



Agenda Report

Agenda of: September 23, 2025

Department: Community Development Department

Subject: Zone Change Request – 1005 Alamo

Recommended Motion:

“I move to recommend approval of the zoning change request for 1005 Alamo St. from CH-C Central Commercial District to CG Historic Commercial District.”

Background:

The applicants are requesting to rezone their property from CH-C (Central Commercial District) to CG (Historic Commercial District).

- In 2017, the City’s Historic District authority was expanded from oversight of only the 97 historic homes identified in the 1967 survey to all structures located within the HE and CG zoning districts.
- Although this property contains multiple historic structures, it is currently outside of the Historic District.
- The property owners wish to ensure that, if the property is sold in the future, the historic structures will remain protected under Historic Landmark Commission oversight.

Historic Oversight:

- CG (Historic Commercial District): Exterior modifications require review and approval by the Historic Landmark Commission.
- CH (Central Commercial District): No historic review required.

Permitted Uses:

- CG: Allows general retail, offices, restaurants, and small-scale services—uses that align with historic preservation and walkable, community-oriented development.
- CH: Allows a broader range of high-intensity commercial uses, including auto sales, body shops, warehouses, contractor storage yards, welding/machine shops, and other heavy commercial/industrial activities.

Protective Nature:

- CG zoning is more restrictive, preserving historic character and offering additional protection for surrounding neighborhoods.
- CH zoning is less restrictive, enabling more intensive and auto-oriented development.

Attachments:

- **Planning and Zoning Board Action**
- **Zone Change Ordinance**
- **Presentation**
- **Question/Answer Memorandum**

Submitted by: Breana Soto