

Cleburne Station Overlay

Purpose: Cleburne Station is envisioned as a regional center incorporating a mix of uses such as retail stores and shops, restaurants, hotels, offices, and similar nonresidential uses with residential as a secondary use around The Depot baseball park.



Heights of building should vary along each block. Even if buildings or individual lease spaces are attached, they should look like separate buildings or facades.

Corner buildings are especially important and should be distinguished by a higher level of detail and materials. Building entrances and retail storefronts should have more window area and clearly identify where the public can enter.

CHISHOLM TRAIL

All buildings up to 20,000 SF shall provide at least two of the items below. All buildings over 20,000 SF shall provide at least three of the items below:

Variation in building height
Windows on at least 30% of all visible facades

Bay projections, show windows, porches, canopies, awnings, setbacks, and loggia on at least 50% of visible facades

Architectural details such as pilasters, sills, lintels, band courses, and cornices

Use of class 1 building materials on at least 90% of visible facades with class 2 materials on the remainder and 90% class 1 or 2 on other facades



Example of loggia

Mixed-use buildings on corners must reserve 25% for street level nonresidential uses and provide sidewalk treatments, decorative plantings, or outdoor spaces.

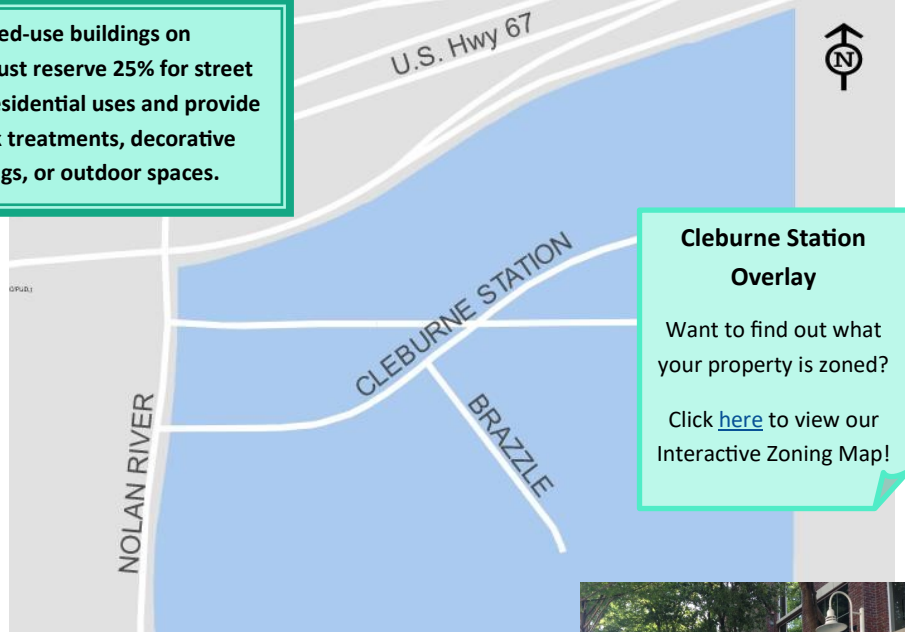


What does this mean for my property that is already developed?

Your property is considered "grandfathered" which means you can continue to use your property as you are today.

Residential uses within Cleburne Station are limited to 75% of the ground floor of any block and must provide direct door access from the street and a screened outdoor courtyard for each unit.

Visit us at www.cleburne.net/zoningupdate, send us an email at ZoningUpdate@cleburne.net or give us a call at 817-645-0947 or 817-556-8811 for more information!



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Want to find out what your property is zoned?

Click [here](#) to view our Interactive Zoning Map!

