



Zoning Staff Report

Date: February 11, 2025

Case Number: ZC-24-164

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Northside Socios, LLC/ Juan M. Villalpando

Site Location: 1434 N Main Street

Acreage: 0.1147 acre

Request

Proposed Use: Retail/Commercial and Multi-Family

Request: From: "J" Medium Industrial
To: "MU-1" Low-Intensity Mixed-Use

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval 10-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property, encompassing approximately 0.1147 acres, is located on North Main Street and currently contains an existing building. The surrounding area includes a variety of zoning districts, ranging from residential to industrial uses. Nearby parcels are zoned as “B” Two-Family Residential, “J” Medium Industrial, and “MU-1” Low-Intensity Mixed-Use.



Figure 1: [Historical Aerial](#) from 1952 map

A review of the property's history indicates a discrepancy in the Tarrant Appraisal District (TAD) records, which incorrectly listed the building's construction date as 1976 (**Figure 1**). However, the historic survey conducted in 1999 and finalized in December 2000 for the Marine Commercial Historic District confirms the building was constructed in 1946 (**Figure 2**). Documentation from this survey (review [here](#)) provides evidence of the building's historic significance. The structure, while part of the historic survey, currently lacks any formal historic designation or overlay.





Figure 2: Images from the [National Register of Historic Places Report #102](#), first published on February 9, 2001; photos taken in 1999

This area has undergone some positive improvements since the survey was conducted and this parcel is no different. Historically the building was used as a barbershop, package store, and a bar on the first floor. The second floor functioned as the Castillo Hotel, which is how it received its name ‘The Castillo Building.’ The building itself is a two-story structure with eight windows on the upper floor and a storefront on the ground floor. During its initial survey, the property and surrounding area were noted to be in a state of disrepair, with boarded-up windows (see Figure 3). With that said, the owners have already submitted an application in December 2024 (HCLC-24-311) to the Historic and Cultural Landmarks Commission (HCLC) seeking historic designation for this property. This application is under review and is anticipated to be discussed at the HCLC meeting scheduled for January 13, 2025.

The property is currently zoned as "J" Medium Industrial. The applicant seeks a zoning change to "MU-1" Low-Intensity Mixed-Use to facilitate a mixed-use redevelopment. The proposal is to include commercial use on the first floor and multi-family residential units on the second floor. Although a preliminary site plan has not been submitted, the applicant has provided a plat for review (**Figure 3**).

For the purposes of this rezoning application, it should be noted that a site plan is not required for rezoning approval. However, if the zoning change is approved by the City Council, a site plan submission will be required for staff approval before permitting, in compliance with MU-1 standards.

Additionally, if the HCLC grants a historic designation for the property, any future modifications to the building will require HCLC review and approval. This will necessitate a detailed site plan submission at a later stage prior to obtaining permits. The process ensures that both the historic and zoning considerations are harmonized with the development plans.

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The property in question has been used primarily as commercial offices in the past. The proposed use is to provide 2 suites for retail and/or commercial use at floor 1, and multi-family at floor 2.*

We believe these uses are very much in step with the current and future uses of property in the surrounding vicinity. It is our understanding the area is already in transition from its past and current zoning/s to Mixed-Use types. Example 1: The Mullholland Building on the block immediately to the south of this property being reviewed for consideration. Most of the properties across the street are already Mixed-Use. Our plans for the property are part of the trend to create mixed use facilities, which also provide the opportunity for living quarters with pedestrian friendly communities.”

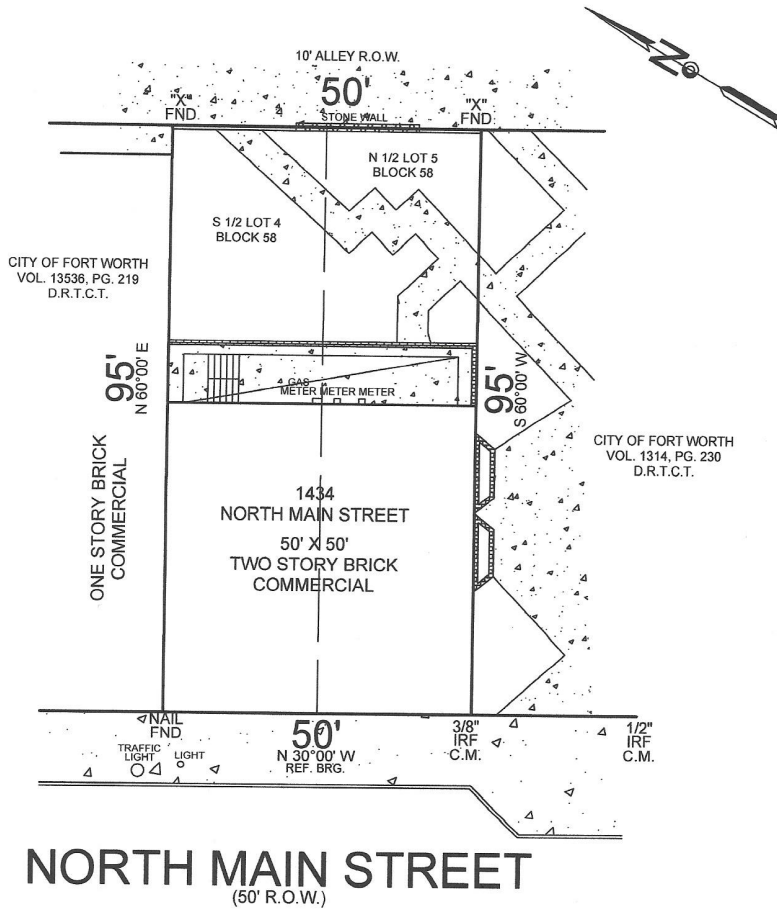


Figure 3: Survey- Plat Exhibit A

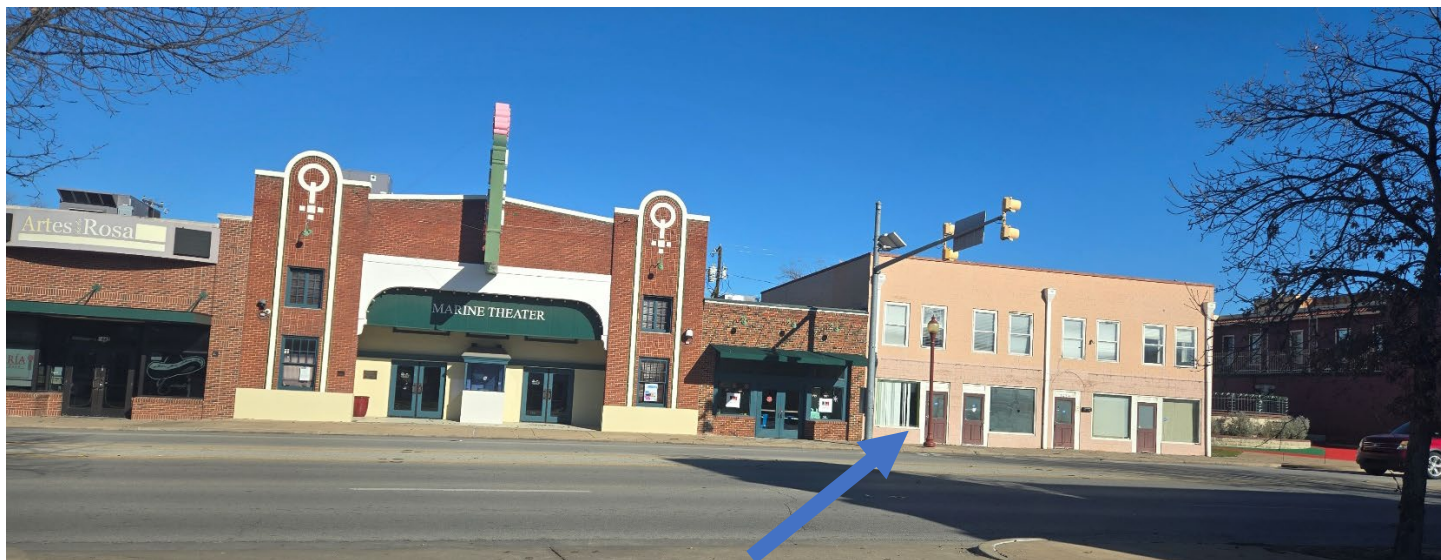




Figure 4: Site Photos taken by Staff on 12/31/2024

Surrounding Zoning and Land Uses

North	“J” Medium Industrial / Commercial
East	“B” Two Family / Residential
South	“J” Medium Industrial / Commercial
West	“MU-1” Low-Intensity Mixed-Use / Commercial

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on December 27, 2024.
 The following organizations were notified: (emailed December 27, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Historic Northside Business Association	Inter-District 2 Alliance

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area comprises a diverse mix of land uses, including both commercial and residential properties. To the north of the site lies a residential neighborhood, while the parcels to the south are predominantly commercial. This blend reflects the transitioning nature of the area, making the requested MU-1 (Low-Intensity Mixed-Use) zoning designation particularly fitting. The MU-1 designation would allow for a combination of residential and commercial uses within a single building on the site, supporting the area's evolving character.

As mentioned previously, historically, the property was utilized as a barbershop, package store, and bar on the first floor, with the second floor serving as the Castillo Hotel, highlighting its mixed-use roots. The proposed redevelopment aligns with this historical precedent by introducing multi-family residential units on the second floor and commercial uses on the ground floor.

However, the dual use of multi-family and commercial spaces introduces potential challenges, particularly concerning parking requirements in the MU-1 zoning district. Depending on the type of residential housing and the nature of the commercial activities, parking demands may exceed what the site can accommodate (**Figure 5**). This could result in impacts on the surrounding neighborhood or necessitate the owner requesting a waiver from the Urban Design Commission (UDC). If the Historic and Cultural Landmarks Commission (HCLC) approves historic designation for the property at its upcoming meeting, parking requirements may become less stringent, as historic properties often benefit from modified standards. In this case, zoning would primarily govern the types of permitted uses rather than parking logistics and design standards.

(2) Residential Parking

BUILDING TYPE/ USE	REQUIREMENT	PROXIMITY TO RAIL STATION IF THE DEVELOPMENT IS WITHIN 1,320 FEET OF A RAIL TRANSIT STATION:
Townhouse	2 spaces per dwelling unit. <i>See Section (e)(5) for location requirements.</i>	1 space per dwelling unit. <i>See section (e)(5) for location requirements.</i>
Duplex and Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. <i>See Section(e)(4) for location requirements for duplexes.</i>	1 space per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. <i>See Section (e)(4) for location requirements for duplexes.</i>
Apartment/ Condominium	*0.75 to 1 space required per bedroom; Plus, 2 spaces per 500 square feet of leasing office and/or social rooms.	*0.5 to 1 space required per bedroom; Plus, 2 spaces 500 square feet of leasing office and/ or social rooms.

*All partial spaces are rounded up.

Figure 5: MU-1 residential parking requirements

Considering the surrounding land use patterns, the property's historical significance, and its adaptability to the current needs of the area, the MU-1 zoning designation appears well-suited. It would facilitate a balanced integration of residential and commercial functions, contributing positively to the neighborhood's ongoing evolution.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Mixed-Use on the Future Land Use Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The proposed property's designation is consistent with the Mixed-Use category is outlined in the Future Land Use (FLU) Map. The rezoning request to "MU-1" Low-Intensity Mixed-Use aligns with the FLU designation and will fulfill the broader goals of the FLU Map.

The Comprehensive Plan promotes the development of vibrant, mixed-use communities that effectively integrate residential and commercial activities. Key policies guiding this vision include:

- *Promote traditional neighborhoods and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*
- *Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.*

There is a clear emphasis on fostering vibrant, mixed-use communities that seamlessly integrate residential and commercial activities, prioritizing pedestrian-oriented development with appealing streetscapes and public spaces. This proposed rezoning aligns closely with the policies outlined in the Comprehensive Plan.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

Site Plan Comments

Zoning and Land Use

A site plan is not required at this stage of the rezoning application process. However, if the rezoning to Low-Intensity Mixed-Use (MU-1) is approved, a detailed site plan must be submitted for review and approval prior to permitting, in accordance with the relevant requirements and design guidelines.

Since the property contains an existing building, it is crucial to clearly identify and label all current and proposed features on the site plan. This includes detailing any structures, landscaping, or infrastructure that will remain, as well as any planned additions or modifications. Providing comprehensive and accurate information will streamline the review process and enable the CFW team to efficiently evaluate compliance with zoning and building standards.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Supplemental Information

Map of Marine Commercial Historic District (not drawn to scale)

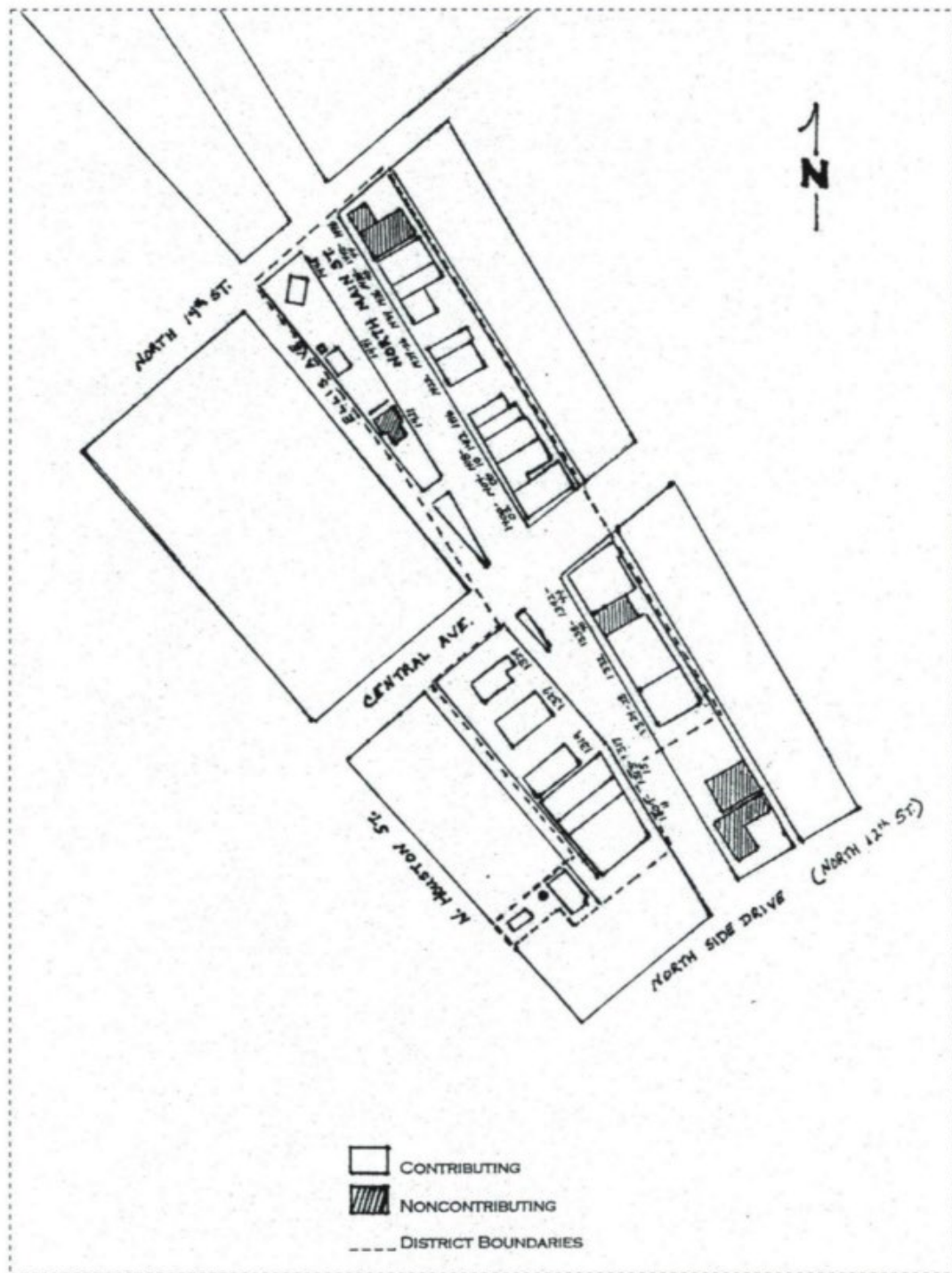


Image from the [National Register of Historic Places Report #102](#), first published on February 9, 2001

19. 1434-1434 A-1434 B North Main Street. Castillo Building. 1946. Commercial Style.

Constructed of concrete block, this two-story building exhibits no distinctive ornamentation (see photograph 9). The second floor contains eight single window openings that have been boarded over. The storefront on the south half is partially infilled with concrete block and presents a wood veneer slab door flanked by fixed wood windows. To the left is an entrance to 1434, and another storefront at 1434 A. The north storefront may be unaltered and displays small transoms above each door. The south elevation features eight single window openings presently boarded over. All of the window openings on the rear of the building are infilled with concrete block and the three door openings are covered with boards. There is a parking lot on the south side of the building. This building historically housed a barbershop, package store, and a bar on the first floor. The second floor functioned as the Castillo Hotel. A photograph from 1952 indicates that the name "Castillo" was painted below the front parapet.

Image from the [National Register of Historic Places Report #102](#), first published on February 9, 2001

Additional Site photos were taken on 12/31/2024



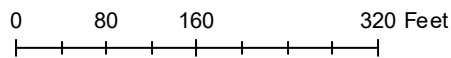
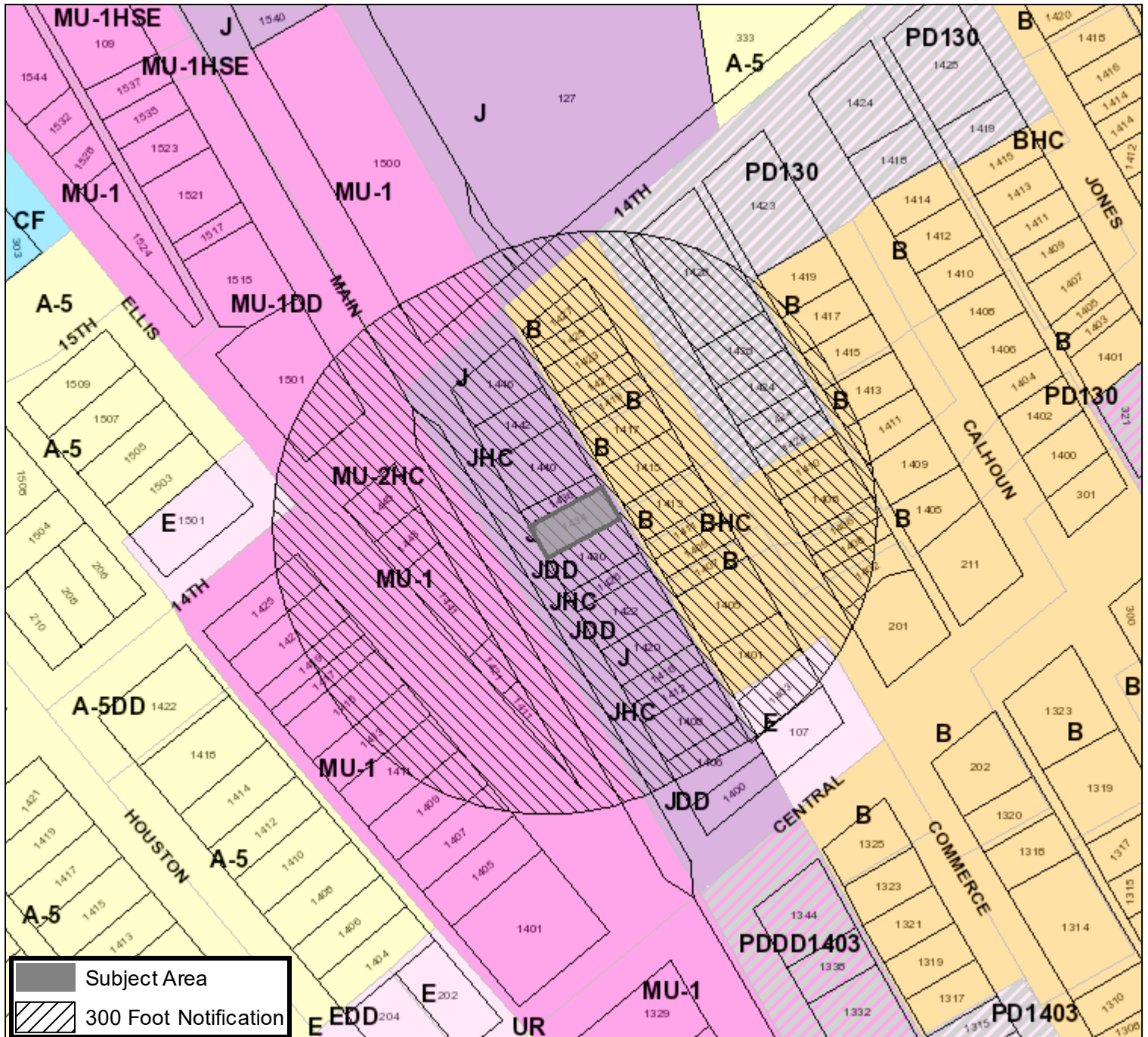


Behind of the parcel

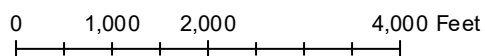
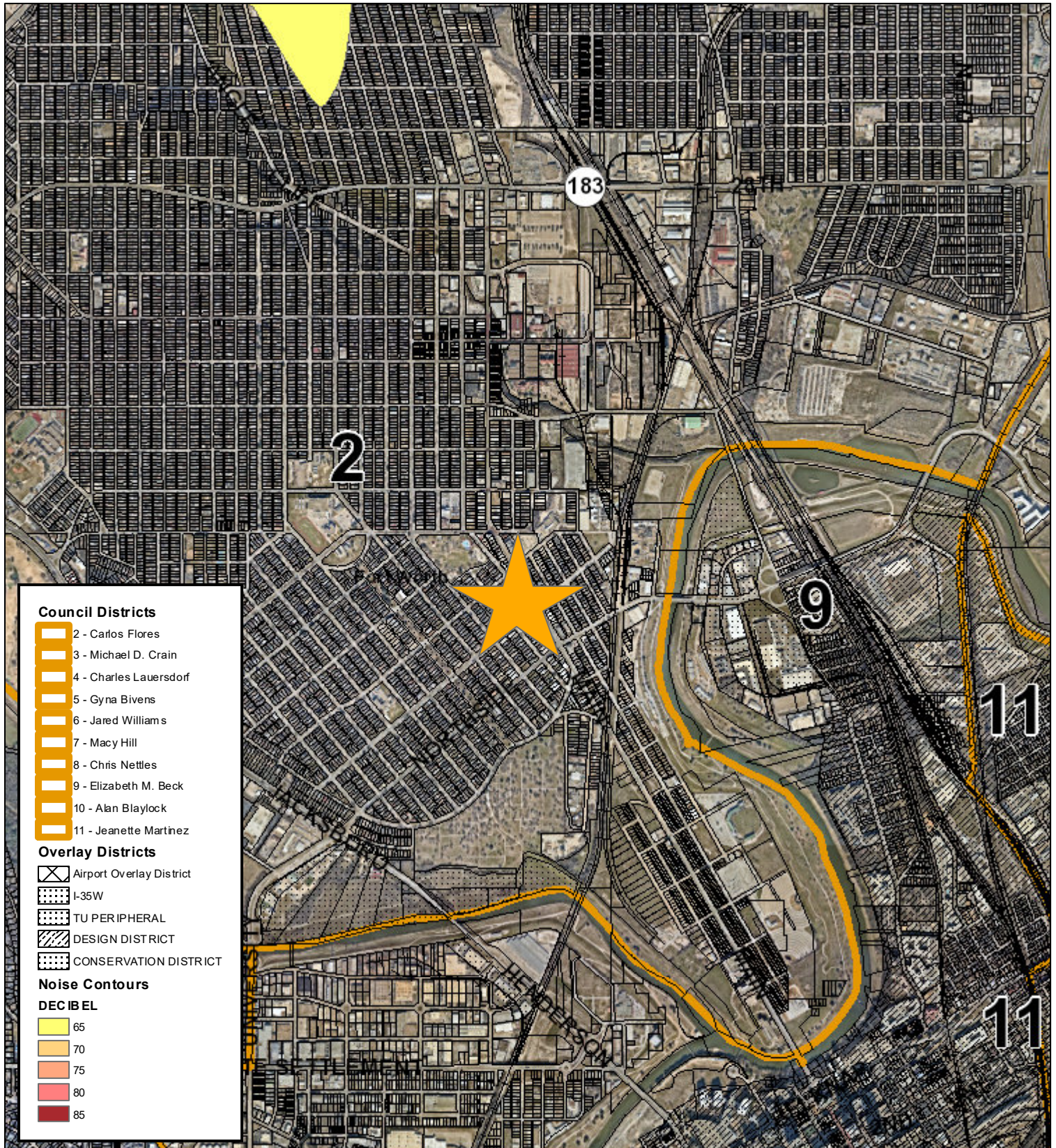


Area Zoning Map

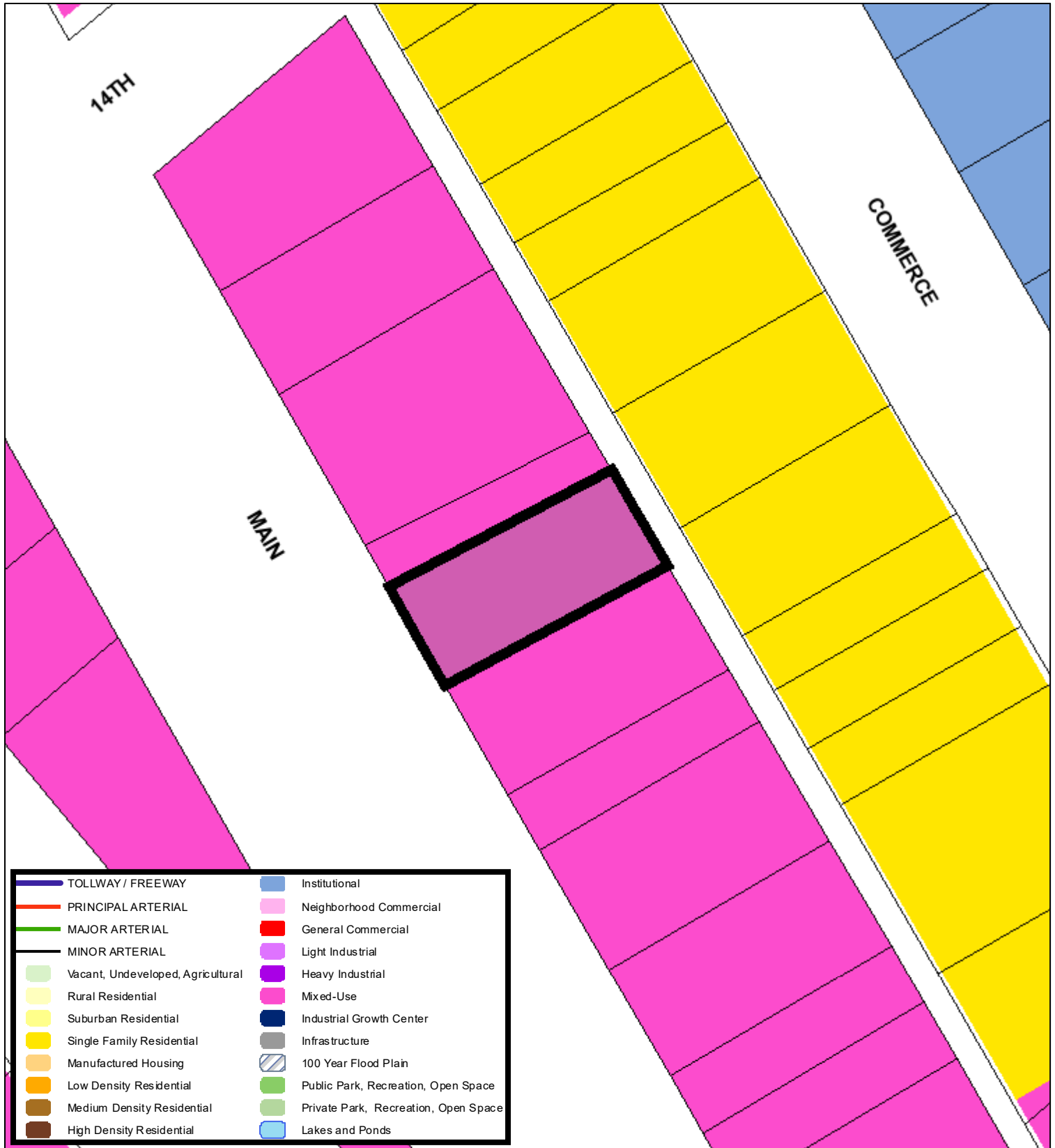
Applicant: Northside Socios
 Address: 1434 Main Street
 Zoning From: J
 Zoning To: MU-1
 Acres: 0.09625266
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 1/8/2025
 Contact: null



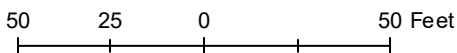
Area Map



Future Land Use



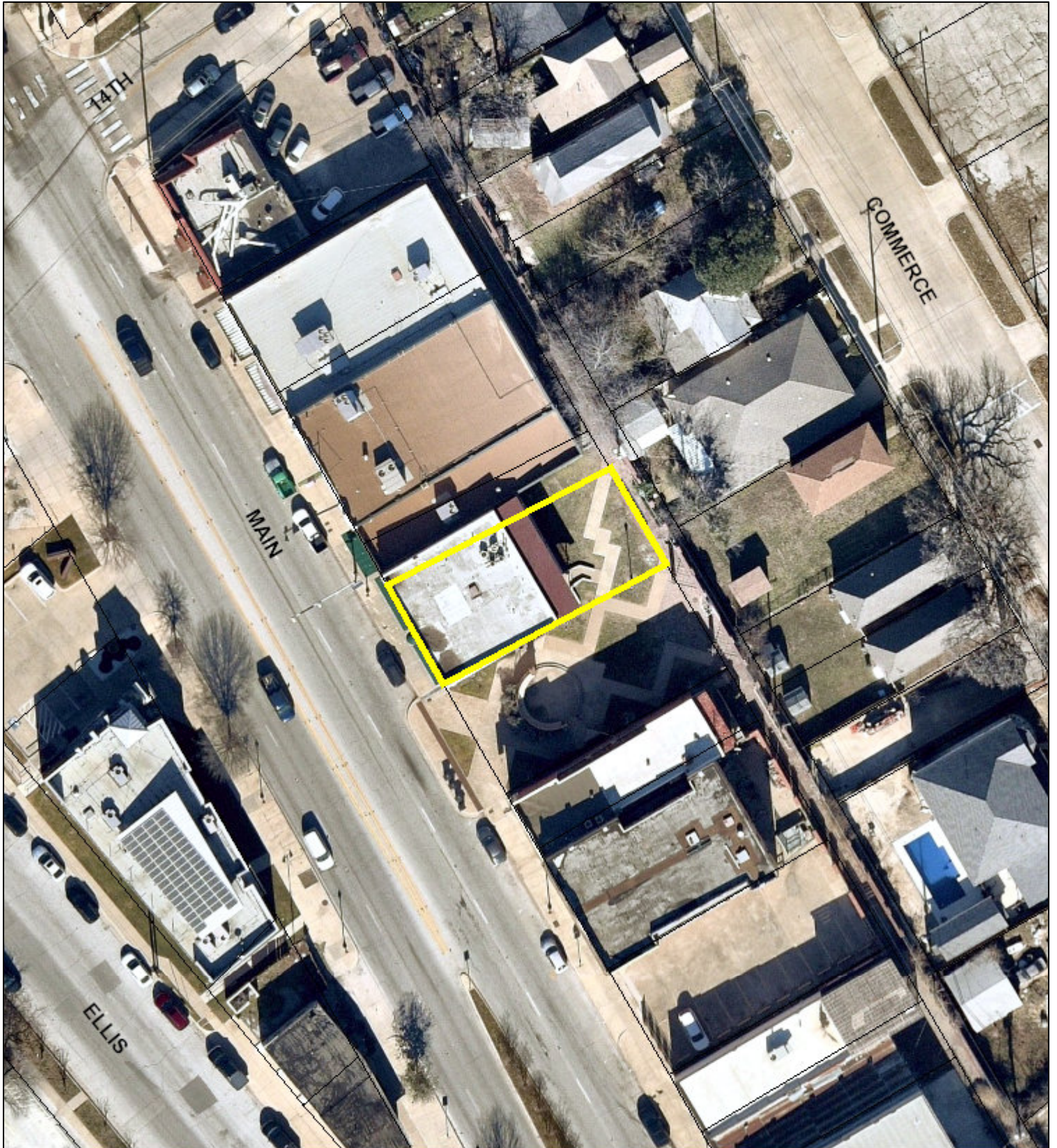
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 30 60 120 Feet

