

City Master Plan



Frie Planning & Development



Concepts, LLC



Prepared by: **Frie Planning & Development Concepts**
for the
City of Castroville

Castroville Introduction



Chapter 1

Castroville Horizons Master Plan



Overall Planning Process:

- Based on APA award-winning *San Marcos Horizons Master Plan*.
- Innovative approach to traditional Comprehensive Plan.
- Substantial public involvement and community consensus building.

Components of the Plan:

- **Where are we today as a community?**
(Castroville Today - existing conditions)
- **What are the forces shaping our future?**
(Castroville Trends - current growth trends)
- **Where do we want to go as a community?**
(Castroville Tomorrow – vision, goals and objectives)
- **How do we get there?**
(Castroville Action Plan - turning vision into reality)



Castroville Horizons Master Plan



Castroville Today

- Research existing conditions for the City and its ETJ.
- Update and revise existing Comprehensive Plan (1991).
- To develop future plans, it is important to understand the existing conditions that have shaped the community.

Castroville Today section includes:

- History of Castroville
- Regional Setting
- Natural Environment
- Built Environment
- People of Castroville



Castroville Horizons Master Plan



Castroville Trends

- Research existing growth trends affecting the City and its ETJ.
- Analyzing past and future trends is a critical step in the planning process.
- A community that wishes to determine its future must first understand the trends that are influencing its growth.
- Only then can an appropriate plan of action be undertaken to change that into a future more desired by the citizens.

Castroville Trends section includes:

- Population Trends
- Demographic Trends
- Construction Trends
- Utility Trends
- Rural Land Trends
- Castroville Trends – Implications for Planning



Castroville Horizons Master Plan



Public Involvement

- Form a Master Plan Task Force and Impact Fee Advisory Task Force.
- Master Plan Task Force identifies reasons why Castroville is a unique place and list issues that threaten Castroville.
- Create focus groups to explore specific issues such as: transportation and land use; annexation/ETJ; community and public facilities; and historic preservation and downtown revitalization.
- Focus groups develop goals for the future on each specific issue.
- **Develop and adopt a Vision Statement for the City of Castroville.**
- A vision is the overall image of what the community wants to be and how it wants to look in the future.
- Master Plan Task Force develops preliminary Castroville Horizons Tomorrow Plans.

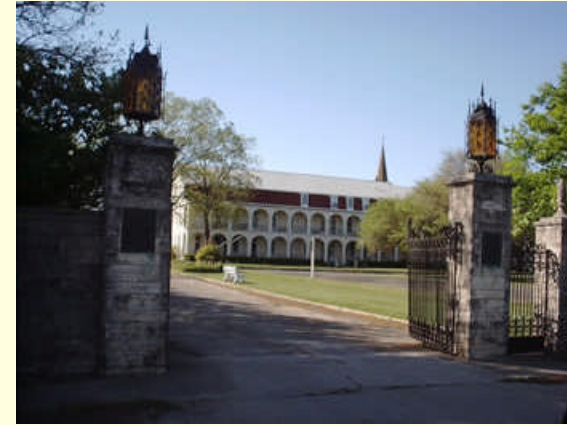


Castroville Horizons Master Plan



Castroville Tomorrow

- Based on community's Vision Statement.
- Help guide orderly future growth of the City.
- Enhance City officials' decision making process.
- Include set of policies to guide future development of Castroville.
- Policies are based on the Vision Statement and goals developed by the CPC.



Castroville Tomorrow plans can include but are not limited to:

- Thoroughfare plan.
- Future land use plan.
- Annexation/ETJ plan.
- Community facilities plan.
- Downtown plan.

Castroville Horizons Master Plan



Castroville Action Plan

- Implementation tools to help achieve the community's Vision.
- Specific steps and action items that turn the vision of Castroville into a reality.

Public Adoption

- Public hearings prior to adoption of the *Castroville Horizons Master Plan* by the P&Z and City Council.



Castroville Horizons Master Plan



Proposed Project Schedule – Comprehensive Plan Update

Month 1-2 (April - May): Castroville Today and Trends

- Research and collect data on existing conditions and growth trends. Produce land use assumptions and assist with capital improvements plan.

Month 3-6 (June - August): Public Involvement and Castroville Tomorrow

- Implement public participation process, hold public meetings and workshops. Create Castroville Tomorrow plans based upon community's Vision statement.

Month 7-9 (September – November): Castroville Action Plan & Public Adoption

- Create implementation plan, complete public approval and adoption process.



Castroville Horizons Master Plan



Land Use Assumptions and Impact Fees

- During development of the *Castroville Horizons Master Plan*, FriePDC will assist in defining impact fee service area.
- Use population projections and future land use plan to prepare land use assumptions.
- Assist City's consulting engineering in updating capital improvements plan.
- Assist **Rimrock Consulting** in updating the City's impact fees in accordance with Chapter 395 Texas Local Government Code.



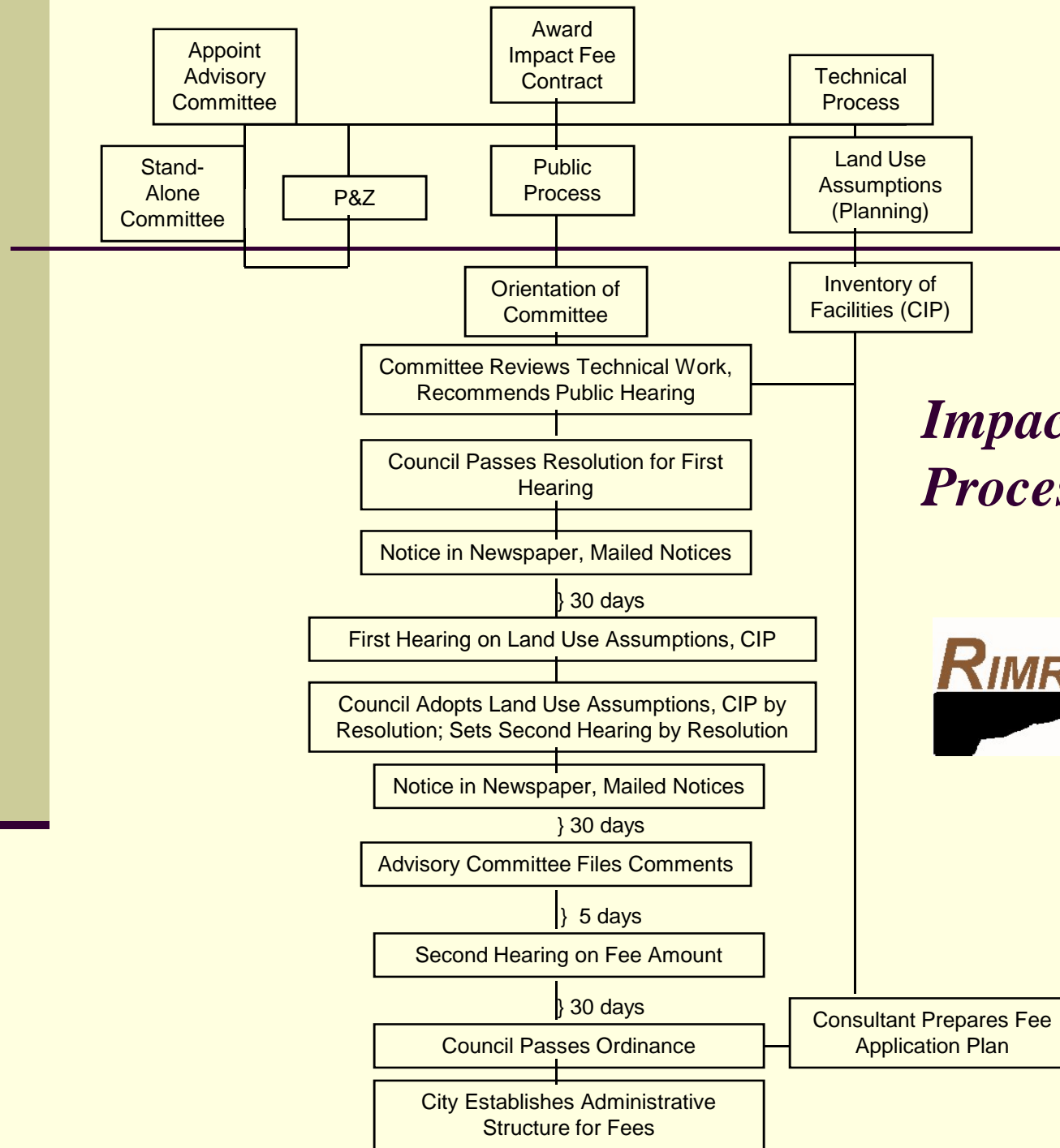
Castroville Impact Fee Update



Rimrock Consulting

- Two-track process: Technical Study, and Public Process through Advisory Committee and Public Hearing
- Step-by-step overview of Chapter 395 and impact fee process.
- Guide City through public notice/public hearing.
- Develop planning basis for impact fees – utilize land use assumptions and population information developed from comprehensive plan.
- Develop CIP basis for impact fees – coordinate with consulting City engineer, City staff and Advisory Committee.
- Prepare fee calculations.
- Assist with hearing document preparation and hearing testimony.
- Conduct City Council workshop.
- Prepare final report and draft ordinance, provide fee administration assistance (plan for use of fee funds for debt service).
- Final deliverables and eventual adoption by the City.
- Typically a 9-12 month process to complete.





Impact Fee Update – Process Flowchart



Castroville Impact Fee Update



Proposed Project Schedule – Impact Fee Update

Week 1- 6 (April - May):

- Contract negotiations, City Council Appoints Advisory Committee

Week 7-15 (June – July):

- Develop and review land use assumptions, develop unit usage and demand forecasts.
- Staff and committee make recommendations concerning policy issues.

Week 16-27 (August – September):

- Develop water and sewer CIP, City Council adopts first public hearing order.
- Land, CIP data made available to public, public notification completed, City Council conducts land use/CIP hearing, and adopts assumptions and CIP.
- Staff provides debt information to consultant, consultant develops fees, draft report, and ordinance. Staff and committee review final fee report, attorney reviews ordinance.

Week 28-34 (October – November):

- City Council adopts second public hearing order, public notification completed
- Advisory committee submits written comments, City Council conducts hearing, passes ordinance.
- Send compliance letter to attorney general.

FriePDC Follow-Up City Planning Services



Potential planning projects include but not limited to:

- ETJ, CCN, and annexation planning and implementation.
- General Law City vs. Home Rule City.
- US 90 Corridor Overlay ordinance with city “gateway” enhancement.
- Tourism Plan focusing on historic preservation and heritage tourism.
- Developing new or revising existing ordinances and regulations.
 - Zoning Ordinance – 10 years old
 - Subdivision Ordinance - needs much regulations and requirements for development to pay for itself.
- Development standards and guidelines.
 - Development Agreement Standards – top P&Z priority
- Subdivision/site plan review, development process streamlining and fee updates.
- State and federal regulatory compliance.
- City Mapping and GIS implementation.
- Grant funding/application assistance.
- Property acquisition (right-of-way/easement, etc.).
- Municipal facility project management/administration/supervision.
- P&Z, City Council and other Board/Commission training orientation/workshop/seminars.
- On-site city planning services/building official/code enforcement.
- Staff reports/recommendations/advisory capacity at P&Z, City Council and other Board meetings.

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Castroville Today

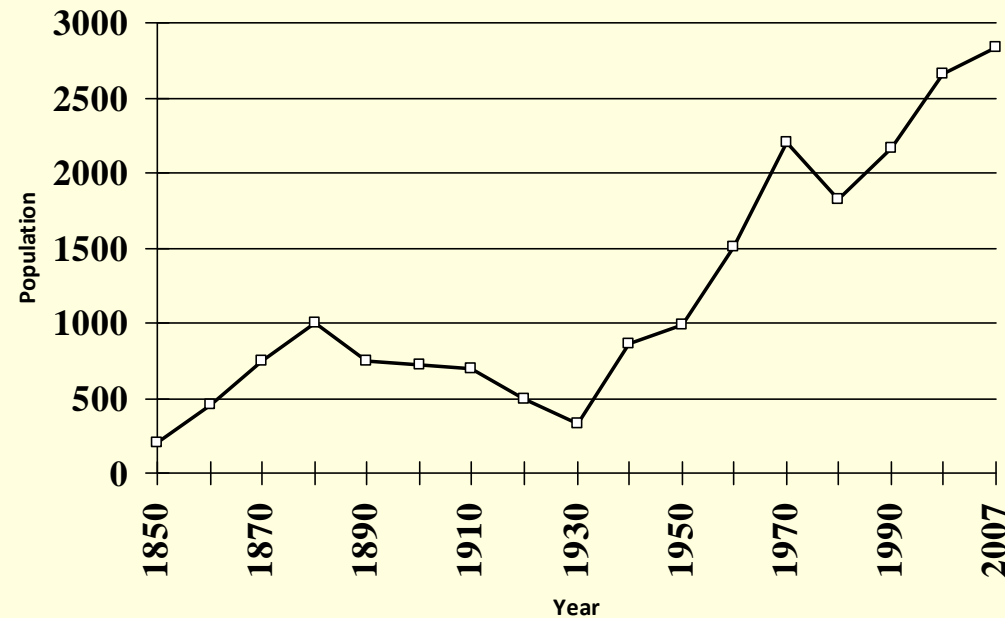


Chapter 2

The History of Castroville

- In 1841, Castroville was founded by Henri Castro.
- In 1880, Southern Pacific Railroad passed south of Castroville. Population was 1,000
- In 1892, Hondo became county seat. Castroville unincorporated until 1948.
- In 1931, Castroville's population was 325.
- In 1990, Castroville's population was 2,159.
- In 2008, Castroville population is 2,840.

Figure 2-1
Castroville Population
(1850 - 2007)



Regional Setting

- Castroville is located in south-central Texas 22 miles west of San Antonio.
- Three of ten largest cities in U.S. (Dallas, Houston and San Antonio) and 75% of population in Texas are located within 300 miles of Castroville.
- The San Antonio Metropolitan Statistical Area (MSA) includes Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.
- Castroville is currently the 2nd largest city in Medina County.
- Castroville contains 7% of Medina County's population.
- The City of Castroville covers three square miles and its extra-territorial jurisdiction (ETJ) covers an additional 14 square miles.

The Natural Environment

- Geological features in the Castroville area include Uvalde Gravel, Escondido Formation, Fluvial Terrace and the Leona Formation.
- Land elevations in the Castroville area reach heights over 950 feet above sea level.
- The centerpiece of Castroville is the Medina River that meanders through the city.
- Castroville has a mild climate with approximately 230 days of sunshine annually.
- Castroville has an annual median temperature of 69F with an annual average rainfall of 30 inches.
- Castroville is located in the artesian zone of the Edwards Aquifer region.

The Built Environment

<u>Land Use Category</u>	<u>Acreage</u>	<u>Percentage</u>
Single Family Residential (74% north of US 90 / 26% south of US 90)	549.3	29%
Manufactured Housing (Houston St – 26 lots / FM 471 N – 21 lots)	5.8	1%
Multi Family Residential (Country Village, Village Apartments, Little Alsace Apartments)	9.7	1%
Commercial (US 90 and surrounding Houston Square)	144.5	7%
Industrial	0.0	0%
Public/Institutional (airport, city facilities, schools, churches, cemeteries, etc.)	527.0	27%
Parks and Open Space (Regional / Koenig parks & Houston / September squares)	135.9	7%
Vacant	202.7	10%
Right of Way	340.9	18%
	-----	-----
TOTAL	1,915.8	100%
	(3 square miles)	

Zoning

<u>Zoning District</u>	<u>Acreage</u>	<u>Percentage</u>
RA - Single Family Dwelling (homes, public schools, churches and parks)	729.1	39%
RC - General Residence (mixture of homes, duplex and multi-family)	61.1	3%
MH - Manufactured Home Park (areas of existing manufactured homes)	10.3	1%
HE - Historical (areas of cultural and historical significance)	273.9	15%
CH - West/Central/East Commercial (wide variety of commercial uses)	772.3	41%
CG – (Historic) Central Business (historic structures and landmarks)	24.7	1%
CF – Neighborhood Business (retail to serve residential areas)	0.0	0%
II - Industrial	0.0	0%
PD – Planned Development	0.0	0%

The People of Castroville

- Currently, 2,840 people live in Castroville.
- The people of Castroville are ethnically diverse. The population is 62% White, 36% Hispanic and 2% other.
- The people of Castroville are relatively young. The median age in Castroville is 37 years old.
- The people of Castroville have a median family income of \$42,308.
- Seventy-seven percent of the people in Castroville live in family households. The remaining 23% live alone or with roommates.
- There are 941 households in Castroville and the average household size is 2.7 persons per household.
- Sixty-eight percent of the people in Castroville over 25 years old have at least some college education. One-third of these people have at least one college degree.

Castroville Trends



Chapter 3

Population Trends

Figure 3-2
State of Texas Population
(1950 - 2020)

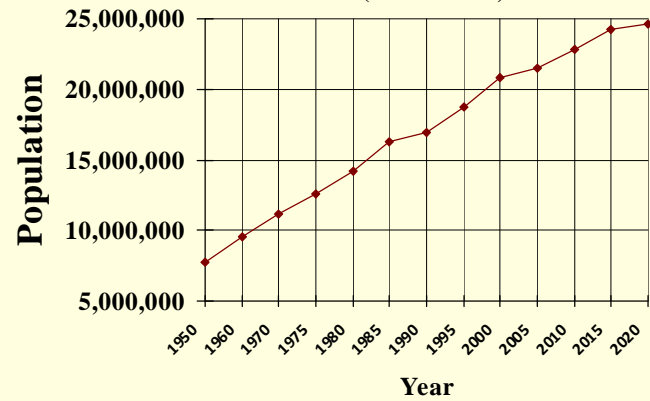


Figure 3-3
San Antonio MSA Population
(1950 - 2020)

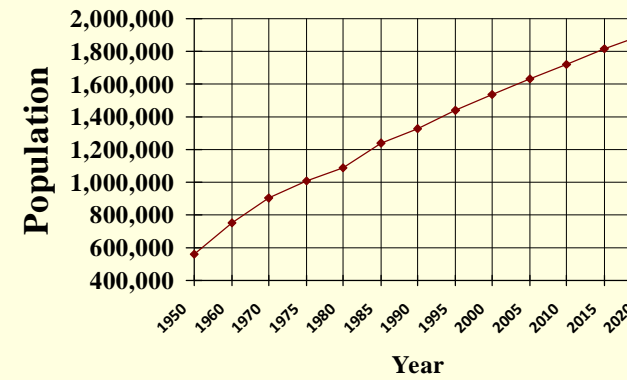


Figure 3-4
Medina County Population
(1950 - 2020)

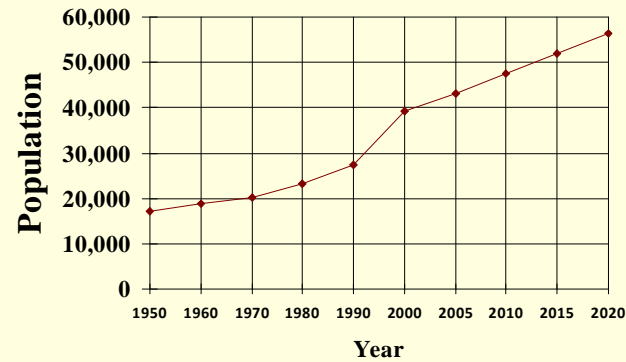
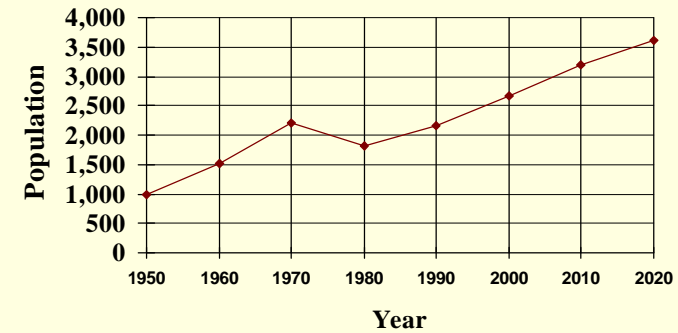


Figure 3-5
Castroville Population
(1950 - 2020)



Population Trends

- The City of Castroville is located in the rapidly growing San Antonio Metropolitan Statistical Area (MSA).
- The City of Castroville population has almost tripled in the past 50 years rising from 990 in 1950 to 2,664 in 2000.
- The January 1, 2008 City of Castroville population is 2,840. This represents a 6% increase since 2000.
- The City of Castroville is projected to exceed 3,300 residents by the year 2010, an increase of 24% over the 2,664 in 2000.

Demographic Trends

Figure 3-6
Population by Median Age
(1990-2000)

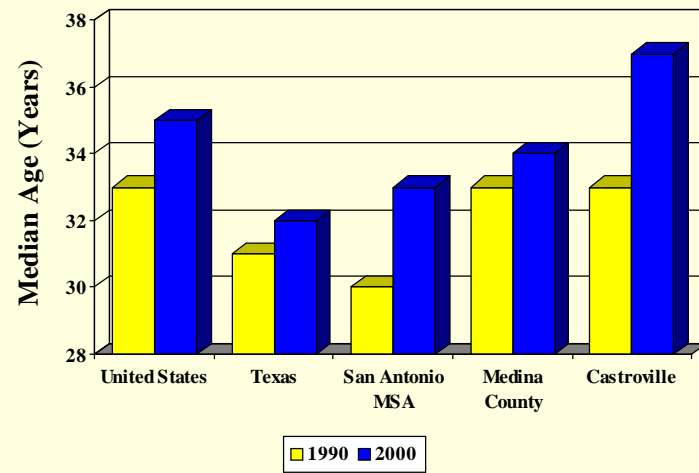


Figure 3-9
Housing Units by Occupancy (2000)

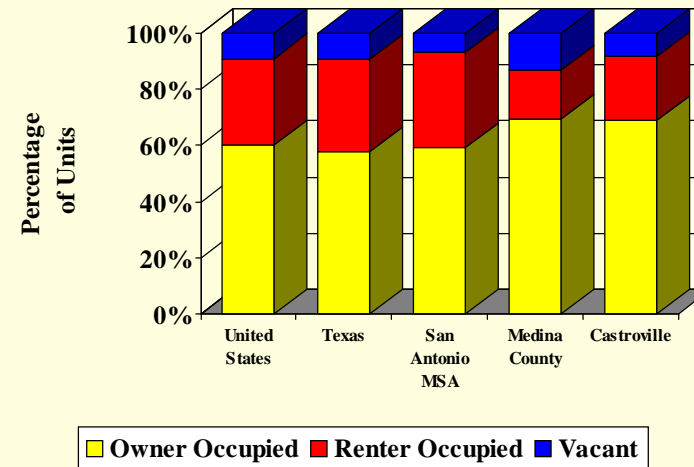


Figure 3-7
Population by Average Household Size
(1990 - 2000)

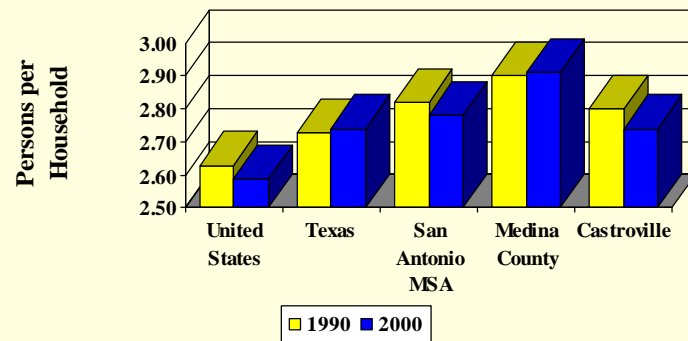
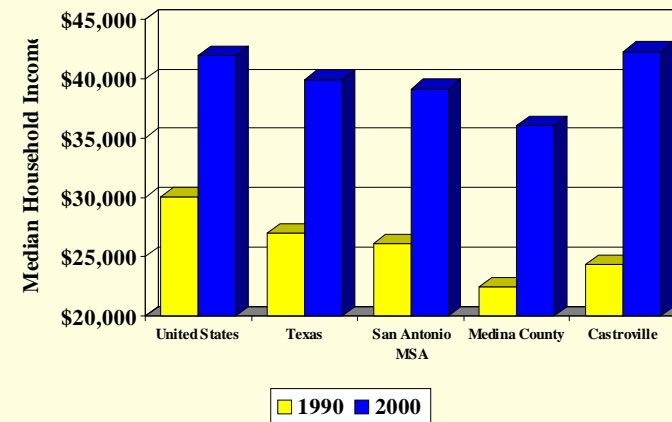


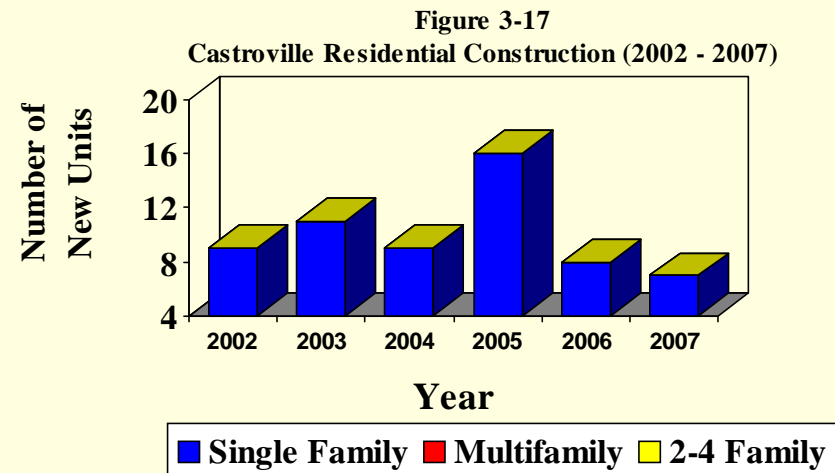
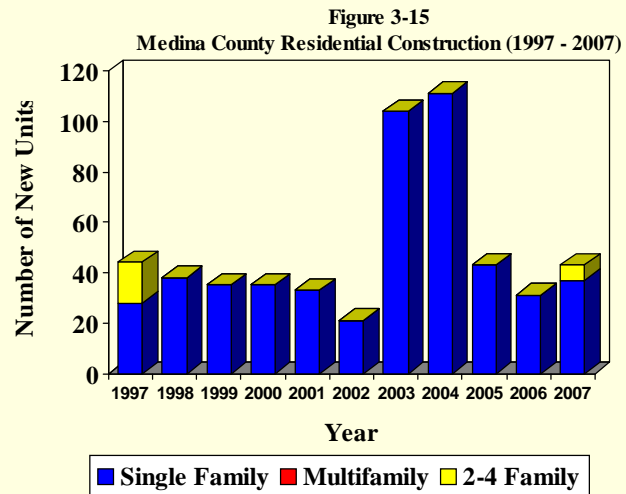
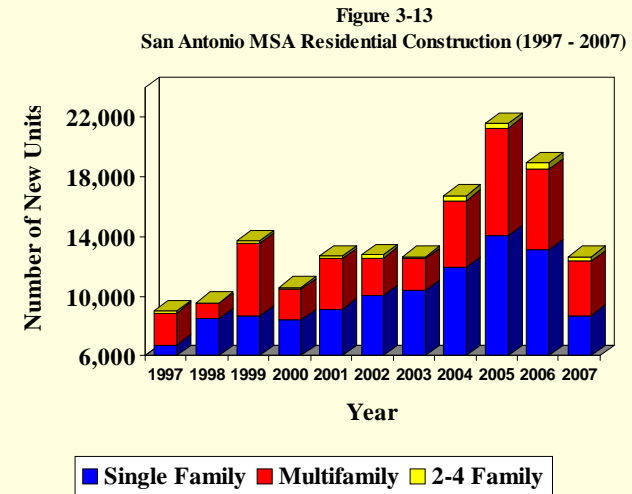
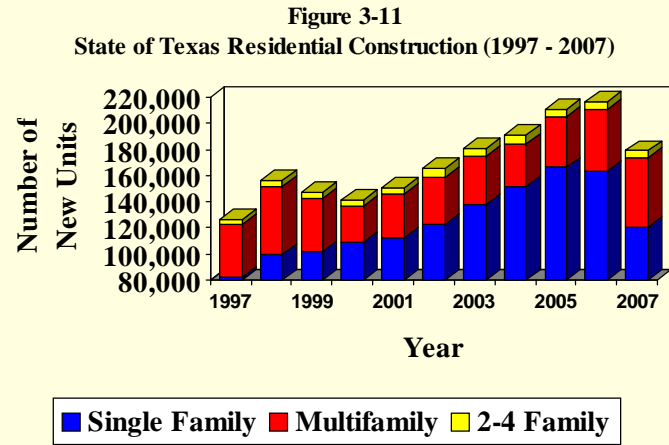
Figure 3-10
Median Household Income (1990 - 2000)



Demographic Trends

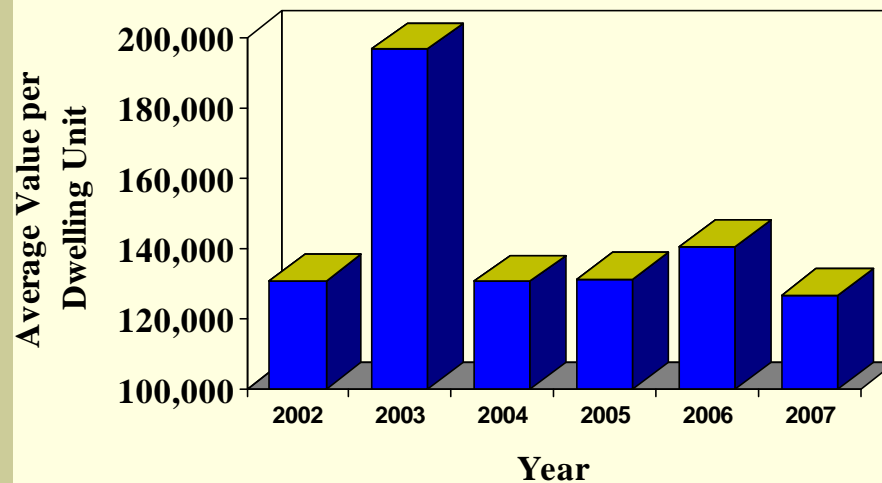
- The median age in Castroville is 37 years old. Castroville has a higher median age than the U.S., Texas, San Antonio MSA and Medina County.
- The average household size in Castroville decreased from 2.8 in 1990 to 2.7 persons per household in 2000.
- Castroville has higher percentage of home ownership than the U.S., Texas and the San Antonio MSA.
- Castroville owner occupied units comprised 69% of the total housing units in 2000, up from 63% in 1990.
- Castroville has a higher median household income than the U.S., Texas, San Antonio MSA and Medina County.
- Castroville income increased 75% from \$24,308 in 1990 to \$42,308 in 2000. During the same period, poverty levels decreased from 15% to a low 5%.

Construction Trends



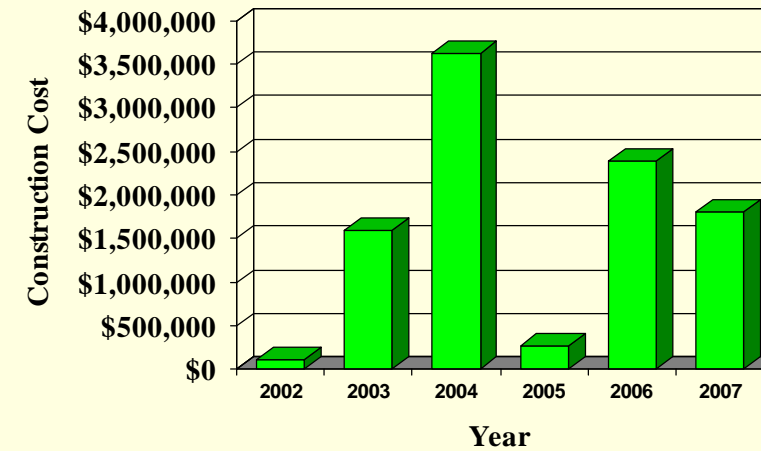
Construction Trends

Figure 3-18
Castroville Residential Construction Values (2002 - 2007)



■ Single Family ■ Multifamily ■ 2-4 Family

Figure 3-19
Castroville Commercial Construction (2002 - 2007)



- Since 2002, Castroville added 62 new homes, and NO multifamily, manufactured or 2-4 family homes during the past five years.
- New residential construction activity has exceeded \$8.6M between 2002 and 2007. The average construction cost per new home in 2007 was \$126,670.
- New nonresidential construction in Castroville has been sporadic over the past five years exceeding \$9.8M. Some of the larger projects include the Lundquist Chevrolet dealership; Security Service Federal Credit Union Plaza; Tractor Supply; remodeling of the Kidney Dialysis Center and the Castroville Airport terminal/hangars.

Utility Trends

Figure 3-20
City of Castroville Water
Accounts (2002 - 2007)

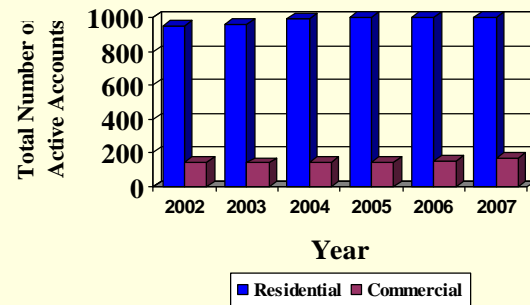


Figure 3-21
City of Castroville Wastewater
Connections (2002 - 2007)

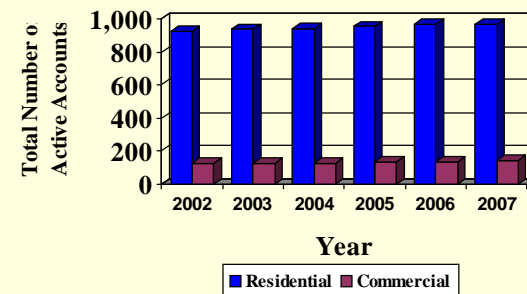


Figure 3-22
City of Castroville Electric
Accounts (2002 - 2007)

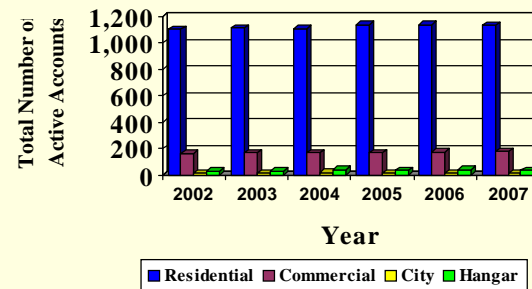
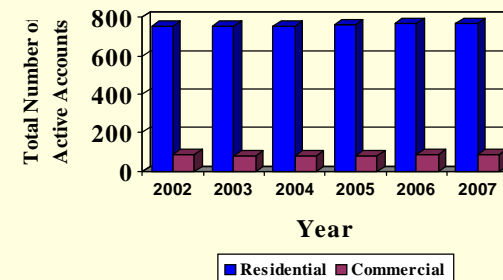
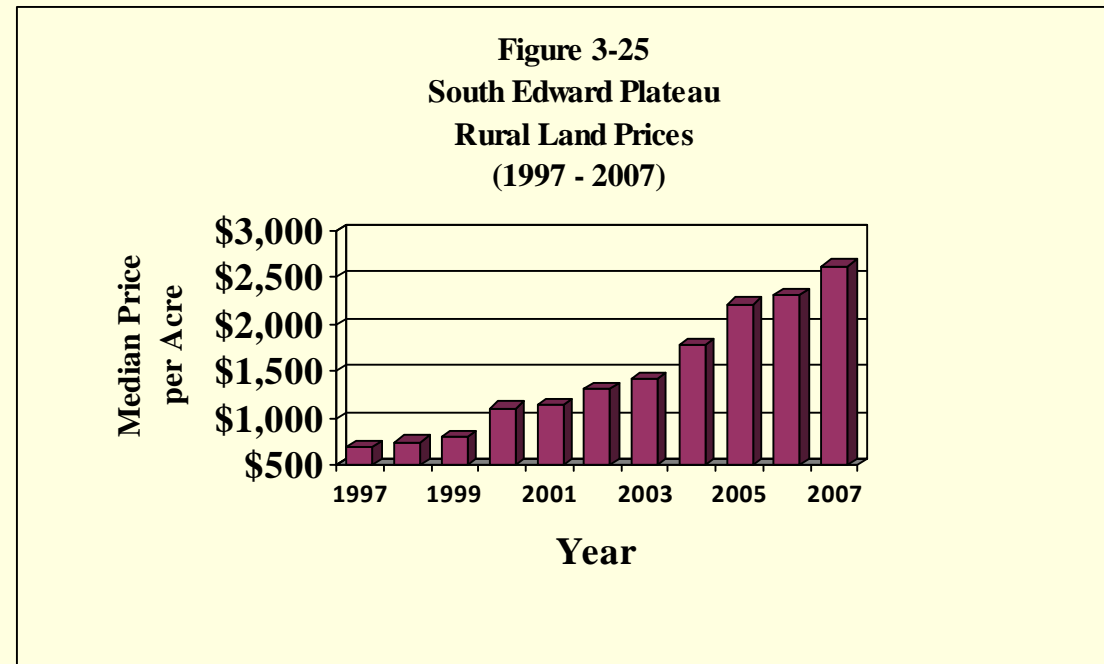


Figure 3-23
City of Castroville Gas
Accounts (2002 - 2007)



The number of water, wastewater, electric and gas accounts have continually increased over the past five years. All utility accounts reached all-time highs in 2007. Water accounts represented the largest increase. The number of active water accounts rose from 1,055 in 2002 to 1,192 in 2007, a 13% increase.

Rural Land Trends



- In the past several years, many large farm and pasture lands have been purchased for residential development.
- The South Edwards Plateau area (Frio, Maverick, Medina, Uvalde and Zavala counties) rural land prices have increased dramatically over the past decade from \$700/acre in 1997 to \$2,623/acre in 2007, a 275% increase.
- A sharp increase in rural land prices has been occurring over the past decade and this trend is expected to continue over the next several years.

Next Step in Castroville Horizons Master Plan

Public Involvement Phase

Appoint a

Comprehensive Plan Task Force

and a

Impact Fee Advisory Task Force

(legally must have at least one real estate and one ETJ representative)

***Castroville Planning & Zoning Commission could be appointed
to complete both task forces responsibilities***

Castroville Horizons Master Plan



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