

# **2021 LAND USE MAP**

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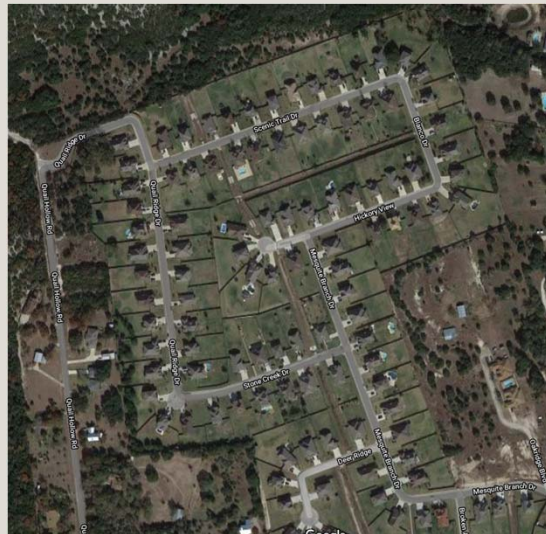
**SEPTEMBER 21, 2021**

# PROPOSED LAND USES

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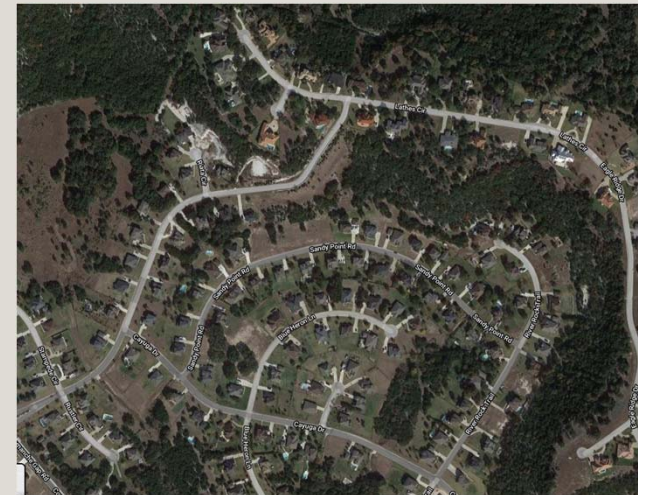
## Residential Estate

- Residential Estate is representative of rural single-family detached homes. Residential Estates may include subdivisions with as many as two houses per acre. This type of housing typically is on a septic system.



## Appropriate Zoning District

- **R-E** Residential Estate\*



# PROPOSED LAND USES

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## Low Density Residential

- Low-Density Residential is representative of traditional suburban single-family detached homes. Low Density residential may include subdivisions with as many as five houses per acre. This type of housing currently composes a large portion of Harker Heights' existing housing stock.

## Appropriate Zoning District

- **R-1** One Family Dwelling
- **R1-I** Single Family Infill Dwelling\*
- **R1-A** Single Family Garden Home
- **PD-R** Planned Development Residential





# PROPOSED LAND USES

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## Medium Density Residential

- Medium Density Residential designation provides for attached dwelling units (as well as detached) such as duplexes and townhomes and may include smaller lot single-family dwelling units. Neighborhoods should promote walkability and connectivity. Parks and open spaces may help to buffer or to create a centralized focal point for community space within these types of neighborhoods. Medium Density development may most appropriately be located within or near neighborhood commercial uses as a buffer between Low Density Residential.

## Appropriate Zoning District

- **R1-M** Manufactured Homes
- **R1-I** Single Family Infill Dwelling\*
- **R1-A** Single Family Garden Home
- **R-2** Two Family Dwelling
- **R2-I** Two Family Infill Dwelling\*
- **RT-1** Townhouse Single Family Dwelling
- **R-MU** Mixed Use Residential
- **R-MH** Manufactured Home Park



# PROPOSED LAND USES

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## High Density Residential

- High Density Residential options typically include multi-family residential dwellings for apartment-style living units. Common options include triplexes, quadplexes, and apartment complexes. High density residential areas are typically compatible with retail and office functions and should be utilized as a means to buffer more intense uses from medium or low-density residential areas.

## Appropriate Zoning District

- **R-3** Multi-Family Dwelling
- **PD-M** Planned Development Mixed Use



# PROPOSED LAND USES

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## Community Centers

- Community Center developments provide local retail, professional office, and service-oriented businesses. Due to their nature, retail uses are typically dependent upon higher traffic volumes and have traditionally been located along major arterial roadways or locations with the highest visibility. Community Centers are intended to directly serve the local community and meet individual neighborhood needs. These areas should be strategically located near residential developments and connectivity and integration with residential neighborhoods should be encourage.

## Appropriate Zoning District

- **B-1** Office District
- **B-2** Neighborhood Business District
- **B-3** Local Business District
- **PD-B** Planned Development Business





# PROPOSED LAND USES

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## Regional Centers

- Regional Centers may be configured as major shopping centers, standalone big box retailers, hotels, or large-scale mixed-use developments as well as supporting flex office space. The developments in this category are typically larger in scale, more intense, and are also high generators of traffic.

## Appropriate Zoning District

- **B-4** Secondary and Highway Business
- **B-5** General Business
- **PD-B** Planned Development
- **PD-M** Planned Development Mixed Use



# PROPOSED LAND USES

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## Parks & Open Spaces

- Parks & Open Space is representative of all parks, recreation/sports facilities, trails, undeveloped reserves and greenways. As Harker Heights continues to expand, future parks and open spaces could be dedicated to the City. Additionally, floodplain areas and environmentally sensitive areas may be targeted for open space preservation. Protection of these areas will not only enhance the quality of life but will protect regional watersheds and water quality.

## Appropriate Zoning District

- **Potentially all zoning districts**





# PROPOSED LAND USES

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## Overlook Utilization Area

- Uses in this area should be limited to single-family residential development that preserves the elevated character of the land within areas that include steep slopes, bluffs, and/or canyons. Design should be oriented toward nature, with extreme care going to preserve the natural state of the area. Trails and passive recreation areas should be integrated into the area.

## Appropriate Zoning District

- **R-1** One-Family Dwelling
- **R1-R** Rural One-Family Dwelling
- **PD-R** Planned Development Residential
- **PD-M** Planned Development Mixed Use



# PROPOSED LAND USES

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## Government & Schools

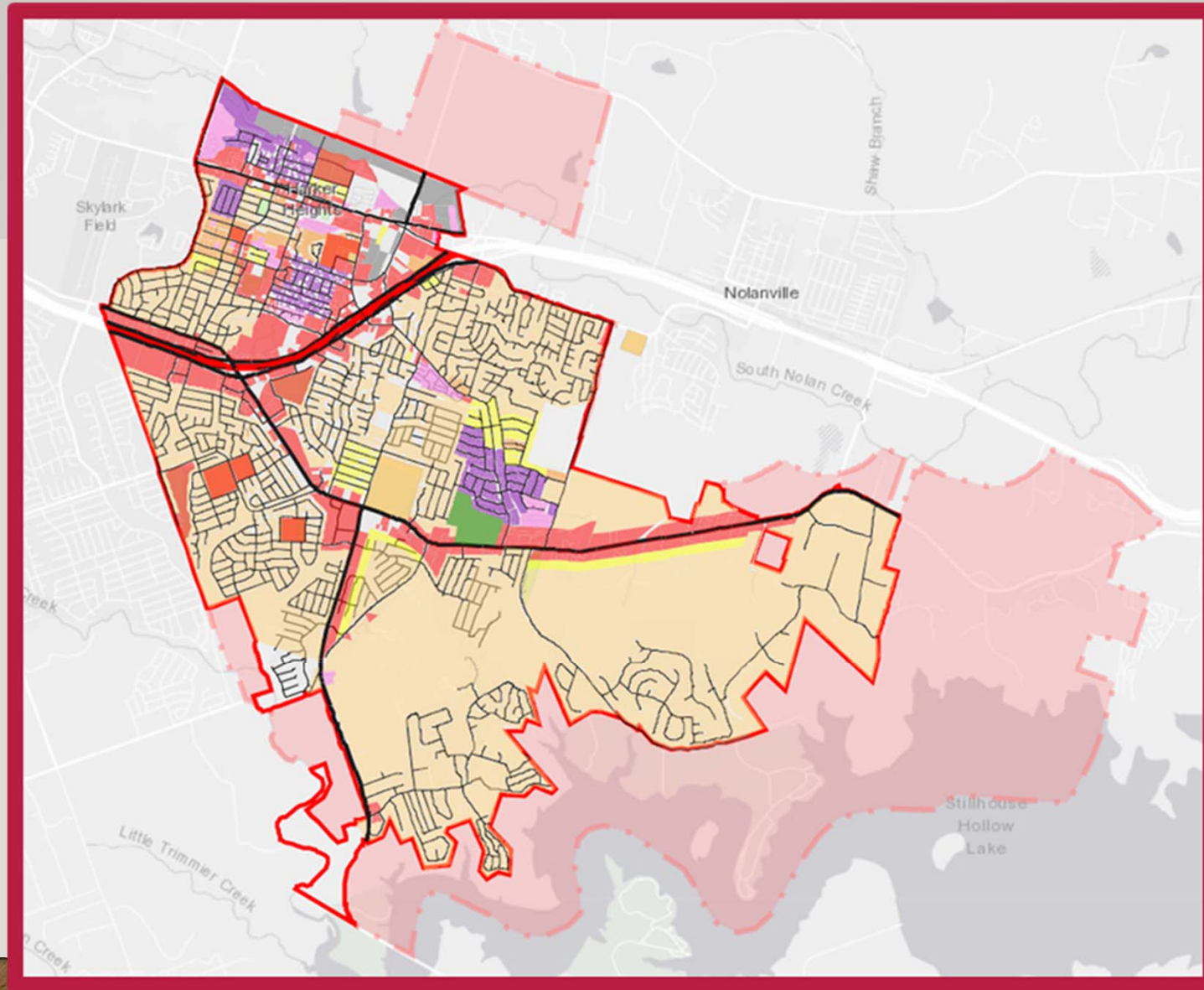
- Government & Schools is representative of all public buildings & facilities. Identification of these areas will help identify public resources and plan for public infrastructure.

## Appropriate Zoning District

- **Potentially all zoning districts**



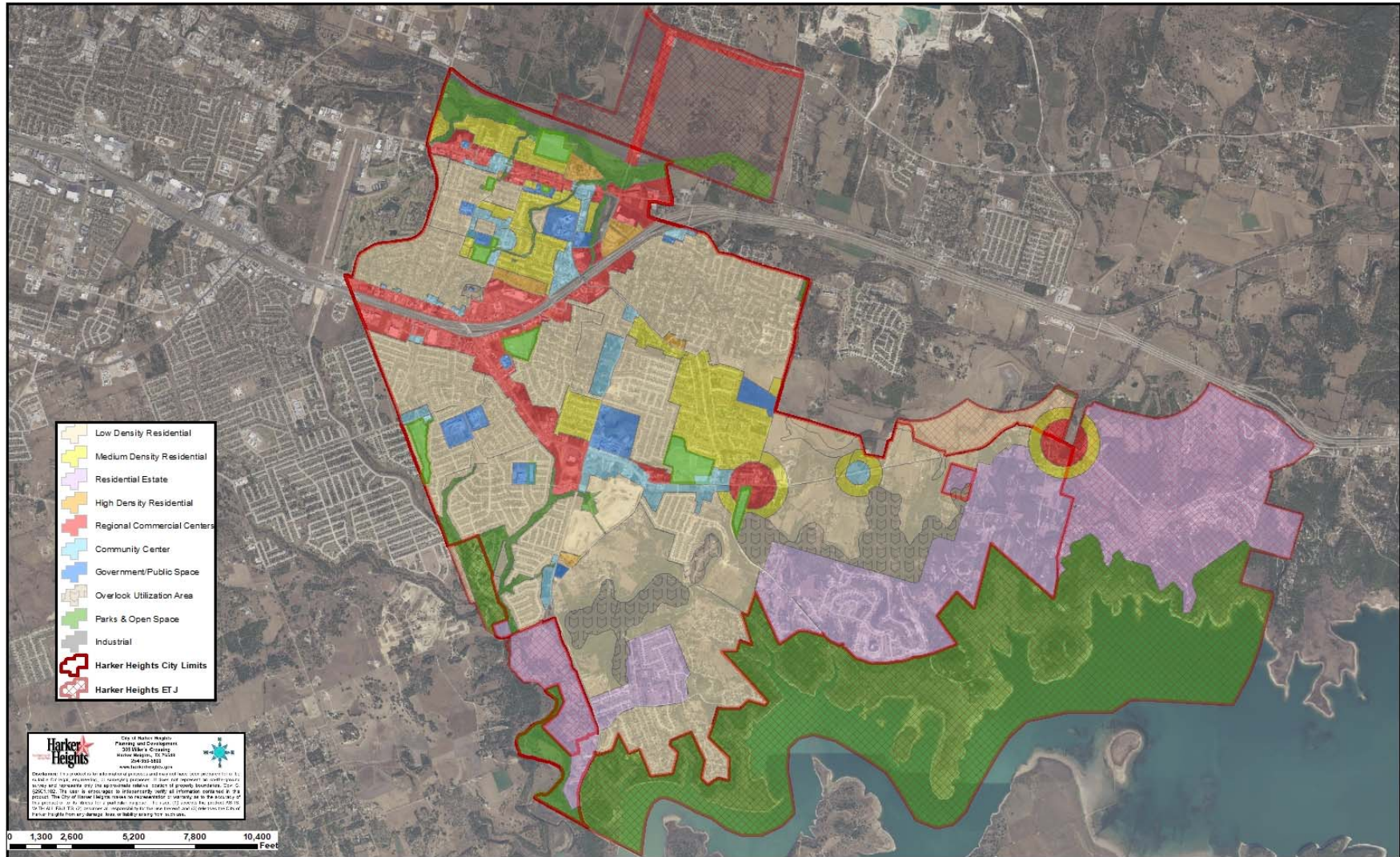
# EXISTING FLUM





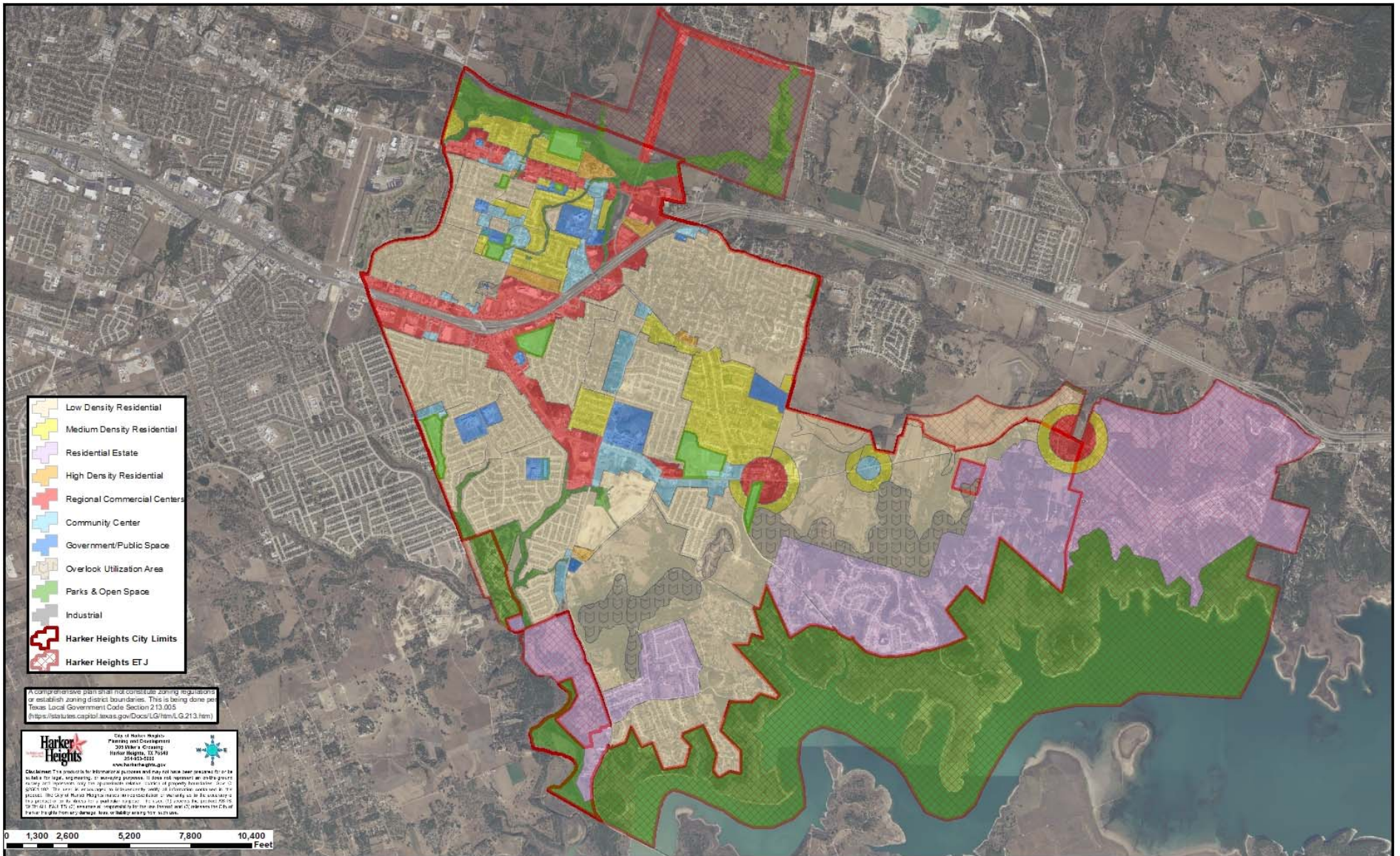
# P&Z RECOMMENDED 2021 FLUM

2021 - Future Land Use Map



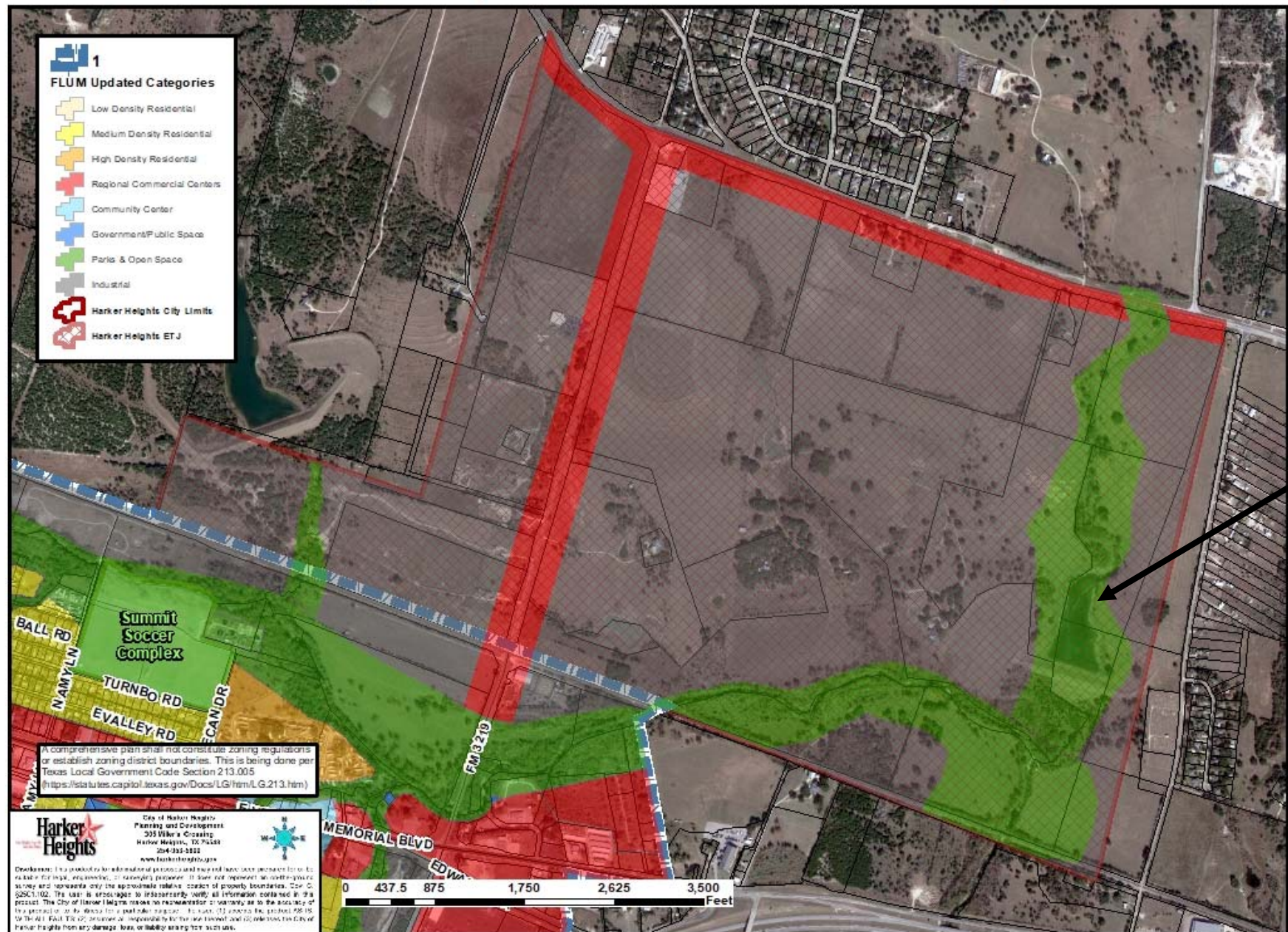


## 2021 - Future Land Use Map - Revised Sept. 14 2021



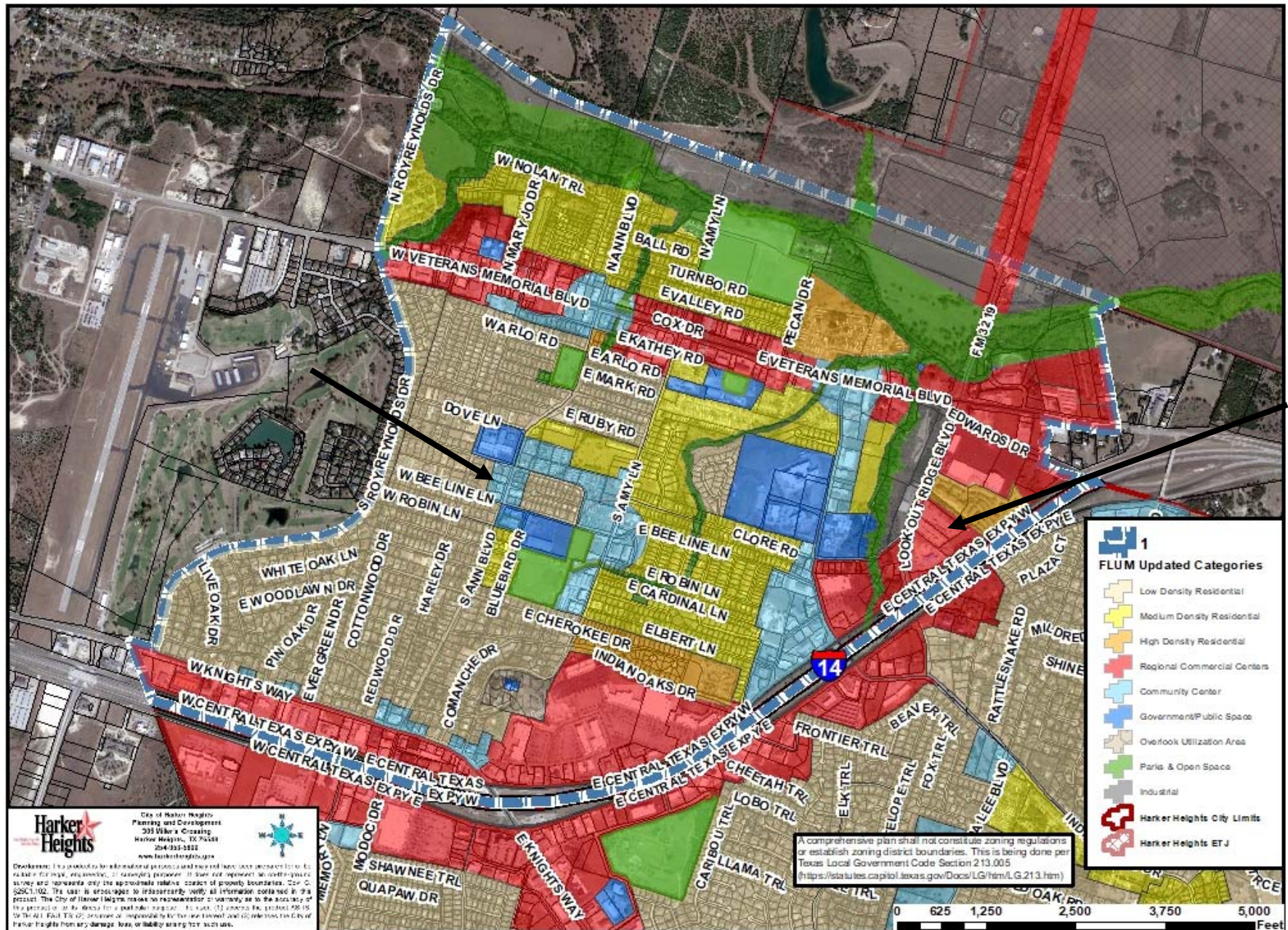


# Future Land Use Map - Proposed North ETJ - Revised Sept. 14 2021



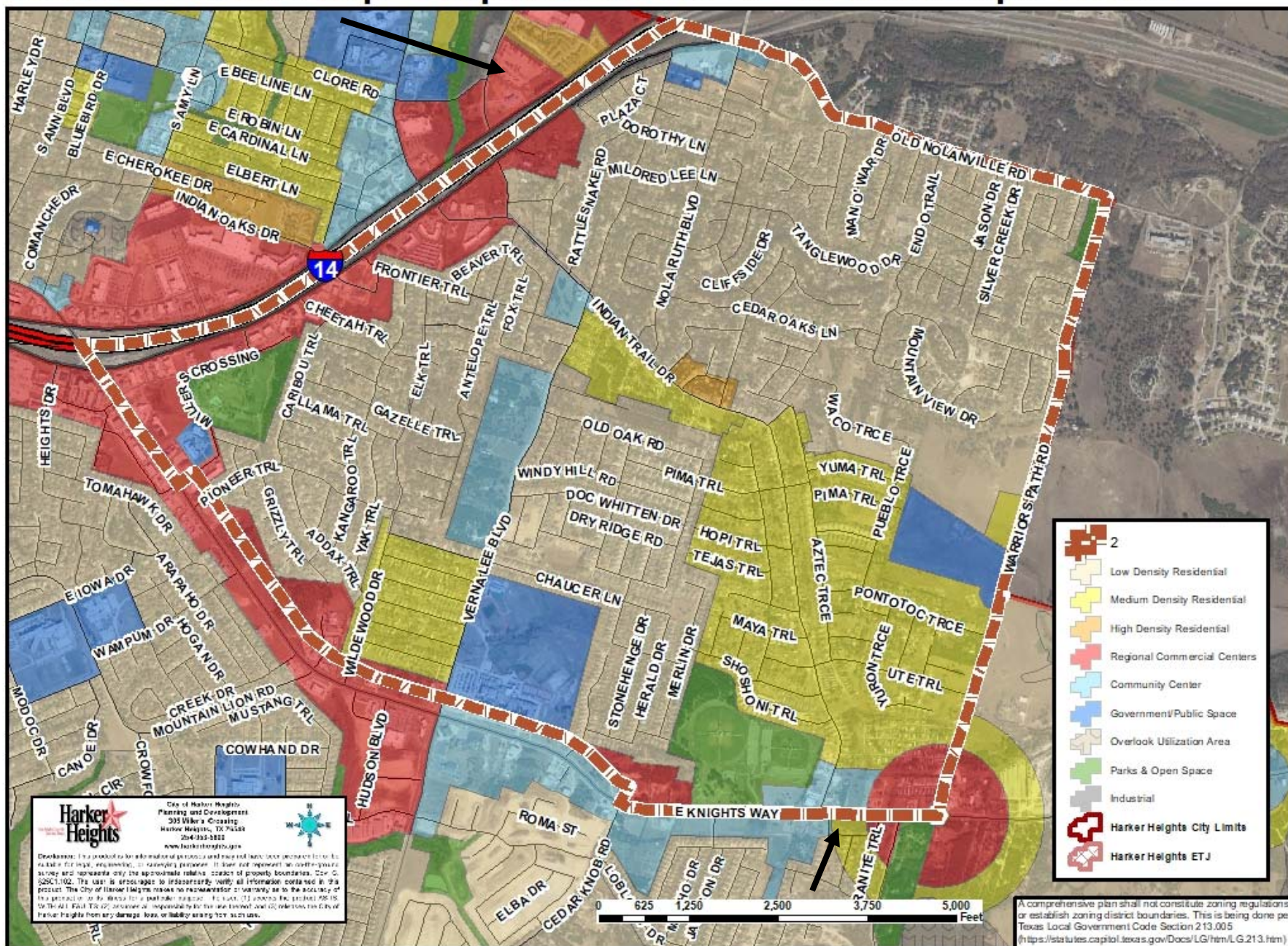


# Future Land Use Map - Proposed Section 1 - Revised Sept. 14 2021



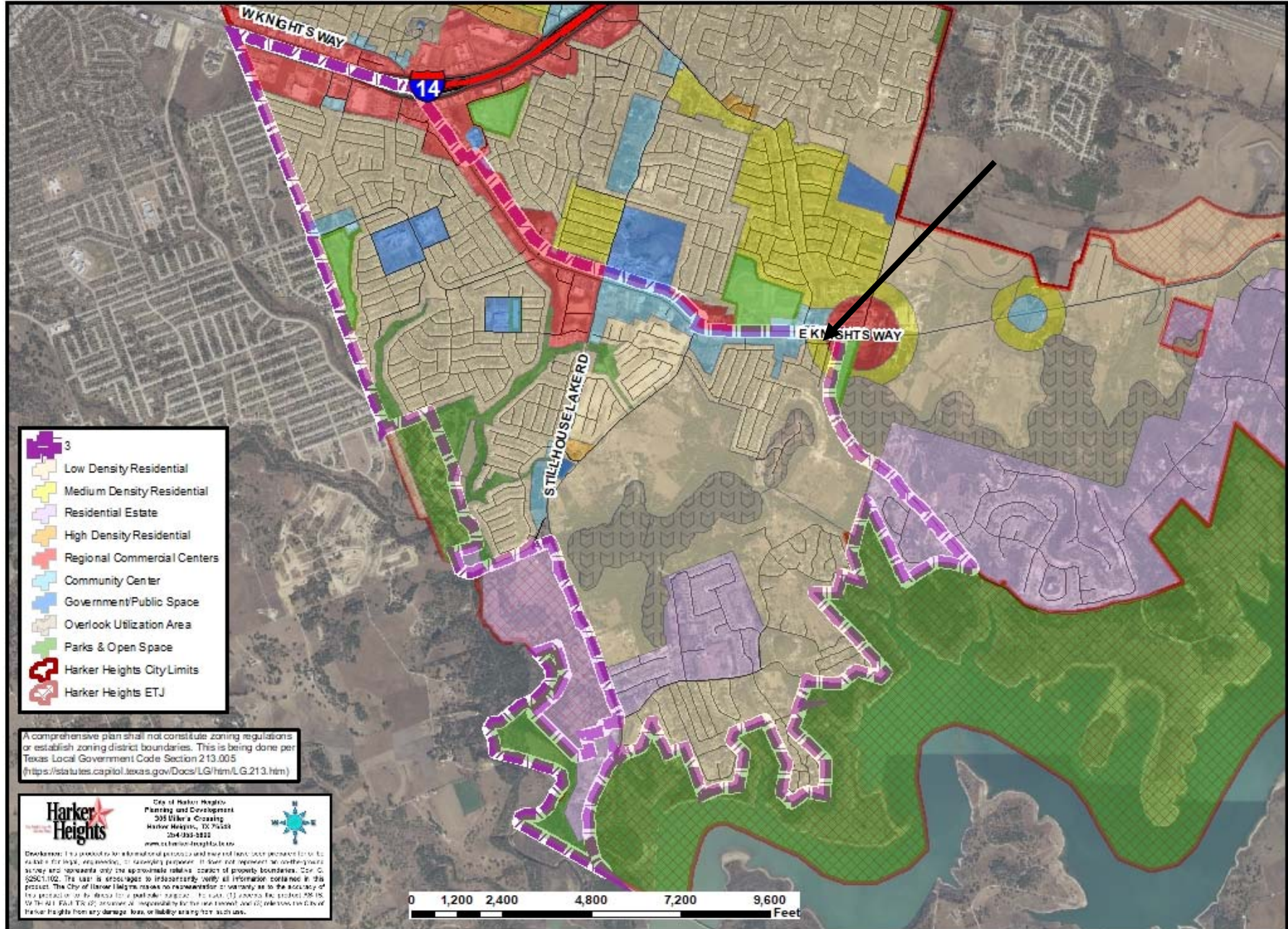


## Future Land Use Map - Proposed Section 2 - Revised Sept. 14 2021



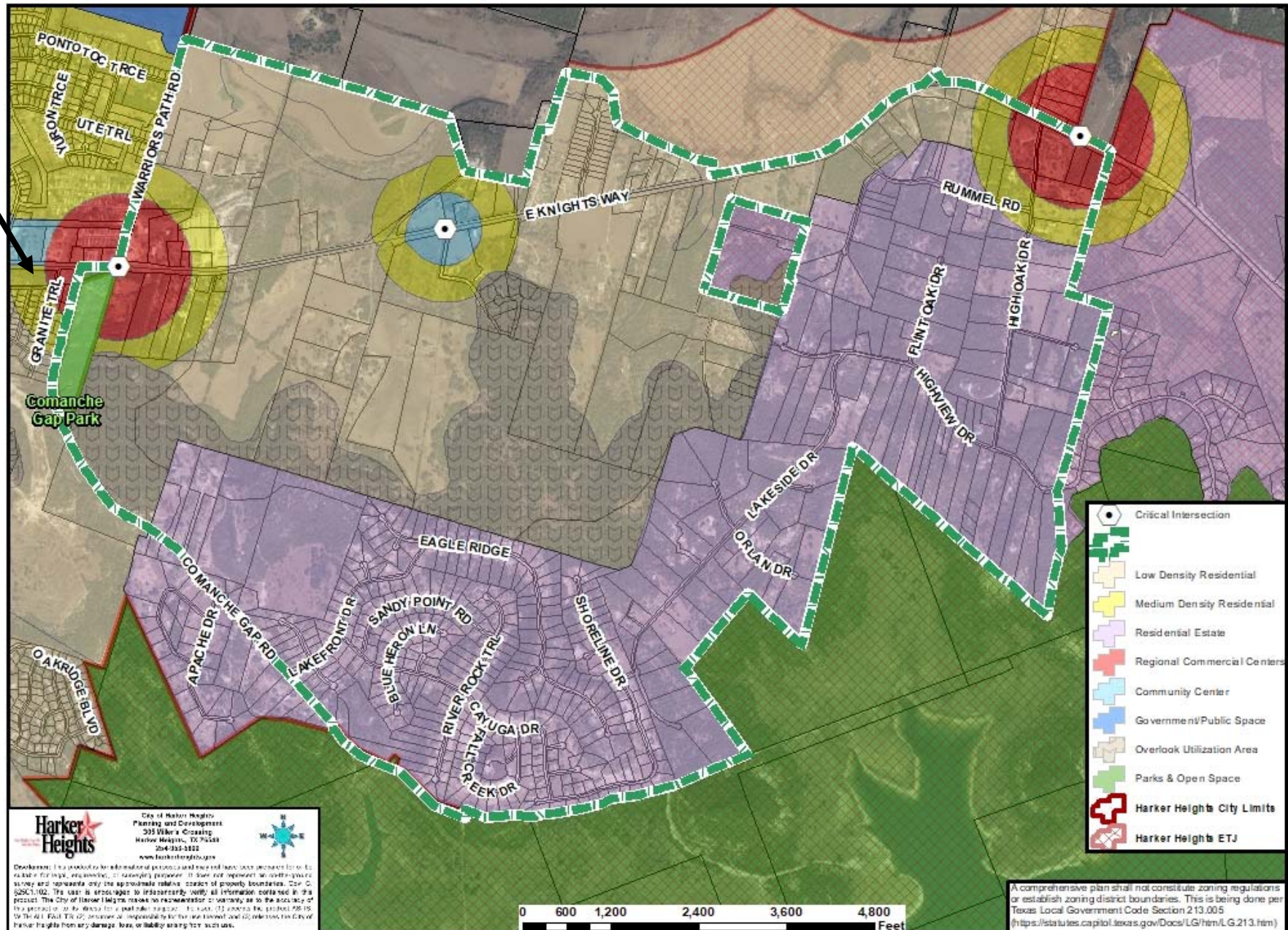


# Future Land Use Map - Proposed Section 3 - Revised Sept. 14 2021



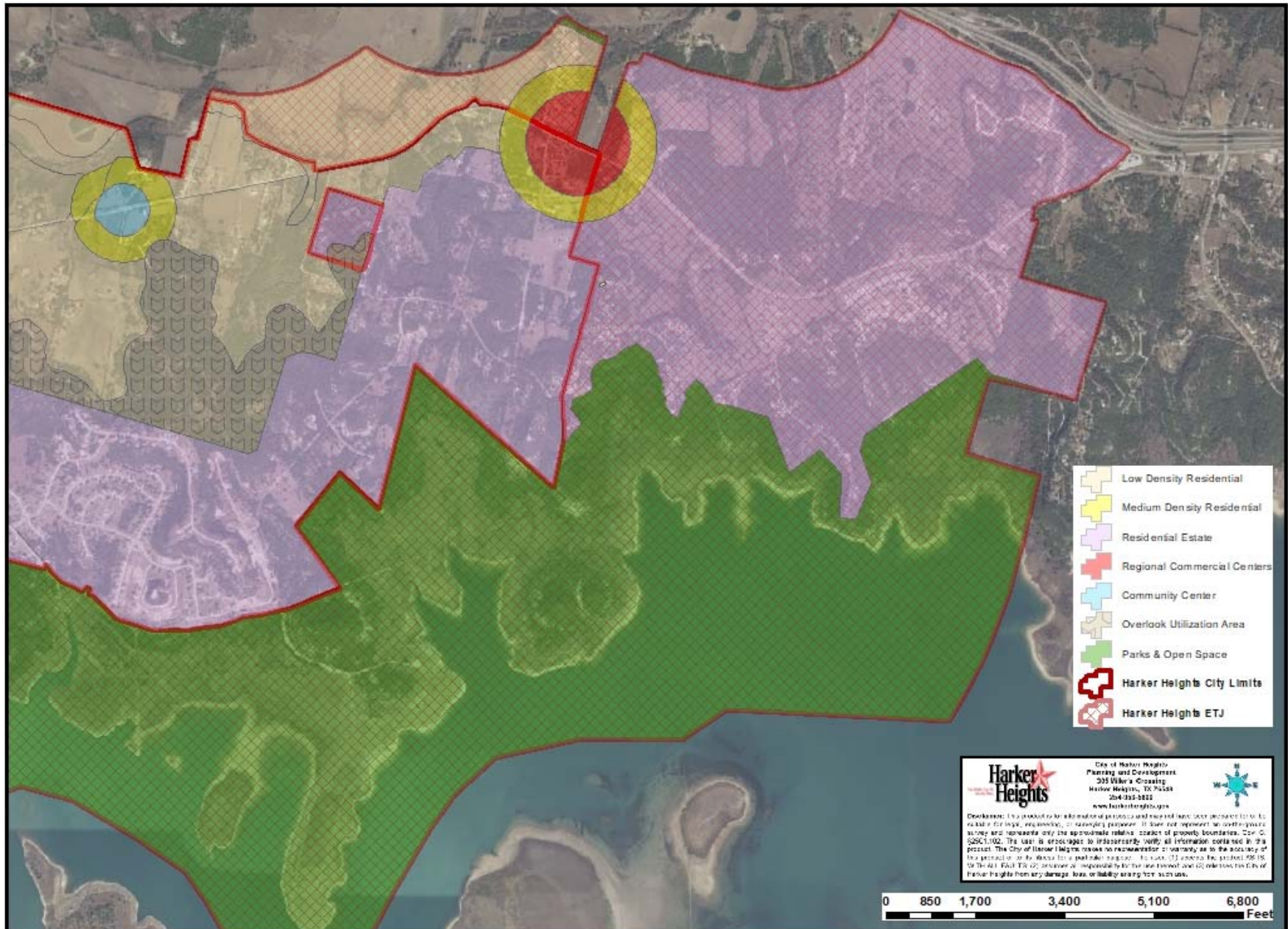


# Future Land Use Map - Proposed Section 4 - Revised Sept. 14 2021





# Future Land Use Map - Eastern ETJ





## 2021 - Future Land Use Map - Revised Sept. 14 2021

