

Future Land Use Plan

Updated Draft | July 30, 2021

(For City Staff and Consultant Review)

OVERVIEW OF THE FUTURE LAND USE PLAN

The right of a municipality to coordinate growth is rooted in its need to protect local citizens' health, safety, and welfare. An essential part of establishing the guidelines for such responsibility is the Future Land Use Plan, which sets an overall framework for Cleburne's preferred development pattern. In general, the Future Land Use Plan is intended to be a comprehensive blueprint of Cleburne's vision for its future land use pattern. Specifically, the Future Land Use Plan designates various areas with the City for particular land uses, based principally on the specific land-use policies outlined herein.

The Future Land Use Plan is graphically depicted for use during the development plan review process. The Future Land Use Plan should ultimately be reflected through the City's policy and development decisions. The Future Land Use Plan is not a zoning map, which would address specific development requirements on individual parcels. However, the zoning map and changes in zoning should be based on the Future Land Use Plan.

Legal Authority

The authority of a city to create a comprehensive plan is rooted in Chapters 211, 212, and 213 of the Texas Local Government Code. Explanations are included below:

Chapter 211

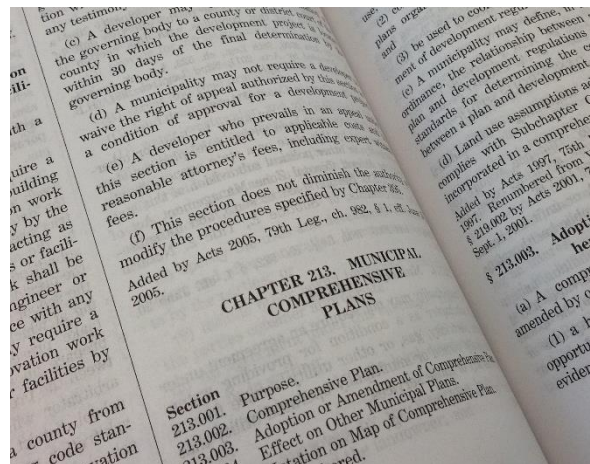
Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning and requires zoning to be in conformance with a plan.

Chapter 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the city limits and within the extraterritorial jurisdiction (ETJ), which varies depending upon the community's population.

Chapter 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the "long-range development of the municipality." Basic recommendations for comprehensive planning are to address land use, transportation, and public facilities but may include a wide variety of other issues determined by the community. It is important to note that a comprehensive plan is *not* a zoning ordinance but rather is intended to be used as a tool to guide development, infrastructure, and land-use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made, as specified by Chapter 211 of the Texas Local Government Code.

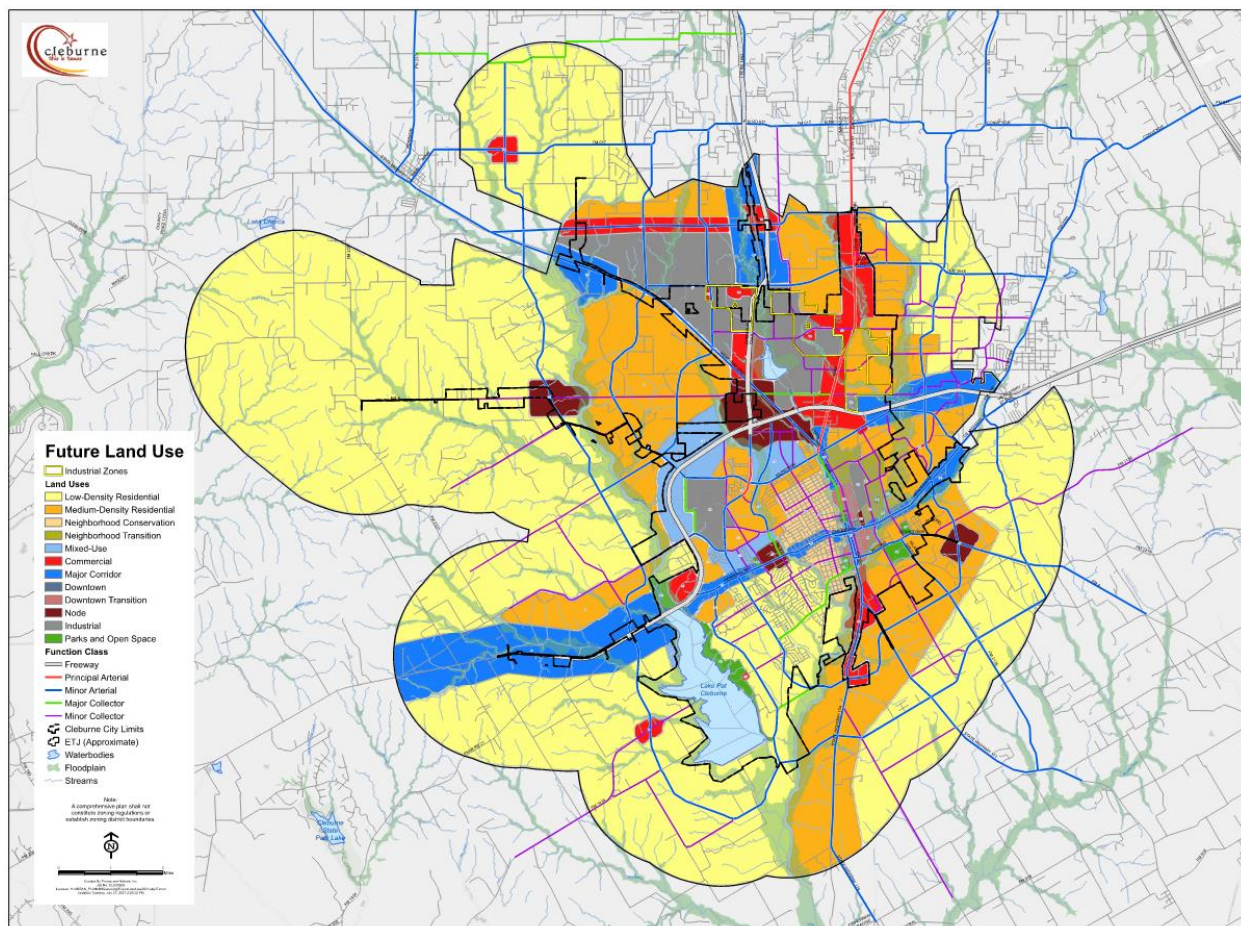


OVERVIEW OF THE FUTURE LAND USE PLAN

Future Land Use Plan Map

For the Future Land Use Plan Map to serve as the City's most complete long-range "roadmap" as possible, it will establish an overall framework for the preferred ultimate development pattern of the City based principally on balanced, compatible, and diversified land uses. The Future Land Use Plan Map should ultimately reflect the City's long-range statement of public policy and should be used as a basis for future development decisions.

Again, it is essential to note that the Future Land use Plan Map is not a zoning map, which legally regulates specific development requirements on individual parcels. Rather, the zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Land Use Plan Map. It is also important to note that while the map itself is an integral part of the Future Land Use section, the land use policy recommendations that support the map and relate to how land use is developed are also important.



DISTRICT TYPE

LOW-DENSITY RESIDENTIAL

Main Purpose: Provide areas for agriculture, detached single-family homes on lots typically larger than a traditionally sized lot in Cleburne.

Secondary Purpose: Provide limited areas and locations for nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners).

Characteristics: Home developments intended to serve a range of housing needs, from affordable to higher-end housing options. Nonresidential uses are limited to arterial roadways.

Main Uses: Agriculture and Detached Single-Family Homes

Secondary Uses: Civic Schools, Small-Scale Neighborhood Services

High Compatibility: A, SF10, SF20

Limited Compatibility: SF7, NC, LC, PD



MEDIUM-DENSITY RESIDENTIAL

Main Purpose: Provide areas for detached single-family homes on traditionally sized lots in Cleburne.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners).

Characteristics: New construction of traditional single-family neighborhoods. Nonresidential uses are limited to arterial roadways.

Main Uses: Detached Single-Family Homes

Secondary Uses: Duplexes, Townhouses, Civic Schools, Small-Scale Neighborhood Services

High Compatibility: SF6, SF7, SF10, SF20

Limited Compatibility: NC, LC, PD



DISTRICT TYPE

NEIGHBORHOOD CONSERVATION

Main Purpose: Provide for growth and management of established Cleburne single-family neighborhoods. Preserve and protect existing neighborhoods by allowing appropriate and compatible infill and redevelopment opportunities for detached single-family homes.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods.

Characteristics: Existing traditional single-family residential development and new development that respects the prevailing pattern of surrounding neighborhoods (gridded streets and traditionally-sized lots) by orienting homes in the same configuration as existing homes.

Main Uses: Detached Single-Family Homes

Secondary Uses: Duplexes, Townhouses, Civic Schools, Small-Scale Neighborhood Services

High Compatibility: SF6, SF7, MF1

Limited Compatibility: NC, LC, PD



DISTRICT TYPE

NEIGHBORHOOD TRANSITION

Main Purpose: Provide for neighborhoods that offer a mixture of residential housing types and provide for a gradual transition from more intense nonresidential areas. Infill and redevelopment opportunities are expected to occur frequently in these areas.

Secondary Purpose: Provide nonresidential uses that encourage the transition to less intense uses.

Characteristics: Infill duplex and townhouse development that occurs on street corners. Adaptive reuse of housing for low-impact commercial uses such as professional office may be allowed on a conditional basis.

Main Uses: Detached Single-Family Homes, Duplexes, Townhouses

Secondary Uses: Office, Retail, and Commercial

High Compatibility: SF6, SF7, MF1

Limited Compatibility: NC, LC, CI, PD



DISTRICT TYPE

MIXED-USE

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.

Main Uses: Higher density residential & commercial, retail, medical office, service uses, and jobs centers

Secondary Uses: Civic, Schools, Hospital

High Compatibility: MF1, MF2, RC, MU, PD

Limited Compatibility: NC, LC, CI



COMMERCIAL

Main Purpose: Provide areas to allow for a broad range of commercial and retail uses oriented toward major roadways.

Secondary Purpose: Provide limited and compatible commercial and compatible light industrial uses at midblock areas.

Characteristics: Nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.

Main Uses: Commercial, Retail, Office

Secondary Uses: Flex commercial/industrial uses

High Compatibility: NC, LC, RC, PD

Limited Compatibility: CI, I



DISTRICT TYPE

MAJOR CORRIDOR

Main Purpose: Provide areas for major activity centers, destinations, employment centers and facilities supportive and secondary to those uses (e.g., hotels or restaurants)

Secondary Purpose: Provide areas for high-density residential constructed at midblock areas with close proximity to nonresidential uses.

Characteristics: Mixed-Use development aligned along one of Cleburne's major thoroughfares where the development can capture large traffic volumes and visibility. Standalone high-density residential may be inappropriate away from major intersections.

Main Uses: Commercial, Retail, Office

Secondary Uses: High-Density Residential

High Compatibility: NC, LC, RC, MU

Limited Compatibility: SF6, MF1, MF2



NODE

Main Purpose: Provide anchor development that serves large sectors of the City (e.g., Cleburne Station or West Henderson) and surrounding communities.

Secondary Purpose: Provide areas for multi-family development.

Characteristics: Mixed Use areas centered around a major intersection with nonresidential uses other than industrial that serve the daily needs of the surrounding population (generally within 3-5 square miles).

Main Uses: Commercial, Retail, Office

Secondary Uses: High-Density Residential

High Compatibility: MF1, MF2, RC, MU, PD

Limited Compatibility : NC, LC



DISTRICT TYPE

DOWNTOWN

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Cleburne.

Characteristics: Mixed-Use development aligned around historic Downtown Cleburne and the Courthouse Square. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.

Main Uses: Commercial, Retail, Office

Secondary Uses: High-Density Residential

High Compatibility: NC, LC, RC, MU

Limited Compatibility: MF1, MF2, PD



DOWNTOWN TRANSITION

Main Purpose: Provide a residential area that transitions into the Downtown area in a manner that is compatible with the land use pattern and scale of development.

Secondary Purpose: Provide for nonresidential uses that allow an integrated transition from more intense nonresidential areas to residential areas.

Characteristics: A primarily residential area immediately adjacent to Downtown Cleburne with some nonresidential uses on arterials and street corners.

Main Uses: Detached Single-Family Homes, Duplexes, Townhouses

Secondary Uses: Office, Retail, Commercial

High Compatibility: SF 6, SF7, MF1

Limited Compatibility: NC, LC, RC, MU, PD



DISTRICT TYPE

INDUSTRIAL

Main Purpose: Provide areas for industrial development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.

Main Uses: Industrial, Manufacturing

Secondary Uses: Logistics, Warehousing

High Compatibility: CI, I

Limited Compatibility: PD



PARKS AND OPEN SPACE

Main Purpose: Provide areas for parks and recreation.

Secondary Purpose: Protection of natural features.

Characteristics: Parks and all associated features, such as parking lots and structures.

Main Uses: Parks

Secondary Uses: Community gathering and event spaces

High Compatibility: All Zoning Districts

Limited Compatibility: None

