

MINUTES

PLANNING AND ZONING COMMISSION

City Hall Council Chambers

1209 Fiorella, Castroville TX

May 11th, 2022 6:30pm

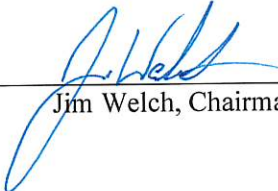
1. Call to Order – 6:32 PM
2. Roll Call –
 - a. Present: Jim Welch, Kyle McVay, Jake Posey (Alternate)
 - b. Absent: Priscilla Garrett, Jennifer Basinger, Larry Robertson, Jeff Gardner (Alternate)
3. Citizens Comments: Kathy Ehon concerned about Flat Creek drainage issues. Closed at 6:55pm.
4. Minutes approved for February 9, 2022. Motion Passed.
5. Public hearing on a request for a planned unit development (PUD) amendment request for approximately 415.15 acres located at the property north of Hwy 90W and east of Tondre Dr. – also known as Alsatian Oaks. Brad Haby spoke of concerns of a buffer area to insulate wildlife refuge against construction.
6. Discussion and take appropriate action on a request for a Planned Unit Development (PUD) amendment request for approximately 415.15 acres located at the property north of Hwy. 90W and east of Tondre Dr. also known as Alsatian Oaks.
7. Motion made for approval by Jake P., 2nd by Kyle M., Motion passed.
8. Public Hearing on a request for a Planned Unit Development (PUD) request for approximately 4.211 acres located at the property east of intersection of Country Lane and Meadow Dr. for a Hampton Inn Hotel.
 - a. Several residents spoke in opposition to the Hotel. See attached list of those who either spoke at the meeting or sent in their form (for or against). The main concern was additional traffic, safety, and noise. Some spoke that also complained they didn't receive notice of the proposed building.
9. Discussion and take appropriate action on a request for a Planned Unit Development (PUD) request for approximately 4.211 acres located at the

property east of the intersection of Country Lane and Meadow Drive for a Hampton Inn Hotel. Motion made by Jake P. 2nd by Jim W. Motion passed 2 to 1 with Kyle M. as a nay vote.

10. Public hearing on a zone change request for approximately 4.211 acres located at the intersection of Country Lane and Meadow drive. The current zoning of the property is C-H, East Commercial District. The proposed zoning for the property is P-D, Planned Unit Development (PUD).
 - a. Francis Haby spoke of major traffic concerns and the platting history of the property. Stated it was zoned for commercial, but not for a hotel or motel.
 - b. Scott Dixon said he would provide this information to Mr. Haby and Kyle McVay.
 - c. Other concern voiced was the inadequate water pressure that is currently a problem in Country Village and how this effects the fire safety of the area. In addition, we currently have a Volunteer Fire Dept. and would they be able to handle a fire at this building.
11. Discussion and take appropriate action on a zone change for approximately 4.211 acres located east of the intersection of Country Lane and Meadow Drive. The current zoning for the property is C-H, East Commercial District. The proposed zoning for the property is P-D, Planned Development District (PUD). Kyle M. made the motion to keep the property zoned as C-H, East Commercial District. Motion died due to lack of second. Jake P. made the motion to recommend approval of the zoning change. 2nd by Jim W. Motion passed 2-1 with Kyle M. voting nay.
12. Public hearing on a zone change request for approximately 7.33 acres located south of Hwy. 90E and east of Security State Bank. The current zoning of the property is R-A, Single Family Dwelling District. The proposed zoning for the property is C-H East Commercial District.
 - a. No public comments.
13. Discussion and appropriate action on a zone change request for approximately 7.33 acres located south of Hwy. 90E and east of Security State Bank. The current zoning of the property is R-A, Single Family Dwelling District. The proposed zoning for the property is C-H, East Commercial District. Motion to recommend approval made by Jake. P. 2nd Kyle M. Motion passed.

14. Meeting adjourned.


Reviewed and Approved
Kyle McVay for Priscilla Garrett, Secretary


Jim Welch, Chairman

