



## **Historic Landmark Commission Meeting Agenda**

**COUNCIL CHAMBERS - 1209 FIORELLA STREET**

**Tuesday, May 20, 2025**

**6:30 PM**

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**The Historic Landmark Commission of the City of Castroville will meet in the Regular Called Meeting beginning at 6:30 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.**

**I. Call to Order**

**II. Roll Call**

**III. Citizen Comments**

The Board will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual board 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 Board is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

**IV. Approval of Minutes**

[a.](#) Approve Minutes for April 15, 2025

**V. Discussion and Action Items**

[a.](#) Discussion and action on a Certificate of Appropriateness request for 1605 San Jacinto.

[b.](#) Discussion and action on a Certificate of Appropriateness request for 1005 Alamo.

[c.](#) Discussion and action on a Certificate of Appropriateness request for 1109 Fiorella.

[d.](#) Discussion and action on a zone change request for 1005 Alamo.

[e.](#) Discussion about Code Compliance Issues.

**VI. Presentations**

**VII. Discussion on Future Agenda Items**

**VIII. 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.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on May 15, 2025 before 6:00 p.m.

/s/ Debra Howe

City Secretary

## HISTORIC LANDMARK COMMISSION

### Meeting Minutes for April 15, 2025

1 Called to Order at 6:33 P.M.

2 . Roll Call: Present: Priscilla Garrett, Lori Marchman, Kyle McVay, Tracey Schott, Dan Maloney, & Doug DiMino. Absent: Jeff Gardner.

3 Citizen's Comments - none

4 Approval of Minutes: March 18, 2025 Approved

5 **A, 406 Paris (Case # 2025076) Discussion and  
Appropriate action on a request for a Certificate of  
Appropriateness for installation of a metal fence to  
replace a picket fence in the front of the historic home.  
Also included in the request was to paint the home either  
white {current} or buff. Both are approved colors in the  
guidelines.. Motion to approve made by Kyle McVay by 2<sup>nd</sup> by  
Doug DiMino . Motion passed.**

**B. 713 Washington (Case#202507) Discussion and  
Appropriate action on a request for a Certificate of a  
Appropriateness for closing in the front porch  
(entryway to entry drop zone.**

Plans were not submitted, therefore **No action** taken.

**C. 1303 Lorenzo (Case # 2025063) Discussion and  
Appropriate action on a request for a Certificate of  
Appropriateness for two murals on one existing historic  
building. The previous mural had not acquired a COA.**

Discussion included the renovations previously done was through a grant from THC ( Texas Historic Commission). Their decision will determine the outcome of the request. **NO Action** taken.

**D. 1616 Fiorella (Case # 2025086) Discussion and take Appropriate Action on a Certificate of Appropriateness for building a 40'x40'x20' garage (metal building).**

Discussion included the size of the structure, materials used, and location in historic district. **No Action** was taken.

**E. Selena did a Presentation on " Historic District Postcard".** Sales of property in Castroville's Historic District will be monitored by Selena ( Historic Preservation Officer and sent The HD Postcard making all involved aware that they would be in the Historic District and subject to the HD Guidelines.

**F. Discussion on Historic Bridges Flyer. No Action** taken

**G. The Continued Discussion on Code Compliance.**

**6. Future Agenda Items**

**7. Adjourned at 8:03 PM**

Submitted by: Kyle McVay Secretary

Reviewed and approved by HLC Chair \_\_\_\_\_ Priscilla Garrett





# CITY OF CASTROVILLE

*Little Alsace of Texas*

## Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)

Permit Number:	2025124
Submittal Date:	5/12/25
office use only	

## Certificate of Appropriateness Application

Property Information			
Project Address:	1605 San Jacinto St, Castroville		Zoning: Residential
Legal Description:	Lot 2+3	Block 1	Range 10 Subdivision Historic Dist.
Landmark Name:	Reppold Hüs 1875		

Owner Information		
Owner Name:	Samuel + Angel Andrade	
Mailing Address:	1605 San Jacinto St, Castroville, Tx 78009	
Phone:	210-253-0542	Fax: Email: saropers2@aol.com

Project Description
6 ft high wood privacy fence in back yard

**Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.**

*I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.*

Signature of Applicant: Samuel Andrade Date: 5-12-2025

San Jacinto St.

Samuel  
Andrade  
Home  
210. 253 0542  
210 260-0169  
1605 San Jacinto  
Residence

1609  
San Jacinto

172'

Remove chain link Fence  
Replace w/6 Privacy  
Wood Fence

162'



15 MAY 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness  
1605 San Jacinto Street, Castroville, TX 78009

May 15, 2025

Samuel & Angel Andrade  
1605 San Jacinto Street  
  
Castroville, Texas 78009  
  
210.253.0542  
  
Saropers2@aol.com

RE: 1605 San Jacinto Street – Alteration Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

DESIGNATIONS	
Historic Zoning (HE/CG)	x
THC 1969 Survey	x
THC 2002 Resource	x
Other Historical Designation	

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant HAS met all COA application requirements.

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding



123 Parland Place, Suite 100  
San Antonio, Texas 78209  
210.549.2588  
workShop.com

15 May 2025 /  
Letter of Recommendation  
Certificate of Appropriateness  
1605 San Jacinto Street,

materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alteration Comments

- 1. Per Castroville Design Guidelines, Section II, Fences and Walls (pg 36), stockade fences are evaluated on a case-by-case basis by the Commission. The applicant’s proposed six-foot fence on the northwest side of the site, along the property line, approximately 172 feet from the front property line, aligns with the recommended design standards; therefore, approval is recommended.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at [breana.soto@castrovilletx.gov](mailto:breana.soto@castrovilletx.gov) if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



## Zone Change Application

General Information	
<ul style="list-style-type: none"> <li>Prior to the submittal of an application, the applicant is encouraged to schedule a pre-application conference with City Staff.</li> <li>This application will not be scheduled for hearing until reviewed by the Director of Community Development or designee.</li> <li>Incomplete applications will not be reviewed.</li> <li>The application fee is \$500.00.</li> </ul>	
Applicant Information	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Representative (Notarized affidavit required including signature of legal owner(s))	
Name: <u>Kennel A Smith Living Trust</u>	Phone Number: <u>210-389-3584</u>
Mailing Address: <u>811 Lower LaCoste Rd</u>	Email Address: <u>rioruby ranch@aol.com</u>
Subject Property Address and/or Location (Use attachment, if necessary): <u>1005 Alamo St, Castroville, Tx 78009</u>	
Legal Description (Use attachment, if necessary): <u>part 3 + all lot 4, Block 1, Range 4</u>	
Existing Use of Property: <u>Residential</u>	
Proposed Use of Property: <u>Commercial</u> <u>Office Space, Small Retail</u>	
Current Zoning: <u>HE</u>	Comprehensive Plan Designation:
Proposed Zoning: <u>CH</u>	
Important Information Regarding Zone Change Requests	
<ol style="list-style-type: none"> <li>An application for a zone change on a property may only be made by the owner of that property and/or an authorized representative of the property owner. An authorized representative shall present a notarized affidavit from the property owner. If the subject property is owned by the City of Castroville, the City Administrator or designee may apply for the zone change on behalf of the City.</li> <li>No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity not allowed by present zoning cannot occur before City Council's final approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court. (continued)</li> </ol>	



## Zone Change Application (cont.)

3. If approved, a zone change is applied to the property, not the property owner.
4. The Planning & Zoning Commission makes recommendations to City Council. If the Planning & Zoning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
5. Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between residential and non-residential zoning districts. These requirements are outlined in the City of Castroville's Zoning Ordinance. It is the applicant's benefit to ensure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
6. The Community Development Department will notify, in writing, owners of property within 200 feet of the subject property of the zone change request.
7. If a proposed zone change has been recommended for disapproval by the Planning & Zoning Commission, or if a protest against such proposed change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty (20) percent or more of the land area contained in the 200 foot notification boundary, then such amendment shall not become effective except by a 3/4ths vote of the City Council.
8. The applicant or an authorized representative should attend public hearings pertaining to the request and be prepared to present the case and answer any relevant questions from the Planning & Zoning Commission or City Council members.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5-13-25

### OFFICE USE ONLY

Case Number: \_\_\_\_\_

Date of Application: 05/13/2025

Date Paid: 05/13/2025

Affidavit attached?: \_\_\_\_\_

P&Z Meeting Date: 06/11/2025



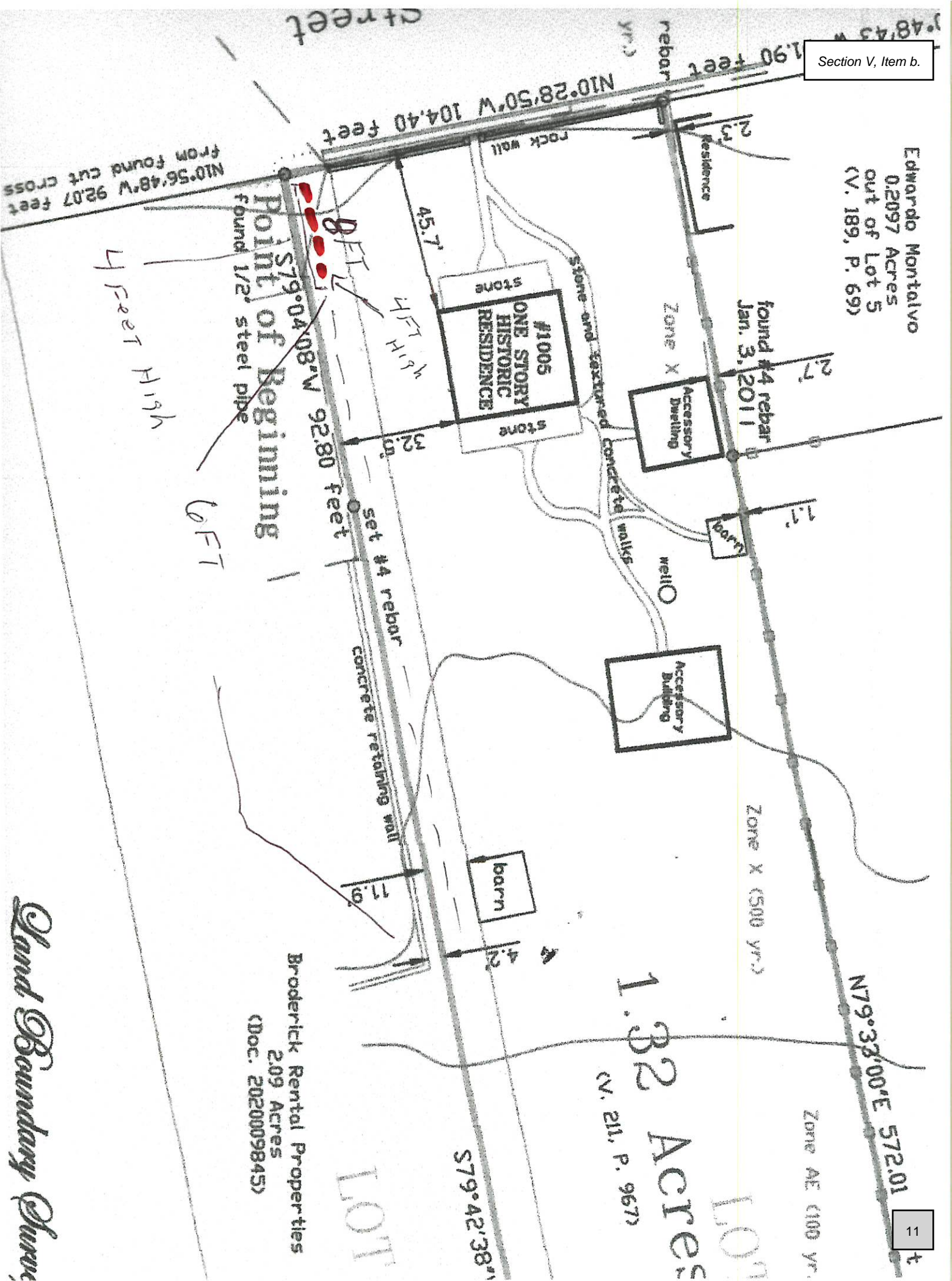
Edwarado Montalvo  
0.2097 Acres  
out of Lot 5  
(V. 189, P. 69)

Found #4 rebar  
Jan. 3, 2011

1.32 Acres  
(V. 211, P. 967)

Broderick Rental Properties  
2.09 Acres  
(Doc. 202009845)

Land Boundary Survey











## CITY OF CASTROVILLE

*Little Alsace of Texas*

Permit Number: 2025110

Submittal Date: 5/2/2025

office use only

**Community Development Department**

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)**Certificate of Appropriateness Application**

Property Information			
Project Address:	<b>1109 Fiorella</b>		Zoning: <b>Historic</b>
Legal Description:	Lot	Block	Range
			Subdivision
Landmark Name:	<b>Castro Homestead - Side Building</b>		

Owner Information		
Owner Name: <b>Conflict and Development Foundation</b>		
Mailing Address: <b>502 Florence Street</b>		
Phone: <b>210-219-1318</b>	Fax:	Email: <b>Joseph.King@condev.org</b>

Project Description
<b>Repair and replace wood siding and windows on side building to reconstruct original building appearance (Ahr Cafe).</b> <b>Original building had whitewashed wooden "shiplap" siding and wooden windows.</b> <b>Existing cedar plank siding will be replaced with whitewashed wood shiplap siding. (See photo). Whitewash paint color to match Castro House.</b> <b>Existing aluminum windows will be replaced with wood-clad windows (Pella) to match Castro House "6 over 6" windows.</b>

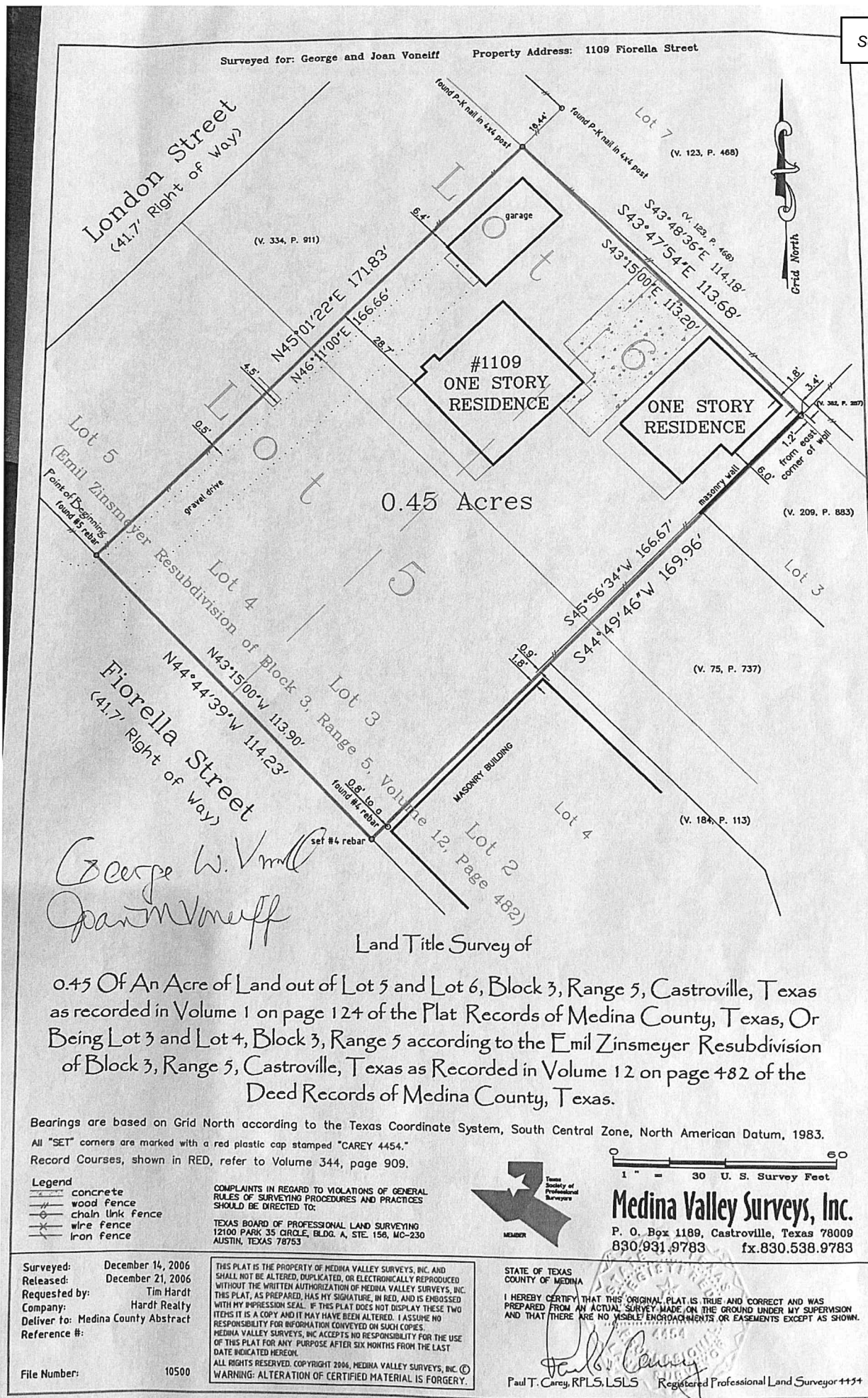
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Signature of Applicant:

Date:

**29 April 2025**



*George W. Voneiff*  
*Joan M. Voneiff*

0.45 Of An Acre of Land out of Lot 5 and Lot 6, Block 3, Range 5, Castroville, Texas as recorded in Volume 1 on page 124 of the Plat Records of Medina County, Texas, Or Being Lot 3 and Lot 4, Block 3, Range 5 according to the Emil Zinsmeyer Resubdivision of Block 3, Range 5, Castroville, Texas as Recorded in Volume 12 on page 482 of the Deed Records of Medina County, Texas.

Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

All "SET" corners are marked with a red plastic cap stamped "CAREY 4454."

Record Courses, shown in RED, refer to Volume 344, page 909.

**Legend**

- concrete
- wood fence
- chain link fence
- wire fence
- iron fence

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12100 PARK 35 CIRCLE, BLDG. A, STE. 150, MC-230  
AUSTIN, TEXAS 78753

1" = 30 U. S. Survey Feet

**Medina Valley Surveys, Inc.**  
P. O. Box 1189, Castroville, Texas 78009  
830.931.9783      fx.830.538.9783

Surveyed: December 14, 2006  
Released: December 21, 2006  
Requested by: Tim Hardt  
Company: Hardt Realty  
Deliver to: Medina County Abstract  
Reference #:

File Number: 10500

THIS PLAT IS THE PROPERTY OF MEDINA VALLEY SURVEYS, INC. AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF MEDINA VALLEY SURVEYS, INC. THIS PLAT, AS PREPARED, HAS MY SIGNATURE, IN RED, AND IS EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT DISPLAY THESE TWO ITEMS IT IS A COPY AND IT MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR INFORMATION CONVEYED ON SUCH COPIES. MEDINA VALLEY SURVEYS, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON. ALL RIGHTS RESERVED. COPYRIGHT 2006, MEDINA VALLEY SURVEYS, INC. © WARNING: ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

*Paul T. Carey*  
Paul T. Carey, RPLS, LSLs      Registered Professional Land Surveyor 4454







