



**PLANNING & ZONING COMMISSION**  
**Regular Called Meeting**  
**Council Chambers**  
**1209 Fiorella**  
**Wednesday**  
**February 9, 2022**  
**6:30 P.M.**  
**AGENDA**

1. Call to order
2. Roll call
3. Citizens Comments  
*Those desiring to comment will have three minutes to do so, and may be granted additional time if the Board agrees. The Board will take no action on public comment topics not already on the agenda.*
4. Approval of Minutes from previous meeting.
  - a. Meeting on December 8, 2021.
5. Public hearing to take appropriate action on a request for a Specific Use Permit by ordinance to allow a commercial business, a dental office, to be ran on a property that is residentially zoned at 1313 Petersburg Castroville, TX. The current zoning of the property is R-A, One Family Dwelling District, but is currently operating as a commercial business under a Specific Use Permit issued on December 12, 2005.
6. Discussion and take appropriate action on a request for a Specific Use Permit by ordinance to allow a commercial business, a dental office, to be ran on a property that is residentially zoned at 1313 Petersburg Castroville, TX. The current zoning of the property is R-A, One Family dwelling District, but is currently operating as a commercial business under a Specific Use Permit issued on December 12, 2005.
7. Public hearing to take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article I, Section 7 “Special Definitions Noted and Related to Use Regulations”, amending Article II, Section 1 “Use of Land and Buildings”, and creating a new Article IV, Chapter 11 “Short-Term Rentals” to establish regulations and permitting requirements for the operation of Short-Term Rentals (commonly referred to as Bed & Breakfasts).

8. Discussion and take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article I, Section 7 “Special Definitions Noted and Related to Use Regulations”, amending Article II, Section 1 “Use of Land and Buildings”, and creating a new Article IV, Chapter 11 “Short-Term Rentals” to establish regulations and permitting requirements for the operation of Short-Term Rentals (commonly referred to as Bed & Breakfasts).
9. Public hearing to take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article I, Section 7 “Special Definitions Noted and Related to Use Regulations” and amending Article II, Section 1 “Use of Land and Buildings” to include event center and/or banquet hall.
10. Discussion and take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article I, Section 7 “Special Definitions Noted and Related to Use Regulations” and amending Article II, Section 1 “Use of Land and Buildings” to include event center and/or banquet hall.
11. Public hearing to take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article IV, Section 9 “Business/Residential Transition Areas” and amending Article II, Section 1 “Use of Land and Buildings” to establish criteria allowing a Specific Use Permit to be transferrable to another property owner.
12. Discussion and take appropriate action on an amendment to the Comprehensive Zoning Ordinance, specifically amending Article IV, Section 9 “Business/Residential Transition Areas” and amending Article II, Section 1 “Use of Land and Buildings” to establish criteria allowing a Specific Use Permit to be transferrable to another property owner.
13. Discussion to amend the Comprehensive Zoning Ordinance to establish criteria for height restrictions for the Commercial East and Commercial West zones.
14. 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 agenda was posted on the bulletin board of City Hall, Castroville, Texas on February 4, 2022 before 5:00 p.m.



Debra Howe  
City Secretary