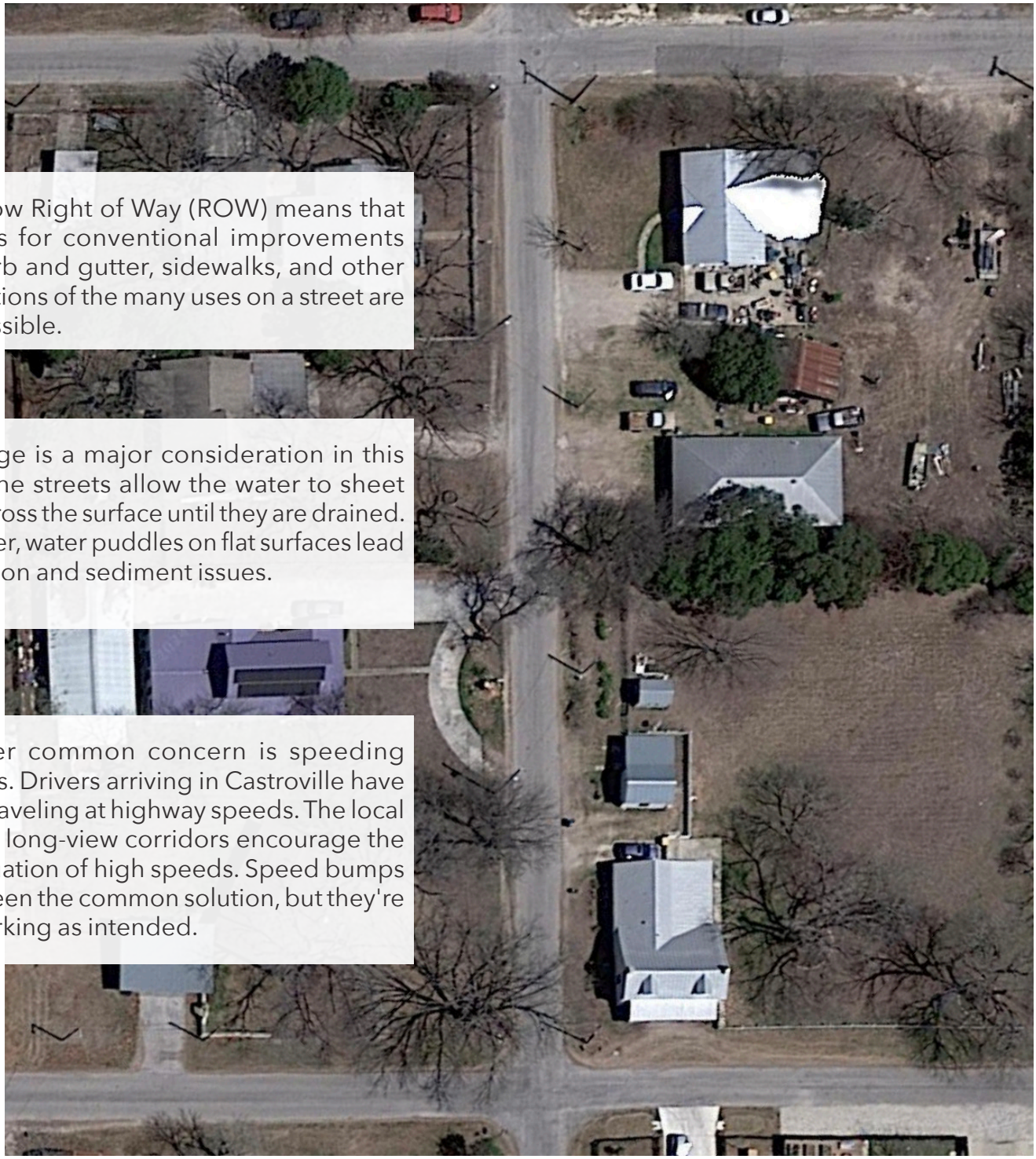
In Castroville, addressing the overlapping challenges of drainage, traffic management, and enhancing the pedestrian nature of the streets can be approached holistically to improve both infrastructure and community spaces. Here's how these challenges and solutions can be integrated:



An example of a Castroville street in town: The street appears to go right up to the building, with no clear crosswalks or grade separation. It is not uncommon to see residents crossing at any point along the street and lingering throughout the subsection. Because of this activity, cars will slow down to avoid or say hello to fellow citizens. Having mid-block crossings and frequent pedestrian activity in the streets encourages vehicular traffic to use secondary streets and gives them the opportunity to interact unscheduled with neighbors.



In more residential sections of Castroville, the street remains without delineations; thus, the same effect of a shared street is present. Ditches are common along North and South streets, and natural elements and gardens extend from residences. The street feels shared between drivers and walkers, although some roads face speeding challenges.



A narrow Right of Way (ROW) means that options for conventional improvements like curb and gutter, sidewalks, and other separations of the many uses on a street are not possible.

Drainage is a major consideration in this area. The streets allow the water to sheet flow across the surface until they are drained. However, water puddles on flat surfaces lead to erosion and sediment issues.

Another common concern is speeding vehicles. Drivers arriving in Castroville have been traveling at highway speeds. The local streets' long-view corridors encourage the continuation of high speeds. Speed bumps have been the common solution, but they're not working as intended.

The Casual Castroville Street

Castroville is not anywhere America. The streets of Castroville, as noted throughout this plan, are some of the core components that make it special. Building similar local street types supports Castroville's casual way of street use. Public features like the will ensure the preservation of the small-town charm they know and love.

5-3 Street Approach

(1) DRAINAGE SOLUTIONS

Green Infrastructure: Implementing green infrastructure such as bioswales, rain gardens, and permeable pavements can manage stormwater effectively while also creating attractive green spaces. These can enhance the pedestrian experience and provide natural areas for residents to enjoy.

Tree Planting: Increasing the number of trees along streets can improve drainage by absorbing rainwater, reducing heat island effects, and creating shaded, pleasant walking areas for pedestrians.

(2) STREET MAGAGEMENT

Speed Calming Measures: Installing features such as, curb extensions, and pedestrian islands can slow down traffic, making streets safer for pedestrians. These measures can also be designed to direct stormwater to green spaces or permeable areas.

Complete Streets: Adopting a complete streets approach ensures that streets are designed for all users, including pedestrians, cyclists, and drivers. This approach can integrate drainage solutions and traffic calming measures into a cohesive design.

(3) ENHANCING PEDESTRIAN NATURE

Widened Sidewalks and Pedestrian Zones: Expanding sidewalks and creating pedestrian-only zones can encourage walking and reduce vehicular traffic. These areas can incorporate greenery and drainage features to handle stormwater.

Public Spaces and Amenities: Adding benches, lighting, and other amenities can make streets more inviting for pedestrians. Green spaces integrated into these areas can serve as both recreational spaces and drainage solutions.

(4) COMBINED SOLUTIONS

Multi-functional Spaces: Design streetscapes that serve multiple functions. For example, a median strip could include a rain garden that handles stormwater while also providing a green space for pedestrians.

Shared Streets: Implement shared street designs where vehicles, pedestrians, and cyclists share the same space. These streets can be designed with permeable surfaces to manage drainage and traffic calming features to enhance safety.

This chapter will develop a summation of Castroville's street considerations, drainage challenges, and needed action items. These three elements can overlap, which could allow the City to combine dollars in the budget, have compounding effects, and benefit from the greater efficiency found in infrastructure overlap.

Development of Action Plan for Drainage

The K Frieze Report for the Stormwater Master Plan (2022) provided informational data used to integrate new solutions. This plan aims to use localized solutions with traditional Castroville Street types to facilitate drainage, access management, and an enhanced pedestrian environment.

Identify Streets

Almost every street could benefit from some form of retrofitting to manage speed, improve accessibility, manage traffic, etc. There is a menu of options that can adapt to the context of the individual street. A systematic approach to each solution shall be based on the street network rather than one individual street at a time.

Model For New Sections

The integrated approach used in the established parts of Castroville can serve as a model for new developments. By prioritizing multi-functional infrastructure, new sections can be designed to handle drainage, manage traffic, and enhance pedestrian spaces from the outset, creating cohesive and sustainable communities.

5-4 Drainage Conditions

Areas of Drainage Impact

In different areas of Castroville, development can increase or lessen impacts on the existing drainage system. It is obvious that development anywhere in the Castroville area has the potential to impact properties downstream and adjacent to the Medina River. That said, planning to mitigate potential impacts where systems are at or above capacity can be useful for local drainage concerns.

Apart from a few corridors, the drainage system of original Castroville has historically been reliant on surface flows, meaning that water drains on the surface, not through a pipe. Those streets that have additional piping infrastructure can handle more water, necessitated by larger tributary areas. Because of reliance on surface flow drainage, increased development that leads to greater impervious areas may increase the amount of runoff within the originally platted portion of Castroville.

A large portion of the originally platted portion of Castroville is within the 500-year flood plain. Yet, except for the actual Medina River, almost no portion of the original town site is within the 100-year flood plain (FEMA, 2020). Localized flooding can occur from overland flows and flows through the city street network (Laubach, 2013). With appropriate grading, flows through the street do not necessarily impact adjacent properties. Without this grading, significant impacts are possible.

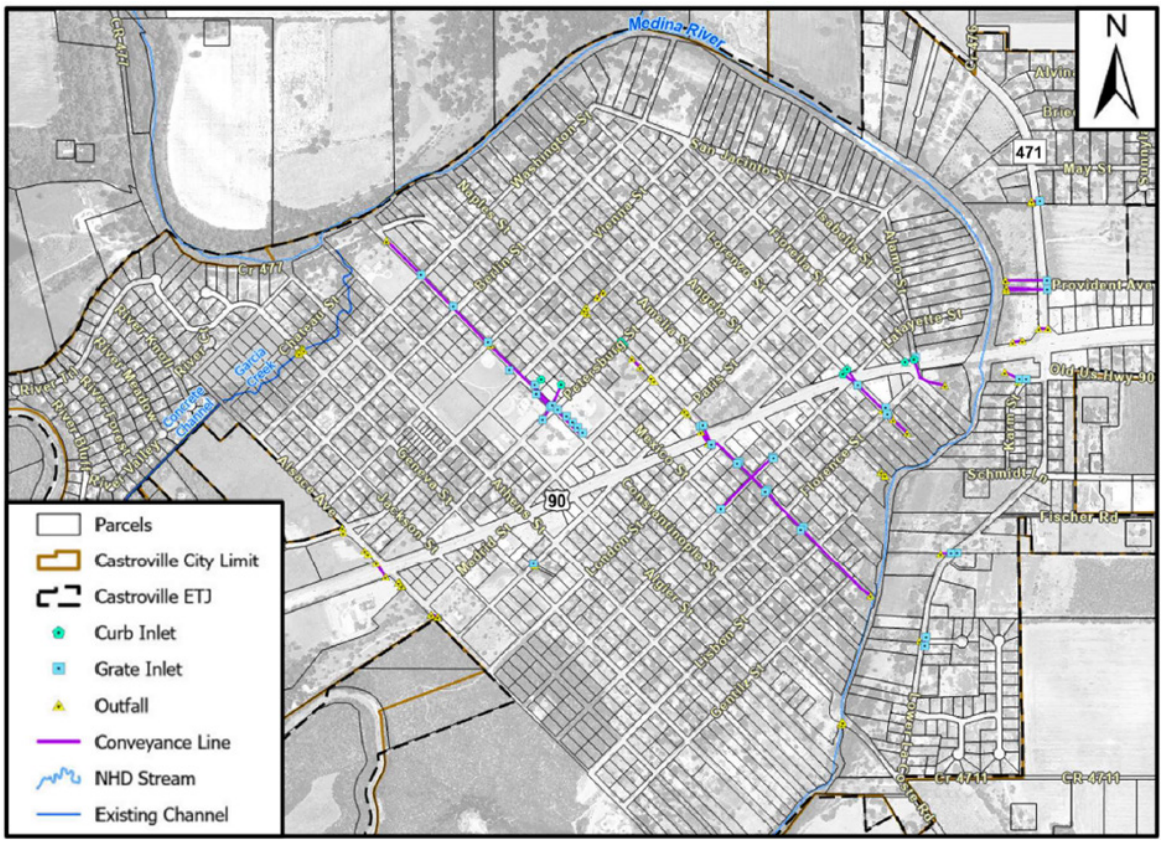


FIGURE 1: EXISTING STORM DRAIN NETWORK (K FRIESE + ASSOCIATES, 2022)

STREETS AND DRAINAGE FRAMEWORK

Using data gathered from the community, the K Friese report, and newly modeled stormwater data, these series of recommendations were established. The K Friese + Associates Report (December 2022) (hereafter referred to as The Report) outlines existing conditions and a preliminary stormwater floodplain model and suggests capital improvement projects to alleviate flooding concerns for the existing area of Castroville, among other items. Problem areas for drainage were identified using 2D hydraulic analysis and further identified with anecdotal evidence of problem areas from local experience and knowledge. These areas of concern, including Athens, Naples, and Lorenzo Streets, were identified in the charrette community input sessions as well. Up to this point, we understand the K Friese report to be reasonable for the level of detail and assumptions outlined in the report and have not independently verified calculations or assumptions. A figure of the identified existing infrastructure from The Report is shown in Figure 1. The identified areas of concern had several conceptual- or high-level analyses outlining capital improvement scope and costs. These projects are outlined in Appendices B and C of The Report and include "a storm drain and inlet collection system and full-depth reconstruction of the impacted roadways with a curb and gutter street section" for several portions of the network.

Historically, in Castroville, roadside swales and ditches have moved rainwater into the original Castro Plan area. The Report states that the extent of these original ditches is difficult to determine, but they were more extensive than they are today. It will benefit the city to clean out the existing ditches in alignment with not only K Friese's recommendations but also city regulations. Castroville City Ordinance states that "Any person filling in, covering or closing any drainage ditch, bar ditch, culvert or any part of a street or alley…, so as to slow down, stop or prevent surface waters from draining along or across any street or alley, shall be guilty of a misdemeanor," §46-1, Ord. No. 32, 6-26-56; Amd. No. 32, 3-24-70 (City of Castroville).

The Report continues to recommend full-depth reconstruction of several streets with full curb and gutter sections. From community feedback and survey responses in community engagement sessions, citizens consider shared-use, curbless streets no wider than 20' as a defining feature of the existing area of Castroville. The addition of curbs and gutters is disfavored, as they change the defining characteristics of the streets.

K Friese estimated that full-depth reconstruction would entail the repair or replacement of water and sewer lines, along with service line connections. These repairs can be performed when full-depth resurfacing happens, as the street is already closed and asphalt has already been removed, so further disruption for future repairs can be reduced. This decision needs to be made on a case-by-case basis based on a specific analysis of the expected remaining service life of the road, water, and sewer components. Resurfacing, water lines, sewer lines, and curb installation are four (4) different decisions that all make a difference in the cost of capital projects. Doing one does not necessitate doing all; however, if they all are to be eventually done, doing them at the same time will likely be more cost-efficient. **This means that Castroville should identify what projects need to be done and what streets should have which improvements and systematically perform these projects over time. Based on feedback, a raised curb and gutter will not be worth the cost for almost any street in the original Castroville portion, and the cost of installing a curb and gutter can be applied towards other improvements.**

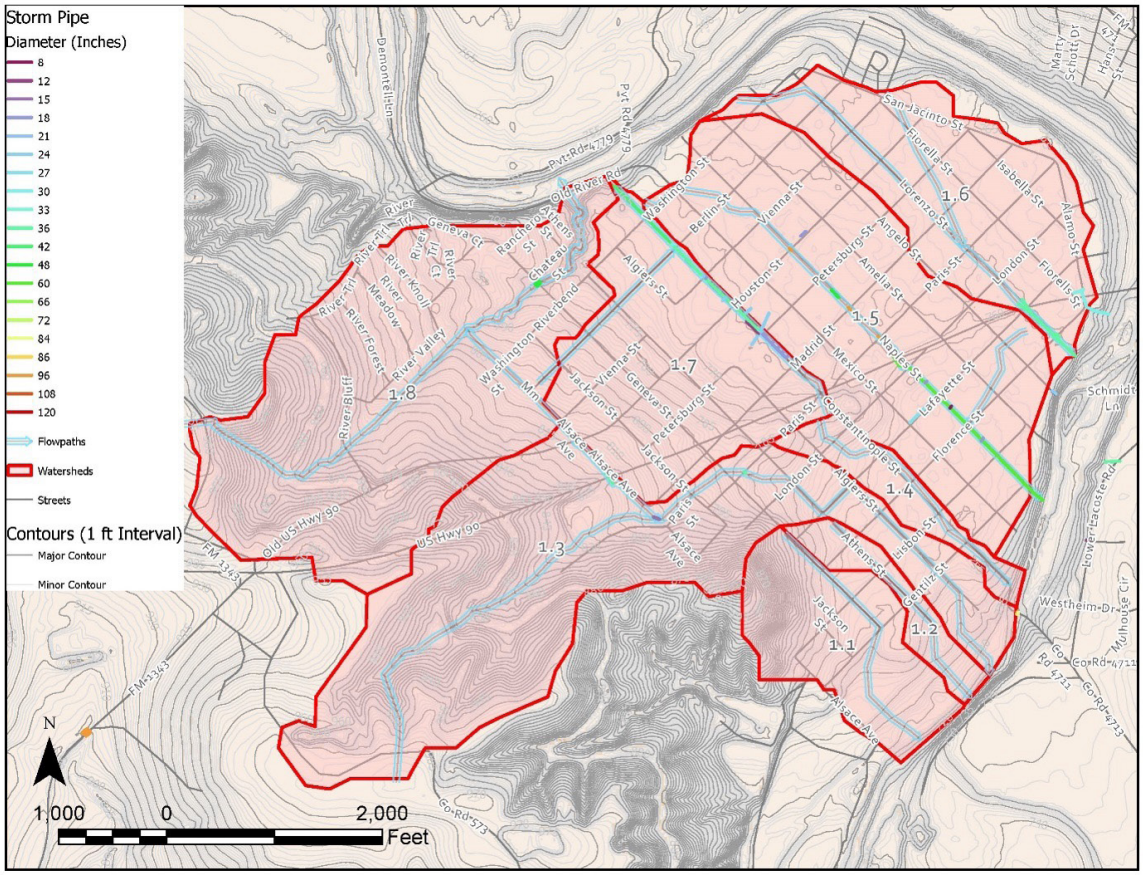
Watershed Delineations

Existing infrastructure and surface flows were analyzed using data provided by the US Geological Survey (USGS) to locate the tributary areas for each portion of the original Castroville area. These tributary areas inform the mapping of watershed boundaries to understand what direction and where water flows after rainfall. This analysis and mapping add a finer grain review that supplements the work done by K Friese + Associates, as they did not show watersheds correlating to individual street-level analysis.

Watersheds are delineated using soil, land use, and rainfall data. The hydrological soil group (HSG), along with a ¼ acre residential land use cover, were fed into a simple TR-55 model. This model estimates the anticipated flow from each watershed during the rainfall events identified in the NOAA Atlas 14 index for Castroville. It should be noted that slight variations can change the flow of water through an intersection when more than one leg is 'downhill' of it; this may affect some of the flow paths shown.

This level of analysis identified and sorted priorities of problem areas. A more detailed study will be appropriate for each improvement project before the exact sizing of infrastructure upgrades.

The watersheds are numbered from 1.1 to 1.8; each of these subbasins drains to the Medina River. A map of the watersheds as divided is shown in Figure 6. From the size of the watersheds alone, the variation in tributary areas immediately shows some areas of relative concern – watersheds 1.3, 1.5, 1.6, and 1.7 are the larger watersheds that drain through the street network of Castroville.



10 - Year Return Period						Ponding Factor					
Watershed	Name	Dominant HSG	Area (AC)	Avg Slope Flowpath	Length of Path of Concentration (ft)	Fp % Ponds	1.00 0	0.97 0.2	0.87 1	0.75 3	0.72 5
1.1	Trib to S Geneva	D	52.4	2.6%	2517	Total Flow (cfs)	190	185	166	143	137
1.2	Trib to S Athens	D	16.3	2.1%	2133		59	57	51	44	42
1.3	Trib to S Algier	D	186.7	3.2%	8550		460	446	400	345	331
1.4	Trib to S Constantinople	C	19.8	1.8%	2496		59	57	51	44	43
1.5	Trib to S Naples	C	154.7	1.4%	4975		348	338	303	261	251
1.6	Trib to S Lorenzo	C	88.7	0.6%	4166		170	165	148	127	122
1.7	Trib to N Constantinople	D	91.3	1.2%	2937		265	257	230	199	191
1.8	Trib to Garcia Creek	D	187.8	5.1%	5660		650	631	566	488	468

100 - Year Return Period						Ponding Factor					
Watershed	Name	Dominant HSG	Area (AC)	Avg Slope Flowpath	Length of Path of Concentration (ft)	Fp % Ponds	1.00 0	0.97 0.2	0.87 1	0.75 3	0.72 5
1.1	Trib to S Geneva	D	52.4	2.6%	2517	Total Flow (cfs)	388	376	338	291	279
1.2	Trib to S Athens	D	16.3	2.1%	2133		119	116	104	89	86
1.3	Trib to S Algier	D	186.7	3.2%	8550		960	931	835	720	691
1.4	Trib to S Constantinople	C	19.8	1.8%	2496		126	122	110	95	91
1.5	Trib to S Naples	C	154.7	1.4%	4975		743	721	647	557	535
1.6	Trib to S Lorenzo	C	88.7	0.6%	4166		363	352	316	272	261
1.7	Trib to N Constantinople	D	91.3	1.2%	2937		540	524	470	405	389
1.8	Trib to Garcia Creek	D	187.8	5.1%	5660		1325	1286	1153	994	954

Watershed Conveyance Capacities

The areas that are tributary to each portion of the original Castroville town area were delineated, taking into account the existing infrastructure and diversions, as well as the surface, flow apparently from the data available from the US Geological Survey (USGS). It should be noted that slight variations can change the flow of water through an intersection when more than one leg is 'downhill' of it; this may affect some of the flow paths shown. A simple TR-55 model, using the mode hydrological soil group (HSG) for each watershed and a ¼ acre residential land use cover, was used to generate an estimated anticipated flow from each watershed during the rainfall events in the NOAA Atlas 14 index for Castroville. While a more detailed study would be appropriate for each improvement project before exactly sizing infrastructure upgrades, this level of analysis was to identify and sort priorities of problem areas. This effort is not to replace the analysis done by K Friese but to supplement at a finer grain the watersheds analyzed. The K Friese report did not show watersheds correlating to individual street-level analysis.

The watersheds are numbered from 1.1 to 1.8; each of these sub-basins drains to the Medina River. A map of the watersheds as divided is shown in Figure 6. From the size of the watersheds alone, the variation in tributary areas immediately shows some areas of relative concern – watersheds 1.3, 1.5, 1.6, and 1.7 are the larger watersheds that drain through the street network of Castroville.

			Appx Street Flow Depth (100-year Storm)		
Watershed	Name	Avg Slope Flowpath	0% Ponds	1% Ponds	5% Ponds
1.1	Trib to S Geneva	2.6%	0.6 - 0.7	0.6 - 0.7	0.5 - 0.6
1.2	Trib to S Athens	2.1%	0.1 - 0.2	0.1 - 0.2	0.0 - 0.1
1.3	Trib to S Algier	3.2%	>1'	0.9 - 1.0	0.8 - 0.9
1.4	Trib to S Constantinople	1.8%	0.1 - 0.2	0.1 - 0.2	0.0 - 0.1
1.5	Trib to S Naples	1.4%	0.9 - 1.0	0.6 - 0.7	0.4 - 0.5
1.6	Trib to S Lorenzo	0.6%	0.8 - 0.9	0.7 - 0.8	0.6 - 0.7
1.7	Trib to N Constantinople	1.2%	0.8 - 0.9	0.7 - 0.8	0.5 - 0.6
1.8	Trib to Garcia Creek	5.1%		N/A	

5-5 Recommended Categorization of Drainage Improvements

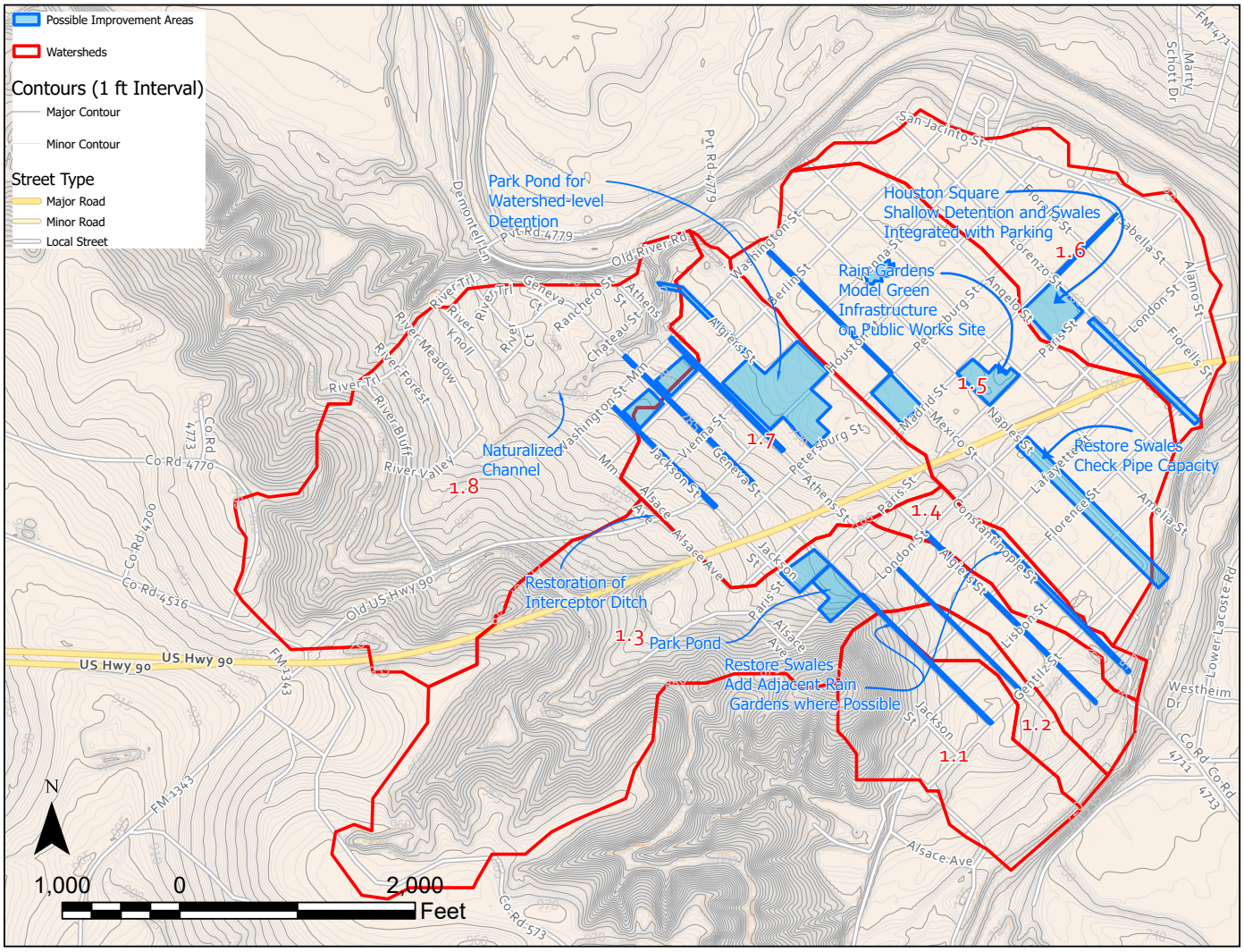


FIGURE 2: POTENTIAL IMPROVEMENT LOCATIONS

The map above (figure 2) shows areas where either conveyance or improved detention on the most impacted streets (South Algier, South Naples, South Constantinople, and South Lorenzo streets). Improvements range from restoring the swale network to offline detention in public parks or city-held properties. One such location is Houston Square, where additional detention or infiltration can reduce the amount of water crossing US 90 and continuing down South Naples.

This recommendation is without any insistence of drastically changing the character of the street through curb and gutter but instead enhancing the character by using Light Impact Design infrastructure to create infrastructure with function and quality aesthetic.

Design Flow Limits

The design of any system should start with the recognition of local conditions, precedents, and experience to establish appropriate performance standards. Setting an appropriate performance standard starts with establishing an acceptable depth of flow in the street during rain events. This decision affects both the cost of implementing improvements to bring streets in compliance with the design standard and the timeline in which improvements could be made to achieve the standard (as the City has only a large budget every year).

For the depth of flows in the street, the city has a current law [Sec 100-144 (City of Castroville)], which does not allow flows in the street to exceed the top of the curb in the 10-year storm. The originally platted section of Castroville cannot meet this standard without the installation of storm sewers or the extensive restoration of roadside ditches, as the 'curb height' is 0 inches (the edge of the roadway). A more appropriate standard could be to define the maximum allowable depth of flow at the edge of the pavement, such as 1' of depth during a 100-year storm and 3" or 6" during a 10-year storm. This depth of flow sets a performance limit and gives a standard against which to compare, with anticipated flows past that limit indicating additional infrastructure needs. It further allows several methods to achieve it, as discussed in the conveyance section, while not penalizing a curb-and-gutter-free section.

The exact depth limits are a policy decision that should be determined by the City. A lower value would lead to reduced depth of flows in the street at the cost of more extensive and larger infrastructure, while a higher allowable depth value will reduce infrastructure costs at the cost of potentially deeper flows. Below a certain depth (2.5" to 3"), street flows do not have much appreciable capacity, and handling of most stormwater events will then need to be handled in underground piping. Above a certain depth (about 1'), most flows can be handled in the street section, and pipes will be unnecessary for all but the largest watersheds and flows, but also create a greater burden to transportation during a storm event.

In determining this standard, two broad categories of handling rainwater can be used: **Demand Reduction and Conveyance Improvement.**



Design Flow Limits determine the level of water on a street during a flood event. Accepting some on the street means less intense and cheaper drainage systems.

Demand Reduction

Demand Reduction encompasses any strategy where either the rate or the volume of water moving downstream is reduced. Generally, this involves making a place 'spongier' – that is, making it better able to absorb, infiltrate, and slow water as it is being conveyed. Almost any technique that reduces the amount of water flowing downstream, either in its rate or total volume, is a demand reduction strategy. These include:

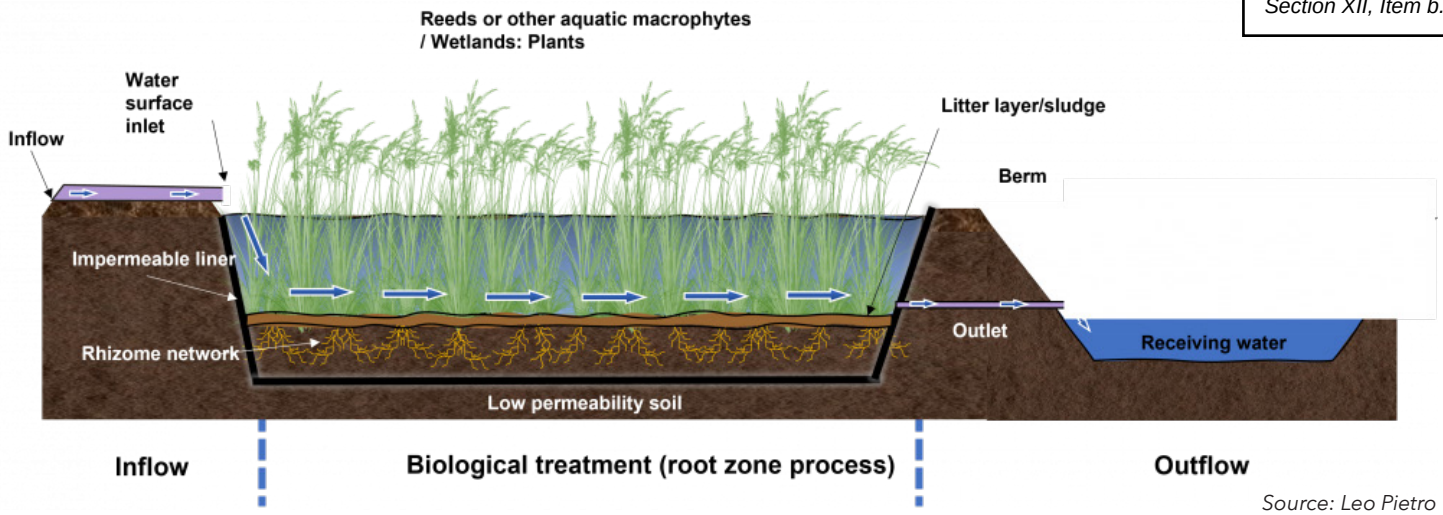
- Rain gardens
- Green roofs
- Disconnecting impervious surfaces ('downspout disconnection')
- Permeable paving
- Urban tree canopy improvements
- Constructed ponds and wetlands
- Rainwater harvesting, rain barrels (and later release)
- Conventional detention facilities
- Checkdams in swales (providing distributed detention)

Demand Reduction Strategy

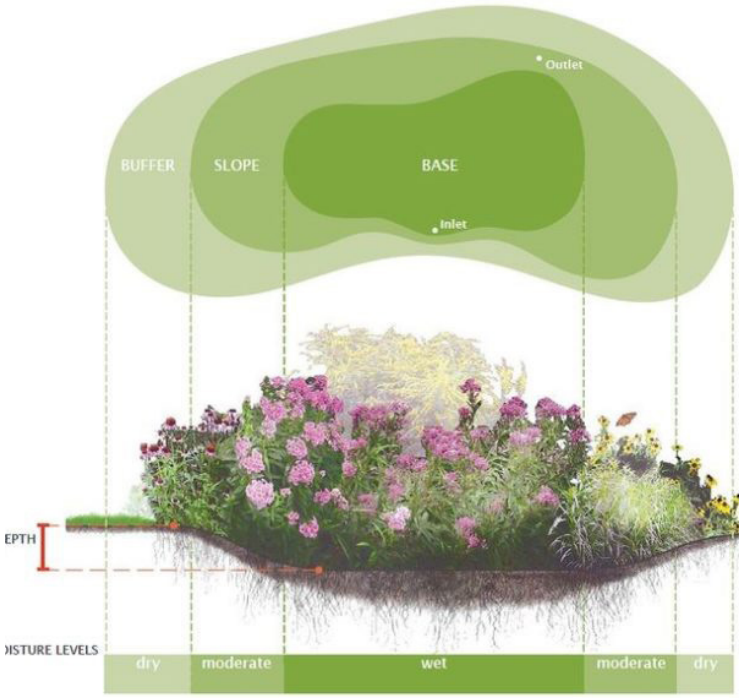
Many rainwater demand reduction strategies result in the land acting like small 'ponds' filling with rainstorms, then draining or infiltrating slowly over time. Within the TR-55 method (USDA NRCS, June 1986), there is a provision for adjusting flows based on the percentage of ponds and other wetlands anticipated in the area, showing that having 1% of a land area 'ponded' can reduce flows to 87% of the non-ponded flows, and 3% of land area ponding reduces flows to 75% of the non-ponded state. **Encouraging the creation and distribution of many small ponds and detention can contribute to the reduction of demand for large flows, as these will reduce the impact of flows.**

Conventional detention or retention ponds are also viable in some areas to store large volumes of water and throttle flows downstream. These are best where both a need and an area are available for the pond. Any pond installation should be designed with consideration of how deep a pond should be limited by the outlet elevation – too deep of a pond will require extensive piping.

Conventional detention or retention ponds, either up- or down-stream of the St Louis Cemetery, in Lions Park, or along Naples Street, are all potentially good regional areas to provide detention and reduce flows and demand on the conveyance system.



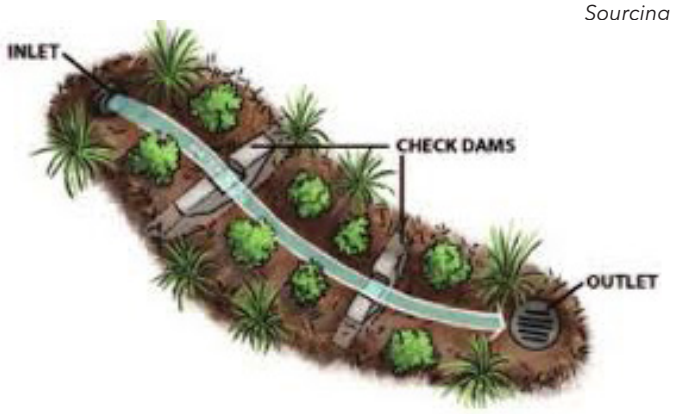
Source: Leo Pietro



Source: Site Design Concepts



Sourcina



Source: Oregon State University





Source: University of Kentucky

Conveyance Improvement

Conveyance improvements are fairly straightforward, as water will fill the lowest portions of a conveyance pond and accumulate as more water demand occurs. Conveyance improvements give either more room or a better definition of where the water will go. Overland flows can first be accommodated by expanding roadside swales, then moved underground into storm sewers. Overland channels can be provided to bring water away from street and alley rights of way. These are all sized relative to a given storm and design limits (i.e., how much rain fell? How deep can the water be?).

Swales without curb and gutter can have inlets with screening leading to underground pipes to allow for additional capacity where necessary. Other areas may benefit from a wider swale where right of way exists or can be acquired. **Castroville has several examples of these in service along Constantinople St. and Naples St.**

This Plan recommends that the scope of capital improvements identified by K Friese + Associates be revised to reflect a curb and gutter-free section, matching the typical road section of the existing Castroville, with adjustments to allow for curb-free inlets as appropriate.

Conveyance Improvement Strategy

Drainage improvements work should start with a focus on restoring the existing swales as much as possible. Castroville should only consider additional underground capacity once flows (either modeled or actual) are shown to exceed the established design standards. Further, Swales with appropriate stormwater inlets will be more in character and less expensive than a full rebuild of street sections with curb and gutter in the existing section of Castroville.

The map which K Friese developed showing the criticality of certain ditches (Figure 3) may inform the prioritization of ditches. However, additional on-the-ground data and information needs to be compiled (either by the city, a citizen's task force, or a contractor) to more fully document evidence of the past extents of ditch systems.

The street grid can be used to advantage by opening parallel streets for drainage channels, and by making the grade in an intersection angled so that it splits the flow of water.

(e.g., not 100% of the flow follows one or another street, but the grading of the intersection 'splits' the flow), can also alleviate problems, using the grid to advantage to balance demands. **For example, the more that Jackson, Geneva, and Athens handle flows crossing Washington or Berlin streets on the Northwest of the city, the less that Algier or Constantinople need to convey.**

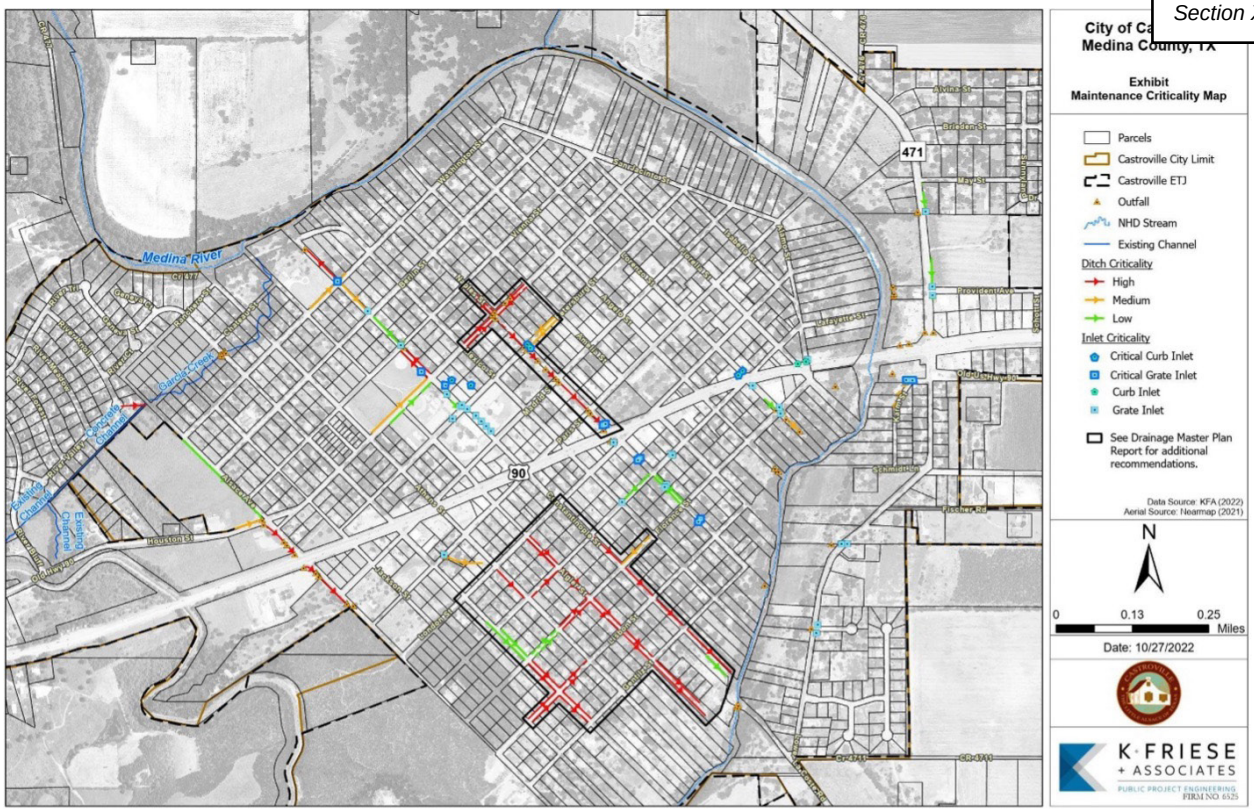


FIGURE 3: DITCH CRITICALITY MAP (K FRIESE + ASSOCIATES, 2022)

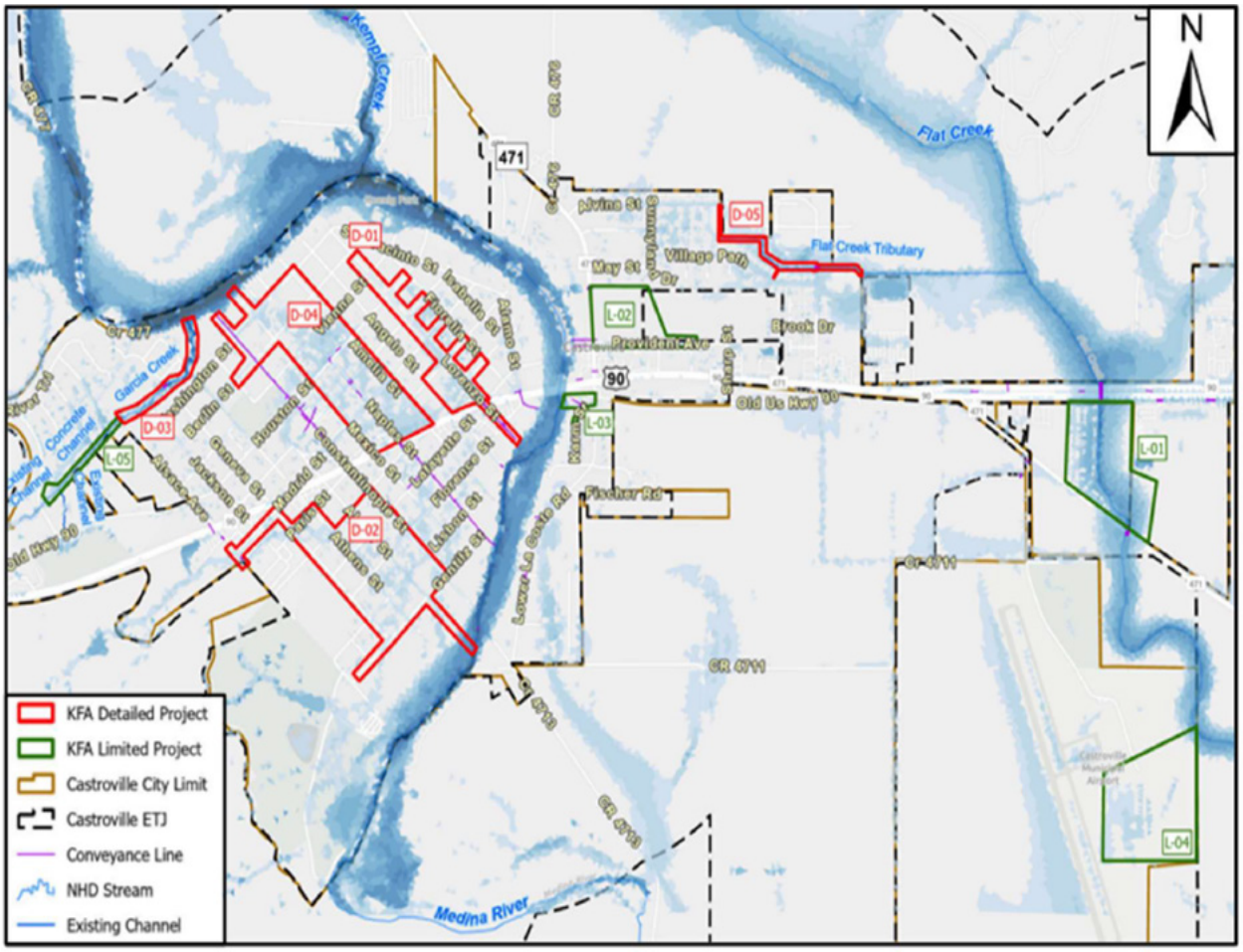
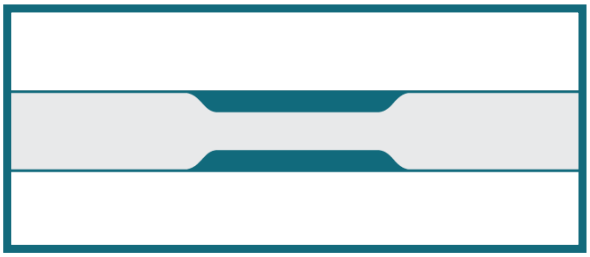


FIGURE 4: IDENTIFIED DRAINAGE PROBLEM AREAS AND CAPITAL IMPROVEMENT PROJECT LOCATIONS (K FRIESE + ASSOCIATES, 2022)

5-6 Street Improvements

Speed Mitigation Menu

Street calming consists of various tactics to reduce speeds on a street or corridor to increase safety. Some tactics change the configuration of the roadway, while others are features that alter how drivers perceive the roadway, which causes them to respond accordingly. The following are options Castroville can implement in streets throughout the city instead of speed bumps, which mitigate speeding while promoting the shared street culture seen throughout Castroville's more established neighborhoods.



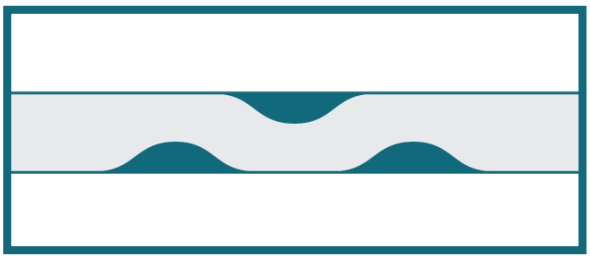
(1) Pinch Point

Also known as chokers, they act to restrict speeding by narrowing the street and expanding sidewalks, landscaping, or stormwater infrastructure.



(2) Median

Raised island in the center of a roadway serve to separate traffic moving in opposite directions. Medians visually narrow the roadway and physically reduce the amount of pavement available to drivers. Medians can also serve as pedestrian refuge islands to shorten pedestrian crossing distances.

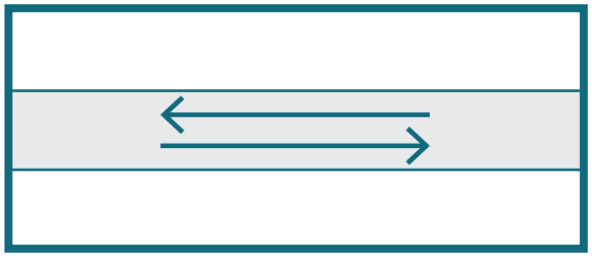


(3) Chicanes

Chicanes alter the roadway by inserting additional landscaped areas into the driving lanes to require motorists to maneuver around the bulb-outs. This shortens sight lines, resulting in lower speeds.

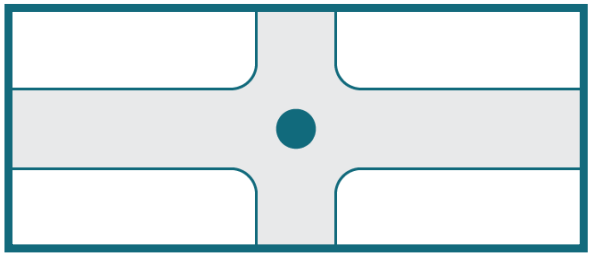
(4) Two Way Street

Two-way streets serve to calm traffic by narrowing travel lanes. Drivers slow down due to vehicles traveling head-on towards them. Two-way streets remove the "race car" mindset by adding friction to the street.



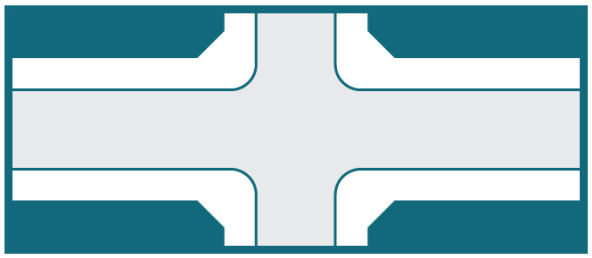
(5) Traffic Circle

Also known as mini roundabouts, traffic circles require drivers to proceed with caution through an intersection. This results in slower speeds as drivers yield and negotiate with other vehicles.



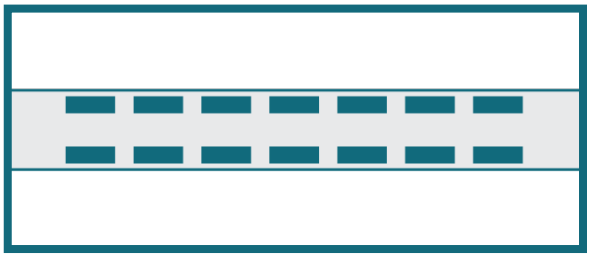
(6) Building Lines

Street trees or any type of public shading are critical to facilitating a comfortable pedestrian environment.



(7) On Street Parking

Street parking adds potential friction with vehicles moving on and off the curb. Additionally, on-street parking narrows the driving lanes of the street and protects the sidewalk.



5-7 Combined Street Solutions

Speed Mitigation and Drainage Improvements Integrated Together

Street design is one of the most important components in determining how a place functions. Castroville's narrow streets and short blocks are key to the quaint, small-town feel it possesses. The streets also serve many purposes, ranging from connecting people to places to conveying stormwater to the river. The streets are public spaces that link the private land to one another. This is why it's important that the intensity of the street design matches the land area that they serve.

Castroville's straight, uninterrupted blocks can lead to speeding from block to block. Through the use of various traffic calming measures, Castroville's streets can be tamed without negatively impacting the overall design of the community. Furthermore, it's possible to do low-cost solutions that create identifiable characteristics for each street section. Because Castroville Streets also convey drainage, it will be important to align the street designs with drainage solutions.

Speed mitigation and drainage improvements can combine together primarily through landscaping interruptions in streets like pinch points, medians, chicanes, and traffic circles. These can reduce flow and detain water, putting less strain on conveyance infrastructure.



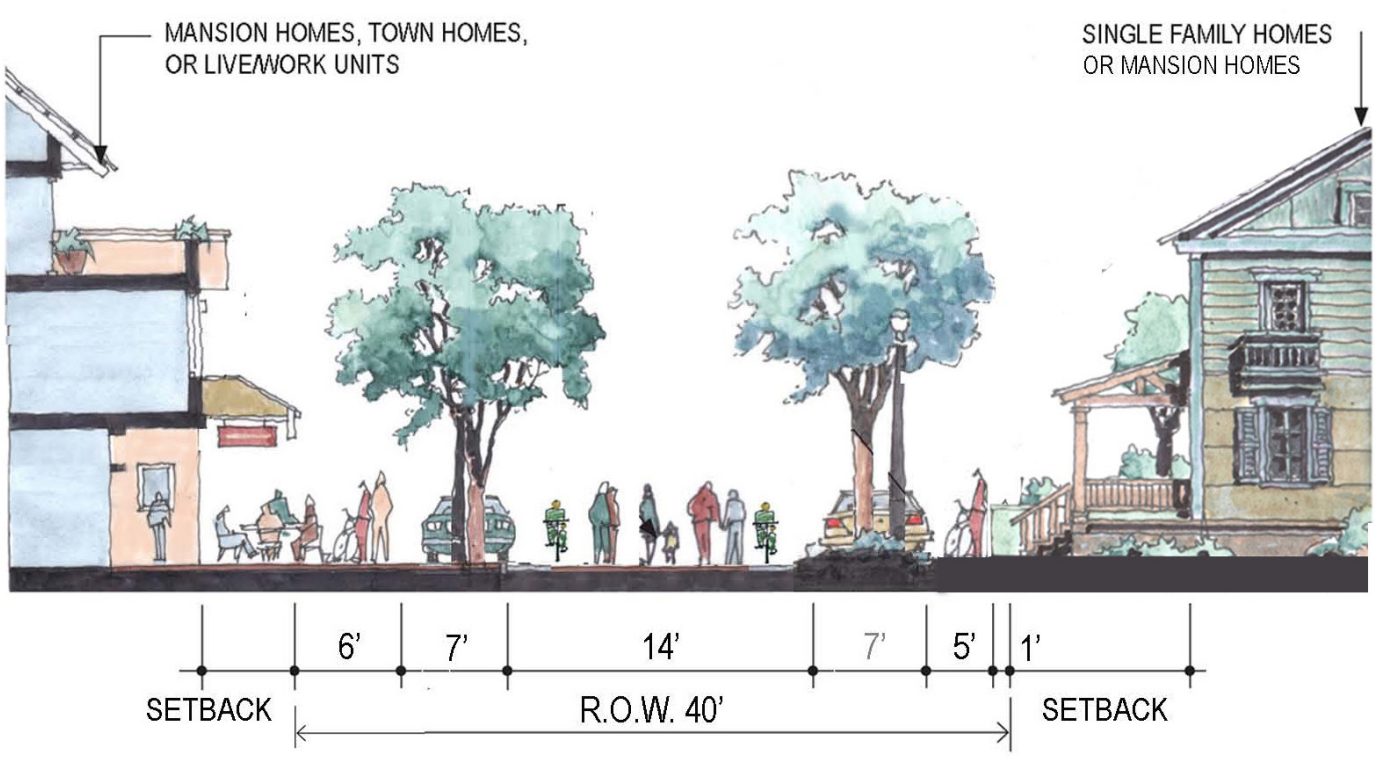
Source: Rocky View County



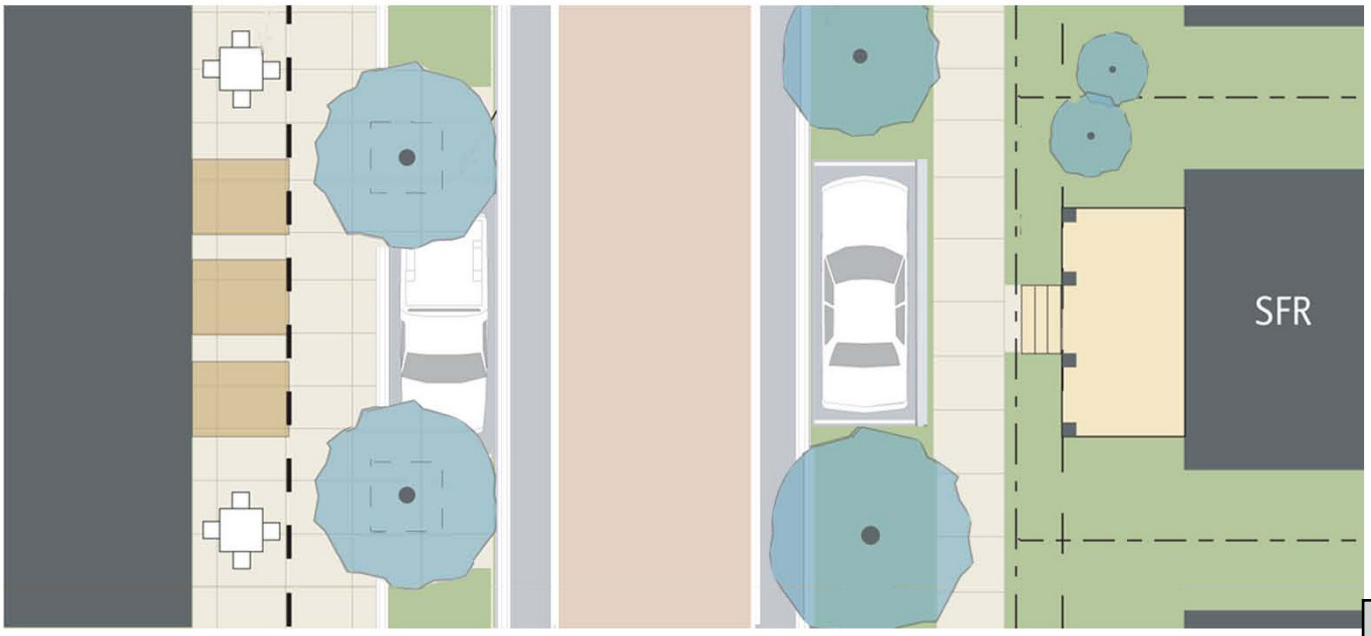


Source: Urban Green-Blue Grids

All these examples center around opening more space for porous retention while altering how automobiles can move through a street, thus slowing their speed.



This conceptual rendering shows how the "Casual Castroville Street" can be organized in certain circumstances to incorporate more street trees and organized parking along the street while still retaining no grade separation, allowing pedestrians to cross and congregate where they please.



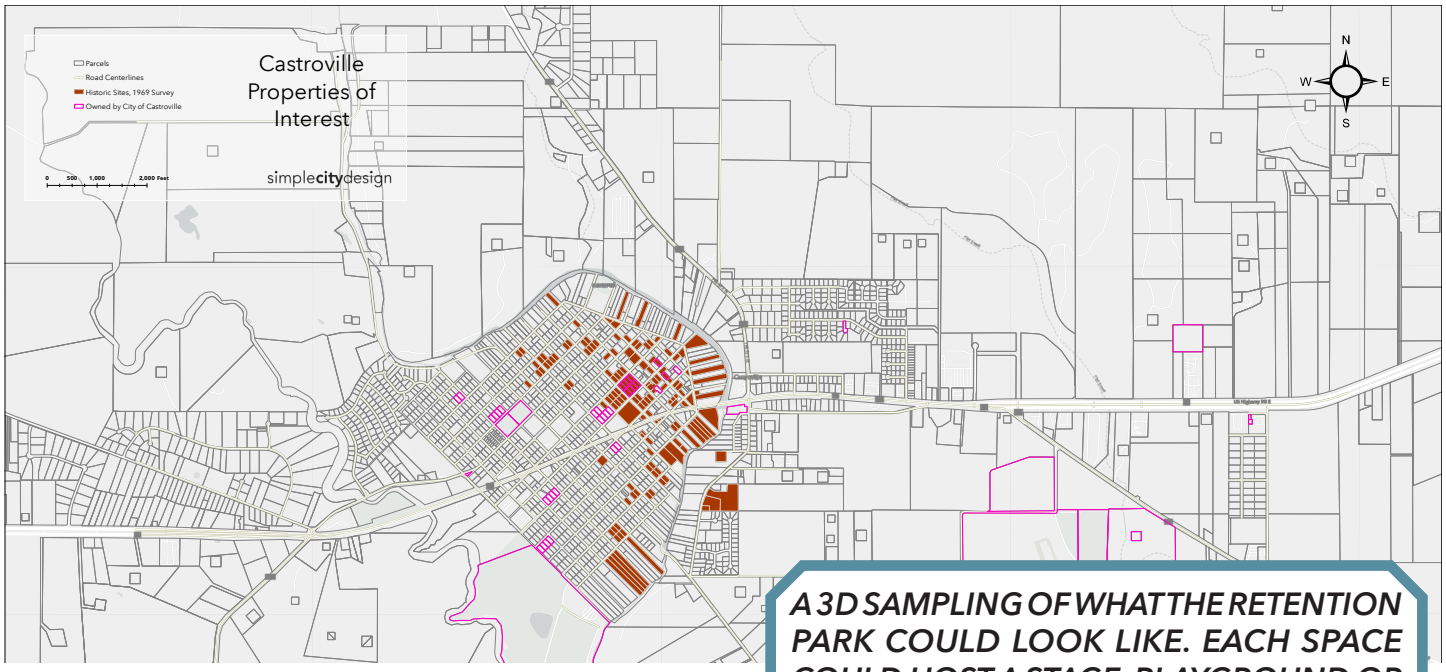
5-8 Water Retention Park

Retentention Facility Turned Into Public Park

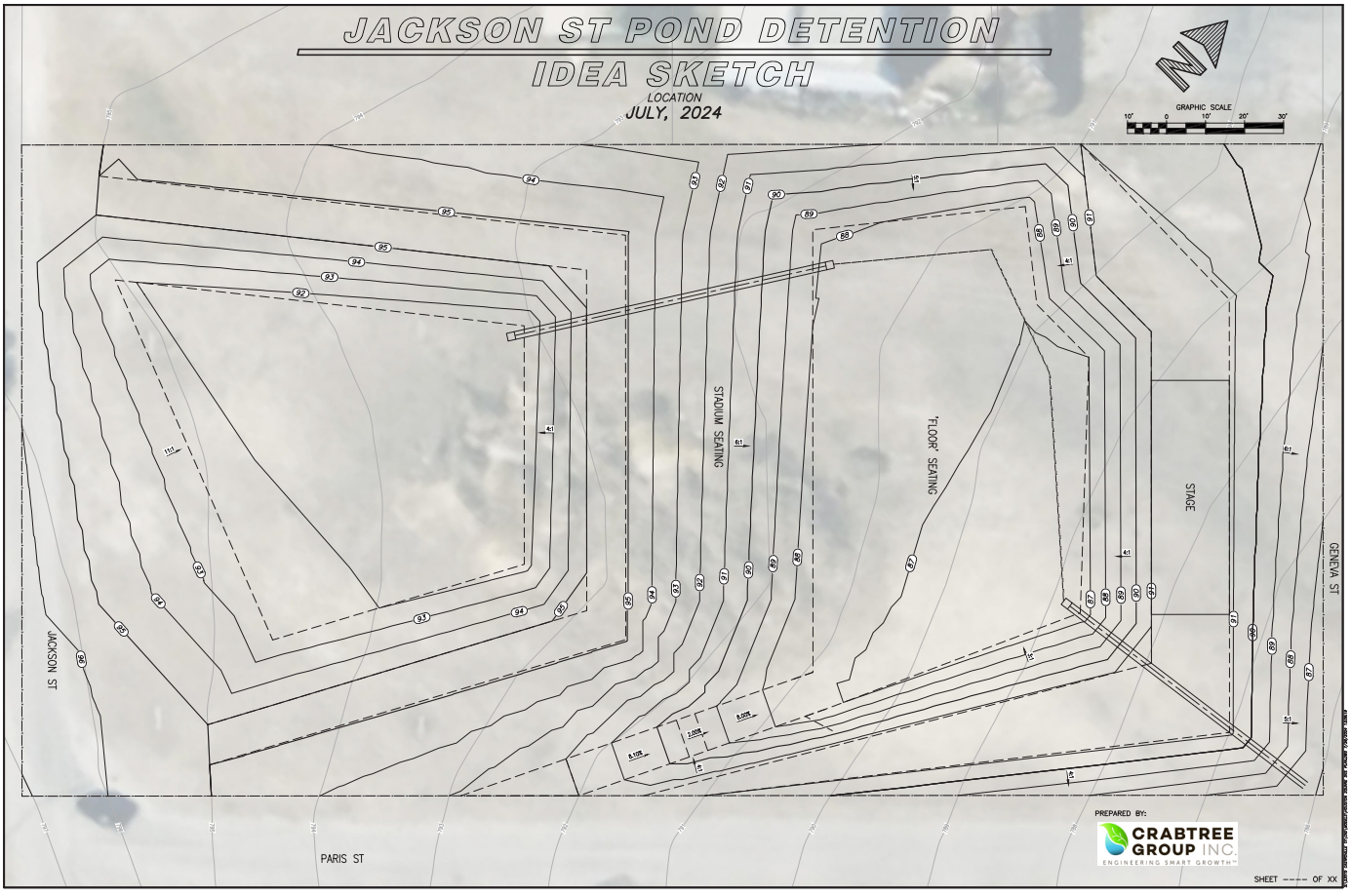
Just like the streets can be altered to turn the water issue into an opportunity to add more green in the city, the same can be done for the retention facilities in the city. The City of Castroville has bought land to develop detention facilities in order to prevent flooding in the city. These facilities can have the opportunity to serve a dual purpose of stormwater detention and public parks. The park could have playgrounds, soccer fields, a stage, or a wildlife refuge. This could create another natural asset to the city along with the many that exist.

The following images on this page show a potential detention pond and park on the cemetery parking on Jackson Street. This would both stop the stormwater from overflowing from the hills to the West into the neighborhood below while adding a park to the immediate neighborhood. This example can serve as an inspiration and template for other retention facilities in the city.





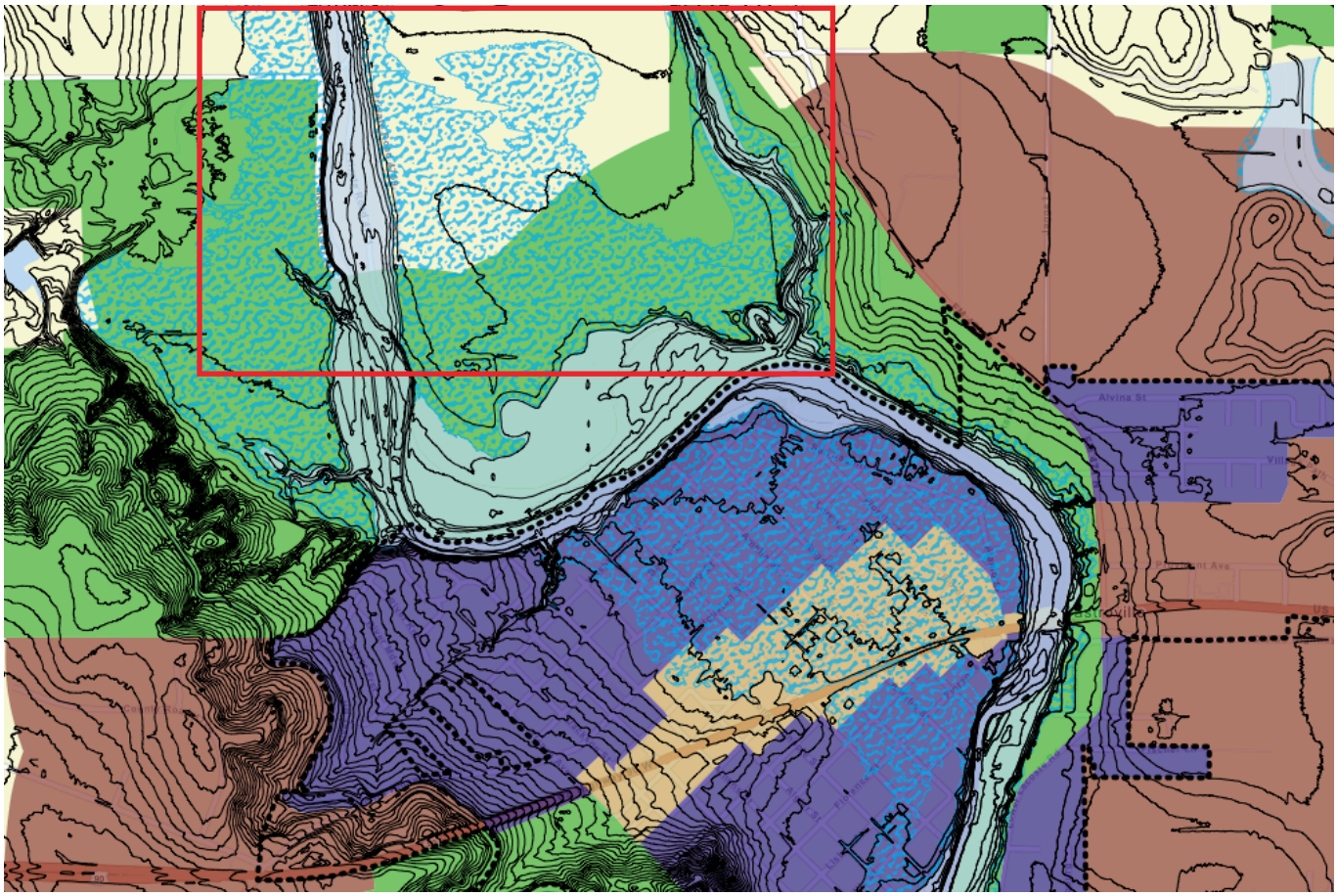
A 3D SAMPLING OF WHAT THE RETENTION PARK COULD LOOK LIKE. EACH SPACE COULD HOST A STAGE, PLAYGROUND OR OTHER COMMUNITY ASSET.



5-9 Upstream Development

The increase in development upstream of the existing location of Castroville may, without proper detention, cause an increase in the river- (rather than rainfall-) caused flooding. This is because portions of existing Castroville are in the 500-year floodplain. Efforts to minimize risks in the area upstream of downtown should be made, either through ETJ powers, development agreements, or negotiation with private landowners. These talks could be organized through a Medina River Valley Coalition in a united plan, more detail discussed in Ch. 7. The potential impacts of development are lesser where volumes do not flow past the bend in the river. Castroville should develop its own stormwater management manual to limit flows from development from exceeding pre-development levels.

Figure 8 shows a general indication of potentially greater and lesser impact areas to the original Castroville grid based on the potential for more runoff overtopping the riverbanks and flooding the town, as shown in the 500-year floodplain (0.2% annual occurrence probability) FEMA map. This assumes that detention is limited to rate control, not volume control, for both conditions and is an area to be examined in a master drainage study.



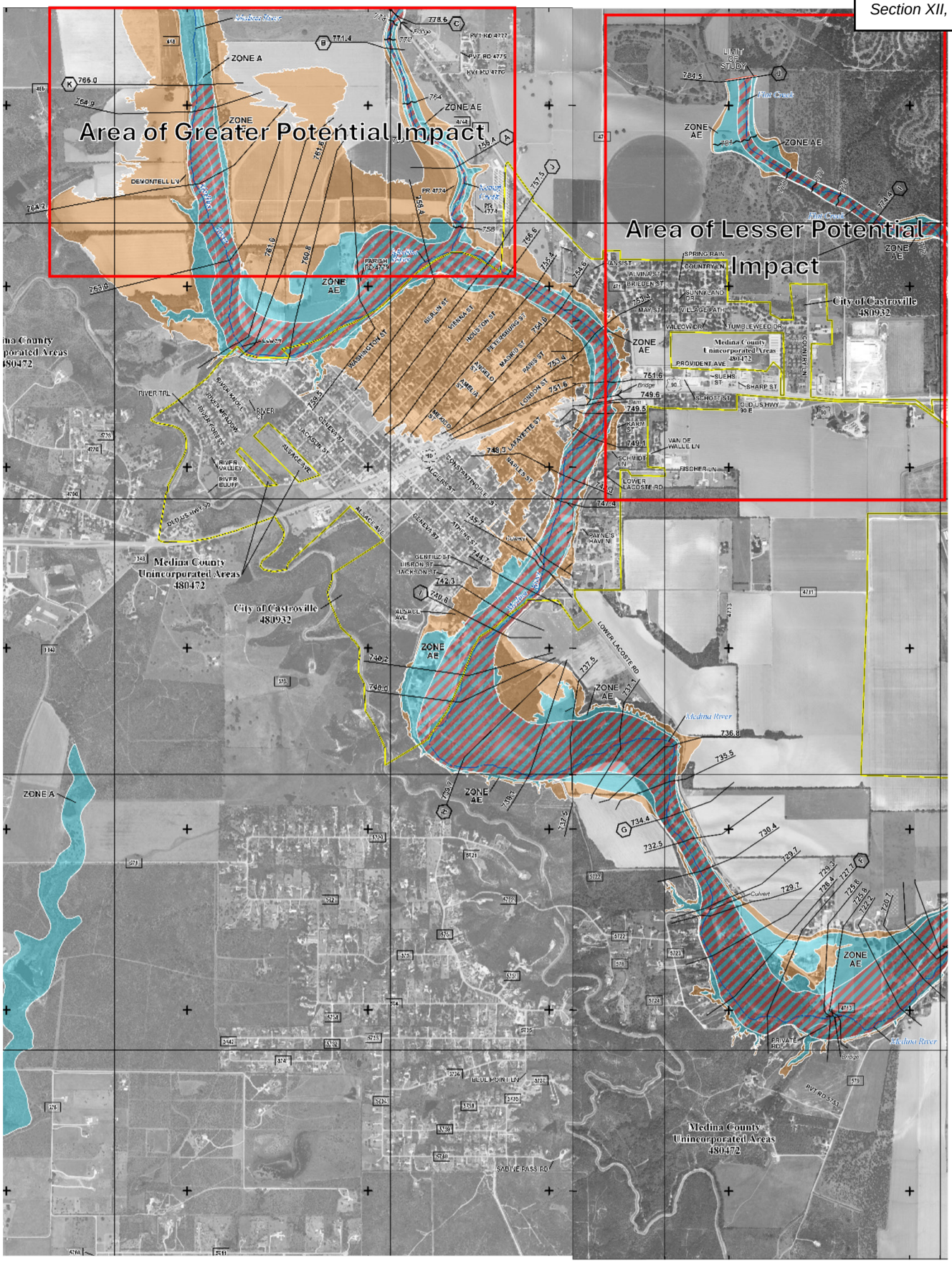


Figure 8. Areas of Greater and Lesser Potential Impacts to Castroville from a Drainage Perspective (FEMA, 2020). Annotation by author

6-1

Chapter 6 - Highway 90

Introduction

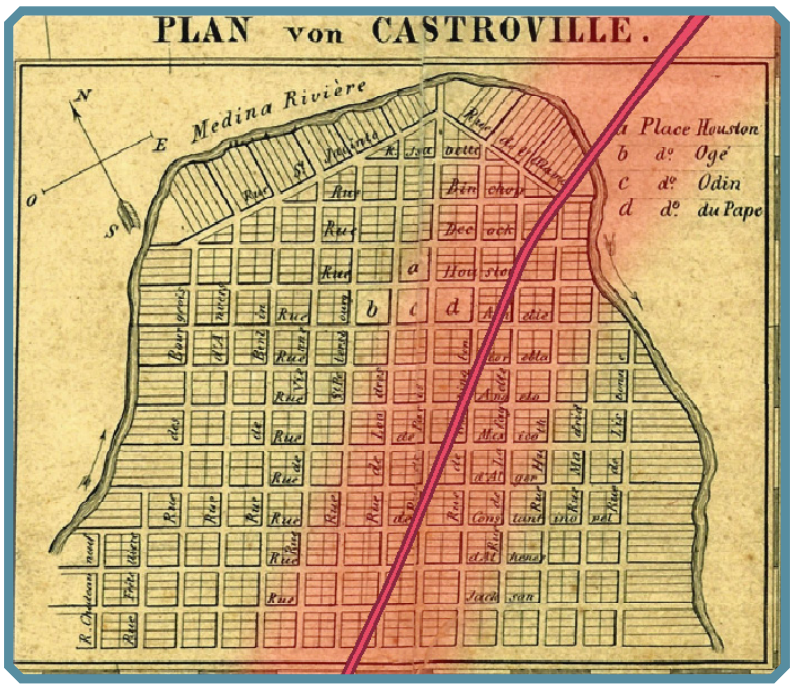
The arrival of Highway 90 significantly disrupted Castroville's traditional grid layout, creating a host of negative outcomes for the community. The increased traffic brought an influx of noise and air pollution, harming the town's serene atmosphere and impacting the health and well-being of its residents. The highway's off-angle trajectory sliced through the town, breaking the cohesive integration of neighborhoods. This makes it difficult for pedestrians and local traffic to navigate the area safely. This disruption led to decreased connectivity within the community, undermining the sense of unity from north to south. The harmful elements introduced by Highway 90 have altered the fabric of Castroville, challenging the town's ability to maintain its historic charm and close-knit community spirit.

This chapter establishes a framework for incrementally addressing these challenges to a complete redesign of Highway 90 once the timing is right.


Secured
ADT

Highway 90 - A Cut Throught Castroville`

In the 1940s, Castroville's world as they knew it would take a significant change. While some community members supported and welcomed the change, many were in direct opposition, recognizing the catastrophic outcomes that could occur. Highway 90 was built bisecting the grid at an off angle creating problematic remainder parcels of land. Castroville's existing grid is distinctly broken into north and south sections, creating a physical barrier between the communities. The community would like to see this issue addressed as the town progresses.



The results of Highway 90 brought problematic situations to an area that was calm, connected, and uniformly designed. Some of the major challenges include high rates of speeds by large volumes of traffic, noise and air pollution, dangerous turning movements, and an almost complete lack of cross connectivity for all other modes of transportation, including walking. The Highway 90 scar plagues the community in their daily activities.





Safety concerns are everywhere along the entire stretch of Highway 90 through the original Castro Plan area. Speeding is encouraged through wide lanes, wide shoulders, and a lack of any indication to drivers that they are entering a unique and historic area. The angle at which Highway 90 cuts the grid creates both obtuse and acute angle turns. These are dangerous for all users of the road but play a particular role in preventing pedestrians from attempting to cross Highway 90. Furthermore, oddly clipped parcels and portions of the original grid remain in place along Highway 90 as a result of the angle of the Highway. Access management, for all intents and purposes, is non-existent, creating endless potential conflict points along the route exacerbated by the dangerous angles. Pedestrian accommodations exist at two points on an almost mile-long stretch of highway. Pedestrian crosswalks at these two locations only exist on two of over five intersections.

Overwhelmingly, residents want more and safer pedestrian crossings, and more places to safely turn left onto Highway 90. Many residents feel that the only option for crossing Highway 90 is to drive to a traffic light. To be effective, the solution to Highway 90 through the original Castro Plan area will need to reduce speeding, reduce the barrier effect, and implement an access management strategy for improved safety.



6-3 The Castro Boulevard

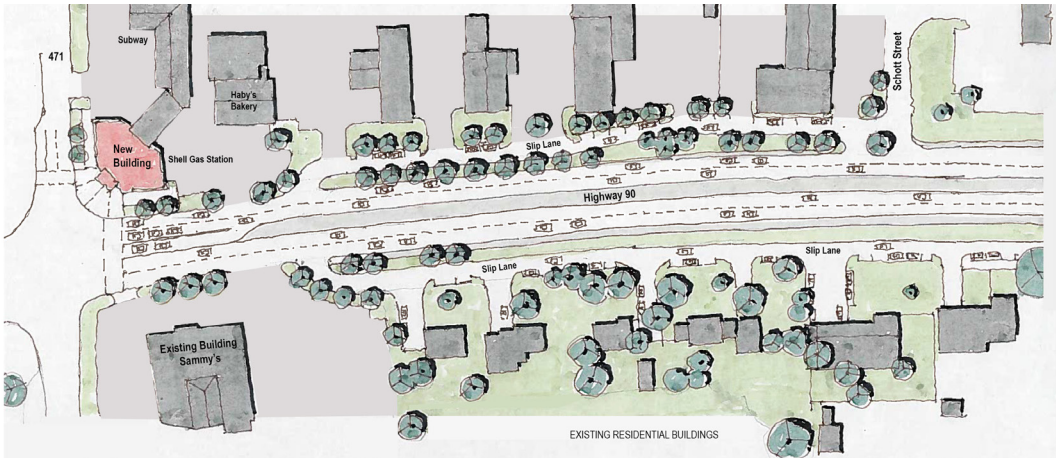
Continuing of The Conversation

Improvements to Highway 90 have been a continuous dialogue among the city leaders and TxDOT Efforts within this plan are a continuation of the many hours of community gathering, planning, and deliberation around the matter.





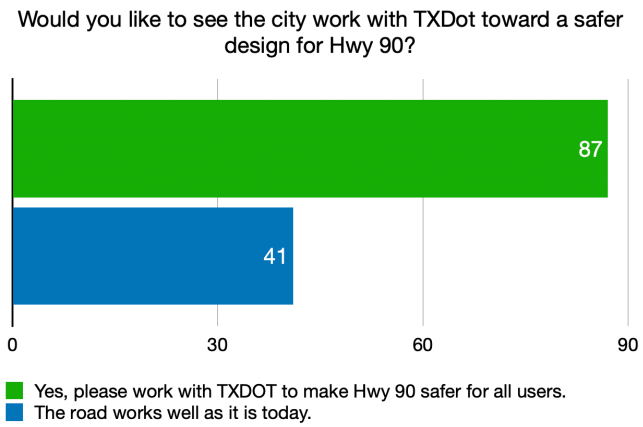
Source: A Vision Plan for Castroville

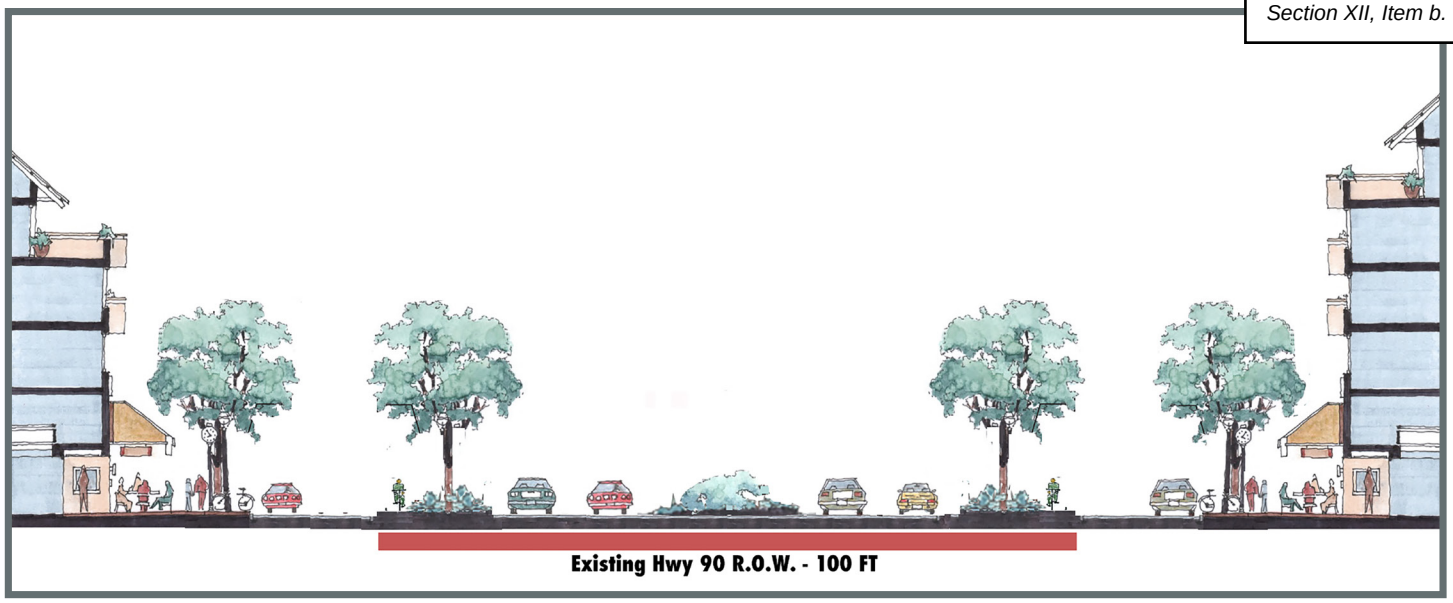


Source: MC/A Architects, Inc

The Comprehensive Plan preceding this Plan (A Vision Plan for Castroville, Texas: Where History Shapes the Future) recommended a better entrance to Castroville through the use of slip streets, added trees, and entrance signage, all using existing ROW.

The previous Comprehensive Plan initiative was continued in 2023 for another round of conversations with TxDOT concerning the same stretch of road. The city leaders have been diligent, understanding the complexity and necessity of addressing Highway 90.





This proposal has been a culmination of active community input and past projects to arrive upon a proposed solution to such a critical problem for the city.

The Castro Boulevard

A multi-way boulevard on Highway 90 would maintain the existing lane configuration and thus maintain existing traffic volumes but add local access frontage streets running parallel to Highway 90 to handle local access needs while creating a pedestrian realm inviting to businesses. Tree-lined medians separating the through traffic from the local access frontage streets act as the access management plan by consolidating access points along the corridor to the numerous intersections. By slowing traffic, consolidating access points, creating a sense of place, and providing pedestrian refuge islands, a multi-way boulevard can tame Highway 90 through the original Castro Plan area.

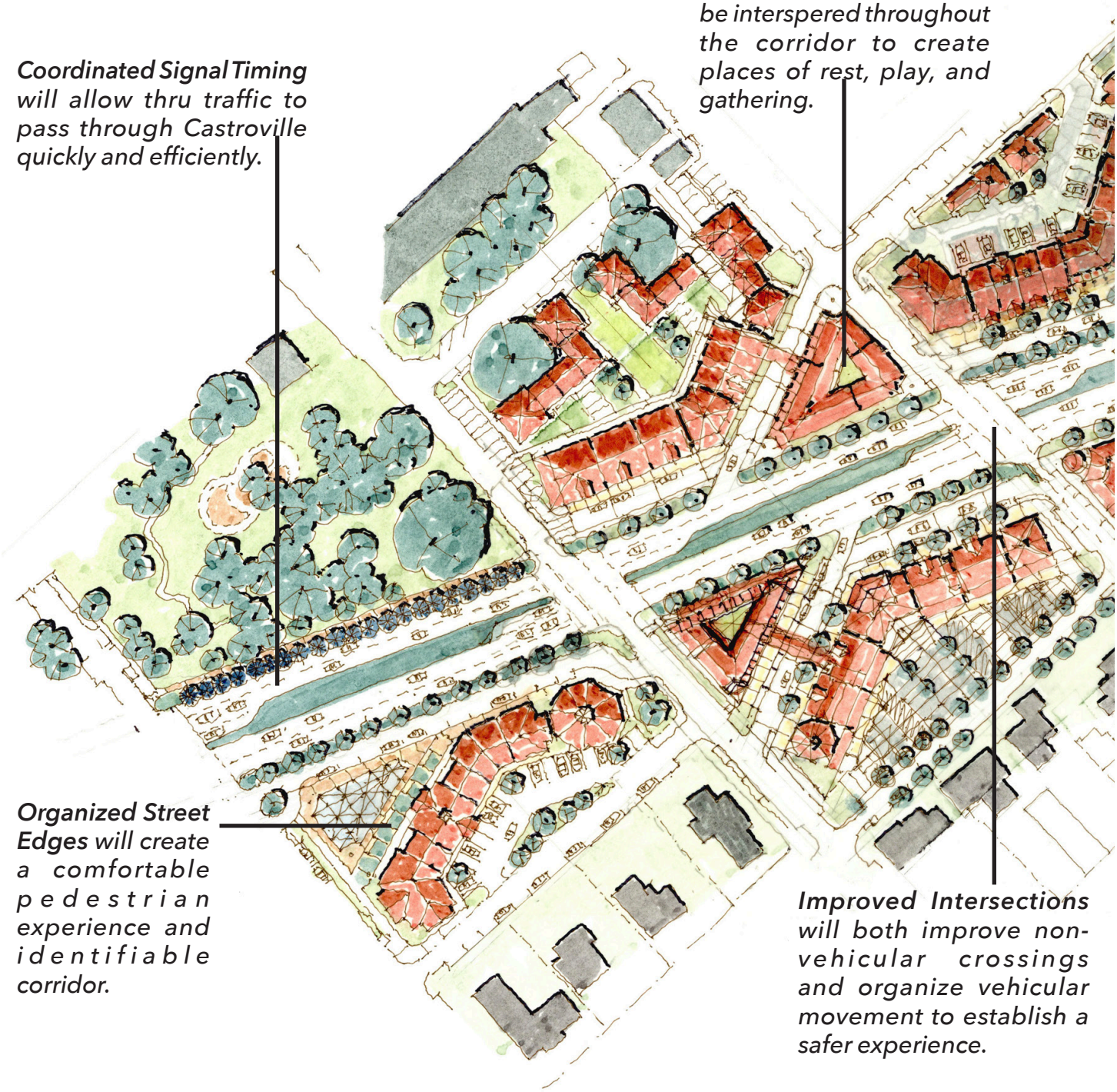
A conceptual drawing is shown on page 96, beginning to the East at Alamo Street and continuing West to Naples Street. The key feature of the concept plan is frontage streets intended to provide access to local businesses for local, turning movement traffic while maintaining the existing cross-section for thru traffic on Highway 90. The proposed cross-section for this concept plan is shown above.

A major concern with Highway 90 is the impact on existing traffic. The multi-way boulevard concept maintains the existing cross-section, albeit right-sizing the lanes to the standard twelve-foot rural arterial width recommended by TxDOT. Speeds are reduced through the narrowing of the travel lanes, the addition of a landscaped median, and the addition of a tree-lined median between the local access frontage street and Highway 90 through lanes. The sense of enclosure from the planting strip and eventual construction of buildings abutting the frontage streets will indicate to drivers to slow down.

Frontage streets are intended to be one-way streets providing access to local businesses. Introducing frontage streets in tandem with a continuous tree-lined median implements an access management strategy while maintaining access to local businesses. This concept would solve the continuous and uncontrolled access to Highway 90 while providing safe turning movement opportunities at signalized intersections. This proposal would require careful design at intersections. Signals will be required along Highway 90 at more intersections than the two current signalized intersections at Fiorella Street and Constantinople Street. Although counterintuitive, signalized intersections improve traffic flow. Coordination and optimization of existing and any new signals regulate the flow of traffic through the Castroville grid while providing for safe pedestrian crossings and controlled left-turn movements.

***Castroville Courtyards** can be interspered throughout the corridor to create places of rest, play, and gathering.*

***Coordinated Signal Timing** will allow thru traffic to pass through Castroville quickly and efficiently.*

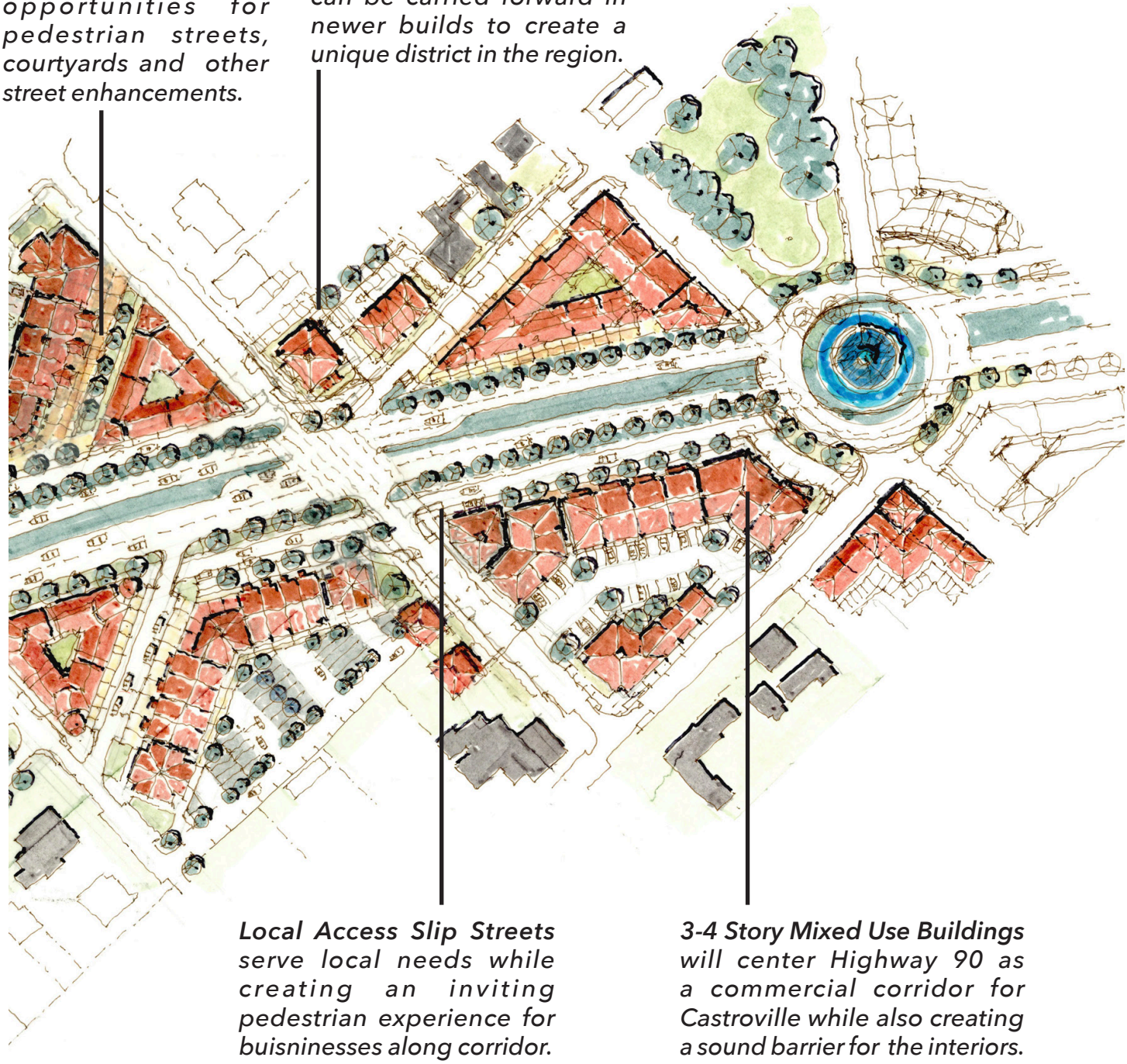


***Organized Street Edges** will create a comfortable pedestrian experience and identifiable corridor.*

***Improved Intersections** will both improve non-vehicular crossings and organize vehicular movement to establish a safer experience.*

Managment of Parcel Conflicts *can create opportunities for pedestrian streets, courtyards and other street enhancements.*

Historic Buildings Will Be Kept *and stylistic elements can be carried forward in newer builds to create a unique district in the region.*



Local Access Slip Streets *serve local needs while creating an inviting pedestrian experience for buisninesses along corridor.*

3-4 Story Mixed Use Buildings *will center Highway 90 as a commercial corridor for Castroville while also creating a sound barrier for the interiors.*

Castroville, TX - HWY 90 IMPROVEMENTS - PRELIMINARY CONSIDERATIONS

Scale: !:60

0 20 40 80 FT

simplecity.design

NORTH

6-4 Highway 90 Challenges

1 BYPASS PHILOSOPHY

TXDOT HAS STALLED CONVERSATIONS AROUND BOULEVARDING THE IN-TOWN SECTION OF HIGHWAY 90 UNTIL A BYPASS ACROSS CASTROVILLE IS SETTLED.

This can either mean waiting or urging a change in philosophy and approach, as this portion of the Highway 90 solution can provide immediate relief both for local and regional issues. Viewing this as a part of the solution rather than another is a critical difference that will impact the entire scope of solutions.

2 MODIFICATIONS TO MEET REALITY

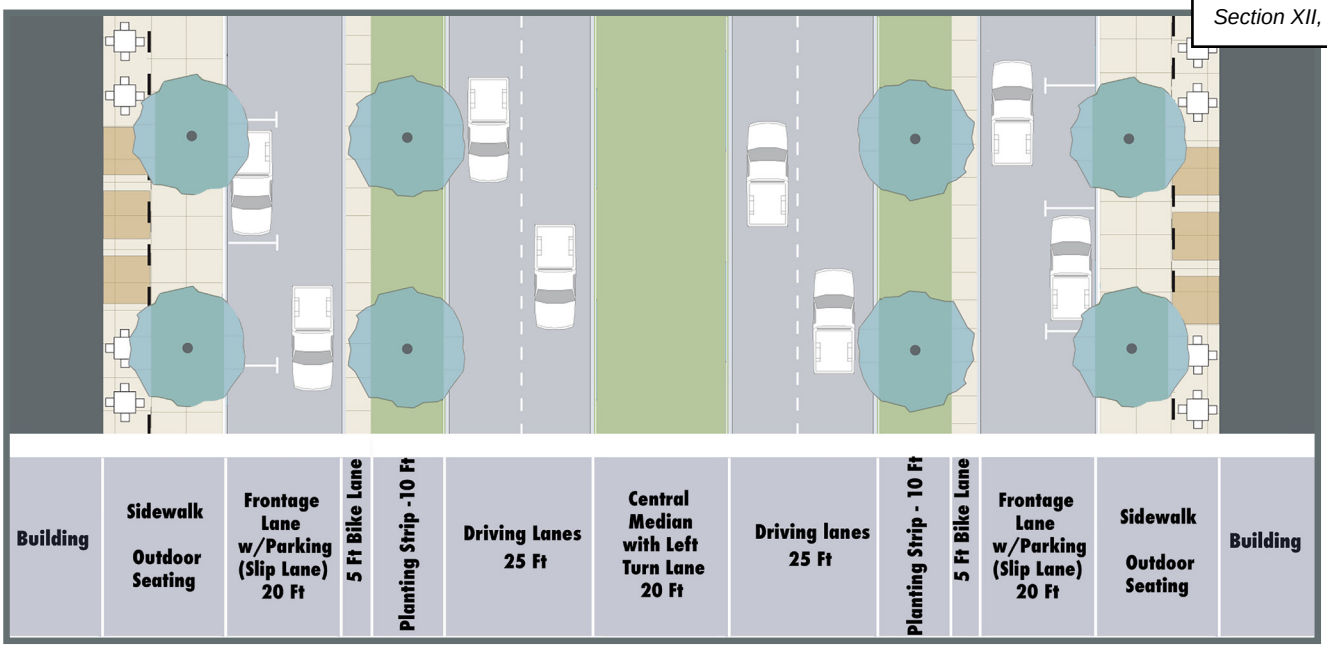
AS THE PROJECT MOVES FROM A MORE CONCEPTUAL TO AN ACTIVE PHASE, MODIFICATIONS TO THE DESIGN WILL NEED TO ACCOMMODATE DISCREPANCIES IN THE RIGHT OF WAY, CONTINUING EXISTING STRUCTURES AND A NONLINEAR DEVELOPMENT OF THE CORRIDOR.

The evolution of Highway 90 into a corridor district is not a project that can be completed through a singular takedown and redevelopment of the district at once. Instead, a unified plan needs to be structured in a way that allows individual, or groupings, of parcels to be redeveloped over time to assemble a whole. This includes identifying which buildings need to remain and which can be replaced.

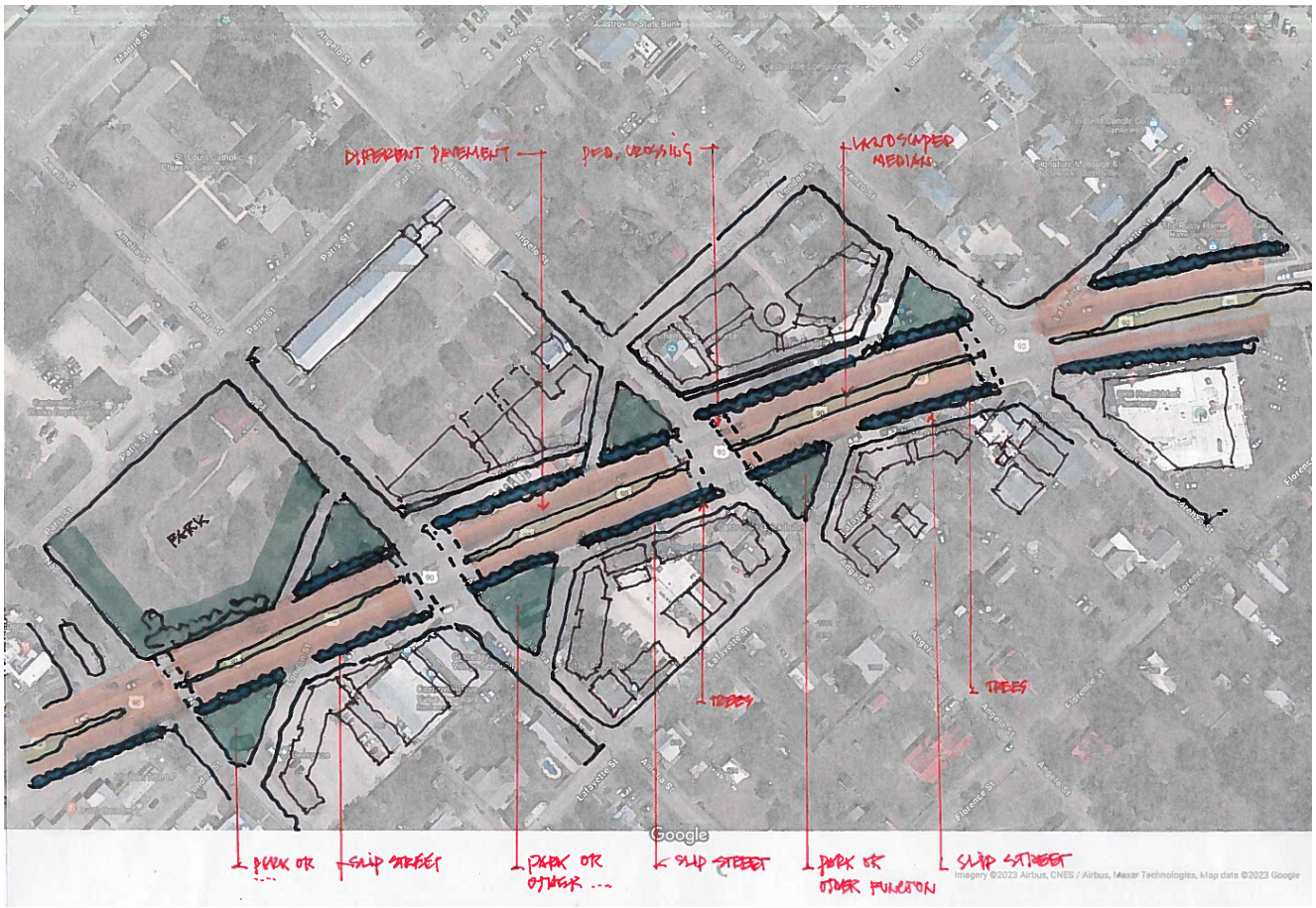
3 MANAGING ACCESS

WHERE AND HOW SLIP STREETS ENGAGE WITH HIGHWAY 90 AND ITS MAIN INTERSECTIONS IS CRITICAL TO THE SUCCESS OF THIS SOLUTION.

A slip street is designed to provide a local route for buildings along Highway 90. If the slip street creates more of a traffic complication, then the solution will overburden rather than alleviate the problem. Careful, context-specific design of the interchanges and the slip street's relationship with these interchanges must be carried out in order to properly flow traffic. A full engineering analysis is required as part of the design of the corridor to ensure this function of the solution is done correctly.



Highway 90 greatly impacts the City of Castroville, but it is owned and operated by the Texas Department of Transportation (TxDOT). Any maintenance, alternation, or complete reconstruction of a TxDOT facility will need to be done by TxDOT in continuous coordination with the City of Castroville and pertinent stakeholders. A project of such magnitude will require a dedicated planning effort to effectively retrofit Highway 90. This Plan outlines a process below to achieve a reconfiguration of Highway 90 into a multi-way boulevard through dual efforts by TxDOT and the City of Castroville.



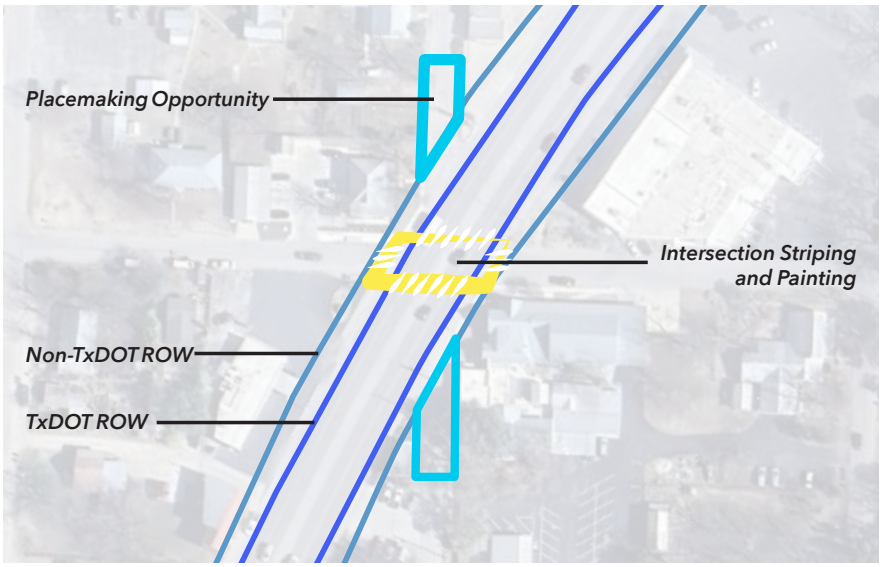
6-5 The Healing Process

Repairing Highway 90 requires multiple agencies, thorough examinations from planners and engineers and partnerships from landowners and business owners. This effort will be a large undertaking, but incremental improvements can happen through a series of steps. Each of these improvements can slightly better the existing environment until the full repair is complete. the steps below provide a series of task and projects that must be defined and allocated budget and resources to accomplish.

1 IMMEDIATE RETROFITTING

One of the quickest solutions to creating a visual transformation of Highway 90 would be to delineate the space using paint. By defining the narrower lanes, it's possible to create slower, moving traffic while managing the same volume of cars. Narrow lanes provide less margin for error; therefore, people feel compelled to slow down and pay more attention. Next, striping bold crosswalks at the intersections will significantly delineate the space where people's visual plane terminates into a bold pattern. Having delineated crosswalks also further protects pedestrians at these conflict points. During this process, it would be important to see if some excess right away could be reclaimed where gardens or other features could soften the edges and serve as stormwater management tools. It's also possible to integrate art into these additional rights as a way to further celebrate Castroville's uniqueness.

The City of Castroville could direct funds towards these striping and paint initiatives along with closures of problematic streets, reserving them for other mobility options. Showing how eliminating these difficult interchange angles both create a safer highway and neighborhood street will help citizens and planning parties visualize how a new relationship with the highway can be established. One which is safer, more efficient and seen as an asset rather than an obstruction.



2 COMPREHENSIVE PLANNING OF NON-TXDOT RIGHT OF WAY

Next is a master plan of the Highway 90 corridor, including the right-of-way reservation, detailed street planning, urban design guidelines, and process walk-through. This will give clear direction for the private realm by private investment as redevelopment occurs along the corridor. This phase will facilitate outer right-of-way organization and building forms toward an environment more conducive to living, working, and shopping. The conceptual drawing can serve as inspiration and direction for more detailed planning initiatives.

The City will need to establish ROW reservations running the length of the corridor to bridge the gap between the existing (varying) ROW and the necessary one hundred forty-two (142) foot ROW. A ROW reservation designates a portion of a parcel for future ROW acquisition. The City must pay fair market value for the cost of the ROW acquisition upon sale or redevelopment. By using ROW reservations, the City can ensure the necessary ROW will be available to complete the outer ROW in Phase 2. The ROW reservation will also serve to solve the access obstacle for parcels with frontage only from Highway 90.

Phase 2 completes the construction of the outer ROW, which includes a one-way driving lane, a parking lane, and a sidewalk with trees. Access is granted to the parcels needing it via street parking, or, in special circumstances, a curb cut could be granted through the sidewalk to the local access frontage street.

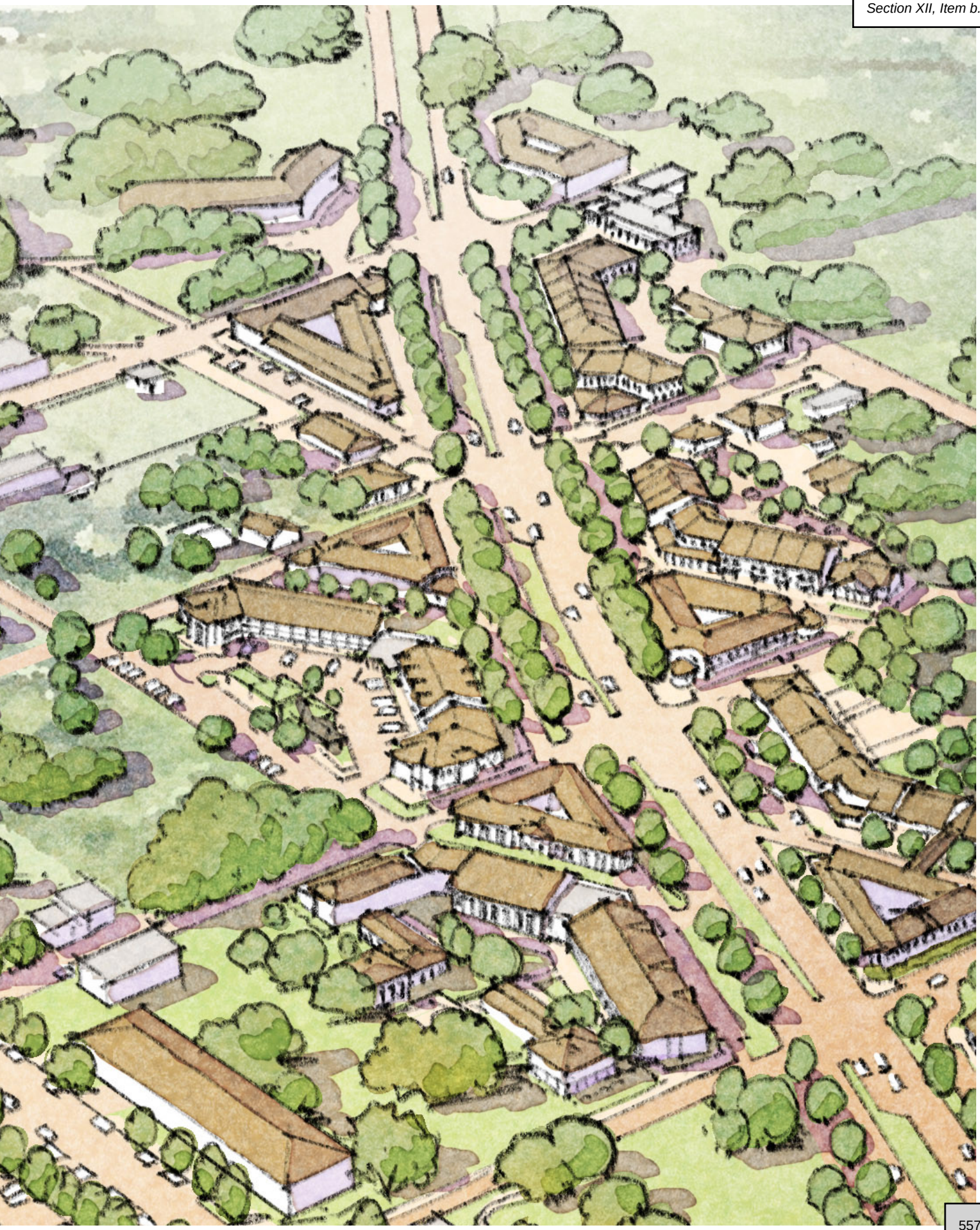
The most important aspect of a project converting Highway 90 to a multi-way boulevard through the Castroville grid is the complexity of the design. Although the inner ROW for Phase 3 is straightforward, designing and constructing the outer ROW in Phase 2 will need to be customized and adjusted for each block face of the grid. The angle at which Highway 90 cuts through the Castroville grid renders each block unique, necessitating a specialized approach to bridge the gap between the public ROW and the private realm achieved through the local access frontage streets. Additionally, intersections for multi-way boulevards are unique on an orthogonal grid. The skewed angle of the Castroville grid will require even finer analysis and detailed design to ensure intersections function adequately and safely.

3 INCORPORATE TXDOT RIGHT OF WAY

Public improvements made in the public realm, or the public right-of-way (ROW). In this case, the ROW currently comprising Highway 90 is owned and operated by TxDOT. This phase completes the retrofit of the Highway to the boulevard by bridging the gap between the outer ROWs. Throughout phase 2, TxDOT should be deeply included in the conversation to ensure a seamless translation between ROW managed by TxDOT and outside ROW.

Taming Highway 90 means both stitching the Castro Plan back together and establishing an entirely new district that can build on the existing look and feel of Castroville's downtown. Using the uncommon parcel angles creates opportunities for courtyards, plazas, and terminal vistas, which celebrate the unique elements of Castroville. This commercial corridor can act as a buffer from Highway 90 in a way that still feels comfortable and a welcome place to be.






TRAIL HEAD

Chapter 7 Action Plan

Introduction

Implementing the Action Plan effectively requires a structured approach and strategic planning. The Action Plan is broken into geographic areas with timelines ranging from short-term to long-term project goals. The following steps are critical to lead the Action Plan to successful outcomes. Each of the projects will require detailed programming.

This chapter will structure the many action items in this plan into easy-to-understand steps, describing priorities and action processes.

7-2 Chapter 7: Action Plan

Goals for Continuing Castroville

1. Define Project Scope and Objectives

- **Clearly Outline the Scope:** Define what the project will deliver, the boundaries of the project, and any limitations. This prevents scope creep and ensures everyone involved understands the project's focus.
- **Set Clear Objectives:** Establish specific, measurable, achievable, relevant, and time-bound (SMART) objectives that the project aims to achieve. This helps in aligning the team's efforts with the project goals.

2. Develop a Project Plan

- **Break Down the Work:** Use a Work Breakdown Structure (WBS) to decompose the project into smaller, manageable tasks. This makes it easier to assign tasks, estimate resources, and schedule activities.
- **Create a Timeline:** Develop a project schedule that outlines the start and finish dates of each task. Utilize tools like Gantt charts to visualize the timeline and dependencies.
- **Resource Allocation:** Identify and allocate the necessary resources (people, equipment, materials) for each task. Ensure that resource availability aligns with the project schedule.

3. Develop a Project Plan

- **Identify Key Roles:** Determine the roles needed for the project (e.g., project manager, team members, stakeholders) and assign responsibilities accordingly.Managing Increased Demand on City Services and Utilities:
- **Build the Team:** Select team members based on their skills, experience, and the specific needs of the project. Ensure the team has a balance of technical and managerial skills.
- **Define Roles and Responsibilities:** Clearly outline each team member's responsibilities and authority. This ensures accountability and reduces confusion.
- Conventional infrastructure often fights nature, is costly, and absorbs large land areas.

4. Develop a Project Plan

- **Identify Risk:** Conduct a risk assessment to identify potential risks that could impact the project. Consider risks related to scope, time, cost, quality, resources, and external factors.
- **Analyze and Prioritize Risk:** Evaluate the likelihood and impact of each risk. Prioritize risks based on their potential impact on the project's success.
- **Develop Mitigation Strategies:** Create plans to mitigate identified risks. This might include contingency plans, risk avoidance strategies, or transfer strategies.

5. Budget and Funding Allocation

- **Estimate Cost:** Develop a detailed budget that includes all project costs such as labor, materials, equipment, and overheads. Ensure that estimates are realistic and comprehensive.

- **Secure Funding:** Identify funding sources and secure the necessary financial resources. This may involve obtaining approvals, securing grants, or allocating internal funds.

- **Monitor and Control Budget:** Implement processes to track spending against the budget. Regularly review financial reports to ensure the project stays within budget.

6. Implementation and Execution

- **Kick-Off Meeting:** Hold a project kick-off meeting to align the team, review the project plan, and set the tone for collaboration and communication.

- **Task Execution:** Begin executing tasks as per the project plan. Ensure team members are aware of their responsibilities and have the resources needed to perform their tasks.

- **Monitor Progress:** Use project management tools to track progress. Regularly compare actual performance against the plan and take corrective actions when necessary.review financial reports to ensure the project stays within budget.

7. Communication Plan

- **Define Communication Channels:** Establish how information will be communicated among team members and stakeholders. This could include meetings, emails, reports, or project management software.

- **Regular Updates:** Schedule regular progress meetings and status updates. Keep stakeholders informed about project progress, risks, and issues.

- **Documentation:** Maintain thorough documentation of project activities, decisions, and changes. This ensures transparency and provides a record for future reference.

8. Quality Management

- **Set Quality Standards:** Define the quality standards that the project must meet. These should align with industry standards and stakeholder expectations.

- **Implement Quality Control:** Use quality control measures to ensure that project outputs meet the required standards. Conduct regular inspections, reviews, and testing.

- **Continuous Improvement:** Encourage a culture of continuous improvement. Use feedback from quality assessments to refine processes and improve project outcomes.

9. Project Closure

- **Completion Checklist:** Ensure that all project tasks have been completed as planned. Use a checklist to verify that all deliverables have been met.

- **Evaluation:** Conduct a post-implementation review to evaluate the project's success. Gather feedback from team members and stakeholders to identify lessons learned.

10. Celebrate

- **Celebrate:** The community and project team must celebrate the success of the project by holding a community gathering. This will help inform the greater community of how projects in Castroville are brought to life.

- **Launch the Next Project:** Using the steps above its time to launch the next project and lead it to a successful implementation. inspections, reviews, and testing.

Goals for Continuing Castroville

The Castro Plan area was an intentionally planned area; it was not designed in an ad-hoc manner, with various entities laying out the underlying structure. The intentionally designed patterns that exist within the Castro Plan have proven to be timeless, lovable, and fiscally productive. The richness and authenticity of the Castroville community were accomplished over time through the incremental development of the Castro Plan. Continuing Castroville is a list of recommendations and projects that are within the existing built environment to help maintain and preserve the Castroville everyone knows and loves.

1 STORMWATER MANAGEMENT

DEVELOP ACTION PLAN FOR STORMWATER IMPROVEMENTS THOUGHOUT CASTROVILLE. FIRST DEFINE FLOW LIMIT POLICY AND PLAN INFRASTRUCTURE FROM THAT POINT.

Investing in this project is crucial for the community and should not be delayed. The approaches outlined in Chapter 5 use existing street networks and resources to create a chain of ponds and stormwater mitigation strategies. These tools can be applied to existing and new streets to protect the existing network's functionality. Additionally, they will ensure that new developments resemble historic Castroville.

2 STREET PLANNING

DEVELOP NEEDS ASSESSMENT OF STREETS NEEDING IMPROVEMENT FOR SPEED MITIGATION, TRAFFIC MANAGEMENT AND, MOBILITY ENHANCEMENT. THEN SYNC ROADWAY IMPROVEMENTS WITH STORMWATER IMPROVEMENTS.

The overlap of needs positioned in Chapter 5 defines the opportunity for combining budget dollars from multiple sources to handle such a critical public asset. In order to properly identify where these solutions could overlap, a street analysis is needed. This analysis should highlight sections needed for repair, speeding or traffic hotspots, and general problem areas. From that analysis, compare the recommended stormwater improvement areas (pg.84) to clarify the overlap of needs and prioritize where investments should go.

3 DOWNTOWN PLANNING

UTILIZE THE TIRZ TO FUND ESSENTIAL INFRASTRUCUTRE IMPROVEMENTS, INCENTIVIZE PRIVATE INVESTMENT, AND SUPPORT REDEVELOPMENT PROJECTS THAT ALIGN WITH THE COMMUNITY GOALS AND PLAN.

Castroville's downtown is positioned to be a regional draw for visitors and families, an attractive site for businesses, and a fiscal generator for the city. By improving a number of key assets, organizing the district, and spending effort in recruiting, the city can make the most of such a celebrated part of the city. The Downtown Master Plan outlines in detail both the key elements to success and the steps of implementation.

4 HIGHWAY 90 DISTRICT

CONTINUE ONGOING DIALOGUE WITH TXDOT AND INSIST ON DESIGN STUDY OF BOULEVARD APPROACH AS PART OF LARGER SOLUTION.

The community has worked hard to mitigate the negative impacts of Highway 90, and these efforts must continue. This substantial project will require partnerships, significant funding, and a change in philosophy at the DOT level. Chapter 5 outlines a design leveraging innovative transportation tools and integrating the town's historic fabric. This design offers an opportunity for a transformative retrofit that will significantly benefit Castroville.

7-4

Chapter 7: Action Plan

Goals for New Castroville

New Castroville can either be designed to support existing Castroville or done in isolation. The community believes it has a say in how the city grows and has selected to plan a new Castroville using the key elements that make up the existing environment. Understanding how to grow Castroville in an orderly manner will help the community develop. Castroville is built on a small block grid, whereas the current patterns use single points of access loaded off of arterial road systems, which has been proven to create problematic traffic.

1

GROWTH GUIDANCE

FOLLOW GROWTH GUIDIANCE MAP AS A STRUCTURE FOR INCOMING DEVELOPMENT.

The Growth Guidance Map and associated text should serve as development agreement and charette conversations. Castroville's City Council and the community alike have made their desire for a better, complete community clear.

2 CROSS TOWN CONNECTIONS

IDENTIFY PRIORITY CONNECTIONS AND BEGIN PLANNING

The sooner safe connections are defined, funded, and built, the sooner the town can grow around these connections. Identified on pg. Forty-six (46) are possible connection points. Community members have made progress in improving the connections between Landmark Inn and the Steinbach House. The city should work to complete these negotiations to serve as an example for other planned connections.

3 SECURE NATURAL FEATURES

THE CITY MUST WORK TO SECURE ITS NATURAL FEATURES AROUND THE RIVER, AND IN THE PLAINS BEFORE IT IS TOO LATE.

To the north and south of the original Castro Plan Area are critical floodplains. A significant investment will be required to purchase upstream land for regional detention, which will manage large volumes of water in a controlled setting before it reaches town. This solution will have long-term benefits by preventing area flooding and managing future storms.

Furthermore, securing land for recreation, trails, and parks as part of incoming development agreements will ensure all citizens of Castroville enjoy the beloved natural features of the area.

4 CARRYING OVER CASTROVILLE

TXDOT HAS STALLED CONVERSATIONS AROUND BOULEVARDING THE IN-TOWN SECTION OF HIGHWAY 90 UNTIL A BYPASS ACROSS CASTROVILLE IS SETTLED.

This can either mean waiting or urging a change in philosophy. This portion of Highway 90 can provide immediate relief both for local and regional issues. Viewing this as a part of the solution rather than another is a critical difference that will impact the entire scope of solutions.

STREETS AND DRAINAGE

SHORT TERM

- NORTH OF CASTROVILLE MANAGEMENT
  - FORM MEDINA RIVER VALLEY COALITION
- CITY STORMWATER MANAGEMENT
  - ADJUSTMENT OF PLAN WITH K-FRIESE
- STREET IMPROVEMENT MANAGEMENT
  - EXISTING STREET TYPE SURVEY

MEDIUM TERM

LONG TERM

STUDY OF EXISTING STORMWATER REALITIES

MEDINA RIVER VALLEY MANAGEMENT MASTER PLAN

CONSERVATION EASEMENT WITH LANDOWNERS

MEDINA VALLEY DEVELOPMENT AGREEMENT

ESTABLISH FUNDS FOR CONSERVATION, RECREATINOAL AND STORMWATER IMPROVEMENTS

CONSTRUCTION OF WATER RETENTION PARK

Identified on page __ of ch. 5 is the future projects of turning City property slated for stormwater management into a detention park. This is both a critical infrastructure project but also recreational asset for the city

STREET AND STORMWATER DESIGN BASED ON STREET TYPE

MATCH IMPROVEMENT PHASING SCHEDULE

This coordination should be done through a combined improvement plan that is informed by a Street and Stormwater Design Manual Based on Street Types defined in the Code. The manual will be comprehensive list of options to combine speed mitigation and Low Impact Design for stormwater, as listed in the Comprehensive plan, except matching to assigned street types. These options will be specified to engineered detail to facilitate shovel ready options

SHORT TERM

HIGHWAY 90

HIGHWAY 90

- STRIPING PLAN
- ROW ASSESMENT AND INVENTORTY

DOWNTOWN PLANNING

PARIS AND FIORELLA

HOUSTON SQUARE

- CREATE TIRZ PRIORITIES
- ASSIGN DOWNTOWN PROJECT MANAGEMENT TEAM

PUBLIC WORKS

MEDIUM TERM	LONG TERM	FURTHER GUIDANCE
ESTABLISH DELEGATION		This plan will serve as a community-backed guide in negotiations with state and regional agencies, ensuring that the project aligns with Castroville's long-term vision and enhances the quality of life for its residents.
HIGHWAY 90 STRATEGIC PLAN	JOIN TXDOT DESIGN PROCESS	
SYNC IMPROVEMENTS WITH STREETS AND STORMWATER MANAGEMENT PLAN		
HOUSTON SQUARE DESIGN	CITY INITIATE PROJECT	
PUBLIC WORKS DESIGN COMPETITION	SELECT MASTER DEVELOPER	





Agenda Report

Agenda of: June 10, 2025

Department: Community Development Department

Subject: Discussion and possible action on the adoption of the Comprehensive Plan.

Recommended Motion:

I move to recommend adoption of the Comprehensive Plan.

Background:

A comprehensive plan is a strategic framework that guides the long-term development and preservation of a city. It encompasses various elements such as land use, transportation, housing, economic development, and environmental sustainability. By integrating these components, a comprehensive plan ensures that growth is managed in a way that maintains the city's unique character. Preservation efforts within the plan focus on natural resources and the distinctive elements of Castroville, ensuring that the city's identity is retained for future generations. The Comprehensive Plan addresses growth guidance, the Highway 90 scar, streets and drainage, and outlines an action plan with both short-term and long-term goals.

The first meeting on this topic was held on January 16, 2024, with about 80 attendees. There was great discussion, much of it centered around Highway 90 and future connectivity possibilities but also covering other visions that would benefit the community.

The Planning and Zoning Commission held a public hearing on January 8, 2025, regarding the Comprehensive Plan. Following the staff's recommendation, they did not act but instead listened to citizens' comments and discussed their concerns and questions.

The Planning and Zoning Commission held another public hearing on February 12th to discuss each the Downtown Plan, Comprehensive Plan, and Unified Development Ordinance. The Planning and Zoning Commission recommended approval of the Downtown Plan but requested a joint workshop with the Council to discuss policy decisions.

On March 17, 2025, the Planning and Zoning Commission and City Council held a joint workshop to discuss policy decisions. Topics and concerns brought up at that workshop have been addressed in the updated documents.

One May 13, 2025, the Planning and Zoning Commission recommended approval of the Comprehensive Plan.

Attachments:

- Adopting Ordinance
- Comprehensive Plan

Submitted by: Breana Soto

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CASTROVILLE, TEXAS, REPEALING AND REPLACING THE CITY'S 2011 COMPREHENSIVE PLAN, ADOPTED BY ORDINANCE NO. 2011-008 AND AMENDED BY ORDINANCE 2017-007 WITH THE CASTROVILLE BACK TO OUR FUTURE COMPREHENSIVE PLAN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the Texas Local Government Code § 213.002, the City Council of Castroville, Texas may adopt and maintain a comprehensive plan for the long-range development of the City and to be used to coordinate and guide the establishment of development regulations for the purpose of promoting sound development and promoting public health, safety, and welfare; and

WHEREAS, the City previously adopted the 2011 Comprehensive Plan by Ordinance No. 2011-008 and amended the plan by Ordinance No.2017-007; and

WHEREAS, the City of Castroville values its historic design rooted in walkable, small-scale neighborhoods with a flexible street grid and close connection to nature and local commerce; and

WHEREAS, the community has expressed strong support for preserving the character of the original Castro area and avoiding development patterns, such as suburban sprawl, that conflict with the city's identity and lifestyle; and

WHEREAS, the updated Comprehensive Plan aligns Castroville's core values with current planning policies, providing clear guidance to protect the city's distinct physical patterns while accommodating appropriate growth; and

WHEREAS, the Plan establishes a Growth Guidance Map and organization zones to direct development in a logical, productive manner that maintains Castroville's unique character and prepares the community for future needs.

WHEREAS, the consultant, Simple City, was retained by the City of Castroville to develop the Castroville Back to Our Future Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission recommended _____ of the Castroville Back to Our Future Comprehensive Plan on _____, 2025; and

WHEREAS, the City Council held the required public hearing for the Castroville Back to Our Future Comprehensive Plan on _____, 2025; and

WHEREAS, the City Council of the City of Castroville has determined that it is necessary and beneficial to update the City's Comprehensive Plan to reflect the City's vision, guiding principles, goals, policies and action items; and

WHEREAS, the City Council desires to adopt the Castroville Back to Our Future Comprehensive Plan, provided in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, THAT:

Section 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of the ordinance as if copied in their entirely.

Section 2. Comprehensive Plan Adoption. That the City Council of the City of Castroville, Texas hereby adopts the Castroville Back to Our Future Comprehensive Plan, provided in Exhibit A, which is attached hereto and incorporated herein for all purposes.

Section 3. Severability. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 4. Repealer. Ordinance No. 2011-008, which adopted the City's 2011 Comprehensive Plan, and Ordinance No. 2017-007, which amended that Plan, are hereby repealed in their entirety. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5. Proper Notice and Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 6. Effective Date. This Ordinance will take effect upon passage by City Council.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2025.

CITY OF CASTROVILLE, TEXAS.

By:

_____

Darrin Schroeder, Mayor

ATTEST:

_____

Debra Howe, City Secretary

APPROVED AS TO FORM:

_____

T. Daniel Santee, City Attorney

DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC

EXHIBIT A

Agenda Report

Agenda of: June 10, 2025

Department: Council

Subject: Discussion and possible action regarding Development comparison using current CZO and Subdivision Ordinance versus the proposed UDO.

Recommended Motion: I move to authorize the City Council and staff to discuss the financial implications on developers and City when operating under existing ordinances or the UDO.

Background: The city has experience with working with developers using existing ordinances. The new laws from the Texas legislature have changed the situation dramatically as properties can now file to be removed from ETJ while we are still required to provide water and wastewater services if in the city's CCN.

The existing ordinances have flexibility in that PUDs could be negotiated that gave builders more flexibility while still working to have developments agreeable to the city. My initial impression is that the UDO does not have that same amount of flexibility and may hasten developers to opt out of city rules to save money or make more money while still getting necessary city services. That means no tax revenue for the city while the developments will use all the city paid general fund services.

Discussion: The city will not have public safety or street responsibilities which may soften the financial impact. Dollar value of not providing those items is unknown if that happens. However, the parks, library, pool will be used by all and paid for by citizens in the city.

The city has the option of giving financial incentives to developers to be included in the city limits and follow our development ordinances but is it worth it as the bill must be paid by someone.

My desire it to have the council and staff discuss all the implications of continuing with our current development ordinances in comparison with building under the UDO.

Discuss developers' willingness to develop and join the city, building under the existing CZO and Subdivision Ordinance requirements verse the UDO.

The objective is to see if the additional building cost and reduction in negotiated development options in the UDO would result in developers opting out of the ETJ and what that would mean to the city financially and with other support such as general funds activities which those developments would use whether in the city or not.

Fiscal Summary:

Next Steps:

.

Fiscal Impact: N/A

☐ Budgeted ☐ Requires Budget Amendment

Source of Funding:

Attachments:

Urgency (0-5 = Low Urgency to High Urgency): 5
Impact (0-5 = Low Impact to High Impact): 3

Submitted by: Councilman Robert Lee

DEVELOPMENT AGREEMENT POLICY

Intent: Castroville's historical development patterns have proven to be a timeless way of building, leading to a high quality of life for our residents. Key characteristics within these patterns have been extracted and captured within the standards of this policy. Projects meeting the standards of this policy or ones collaboratively designed through the Charrette process should receive an expedited timeline.

Sec. __.1. -Purpose. The purpose of a development agreement is to determine whether the City wishes to authorize by binding contract a plan of development for land located in the City's Extraterritorial Jurisdiction (ETJ). The development agreement should be used to prescribe development standards, development uses and intensities, environmental standards, and public facilities standards governing development of the land for the term of the agreement, to provide for delivery of public facilities to the property, and to provide for an annexation schedule to bring the property into the City.

A. The purpose of a development agreement is to enable development of land in the City's ETJ to occur in a manner that supports the goals of the community that requires public water and wastewater services and that are to be governed by standards applicable to development inside the city limits.

B. The purpose of the agreement should also be to provide for development outside the city limits that is compatible with development inside the city limits in anticipation of the eventual annexation of the land subject to the agreement into the City. 1

Sec. __.2. -Applicability. A development agreement should be approved only

for land located in the ETJ of the City and should be used if either of the following is applicable:

A. It is likely that the property subject to the agreement shall remain in the ETJ for a period exceeding five (5) years and the property owner seeks to pursue development prior to annexation at urban level residential densities or intensities of use.

B. The City proposes to annex a property within the ETJ that is appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber use. A development agreement, consistent with the provisions of the Local Government Code, should be offered.

Sec. __.3. -Pre-Application Meeting. A meeting with the city staff should be conducted before the submittal to coordinate the goals and applicability of the development project. The city staff will provide the minimum standards to secure a development agreement and the anticipated process. The applicant is responsible for providing the following information.

A. Project description including the proposed land uses and development intensity to be included in the project.
B. Site map.
C. Acreage of the property.
D. Identified potential incentive projects to be requested.

Sec. __.4. -Application. A complete application with the established fees and selected development agreement process should be submitted to the city staff for review.

Sec. __.5. - Process. Applicants not seeking incentives may proceed with preparing a development agreement. Applicants requesting financial incentives are provided two options for the development agreement process, Option 1: Direct Submittal or Option 2: The Charrette. Applicants seeking direct submittal options must demonstrate compliance with this policy and justification for the financial incentive request.

Standard Process: An applicant submits a completed application demonstrating compliance with the minimum standards of this policy as established in Section ___.6. for review. City staff should have ninety (90) days to review and issue comments on the development agreement proposal.

Optional: The Charrette. A Charrette is a collaborative urban design and development workshop to create a fiscally viable and geographically appropriate development project. The development team and the City team work together to achieve common project goals for the development agreement. The Charrette process should ensure compliance leading to an expedited development agreement process.

I. A schedule should be established at a kickoff meeting after a complete development agreement application has been accepted by city staff.

II. The kickoff meeting should include a site tour, a presentation by the applicant, and a review of the development agreement proposal.

III. The Charrette process should facilitate the creation of a draft site development plan and development agreement standards for the project.

IV. Post-Charrette work should be used to refine the site plan details and standards for the project. The city staff, including the consultant and development team, should establish responsible parties for each task associated with the preparation of the final development agreement.

V. City staff and the development team should collaboratively prepare the development agreement and presentation for City Council. A final development agreement should be prepared, and public hearings should be scheduled for City Council. City Council should approve, approve with conditions, or deny the development agreement application and provide direction to city staff.

Sec. __.6. -Standards. These Development Agreement Standards are established as minimum requirements to secure a development agreement within the City of Castroville. The metrics ensure Castroville's developments meet the community's goals by creating fiscally productive places that foster opportunities for the residents and businesses within neighborhoods. Using the Guiding Principles and the appropriate standards for the type of development, the design and function of the development should simulate key patterns that make up Castroville's character. The Development Agreement process provides flexibility, therefore, these standards can be modified during the process to produce the best development outcomes.

A. **Development Standards Organization**- The Development Agreement Standards are organized from the largest scale of Citywide Guiding Principals to smaller scale standards focused on residential and commercial standards.

B. **Citywide Guiding Principals**

- **City Additions**- Castroville is a series of complete neighborhoods. The City should grow in a logical progression from the center outward, minimizing leapfrog development. New neighborhoods should be designed as additions to the existing urban fabric and street network.

- **Neighborhoods**- Neighborhoods should be walkable, and connected with a mixture of uses and parks where daily activities occur within a close quarter-mile distance from one another.

- **Nature Preservation**- Wherever possible, natural features, including streams, creeks, rivers, trees, and wildlife habitats, should be preserved, and accessible to pedestrians. Natural drainage systems should be enhanced.

- **Historic Preservation**- Historic buildings and sites are valuable pieces of the City's heritage and should be preserved and protected whenever possible.

- **Housing Diversity**- A broad range of housing types, sizes, and price levels should exist within neighborhoods. This allows a diversity of people and households to interact, get to know each other, and create community. This strengthens civic bonds and helps maintain Castroville's small-town character.

- **Building Intensity**- The intensity of buildings within the neighborhood should be related to the infrastructure systems that support the neighborhood so that sufficient tax revenues will be generated to pay for the long-term maintenance of those systems.

- **Trail Connections**- A variety of parks and open spaces should be integrated into the design of neighborhoods and parks, with trails and paths connecting neighborhoods and services.

- **Civic Buildings**- Civic buildings are places for people to gather and should be located on essential and prominent neighborhood sites. Civic buildings should be distinctive and designed to last for generations. The places range from libraries and schools to places of worship or other public gathering spaces. School sites should be planned so children within the surrounding neighborhoods can safely walk or bicycle to and from school. School sites should be coordinated with the City and school district.

C.**Minimum General Development Standards**

- **Fiscal Productivity**
  - The development should demonstrate it is fiscally productive for the city by determining the development's return on investment (ROI) versus the cost to support the development.
  - The development revenues must support the infrastructure and services required to serve the neighborhood without subsidy from the city.
  - Developments may partner to achieve this in a cumulative calculation.

- **Utility Standards & Drainage Facilities**
  - All utilities should be underground and placed in such a way that reduces the interruption in sidewalks or other pedestrian environments.
  - Transformer vaults are preferred but not required.
  - Fiber optic infrastructure should be included in all new neighborhoods.
  - Partial open space credit may be granted for projects using innovative stormwater solutions. Park improvements may be incorporated where appropriate and should be accessible by pedestrians as determined by city staff.

- **Dark Skies**
  - Developments must incorporate lighting in conformance with the International Dark Sky model ordinance standards.

- **Trail Network**
  - A trail is a shared-use right-of-way for pedestrians and bicycles within civic space, open space, or in locations designated on the Transportation Plan or by city staff. The minimum right-of-

way width for a trail shall be determined by the ASHTO standards by trail type.
  - Trails should be planned and constructed within each new neighborhood. The placement and number of trails should be determined during the Development Agreement process.
  - Trails should be constructed on the highest ground possible along floodplains, tributaries, or waterways.

- **Natural Highlight & View Corridors**
  - Prominent natural features should be preserved and integrated to create a sense of place and unique character.
  - View corridors can be used to highlight or enhance features or areas. These items should be discovered early in the neighborhood design process.
  - Any unique circumstances that require preservation should be determined during the Development Agreement process.

- **Block Network**
  - Castroville is configured in a series of three hundred and thirty by three hundred and thirty (330 X 330) foot blocks. The blocks support a wide range of building types, infrastructure redundancy, and a network of small connected streets to produce a walkable environment.
  - Developments should be configured using the Castroville block of three hundred and thirty (330) foot blocks. If ROW dedication and construction is not warranted at the time of development, then ROW reservations may be used to secure the network without installing the permanent improvements.
  - Physical features such as railroads, topographic constraints, or other site constraints may interrupt the block structure and street grid, as approved by city staff. Where there are physical limitations, a pedestrian block break is permitted for a maximum distance of six hundred and ninety (690) foot blocks.
  - Figure A demonstrates a wide range of block types. The developer may also suggest a block configuration for consideration.
  - If approved by city staff, pedestrian block breaks may be counted as block breaks.

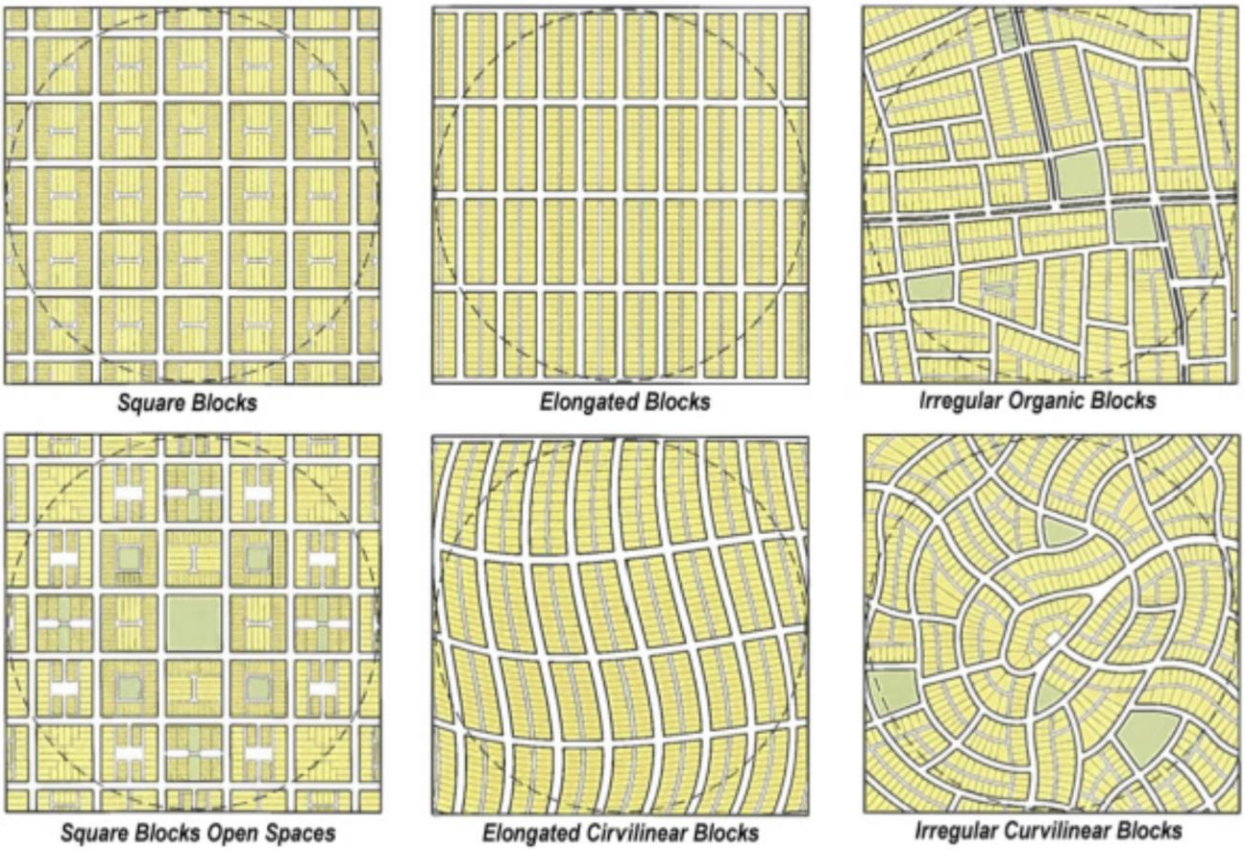


Figure A: Block Types

- **Streets**
  - The street network should follow a traditional grid system to create an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The applicant should be responsible for constructing all interior street improvements and the adjacent half of all perimeter streets surrounding the neighborhood that are not improved to city standards.
  - The street type should determine street widths.
  - County street standards may be used as determined by city staff.
  - Street Types
    i. Boulevards should have a minimum dedicated right-of-way of eighty (80) feet and a minimum paving width curb-to-curb of thirty-two (32) feet.
    ii. Neighborhood Streets should have a minimum dedicated right-of-way of sixty (60) feet and a minimum paving width curb-to-curb of twenty-four (24) feet.
    iii. Rural Roads should generally be constructed with concrete ribbon curbs and bioswales with varying right-of-way widths.

- Street intersections should sit at a ninety (90) degree angle. Variations may be approved by the city engineer.
- Cul-de-sacs are generally not permitted.
- Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural or physical features, or existing development.
- Cul-de-sacs should not exceed three hundred and thirty (330) feet.
- Where a cul-de-sac dead ends to parkland, open space, trails, school sites, or other similar features, a dedicated public pedestrian access way of no less than twenty (20) feet wide should connect the end of the cul-de-sac to the adjacent feature.
- Alleys are encouraged but not required.

- **Public Access**
  - Neighborhoods should be connected to and through with public streets.
  - Gated or limited-access neighborhoods are discouraged.
  - Public access points may be dedicated by separate instrument until the portion of property is included in the Plat

- **Neighborhood Services**
  - All neighborhoods should include services and retail space to serve the residents.
  - Services should be provided and accessible within two thousand five hundred (2,500) feet of each residential lot. This requirement is intended to provide access to daily goods and services within close proximity, allowing for a short walk, bike ride, or drive away. Types of services should include items required for daily necessities, further establishing a quality of living, work environments within close proximity to homes, and access to food, education, safety, and recreation. Small shops and local businesses are preferred uses but not required.

- **Civic Facilities**
  - Each neighborhood should dedicate at least one public tract with a minimum of two (2) acres or ten (10) percent of land for meeting space. If a civic building is not viable during development, the property can be used as public open space until the time arises to build the facility.
  - Dedicated civic spaces should be centrally located and easily accessible to the neighborhood by a comfortable walk, bike ride, or drive.

D. **Minimum Commercial Standards**

- **Commercial Buildings**
  - Commercial buildings should be constructed using eighty (80) percent or more masonry.
  - Commercial buildings along key neighborhood streets should include seventy (70) percent glass on the ground floor adjacent to the street.
  - Commercial developments should be prioritized in high-traffic areas of the neighborhood but encourage a mix of small-scale commercial services throughout the neighborhood.
  - Screening of commercial buildings should be completed without the use of privacy fences or walls. Where applicable, natural buffers or screens are preferred.
  - Streetscaping should exceed the minimum standards of the code. Details of street sections should be determined during the Development Agreement process.
  - Commercial buildings should frame the street edge by being closely placed and connected with walkways along a continuous street edge.
  - Protective awnings should be provided to cover the sidewalk or entry of the building.

- **Design**
  - A building material list and architectural elements must be shown for each building type being proposed. The details should be included as part of the approved Development Agreement.
  - Buildings should be designed with solar orientation in mind. Including but not limited to:
    - Windows and overhangs should be sized and located to optimize passive heating, cooling, and daylighting.
    - Use light exterior colors to help reduce the heat island effect.

- **Streets**
  - Streets should be designed at a pedestrian scale and provide a means to walk, bicycle, drive, and take transit within the neighborhood and between neighborhoods.
  - Streets provide areas for streetscaping and landscaping, which provide shade and character for the neighborhood. Streetscaping should use native and adaptive plants that can thrive with minimal irrigation.

- Frontage standards should be established during the Development Agreement process as determined by the building types and intensities.
- Street standards will be coordinated with Medina County street standards as determined by city staff.

- **Sidewalks**
  - Sidewalks must be located on both sides of the street, and sidewalk widths should be determined by street types.

- **Parking**
  - Commercial corridors should have no more than twenty-five (25) percent of the parking lot in front of the building. Majority of the parking lot must be located on the side or rear of the building in accordance with the Americans Disability Act (ADA).
  - Parking should have a non-dominant position in the neighborhood design. This means parking should be distributed on-street, alley-loaded, or to the rear of the building.
  - Driveway curb cuts should be minimized through shared drives, service entrances, or alleys wherever possible.

E.**Minimum Residential Standards**

- **Residential Buildings**
  - A building material list and architectural elements must be shown for each building type being proposed. The details should be included as part of the approved Development Agreement.
  - Mix affordable and market-rate housing near services (preferably a ratio of one (1) affordable for every five (5) market rate).
  - A variety of building types are encouraged including detached residential, attached residential, townhomes, courtyard buildings, duplexes and quadplexes.
  - Variations in roof or building lines are preferred. Homes with identical elevations should be restricted from being built on adjacent lots or lots directly across from each other on the same street and should have two (2) full lots separation between them on the i) same or ii) opposite side of the street.
  - Maximum height thirty-five (35) feet.
  - Porches, patios, and/or courtyards may protrude into the front or rear setback by no more than five (5) feet.
  - Thirty (30) percent of the front facade should be glazed.

- The front facade should include a porch, stoop, terrace, or other feature appropriate to the building and street type.

- **Garages**
  - Garages are not the predominant feature of Castroville homes. New developments should either place the garage on an alley, provide a J-swing garage, or place the garage a minimum of ten (10) feet behind the principal front facade of the primary structure. Another option should be to add architectural elements to reduce the view of the garage.
  - Garages should either be placed in the rear, in a j-swing orientation of the house, or set back from the primary frontage of the house to ensure a non-dominant position.

- **Setbacks**
  - The minimum front setback for detached residential lots is five (5) feet.
  - Setbacks vary for additional building types. The building type list with proposed setbacks should be provided during the Development Agreement process.
  - Building types and building placements should be established during the Development Agreement process.

- **Lot Size**
  - Lot sizes should be established by the housing type. Lot sizes should be determined during the Development Agreement process.

- **Density**
  - Neighborhoods range in units per acre based on the housing type being built. A neighborhood should include a mix of densities to support a variety of lifestyle choices.
  - A minimum of two (2) residential units should be allowed on every lot.

- **Accessory Dwelling Unit (ADU)**

  - ADUs should be allowed by right on all lots.
  - This does not require the construction of an ADU, but allowance is mandatory as part of the Development Agreement.
  - ADUs must be located behind the principal structure.

- **Streets**
  - Streets should be designed at a pedestrian scale and provide a means to walk, bicycle, drive, and take transit within the neighborhood and between neighborhoods. Streetscaping should use native and adaptive plants that can thrive with minimal irrigation.
  - Frontage standards should be established during the Development Agreement process as determined by the building types and intensities.

- **Sidewalks**
  - Sidewalks should be constructed on both sides of the street, and widths should be a minimum of six (6) feet.
  - Streetscaping must include street trees every forty-five (45) feet on center.

- **Landscaping**
  - Landscaping should consist primarily of native and/or drought-resistant plants.

Sec. __.7. -Optional Design Standards. Additional incentivized development agreements must achieve higher design and development standards, along with other public improvements, deemed above and beyond the minimum standards of this policy by the City. Items may include traditional Alsatian architecture, clustered density to increase reserved open space or other items determined by the applicant and City during negotiations.

A. During the Charrette process, items to be included in an incentive package should be established.
B. During the Post-Charrette work, the development team should create an outline with cost estimates of items to be included in the incentive package and a justification of their public benefits.

Sec. __.8. -Incentives. Economic incentives may be granted if the development meets standards listed in Section 6, along with adequate optional seventeen (17) design standards listed in Section 7 as negotiated through the development process.

Sec. __.9. -Expiration. The development agreement shall expire at the date agreed upon in the Charrette process. If a development application is approved or pending approval, that development may proceed. The

development agreement may be extended with approval from the City Council.

Sec. __.10. -Amendments. An approved development agreement may be amended with approval from the City Council. A Charrette may be necessary, as determined by City staff, if deletion or changes to blocks, land use, intensity, or land use patterns are requested.

Sec. __.11. -Termination. The development agreement may be terminated for breach of the agreement or other reasons in accordance with its terms. (This section requires the City legal team additions)

Agenda Report

Agenda of: June 10, 2025

Department: Administration

Subject: Discussion and possible action regarding the reservation of water rights with the Nueces River Authority.

Recommended Motion: I move to authorize staff to reserve _____ gallons of water per day with the Nueces River Authority Desalination project at an estimated cost of _____.

.5 MGD/day = $13,688.16 ; 1 MGD/day = $27,376.32

Background: The Nueces River Authority (NRA), a legislatively authorized regional water agency, has initiated planning for a large-scale seawater desalination plant located on Harbor Island. This regional project is designed to increase long-term water supply resilience in response to prolonged drought conditions and dwindling surface water resources in South Texas. Currently, Lake Corpus Christi and Choke Canyon Reservoir are only 20.8% and 14.5% full respectively, with a combined total of just 16.3% capacity.

In alignment with the Texas Water Plan's regional approach to water security, the NRA project will provide up to 100 million gallons per day (MGD) of desalinated water, which can be reserved by regional cities, water districts, and industry users for future delivery.

Purpose of Item

The purpose of this item is to consider the City of Castroville's participation in the project through the reservation of future water capacity. This reservation does not require immediate use or pipeline construction but secures a designated volume of water at the project's current pricing for future planning and integration.

Staff Recommendation

Staff recommends participation in the capacity reservation phase of the project for the following reasons:

- **Future Security**: Castroville currently relies on a finite water supply. With continued population growth and regional development, diversifying sources is a prudent long-term strategy.
- **Low-Risk Entry**: The reservation process only commits the City to securing capacity—it does not bind the City to construction or delivery timelines at this stage.
- **Regional Leverage**: Early participation provides Castroville a voice in the regional planning effort and preserves its access to a major water supply source.
- **Economic Planning**: Future water access can support economic development goals and industrial growth while insulating the City from unpredictable water availability and pricing.

Project Development & Timeline

- The plant is expected to be developed over the next 12–18 months.
- A final pipeline plan to deliver water to participating entities will be refined during this period.
- Each participant's long-term infrastructure decisions will be based on those design and cost details, which will follow this initial reservation step.

Fiscal Impact: The immediate reservation fee is $24.44 per acre-foot (equivalent to $27,376.32 per MGD/day reserved). The initial future take-or-pay per 1,000 gallon cost is estimated at $12.52

☐ **Budgeted** ☐ **Requires Budget Amendment**

Source of Funding:

Attachments: Nueces River Authority Desalination Project Presentation

Urgency (0-5 = Low Urgency to High Urgency): 5

Impact (0-5 = Low Impact to High Impact): 4

Submitted by: R. Scott Dixon

NUECES RIVER AUTHORITY

Harbor Island Seawater Desalinization Project

Nueces River Authority

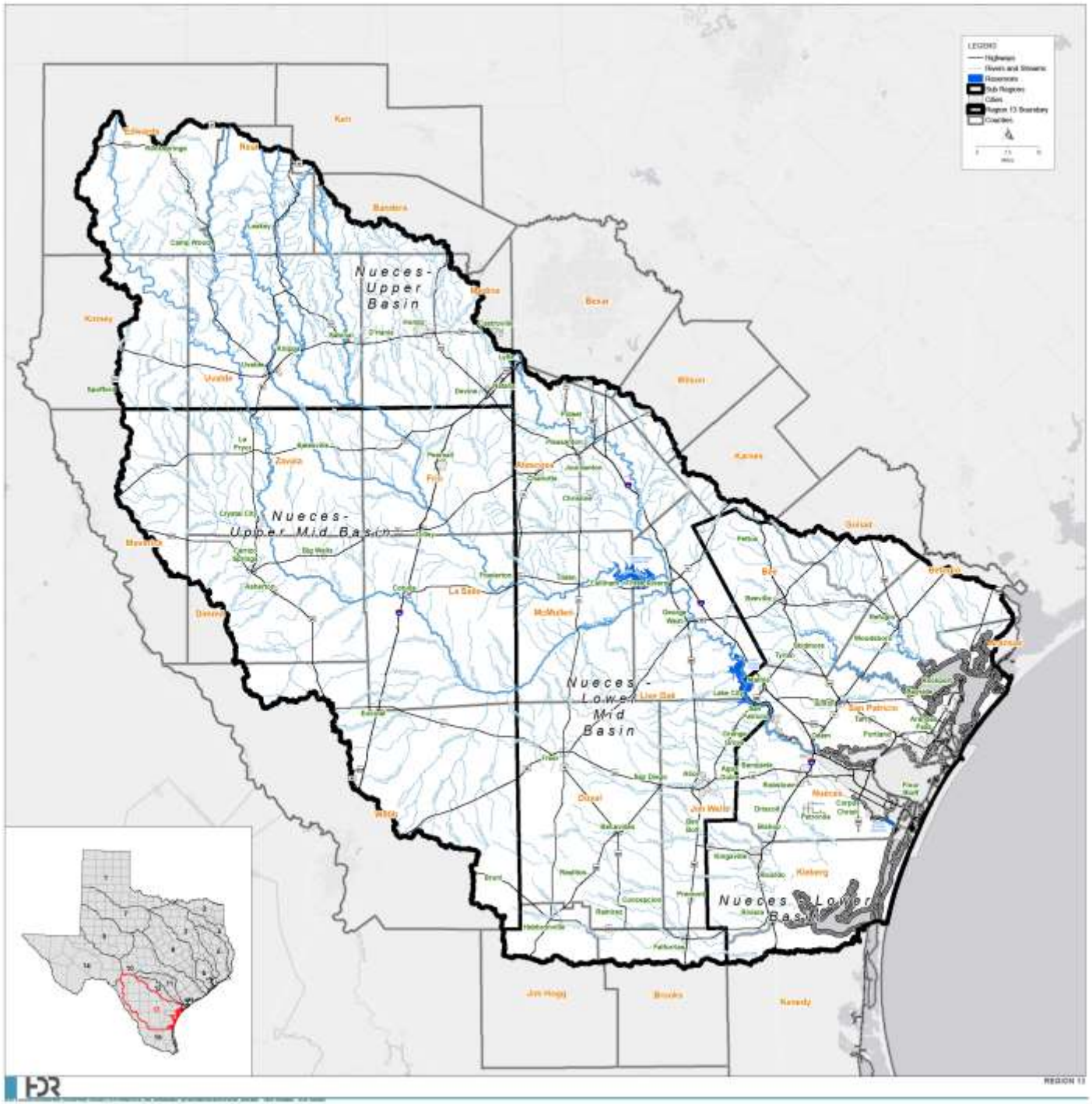
Since 1935

Enabled by the Texas Legislature in 1935

Broad authority to:

- preserve, protect, and develop water resources;
- provide for flood control, irrigation, and navigation;
- develop parks and recreational facilities;
- finance water supply, treatment, & pollution control projects;
- receive state and federal grants and loans

Since 1935



- 17,000 Sq. Mi. R[illegible] of So. Texas
- 21 Counties in full
- 10 partial Counties
- Roughly 1Million People
- 65 Cities
- 42 Water Districts
- Nueces, Frio and Atascosa Rivers and their tributaries
- Lake Corpus Christi
- Choke Canyon Reservoir

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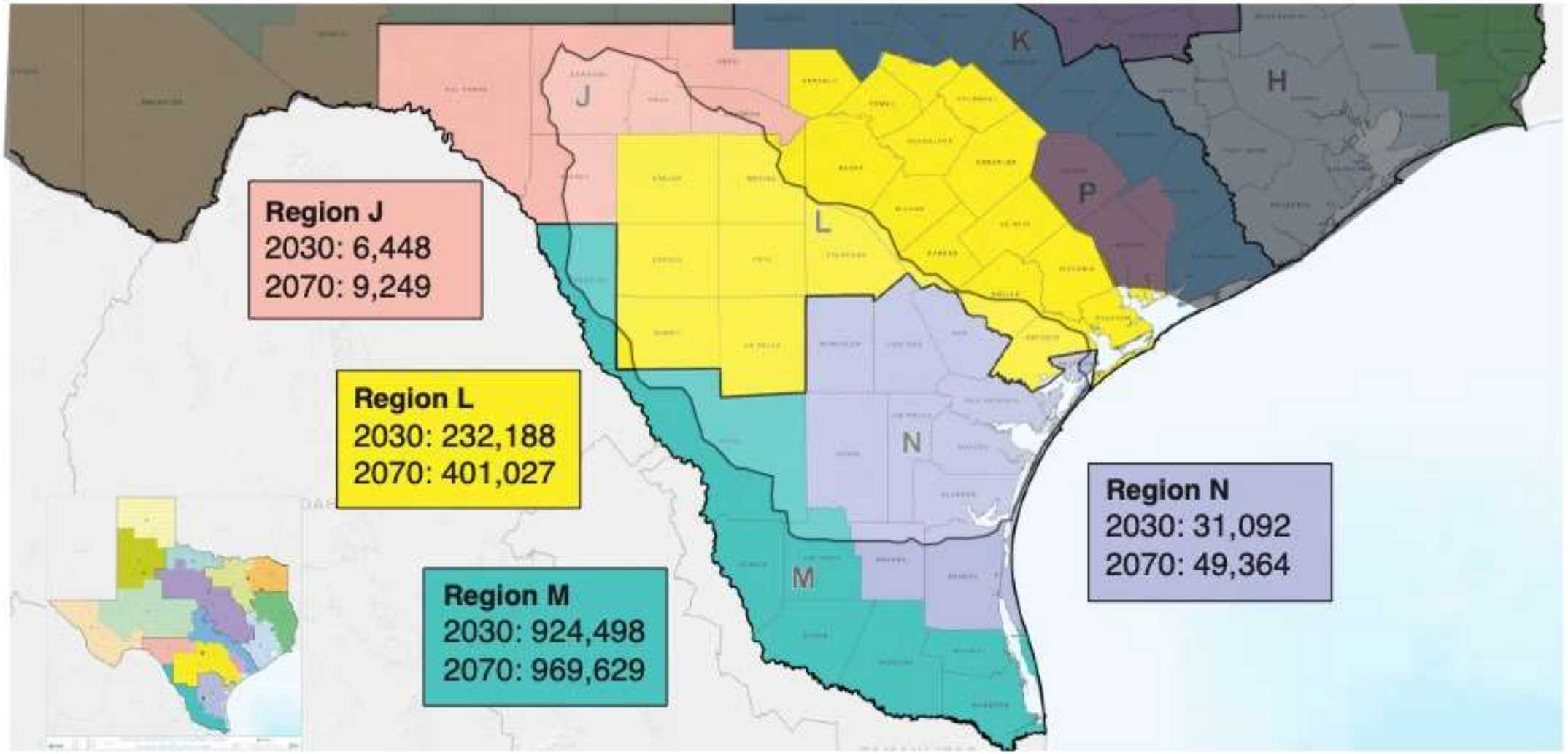
C 14.5

Percent Full

Combine Total – 16.3 Percent Full

Since 1935

Potential Shortage Totals by Region - 2030 and 2070 (acre-feet/year)



N ority

Since 1935

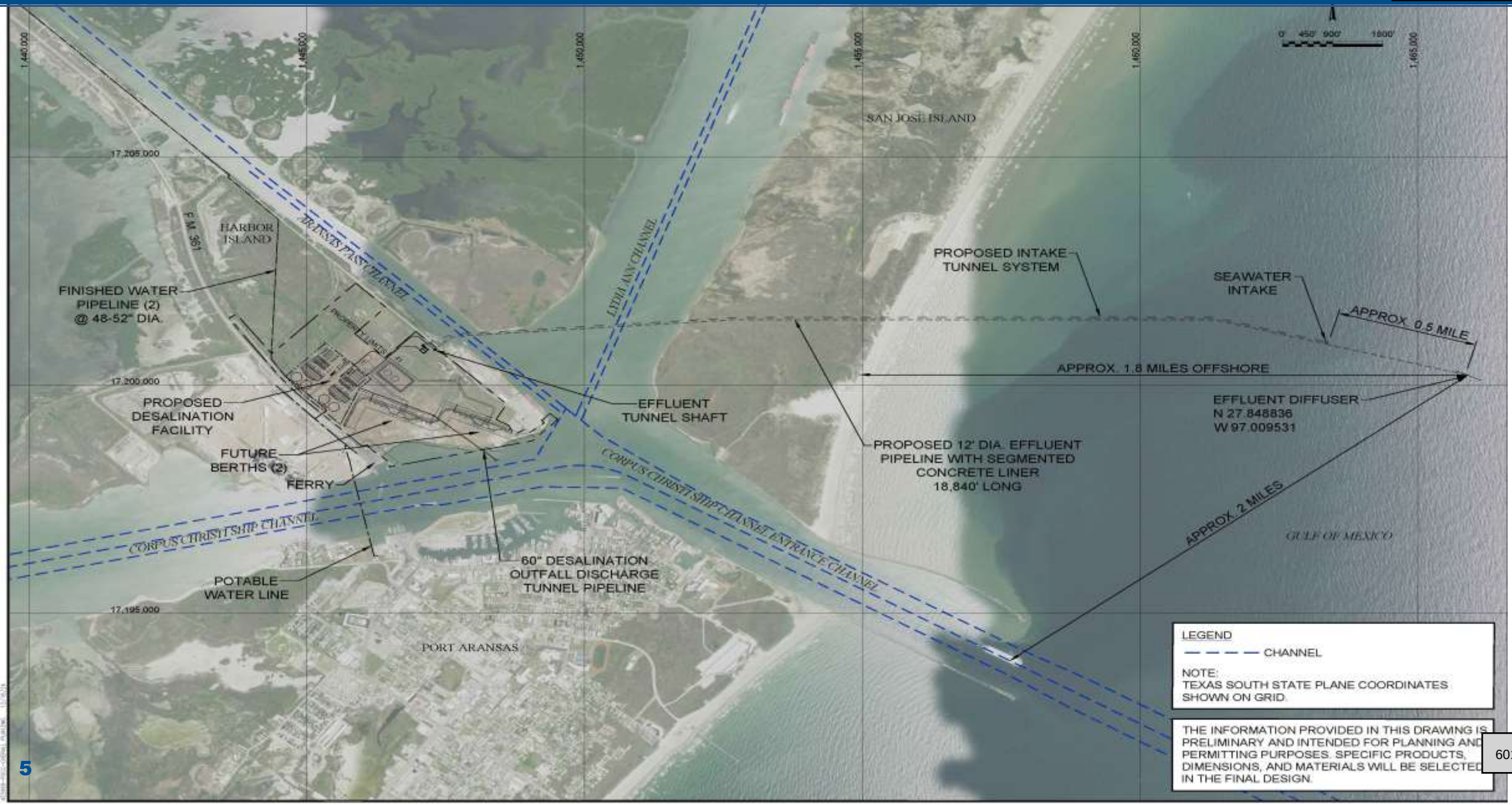
is Water

Texas Water Plan – Emphasis moving to Larger Projects addressing more than one city/district

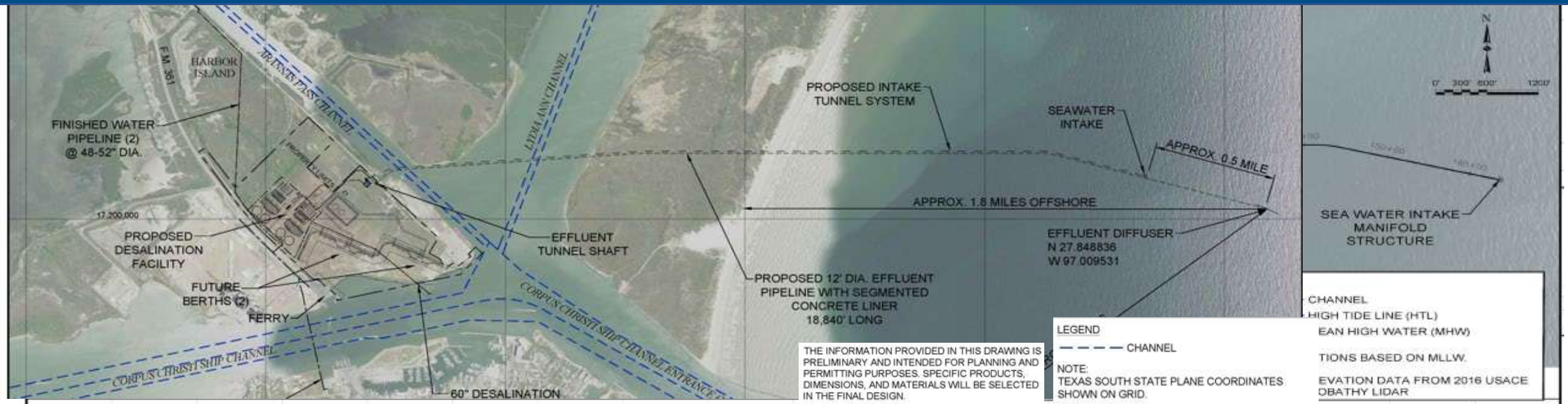
Regional Approach

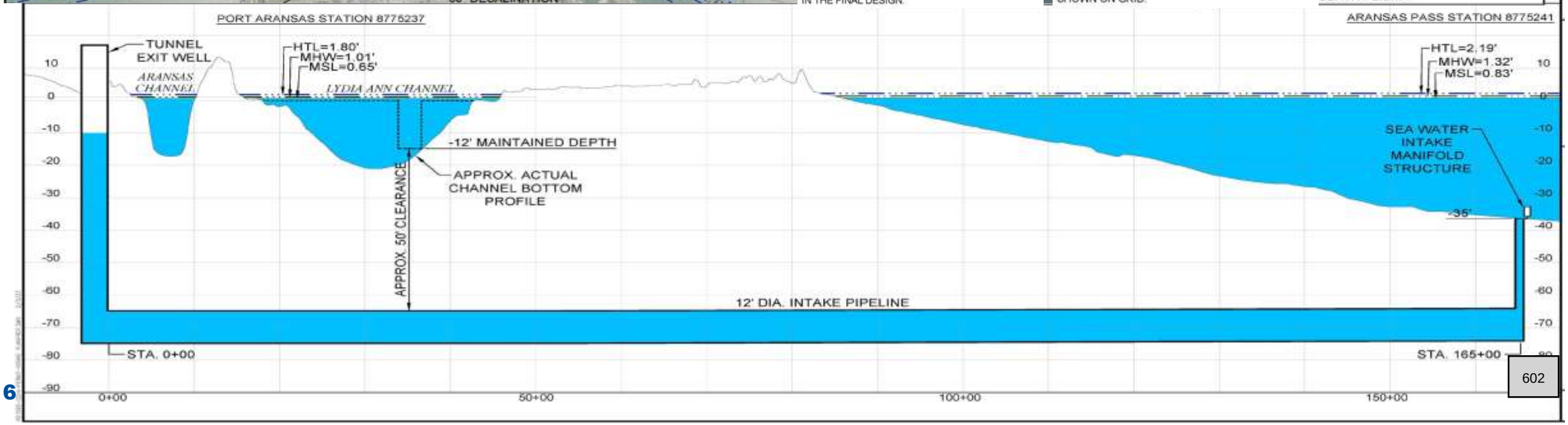
Fewer – Larger – Economies to Scale – Less $

Overall Plan



Intake Structure





Summary of Potential Impacts (Avoided or Minimized)

Potential Impact	Avoided or Minimized	Description of Measures
Wetlands, SAV, oysters	Avoided	○ Situate facilities to avoid impacts ○ Utilize HDD/micro-tunneling/tunneling
Larval Fish	Minimized	○ Locate intake / discharge in Gulf of Mexico in 35'+ of water ○ Locate intake ~20' below surface ○ Reduce flow velocity (≤0.5 ft/s)
Marine Life / T&E Species	Avoided	○ Locate intake / discharge in Gulf of Mexico in 35'+ ○ Locate intake ~20' below surface ○ Reduce flow velocity (≤0.5 ft/s) ○ Intake includes bar screens
Benthic Organisms	Avoided	○ Locate intake and discharge at least 5' above sea floor
Salinity	Minimized	○ Use of diffuser technology to mix salinity to diffuse brine to less than 2 ppt over ambient 100 meters from discharge point ○ Discharge in Gulf of Mexico
Cultural Resources	Avoided	○ Designed to avoid identified cultural resources

N ueces River Authority
Since 1935

NEXT

Where is the Water Going? YOU

Cost depends on the cost of pipeline to customer plus production fees

Reservation Contract for Industry Water Providers

- **$48.88 per Acre Foot = $54,752.64 per Million MGD per Day**
- **Reserves your capacity at the Plant**
- **Over next 12 to 18 months,**
  - **Pipeline Plan**
  - **Preliminary Pricing**
- **Only 100 MGD capacity open to reservation now**

Agenda Report

Agenda of: June 10, 2025

Department: Council

Subject: Discussion and possible action regarding Water Acquisition Fund Purchase

Recommended Motion: I move to authorize the City Council to purchase additional unrestricted Edwards Aquifer Water rights for municipal use.

Background: The City instituted the Water Acquisition Fund more than 20 years ago to enable the City to purchase additional Edwards Aquifer water rights for municipal use. The council starting this fund was farsighted and understood as this area developed water was going to become more expensive and was the key to sustainable growth.

With the Edwards as Castroville's only source of water having an adequate supply was vitally important and would provide a water security buffer during drought conditions. .A monthly fee was added to the utility bill to build this fund. The City has purchased water rights a number of times over the years and has also used the fund to lease water rights from the airport.

Additionally, in the Subdivision Ordinance all development is required to bring transferrable water rights, not monies for us to purchase water rights. The only exception is if water rights are not available. According to the Edwards Aquifer Authority, water rights are always available.

Unfortunately, growth has put a strain on our water security buffer.

Checking 3 June with the Edwards Aquifer Authority listing for water rights for lease and sale, the current asking price is $12,500 per acre foot.

Discussion: Here is an example of Stage reductions on our pumpable water. If the City has 1000-acre feet of municipal water pumping rights for the year and normal unrestricted consumption is 700-acre feet, the city ends the year with 300-acre feet they could have pumped but did not need. We could lease that to someone else if we wished. If the city was in Stage 3 with 30 percent reduction for the year, we could only pump 700-acre feet of our water. If our customers made no reduction in normal use and used 700-acre feet we would end the year with no available pumpable water. Unfortunately, this is not what is happening.

At Stage 3 and 4 our customers are not meeting the needed reduction percentages even though we put drastic water reduction rules in place. Our normal consumption rates are down but we are relying on our additional purchased (water security buffer) water rights to keep us from over pumping and paying extremely high pumping penalties.

As we experience explosive growth and even with developers bring water rights, there is a very high likelihood that we will continue to not completely meet needed stage reductions and will be in the uncomfortable situation of either paying over pumping fees or taking more drastic measures to force reduced water usage by businesses and homeowners.

A family with children living in an apartment cannot make the required stage reductions and still be healthy and living in sanitary conditions. While homeowners on city lots can let their grass, shrubs and trees die, they still might not meet the required reductions. We have allowed some water intensive businesses come onboard without bringing water rights and we have some water intensive uses by the city. We need to determine when things are very bad for a long time, what additional measures to take to ensure citizens can have safe and healthy living conditions over anything else.

We can minimize the likelihood of these scenarios by continuing to use the Water Acquisition Fund for what it was intended for and purchase additional water rights now and into the future.

Fiscal Summary:

Next Steps:

Fiscal Impact: N/A

☐ Budgeted ☐ Requires Budget Amendment

Source of Funding:

Attachments:

Urgency (0-5 = Low Urgency to High Urgency): 5

Impact (0-5 = Low Impact to High Impact): 3

Submitted by: Councilman Robert Lee

From: Scott Dixon
To: Bruce Alexander
Cc: District 2
Subject: FW: Water Rights and amount pumped
Date: Tuesday, June 3, 2025 8:31:00 AM
Attachments: image003.png

Mayor,

Good morning. Based upon your email yesterday, I believe what Kathy sent you on May 27th contains all of the information that you are looking for.

Houston,

I have included Kathy's email below the Mayor's for your reference.

Houston/Scott,

I believe the information requested boils down to a few simple responses.

1. What is the total amount of unrestricted Edwards Aquifer Water Rights the City of Castroville own? I don't need to know how many permits the city has that make up the total. Just the total permitted for withdrawal each year when the permit renews on January 1. 1,011.724
2. Does the city lease any additional water rights? If so, how many for 2025? No need to list the airport irrigation water leased to the water system. Those water rights are owned by the city. The restricted water rights at the airport should be listed separately. They are not available for municipal use. No, the City does NOT lease any additional water rights.
3. What is the total amount of water rights reported to the EAA for 2024 municipal use? No need to list irrigation or separate out the total for each water system owned and operated by the city. This information is provided to EAA each year and should be readily available. 526.67
4. What is the total amount of water pumped by the city for municipal use between January 1, 2025 and June 1, 2025? This is a simple math calculation by subtracting the meter readings for each well on January 1 from the meter readings of the production wells on June 1 and converting the gallons pumped to acre-feet. These well meter readings are gathered by publics works personnel each day and the information requested should be readily available. 208.11 (through April – we will have May's numbers after June 10th.)

There is, in my opinion, no need to create a graph or chart to provide this basic information concerning water rights and water pumped by the city for municipal use. This information should be up to date each month for reporting to EAA as part of their critical period reductions rules.

I believe the development question comes from assurances that each developer has provided the city with ample water rights to meet their needs in times of drought restrictions and how their use impacts the water rights available for use by the rest of the city.

The use of a graph/chart comes in when responding to providing water usage trends of the remainder of 2025. The information is needed to make an informed decision on the need for the City to acquire additional water rights to meet the demands of the city during critical period pumping reductions imposed by EAA.

Thanks,
Bruce

Bruce A. Alexander
Mayor
1209 Fiorella St.
Castroville, TX

R. Scott Dixon, MPA
City Administrator
Castroville, Texas
W.830-931-4070
C. 817-320-1712

"Transformation or change isn't a future event, it is a current activity"

From: Kathy Adams <kathy.adams@castrovilletx.gov>
Sent: Tuesday, May 27, 2025 1:35 PM
To: Bruce Alexander <mayor@castrovilletx.gov>
Cc: Scott Dixon <Scott.Dixon@castrovilletx.gov>; John Gomez <john.gomez@castrovilletx.gov>; Ricardo Carrasco <rcarrasco@castrovilletx.gov>; Jeanette Rodriguez <jeanette.rodriguez@castrovilletx.gov>

Subject: Water Rights and amount pumped

Mayor Alexander:
Below is the permitted amounts from the EAA and below is the amount pumped in 2024 and current YTD. The farmer at the airport does monitor his usage and leases/purchases extra water rights when he needs to and filed the information with our City Secretary. The last table is a list of our EAA permits and associated permitted usage amounts. Please let us know if you have any additional questions.

Annual Authorized By Acre Feet

USE	Total Unrestricted	Total Authorized
Irrigation	18.809	295.753
Municipal	1011.724	1011.724
Grand Total	**1030.614**	**1307.477**

Annual Acre Feet Pumped

	City/MV	Airport*
2024	526.67	227.36
2025YTD	208.11	73.28

EAA Permit #	Old Permit No	Entity No	Entity Name	Use	Base	Unrestricted	Annual Auth Use	Notes
P100-252	ME00537	E100-127	City of Castroville	Municipal	0.000	690.288	690.288	City & MVWSC
P101-082	ME00383	E100-127	City of Castroville	Irrigation	9.500	0.000	9.500	Bendele~
P101-598	ME00599	E100-127	City of Castroville	Irrigation	236.000	236.000	472.000	Airport*
P104-087		E100-127	City of Castroville	Municipal	0.000	30.000	30.000	
P105-149		E100-127	City of Castroville	Municipal	0.000	20.000	20.000	
P106-609		E100-127	City of Castroville	Municipal	0.000	236.000	236.000	City & MVWSC
P106-930		E100-127	City of Castroville	Irrigation	2.650	0.000	2.650	
P106-931		E100-127	City of Castroville	Irrigation	31.363	0.000	31.363	
P107-809		E100-127	City of Castroville	Irrigation	0.000	4.590	4.590	
P107-839		E100-127	City of Castroville	Irrigation	0.000	14.300	14.300	
P107-968		E100-127	City of Castroville	Municipal	0.000	3.000	3.000	
P200-669		E100-127	City of Castroville	Municipal	0.000	32.436	32.436	

Regards,

Kathy Adams
Technical Services Supervisor
Ph.#: 830-931-4090
kathy.adams@castrovilletx.gov

City of Castroville
Public Works/Permits & Planning
703 Paris Street
Castroville, Texas 78009

CASTROVILLE
the little Alsace of Texas

Home Construction Forecast

	2022	2023	2024	2025	2026	2027	2037	Total
Alsatian Oaks		11	94	50	46	35	62	876
Flat Creek				38	100	100		669
Country Village Estates	5	1	2	8	8	16		82
Heights of Castroville					24	24		117
Annual Total	5	12	96	96	178	175	62	

Actual
Estimated
Final plat not approved
Fee in lieu of paid
Water rights delivered

Water Rights

Alsatian Oaks	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total
Lot Count	74	69	90	48	52	38	876
Water Rights Needed	45.288	42.228	55.08	29.376	31.824	23.256	536.112
Water Rights Delivered	FILO Paid - $249,084	FILO Paid - $232,254	FILO Paid - $302,940	N/A	N/A	N/A	

Flat Creek	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Total
Lot Count	72	59	76	236	226	669
Water Rights Required	44.064	36.108	46.512	144.432	138.312	409.428
Water Rights Delivered	N/A	N/A	N/A	N/A	N/A	

Country Village Estates	Phase 1	Phase 2	Total
Lot Count	54	32	86
Water Rights Required	33.048	19.584	52.632
Water Rights Delivered	33.048	N/A	

Heights of Castroville	Phase 1	Total
Lot Count	117	117
Water Rights Required	71.604	71.604
Water Rights Delivered	N/A	

From: Will Collins
To: Scott Dixon; Nick Weinheimer
Cc: Breana Soto; Pete Broderick
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement
Date: Friday, December 2, 2022 9:48:58 AM

We are happy to add a 10% cushion if that makes the city feel more comfortable.

Will Collins
Chief Executive Officer
Merit Commercial Real Estate
t 210.541.2005 | **m** 210.630.0480
4040 Broadway, Suite 508
San Antonio, Texas 78209
merit-cre.com

From: Will Collins <will@merit-cre.com>
Sent: Friday, December 2, 2022 9:48:20 AM
To: Scott Dixon <Scott.Dixon@castrovilletx.gov>; Nick Weinheimer <nick.weinheimer@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott,

That is the market price we have seen from talking to brokers and owners.

Will Collins
Chief Executive Officer
Merit Commercial Real Estate
t 210.541.2005 | **m** 210.630.0480
4040 Broadway, Suite 508
San Antonio, Texas 78209
merit-cre.com

From: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Sent: Friday, December 2, 2022 9:26:24 AM
To: Nick Weinheimer <nick.weinheimer@merit-cre.com>; Will Collins <will@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Thank you Nick. How are you getting at $5,000 per acre foot?

R. Scott Dixon, MPA
City Administrator
City of Castroville
C. (817)320-1712

From: Nick Weinheimer <nick.weinheimer@merit-cre.com>
Sent: Friday, December 2, 2022 8:26:41 AM
To: Will Collins <will@merit-cre.com>
Cc: Scott Dixon <Scott.Dixon@castrovilletx.gov>; Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>
Subject: RE: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott - our calculation is as follows:

233 lots X .612 acre feet per lot = 142.596 acre feet.

At $5,000/acre foot, the total credit would be $712,980.00 (142.596 X 5,000).

Happy to discuss with Breana if any questions.

Thank you,

Nick Weinheimer
Vice President | Capital Markets & Development
Merit Commercial Real Estate
t 210.477.7446 | m 713.819.0307
4040 Broadway, Suite 508
San Antonio, TX 78209

On Dec 1, 2022 1:16 PM, Will Collins <will@merit-cre.com> wrote:

> Scott,
>
> Great news and thank you, Breana, city council and the mayor for your continued support!
>
> We will send you our calculation shortly.
>
> **Will Collin**
> Chief Executive Officer
> Merit Commercial Real Estate
> **t** 210.541.2005 | **m** 210.630.0480



4040 Broadway, Suite 508
San Antonio, TX 78209
merit-cre.com

From: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Sent: Thursday, December 1, 2022 12:04 PM
To: Nick Weinheimer <nick.weinheimer@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Will Collins <will@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

FYI, the city Council authorized me to allow you to submit your final plat without delivering the water rights. The council did not approve the amendment as it was proposed, but they did approve the terms that were in it. I need you to send me your calculation for how much you think you owe for these phases (Breana will also calculate it based on what has been submitted -hopefully, we get the same number!). We will add that amount to our spreadsheet as a credit against what we owe you for the public infrastructure. If you decide that you want to go and purchase them and deliver them to us in the future, we will remove the credit.

R. Scott Dixon, MPA

City Administrator

City of Castroville

C. (817)320-1712

From: Nick Weinheimer <nick.weinheimer@merit-cre.com>
Sent: Wednesday, November 16, 2022 9:56:44 AM
To: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Will Collins <will@merit-cre.com>
Subject: RE: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott – can the City proceed with Plat Recordation subject to formal approval and ratification on 11/29? We're set to have all other requirements satisfied by that time so looking to see if we can dual path this forward in the interim.

Thank you,

Nick Weinheimer
Vice President | Capital Markets & Development
Merit Commercial Real Estate
t 210.477.7446 | **m** 713.819.0307
4040 Broadway, Suite 508
San Antonio, TX 78209
merit-cre.com

From: Will Collins <will@merit-cre.com>
Sent: Wednesday, November 16, 2022 9:33 AM
To: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Nick Weinheimer <nick.weinheimer@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Thank you for that info.

Will Collin

Chief Executive Officer

Merit Commercial Real Estate

t 210.541.2005 | **m** 210.630.0480

4040 Broadway, Suite 508

San Antonio, Texas 78209

merit-cre.com

From: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Sent: Wednesday, November 16, 2022 9:27:00 AM
To: Will Collins <will@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Nick Weinheimer <nick.weinheimer@merit-cre.com>
Subject: RE: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Although the Mayor and council gave their consensus, the amendment has to go before them for a formal vote; November 29th will be the earliest that this will be ratified and approved.

Agenda Report

Agenda of: June 10, 2025

Department: Public Works

Subject: Generators Installation Update

Recommended Motion: Discussion and possible action directing the installation of fixed base generators at both the City Well sites on Athens Street and London Street to maintain water system operations during a power outage emergency. Wells 2 and Well 3 generator cost is $281,650.00 and the electrical needs will be $55,900.00.

Background: This project began in or before 2019 with the engagement of a third-party consultant to determine the appropriate generator sizing for each site. The scope involves installing backup generators at water well plants and sanitary sewer lift stations to ensure uninterrupted operation during power outages or emergencies. These generators will provide reliable power to critical infrastructure, helping to prevent service disruptions and safeguard public health and safety.

Reliability: They ensure continuous operation of critical infrastructure, preventing service disruptions during power outages.

- **Public Health and Safety**: Maintaining water supply and wastewater management is crucial for public health, especially during emergencies.
- **Regulatory Compliance**: Many agencies are required to have backup power systems for essential services to prevent environmental contamination and health hazards.
- **Operational Efficiency**: Generators help avoid costly downtime and potential damage to equipment caused by power interruptions.

Reasons for Generators:

- Ensure uninterrupted operation of water well plants and sanitary sewer lift stations during power outages. **(pending approval)**
- Enhance the reliability and resilience of the water and wastewater systems. **(pending approval)**
- Comply with regulatory compliance requirements and industry standards for emergency power systems. **(pending approval)**
- Conduct a detailed site assessment to determine the optimal location for generator installation **(complete)**
- Prepare the site, including any necessary excavation, grading, and foundation work. **(pending approval)**
- Ensure environmental and safety regulations are met, including fuel storage and spill containment measures. **(complete)**

- Selecting appropriate generators are sized based on the power requirements of the water well plants and sanitary sewer lift stations. **(Engineered and complete)**
- Procure generators, ensuring they meet all technical specifications and regulatory standards. **(procurement pending approval, professional engineered sizing complete)**
- Install generators, including all necessary electrical connections, transfer switches, and control panels. **(pending approval)**
- Install 6’ barbed wire security fencing around site. (On separate budget / project)
- Integrate generators with existing electrical systems to ensure seamless operation during power outages. **(pending approval)**
- Install fuel supply systems, including tanks, piping, and safety features. **(pending approval)**
- Conduct thorough testing of the installed generators to ensure proper operation under load conditions. **(pending installation and inspection approval)**
- Perform commissioning activities, including system checks, performance verification, and troubleshooting. **(pending installation and inspection approval)**
- Provide training to operational staff on the use and maintenance of backup generators. **(pending installation approval)**
- Once generators have been selected, lead-times currently 38-44 weeks out after approval. Lead times stated were noted as of **(As of October 17, 2024.)**

Fiscal Impact: $337,550.00

☐ **Budgeted** ☒ **Requires Budget Amendment**

Source of Funding: Account Code: 20-514 Water Funds

Attachments:

Attachment A- Castroville Generators – Cost Breakdown Per Site

Attachment B- Wells 2 and 3 Electrical Quotes for needs on Generators 1st

Attachment C- RFI Generators Response no.1

Urgency (0-5 = Low Urgency to High Urgency):

Impact (0-5 = Low Impact to High Impact):

Submitted by: John Gomez

Agenda Report

Agenda of: June 10, 2025

Department: Council

Subject: Discussion and possible action regarding Emergency Generator Power for Water Wells and Emergency Preparedness Plan

Recommended Motion: I move to authorize the City Council to review the City's Emergency Preparedness Plan (EPP) and direct connection and operations of existing mobile generator to water wells at Lion's Park and City Hall. Transfer switches be installed in each well house and mating connectors installed on the generator. Council purchases an additional generator for water well power.

Background: Texas Water Code Water 13.1394 Standards of Emergency Operations requires cities to have an Emergency Preparedness Plan that describes how it will meet the Code requirements to have emergency power to provide water pressure of at least 20 psi to water customers during an extended power outage. Castroville has four municipal wells with one well strictly devoted to airport use. Of the other three wells, only the one on Highway 90 next to the bank has a generator. That one well would be insufficient to provide water requirements for the city. Historically, the city relied on one half million gallons of water in the storage tank on Cross Hill to handle water requirements during a power outage for about a day or so. With growth and water customers at ever increasing distances, that water tank is likely not able to meet the needs.

The city has had a large emergency generator on a trailer for over 20 years but has not connected it to any well to the best of my knowledge.

To insure we can supply our citizens with critically needed water we must insure we have the ability to pump and distribute potable water during an extended outage by using generator power.

The City has applied for grants for generators for critical City facilities and infrastructure but whether and when those grants will be approved is a gamble. We cannot gamble on a grant to have drinking water when we are able to do it now.

At a May 2025 council meeting, Public Works said they could easily connect the generator to our two wells and operate them. We need to proceed to do that and install needed transfer switches at the wells and mating equipment on the generator and then schedule regular test of that system. Installing and testing the system will remove any uncertainty as to matching the generator with the well pumps and will hasten connection during an emergency.

The City needs to proceed to purchase another generator for the other well.

Fiscal Summary:

Next Steps:

.

Fiscal Impact: N/A

☐ Budgeted ☐ Requires Budget Amendment

Source of Funding:

Attachments:

Urgency (0-5 = Low Urgency to High Urgency): 5
Impact (0-5 = Low Impact to High Impact): 3

Submitted by: Councilman Robert Lee

CITY HALL - 150 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	1	EA	50	$250.00	$12,500.00	N/A	$0.00	$12,500.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$160,100.00	$160,100.00	$160,100.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	700	GAL	N/A	N/A	$0.00	$3.50	$2,450.00	$2,450.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	120	SF	0.5	$50.00	$3,000.00	$25.00	$3,000.00	$6,000.00
Electrical Gear								
Service Disconnect	1	EA	8	$75.00	$600.00	$5,000.00	$5,000.00	$5,600.00
Meter / CT Enclosure	1	EA	4	$75.00	$300.00	$2,500.00	$2,500.00	$2,800.00
ATS	1	EA	12	$75.00	$900.00	$17,500.00	$17,500.00	$18,400.00
Direct Labor & Material								
Install New Electrical Service & ATS on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank New Electrical Service to Existing Services	1	EA	450	$75.00	$33,750.00	$22,500.00	$22,500.00	$56,250.00
Duct Bank ATS to New Generator	1	EA	270	$75.00	$20,250.00	$17,500.00	$17,500.00	$37,750.00
Install New Generator	1	EA	60	$75.00	$4,500.00	$500.00	$500.00	$5,000.00
Wire Pull, Term & Test	1	EA	80	$75.00	$6,000.00	$7,500.00	$7,500.00	$13,500.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	1	MONTH	N/A	N/A	$0.00	$6,000.00	$6,000.00	$6,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$4,704.00	$4,704.00
Truck & Fuel	1	MONTH	N/A	N/A	$0.00	$1,250.00	$1,250.00	$1,250.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$367,604.00

WELL #3 - 150 or 200 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$140,825.00	$140,825.00	$140,825.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	700	GAL	N/A	N/A	$0.00	$3.50	$2,450.00	$2,450.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	120	SF	0.5	$50.00	$3,000.00	$25.00	$3,000.00	$6,000.00
Electrical Gear								
Service Disconnect	1	EA	8	$75.00	$600.00	$5,000.00	$5,000.00	$5,600.00
Meter / CT Enclosure	1	EA	4	$75.00	$300.00	$2,500.00	$2,500.00	$2,800.00
Soft Starter	1	EA	12	$75.00	$900.00	$10,000.00	$10,000.00	$10,900.00
ATS	1	EA	12	$75.00	$900.00	$17,500.00	$17,500.00	$18,400.00
Direct Labor & Material								
Install New Electrical Service & ATS on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank New Electrical Service to Existing Services	1	EA	200	$75.00	$15,000.00	$16,000.00	$16,000.00	$31,000.00
Duct Bank ATS to New Generator	1	EA	160	$75.00	$12,000.00	$13,000.00	$13,000.00	$25,000.00
Install New Starter	1	EA	20	$75.00	$1,500.00	$500.00	$500.00	$2,000.00
Install New Generator	1	EA	60	$75.00	$4,500.00	$500.00	$500.00	$5,000.00
Wire Pull, Term & Test	1	EA	80	$75.00	$6,000.00	$6,000.00	$6,000.00	$12,000.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	1	MONTH	N/A	N/A	$0.00	$6,000.00	$6,000.00	$6,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$3,228.00	$3,228.00
Truck & Fuel	1	MONTH	N/A	N/A	$0.00	$1,250.00	$1,250.00	$1,250.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$307,753.00

WELL #2 - 150 or 200 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$140,825.00	$140,825.00	$140,825.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	700	GAL	N/A	N/A	$0.00	$3.50	$2,450.00	$2,450.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	120	SF	0.5	$50.00	$3,000.00	$25.00	$3,000.00	$6,000.00
Electrical Gear								
Service Disconnect	1	EA	8	$75.00	$600.00	$5,000.00	$5,000.00	$5,600.00
Meter / CT Enclosure	1	EA	4	$75.00	$300.00	$2,500.00	$2,500.00	$2,800.00
Soft Starter	1	EA	12	$75.00	$900.00	$10,000.00	$10,000.00	$10,900.00
ATS	1	EA	12	$75.00	$900.00	$17,500.00	$17,500.00	$18,400.00
Direct Labor & Material								
Install New Electrical Service & ATS on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank New Electrical Service to Existing Services	1	EA	200	$75.00	$15,000.00	$16,000.00	$16,000.00	$31,000.00
Duct Bank ATS to New Generator	1	EA	160	$75.00	$12,000.00	$13,000.00	$13,000.00	$25,000.00
Install New Starter	1	EA	20	$75.00	$1,500.00	$500.00	$500.00	$2,000.00
Install New Generator	1	EA	60	$75.00	$4,500.00	$500.00	$500.00	$5,000.00
Wire Pull, Term & Test	1	EA	80	$75.00	$6,000.00	$6,000.00	$6,000.00	$12,000.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	1	MONTH	N/A	N/A	$0.00	$6,000.00	$6,000.00	$6,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$3,228.00	$3,228.00
Truck & Fuel	1	MONTH	N/A	N/A	$0.00	$1,250.00	$1,250.00	$1,250.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$307,753.00

AIRPORT WELL - 250 or 275 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$172,725.00	$172,725.00	$172,725.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	1500	GAL	N/A	N/A	$0.00	$3.50	$5,250.00	$5,250.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	180	SF	0.5	$50.00	$4,500.00	$25.00	$4,500.00	$9,000.00
Electrical Gear								
Service Disconnect	1	EA	10	$75.00	$750.00	$8,000.00	$8,000.00	$8,750.00
Direct Labor & Material								
Install New Disconnect on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank ATS to New Generator	1	EA	300	$75.00	$22,500.00	$17,500.00	$17,500.00	$40,000.00
Install New Generator	1	EA	90	$75.00	$6,750.00	$500.00	$500.00	$7,250.00
Wire Pull, Term & Test	1	EA	120	$75.00	$9,000.00	$11,000.00	$11,000.00	$20,000.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	0.5	MONTH	N/A	N/A	$0.00	$6,000.00	$3,000.00	$3,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$3,156.00	$3,156.00
Truck & Fuel	0.5	MONTH	N/A	N/A	$0.00	$1,250.00	$625.00	$625.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$305,056.00

CROSS HILL TANK - 5 KW NATURAL GAS	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$25,045.00	$25,045.00	$25,045.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	0	GAL	N/A	N/A	$0.00	$3.50	$0.00	$0.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	80	SF	0.5	$50.00	$2,000.00	$25.00	$2,000.00	$4,000.00
Electrical Gear								
Service Disconnect	1	EA	8	$75.00	$600.00	$5,000.00	$5,000.00	$5,600.00
Meter / CT Enclosure	1	EA	4	$75.00	$300.00	$2,500.00	$2,500.00	$2,800.00
ATS	1	EA	12	$75.00	$900.00	$17,500.00	$17,500.00	$18,400.00
Direct Labor & Material								
Install New Electrical Service & ATS on Rack	1	EA	50	$75.00	$3,750.00	$4,000.00	$4,000.00	$7,750.00
Duct Bank New Electrical Service to Existing Services	1	EA	320	$75.00	$24,000.00	$18,000.00	$18,000.00	$42,000.00
Duct Bank ATS to New Generator	1	EA	200	$75.00	$15,000.00	$14,000.00	$14,000.00	$29,000.00
Install New Generator	1	EA	50	$75.00	$3,750.00	$500.00	$500.00	$4,250.00
Wire Pull, Term & Test	1	EA	70	$75.00	$5,250.00	$6,000.00	$6,000.00	$11,250.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	1	MONTH	N/A	N/A	$0.00	$6,000.00	$6,000.00	$6,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$3,609.00	$3,609.00
Truck & Fuel	1	MONTH	N/A	N/A	$0.00	$1,250.00	$1,250.00	$1,250.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$186,754.00

RIVERSIDE LIFT STATION - 20 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$41,045.00	$41,045.00	$41,045.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	100	GAL	N/A	N/A	$0.00	$3.50	$350.00	$350.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	80	SF	0.5	$50.00	$2,000.00	$25.00	$2,000.00	$4,000.00
Electrical Gear								
ATS	1	EA	12	$75.00	$900.00	$15,000.00	$15,000.00	$15,900.00
Direct Labor & Material								
Install New ATS on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank ATS to New Generator	1	EA	270	$75.00	$20,250.00	$20,000.00	$20,000.00	$40,250.00
Install New Generator	1	EA	60	$75.00	$4,500.00	$500.00	$500.00	$5,000.00
Wire Pull, Term & Test	1	EA	80	$75.00	$6,000.00	$7,500.00	$7,500.00	$13,500.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	0.5	MONTH	N/A	N/A	$0.00	$6,000.00	$3,000.00	$3,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$2,565.00	$2,565.00
Truck & Fuel	0.5	MONTH	N/A	N/A	$0.00	$1,250.00	$625.00	$625.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Bypass Pumping (24 hr/day x 5 day)	1	EA	N/A	N/A	$0.00	$14,000.00	$14,000.00	$14,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$175,535.00

KOENIG LIFT STATION - 20 KW DIESEL	QTY	UOM	LABOR RATE	HR RATE $	LABOR COST	MATERIAL RATE	MATERIAL COST	TOTAL $
Engineering Design								
Project Set-up, Admin, and Documentation (1st site only)	0	EA	50	$250.00	$0.00	N/A	$0.00	$0.00
Field Investigation	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Preliminary Scope of Work Narrative	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
One-Line Development	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Specification Review	1	EA	4	$250.00	$1,000.00	N/A	$0.00	$1,000.00
Site Layout and Final Drawing Development	1	EA	16	$250.00	$4,000.00	N/A	$0.00	$4,000.00
Project Closeout	1	EA	8	$250.00	$2,000.00	N/A	$0.00	$2,000.00
Generator								
Quote	1	EA	N/A	N/A	$0.00	$41,045.00	$41,045.00	$41,045.00
Delivery, Offload & Set	1	EA	N/A	N/A	$0.00	$1,900.00	$1,900.00	$1,900.00
Diesel Fuel (Test & Initial Fill)	100	GAL	N/A	N/A	$0.00	$3.50	$350.00	$350.00
Generator Pad Design	1	EA	8	$350.00	$2,800.00	N/A	$0.00	$2,800.00
Generator Pad	80	SF	0.5	$50.00	$2,000.00	$25.00	$2,000.00	$4,000.00
Electrical Gear								
ATS	1	EA	12	$75.00	$900.00	$15,000.00	$15,000.00	$15,900.00
Direct Labor & Material								
Install New Electrical Service & ATS on Rack	1	EA	60	$75.00	$4,500.00	$5,000.00	$5,000.00	$9,500.00
Duct Bank ATS to New Generator	1	EA	320	$75.00	$24,000.00	$23,000.00	$23,000.00	$47,000.00
Install New Generator	1	EA	60	$75.00	$4,500.00	$500.00	$500.00	$5,000.00
Wire Pull, Term & Test	1	EA	80	$75.00	$6,000.00	$7,500.00	$7,500.00	$13,500.00
Startup & Testing	1	EA	24	$75.00	$1,800.00	$0.00	$0.00	$1,800.00
Direct Job Expenses								
Excavation Equipment	0.5	MONTH	N/A	N/A	$0.00	$6,000.00	$3,000.00	$3,000.00
Consumables (6% of Labor Costs)	1	LOT	N/A	N/A	$0.00	$0.06	$2,790.00	$2,790.00
Truck & Fuel	0.5	MONTH	N/A	N/A	$0.00	$1,250.00	$625.00	$625.00
Superintendent	1	EA	40	$95.00	$3,800.00	N/A	$0.00	$3,800.00
Project Manager	1	EA	40	$125.00	$5,000.00	N/A	$0.00	$5,000.00
Bypass Pumping (24 hr/day x 5 day)	1	EA	N/A	N/A	$0.00	$14,000.00	$14,000.00	$14,000.00
Permits	1	EA	N/A	N/A	$0.00	$500.00	$500.00	$500.00
								$182,510.00

office@futureelectricoftexas.com

Phone: (210) 619-7293

Bid Proposal

6/3/2025

TO:

CITY OF CASTROVILLE

JOB:

CASTROVILLE WELL#3 Y TRANSFORMER ATS (ASCO)
CASTROVILLE
Bid Date: **7/3/2025**

Work Description: To change corner grounded delta service to a Y service
INCLUDES:
.To provide and install a 200 amp service rated automatic transfer switch (ASCO) 1 WEEK LEAD TIME
.To demo existing corner grounded delta riser
.To install new Y service riser and meter can
.To provide and install a new 15 kva powersupply with intergrated load center
.Demo existing 120/240v service

Our total price for the above job is: **$22,500.00**

Sincerely,
FUTURE ELECTRIC

Supervisor
MASTER ELECTRICIAN
Daniel Guerra Jr

office@futureelectricoftexas.com

Phone: (210) 519-7293

Bid Proposal

6/3/2025

TO:

CITY OF CASTROVILLE
1703 ATHENS ST

JOB:

CASTROVILLE WELL #3 STARTER REPLACEMENT

Bid Date: **7/3/2025**

Work Description: To demo damaged starter control panel and install a new control cabinet in its place
INCLUDES:
.New control cabinet
.rework all exisiting controls

NOTES:
.To reuse all existing control telemetries
.This does not inclulde the existing service call

Our total price for the above job is: **$5,450.00**

Sincerely,
FUTURE ELECTRIC

Supervisor
MASTER ELECTRICIAN
Daniel Guerra Jr

City of Castroville
703 Paris St.
Castroville, TX 78009

Public Works Office
(830) 931-4090

10/31/2024

Mr. Fernando Perez, BAAS TEM, CFM
Regional Mitigation Coordinator, Region 6
Texas Division of Emergency Management
1033 LaPosada Dr., Suite 300
Austin, Texas 78752

RE: City of Castroville Water Plants and Sanitary Sewer Lift Stations Generators Response

REF: Tech Request, Questions 1 and 2

Dear Mr. Perez,

I hope this message finds you well.

It has been over two years since our last review of this project, and several aspects of the original request have changed. The cost of generators has increased, and lead times have extended significantly. Notable updates include the successful installation of two generators from the original application and the looping of several water systems, resulting in the same population being served in some cases. As mentioned in the request for information, we have reduced the number of generators at the airport site from two to one.

We have prepared an updated Scope of Work that reflects the revised costs and lead times. In other cases, such as Koenig Park, which is an event property and is typically occupied on weekends, the population served varies. These measures are in preparation for emergency events and potential power losses. However, this does not eliminate the need for generator redundancy as required by the state.

The updated information now includes consistent latitude and longitude labeling of the proposed generators with automatic transfer switches included with spill prevention measures, which are appropriate to maintain continuous power during outages or disaster events. Please refer to the attached cost sheet prepared by a professional engineer for details and location of each site.

Thank you for your attention to this matter.

Sincerely,

John Gomez
Public Works Director
Cc: Scott Dixon, Janic e M. Gonzalez

BIG STATE ELECTRIC POWER DISTRIBUITION ENGINEERING
8923 Aero St.
SAN ANTONIO TX 78217
TBPE FIRM REGISTRATION #16549

DATE: 23 OCT, 2024
PROJECT NO: BSE-2411
PROJECT: CASTROVILLE GENERATORS

To Whom It May Concern,

This certification is intended to confirm that any/all documentation provided by Big State Electric, Ltd. to the City Of Castroville for the purposes of the subject project is under the creation, or under review of a Licensed Professional Engineer. Furthermore, Big State Electric, Ltd. is a Registered Engineering Firm, Firm No. F16549.

Shane Custer, P.E.
License Number - 115593
Big State Electric, Ltd.
(210) 735-1051



October 30, 2024

Scope of Work: Installation of Backup Generators for Water Well Plants and Sanitary Sewer Lift Stations (response)

Ref: Tech Request, Question 4

1. Project Overview

This project involves the installation of backup generators at water well plants and sanitary sewer lift stations to ensure continuous operation during power outages or disaster events. The backup generators will provide redundant reliable power to critical infrastructure, preventing service interruptions and maintaining public health and safety.

2. Objectives

- Ensure uninterrupted operation of water well plants and sanitary sewer lift stations during power outages.
- Enhance the reliability and resilience of the water and wastewater systems as required.
- Comply with regulatory requirements and industry standards for emergency power systems.

3. Scope of Work

The scope of work includes, but is not limited to, the following tasks:

3.1 Site Assessment and Preparation

- Conduct a detailed site assessment to determine the optimal location for generator installation. (complete)
- Prepare the site, including any necessary excavation, grading, and foundation work. (pending approval)
- Ensure compliance with environmental and safety regulations, including fuel storage and spill containment measures. (complete, included within the generator)

3.2 Generator Selection and Procurement

- Select appropriate generators based on the power requirements of the water well plants and sanitary sewer lift stations. (Professionally engineered and complete)
- Procure generators, ensuring they meet all technical specifications and regulatory standards. (procurement pending approval, professional engineered sizing complete)

3.3 Electrical and Mechanical Installation

- Install generators, including all necessary electrical connections, transfer switches, and control panels. (pending approval, see updated cost sheet)
- Install 6' barbed wire security fencing around site. On separate budget / project
- Integrate generators with existing electrical systems to ensure seamless operation during power outages. (pending approval)
- Install fuel supply for start-up and testing only, including tanks, piping, and safety features. (pending approval)

3.4 Testing and Commissioning

- Conduct thorough testing of the installed generators to ensure proper operation under load conditions. (pending installation and inspection approval by engineer)
- Perform commissioning activities, including system checks, performance verification, and troubleshooting. (pending installation and inspection approval)
- Provide training to operational staff on the use and maintenance of backup generators. (pending installation and engineer approval)

3.5 Documentation and Compliance

- Prepare and submit all necessary documentation, including as-built drawings, operation manuals, and maintenance schedules. (pending installation approval)
- Ensure compliance with all relevant local, state, and federal regulations. (pending installation approval)

4. Justification for Backup Generators

Backup generators are essential for the following reasons:

- **Reliability**: They ensure continuous operation of critical infrastructure, preventing service disruptions during power outages.
- **Public Health and Safety**: Maintaining water supply and wastewater management is crucial for public health, especially during emergencies.
- **Regulatory Compliance**: Many regulations require backup power systems for essential services to prevent environmental contamination and health hazards.
- **Operational Efficiency**: Generators help avoid costly downtime and potential damage to equipment caused by power interruptions.

5. Project Timeline

- **Site Assessment and Preparation**: once approved and equipment procured 2-4 weeks
- **Generator Selection and Procurement**: Generators have been selected, lead-times currently 38-44 weeks out after approval
- **Electrical and Mechanical Installation**: 6-8 weeks
- **Testing and Commissioning**: 2-3 weeks
- **Documentation and Compliance**: Ongoing throughout the project

6. Budget Estimate

A detailed budget estimate has been provided on the specific requirements and site locations. The budget, prepared by professional engineer, includes cost for equipment, labor, materials, and any necessary permits.

City of Castroville
703 Paris St.
Castroville, TX 78009

Public Works Office
(830) 931-4090

31 October 2024

Mr. Fernando Perez, BAAS TEM, CFM
Regional Mitigation Coordinator, Region 6
Texas Division of Emergency Management
1033 LaPosada Dr., Suite 300
Austin, Texas 78752

REF: Article 1. Generators I.2

Dear Mr. Perez:

The City of Castroville and its Public Works Department will maintain all seven generators monthly as needed. However, the city may also engage professional services from outside contractors for additional maintenance services to support the Castroville Public Works Department. The maintenance costs listed below are based on past invoices for similar sized generators. Listed below are the locations and additional information for the proposed generators.

Location	Address	Latitude – Longitude	Population	Yearly Maintenance Cost
City Hall (Diesel Fuel)	1209Fiorella St,	29.357274, -98.876129	3933	$2,500
*Well #3 (Diesel Fuel)	1615 Athens St.	29.354305, -98.887095	3933 (looped)	$3,500
*Well #2 (Diesel Fuel)	303 London St.	29.357274, -98.876129	3933 (looped)	$3,500
*Cross Hill Tank (Natural Gas),	1418 London	29.347604 - 98.884531	3933 (looped)	$2,500
Riverside Lift Station (Diesel Fuel)	FM 471	29.360192 - 98.874162	100	$500
#Airport Well (Diesel Fuel)	10020 Airport Rd.	29.349331, -98.852321	3 -5,000	$2,500
+Koenig Park Lift Station (Diesel Fuel),	San Jacinto (between Vienna & Berlin)	29.361864 - 98.881281	3 -10,000	$500

*These sites all serve the same population and are looped together

#The Airport Well serves our municipal airport, and our youth baseball fields, both of which have fluctuating population based on leases and events

+Koenig Park lift station serves a facility that provides space for daily use plus small events to very large events. The population using the utilities expands from 3 to 10,000 plus based on the event.

If you have any questions, please contact me directly at 830.931.3090 (office) or 210.287.0606 (cell). You may also contact our grant project coordinator, Ms. Janice M. Gonzalez, at 210.960.4340, ext . 102 (office) or 210.326.4279 (cell). Thank you for your assistance.

Respectfully,



John Gomez
Public Works Director
City of Castroville,
Texas

Cc: Scott Dixon, Janic e M. Gonzalez

GENERATOR LOCATIONS

1 - City Hall

2 - Well #3

3 - Well # 2

4 - Airport Well

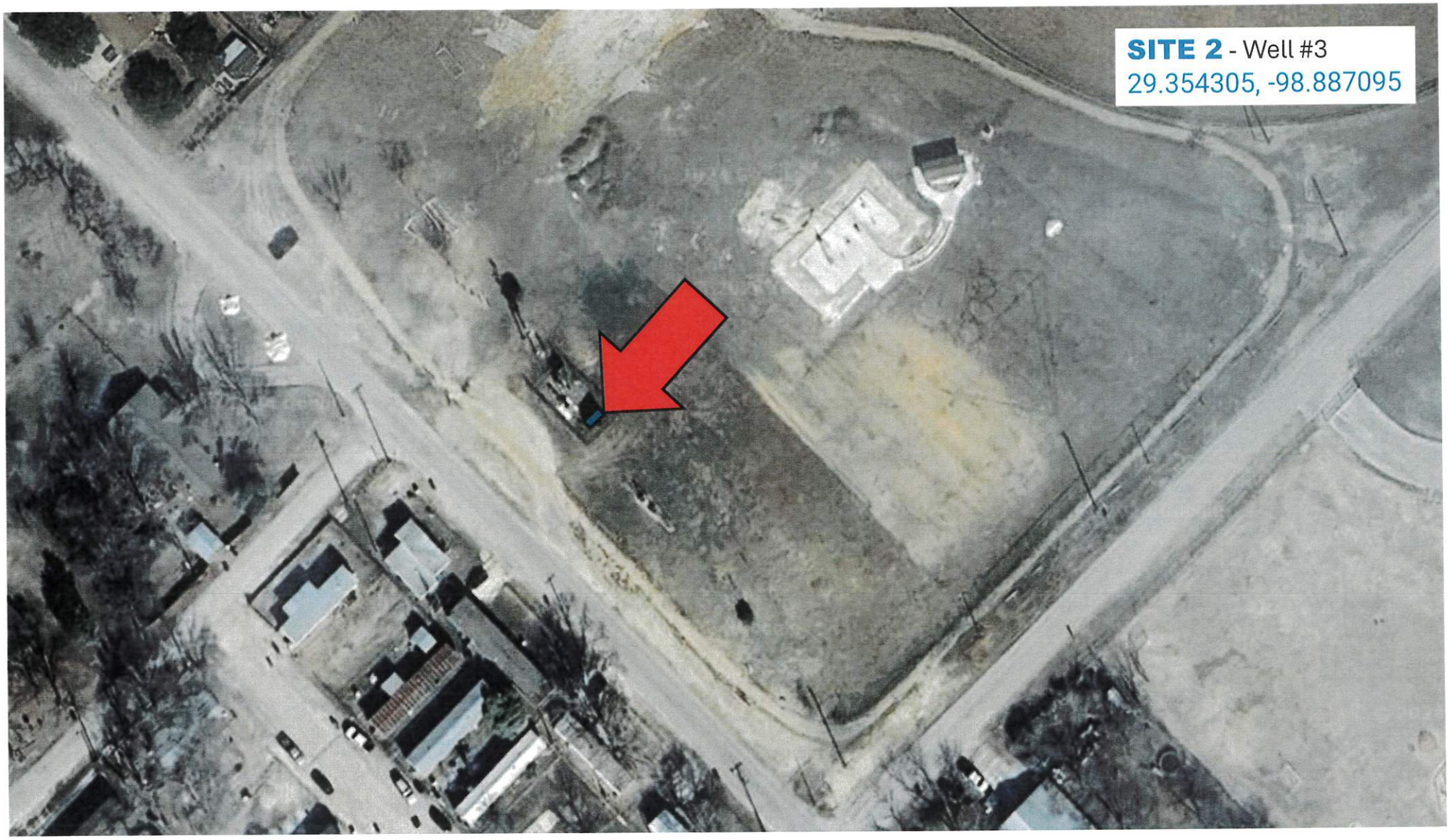
5 - Cross Hill Tank

6 - Riverside Lift Station

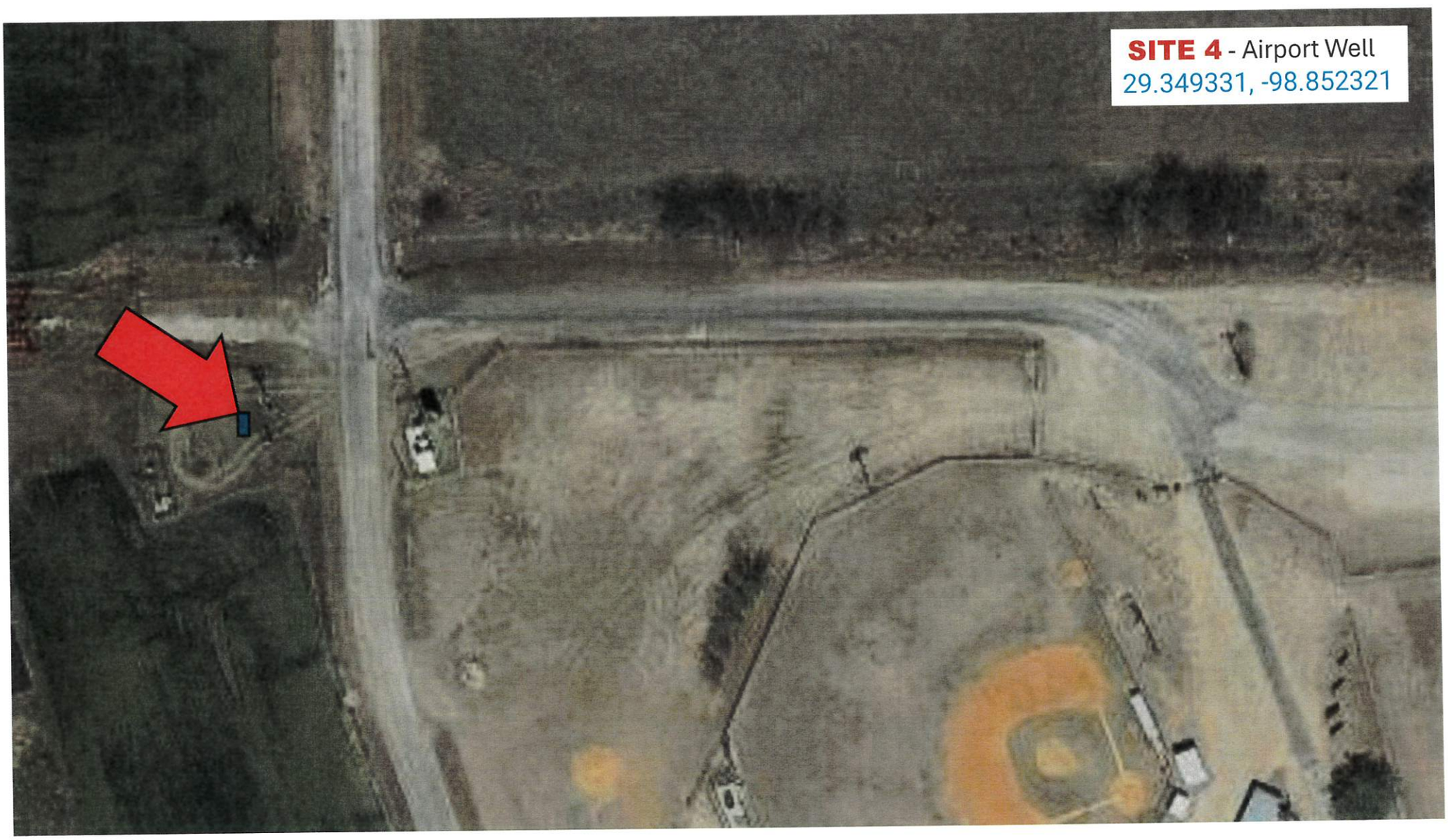
7 - Koenig Lift Station




SITE 1 - City Hall
29.357274, -98.876129


SITE 2 - Well #3
29.354305, -98.887095


SITE 3 - Well # 2
29.357274, -98.876129


SITE 4 - Airport Well
29.349331, -98.852321


SITE 5 - Cross Hill Tank
29.347604, -98.884531


SITE 6 - Riverside Lift Station
29.360192, -98.874162


SITE 7 - Koenig Lift Station
29.361864, -98.881281

Agenda Report

Agenda of: June 10, 2025

Department: Public Works

Subject: Utility Rate Discussion

Recommended Motion: Discuss the utility rates charged to customers and how the rates are calculated.

Background: Starting in May 2021, the City of Castroville (City) retained Schneider Engineering, LLC (SE) to complete a cost of service and rate study for the City's electric, water, wastewater, and gas systems. Using data provided by Castroville, SE modeled and allocated the costs to run the City's utility department and supported functions, including general fund transfers. The goal when building, designing, and populating the model is to appropriately allocate costs to customers on the basis of how they contribute to costs inherent to running the system. Ideally, every customer pays their share of costs associated with serving that customer's particular load.

The city had two main concerns: growth westward coming out of San Antonio and the delayed investments into the water and wastewater systems. Development inquiries have grown recently, and City Management requested cost of service study be performed in anticipation of population growth.

Fiscal Impact: Castroville's utility systems are well positioned to meet its customers' need over the next several years. The City is projected to be very close, if not completely able, to meeting its cost of service needs should the market and operations and maintenance costs, accounting for historical inflation, remain relatively steady. Moreover, through adjusting rates, Castroville will be able to wholly carry out the projects requested on the capital improvement plan. While it is good policy to review and revise the cost of service study in several years to reflect changes to costs, market prices, and changes to customer behaviors, the City Council and Staff used the cost of service study as it should have – as one of many tools to ensure that the Utility provides reliable service at an affordable cost in a method that meets the needs and goals of the City and its residents.

☒ Budgeted ☐ Requires Budget Amendment

Source of Funding: Account Code:

Attachments:

Attachment A- Schneider Engineering-Rate Study

Attachment B- Ordinance 2022-003 Establishing Utility Rates (1)

Attachment C- Ord. No 2024-003 Establishing Utility Rates

Attachment D- Utility Rates Chart

Attachment E – Explanation of the electric charges on the current

Attachment F- Bill Calculation For Customer Bills

Attachment G- Example of Customer Bill

Urgency (0-5 = Low Urgency to High Urgency):

Impact (0-5 = Low Impact to High Impact):

Submitted by: John Gomez

COST OF SERVICE AND RATE STUDY

STUDY RESULTS AND FINDINGS

PREPARED BY

SCHNEIDER ENGINEERING
ENERGY. FOCUS. COMMITMENT.

NOVEMBER 15, 2022

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Introduction

Starting in May 2021, the City of Castroville (City) retained Schneider Engineering, LLC (SE) to complete a cost of service and rate study for the City's electric, water, wastewater, and gas systems. Using data provided by Castroville, SE modeled and allocated the costs to run the City's utility department and supported functions, including general fund transfers. The goal when building, designing, and populating the model is to appropriately allocate costs to customers on the basis of how they contribute to costs inherent to running the system. Ideally, every customer pays their share of costs associated with serving that customer's particular load.

Background & Project Scope

When Castroville contracted with SE to complete the cost of service and rate study, several objectives were laid out to be completed over the course of the study. These included:

- Review current rate design and determine proof of revenues.
- Align each utility's revenues to City budgets and capital improvement plans.
- Evaluate rate competitiveness across all rate classes.
- Design and provide rate recommendations based on financial and competitive goals identified by the City.
- Review the City's wholesale power cost recovery mechanism to ensure adequate rate recovery.

The City had two main concerns when the project was introduced: growth westward coming out of San Antonio and the delayed investments in to the water and waste water systems. Development inquiries have grown recently, and City Management requested cost of service study be performed in anticipation of population growth. Each aspect of the project scope was met, and SE's recommendations resolve concerns with growth and infrastructure investments.

Cost of Service Study

The purpose of a cost of service study is to identify and assign costs related to the utility system to specific rate classes or customers, through the input data, relating to expenses and revenues for the each fund, and apply allocation factors, based on data provided by the City. The function of the expenses and allocation factors indicate from which particular customer class revenue should be generated. This, coupled with revenue data, provides insight as to which rate class is generating revenue and from which tariff revenue ought to be generated.

Methodology

To complete the cost of service and rate study for each utility, the City provided data relating to each department's operating expenses, revenue from customers, comprehensive annual financial reports, and customer usage statistics. The data used to develop the model was based on the City's fiscal year ending September 2020. SE entered the financial data and usage statistics into its proprietary cost of service model to develop a comprehensive assessment of revenue and costs statistics related to each utility system. Costs that were included and evaluated in the model included:

- Wholesale costs

- Operation and maintenance expenses
- Depreciation of system components
- Capital improvement plan
- Transfers to other accounts
- Value of system components

Customer usage data specific to each utility were key in allocating costs across each of their respective rate classes.

Following the completion of the test year cost of service study, SE evaluated forecasts[1] provided by Castroville and made adjustments to the test year inputs and allocation factor to adjust outputs based on future budgetary needs. This is a key component of the process in that it ensures the fiscal viability of the utility for the next several years. An important goal for the City is for each utility to be as self-sufficient as reasonable, given the disparities in certificated areas served by each of the individual utilities. In anticipation of infrastructure improvements, City Management requested rates to be adjusted to cover utility specific expenses to the degree possible without imposing extraordinary rate increases on customers.

Electric System and Rate Study

Findings

The completed cost of service study will determine costs of providing service to each class of customer and help assist in design of electric rates for customers. Cost of service table below shows a comparison of projected costs to serve each customer class and percentage of revenue change to meet cost of service requirements.

Table 1

Electric				
			Increase/(Decrease) to COS Allocation	
	Allocated Revenue	Actual Revenue	$	$
Residential Inside	$ 1,357,231.00	$ 1,590,972.00	$ (233,741.00)	-14.69%
Residential Inside Solar	$ 16,469.00	$ 8,705.00	$ 7,764.00	89.19%
Senior Residential Inside	$ 463,815.00	$ 492,379.00	$ (28,564.00)	-5.80%
Senior Residential Inside Solar RC	$ 7,372.00	$ (9.00)	$ 7,381.00	-82011.11%
Residential Outside	$ 10,314.00	$ 7,095.00	$ 3,219.00	45.37%
Senior Residential Outside	$ 4,784.00	$ 270.00	$ 4,514.00	1671.85%
Commercial Inside	$ 1,156,768.00	$ 1,550,655.00	$ (393,887.00)	-25.40%
Commercial Outside	$ 18,325.00	$ 25,005.00	$ (6,680.00)	-26.71%
Airport	$ 180,737.00	$ 19,006.00	$ 161,731.00	850.95%
City Cost Accounts	$ 109,877.00	$ 2,151.00	$ 107,726.00	5008.18%
	$ 3,325,692.00	$ 3,696,229.00	$ (370,537.00)	-10.02%

The study indicates an overall net decrease of 10% from current rates to meet revenue requirements. The individual rate and revenue classes show a significant range, from a 82,000% over recovery to a 5000% under recover in revenues. These are almost all small rate classes,

[1] This included financial numbers from the City's budget process and capital improvement plans.

which can skew study results for those rate classes in particular but have a negligible impact on the overall results.

Rates

In the case of the electric department, rates needed to be set to support upcoming debt issuance, support electric department specific expenses, and simplify rate schedules. SE's recommendation is to combine "inside/outside" distinction and consolidate residential and commercial into respective rate classes and increase proportion of rate revenue from "customer charge." The effective rates under these proposed changes are reflected in Table 2__.

Table 2

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 9.21	$ 15.00	$ 15.00	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Res. Outside	Cust. Charge	$ 11.51	$ 15.00	$ 15.00	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Senior Inside	Cust. Charge	$ 8.75	$ 14.25	$ 14.25	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1214	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072
Senior Outside	Cust. Charge	$ 10.94	$ 14.25	$ 14.25	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1518	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072
Comm. Inside	Cust. Charge	$ 24.19	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Comm. Outside	Cust. Charge	$ 30.24	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128

Natural Gas System and Rate Study

Findings

Similar to the electric study, the cost of service study for the natural gas system will determine costs of providing service to each class of customer and help assist in design of natural gas rates for customers. Cost of service table below shows a comparison of projected costs to serve each customer class and percentage of revenue change to meet cost of service requirements.

Table 3

Gas				
			Inc. (Dec.) to COS Allocation	
	Allocated Rev.	Actual Rev.	$	%
Residential Inside	$ 267,238.97	$ 316,834.67	$ (49,595.70)	-15.65%
Residential Outside	$ 19,713.20	$ 6,438.31	$ 13,274.89	206.19%
Commercial Inside	$ 158,733.94	$ 212,019.06	$ (53,285.12)	-25.13%
Commercial Outside	$ 36,165.00	$ 34,954.63	$ 1,210.37	3.46%
City Accounts	$ 949.28	$ 529.80	$ 419.48	79.18%
Total	$ 482,800.38	$ 570,776.47	$ (87,976.09)	-15.41%

The study indicates an overall net adjustment of -15.4% from current rates to meet revenue requirements.

Rates

The rates for the natural gas system are implemented well. SE recommends an increase proportion of rate revenue from "customer charge" and no change to pass-through charge methodology. These proposed changes are intended to support system expenses related to O&M, franchise fees, and transfers.

Table 4

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 11.76	$ 16.00	$ 16.00	$ 16.00	$ 16.00	$ 16.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090
Res. Outside	Cust. Charge	$ 14.70	$ 21.00	$ 21.00	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113
Comm. Inside	Cust. Charge	$ 14.37	$ 21.00	$ 21.00	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090
Comm. Outside	Cust. Charge	$ 17.97	$ 26.00	$ 26.00	$ 26.00	$ 26.00	$ 26.00
	Energy Charge	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113

Water and Wastewater Systems and Rate Study

Findings

Similar to electric and natural gas, the completed cost of service study will determine costs of providing service to each class of customer and help assist in design of water and wastewater rates for customers. Cost of service table below summarizes the study's comparison of projected costs to serve each customer class and percentage of revenue change to meet cost of service requirements.

Table 5

Water				
			Increase/(Decrease) to COS Allocation	
	Allocated Revenue	Actual Revenue	$	$
Residential Inside	$ 508,984.09	$ 837,957.43	$ (328,973.34)	-39.26%
Residential Outside	$ 90,988.05	$ 87,603.93	$ 3,384.12	3.86%
Commercial Inside	$ 341,451.00	$ 454,493.22	$ (113,042.22)	-24.87%
Commercial Outside	$ 53,156.01	$ 46,791.52	$ 6,364.49	13.60%
City Accounts	$ 91,416.28	$ 40,121.87	$ 51,294.41	127.85%
	$ 1,085,995.44	$ 1,466,967.97	$ (380,972.53)	-25.97%

Table 6

Wastewater				
			Increase/(Decrease) to COS Allocation	
	Allocated Revenue	Actual Revenue	$	$
Residential Inside	$ 773,000.03	$ 507,613.60	$ 265,386.43	52.28%
Residential Outside	$ 1,209.27	$ 1,555.56	$ (346.29)	-22.26%
Commercial Inside	$ 399,822.95	$ 229,720.71	$ 170,102.24	74.05%
Commercial Outside	$ 138,471.67	$ 17,933.63	$ 120,538.04	672.13%
Explicit Commercial	$ 6,195.68	$ 380.16	$ 5,815.52	1529.75%
City Average Residential Inside	$ 11,794.08	$ 9,428.76	$ 2,365.32	25.09%
	$ 1,330,493.67	$ 766,632.42	$ 563,861.25	73.55%

Water and wastewater system required the most investment and is a top priority for City Management. Over the next 5 years, nearly $14 million have been allocated to updating and expanding water and wastewater capabilities. According to the study, rates needed to have a net increase of approximately 50% to recover costs attributable to the water and wastewater system. Additionally, with several subdivisions slated to connect to both the water and wastewater systems in the coming years, ensuring the financial independence of both systems is paramount.

Rates

SE recommends an immediate increase to rates in order to provide the City with the ability to cover upcoming debt repayments. Infrastructure improvements will require large capital investments therefore the change in rate will provide the ability to alleviate concerns commonly seen from bond rating agencies. This has the potential to offer the City significant savings in bond repayment costs. Finally, the recommendation of increasing proportion of rate revenue from “customer charge” is seen positively by bond rating agencies.
Table 7

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 23.26	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	0-5,000 Gal.	$ 4.75	$ 5.35	$ 5.35	$ 5.35	$ 5.35	$ 5.35
	5,001-10,000 Gal.	$ 5.07	$ 5.67	$ 5.67	$ 5.67	$ 5.67	$ 5.67
	10,001-20,000 Gal.	$ 5.60	$ 6.20	$ 6.20	$ 6.20	$ 6.20	$ 6.20
	20,001-30,000 Gal.	$ 5.93	$ 6.53	$ 6.53	$ 6.53	$ 6.53	$ 6.53
	30,001-40,000 Gal.	$ 6.35	$ 6.95	$ 6.95	$ 6.95	$ 6.95	$ 6.95
	40,001-50,000 Gal.	$ 6.58	$ 7.18	$ 7.18	$ 7.18	$ 7.18	$ 7.18
	Over 50,000 Gal.	$ 7.57	$ 8.17	$ 8.17	$ 8.17	$ 8.17	$ 8.17
Res. Outside	Cust. Charge	$ 27.87	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	0-5,000 Gal.	$ 5.92	$ 6.52	$ 6.52	$ 6.52	$ 6.52	$ 6.52
	5,001-10,000 Gal.	$ 6.34	$ 6.94	$ 6.94	$ 6.94	$ 6.94	$ 6.94
	10,001-20,000 Gal.	$ 7.00	$ 7.60	$ 7.60	$ 7.60	$ 7.60	$ 7.60
	20,001-30,000 Gal.	$ 7.41	$ 8.01	$ 8.01	$ 8.01	$ 8.01	$ 8.01
	30,001-40,000 Gal.	$ 7.81	$ 8.41	$ 8.41	$ 8.41	$ 8.41	$ 8.41
	40,001-50,000 Gal.	$ 8.22	$ 8.82	$ 8.82	$ 8.82	$ 8.82	$ 8.82
	Over 50,000 Gal.	$ 9.46	$ 10.06	$ 10.06	$ 10.06	$ 10.06	$ 10.06
Comm. Inside	Cust. Charge	$ 29.07	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
	0-5,000 Gal.	$ 4.83	$ 5.43	$ 5.43	$ 5.43	$ 5.43	$ 5.43
	5,001-10,000 Gal.	$ 5.17	$ 5.77	$ 5.77	$ 5.77	$ 5.77	$ 5.77
	10,001-20,000 Gal.	$ 5.71	$ 6.31	$ 6.31	$ 6.31	$ 6.31	$ 6.31
	20,001-30,000 Gal.	$ 6.04	$ 6.64	$ 6.64	$ 6.64	$ 6.64	$ 6.64
	30,001-40,000 Gal.	$ 6.37	$ 6.97	$ 6.97	$ 6.97	$ 6.97	$ 6.97
	40,001-50,000 Gal.	$ 6.70	$ 7.30	$ 7.30	$ 7.30	$ 7.30	$ 7.30
	Over 50,000 Gal.	$ 7.71	$ 8.31	$ 8.31	$ 8.31	$ 8.31	$ 8.31
Comm. Outside	Cust. Charge	$ 36.34	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00
	0-5,000 Gal.	$ 6.04	$ 7.39	$ 7.39	$ 7.39	$ 7.39	$ 7.39
	5,001-10,000 Gal.	$ 6.46	$ 7.81	$ 7.81	$ 7.81	$ 7.81	$ 7.81
	10,001-20,000 Gal.	$ 7.14	$ 8.49	$ 8.49	$ 8.49	$ 8.49	$ 8.49
	20,001-30,000 Gal.	$ 7.55	$ 8.90	$ 8.90	$ 8.90	$ 8.90	$ 8.90
	30,001-40,000 Gal.	$ 7.96	$ 9.31	$ 9.31	$ 9.31	$ 9.31	$ 9.31
	40,001-50,000 Gal.	$ 8.38	$ 9.73	$ 9.73	$ 9.73	$ 9.73	$ 9.73
	Over 50,000 Gal.	$ 9.64	$ 10.99	$ 10.99	$ 10.99	$ 10.99	$ 10.99

Table 8

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 20.75	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	Usage Charge	$ 8.890	$ 9.999	$ 9.999	$ 9.999	$ 9.999	$ 9.999
Res. Outside	Cust. Charge	$ 25.93	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	Usage Charge	$ 11.110	$ 12.441	$ 12.441	$ 12.441	$ 12.441	$ 12.441
Comm. Inside	Cust. Charge	$ 29.39	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Usage Charge	$ 8.890	$ 9.999	$ 9.999	$ 9.999	$ 9.999	$ 9.999
Comm. Outside	Cust. Charge	$ 36.74	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
	Usage Charge	$ 11.110	$ 12.441	$ 12.441	$ 12.441	$ 12.441	$ 12.441

Financial Forecast

This combined financial forecast lays out revenues and expenses for each utility SE used as the basis for recommendations made to City Council. With the recommendations set forth, the City will be in a position to update, expand, and continue to reliably serve its current and future

citizens. Table 9 below includes all recommended rate adjustments to recover costs associated with increases in customers, O&M, and capital improvement plan funding.

Table 9

Revenues and Expenses							
	2020	**2021**	2022	2023	2024	2025	2026
Rate Revenue		**Budget**	Forecast Numbers				
Water	$ 1,466,968	**$ 1,615,522**	$ 1,746,734	$ 2,037,231	$ 2,264,493	$ 2,506,422	$ 2,758,718
Wastewater	$ 766,632	**$ 843,684**	$ 1,285,149	$ 1,492,261	$ 1,687,971	$ 1,842,131	$ 2,072,821
Natural Gas	$ 570,776	**$ 628,577**	$ 660,680	$ 672,493	$ 684,542	$ 694,635	$ 707,142
Electric	$ 3,700,398	**$ 4,037,489**	$ 3,532,182	$ 3,594,141	$ 3,657,253	$ 3,721,539	$ 3,787,022
Revenue Total	**$ 6,504,775**	**$ 7,125,272**	**$ 7,224,745**	**$ 7,796,126**	**$ 8,294,258**	**$ 8,764,726**	**$ 9,325,703**
Expenses							
M&O							
Service Expenses	$ (1,683,957)	$ (2,665,878)	$ (1,997,333)	$ (2,122,237)	$ (2,148,309)	$ (2,174,821)	$ (2,201,780)
Utility Admin.	$ -	$ -	$ (1,256,014)	$ (1,281,135)	$ (1,306,757)	$ (1,332,893)	$ (1,359,550)
Resale	$ (1,890,413)	$ (2,190,064)	$ (1,915,235)	$ (1,970,709)	$ (2,027,808)	$ (2,086,580)	$ (2,147,073)
Depreciation	$ -	$ -	$ -	$ -	$ -	$ -	$ -
M&O Total	**$ (3,574,370)**	**$ (4,855,942)**	**$ (5,168,582)**	**$ (5,374,081)**	**$ (5,482,875)**	**$ (5,594,293)**	**$ (5,708,404)**
Non-operating Revenues (Expenses)							
Investment Income	$ -	**$ -**	$ -	$ -	$ -	$ -	$ -
Gain on Sale of Capital Assets	$ -	**$ -**	$ -	$ -	$ -	$ -	$ -
Interest and Fiscal Charges	$ (171,033)	**$ (172,204)**	$ (171,634)	$ -	$ -	$ -	$ -
Bond Payment	$ (731,033)	**$ (730,600)**	$ (502,000)	$ (1,873,868)	$ (1,795,776)	$ (2,817,051)	$ (2,815,678)
Non-operating Revenues (Expenses) Total	**$ (902,066)**	**$ (902,804)**	**$ (673,634)**	**$ (1,873,868)**	**$ (1,795,776)**	**$ (2,817,051)**	**$ (2,815,678)**
Grants and Transfers							
Capital Grants and Contributions	$ -	**$ -**	$ -	$ -	$ -	$ -	$ -
Franchise Fee	$ -	**$ -**	$ (252,866)	$ (272,864)	$ (290,299)	$ (306,765)	$ (326,400)
Indirect Transfers	$ -	**$ -**	$ (387,625)	$ (395,377)	$ (403,285)	$ (411,351)	$ (419,578)
Transfers	$ (847,745)	$ (847,747)	$ -	$ -	$ -	$ -	$ -
Grants and Transfers Total	**$ (847,745)**	**$ (847,747)**	**$ (640,491)**	**$ (668,242)**	**$ (693,584)**	**$ (718,116)**	**$ (745,977)**
Net Rate Revenue		**$ 518,779**	**$ 742,038**	**$ (120,064)**	**$ 322,023**	**$ (364,734)**	**$ 55,644**
Net Position, Beginning		**$ 1,280,595**	**$ 1,799,374**	**$ 2,541,412**	**$ 2,421,347**	**$ 2,743,370**	**$ 2,378,636**
Net Position, End		$ 1,799,374	$ 2,541,412	$ 2,421,347	$ 2,743,370	$ 2,378,636	$ 2,434,281

Summary and Conclusions

Castroville's utility systems are well positioned to meet its customers' need over the next several years. The City is projected to be very close, if not completely able, to meeting its cost of service needs should the market and operations and maintenance costs, accounting for historical inflation, remain relatively steady. Moreover, through adjusting rates, Castroville will be able to wholly carry out the projects requested on the capital improvement plan. While it is good policy to review and revise the cost of service study in several years to reflect changes to costs, market prices, and changes to customer behaviors, the City Council and Staff used the cost of service study as it should have – as one of many tools to ensure that the Utility provides reliable service at an affordable cost in a method that meets the needs and goals of the City and its residents.

ORDINANCE NO. 2022-003

AN ORDINANCE ESTABLISHING RATES TO BE CHARGED FOR ELECTRIC, GAS, WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF CASTROVILLE; REPEALING ORDINANCE NO. 2015-019, DATED SEPTEMBER 8, 2015, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Castroville, Texas deems it reasonable and necessary to revise electric, gas, water, and sewer service rates to provide adequate revenues to meet the operation and maintenance expenses, the retirement of debt, and other financial requirements deemed necessary by the City Council of the City of Castroville, Texas; and

WHEREAS, the City Council finds that the rates provided for in this Ordinance should take effect January 01, 2022 and continue until modified by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

Section 1. That the rates for city utility services are amended as shown on the corresponding exhibit attached hereto and incorporated for all purposes:

Gas Rates – see Exhibit A

Water Rates – see Exhibit B

Sewer Rates – see Exhibit C

Electricity Rates – see Exhibit D

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as part of the judgment and finding of the City Council.

Section 3. All Ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein. Any utility rate not provided for in this Ordinance remains in effect.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City council hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Ordinance shall be in force and effect as stated on January 01, 2022 and it is so ordained.

PASSED AND APPROVED on this 26th day of October 2021.

Darrin Schroeder, Mayor

ATTEST:

Debra Howe, City Secretary

OPTION 2 RATES

Nat Gas

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 11.76	$ 16.00	$ 16.00	$ 16.00	$ 16.00	$ 16.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090
Res. Outside	Cust. Charge	$ 14.70	$ 21.00	$ 21.00	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113
Comm. Inside	Cust. Charge	$ 14.37	$ 21.00	$ 21.00	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0090
Comm. Outside	Cust. Charge	$ 17.97	$ 26.00	$ 26.00	$ 26.00	$ 26.00	$ 26.00
	Energy Charge	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0113

OPTION 2 RATES

Water

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 23.26	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	0-5,000 Gal.	$ 4.75	$ 5.35	$ 5.35	$ 5.35	$ 5.35	$ 5.35
	5,001-10,000 Gal.	$ 5.07	$ 5.67	$ 5.67	$ 5.67	$ 5.67	$ 5.67
	10,001-20,000 Gal.	$ 5.60	$ 6.20	$ 6.20	$ 6.20	$ 6.20	$ 6.20
	20,001-30,000 Gal.	$ 5.93	$ 6.53	$ 6.53	$ 6.53	$ 6.53	$ 6.53
	30,001-40,000 Gal.	$ 6.35	$ 6.95	$ 6.95	$ 6.95	$ 6.95	$ 6.95
	40,001-50,000 Gal.	$ 6.58	$ 7.18	$ 7.18	$ 7.18	$ 7.18	$ 7.18
	Over 50,000 Gal.	$ 7.57	$ 8.17	$ 8.17	$ 8.17	$ 8.17	$ 8.17
Res. Outside	Cust. Charge	$ 27.87	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	0-5,000 Gal.	$ 5.92	$ 6.52	$ 6.52	$ 6.52	$ 6.52	$ 6.52
	5,001-10,000 Gal.	$ 6.34	$ 6.94	$ 6.94	$ 6.94	$ 6.94	$ 6.94
	10,001-20,000 Gal.	$ 7.00	$ 7.60	$ 7.60	$ 7.60	$ 7.60	$ 7.60
	20,001-30,000 Gal.	$ 7.41	$ 8.01	$ 8.01	$ 8.01	$ 8.01	$ 8.01
	30,001-40,000 Gal.	$ 7.81	$ 8.41	$ 8.41	$ 8.41	$ 8.41	$ 8.41
	40,001-50,000 Gal.	$ 8.22	$ 8.82	$ 8.82	$ 8.82	$ 8.82	$ 8.82
	Over 50,000 Gal.	$ 9.46	$ 10.06	$ 10.06	$ 10.06	$ 10.06	$ 10.06
Comm. Inside	Cust. Charge	$ 29.07	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
	0-5,000 Gal.	$ 4.83	$ 5.43	$ 5.43	$ 5.43	$ 5.43	$ 5.43
	5,001-10,000 Gal.	$ 5.17	$ 5.77	$ 5.77	$ 5.77	$ 5.77	$ 5.77
	10,001-20,000 Gal.	$ 5.71	$ 6.31	$ 6.31	$ 6.31	$ 6.31	$ 6.31
	20,001-30,000 Gal.	$ 6.04	$ 6.64	$ 6.64	$ 6.64	$ 6.64	$ 6.64
	30,001-40,000 Gal.	$ 6.37	$ 6.97	$ 6.97	$ 6.97	$ 6.97	$ 6.97
	40,001-50,000 Gal.	$ 6.70	$ 7.30	$ 7.30	$ 7.30	$ 7.30	$ 7.30
	Over 50,000 Gal.	$ 7.71	$ 8.31	$ 8.31	$ 8.31	$ 8.31	$ 8.31
Comm. Outside	Cust. Charge	$ 36.34	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00
	0-5,000 Gal.	$ 6.04	$ 7.39	$ 7.39	$ 7.39	$ 7.39	$ 7.39
	5,001-10,000 Gal.	$ 6.46	$ 7.81	$ 7.81	$ 7.81	$ 7.81	$ 7.81
	10,001-20,000 Gal.	$ 7.14	$ 8.49	$ 8.49	$ 8.49	$ 8.49	$ 8.49
	20,001-30,000 Gal.	$ 7.55	$ 8.90	$ 8.90	$ 8.90	$ 8.90	$ 8.90
	30,001-40,000 Gal.	$ 7.96	$ 9.31	$ 9.31	$ 9.31	$ 9.31	$ 9.31
	40,001-50,000 Gal.	$ 8.38	$ 9.73	$ 9.73	$ 9.73	$ 9.73	$ 9.73
	Over 50,000 Gal.	$ 9.64	$ 10.99	$ 10.99	$ 10.99	$ 10.99	$ 10.99

OPTION 2 RATES

Wastewater

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 20.75	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	Usage Charge	$ 8.890	$ 9.999	$ 9.999	$ 9.999	$ 9.999	$ 9.999
Res. Outside	Cust. Charge	$ 25.93	$ 30.00	$ 30.00	$ 30.00	$ 30.00	$ 30.00
	Usage Charge	$ 11.110	$ 12.441	$ 12.441	$ 12.441	$ 12.441	$ 12.441
Comm. Inside	Cust. Charge	$ 29.39	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Usage Charge	$ 8.890	$ 9.999	$ 9.999	$ 9.999	$ 9.999	$ 9.999
Comm. Outside	Cust. Charge	$ 36.74	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
	Usage Charge	$ 11.110	$ 12.441	$ 12.441	$ 12.441	$ 12.441	$ 12.441

OPTION 2 RATES

Electric

		Current	Proposed				
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Res. Inside	Cust. Charge	$ 9.21	$ 15.00	$ 15.00	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Res. Outside	Cust. Charge	$ 11.51	$ 15.00	$ 15.00	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Senior Inside	Cust. Charge	$ 8.75	$ 14.25	$ 14.25	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1214	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072
Senior Outside	Cust. Charge	$ 10.94	$ 14.25	$ 14.25	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1518	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072	$ 0.1072
Comm. Inside	Cust. Charge	$ 24.19	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128
Comm. Outside	Cust. Charge	$ 30.24	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128	$ 0.1128

ORDINANCE NO. 2024-003

AN ORDINANCE ESTABLISHING RATES TO BE CHARGED FOR ELECTRIC, GAS, WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF CASTROVILLE; REPEALING ORDINANCE NO. 2022-003, DATED OCTOBER 26, 2022, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Castroville, Texas deems it reasonable and necessary to revise electric, gas, water, and sewer service rates to provide adequate revenues to meet the operation and maintenance expenses, the retirement of debt, and other financial requirements deemed necessary by the City Council of the City of Castroville, Texas; and

WHEREAS, the City Council finds that the rates provided for in this Ordinance should take effect January 01, 2024 and continue until modified by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

Section 1. That the rates for city utility services are amended as shown on the corresponding exhibit attached hereto and incorporated for all purposes:

Gas Rates – see Exhibit A

Water Rates – see Exhibit B

Wastewater Rates – see Exhibit C

Electric Rates – see Exhibit D

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as part of the judgment and finding of the City Council.

Section 3. All Ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein. Any utility rate not provided for in this Ordinance remains in effect.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City council hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter

of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Ordinance shall be in force and effect as stated on January 01, 2024 and it is so ordained.

PASSED AND APPROVED on this 14th day of November 2023.

Darrin Schroeder, Mayor

ATTEST:

Debra Howe, City Secretary

EXHIBIT A – GAS RATES

GAS		FY 2023	Adopted FY 2024
Residential Inside	Customer Charge	$ 16.00	$ 16.00
	Energy Charge	$ 0.0090	$ 0.0106
Residential Outside	Customer Charge	$ 21.00	$ 21.00
	Energy Charge	$ 0.0113	$ 0.0129
Commerical Inside	Customer Charge	$ 21.00	$ 21.00
	Energy Charge	$ 0.0090	$ 0.0106
Commerical Outside	Customer Charge	$ 26.00	$ 26.00
	Energy Charge	$ 0.0113	$ 0.0129

New West Texas Gas Rates:
Houston Ship Channel Cost = 102%
Transportation Cost Adder Increased from $0.65 to $1.75 per MMBTU

EXHIBIT B – WATER RATES

WATER			FY 2023	Adopted FY 2024
Residential Inside	Cust. Charge	$	30.00	30.00
	0-5,000 Gal.	$	5.35	5.35
	5,001-10,000 Gal.	$	5.67	5.67
	10,001-20,000 Gal.	$	6.20	6.51
	20,001-30,000 Gal.	$	6.53	7.51
	30,001-40,000 Gal.	$	6.95	8.69
	40,001-50,000 Gal.	$	7.18	10.05
	Over 50,000 Gal.	$	8.17	11.44
Residential Outside	Cust. Charge	$	35.00	35.00
	0-5,000 Gal.	$	6.52	6.52
	5,001-10,000 Gal.	$	6.94	6.94
	10,001-20,000 Gal.	$	7.60	7.98
	20,001-30,000 Gal.	$	8.01	9.21
	30,001-40,000 Gal.	$	8.41	10.51
	40,001-50,000 Gal.	$	8.82	12.35
	Over 50,000 Gal.	$	10.06	14.08
Commerical Inside	Cust. Charge	$	40.00	40.00
	0-5,000 Gal.	$	5.43	5.43
	5,001-10,000 Gal.	$	5.77	5.77
	10,001-20,000 Gal.	$	6.31	6.31
	20,001-30,000 Gal.	$	6.64	6.97
	30,001-40,000 Gal.	$	6.97	7.32
	40,001-50,000 Gal.	$	7.30	7.67
	Over 50,000 Gal.	$	8.31	8.73
Commerical Outside	Cust. Charge	$	45.00	45.00
	0-5,000 Gal.	$	7.39	7.39
	5,001-10,000 Gal.	$	7.81	7.81
	10,001-20,000 Gal.	$	8.49	8.49
	20,001-30,000 Gal.	$	8.90	9.35
	30,001-40,000 Gal.	$	9.31	9.78
	40,001-50,000 Gal.	$	9.73	10.22
	Over 50,000 Gal.	$	10.99	11.54

EXHIBIT C – WASTEWATER RATES

WASTEWATER		FY 2023	Adopted FY 2024
Residential Inside	Customer Charge	$ 30.00	$ 30.00
	Usage Charge	$ 9.999	$ 16.668
Residential Outside	Customer Charge	$ 30.00	$ 30.00
	Usage Charge	$ 12.441	$ 19.110
Commerical Inside	Customer Charge	$ 35.00	$ 35.00
	Usage Charge	$ 9.999	$ 16.668
Commerical Outside	Customer Charge	$ 40.00	$ 40.00
	Usage Charge	$ 12.441	$ 19.110

Customer Charge is base rate charged to all customers and includes 2 units toward the usage charge.

Example: Customer's usage (based on winter averaging) is 10, then the bill calculation formula would be *Customer Charge plus Usage Charge times 8*

$30.00 + (16.660 x 8) = $163.28

EXHIBIT D – ELECTRIC RATES

ELECTRIC		FY 2023	Adopted FY 2024
Residential Inside	Customer Charge	$ 15.00	$ 15.00
	Energy Charge	$ 0.1128	$ 0.0463
Residential Outside	Customer Charge	$ 15.00	$ 15.00
	Energy Charge	$ 0.1128	$ 0.0463
Senior Inside	Customer Charge	$ 14.25	$ 14.25
	Energy Charge	$ 0.1072	$ 0.0406
Senior Outside	Customer Charge	$ 14.25	$ 14.25
	Energy Charge	$ 0.1072	$ 0.0406
Commerical Inside	Customer Charge	$ 35.00	$ 35.00
	Energy Charge	$ 0.1128	$ 0.0463
Commerical Outside	Customer Charge	$ 35.00	$ 35.00
	Energy Charge	$ 0.1128	$ 0.0463

*The rates adopted above represent only the customer and energy charges. The total billed amount for electric usage is the customer charge + the energy charge + the Power Cost Recovery Factor (PCRF). At the time of adoption, the average PCRF was $0.0702/kWh. This PCRF results in a total rate of $0.1165/kWh. The PCRF is subject to change based upon market conditions.

Electric

		FY 2021	FY 2022	FY 2023	FY 2024
Res. Inside	Cust. Charge	$ 9.21	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.0463
Res Outside	Cust. Charge	$ 11.51	$ 15.00	$ 15.00	$ 15.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.0463
Senior Inside	Cust. Charge	$ 8.75	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1214	$ 0.1072	$ 0.1072	$ 0.0406
Senior Outside	Cust. Charge	$ 10.94	$ 14.25	$ 14.25	$ 14.25
	Energy Charge	$ 0.1518	$ 0.1072	$ 0.1072	$ 0.0406
Comm. Inside	Cust. Charge	$ 24.19	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1278	$ 0.1128	$ 0.1128	$ 0.0463
Comm. Outside	Cust. Charge	$ 30.24	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 0.1597	$ 0.1128	$ 0.1128	$ 0.0463

Gas

		FY 2021	FY 2022	FY 2023	FY 2024
Res. Inside	Cust. Charge	$ 11.76	$ 16.00	$ 16.00	$ 16.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0106
Res Outside	Cust. Charge	$ 14.70	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0113	$ 0.0130	$ 0.0130	$ 0.0129
Comm. Inside	Cust. Charge	$ 14.37	$ 21.00	$ 21.00	$ 21.00
	Energy Charge	$ 0.0090	$ 0.0090	$ 0.0090	$ 0.0106
Comm. Outside	Cust. Charge	$ 17.97	$ 62.00	$ 62.00	$ 26.00
	Energy Charge	$ 0.0113	$ 0.0113	$ 0.0113	$ 0.0129

Water

		FY 2021	FY 2022	FY 2023	FY 2024
Res. Inside	Cust Charge	$ 23.26	$ 30.00	$ 30.00	$ 30.00
	0-5,000 Gal.	$ 4.75	$ 5.35	$ 5.35	$ 5.35
	5,001-10,000 Gal.	$ 5.07	$ 5.67	$ 5.67	$ 5.67
	10,001-20,000 Gal.	$ 5.60	$ 6.20	$ 6.20	$ 6.51
	20,001-30,000 Gal.	$ 5.93	$ 6.53	$ 6.53	$ 7.51
	30,001-40,000 Gal	$ 6.35	$ 6.95	$ 6.95	$ 8.69
	40,001-50,000 Gal	$ 6.58	$ 7.18	$ 7.18	$ 10.05
	Over 50,000 Gal	$ 7.57	$ 8.17	$ 8.17	$ 11.44
Res. Outside	Cust Charge	$ 27.87	$ 35.00	$ 35.00	$ 35.00
	0-5,000 Gal.	$ 5.92	$ 6.52	$ 6.52	$ 6.52
	5,001-10,000 Gal.	$ 6.34	$ 6.94	$ 6.94	$ 6.94
	10,001-20,000 Gal.	$ 7.00	$ 7.60	$ 7.60	$ 7.98
	20,001-30,000 Gal.	$ 7.41	$ 8.01	$ 8.01	$ 9.21
	30,001-40,000 Gal	$ 7.81	$ 8.41	$ 8.41	$ 10.51
	40,001-50,000 Gal	$ 8.22	$ 8.82	$ 8.82	$ 12.35
	Over 50,000 Gal	$ 9.46	$ 10.06	$ 10.06	$ 14.08
	Cust Charge	$ 29.07	$ 40.00	$ 40.00	$ 40.00
	0-5,000 Gal.	$ 4.83	$ 5.43	$ 5.43	$ 5.43

Comm. Inside	5,001-10,000 Gal.	$ 5.17	$ 5.77	$ 5.77	$ 5.77
	10,001-20,000 Gal.	$ 5.71	$ 6.31	$ 6.31	$ 6.31
	20,001-30,000 Gal.	$ 6.04	$ 6.64	$ 6.64	$ 6.97
	30,001-40,000 Gal	$ 6.37	$ 6.97	$ 6.97	$ 7.32
	40,001-50,000 Gal	$ 6.70	$ 7.30	$ 7.30	$ 7.67
	Over 50,000 Gal	$ 7.71	$ 8.31	$ 8.31	$ 8.73
Comm. Inside	Cust Charge	$ 36.34	$ 45.00	$ 45.00	$ 45.00
	0-5,000 Gal.	$ 6.04	$ 7.39	$ 7.39	$ 7.39
	5,001-10,000 Gal.	$ 6.46	$ 7.81	$ 7.81	$ 7.81
	10,001-20,000 Gal.	$ 7.14	$ 8.49	$ 8.49	$ 8.49
	20,001-30,000 Gal.	$ 7.55	$ 4.90	$ 4.90	$ 9.35
	30,001-40,000 Gal	$ 7.96	$ 9.31	$ 9.31	$ 9.78
	40,001-50,000 Gal	$ 8.38	$ 9.73	$ 9.73	$ 10.22
	Over 50,000 Gal	$ 9.64	$ 10.99	$ 10.99	$ 11.54

Wastewater

		FY 2021	FY 2022	FY 2023	FY 2024
Res. Inside	Cust. Charge	$ 20.75	$ 30.00	$ 30.00	$ 30.00
	Energy Charge	$ 8.890	$ 9.999	$ 9.999	$ 16.668
Res Outside	Cust. Charge	$ 25.93	$ 30.00	$ 30.00	$ 30.00
	Energy Charge	$ 11.110	$ 12.441	$ 12.441	$ 19.110
Comm. Inside	Cust. Charge	$ 29.39	$ 35.00	$ 35.00	$ 35.00
	Energy Charge	$ 8.890	$ 9.999	$ 9.999	$ 16.668
Comm. Outside	Cust. Charge	$ 36.74	$ 40.00	$ 40.00	$ 40.00
	Energy Charge	$ 11.110	$ 12.441	$ 12.441	$ 19.110

EXPLANATION OF THE ELECTRIC CHARGES ON THE CURRENT UTILITY BILL

- The council passed Ordinance No. 2024-003 that commenced on January 1, 2024.
- The changes were implemented on the February 10, 2024 bill. We bill in arrears and would effect the billing period of December 27, 2023 thru January 27, 2024.
- In order to accurately bill energy utilities, the City decided to separate the cost of purchasing the energy and the cost of generating the energy into two line items.
  - The cost of purchasing the energy is a set rate (adopted for Fiscal Year 2024) + the Customer Charge (base rate).
  - The cost of generating the electric energy is the Power Cost Recovery Factor or “Fuel Adjustment” as shown on the bill. The PCRF is subject to change on a monthly basis based upon the market conditions.

What is Power Cost Recovery Factor (PCRF)

The PCRF is the variable portion of the wholesale power costs. It changes, as needed, based on factors in the wholesale market, including but not limited to, increases or decreases in cost of natural gas, which is the fuel that generates the majority of the electricity in Texas. If you've noticed the price of gas for your vehicle fluctuating at the pump, then you won't be surprised to learn the price of natural gas is doing the same.

Ninety-nine percent of your power comes from natural gas, along with renewables such as wind and solar. Natural gas prices can trend up or down depending on supply and demand. The Houston Ship Channel factors the supply-side that affects prices to include natural gas production, imports and storage inventory levels. Increases in supply tend to pull prices down, while decreases in supply tend to push prices up.

These are the current **fixed** electric rates that generate the first line item on the bill. Included is the amount of energy that is consumed X the Energy Charge + the Customer Charge:

EXHIBIT D – ELECTRIC RATES

ELECTRIC		FY 2023	Adopted FY 2024
Residential Inside	Customer Charge	$ 15.00	$ 15.00
	Energy Charge	$ 0.1128	$ 0.0463
Residential Outside	Customer Charge	$ 15.00	$ 15.00
	Energy Charge	$ 0.1128	$ 0.0463
Senior Inside	Customer Charge	$ 14.25	$ 14.25
	Energy Charge	$ 0.1072	$ 0.0406
Senior Outside	Customer Charge	$ 14.25	$ 14.25
	Energy Charge	$ 0.1072	$ 0.0406
Commerical Inside	Customer Charge	$ 35.00	$ 35.00
	Energy Charge	$ 0.1128	$ 0.0463
Commerical Outside	Customer Charge	$ 35.00	$ 35.00
	Energy Charge	$ 0.1128	$ 0.0463

The bill prior to February 10, 2024:

City of Castroville
1209 Fiorella Street
Castroville TX 78009
Phone 830-931-4070
Fax 830-931-6373
www.castrovilletx.gov

Account Number	Amount Due
	$218.30
Due Date	**After Due Date Pay**
01/25/2024	$239.32
Account Name	
Service Address	
Amount Enclosed	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill.

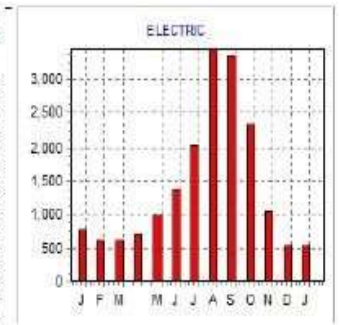
CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number

Status	Service Date From	Service Date To	#Days	Bill Date	Penalty Date	Due Date
ACTIVE	11/27/2023	12/27/2023	30	01/10/2024	01/25/2024	01/25/2024

PREVIOUS BALANCE	232.00
PAYMENTS	232.00-
CURRENT BALANCE	$0.00

CURRENT READING	PREVIOUS READING	USAGE		
6869	6341	528	RESIDENTIAL ELECTR	74.56
9	8	1	RESIDENTIAL WATER	35.35
2783	2775	800	GAS	23.20
			FUEL ADJ @0.0039	3.20
		3	SEWER	40.00
			GARBAGE	27.30
		1	WSC	0.25
			DRAINAGE FEE	5.00
			EAA	5.17
			SALES TAX	4.27
			CURRENT BILL	$218.30



The bill after February 10, 2024

City of Castroville
1209 Fiorella Street
Castroville TX 78009
Phone 830-931-4070
Fax 830-931-6373
www.castrovilletx.gov

Account Number	Amount Due
	$218.30
Due Date	**After Due Date Pay**
01/25/2024	$239.32
Account Name	
Service Address	
Amount Enclosed	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill.

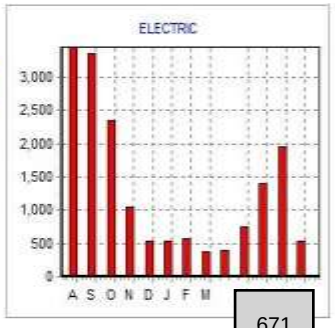
CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number

Status	Service Date From	Service Date To	#Days	Bill Date	Penalty Date	Due Date
ACTIVE	11/27/2023	12/27/2023	30	01/10/2024	01/25/2024	01/25/2024

PREVIOUS BALANCE	232.00
PAYMENTS	232.00-
PAST DUE AMOUNT	$ $0.00

CURRENT READING	PREVIOUS READING	USAGE		
6869	6341	528	RESIDENTIAL ELECTR	39.45
PCRF			FUEL ADJ @0.0679	35.85
9	8	1	RESIDENTIAL WATER	35.35
2783	2775	800	GAS	23.20
			FUEL ADJ @0.0039	3.20
		3	SEWER	40.00
			GARBAGE	27.30
		1	WSC	0.25
			DRAINAGE FEE	5.00
			EAA	5.17
			SALES TAX	4.27
			CURRENT BILL	$219.04



BILL COMPARISON

PREVIOUS BILL CALCULATION

Energy Consumption **528**

528 x .1128 (rate) + 15.00 (base rate)

59.5584 + 15.00 = **$74.56**

CURRENT BILL CALCULATION

Energy Consumption **528**

528 x .0463 (rate) + 15.00 (base rate)

24.4464 + 15.00 = **$39.45**

+

PCRF (Fuel Factor)

528 x .0679 (this month's rate) = **$35.8512**

$39.45 + $35.85 = $75.30

The comparison difference of the two methods of billing is $0.74

CITY PUBLIC SERVICE (CPS) vs CITY OF CASTROVILLE

My CPS bill for the month of July

Electric	
Residential Electric	
Service Availability Charge	$9.50
Energy Charge 1,647 kWh x $0.07503	$123.57
Peak Capacity Charge 1,047 kWh x $0.0215	$22.51
Fuel Adjustment 1,647 kWh x $0.01199	$19.75
Regulatory Adj 1,647 kWh x $0.01494	$24.61
Total Electric Bill (Non-Taxable)	**$199.94**

Comparison Bill Calculation to the City of Castroville

1,647 kWh x .0463 = 76.2561

1,647 kWh x .0679 = 111.8313 **(PCRF)**

$188.09

The difference is **$11.85**

BILL CALCULATION FOR ELECTRIC SERVICES (Example Bill Below)

ENERGY CONSUMPTION ON BILL: 1132 KWH

1132 (kwh) x 0.0463 (kw Rate) + 15.00 (Base Rate)	kw Rate – Adopted **Ord. 2024-003** (effective January 1, 2024) and Base Rate came from the November 15, 2022 Cost of Service and Rate Study by Schneider Engineering Firm (See attached Rate Study)
52.42 + 15.00 = $67.41	First line on the utility bill for electric charge
1132 (kwh) x 0.0830 (PCRF) = $93.96	Second line on the utility bill for fuel adjustment. **PCRF – Power Cost Recovery Factor** Provided by Schneider Engineering, which is a forecasting calculation based on the current cost of natural gas and other factors such as supply and demand, storage levels, economic conditions, geopolitical events and market speculation.
67.41 + 93.96 = $161.37	**Cost of the monthly energy charge.**

BILL CALCULATION FOR WATER SERVICES (Example Bill Below)

WATER CONSUMPTION ON BILL: 10,000 Gallons

10 (10,000 gal) x 5.35 (Gal Rate) + 30.00 (Base Rate)

Water Rate – Adopted **Ord. 2024-003** (effective January 1, 2024) and Base Rate came from the November 15, 2022 Cost of Service and Rate Study by Schneider Engineering Firm (See attached Rate Study)

55.10 + 30.00 = $85.10

Water Charge on the utility bill

Residential Rates:

NEW RATES AS OF 2/10/24			
5	5	5.35	26.75
5	5	5.67	28.35
0	10	6.51	0
0	10	7.51	0
0	10	8.69	0
0	10	10.05	0
0		11.44	0
10			55.10

BILL CALCULATION FOR GAS SERVICES (Example Bill Below)

GAS CONSUMPTION ON BILL: **3800 Cubic Feet**

3800 (cf) x 0.0106 (cf Rate) + 16.00 (Base Rate)

cf Rate – Adopted **Ord. 2024-003** (effective January 1, 2024) and Base Rate came from the November 15, 2022 Cost of Service and Rate Study by Schneider Engineering Firm (See attached Rate Study)

40.28 + 16.00 = **$56.28**

First line on the utility bill for gas charge

3800 (cf) x 0.00536 (PCRF) = **$20.37**

Second line on the utility bill for **Gas Fuel Adjustment**, provided by Schneider Engineering, which is a forecasting calculation based on the current cost of natural gas and other factors such as supply and demand, storage levels, economic conditions, geopolitical events and market speculation.

56.28 + **20.37** = **$76.65**

Cost of the monthly energy charge.

BILL CALCULATION FOR SEWER SERVICES (Example Bill Below)

SEWER RATING ON BILL: **9,000 Gallons**

7 (9,000 gal) x 16.668 (Rate) + 30.00 (Base Rate)

Sewer Rate – Adopted **Ord. 2024-003** (effective January 1, 2024) and Base Rate came from the November 15, 2022 Cost of Service and Rate Study by Schneider Engineering Firm

116.68 + 30.00 = **$146.68**

Sewer charge on the utility bill.

The sewer rate is determined by the average of water usage during the winter months of October, November, December and January. The highest month is thrown out and the remaining three are averaged to determine the rate.

Oct: 9,000 *gallons of water used*
Nov: 9,000 *gallons of water used*
Dec: 9,000 *gallons of water used*
Jan: 9,000 *gallons of water used*
AVERAGE: 9,000

In this case, the customer's rating was a 9. The base rate pays for 2,000 gallons of sewage, therefore 2 is subtracted from the nine and the difference is multiplied by the rate (9 – 2 = 7 x 16.668).

City of Castroville
1209 Fiorella Street
Castroville TX 78009
Phone 830-931-4070
Fax 830-931-6373
www.castrovilletx.gov

Account Number	Amount Due
	$554.86
Due Date	**After Due Date Pay**
05/25/2025	$608.97
Account Name	
Service Address	
Amount Enclosed	

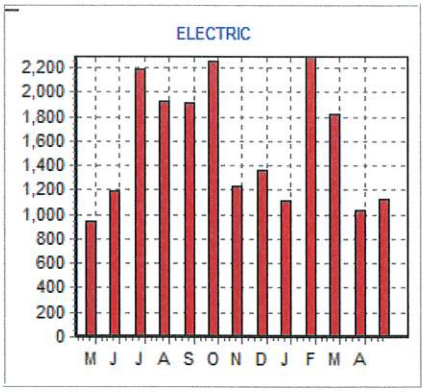
There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill.

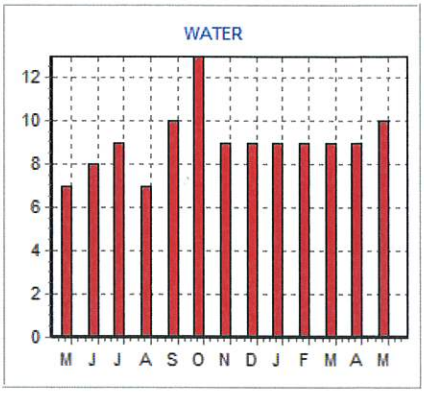
CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number

Status	Service Date			Bill Date	Penalty Date	Due Date
	From	To	#Days			
ACTIVE	03/27/2025	04/27/2025	31	05/10/2025	05/25/2025	**05/25/2025**

CURRENT READING	PREVIOUS READING	USAGE		
			PREVIOUS BALANCE	538.60
			PAYMENTS	538.60-
			CURRENT BALANCE	**$0.00**
4588	3456	1132	RESIDENTIAL ELECTR	67.41
			FUEL ADJ @0.0830	93.96
193	183	10	RESIDENTIAL WATER	85.10
7822	7784	3800	GAS	56.28
			FUEL ADJ @0.0053	20.37
		9	SEWER	146.68
			GARBAGE	62.48
		10	WSC	2.50
			DRAINAGE FEE	5.00
			EAA	5.17
			SALES TAX	9.91
			CURRENT BILL	**$554.86**
			AMOUNT DUE	**$554.86**
			AMOUNT DUE AFTER 05/25/2025	$608.97





Agenda Report

Agenda of: May 27, 2025

Department: Public Works

Subject: Revision to Article VI - Drought Contingency Plan

Recommended Motion:

A. Move to approve the requirement for entities excluded from the drought surcharge be required to provide the city with a Water Management Plan in Section 110-151, F of the Drought Contingency Plan.

Background:

On March 25, 2025, the Council approved excluding the following entities from the drought surcharge: healthcare facilities, emergency services facilities, and accounts held by the City of Castroville with the provision they be required to submit a water management plan. Plans are to be submitted to the Public Works Director and include water conservation practices, regular maintenance of plumbing systems and promoting water usage awareness among staff and residents while ensuring safe and potable water for residents. If no plan is submitted, then consideration will be given to removing the exclusion from the individual account. This additional provision is redlined and highlighted in yellow under Section 110-151, F – Enforcement of the Drought Contingency Plan

Council also approved the request to remove Sec. 110-149 – Stage 4 Response: this motion aims to eliminate the prohibition on new water services during extreme water shortage conditions.

There was discussion regarding requiring a water acquisition fee for connections on infill lots, but no clear consensus of a process and requirements.

Attachments:

Attachment A: Ordinance Revision to Article VI – Drought Contingency Plan (red lined)

Urgency (0-5 = Low Urgency to High Urgency):

Impact (0-5 = Low Impact to High Impact):

Submitted by:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL AMENDING CASTROVILLE CODE OF ORDINANCES, CHAPTER 110, UTILITIES, ARTICLE VI, AMENDING AND UPDATING THE DROUGHT CONTINGENCY PLAN; PROVIDING EXCLUSTION TO DROUGHT SURCHARGE FOR WATER USAGE THAT EXCEEDS DESIGNATED THRESHOLDS AND DELETING STAGE 4 REQUIREMENT RELATING TO NEW, ADDITIONAL, EXPANDED OR INCREASED WATER SERVICES

WHEREAS, the City of Castroville, Texas, recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought or upon failure of major system components; and

WHEREAS the City recognizes that natural limitations due to drought conditions and other acts of force majeure cannot guarantee an uninterrupted water supply for all purposes; and

WHEREAS, Section 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality ("TCEQ"), including Title 30, Chapter 288, Subchapters A and B of the Texas Administrative Code require all public water supply systems in Texas to prepare, update and adopt a water conservation and drought contingency plan at a minimum at least every five years; and

WHEREAS, the City previously updated and adopted the City's current water conservation and drought contingency plan under Chapter 110, Article VI of the City's Code of Ordinances; and

WHEREAS, in accordance with the regulations established by the TCEQ, it is necessary to review, update and adopt an amended water conservation and drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens of Castroville, Texas, and its customers, the City Council deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

Section 1: That the Code of Ordinances, City of Castroville, Texas, Chapter 110, Utilities, Article VI, Drought Contingency Plan, is hereby amended as set forth in Exhibit A attached hereto and incorporated for all purposes.

Section 2: That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances of parts of the ordinance in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

Section 4. Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are severable.

Section 5. That it is officially found, determined and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 6: This Ordinance shall take effect immediately from and after its passage and any publication requirements.

PASSED AND APPROVED this ___ day of _____.

CITY OF' CASTROVILLE

_____
Bruce Alexander
MAYOR

ATTEST:

_____
DEBRA HOWE
CITY SECRETARY

ARTICLE VI. - DROUGHT CONTINGENCY PLAN

Sec. 110-141. - Declaration of policy, purpose, and intent.

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the city hereby adopts the following regulations and restrictions on the delivery and consumption of water through an ordinance.

Water uses regulated or prohibited under this Drought Contingency Plan (the plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in section 110-151 of this plan.

Sec. 110-142. - Public involvement.

Opportunity for the public to provide input into the preparation of the plan was provided by the Cityof Castroville, Texas ("city") by means of a public notice of a public meeting, which was held on February 22, 2022. Additionally, the public is always invited to attend the city council meetings to ask questions about the plan and its implementation.

Sec. 110-143. - Public education.

The city will periodically provide the public with information about the plan, including information about the conditions under which each stage of the plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of public meetings, press releases to newspapers serving the area, periodic utility bill inserts, monthly newsletter articles, and placement on the city's website.

Sec. 110-144. - Coordination with regional water planning groups.

The service area of the city is located within the South Central Texas Regional Water Planning Area and the city has provided a copy of this plan to South Central Texas Regional Water Planning Area.

Sec. 110-145. - Authorization.

The city administrator, or his/her designee is hereby authorized and directed to implement the applicable provisions of this plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The city administrator or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this plan.

Sec. 110-146. - Application.

The provisions of this plan shall apply to all persons, customers, and property utilizing water provided by the city. The terms "person" and "customer" as used in the plan include individuals, corporations, partnerships, associations, and all other legal entities.

Sec. 110-147. - Definitions.

For the purposes of this plan, the following definitions shall apply:

Aesthetic water use: Water use for ornamental or decorative purposes such as fountains, reflecting pools,

and water gardens.

City: The City of Castroville, Texas.

Commercial and institutional water use: Water use is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: Any person, company, or organization using water supplied by the city.

Domestic water use: Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even number address: Street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use: The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: Water uses that are not essential nor required for the protection of public, health, safety, and welfare, including:

(1) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this plan

(2) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle

(3) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas

(4) Use of water to wash down buildings or structures for purposes other than immediate fire protection

(5) Flushing gutters or permitting water to run or accumulate in any gutter or street

(6) Use ~~of~~ water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools

(7) Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life

(8) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and

Odd numbered address: Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Sec. 110-148. - Criteria for initiation and termination of drought response stages.

The city administrator or his/her designee shall monitor water supply and/or demand conditions on a weekly basis and shall determine when conditions warrant initiation or termination of each stage of the plan, that is, when the specified "triggers" are reached. During especially dry periods, the city administrator or his/her designee may monitor water supply and/or demand conditions on a daily basis

and determine when conditions warrant initiation or termination of a stage of the plan.

Public notification of the initiation or termination of drought response stages shall be by means of City's emergency notification program, social media, and with signs posted in public places. Further, the notice shall be posted at City Hall and on the city's web page.

The triggering criteria described below are based on guidelines adopted by the San Antonio Water System ("SAWS") and the implementation and termination of the stages by the Edwards Aquifer Authority ("EAA") based upon reported water levels in the San Antonio Pool.

(1) Year-round.

a. *Requirements for initiation.* Year-round watering restrictions are in effect when the aquifer level is above 660 feet, mean sea level as determined by EAA at the monitored well for 15 consecutive days.

b. *Requirements for termination.* Year-round water restrictions continue until there is an announcement by EAA that Stage 1 is triggered.

c. Year-round watering rules are in effect when the City of Castroville is NOT under any specific drought restrictions

1. Under year-round watering rules, all fountains – whether commercial or residential (indoor or outdoor) are allowed.
2. Landscape watering with an irrigation system or sprinkler is permitted any day of the week before 11 a.m. or after 7 p.m.
3. Hand watering with a hand-held hose, drip irrigation, soaker hose or bucket is permitted any time of day.
4. Washing impervious cover such as parking lots, driveways, streets or sidewalks is permitted without runoff to avoid water waste.
5. Water waste is prohibited at all times. Allowing water to run off into a gutter, ditch, or drain or failing to repair a controllable leak is considered water waste.
6. Residential, commercial, industrial and agricultural Edwards Aquifer water users should use common sense and best practices to avoid water waste.
7. The use of commercial vehicle wash facilities is permitted any day.

* NOTE: The use of treated wastewater or recycled water is a defense to prosecution under these rules.

(2) Stage 1 Triggers—Mild water shortage conditions.

a. *Requirements for initiation.* Customers shall be requested to conserve water and adhere to the prescribed restrictions on certain water uses, defined in section 110-147 of this plan, when the ten-day rolling average of the Edwards Aquifer level drops to 660 feet mean sea level at the monitored well.

b. *Requirements for termination.* Stage 1 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 15 consecutive days or notification by Edwards Aquifer Authority that Stage 1 restrictions are terminated or that Stage 2 is in effect. Upon termination of Stage 1, year-round becomes operative.

(3) Stage 2 Triggers—Moderate water shortage conditions.

a. *Requirements for initiation.* Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses provided in section 110-149 of this plan

when the ten-day rolling average of the Edwards Aquifer level reaches 650 feet mean sea level at the monitored well.

b. *Requirements for termination.* Stage 2 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 15 consecutive days or notification by Edwards Aquifer Authority that Stage 2 restrictions are terminated or that Stage 3 is in effect. Upon termination of Stage 2, Stage 1 becomes operative.

(4) Stage 3 Triggers—Severe water shortage conditions.

a. *Requirements for initiation.* Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for Stage 3 provided in section 110-149 of this plan when ten-day rolling average of the Edwards Aquifer level drops to 640 feet mean sea level at the monitored well.

b. *Requirements for termination.* Stage 3 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 15 consecutive days or notification by Edwards Aquifer Authority that Stage 3 restrictions are terminated or that Stage 4 is in effect. Upon termination of Stage 3, Stage 2 becomes operative.

(5) Stage 4 Triggers—Extreme water shortage conditions.

a. Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for Stage 4 provided in section 110-149 of this plan when ten-day rolling average of the Edwards Aquifer level drops to 630 feet mean sea level at the monitored well.

b. *Requirements for termination.* Stage 4 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 15 consecutive days or notification by Edwards Aquifer Authority that Stage 4 restrictions are terminated or that Stage 5 is in effect. Upon termination of Stage 4, Stage 3 becomes operative.

(6) Stage 5 Triggers—Critical water shortage conditions.

a. *Requirements for initiation.* Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for Stage 4 provided in section 110-149 of this plan when ten-day rolling average of the Edwards Aquifer level drops to 625 feet mean sea level at the monitored well.

b. *Requirements for termination.* Stage 5 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 15 consecutive days or notification by Edwards Aquifer Authority that Stage 5 restrictions are terminated. Upon termination of Stage 5, Stage 4 becomes operative.

(Ord. No. 2009-013, § 2(Exh. A, § VIII), 8-24-09; Ord. No. 2013-006, § 1, 4-9-13)

Sec. 110-149. - Drought response stages.

The city administrator, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in section 110-148 of this plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

(1) Notification.

a. *Notification of the public:* The city administrator or his/ her designee shall notify the public by means of the City's emergency notification program, social media, and posting at City

Hall and placement of the information on the city's website.

b. *Additional notification:* The city administrator or his/ her designee shall notify directly, or cause to be notified directly, the following individuals and entities when required under the plan:

1. Mayor/chairman and members of the city council—At each declaration.
2. Police chief/fire chief—At each declaration.
3. County emergency management coordinator(s)—When mandatory restrictions are imposed.

(2) Critical water users, i.e. hospitals, critical care facilities—when mandatory restrictions are imposed.

(3) *Stage 1 Response—Mild water shortage conditions.*

a. *Target:* Achieve a 20 percent reduction in total water use.

b. Mandatory water use restrictions for reducing demand:

1. Landscape watering with an irrigation system, ~~or~~ sprinkler or soaker hose is allowed only once a week~~.~~ before 11 a.m. and after 7 p.m. on your designated water day. For addresses ending in 0 or 1, the designated day is Monday. Addresses ending in 2 or 3 have a designation of Tuesday. Addresses ending in 4 or 5 have a designation of Wednesday. Addresses ending in 6 or 7 have a designation of Thursday. Addresses ending in 8 or 9 have a designation of Friday. No watering on weekends with a sprinkler or irrigation system.
2. Watering days begin and end at midnight; overnight watering is not allowed.
3. Hand watering with a hand-held hose, soaker hose, drip irrigation, bucket or water can is permitted any time and any day.
4. Use of grey water is allowed at any time.
5. The use of commercial car wash facilities is allowed any day.
6. Residential car washing allowed during drought once per week on your designated watering day, Saturday or Sunday as long as there is no water waste.
7. Washing impervious cover such as parking lots, driveways, streets, or sidewalks is prohibited. Health and safety exceptions to this rule may be requested from the City in writing.
8. All non-public swimming pools must have a minimum of 25 percent of the surface covered with evaporation screens when not in use. Inflatable pool toys or floating decorations may be used.
9. Landscape areas on golf courses not directly "in play" are required to follow one day-per- week watering based on address unless otherwise instructed by the city.
10. Operators of golf courses, athletic fields and parks must submit a conservation plan to the city. For submittal requirements, operators should contact the city administrator.
11. All residential fountains and indoor commercial fountains can operate at any stage of drought. Outdoor commercial fountains must have a city variance in order to operate during drought stages 1—~~6~~5.
12. **Water waste is prohibited at all times**. Water waste includes allowing water to run off into gutter, ditch or drain; or failing to repair a controllable leak

13. Reduce water consumption/usage by any means available.

(4) Stage 2 Response—Moderate water shortage conditions.

a. *Target:* Achieve a 30 percent reduction of total water usage.

b. *Water use restrictions for demand reduction:* Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

1. All restrictions from Stage 1 remain in effect unless added to or replaced by Stage 2.

2. Landscape watering with an irrigation system, sprinkler or soaker hose is allowed only once a week from 7-11 a.m. and 7-11 p.m. on your designated watering day, as determined by your address. No watering on weekends with a sprinkler or irrigation system.

3. Watering with a drip irrigation is permitted any day, but only between 7-11 a.m. and 7- 11 p.m.

4. Watering with a hand-held hose or bucket is allowed any time on any day.

5. Use of grey water is allowed at any time.

6. Hotels, motels and other lodging must offer and clearly notify guests of a "linen/towel change on request only" program.

7. Use of water from hydrants shall be limited to firefighting related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permit from the city.

8. All restaurants may prohibit the serving of water to patrons except upon request of the patron.

(5) Stage 3 Response—Severe water shortage conditions.

a. *Target:* Achieve a 35 percent reduction in total water use.

b. *Water use restrictions for demand reduction:* All restrictions from Stage 1 and Stage 2 remain in effect, unless added to or replaced by Stage 3 rules.

1. Drought surcharge will be applied when customer's billed usage achieve the volumetric threshold designated under Sec. 110-151. – Enforcement, Part D of this plan.

2. Landscape watering allowed only **every other week** with an irrigation system, sprinkler or soaker hose from 7:00 a.m. -11:00 a.m. and 7:00 p.m. – 11:00 p.m. on your designated watering day, as determined by your address. Weeks when no watering is allowed will be announced via local media, social media and City website.

3. Watering with drip irrigation is permitted every Monday, Wednesday, and Friday, but only between 7 a.m. -11 a.m. and 7 p.m. – 11 p.m.

4. Watering with a hand-held hose, bucket or watering can is allowed any time on any day.

5. Washing impervious cover such as parking lots, driveways, streets or sidewalks is prohibited. Health and safety exceptions may be requested from the city administrator or his/her designee.

6. All non-public swimming pools must have a minimum of 25 percent of the surface is covered when not in use. Inflatable pool toys or floating decorations may be used for this purpose.

7. Residential car washing allowed during drought once per week on Saturday or Sunday as long as there is no water waste. No street run-off allowed.
8. Use of grey water is allowed at any time.
9. Hotels, motels and other lodging facilities must limit linen/towel changes to once every three nights, except for health and safety.
10. The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.

(6) Stage 4 Response—Extreme water shortage conditions.

a. *Target:* Achieve a 40 percent reduction in total water use.

b. *Water use restrictions for reducing demand:* All requirements of Stage 1, 2 and 3 shall remain in effect during Stage 4 with the following additional restrictions:

1. Drought surcharge will be applied when customer's billed usage achieves the volumetric threshold designated under Sec. 110-151. – Enforcement, Part D of this plan.
2. The filling, refilling, or adding water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited, unless such pool is equipped with a filtration system which requires such pool to maintain a constant level for proper operation. For pools with a filtration system as described, the surface of the pool must be covered when not in use to prevent evaporation.
3. Use of grey water is allowed at any time.
4. *Reserved.*

(7) Stage 5 Response—Critical water shortage conditions.

a. *Target:* Achieve a 44 percent reduction in total water use.

b. *Water use restrictions for reducing demand:* All requirements of Stage 1, 2, 3, and 4 shall remain in effect during Stage 5 with the following additional restrictions:

1. Drought surcharge will be applied when customer's billed usage achieves the volumetric threshold designated under Sec. 110-151. – Enforcement, Part D of this plan.
2. The use of irrigation systems is prohibited. Watering with a hand-held hose, bucket or watering can will be allowed once per week on your designated watering day, as determined by your address during the hours of 7 to 11 a.m. and 7 to 11 p.m. only. Use of water to wash impervious surfaces such as sidewalks, walkways, driveways, or parking lots is prohibited
3. Use of water to wash down buildings or structures for purposes other than immediate fire protection is prohibited.
4. Use of grey water is allowed at any time.

Sec. 110-150. - Plan review and update.

The city will review and update the plan as appropriate based on an assessment of the five- and ten- year goals, as well as whenever the plans for SAWS and EAA are updated. At a minimum, the plan will be updated every five years.

Sec. 110-151. - Enforcement.

(a) No person shall knowingly or intentionally allow the use of water from the city for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by city administrator or his/her designee, in accordance with provisions of this plan.

(b) Any person who violates this plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than $200.00 and not more than $2,000.00. Each day that one or more of the provisions in this plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this plan, the city administrator shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge, hereby established at $50.00, and any other costs incurred by the city in discontinuing service. In addition, suitable assurance must be given to the city administrator that the same action shall not be repeated while the plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.

(c) Any person, including a person classified as a water customer of the city, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parent's control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this plan and that the parent could not have reasonably known of the violation.

(d) The city's police officer, code enforcement officer, or other city employee designated by the city administrator may issue a citation to a person he/she reasonably believes to be in violation of this article. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged and shall direct him/her to appear in the municipal court on the date shown on the citation. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in municipal court to enter a plea of guilty or not guilty for the violation of this plan. If the alleged violator fails to appear in municipal court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court before all other cases.

(e) In deeper stages of drought, a drought surcharge will encourage both residential and commercial customers with very high usage to conserve. The drought surcharge rate will be established by City Council in the city’s comprehensive fee schedule. In Stage 3, the drought surcharge for residential customers will take effect for water usage above 20,000 gallons per billing cycle. In Stage 4 and 5, the threshold for residential customers drops to 12,000 gallons. The threshold for commercial customers will be 80,000 in Stage 3 and will be 40,000 in Stage 4 and 5.

Customer Class	Stage 3 Threshold by gallons	Stage 4 & 5 Threshold by gallons
Residential	20,000	12,000
Commercial	80,000	40,000

(f) Excluded from the drought surcharge are healthcare facilities, emergency services facilities, and accounts held by the City of Castroville. Each will be required to submit a Water Management Plan that outlines water conservation practices, regular maintenance of plumbing systems and promotes water usage awareness among staff and residents while ensuring safe and potable water for residents. Plans shall be submitted to the Public Works Director. If no plan is submitted, then consideration will be given to removing the exclusion from the individual account.

- Healthcare providers/facilities are defined as Clinics and Medical Offices, Urgent Care Centers, Rehabilitation Centers, Nursing Homes, Hospitals, Ambulatory Surgical Centers (ASCs), Mental Health and Addiction Treatment Centers, Birth Centers, Hospice Care Facilities, Dialysis Facilities, Imaging and Radiology Centers, Long-Term Care Facilities, and Specialized Outpatient Services
- Emergency Services are defined as law enforcement, fire protection and emergency medical services (EMS).

Sec. 110-152. - Variances.

(a) The city administrator, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

(1) Compliance with this plan cannot be technically accomplished during the duration of the water supply shortage or other conditions for which the plan is in effect.

(2) Alternative methods can be implemented which will achieve the same level of reduction in water use.

(b) Persons requesting an exemption from the provisions of this article shall file a petition for variance with the city within five days after the plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the city administrator, or his/her designee, and shall include the following:

(1) Name and address of the petitioner(s).

(2) Purpose of water use.

(3) Specific provision(s) of the plan from which the petitioner is requesting relief.

(4) Detailed statement as to how the specific provision of the plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this article.

(5) Description of the relief requested.

(6) Period of time for which the variance is sought.

(7) Alternative water use restrictions or other measures the petitioner is taking or proposes to

take to meet the intent of this plan and the compliance date.

(8) Other pertinent information.

(c) Variances granted by the city administrator, or his/her designee may be subject to conditions which shall be set forth in the variance. Should the city administrator or his/her designee deny a variance, the person requesting the variance may appeal such a denial to the city council.

Secs. 110-153—110-170. - Reserved.

City Administrator's Report

To: Mayor Alexander & City Council

CC: Staff

From: R. Scott Dixon, City Administrator

Date: June 05, 2025

Re: City Administrator's Report

Mayor and Council,

The following items are listed in no particular order. If there is anything that you would like an update on that you do not see listed or you have any additional questions or concerns, please contact me.

Gas Audit

The City's gas utility was audited by the Railroad Commission this week. This audit is an annual requirement that involves extensive preparation and three days of both field verification, verbal interviews, and an audit of the city's files and records. We will hear the results of the audit next week. In preparation for this audit, our gas utility Superintendent, Javier Jacquez, attended the City of Uvalde's gas utility audit and spent the last six weeks reviewing the city's records and conducting field surveys of the city's distribution system and equipment. Here is a list of SOME of the items covered in the audit:

Annual Requirements:

- Continuing Surveillance (Line markers & casings)
- Corrosion Control (CP Readings)
- Corrosion Control (Atmospheric Inspections) – every 3 years
- School Pipeline Testing – every 2 years
- OQ Plan & Operator Qualifications
- Leaks
- Regulator/Relief Valve Reports
- Emergency Valve Reports

- Line Locating & Qualifications
- Review Of O&M

Quarterly Requirements:

- Patrol Points – rivers, highways, and railroad crossings
- Business District Patrols
- Odorization Testing
- Pipeline Patrolling
- CP Casing Inspections

Gravel Disbursement in Medina River at Regional Park

Earlier this year, staff removed some of the gravel from the Medina River in an effort to eliminate debris that had built up over a significant period of time and minimize erosion of the river. This effort was halted once we realized that a permit had to be acquired. The City has obtained permission to resume this effort. Over the coming weeks, our crews will work to re-distribute the large gravel pile that is in the southwest bend of the Medina River in Regional Park.

Geneva Drainage Channel

The roadwork on Gentilz at the Geneva intersection has been completed, staff will begin excavating the drainage channel immediately south of the intersection – this effort should take up to 12 weeks to complete.

Regional Park Irrigation

Last week, staff met with Michael Persyn of Lochner (formerly KFriese) and the mayor on-site at the waste water treatment plant (WWTP) to discuss and evaluate the various effluent watering systems that have been identified. Included this report is an email dated June 5th from Michael Persyn that provides his evaluation of the various methods that were discussed.

Generator Testing

Pursuant to the direction provided by council during their May 27th meeting, over the past week, staff has been testing the water well emergency generators under active load. Previous to these tests, the generators had been routinely tested without the water well in operation. This testing has proved helpful as it has identified the need for minor electrical modifications and improvements which are currently in-process.

County Participation on Street Maintenance

Staff recently spoke with Commissioner Sittre to confirm the county's willingness to enter into an interlocal agreement for specific roadway improvements within Castroville. Staff has identified several street sections and discussed potential projects with the county. The next step will be to create a formal interlocal agreement for each project. Included with this report are the maps and information that have been provided to the county.

City Hall Audio/Visual

Unfortunately, the gremlin that is haunting our audio/video system appears to still be active. We lost the last 30 minutes or so of sound during the last council meeting. Staff has worked with VC3 to get the proper Microsoft Teams licensing and installation on the council computer. Included with this report are the instructions for how to use Microsoft Teams Town Hall livestream to YouTube for your reference. It is not a simple process. Staff will work on testing the Teams Town Hall function and will also reach out to Vimeo to try and troubleshoot the issue with them.

There is a lot going on in the City of Castroville! If I have left anything out of this report, it was not intentional. **If there is anything else that is of particular concern to you, please let me know so that I can include it on a future report**. As always, my door is open should you have need to speak with me. It is my pleasure to serve the people of Castroville.

Thank you,



R. Scott Dixon, MPA

City Administrator, Castroville, TX

From: Persyn, Michael
To: Ricardo Carrasco; Daniel Paxson; Scott Dixon; Jonah Chang; Jerimiah Jacobs; John Gomez
Cc: Nicholas Carlisle
Subject: RE: Irrigation discussion on pumps at contact chamber [In-person]
Date: Thursday, June 5, 2025 5:22:49 PM
Attachments: image002.png
image003.png
image004.png

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all,

Here is my understanding of our discussion last Thursday, our evaluation, and some suggested options. It's long, but I thought was a good place to summarize several discussions and evaluations up to this point.

Summary of the discussion and useful background

- During the NPW test, both pumps were run at 100% to operate one zone. Based on the gauge on the manifold, the line appeared to not build any pressure (gauge read approximately 10 psi where typically it is around 70 psi). The zone that was run had approximately 6 heads on it. The heads appeared to be throwing the appropriate distance. No flow meter was used to see what flow rate the pumps were producing. Only one zone was opened during the test. It's possible the pumps were not seeing much backpressure due to the small flow rate in the 6" main header and the elevation drop from the clearwell water surface to the irrigated fields.
- The current irrigation system in the park consists of 45 zones per the 2004 irrigation plans. Based on the irrigation plans, the typical zone is approximately 7-8 heads flowing ~190 gpm.
- The park needs approximately 162k gallons per week to irrigate ~12 acres to a depth of 1/2". Using a 7 day watering cycle requires approximately 23k gallons per day. The park must be watered at night when the fields are not being used because of the type of reclaimed water used for irrigation. Assuming a 3 or 4 hour watering period requires 128 gpm or 96 gpm pump capacity. Based on the current zone sizes, it makes sense to provide a minimum of 200 gpm capacity. With 45 zones, approximately 6-7 zones must be watered per day to complete all zones once every 7 days.
- The pumps on the existing NPW skid are down again and have been out of service frequently. In addition, the controls system is proprietary so only the original vendor can provide service.
- The existing irrigation pumps appear to meet the irrigation demand (~190 gpm) per zone, but due to the quality of the water and the lack of screens, they are problematic to operate because they push debris into the sprinkler system which is labor intensive to troubleshoot and clean.
- The ponds are not required as part of the wastewater treatment process and will be closed in response to the Agreed Order. It may be that a smaller pond is kept once they are filled in per the TCEQ approved closure plan, but this will likely be several years away at a minimum as closure relies on donated fill from surrounding development and construction projects.

Ideas for Irrigation (all costs presented are rough estimates for construction)

1. Add screen and filter to existing irrigation pumps. Ballpark cost of approximately $120k-$150k. This is problematic because these improvements would be wasted once the ponds are drained.
2. Add to or modify pumps on existing NPW skid. Ballpark cost of $150k. This is problematic because the existing skid lacks room for expansion and will require significant retrofits to accommodate additional or larger pumps. In addition, the controls system will require support from the original skid manufacturer who has not been that responsive to the city and will still have proprietary controls. This option would also take the NPW system out of service for longer duration because of need to replace in the field.
3. Replace existing NPW skid with a new skid designed to address NPW needs for the plant and irrigation of the park. Ballpark cost of $125k. The new skid would address the performance issues seen with the existing skid and allow open source controls for easier maintenance and changes by the city as needs change. The skid could be factory built so downtime for NPW system is minimal for the switchover. This option would continue to serve plant NPW needs even if irrigation goes away.
4. Build new storage tanks or pond elsewhere with new pumps. This is the most expensive option, with longest timeframe for design and highest cost. Ballpark cost is $300k-$500k (depending mostly on storage volume implemented)
5. Repurpose existing sludge holding basin for storage. Simple plumbing would allow connection to the existing irrigation wet well adjacent to the basin. This approach has the longest timeframe. It requires longer design to relocate sludge pumps and reroute WAS to existing secondary clarifier and longer permitting with the TCEQ. This may be a good option, but requires more extensive analysis to combine with overall future plant operational plan.
6. Use potable water. With a peak watering demand of approximately 7 months (March to September), the watering demand at 1/2" per week totals approximately 4.9 million gallons, or 15 acre-feet. By my analysis of the city's current commercial rates, this approach costs approximately $5,700/month (I did not factor in the drought surcharge pricing). This option may be subject to cutbacks/restrictions because of the city's adopted Drought Contingency Plan.

I think a new NPW skid sized for the irrigation system and the NPW at the plant is the fastest and most cost-effective approach with the greatest flexibility for any future changes at the plant. Please let me know if you'd like to meet to discuss this or how we can help progress the discussion and decision making.

Mike

Michael Persyn, PE
Water Business Practice Lead

P 210.491.2391 D 726.215.6192 C 210.837.0411
40 NE Loop 410, Mercantile Building, Suite 545, San Antonio, TX 78216

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-----Original Appointment-----

From: Ricardo Carrasco <rcarrasco@castrovilletx.gov>

Sent: Friday, May 23, 2025 2:58 PM

To: Ricardo Carrasco; Daniel Paxson; Jerimiah Jacobs; John Gomez

Cc: Scott Dixon; Persyn, Michael; Nicholas Carlisle

Subject: Irrigation discussion on pumps at contact chamber [In-person]

When: Thursday, May 29, 2025 1:00 PM-2:00 PM (UTC-06:00) Central Time (US & Canada).

Where: Castroville WWTP

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1

2

Level 3

Level 2

Level 1



3


Alvina St
Alvina St
Country Ln
Country Ln
Country Ln
Sunnyland Dr
Summit Breeze
Brieden St
Brieden St
Spring Rain



4

5

- Start : Naples St
  End : Washington St
- Start: Alsace Ave
  Washington St
  End : Alsace Ave
  Hwy 90
- Start: Alsace Ave
  Houston St
  End: Houston St
  San Jacinto St
- Washington St
- Start: Athens St
  Washington St
  End: Hwy 90
- River Knoll
  River Meadow
  River Forest
  River Ct



Start: Houston St
Florella St

End: Florella St
Lafayette St

Start: Vienna St
Constantinople St

End: Vienna St
San Jacinto St

Start: Schmidt Ln
Karm St

End: Lower Lacoste Rd
Karm St

Start: Constantinople St
Petersburg St

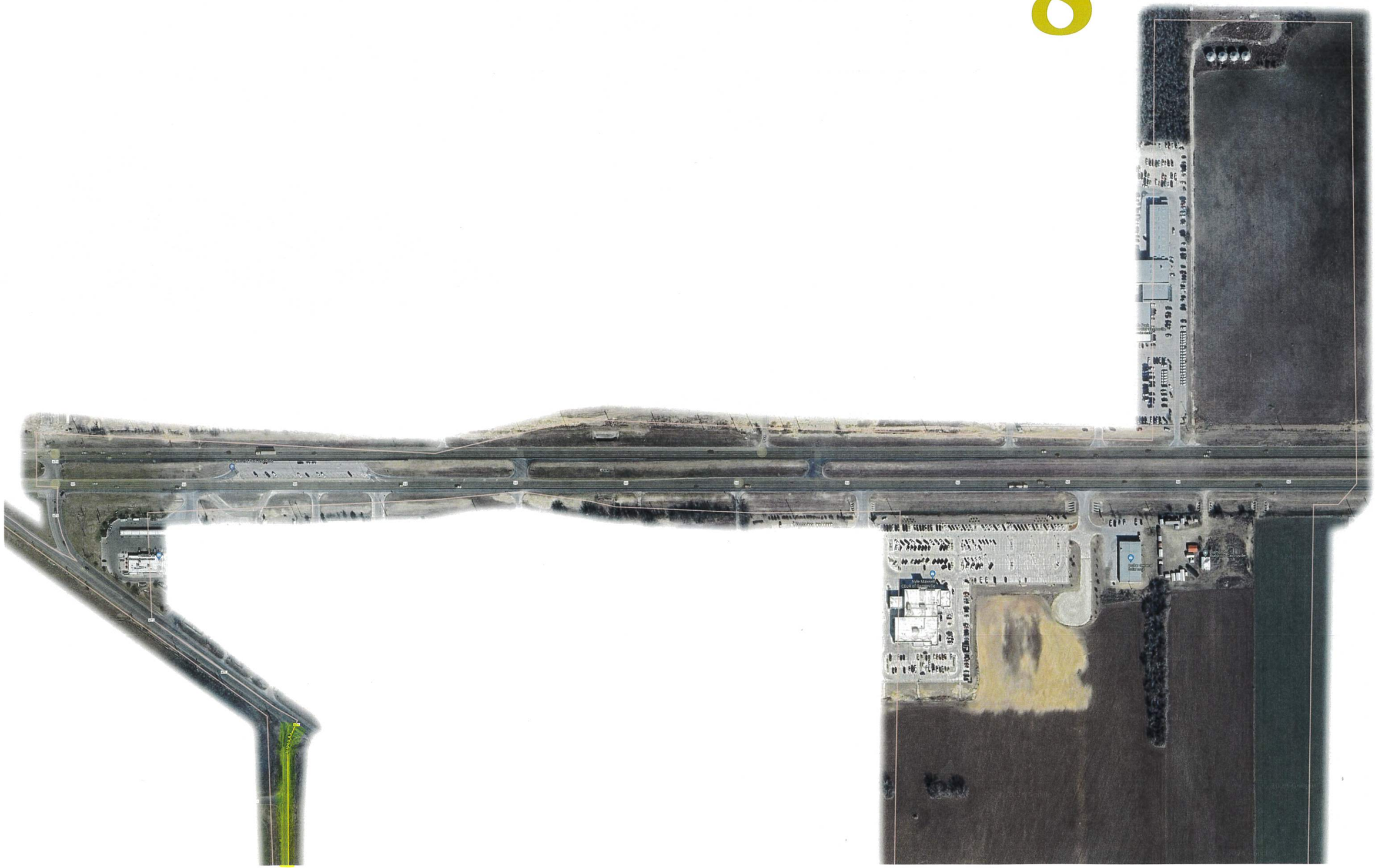
End: Mexico St
Petersburg St
(Possible Put Rd)


6
Medina River
Google

7



8





9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Geneva St
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Hwy 90

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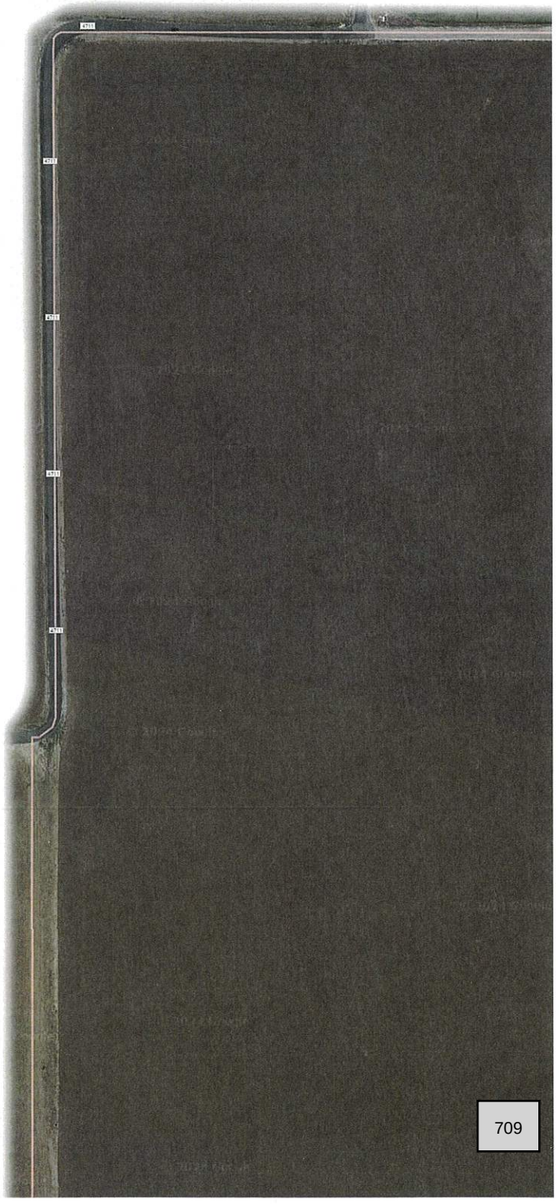

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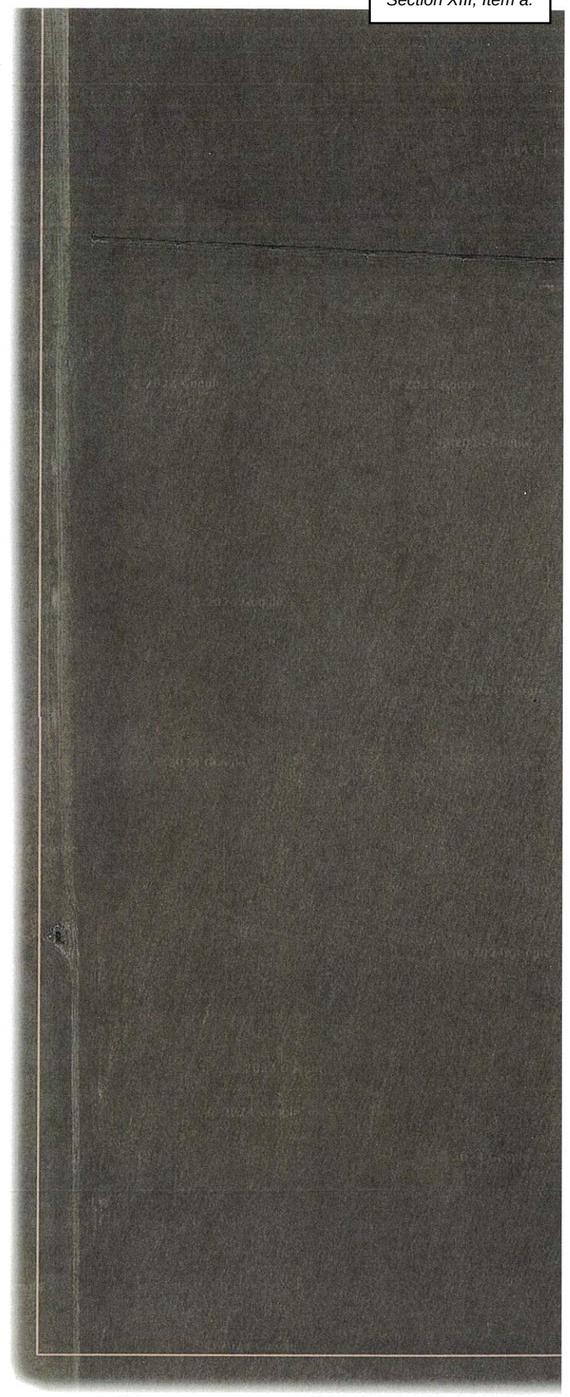

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16



Naples – Washington Hwy 90 ☆ Red ✓

River Court / Geneva Orange ✓

River Knoll – River Knoll Orange ✓

River Meadow ~~yellow~~ Orange ✓

River Forest Orange ✓

Paris / Athen ☆ Red ✓
Start
↓
Gentile
All Gentile

Karm-Lowe La Rd yellow ✓

River Meadow
Valley
31 entra MAIN
30 street

London Hwy 90 Geneva Yellow

Athen to Hwy 90 to Washington Orange

Vienna / Constantinople → San Jacinto

Washington ↕

Alsace Houston San Jacinto Yellow

yellow Lafetter Forella Houston

Airport Rd Yellow

Petersburg / Mexico
↓
School ?