

# 702 PARIS ZONE CHANGE REQUEST

**Discussion and action on a request for zoning change for approximately 2.318 acres located north of Highway 90, east of Naples, and south of Paris St., at 702 Paris St. Castroville, TX 78009. The current zoning of the property is HE, Historic District (Residential). The proposed zoning for the property is C-G, Historic Central Business District or CH-C, Central Commercial District.**

Applicant: Lance Rothe

Property Owner: Castroville Catholic Middle and High School

Legal Description: CASTROVILLE RANGE 6 BLOCK 7 LOT 1-8

Current Zoning: HE, Historic District (Residential)

Proposed Zoning: CG: Historic Business District or CH-C, Central Commercial





**LOCATION**





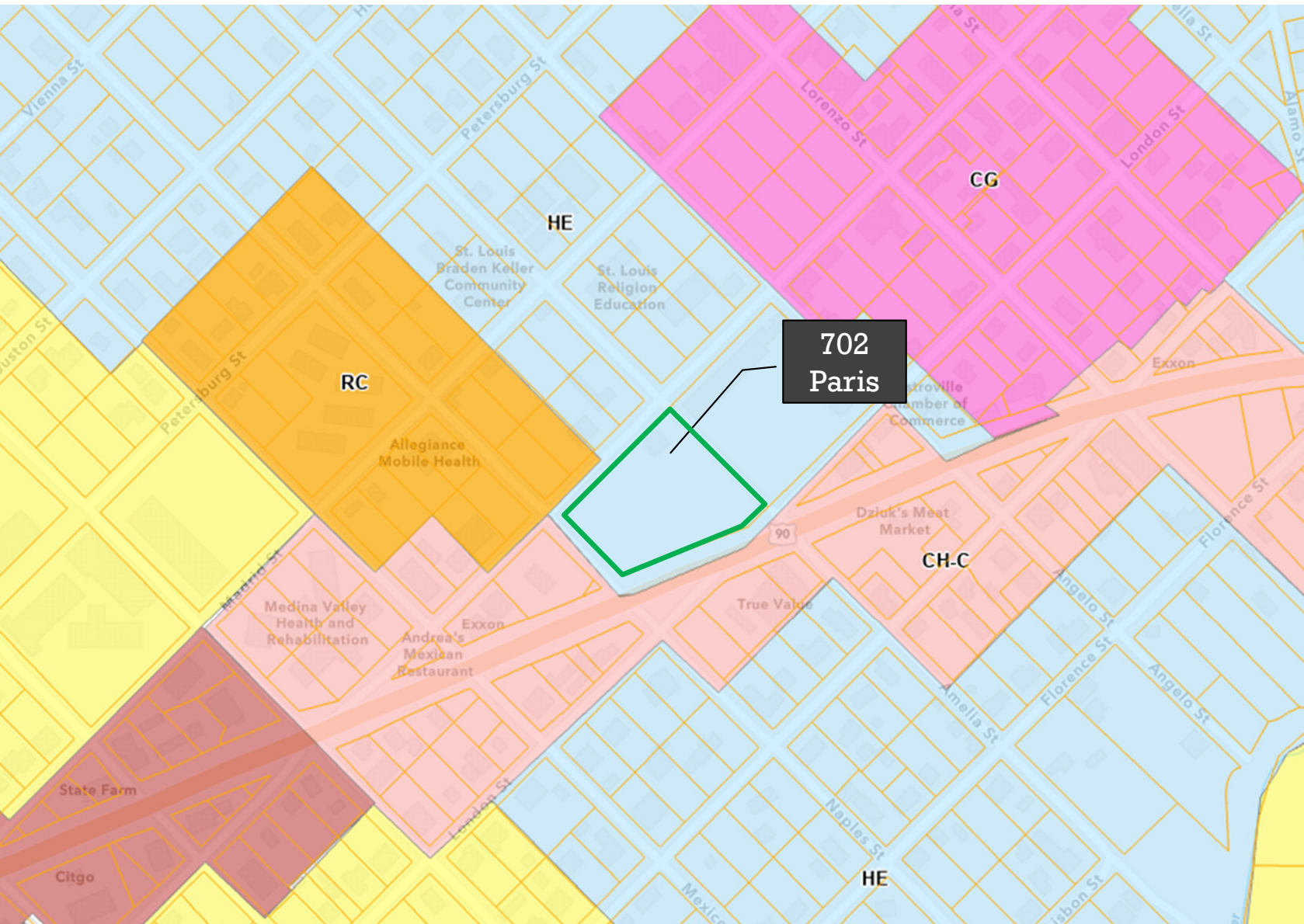


702  
Paris



# CURRENT ZONING

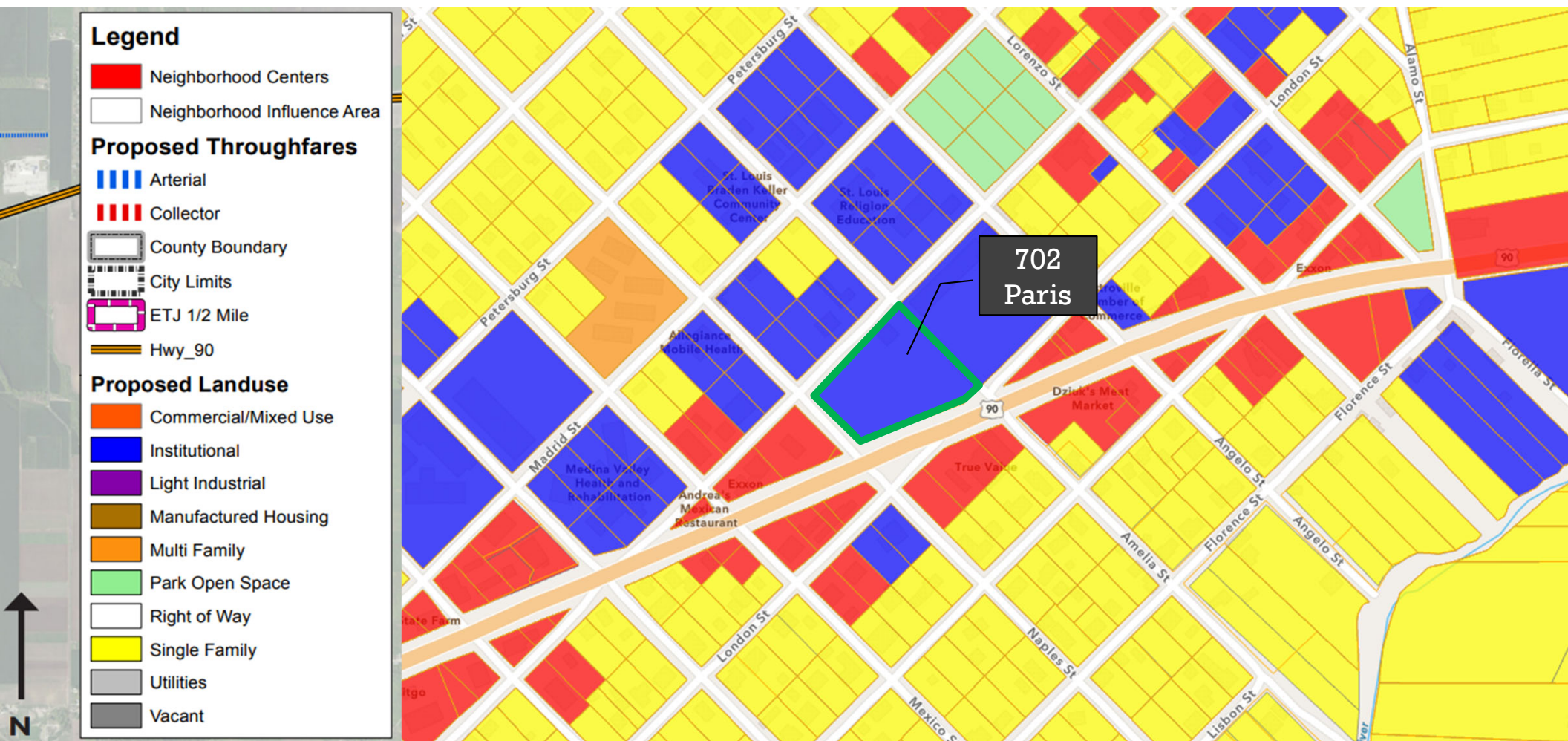
HE: Historic District (Residential)



- RA: Single Family Dwelling District
- RC: General Residence District
- HE: Historical District
- MH: Manufactured Home Park
- CG: Central Business District
- CH-C: Central Commercial District
- CH-W: West Commercial District
- CH-E: East Commercial District
- I-I: Industrial District







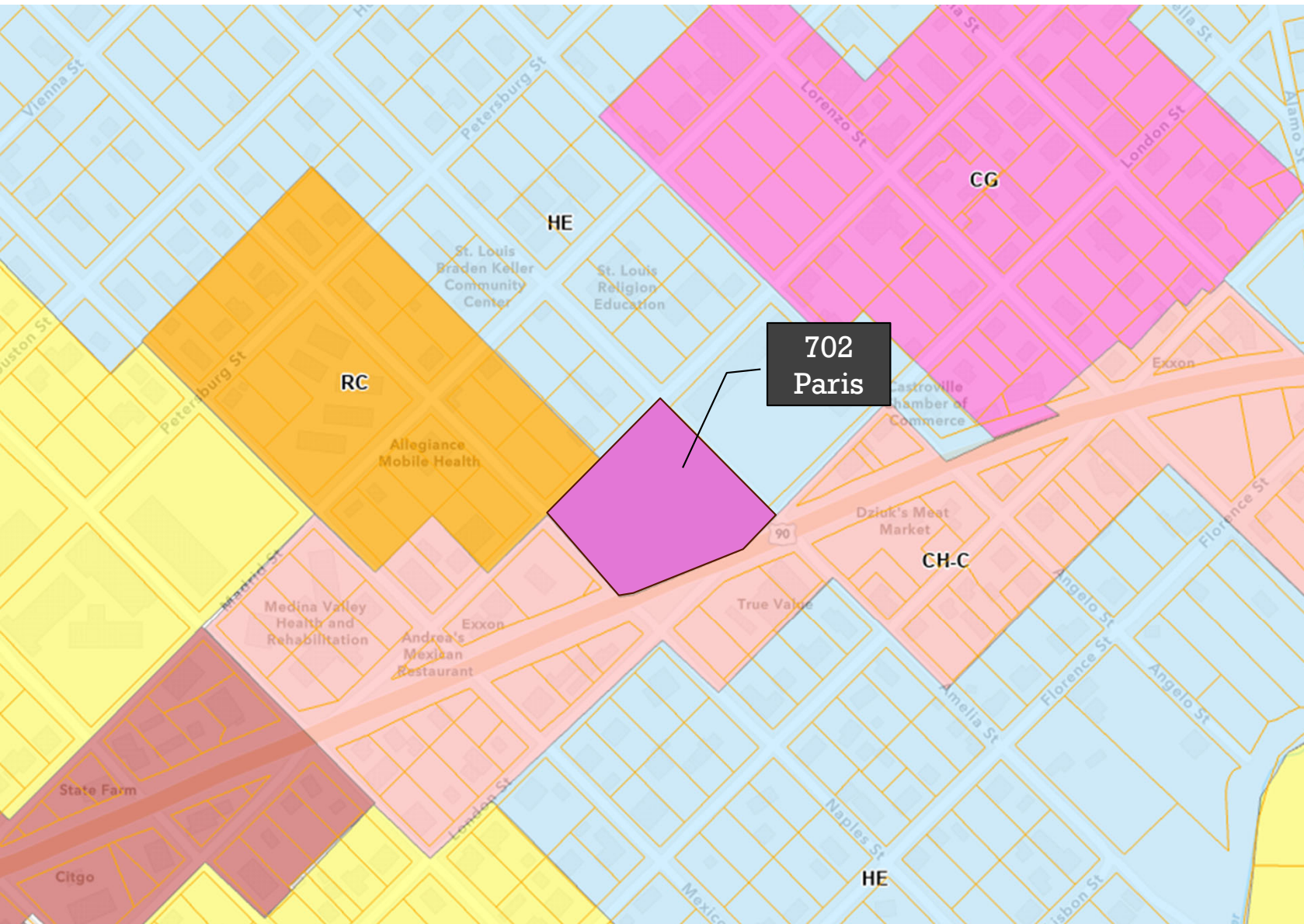
# FUTURE LAND USE MAP





# PROPOSED ZONING

**CG: Historic Central Business District**



- RA: Single Family Dwelling District
- RC: General Residence District
- HE: Historical District
- MH: Manufactured Home Park
- CG: Historic Central Business District
- CH-C: Central Commercial District
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# LAND USE FOR PROPERTY

Schedule of Uses	R-A One-Family Dwelling District	R-C General Residential District	H-E Historical District	C-F Neighborhood Business District	C-G Central Business District	C-H Commercial District	I-I Industrial District	P-D Planned Development District	M-H Mobile Home Parks
Public Administration Office									
Residence Home for Aged (22)		S							
Private School, Collage, or University (23)		S					S		
Public School (24)									
Tennis Club (25)		S					S		



# KEY DIFFERENCES

- **Historic Oversight:**

- **CG (Historic Commercial)** – Properties fall under Historic Landmark Commission review for exterior changes or alterations.
- **CH (Central Commercial)** – No historic review requirement.

- **Permitted Uses:**

- **CG** allows **general retail, offices, restaurants, and small-scale services**—uses consistent with historic preservation and walkable, community-focused development.
- **CH** allows a **broad range of high-intensity commercial uses**, including auto sales, body shops, warehouses, contractor storage yards, welding/machine shops, and other heavier commercial/industrial activities.

- **Protective Nature:**

- **CG** is more restrictive, limiting uses to protect historic character and adjacent neighborhoods.
- **CH** is less restrictive, enabling more intensive and auto-oriented commercial activity.

