



Agenda Report

Agenda of: October 28, 2025

Department: Community Development Department

Subject: Public Hearing for Zone Change Request – 702 Paris (Moye Center)

Recommended Motion:

No motion. This is NOT the official public hearing. The official public hearing will be held on November 19th.

Background:

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

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, schools, 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.

Planning and Zoning Commission recommended approval of the zone change to the CG – Commercial Historic District

Attachments:

- **Board Action**
- **Zone Change Ordinance**
- **Presentation**

Submitted by: Breana Soto