

# City of Cleburne Zoning Ordinance Update

**Community Open House**

September 24, 2020 | Cleburne Conference Center

# Tonight's Agenda

- **Project Team Introductions**
  - Dan Sefko, Daniel Harrison, and David Jones, FNI
  - City Staff; City Steering Committee
- **Overview of Project and Preliminary Diagnostic Findings**
- **Audience Participation**
- **Next Steps**
- **Question and Answer**
- **Adjourn**

**CLEBURNE ZONING ORDINANCE  
OPEN HOUSE**

Tonight's Agenda

Open House: 6:00 p.m. - 7:00 p.m.

Presentation/  
Audience Poll: 7:00 p.m. - 7:45 p.m.

Q&A/  
Open House: 7:45 p.m. - 8:30 p.m.

Join Online at:  
<https://us02web.zoom.us/j/89305761479>  
Meeting ID: 893 0576 1479

**Take The Survey**

or visit  
<https://ttpoll.com/p/303182>

# Your Team



**Dan Sefko, FAICP**

Sr. Advisor



**Daniel Harrison, AICP**

Project Lead



**David Jones, AICP**

Project Planner

# Project Schedule

- **Today** | Project Kickoff
- **August '20** | Stakeholder Interviews
- **September '20** | Staff Review Meeting
- **Today** | **Community Open House**
- **October '20** | Joint Workshop with P&Z and Council
- **November '20 – April '21** | Develop Zoning Ordinance with Staff Feedback
- **June '21** | Joint Workshop with P&Z and Council and Ordinance Adoption

1. Introductions

# Project Overview

2. Project Overview & Preliminary Findings

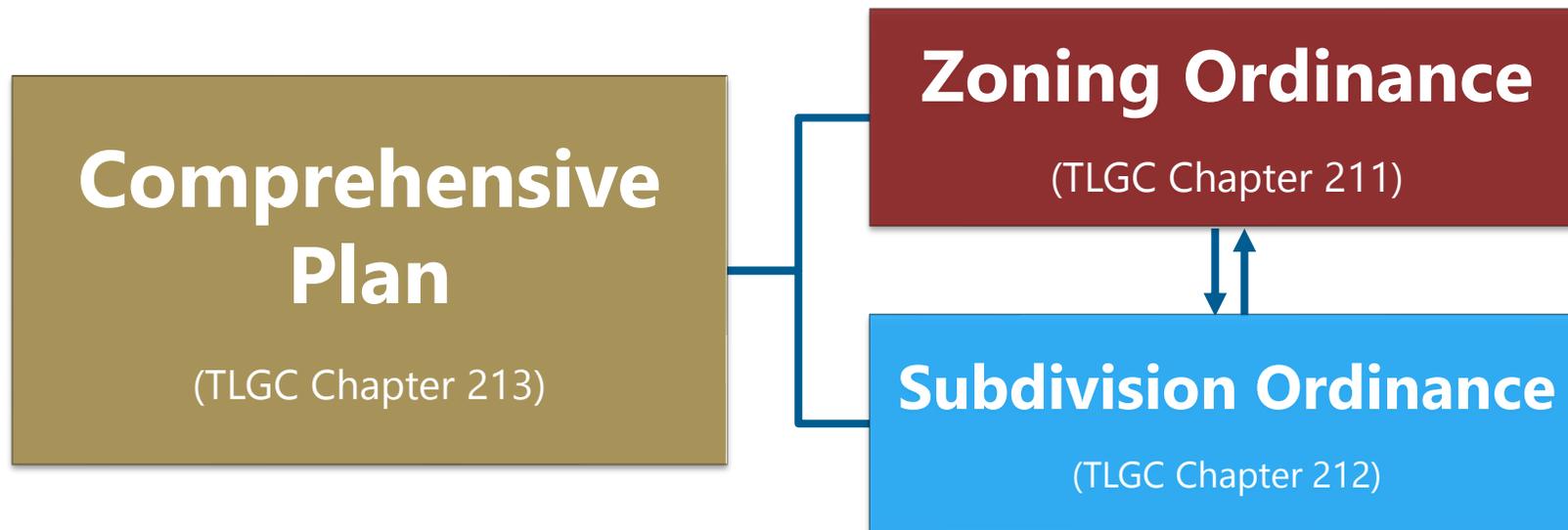
3. Audience Participation

4. Next Steps

5. Q&A

# Planning Overview

*“If you aim at nothing, you will hit it every time.”* – Zig Ziglar



# Project Objective

**What Are We Doing?**  
Updating 1996 Zoning Ordinance (Sec. 155)

**Why?**

The Current Ordinance is outdated and inconsistent

Unclear Standards Hinder Development Process

The Current Ordinance is not aligned with state law

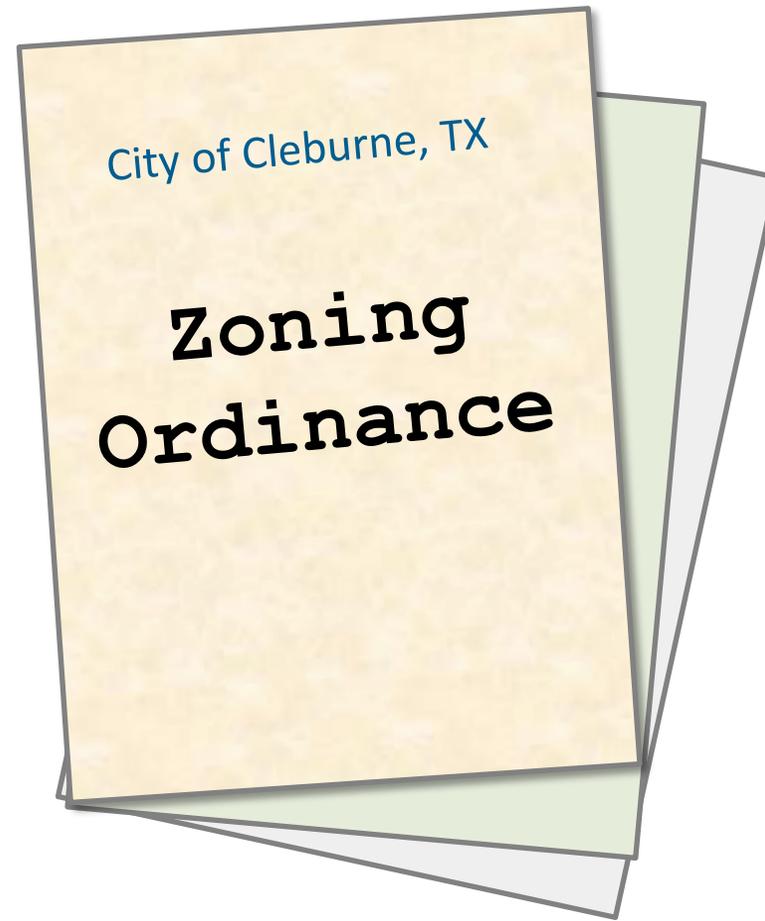
**What We Need From You**



**Guidance Based on Your Knowledge of Cleburne**

Public Participation

**Input from:**  
**Comprehensive Plan**  
**Future Land Use Map**  
**Steering Committee**  
**Open House**  
**P&Z and Council**



Deliverables

**Zoning  
Diagnostic**



**Updated Zoning  
Ordinance**

**Updated Zoning  
Map**

# Typical Zoning Ordinance Components

General Provisions

Site Development Requirements

Development Relief Procedures

Zoning Districts

Development Review Bodies

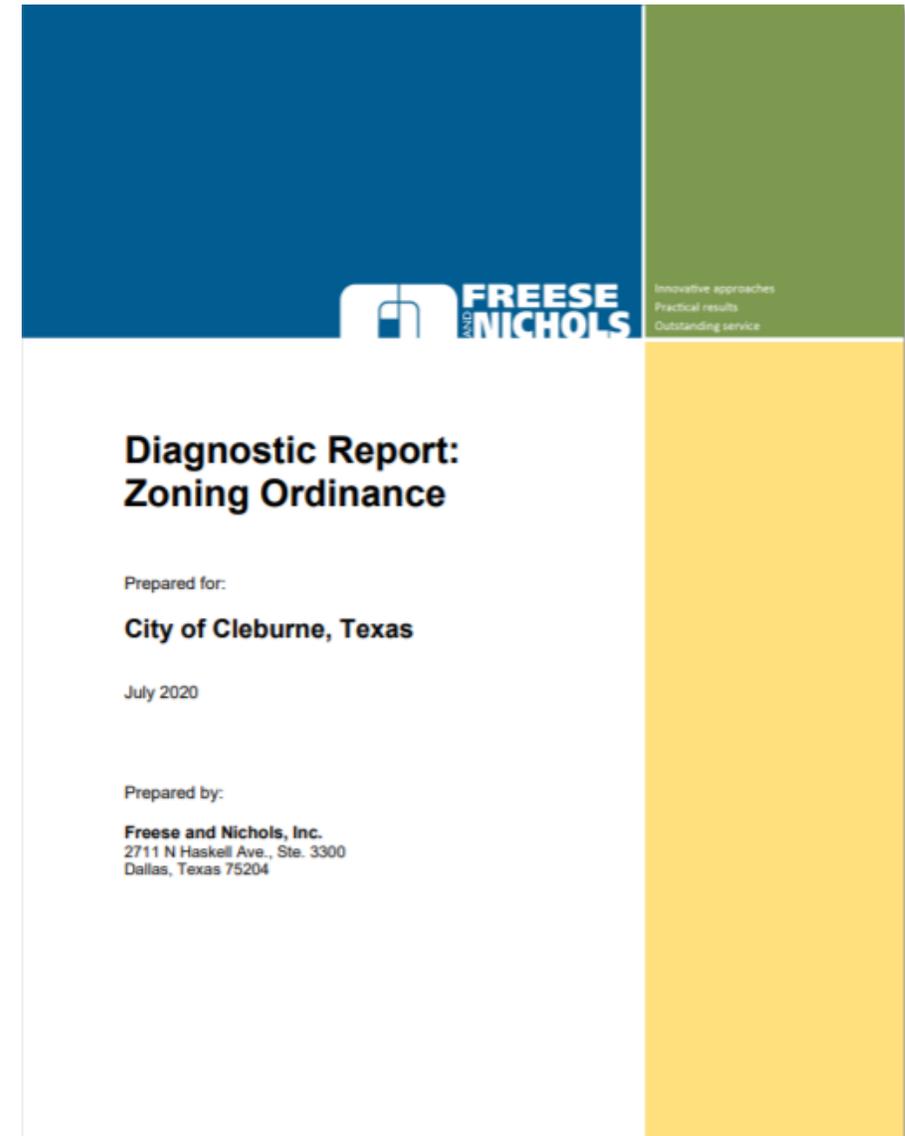
Definitions

Land Uses

Development Review Procedures

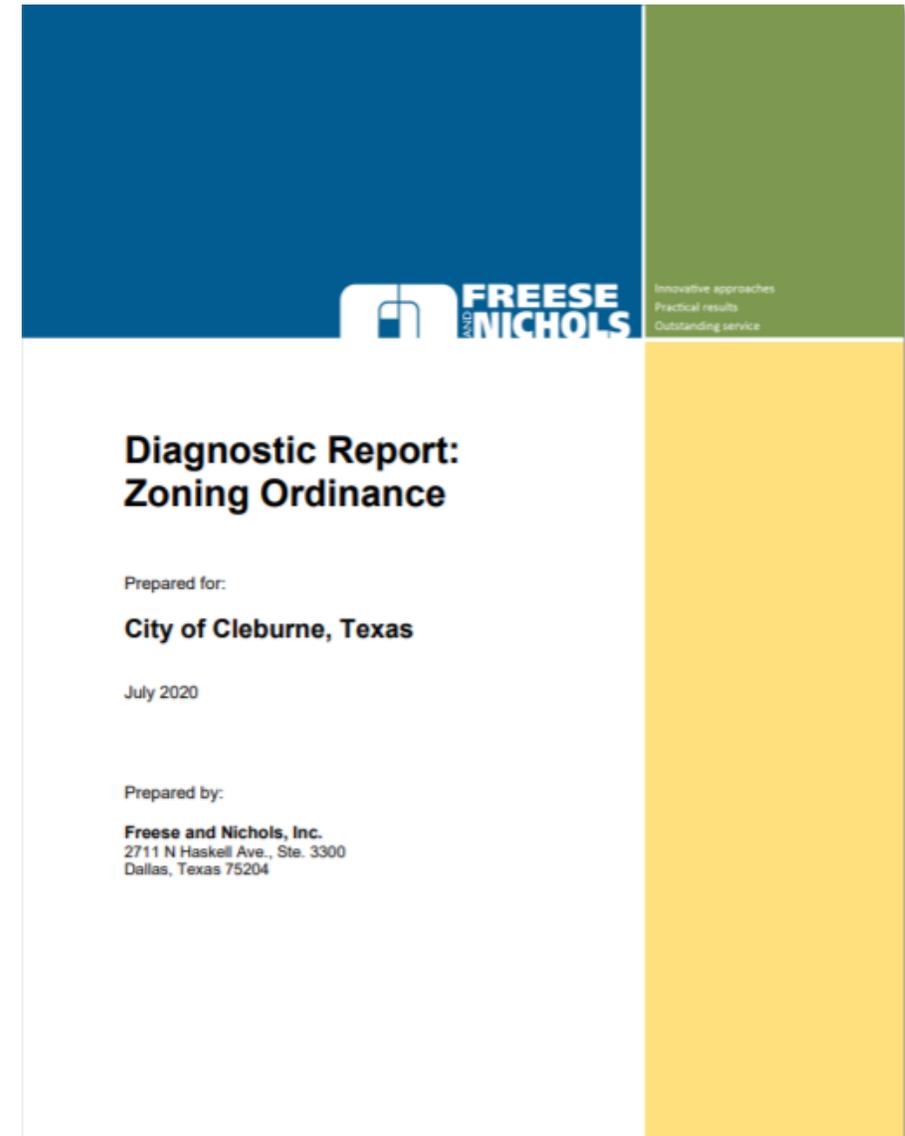
# Preparation of a Diagnostic Report

- Assessment of Current Zoning Ordinance
- Identification of strengths and weaknesses
- Specific Recommendations for improvement



# Preparation of a Diagnostic Report

- Intended to provide discussion points and guide discussion today and moving forward
- The recommendations are a draft and will be further refined before the final document is presented





2. Project Overview & Preliminary Findings

3. Audience Participation

4. Next Steps

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# Preliminary Findings

# Development Road Map

Create a clear, outlined path from the beginning of the development process to Certificate of Occupancy using charts, graphics, and illustrations.



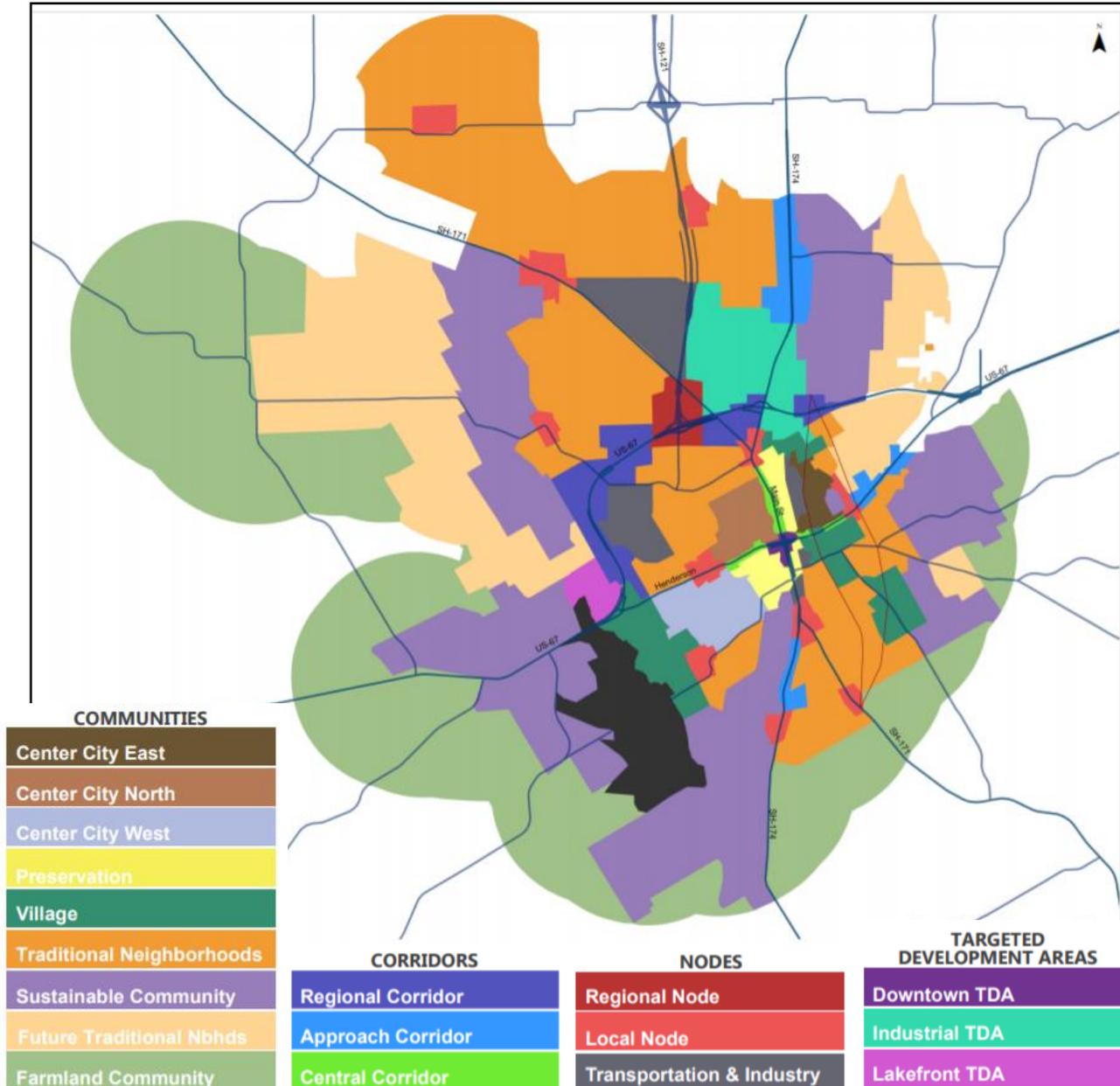
# Remove Cumulative Zoning

Cumulative zoning allows more sensitive uses to develop next to more intense uses, such as single-family in a multi-family zone.

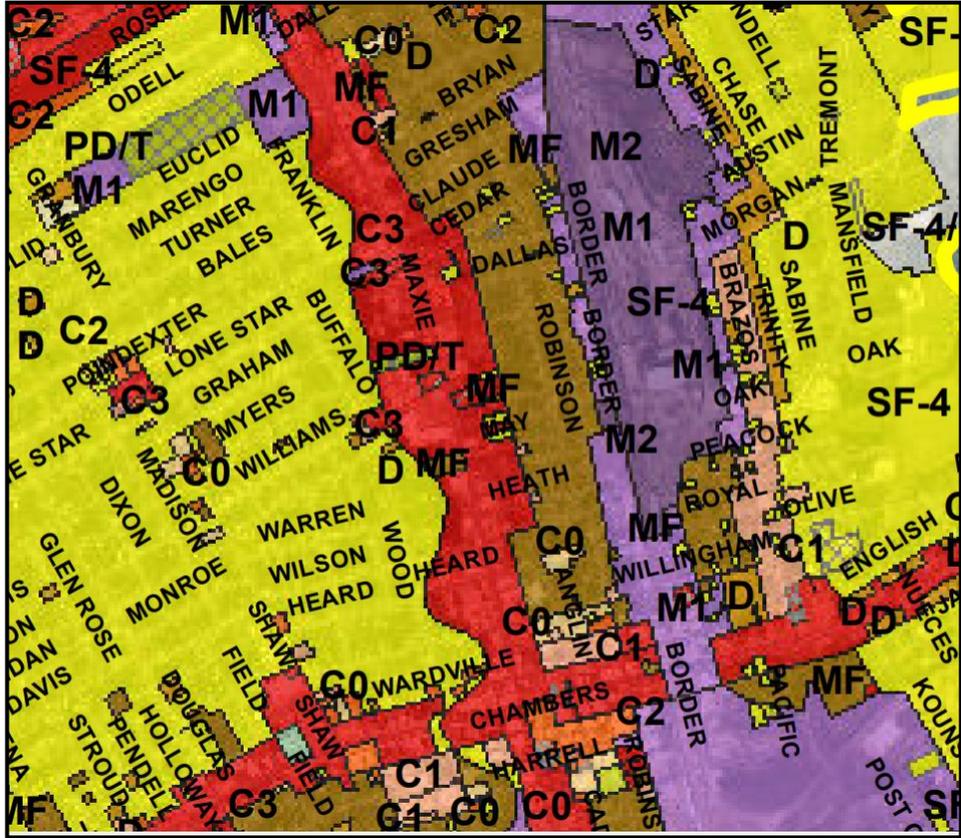


# Align Zoning with Future Land Use Plan

The Future Land Use Plan includes recommendations and new land use ideas the zoning ordinance needs to reflect



# Update Zoning Map & Address Spot Zoning



Multi-family and Single-Family zoning may not align with existing and market conditions.

“Spot” zoning is an attempt by the market to correct the zoning and results in a patchwork of districts



# Add a Medium Density Zoning District

The current code lacks a clear vision for medium density housing.



Duplex, townhome, and small apartments (< 9 units) are better suited for a medium density district rather than with multi family.



# Industrial Development

Current regulations can allow for industrial or non-industrial developments that are out of scale with each other.



The ordinance can also use design and performance standards to achieve attractive design.

# Commercial Development Standards

There are currently very few design and development requirements for commercial structures.

The lack of specificity in the zoning ordinance can further a patchwork of development throughout the city and impacts investment predictability.



# Residential Development Standards

The City currently relies on PDs to establish standards for residential development.

These include landscaping, garages, amenities, and building materials.

Having predictable standards in the zoning ordinance reduces the need to use these as negotiable items in the PD process.



# Landscaping & Screening

Current landscaping requirements address only trees, allow for several exceptions and require no upgrades during redevelopment of non-conforming uses.

Commercial fencing requirements may be too permissive or don't apply throughout the city, as in the case of dumpster screening.



# Create or Update Overlays

Chisolm Trail/Nolan River Rd



Downtown Cleburne

Mixed-Use



The Depot



Airport





# Update Site Plan Approval Process

Specifying or strengthening requirements for site plan approval improves communication when a developer applies for a permit.

# Parking Requirements

The current parking regulations do not reflect how sites have developed recently.

Parking regulations should also respond to trends affecting the region, addressing the changing nature of retail and transportation.

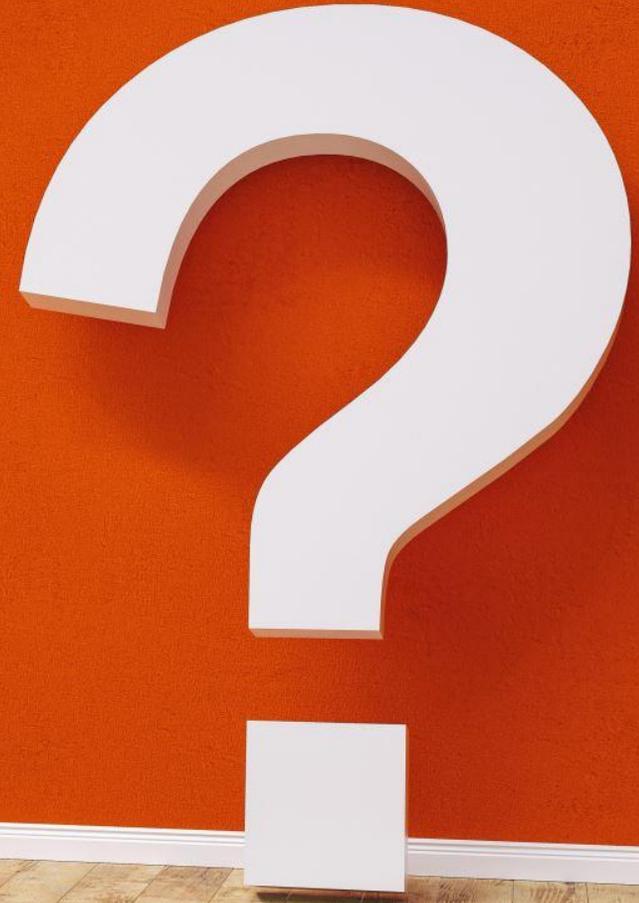


# Address Non-Conforming Conditions

The current zoning ordinance lacks a mechanism to improve substandard buildings or site conditions, such as a gravel parking lot, when a use changes or expands.



# Polling Questions



2. Project Overview & Preliminary Findings

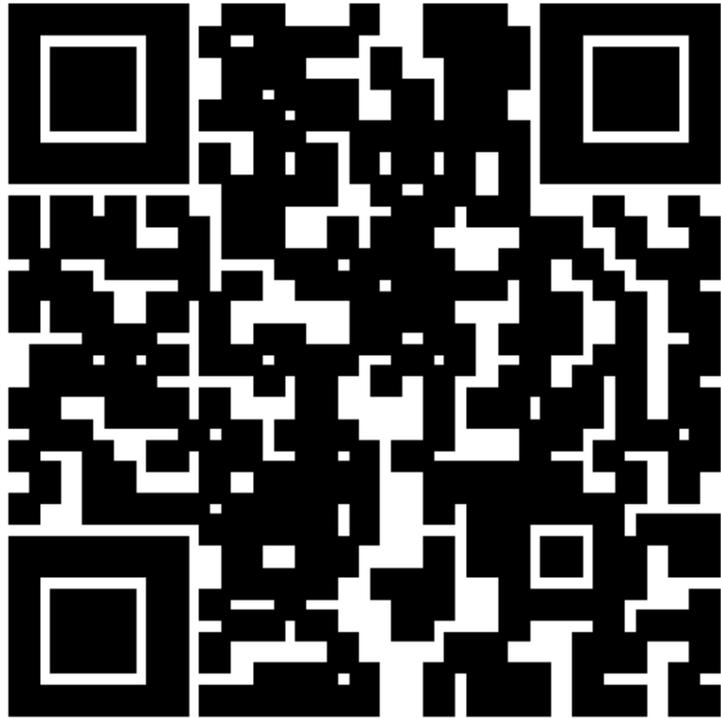
3. Audience Participation

4. Next Steps

5. Q&A

# How to Participate

Scan the QR Code below or visit: <https://ttpoll.com/p/cleopenhse20>



Entering your personal information is optional

Once you join the session, please wait for the polling to open

# 1. How Do You Want Cleburne to Develop?

A. Mostly with big-city amenities (shopping, restaurants, entertainment)



B. Mostly with rural charm (open space, large setbacks, low density)



C. No opinion at this time

## 2. What is the more important characteristic of a zoning code?

- A. To protect property values by restricting negative impacts of neighboring uses
- B. To minimize restrictions on land use
- C. No opinion at this time



# 3. What is the more important aesthetic goal?

A. More design guidelines



B. Fewer design guidelines



C. No opinion at this time



# 4. Should major corridors and intersections have different development standards than the rest of the city?

- A. Yes, these are important routes or gateways into the city and should be held to a higher standard
- B. No, the rules should be the same for everyone
- C. No opinion at this time



# 5. Which of the following do you consider to be the “missing element” of Cleburne’s housing stock?

## A. Affordable Single-Family



## B. Modern Apartments



## C. Townhomes/Medium-Density



## D. Estate or Large-Lot Residential



## E. Greater Variety in General

## F. Other

# 6. Do commercial developments in Cleburne generally have enough landscaping?

- A. Yes, additional landscaping requirements are unnecessary
- B. No, there should be additional landscaping required by the new ordinance
- C. No opinion at this time



# 7. Which of the following should be the two most prevalent uses along major corridors (outside of downtown)?

## A. Commercial and Mixed-Density Residential



## B. Retail/Restaurants and Industrial Manufacturing

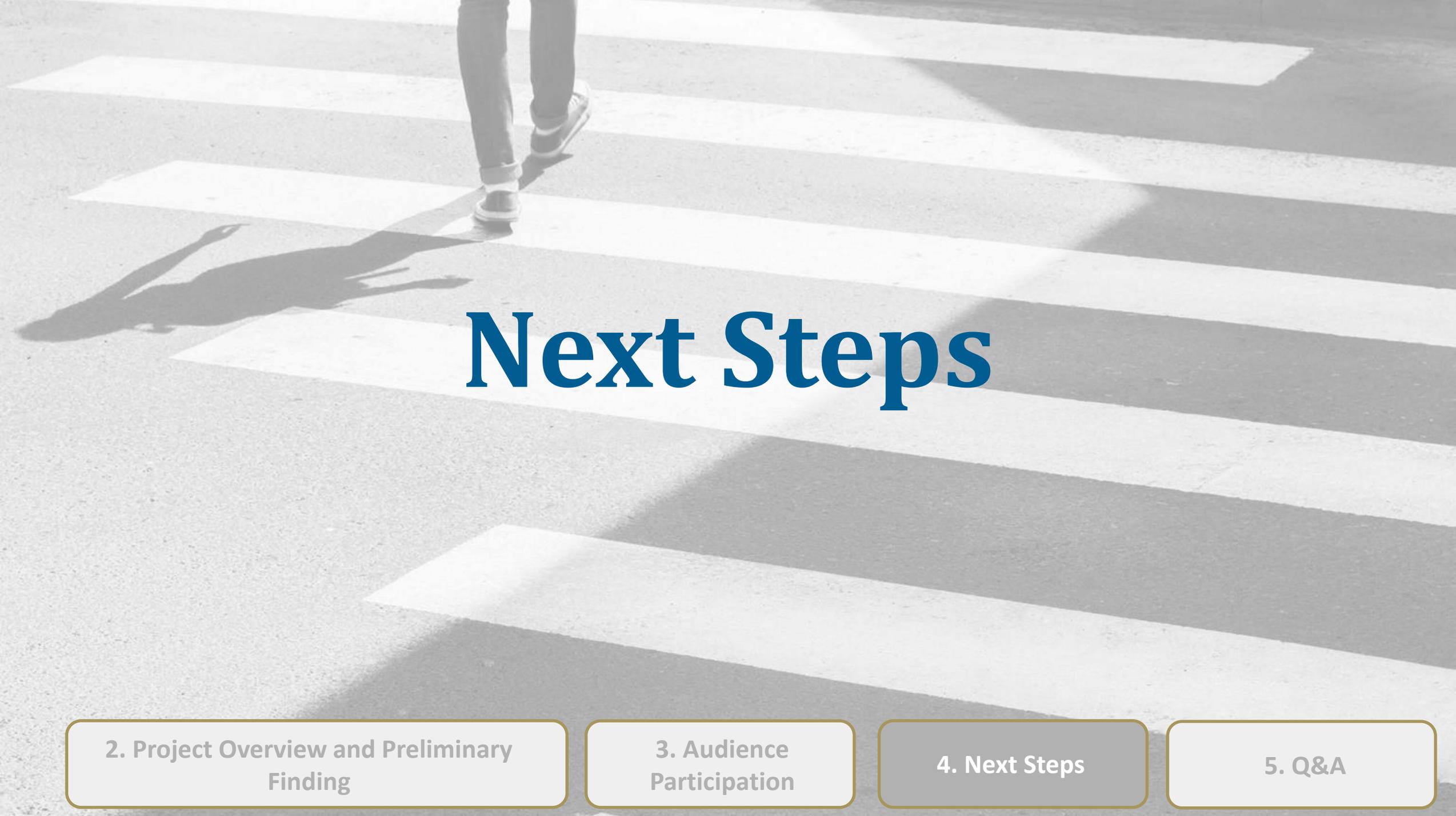


## C. Retail/Restaurants and Commercial



## D. Mixed-Density Residential and Retail/Restaurants



A person is walking across a crosswalk on a paved street. The crosswalk consists of several white stripes. The person's legs and feet are visible, and their shadow is cast on the pavement. The text "Next Steps" is overlaid in a large, bold, blue serif font in the center of the image.

# Next Steps

2. Project Overview and Preliminary Finding

3. Audience Participation

4. Next Steps

5. Q&A

**August**  
Stakeholder Interviews

**September**  
Community Open  
House

**October 1**  
Final Diagnostic  
Report Delivered

**Mid October**  
Joint P&Z and Council Workshop

**Begin creation of Zoning Ordinance...**



**November to April**  
Develop Zoning Ordinance

**Spring 2021**  
Draft Ordinance  
Delivered

**Summer 2021**  
Joint P&Z and Council Workshop

**Ordinance Adoption!**

# Upcoming Schedule

- **Today** | Community Open House
- **October '20** | Joint Workshop with P&Z and Council
- **November '20 – April '21** | Develop Zoning Ordinance with Staff Feedback
- **June '21** | Joint Workshop with P&Z and Council and Ordinance Adoption

# How to Stay Engaged

- **Visit the project webpage:** <https://www.cleburne.net/1278/Zoning-Ordinance-Update>
- **Contact City Staff via phone or email:** [ZoningUpdate@cleburne.net](mailto:ZoningUpdate@cleburne.net) or 817-645-0955
- **Social Media:**
  - <http://www.cleburne.net/list.aspx>
  - <https://www.facebook.com/cityofcleburne/>
  - <https://twitter.com/cityofcleburne>

# Question and Answer

For those in attendance, please approach the microphone

ZOOM attendees: Please type your question in the chat box and we will answer it live

2. Project Overview and Preliminary Findings

3. Audience Participation

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**Thank you!**