Development Overlay District 1 – The Knight's Way Corridor

DESIGN GOALS, GUIDELINES, AND STANDARDS

City of Harker Heights, Texas

City of Harker Heights

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Ordinance 2013-36 Passed on 12/10/2013

Development Overlay District 1 – The Knight's Way Corridor

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Ordinance 2013-36 Passed December 10, 2013

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I. INTRODUCTION

The Knight's Way Corridor Overlay District is one tool available to help the City of Harker Heights improve the appearance and quality of development in the area. The Corridor stretches along approximately 5.3 miles of Knight's Way (FM 2410) from U.S. Highway 190 to the eastern City Limits beyond High Oak Road, as shown in Figure 1.

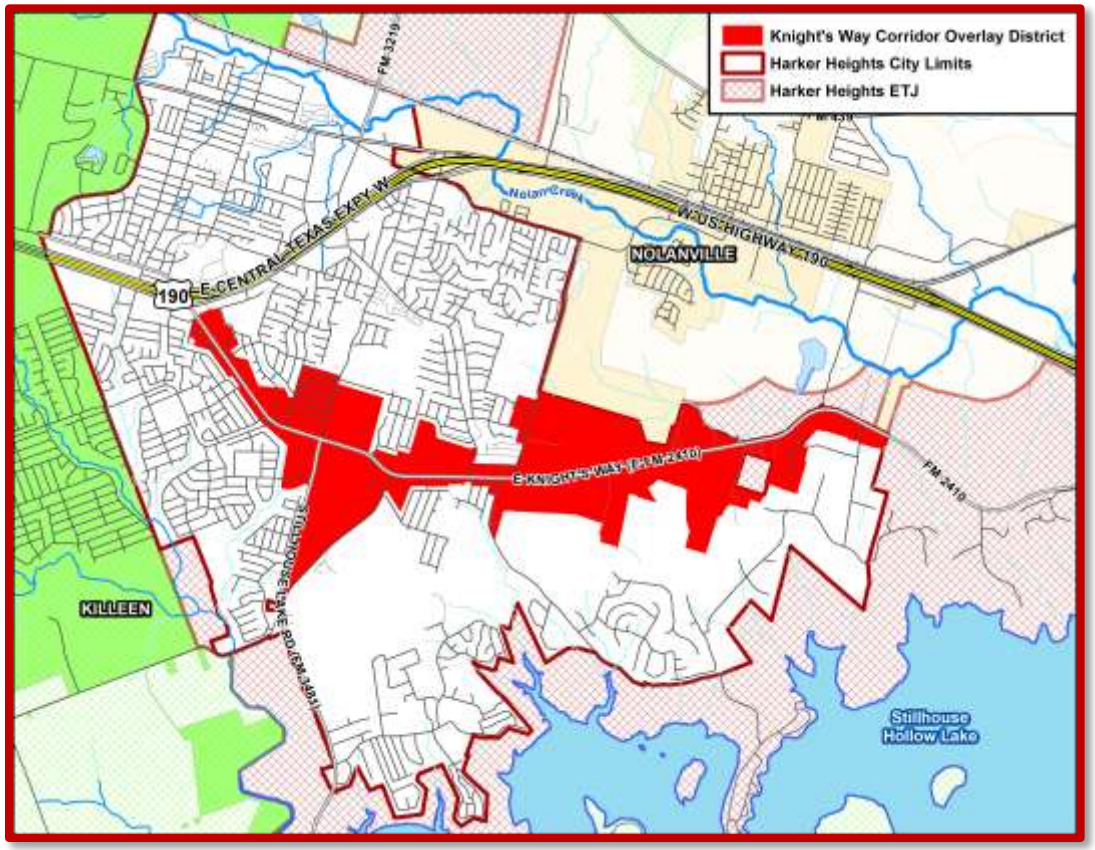

Figure 1 - Knight's Way Corridor Overlay District

As an emerging corridor along the primary growth axis of the city, Knight's Way faces a number of changes in the coming years as utilities extend further eastward, properties are subdivided and change ownership, and commercial and residential development occurs. Redevelopment of lower value properties will also be an issue that must be addressed.

The shallow depth of lots along certain portions of the corridor, the current strip pattern of commercial development in this region, existing high-intensity commercial zoning (B-4 Secondary and Highway Business District), and the compatibility of commercial and residential development are a few of the key issues facing this corridor. The purpose of the Development Overlay District is to coordinate the physical improvements that will be made to this important corridor by both public and private entities in an effort to address these challenges.

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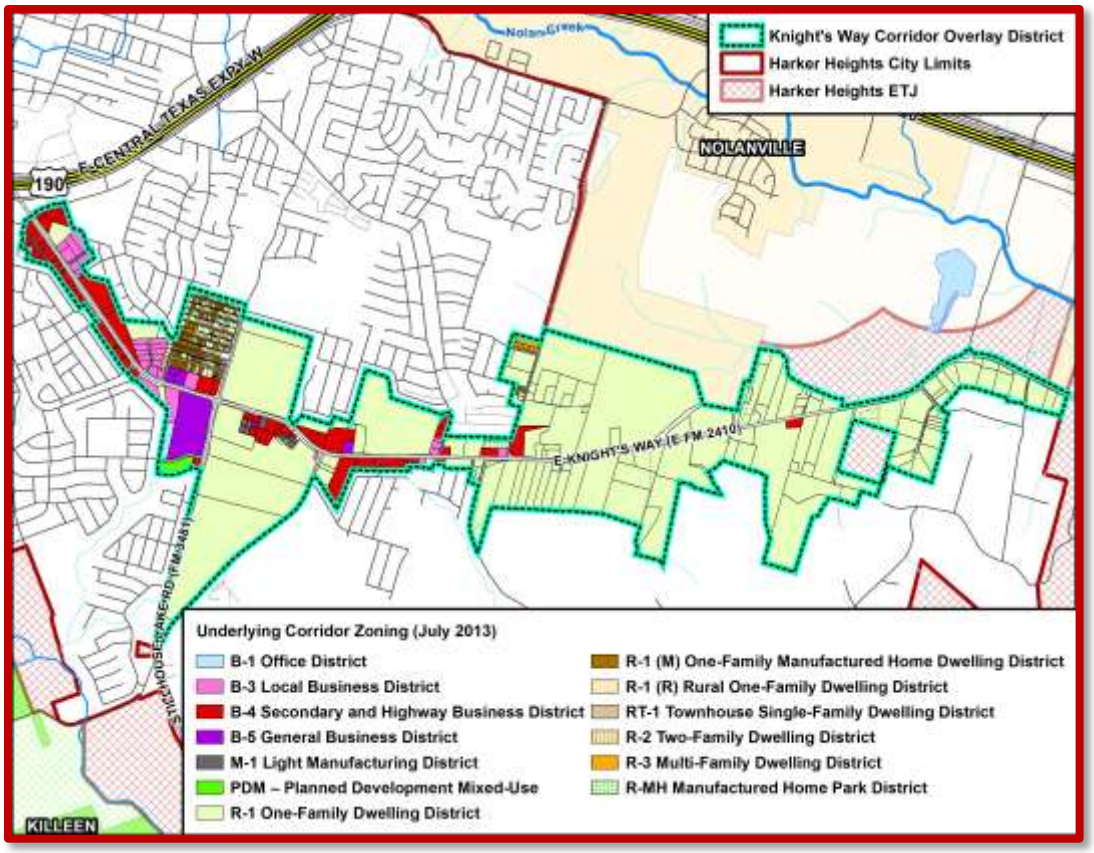


Figure 2 - Knight's Way Corridor Underlying Zoning Map

What is a Development Overlay District?

A Development Overlay District is a zoning tool that guides the future growth and character of an area in a manner consistent with a specific community plan or vision. The overlay zoning district is placed "over" the base zoning in an area to enhance the base zoning's regulatory standards. Typically, a development overlay district alters such standards as building placement and design, construction materials, size and height, parking and access, landscaping and buffering, and signage. A development overlay district does not determine the use of the property. The use is governed by the underlying base zoning, an example of which is shown in Figure 2.

Implementing a community's plan or vision for the future involves numerous design decisions made by a wide range of people at different stages in the development process. These decision makers include property owners and tenants, residential and commercial developers, architects, landscape architects, engineers, and the municipal authorities responsible for issuing zoning and building permits. A development overlay district helps to coordinate the design decisions made by all these different participants and achieve the plan or vision's goals and objectives.

By creating an overall standard of design quality, a development overlay district helps to avoid the visual chaos and functional inefficiencies of places where design decisions are made independently with little or no regard for how they

affect a neighboring property or the appearance and perception of the area. A development overlay district typically includes both advisory (guidelines) and mandatory (standards) design principles:

- **Guidelines** provide direction on more subjective or qualitative design objectives, such as the architectural character of buildings, materials and colors. Guidelines are open to interpretation and admit a variety of solutions that support the general design intent of the overlay district. They are expressed with permissive terms like "should" and "encouraged", and are illustrated with examples from other communities.

- **Standards** are specific development controls that govern quantitative and measurable design objectives, such as the placement and height of buildings or the dimensions and lighting of signs. They are expressed with exacting terms like "shall" and "must", and are often described in tables and diagrams that show precise dimensions or fixed limits within which a proposed design must fall.

The implementation of some design guidelines and standards in the development overlay district, such as those impacting the public right-of-way and storm water drainage, are dependent upon site specific or area wide infrastructure design, construction, and operation. The City of Harker Heights will determine how and when to implement these standards and guidelines through the applicable laws, policies and actions of various government departments and agencies.

How to Use This Document

Government officials, property owners, developers, design consultants and other stakeholders will use this document to prepare improvement plans that are consistent with the community's vision for the future of Knight's Way. The standards and guidelines apply to all commercial new construction and improvements in the development overlay district area that require building and sign permits and that make modifications to the exterior appearance of buildings, landscaping and parking. To determine whether the development overlay district applies to a property, please refer to the development overlay district boundary map, shown in Figure 3.

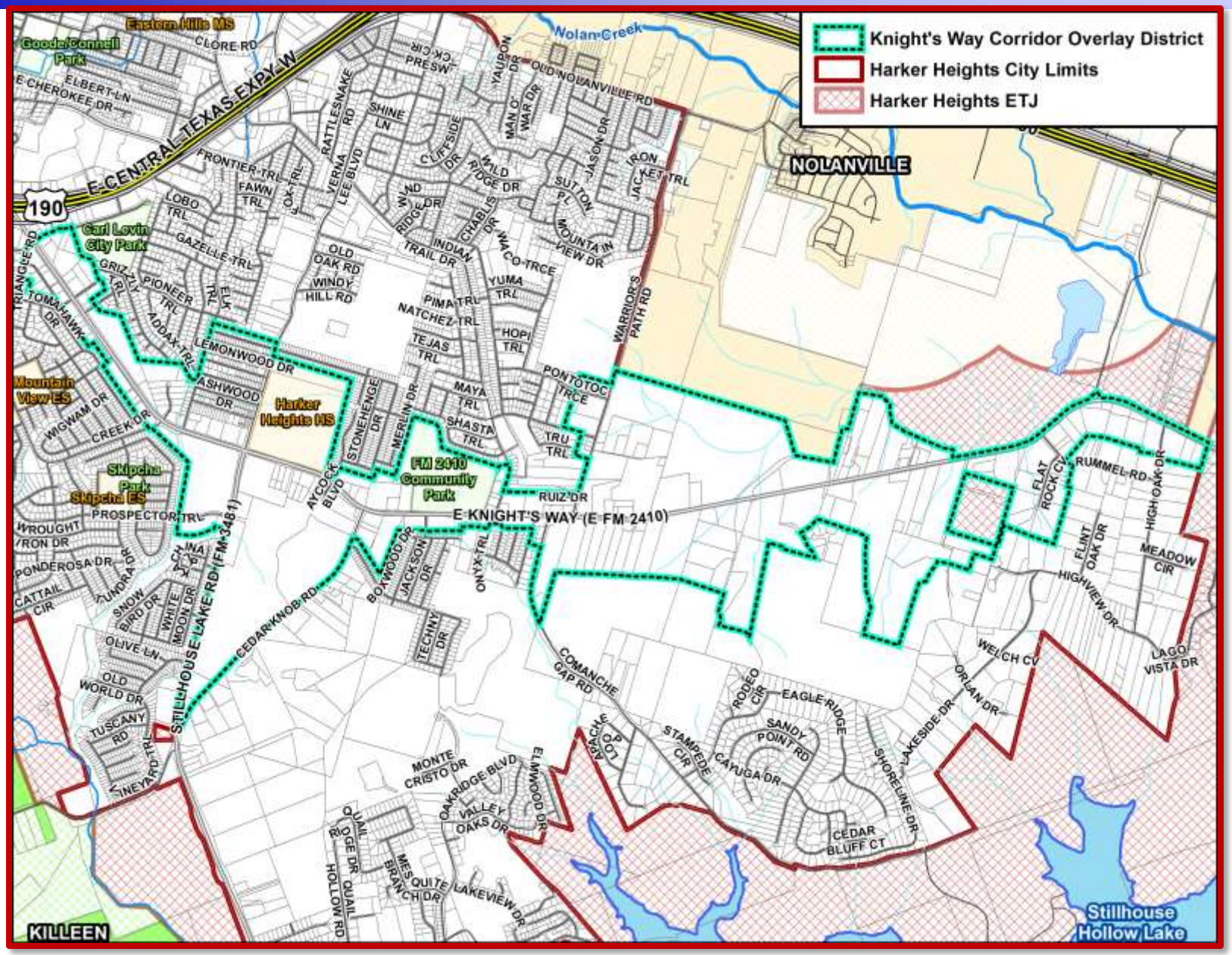


Figure 3 - Knight's Way Corridor Overlay District Boundary

To prepare a development proposal for a specific property, participants should first familiarize themselves with the overall design intentions for the Knight's Way Corridor described in the chapter "Knight's Way Corridor Vision". The chapter includes the long range vision and goals of the development overlay district.

The next chapter, "Design Goals, Standards, and Guidelines", organizes the development overlay district standards and guidelines into seven sections: Building Standards, Architectural Treatment, Parking and Access, Signs, Landscaping, Screening and Buffers, and Streetscapes. Again, the standards and guidelines apply to all properties in the development overlay district boundary map. Understanding the standards and guidelines well and adhering to them closely is paramount not only to the success of the overlay process but the future of the corridor itself.

Applicants are encouraged to work with City officials early in the design and development process. City staff is responsible for approving plans and issuing the required development permits in the development overlay district area. Where obvious physical constraints exist on a site within the development overlay district, City staff will review alternative design solutions relative to the intent of the standards and guidelines.

The development overlay district works in conjunction with the City's base zoning districts and other development regulations. Anyone involved in the design or review of a development proposal should consult this document in combination with all other City laws, policies and standards governing development and physical improvements along Knight's Way.

II. CONTEXT

As illustrated in Figure 4, the City of Harker Heights is landlocked, surrounded on all sides by the Limits or Extraterritorial Jurisdictions (ETJs) of the cities of Belton, Killeen, and Nolanville. This means there is a very real necessity to positively guide the growth and development of the remaining vacant lands within the city of Harker Heights.

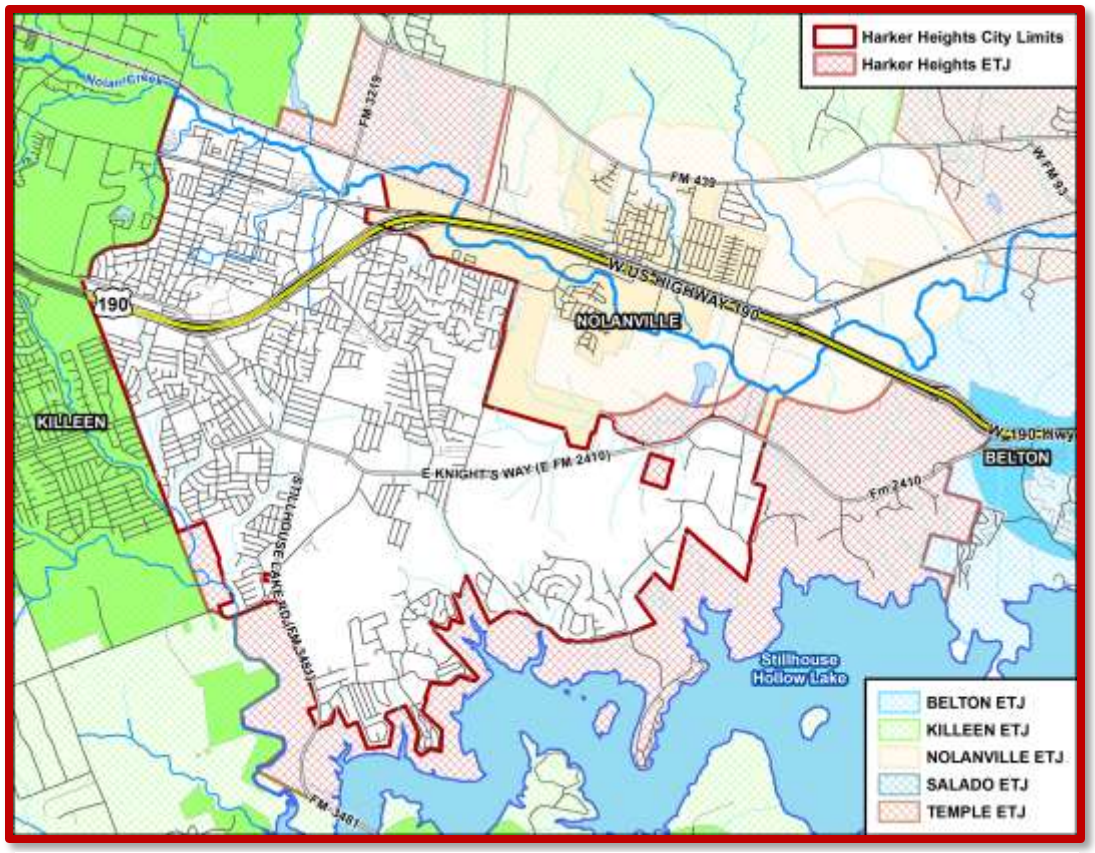


Figure 4 - Surrounding Municipalities

Knight's Way Today

Knight's Way, or FM 2410, started as a small Farm to Market road serving the ranch land areas of west Bell County. Today, it is a major arterial road that traverses the entire city limits and beyond, in a roughly east-west alignment. Starting from the western city limits, Knight's Way extends southeast to cross over US Highway 190. The road begins as two lanes, with properties along the northern margin of the road starting out as single-family residential units and transitioning to commercial usage. The properties along the southern margin of the road are commercial usage, and as Knight's Way approaches US Highway 190, it becomes a four-lane road with a center turning lane. It is important to note all of Knight's Way north of US Highway 190, including the bridge, is not part of the Knight's Way Development Overlay District.

The Development Overlay District begins south of US Highway 190, as Knight's Way continues as a four-lane road with a center turning lane, bounded by commercial uses and vacant properties on both sides. East of Cedar Knob Road, Knight's Way becomes a two-lane road with a turning lane, and east of Indian Trail Drive, it becomes a two-lane road bounded by mostly residential and vacant land. Prominent existing features along Knight's Way include a US Post Office and City Hall at the intersection of Knight's Way and Miller's Crossing, Harker Heights High School at the intersection of Knight's Way and Verna Lee BLVD/Stillhouse Lake Road (FM 3481), and 2410 Community Park, just west of the intersection of Knight's Way and Indian Trail Drive.

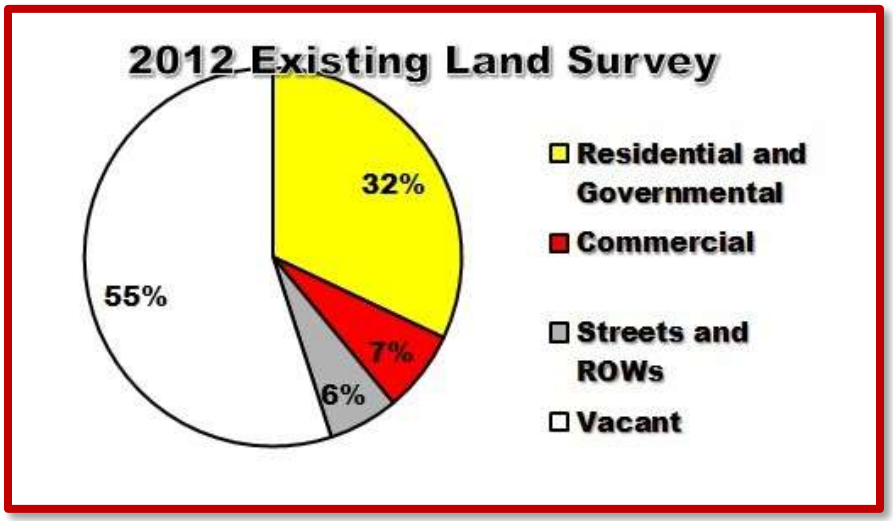


Figure 5 - Corridor 2012 Existing Land Survey Chart

Further adding to the public presence within the corridor, the City of Harker Heights has acquired property at the intersection of Knight's Way and Comanche Gap Road for the creation of a historical park. There is a sidewalk along the north side of Knight's Way from the US Highway 190 feeder to Indian Trail Drive, and along the south side, from the US Highway 190 feeder to Cedar Knob Road.

The corridor, along with the entire City, was surveyed in 2012 to verify existing uses and conditions for all properties within the city limits and the ETJ. Figures 5 and 8 show the 2012 Existing Uses throughout the corridor. At the time of the survey, residential and governmental uses were 32% of the corridor, commercial uses were 7%, the streets and ROWs another 6%, and vacant properties constituted the remaining 55% of the land in the corridor.

Figures 6 and 9 show the existing zoning for the corridor. Residential zoning consists of 78% of the corridor, commercial zoning represents 16%, and streets and ROWs the remaining 6% of land. The amount of residential zoning is higher than average for the city due to current annexation policy which zones all annexed lands as single-family residential. Much of the land in the eastern portion of the city was recently annexed, and rezoning has not occurred for most of the parcels.

The commercial zoning consists of primarily B-4 (Secondary and Highway Business District), an intensive commercial use which often abuts a single-family residential zoning district.

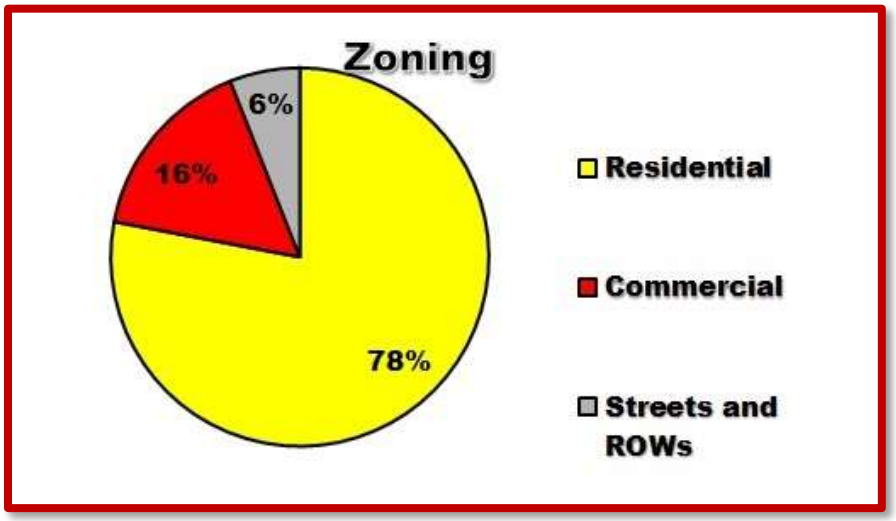


Figure 6 - Corridor Zoning Chart

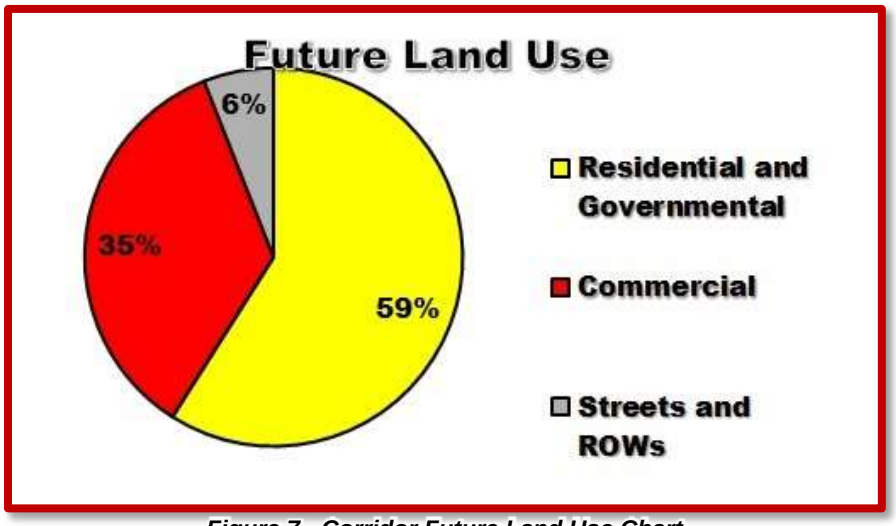


Figure 7 - Corridor Future Land Use Chart

Figures 7 and 10 show the Future Land Use Plan within the corridor resulting from the City of Harker Heights 2007 Comprehensive Plan. The 2007 Future Land Use Plan called for 59% of the corridor to be residential and government development, 35% commercial development, and the remaining 6% for streets and ROWs. As designed in 2007, the Future Land Use Plan designates commercial development for 500 feet along both frontages of Knight's Way, and a medium density residential development buffer between the commercial strips and single-family residential development along the southern frontage of Knight's Way.

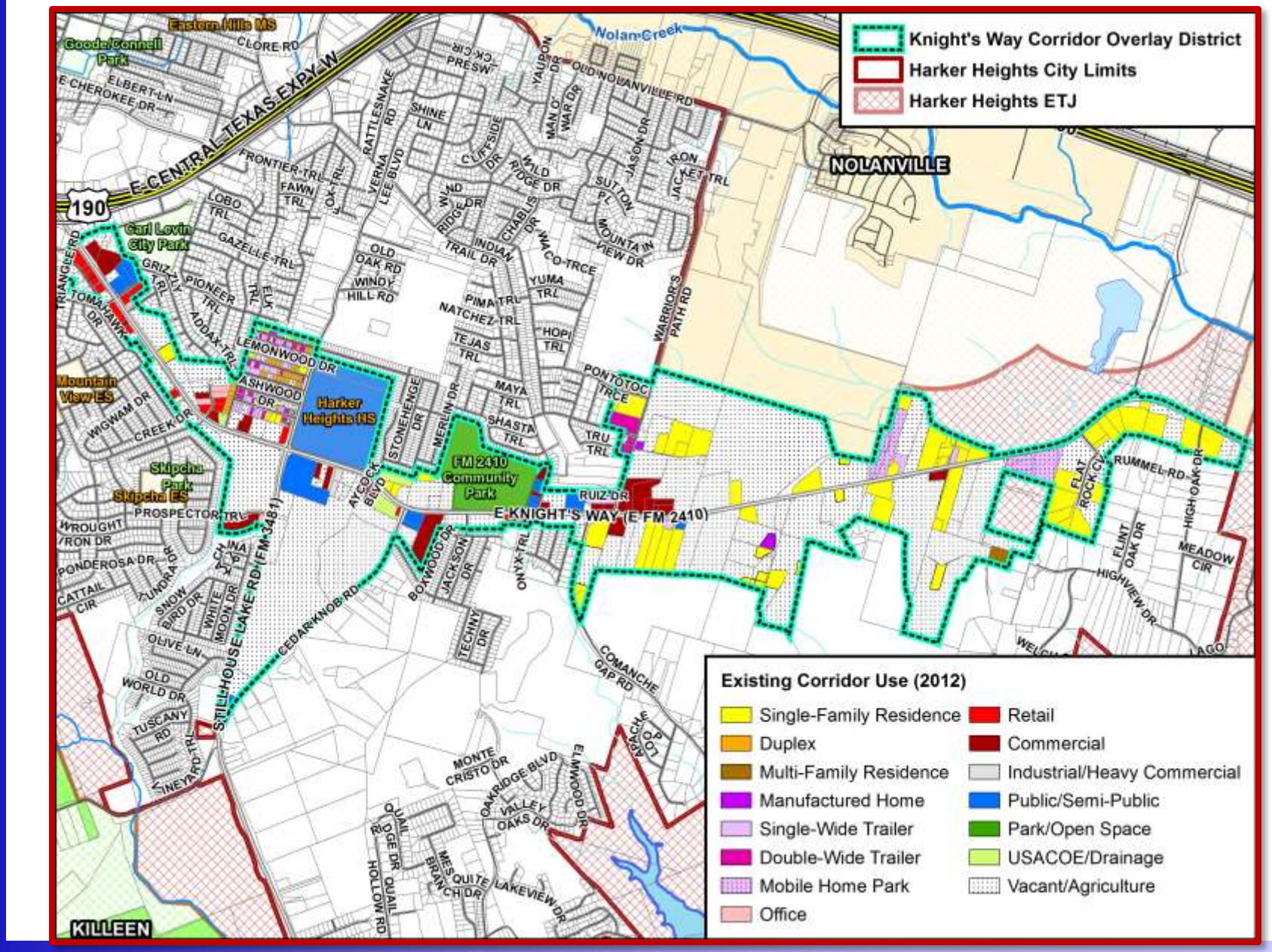


Figure 8 - Corridor Existing Land Use (2012)

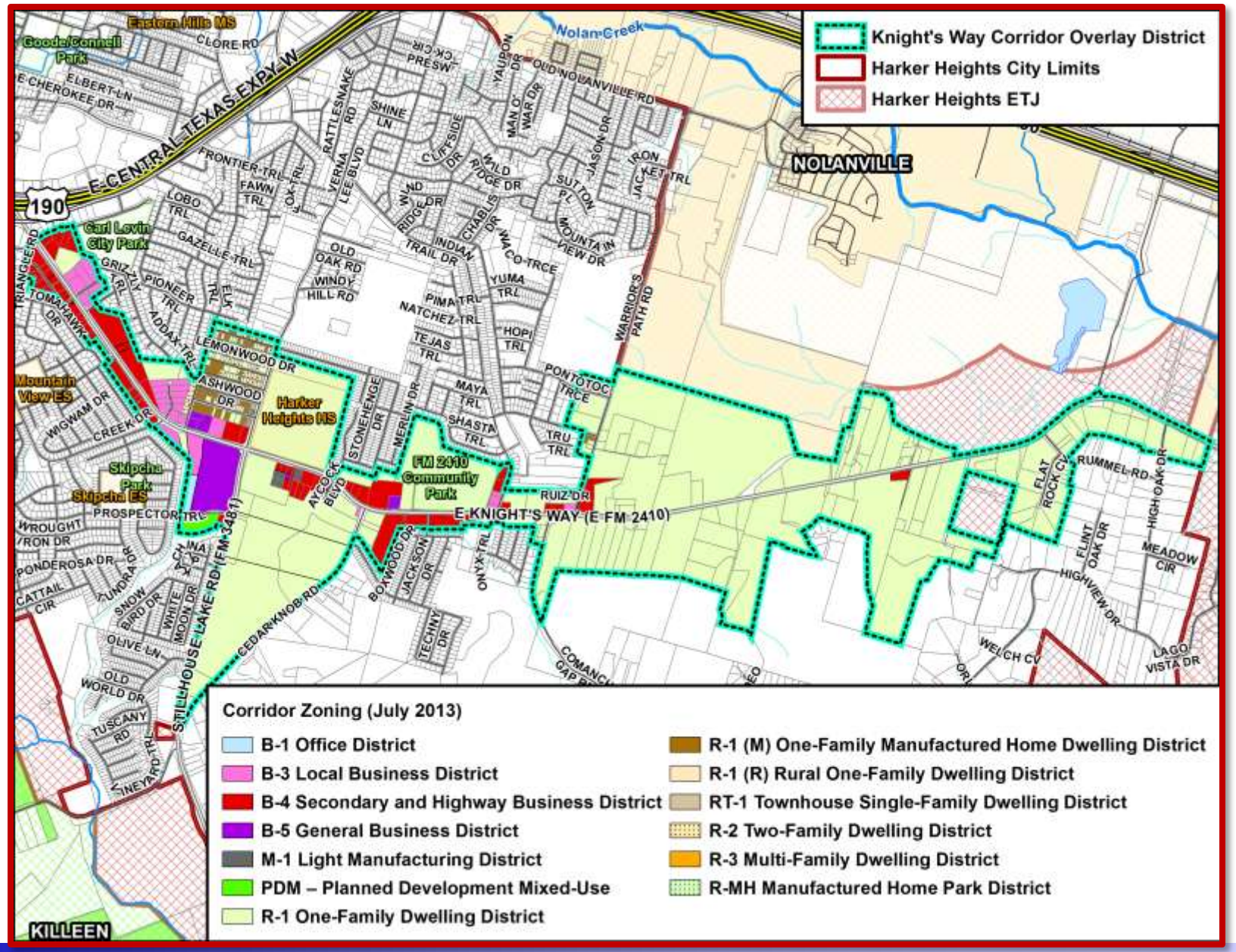


Figure 9 - Corridor Zoning

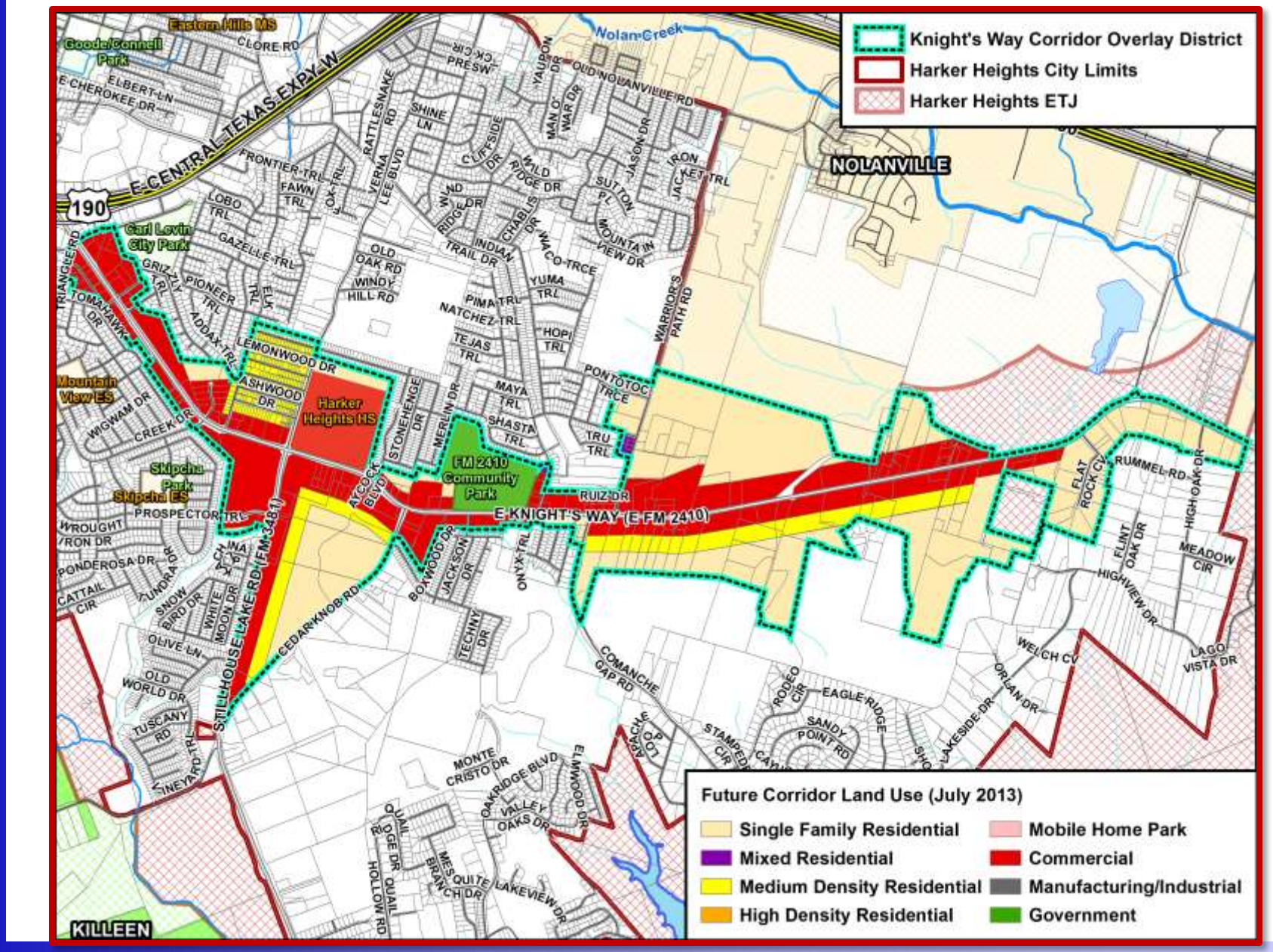


Figure 10 - Corridor Future Land Use Plan

The Planning Process

The City of Harker Heights has completed numerous studies and public forums to determine the future direction of the city. These studies include:

- **Vision 2000**
  - Created in the late 1990s
- **Exploring New Heights**
  - Utilized Citizen and City Staff focus groups
  - Completed in 2000
- **Exploring New Heights II**
  - Utilized Citizen and City Staff focus groups
  - An update to Exploring New Heights
  - Completed in 2007
- **Comprehensive Plan**
  - Completed in 2007
  - Developed Future Land Use Plan
- **2011 Strategic Survey**
  - Identification of Key City Issues for City Staff, Planning and Zoning Commission, and the City Council
  - Culminated in a Town Hall Meeting in 2012

Figure 11 - Previous Studies

The results of these studies reinforced our need to improve standards for commercial and residential development, because as previously indicated, the city is land locked and there would be limited opportunity for large-scale development in the future. However, as a result of the 2011 Strategic Survey, it was determined that a singular solution for the entire city was not advisable, and it would be more appropriate to divide the city into districts. Each district would have its own distinct character and development needs, and the concept of a zoning overlay would best address these issues. The first of these districts to be addressed is the Knight's Way Corridor.

The current design standards for the City of Harker Heights attempt to work within the limits of a cumulative zoning approach imposed by the Code of Ordinances. In general, the most restrictive uses in the city are residential, and the intensity of use increases as the uses transition into commercial and industrial districts. Within the current design standards, there are no opportunities to address modern urban planning concepts such as Placemaking and Sustainability.

The City of Harker Heights has determined to take a strategic approach to the planning process for creating the Knight's Way Corridor Development Overlay District. As illustrated in Figure 12, this approach begins with an overall Vision for the corridor, as determined by the previous studies. Next, Goals and Objectives for the Vision are defined, and again, these came from the previous studies and the Town Hall Meeting.

The Vision, Goals, and Objectives were used to determine Guidelines for the corridor's development, and these Guidelines were used to generate Standards for the following key design features:

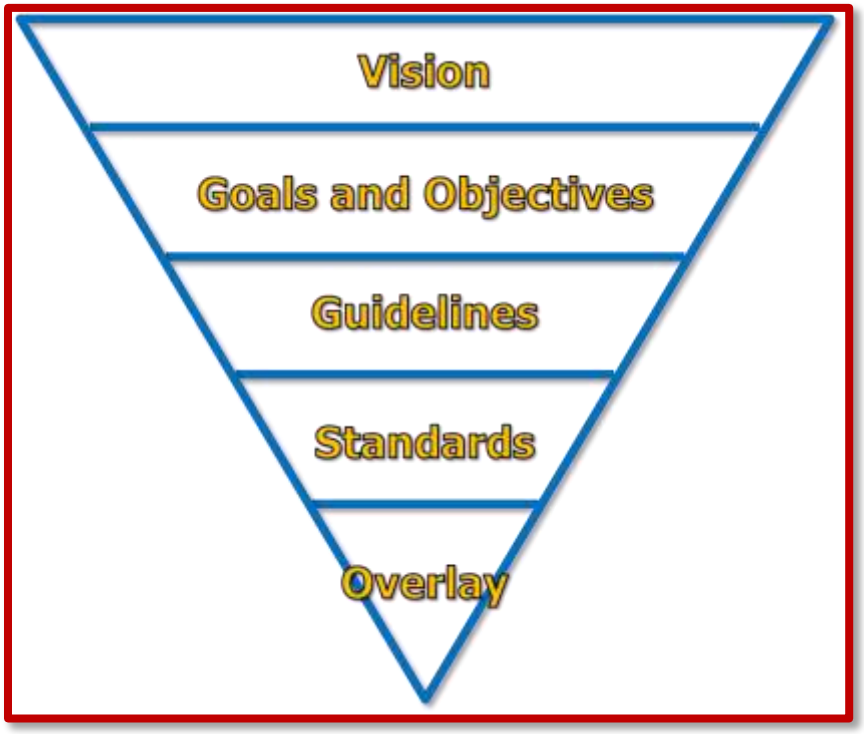


Figure 12 - The Strategic Planning Process

- **The Knight's Way Streetscape** – Develop A Distinct Identity And Street Character For The Knight's Way Corridor
- **Building Design** – Support Pedestrian-oriented Public Spaces Along The Corridor
- **Parking and Access** – Design Parking Lots That Are Both Functionally Adequate But Also Aesthetically Pleasing, With Pedestrian Safety In Mind
- **Landscaping** – Develop Landscaping That Is Pedestrian Friendly, Environmentally Responsible And Aesthetically Pleasing, and Encourages a Reduction in Surface Irrigation

- **Buffering and Screening** – Require The Placement Of An Approved Buffer To Maintain And Control Residential/Commercial Compatibility As Well As Commercial/Commercial Compatibility
- **Architectural Treatment** – Create a More Desirable Working and Living Environment by Improving the Quality of Building Design, Materials, and Appearance
- **Signage** – Encourage Commercial Signage That Identifies A Location Rather Than Advertising A Business
- **Lighting** – Regulate Street and Parking Lot Lights to Maintain Site Security and Protection with the Appropriate Placement and Height of Fixtures, while safeguarding adjacent residential areas against excessive lighting from commercial areas
- **Noise** – Require Appropriate Buffering and Daytime Constraints to Maximize Commercial and Residential Compatibility

The standards are then applied to the corridor in a zoning overlay, known as Development Overlay District 1 – The Knight's Way Corridor. These standards will apply to all new construction within the District 1 area, as well as properties that remodel or redevelop.

III. KNIGHT'S WAY CORRIDOR VISION

The Knight's Way Corridor Vision is the first step in the strategic planning process, and at its core are the concepts of sustainability and value. For the City of Harker Heights, sustainability and value means building and supporting a community where people want to be. Specifically, these qualities, defined by the previous studies and focus groups are:

- **Economic Stability** – Encourage commercial development that focuses on long-term building design with a high rate of utility and the ability to be repurposed for future uses
- **Increased Quality of Life** – Increase quality with amenities such as parks, public and semi-public improvements, better walkability, and a human-scaled streetscapes
- **Attraction of Talent** – Better commercial opportunities and quality of life will bring more people to the region, including young professionals and entrepreneurs that continue to build the economy
- **Master Planning of Parks, Streets, and Infrastructure** – Master planning to guide development
- **Environmental Sensitivity and Attractiveness** – Find the balance between going "green" and visual aesthetics
- **Community Enrichment** – Investment in Harker Heights shall include buildings and places that contribute to developing our sense of place and community, and not simply to generate cash flow for a developer.

The Knight's Way Vision

Resulting from the previous studies, focus groups, and City Council workshops, the Vision for the Knight's Way Corridor Development Overlay District is **A BOULEVARD FRAMED BY SUSTAINABLE PLACES**. This means Harker Heights must redefine the function of Knight's Way, implement placemaking strategies with improved design requirements, and retain flexibility to allow for outside-the-box thinking.

The process of expanding Knight's Way from a once sleepy, two-lane Farm to Market road to its current configuration was guided by Highway Design Criteria, with no consideration given to its context. Today, it has been decided to change the function of Knight's Way to that of an Avenue or Boulevard, a street that includes sidewalks and planting strips, reduced lane widths, and landscaped medians. This task will be complicated because Knight's Way (FM 2410) is maintained by

the Texas Department of Transportation, and any development of the roadway will require their cooperation and input. As we begin changing our land use patterns within the corridor, we start the process of "Right-sizing" Knight's Way and creating a street that can truly serve as a gateway to Harker Heights and as a Main Street that provides a sense of Place. This process will begin outside of the right of way.

Placemaking strategies within the corridor will focus on commercial nodes that will develop at key intersections, such as those at Knight's Way and Mountain Lion Road, Stillhouse Lake Drive, Cedar Knob Road, and Warriors Path Road. Such strategies will include improved design standards for the streetscape, building design and placement, parking and landscaping, and buffering and screening. This will begin to create gathering places for people to congregate, socialize, shop, and enjoy the amenities Harker Heights has to offer. These standards will transform the corridor from an auto-centric environment to one that encourages human occupation of places and walkability.

The current zoning ordinances do not allow for great flexibility in terms of design or uses. This vision for the Knight's Way Corridor includes encouraging outside-the-box thinking for such concepts as mixed-use and live-work designs, multi-story buildings, and clustered development with greenspaces. The historic development pattern that has served Harker Heights well in its early years can no longer be supported in our land-locked city and our new development patterns must include more valuable and interesting places.

Goals of the Corridor Plan

The Vision for the Knight's Way Corridor is further refined with the following goals and objectives:

- **Residential and Pedestrian Safety** – Slower traffic speeds, sidewalks, and bike lanes
- **Economic Stability** – Encourage development of jobs and quality commercial development
- **More Recreational Amenities** – Parks, bike lanes, and trail networks to connect the key features of the city
- **Improved Quality of Residential and Commercial Development** – Design for long-term utility with quality, durable, and natural materials
- **Residential and Commercial Use Compatibility** – Provide better transitions between uses

- **Improvements in Infrastructure** – Streets designed for many modes of transportation and utilities that do not distract from the public realm

These goals and objectives have been consistent within the studies and focus groups, and show a clear direction in which the citizens want the city to develop.

IV. COMMERCIAL DESIGN GOALS, GUIDELINES, AND STANDARDS

The Vision and Objectives for the Knight's Way Corridor Development Overlay District are used to establish the goals, guidelines, and standards for the following design features:

- The Knight's Way Streetscape
  - The Public Realm
  - The Semi-Public Realm
- Building Design
- Parking and Access
- Landscape
- Buffering and Screening
- Architectural Treatment
- Signage
- Lighting
- Noise

A. Applicability

1. This section applies to all nonresidential property developed or redeveloped, and to all land uses expanded or changed within the Knight's Way Corridor District area, after the effective date hereof. For purposes of this section, development, redevelopment, and expansion are deemed to occur if the initial application for a building permit is filed or required to be filed after the effective date hereof. For purposes of this document, a change in use is deemed to occur if the initial registration for a business is filed or required to be filed after the effective date hereof.

2. Each phase of a new multi-phase development shall comply with the requirements of this section as such phase is developed. The portion left for subsequent phases shall remain of developable size and quality. No building permit shall be issued for a subsequent phase of a project until all requirements of this section have been met in the preceding phase.
3. An existing use that is damaged by fire, explosion, wind, earthquake, or other calamity or act of God or the public enemy to the extent of 50% or more of its fair market value must thereafter comply with this section.
4. When the requirements of this section conflict with requirements of other provisions of this code, this section shall prevail; provided however, that the provisions of this section shall be subordinate to regulations pertaining to traffic and pedestrian safety.
5. The Design Goals, Guidelines, and Standards shall apply to all significant commercial redevelopment within the Knight's Way Corridor Overlay District.
6. Unless otherwise noted in the Design Manual, all other City standards included in

the City of Harker Heights Code of Ordinance shall apply.

7. Definitions
    a. **Significant Redevelopment**: Any development whose total permit value for the entire project on a given lot is equal to or greater than 30% of its fair market value.
    b. **Public Realm:** That area that includes roads, streets, sidewalks, and edges of a project or development that the general public will travel past and obtain a first impression from a visual and aesthetics stand point. Maintenance and upkeep of public access are typically the responsibility of the municipality.
    c. **Semi Public Realm:** The area between the property line and the building façade. These areas typically contain the primary access and circulation points, landscape areas and plazas and features that complement the development overall. The semi-public realm is private property that is visible and accessed by the general public.

Figure 13 - Example Public Street

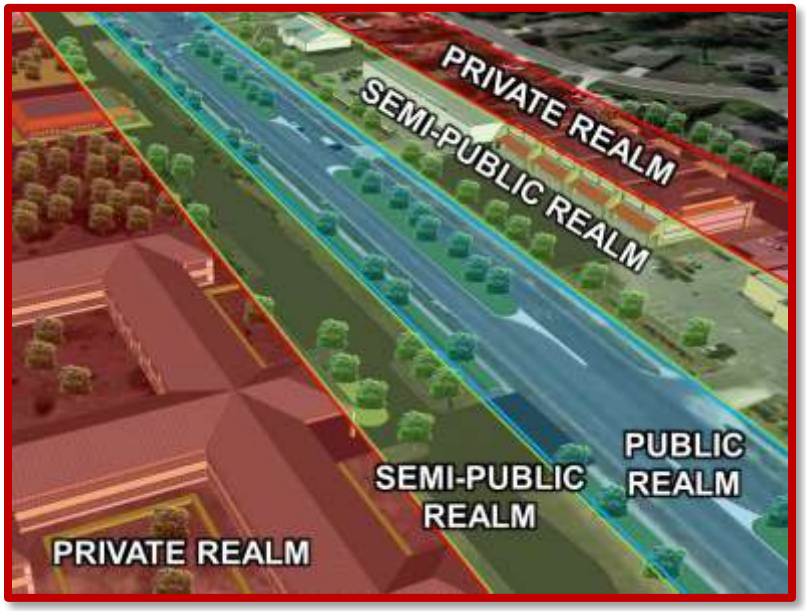


Figure 14 - Public, Semi-Public, and Private Areas of a Street

d. **Private Realm:** Interior or rear of a property or a development that typically includes services areas or courtyards that the general public will not have access to. This area shall have low importance in regards to landscape, hardscape, building materials, but will have high importance in regards to screening/buffering of service facilities especially when the project is higher/denser development than the adjacent property.
e. **Master Signage Plan:** A design illustration that provides detailed calculations of total allowable signage, the size distribution, and specific location of all signage proposed for the project.
f. **Architectural Features**: Elements, components, and unique details that together form the architectural style of a structure.
g. **Compatibility Buffer**: An area that provides the necessary elements of distance, mass, and density, needed to prohibit noise, light, glare, and other disturbances from one property to another.

B. Streetscape Design Goals, Guidelines, and Standards – The Public Realm

1. Goals
    a. Establish an official position related to future roadway redesign and reconstruction on Knight's Way, in keeping with the established Vision for the Corridor.
    b. Develop a distinct identity and street character for the public realm.
    c. Improve both mobility choices and community character.
    d. Respect design objectives for safety, efficiency, multimodal transportation, capacity, and maintenance.
    e. Integrate community objectives and values relating to compatibility, livability, sense of place and urban design into the public realm roadway.
2. Guidelines
    a. The Texas Department of Transportation (TXDOT) has adopted "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A), as an appropriate design manual and will be encouraged to implement the recommendations in Harker Heights.

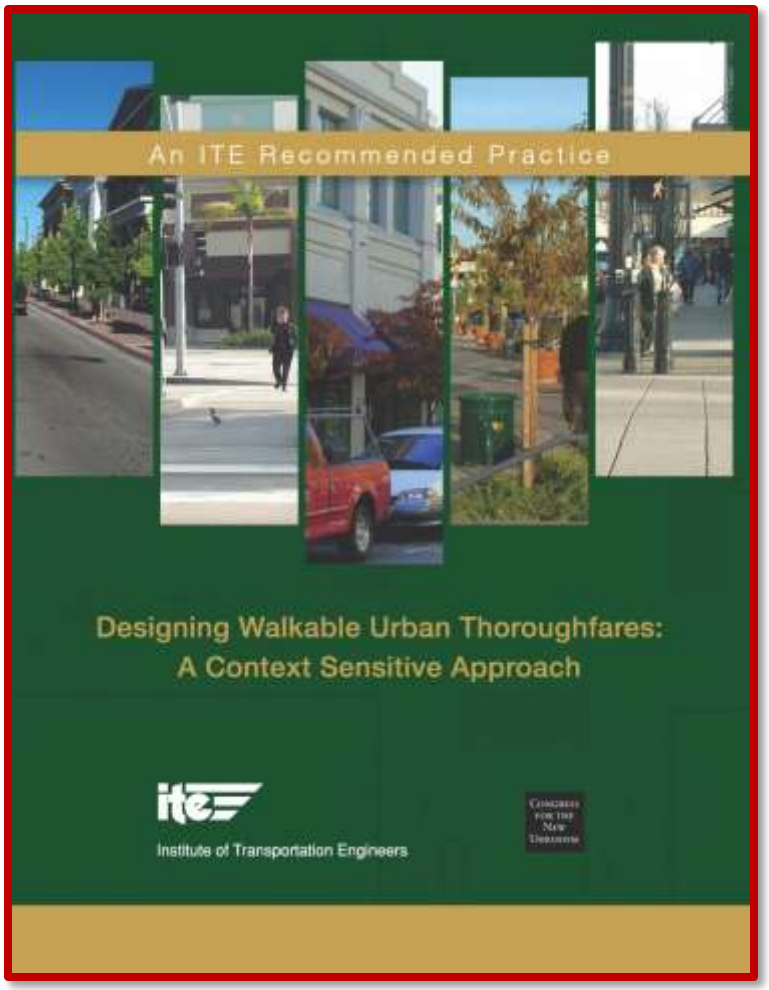
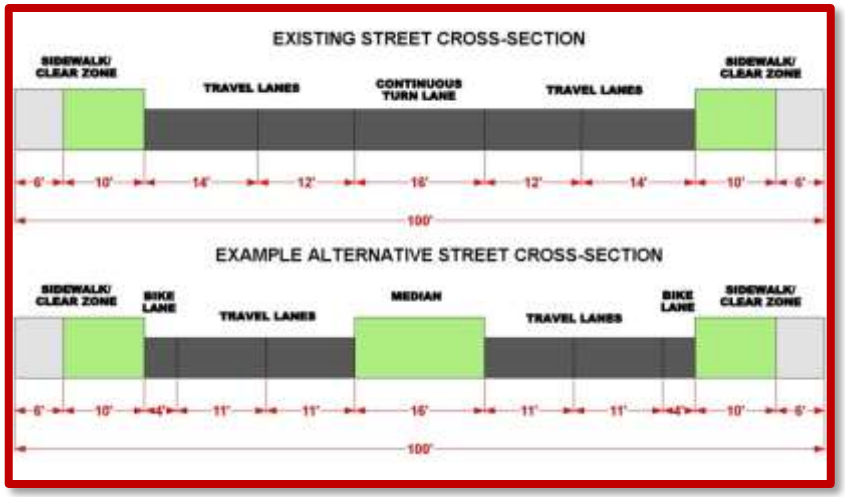


Figure 15 - "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A)

Figure 16 - Existing and Proposed Street Cross-Sections



b. The City of Harker Heights approves and endorses "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A), as the design manual for use in the Knight's Way Corridor.
c. Accommodations for pedestrians should encourage the mixing of transportation modes in a safe and efficient manner.
d. General features
    i. Target speed of thirty-five (35 mph) miles per hour.
    ii. Pedestrian scaled lighting.
    iii. Landscaped median controlled access points.

3. Standards
    a. Appropriate Street Configuration
        i. Cross-Section based upon Figure 6.17 – p. 92 of Texas Department of Transportation (TXDOT) adopted manual: "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A)
        ii. Schematic based upon Figure 6.19 – p. 93 of Texas Department of Transportation

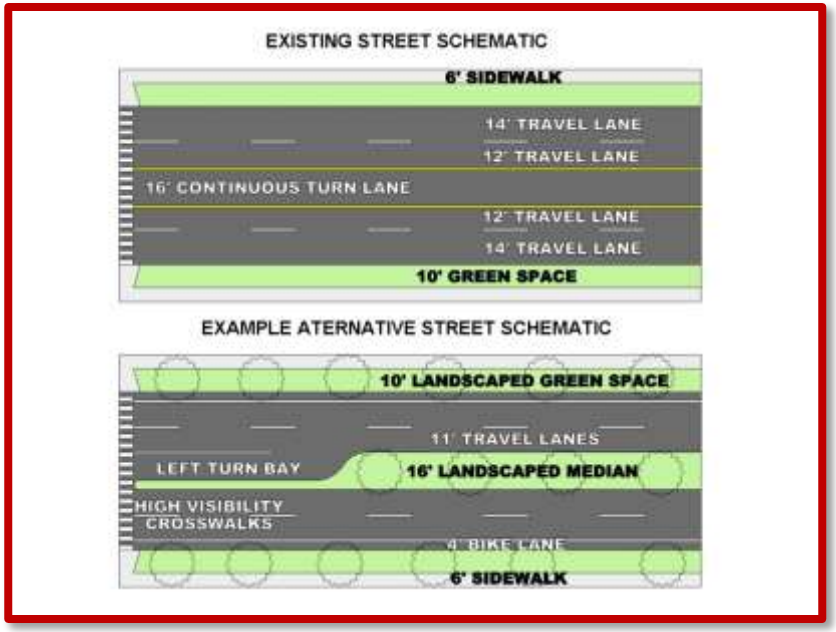


Figure 17 - Existing and Proposed Street Schematic

(TXDOT) adopted manual: "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A).

b. Refer to the Texas Department of Transportation (TXDOT) adopted manual: "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" (RP-036A), for additional standard requirements.
c. Sidewalks
    i. New development and significant redevelopment is required to provide sidewalks along public streets and private access drives within The Knight's Way Corridor consistent with the standards described below.
    ii. Sidewalks will be installed by the developer at the time of development.
    iii. A six (6') foot sidewalk shall be placed at the property line with a minimum three (3') foot buffer strip behind the back of curb.

Figure 18 - 6' Sidewalk and Buffer Strip

Figure 19 - Sidewalk Markings Extended Across a Driveway

iv. The appearance of a sidewalk (scoring pattern or special paving) shall be maintained across driveway and alley access points.
v. Provide marked crosswalks at all legs of the intersection.

Figure 20 - Crosswalks

C. Streetscape Design Goals, Guidelines, and Standards – The Semi-Public Realm

1. Goals
    a. Integrate community objectives and values relating to compatibility, livability, sense of place and urban design into the semi-public realm.
    b. Develop a distinct identity and character for the semi-public realm.
2. Guidelines
    a. Respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance.
        i. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible.
        ii. Over-lot grading to create a large level lot or site is strongly discouraged.
        iii. Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged.

iv. Berms, channels, swales, and similar man-made changes to the landscape should be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

b. New development and related open space should be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

i. Natural Surveillance – People are less likely to commit a crime if they think someone will see them do it. Lighting, landscaping, and building transparency can play large roles in maximizing natural surveillance.

ii. Natural Access Control – Aim to direct the flow of people to minimize the opportunity for crime. Rather than rely strictly

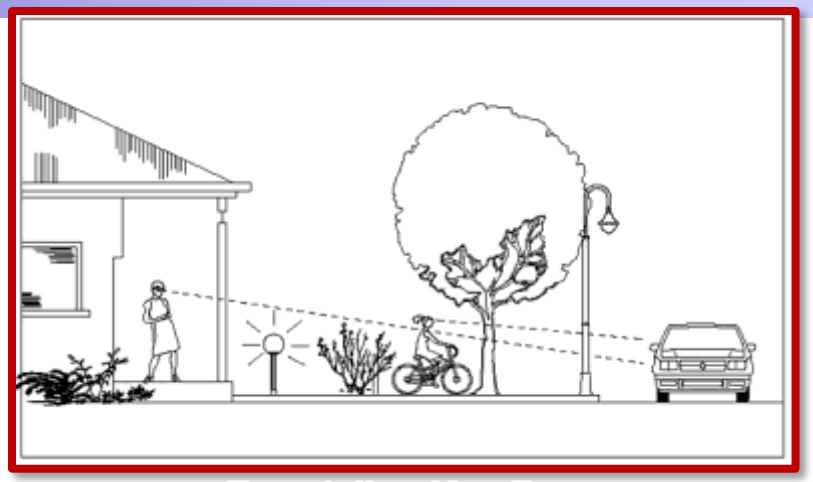


Figure 21 - Natural Surveillance
(http://www.lancastercsc.org/CPTED/Natural_Surveillance.html)

Figure 22 - Natural Access Control
(http://www.lancastercsc.org/CPTED/Natural_Access.html)

Figure 23 - Maintenance
(http://www.lancastercsc.org/CPTED/Maintenance.html)

on keeping intruders out with fences, etc., the design of walkways, signs, and building design play important roles in this.

iii. Territorial Reinforcement - Clearly distinguishing public spaces from private spaces can enhance the public's perceived proprietorship on a space. Physical design elements such as pavement treatment, landscaping, and signage can provide this reinforcement.

iv. Maintenance – If one broken window or nuisance is allowed to exist, more will likely follow. Maintenance codes and private covenants can provide beneficial safeguards against such issues.

c. Clustering of buildings in larger master planned and multiple building projects is strongly encouraged.

d. The primary façade and pedestrian entrance of a building should be oriented towards the public right-of-

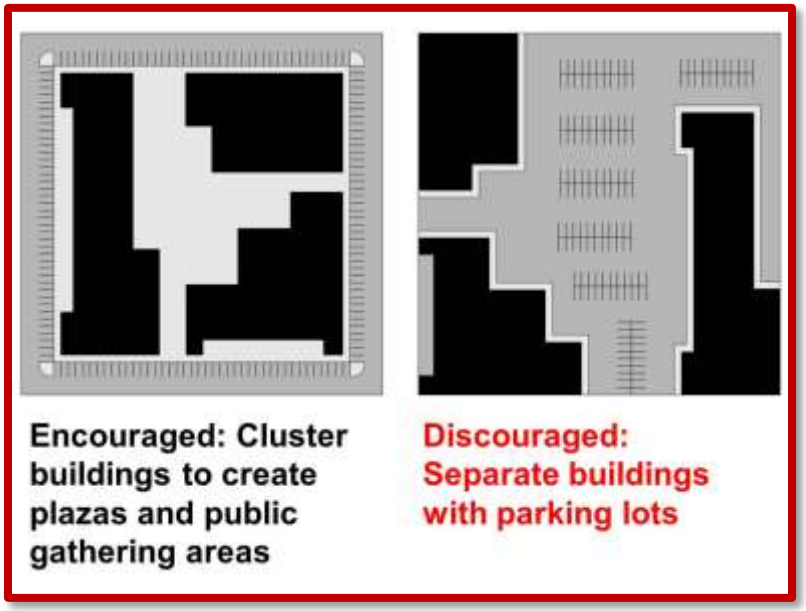


Figure 24 - Clustered Building Arrangement

Figure 25 – Building Entrance Walkway

way when not facing an internal street or plaza.

i. One main building entrance should open directly onto a connecting walkway with pedestrian frontage.

ii. Sides of a principal building facing a public street should have one or more customer entrances.

e. Encourage semi-public pedestrian walkable/sitting areas as part of the building placement and design.

i. Commercial buildings should be placed in a way that creates plazas and pedestrian gathering areas that are large enough to buffer pedestrians from traffic and circulation areas.

ii. Pedestrian areas and plazas should be aggregated, and not distributed in low impact areas such as building peripheries, areas behind structures, or where they are barely visible.

iii. Pedestrian areas and plazas shall be oriented to views of

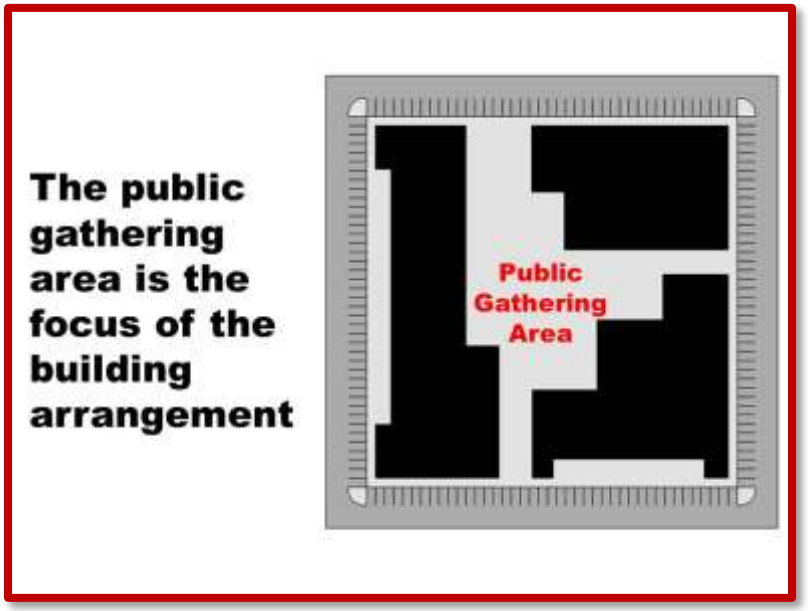


Figure 26 – Public Gathering Area

activities, architectural features, landmarks or distinctive natural land forms wherever possible.

3. Standards
    a. Building and Parking Location and Screening Standards:

Figure 27 - Building and Parking Configuration

Front Setback Line Location	Minimum Side Setback Line**	Rear Setback Line**	Parking Placement	Street Frontage Parking Screening
Ten (10') feet from the property line or at the required easement line	Fifty (50') feet adjacent to Residential District	Fifty (50') feet adjacent to Residential District	Sides or rear of building only	N/A
Ten (10') feet to sixty (60') feet from the property line	Fifty (50') feet adjacent to Residential District	Fifty (50') feet adjacent to Residential District	Front, sides, or rear of building. Front parking limited to one (1) row	*A three (3') foot evergreen hedge or a three (3') foot masonry wall
Greater than sixty (60') feet from the property line	Fifty (50') feet adjacent to Residential District	Fifty (50') feet adjacent to Residential District	Front, sides, or rear of building	*A three (3') foot evergreen hedge, located on the outside of a four (4') foot masonry wall

*The evergreen hedge is in addition to other required landscaping (see Section **F - Landscape Design Goals, Guidelines, and Standards**), and the use of native and adaptive plants is required – refer to Appendix A for list of approved planting materials.
**If no Residential Zoning District is adjacent, follow regular zoning setback requirements.

Figure 28 – Building Setback Lines

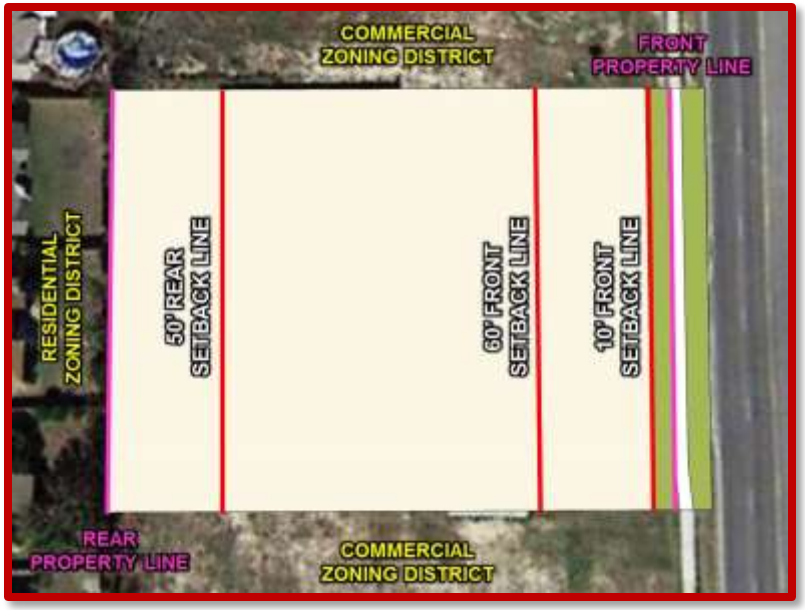


Figure 29 – Parking and Screening at the 10' Front Setback Line

Figure 30 – Parking and Screening at the 60' Front Setback Line

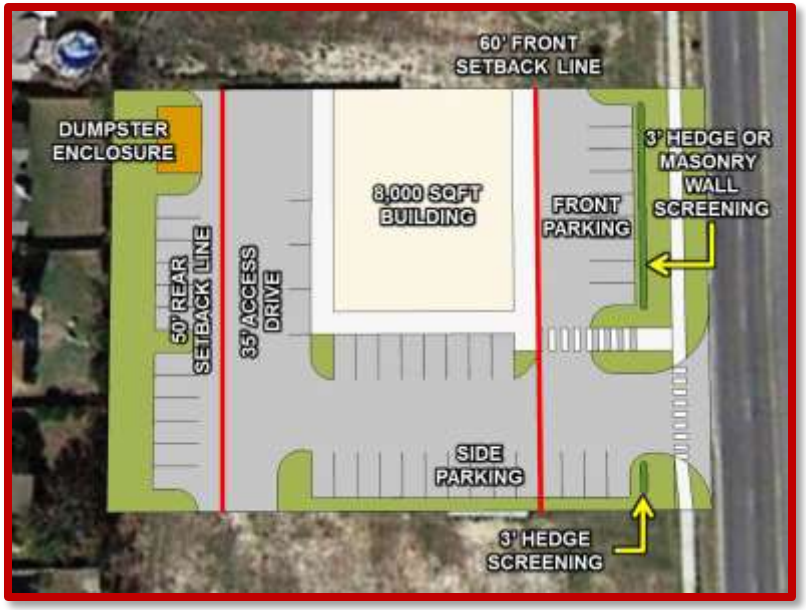


Figure 31 – Parking and Screening Beyond the 60' Front Setback Line

Figure 32 - Internal Walkway with Planting Beds

b. Internal Walkway Standards
   i. Internal walkways extending the full length of a building must be provided along all façades or walls featuring a customer entrance and along all façades abutting public parking areas.
   ii. Internal walkways must be placed at least six (6') feet or more from the façade or wall along at least thirty (30%) percent of its length, to provide beds for foundation landscaping, outdoor seating and patios, and building articulation. Public walkways are not required in service areas.
   iii. Connecting walkways, at least six (6') feet wide, must link sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be

Figure 33 – Internal Connecting Walkway

considered in the design phase of a development to prevent shortcuts through parking and landscape areas.

iv. An internal pedestrian walkway at least six (6') feet wide must be provided from the perimeter public sidewalk to the primary public entrance.

v. Internal pedestrian walkways must be distinguished from driving surfaces by textured pavement, to emphasize conflict points and enhance pedestrian safety.

c. Large Development Standards

i. Large Developments are defined as developments on sites five (5) acres or greater.

ii. Commercial buildings must be oriented to promote views through and into each commercial development.

iii. In shopping and commercial centers, and developments with multiple buildings, buildings shall be oriented towards either the perimeter streets, or an internal drive or

Figure 34 - Walkway Connecting to Public Sidewalk

Figure 35 - Large Development with Internal Street System

road network that recreates an internal street system, rather than orientation only to internal parking lots.

iv. Primary vehicular entrances to businesses, office and industrial parks, shopping, and commercial centers on sites at least five (5) acres, must include one or more signature elements. A signature element may include but is not limited to:
    (A.) Public art, with a theme unrelated to the primary use(s) of the site.
    (B.) Water feature, such as a water fountain or waterfall.
    (C.) Clock or bell tower.

v. Retention and detention ponds must be designed to appear natural.
    (A.) Metal decorative fences may be used to fence natural designed water bodies and retention basins.

Figure 36 – Water Fall Entry Feature

Figure 37 – Natural, Non-Rectangular Retention/Detention Pond

(B.) Natural and manmade water bodies at least twenty-thousand (20,000) square feet placed next to a public right-of-way must be integrated into the overall design of a project in one of the following ways:

(1.) Provide a walkway at least six (6') feet wide, with native canopy trees at a minimum spacing of thirty-five (35') feet on center.

(2.) Provide a plaza or courtyard at least two-hundred (200) square feet with shaded benches or picnic tables next to the water body.

Figure 38 - Retention Pond with Walking Trails and Canopy Trees

Figure 39 - Courtyard Across from Retention Pond

Figure 40 - Tree-Lined Streetscape Provides Enclosure

D. Building Design Goals, Guidelines, and Standards

1. Goals
    a. Guide the placement, size, arrangement and fenestration of buildings.
    b. Encourage a walkable, pedestrian-friendly environment that is devoid of large, unoccupied spaces.
    c. Create a sense of enclosure on Knight's Way so that drivers realize they are entering a unique place.
    d. Require residential/commercial use compatibility.
    e. Maximize building density per lot and encourage mixed use options.
2. Guidelines
    a. Minimize, when feasible, the use of strip center building placement orientation.
    b. Encourage the use of multi-story commercial buildings at minimum front setback line placement.
    c. Recognize the importance of solar orientation in the layout of the development proposals.
        i. When building orientation to the east and west is unavoidable, landscaping,

Figure 41 - Discouraged: Standard Strip Center Building Placement

canopies, arcades, roof overhangs, or similar features should be used to shade facades and walls that face of the morning or afternoon.

3. Standards
    a. For all commercial development within one hundred feet of any residential district the maximum building height is as follows:
        i. Starting at the fifty (50') foot rear setback line any building thirty (30') feet in height, may add additional building height at a ratio of one-to-two (one foot of additional building height for every two feet of additional horizontal distance) from the minimum fifty (50') foot rear build to line).
        ii. The building height transition requirement ends one hundred and fifty (150') feet from the residential district property line.
        iii. Full building height will be allowed at that point per district zoning standards.

Figure 42 - The Use of Canopies and Arcades for Shading

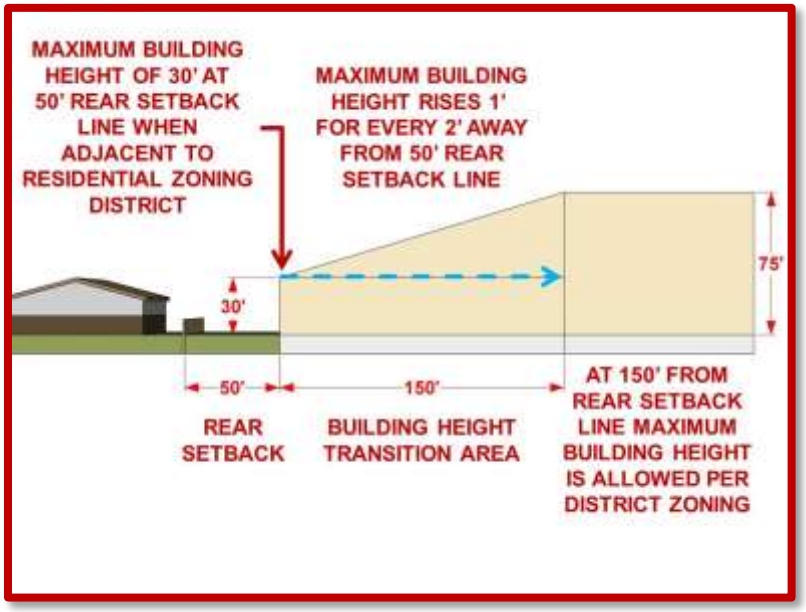


Figure 43 - Building Height Transitioned from Residential Zoning

Figure 44 - Building Height Configuration

Maximum Building Height*	Seventy-Five Feet (75')
Maximum Number Of Stories	Six (6) Stories
Minimum First Floor Height	Fourteen Feet (14')

Figure 45 - Lot Coverage Configuration

Maximum Lot Coverage	Ninety (90%) Percent to include all improvements and impervious surface cover. Ten (10%) Percent – Open Space

*Assumes B-5 District Zoning and limited by current fire and building codes and equipment; Applicability of Height – Mechanical penthouses are not subject to height limitations.

Figure 46 - Parking Lot with Pedestrian Walkways

E. Parking and Access Design Goals, Guidelines, and Standards

1. Goals
    a. Design parking lots that are functionally adequate for their use and aesthetically pleasing with pedestrian safety in mind.
    b. Encourage cooperation among local businesses to promote and develop shared parking and access.
    c. Eliminate barriers separating commercial properties in favor of pedestrian walkways between parking lots and adjacent businesses.
2. Surface Parking
    a. Guidelines
        i. Surface parking should be located to the side or rear of buildings and screened from streets and sidewalks when possible.
        ii. Front parking should be limited to one parking aisle with a twenty-four (24') foot access drive aisle /fire lane that separates it from the building.
        iii. Minimize access points off Knight's Way that coordinate with TXDOT access management standards.

Figure 47 - Front Surface Parking with Screening

iv. Allow for on street parking credit when street widths allow the arrangement.
v. Refer to Section F: Landscape Design Goals, Guidelines, and Standards for all perimeter and interior parking lot landscape requirements.

b. Standards
   i. Large parking lots must be segmented into smaller lots with no more than one-hundred-fifty (150) parking spaces by minimum fifteen (15') foot wide landscaped islands or drive aisles.
   ii. Parking stops are required on all parking stalls.
   iii. Parking Islands are required per the following standards:

Figure 48 - Large Parking Lot Divided Into Smaller Lots

Figure 49 - Interior Landscape Parking Island Requirements

Single End Island Requirements (Minimum150 Square Feet In Area)	One (1) Single End Interior Landscape Island For Each Ten (10) Parking Spaces.
Double End Island Requirements (Minimum 300 Square Feet In Area)	Two (2) Double End Interior Landscape Island For Each Double Row Of Fifteen (15) Parking Spaces (Thirty (30) Parking Spaces Total).

   iv. Required parking will meet the standards set in §155.066 Off-street Parking and Loading Requirements, Table 21-D, in

the Harker Heights Code of Ordinances, with a ten (10%) percent reduction in spaces required.

v. Credit for on street parking is allowed towards the parking space requirements if immediately adjacent to the property.

vi. An additional five (5%) percent reduction in the parking requirements will be allowed for developments that include approved bio-retention techniques as part of their site design.

vii. Street frontage parking shall be screened from the street.

viii. No off-street loading areas shall front any public streets.

3. Structured Parking (Parking Garages)
   a. Guidelines – Reserved
   b. Standards – Reserved
4. Commercial Parking Area Lighting
   a. Guidelines
      i. Parking areas should have lighting capable of providing adequate illumination for security and safety while minimizing spillover lighting to adjacent residential districts.

Figure 50 - Parking with Integrated Bio-Retention

Figure 51 - Parking Lot Lighting

ii. Lighting should be installed so as not to cause a nuisance to adjoining properties.
iii. Lighting for all parking areas should be appropriate in function and scale for both the pedestrian and vehicular traffic.
iv. Lighting should be in scale with the height and use of the associated structure.

b. Standards
i. Maximum height of commercial lighting and pole will be set at twenty-five (25') feet.
ii. Commercial light poles within fifty (50') feet of residential property shall be bollard style not exceeding four (4') feet in height.
iii. Minimum lighting of 0.2 foot candle for public parking lights is required, with the average lighting being 0.8 foot candle.
iv. All site lighting must be designed and installed so that the level of illumination measured in foot candles at a height of five (5') feet at the property line of an adjacent residential property does not exceed two-tenths (0.2) foot

Figure 52 - Parking Lot Lights Not To Exceed 25' in Height

Figure 53 - Bollard Parking Lights
(http://www.solarbollardlight.com/solar_bollard_lights_pictures.html)

candles. Said standards will be measured using an approved light meter.

v. Full cutoff and fully shielded commercial lighting fixtures are required.
vi. All commercial lighting will be encased to reduce glare.
vii. Unshielded, 'Box' or 'cobra' style commercial lighting is prohibited.
viii. Upward facing lighting is prohibited.
ix. All illumination shall be shielded from adjacent properties.

5. Dumpsters Location
   a. Guidelines
      i. All dumpsters should be located in the rear area of commercial sites with consideration for residential compatibility incorporated.
      ii. Shared location of individual dumpsters is encouraged.
   b. Standards
      i. All dumpsters shall be entirely screened by an eight (8") feet) masonry enclosure with an approved gate.
      ii. The approved gate will be orientated away from all street frontages.

Figure 54 - Dumpster with Masonry Screening Wall

Figure 55 - Enclosed Dumpster with Appropriate Gate

iii. Dumpsters located on the sides of buildings fronting roads, streets, or public access points must meet the landscaped buffer requirements noted in this section.
iv. Any dumpster location visible from a public road, street, or public access point shall require a landscaped buffer in addition to the screening masonry enclosure.
v. The landscaped buffer will be composed of evergreen shrubs and will be placed along all sides of the enclosure visible from the streets.
vi. The dumpster location screening material will be composed of five (5) gallon individual evergreen shrubs placed at thirty-six (36") inches on center to create a hedge design/pattern.
vii. Dumpster screening requirements are in addition to the required landscaping as set forth in Section F Landscape Design Goals, Guidelines, and Standards.

Figure 56 - Prohibited: Dumpster Gate Visible from Public Street

Figure 57 - Dumpster Landscape Buffer

Figure 58 - Drainage Feature Enhanced with Landscaping

F. Landscape Design Goals, Guidelines, and Standards

1. Goals
    a. Develop public spaces and semi-public spaces that are pedestrian friendly, environmentally responsible and aesthetically pleasing.
    b. Utilize landscaping material to enhance the value and character of the entire community.
    c. Utilize plantings to shade parking areas and west facing elements to minimize heat island effect and energy consumption
    d. Organize and utilize landscape materials that support the security ideas from CPTED.
    e. Minimize potable water usage for landscaping irrigation with bio-retention, rainwater harvesting and other similar means.
2. General Guidelines
    a. Guidelines
        i. The use of Central Texas native plant and landscaping materials that are consistent with the building placement, style and façade is encouraged. Refer to (Appendix A: Native and Adapted Plants) for approved planting list.

Figure 59 - Native Landscaping Materials

ii. The fronts of buildings and sidewalks should contain landscape plantings to create a green space buffer from drive isles, access points, parking, and fire lane areas.
iii. Stormwater drainage and detention through the use of bio-swales, percolation or other accepted methods for landscape irrigation is encouraged.
iv. Exterior planting areas should be designed to allow stormwater to collect and percolate when feasible.

b. Standards
i. The submittal of a landscape plan prepared and submitted by a licensed Landscape Architect, Certified Nursery Professional, or Certified Master Gardner, for review and approval, is required.
ii. The design professional preparing the landscape plan shall certify materials installation is in compliance and conformance with the approved landscaping plan prior to the issuance of a Certificate of Occupancy for the property.

Figure 60 - Green Buffer at Building Front

Figure 61 - Stormwater Harvesting with Bio-Retention

iii. The submittal of a tree survey shall be included as part of the submitted landscape plan.
iv. The owner or developer shall file with the Director of Planning and Development a landscape plan containing the information required by this division. The landscape plan shall be filed along with the construction plan package at time of Preliminary Plat, or with the initial building permit application in the case of redevelopment or expansion of an existing use or property already platted.
v. Installation certification is required prior to the issuance of a Certificate of Occupancy.
vi. The required landscaped plan shall contain the following:
    (A.) The location, quantity, size, common name, and/or scientific name of all existing trees on the site;
    (B.) The location, size and common name of each tree, shrub, and grass planting proposed to comply with this section;

(C.) An irrigation system designed by a certified landscape irrigation professional that incorporates water saving materials and technology.

(D.) Such additional information as may be requested by the Director of Planning and Development to verify compliance with this section.

(E.) Persons wishing to utilize special or unusual arrangements of plants and other landscaping materials as part of an overall site design theme shall prepare an alternative landscaping plan including information supporting the need for an alternative plan.

(F.) The Director of Planning and Development shall review all landscaping and landscaping plans for compliance with this section.

Figure 62 - Water-Saving Irrigation

Figure 63 - Alternative Landscape Configuration

(G.) Landscaping shall be completed in accordance with the landscape plan approved by the Director of Planning and Development. In the event placement of landscaping materials is not practicable within the time specified in the plan, the Director of Planning and Development or the Building Official may grant an extension.

(H.) Landscape installation extensions will require appropriate financial security.

vii. The use of Native and Adaptive Plants is required. Refer to Appendix A for a list of approved plants.

viii. The owner of a lot or building shall place and maintain landscaping in compliance with this section and other regulations as related to visibility, access and public safety.

ix. Landscaping (trees and shrubs) requirements will be based on the sum of the lot frontage requirements and parking space requirements, as well as perimeter parking and other screening as required. When calculating landscape requirements, all decimal values shall be rounded up.

x. A minimum of one-half of the total number of trees required shall be canopy trees, and the remainder may be either canopy or non-canopy trees.
   (A.) ***CANOPY TREES*** shall mean those species whose mature crown height is twenty (20') feet or more.
   (B.) ***NON-CANOPY TREES*** shall mean those species whose mature crown height is less than twenty (20') feet.

xi. The lot frontage landscaping requirements shall be determined as follows:

Figure 64 - Canopy Trees

Figure 65 - Non-Canopy Trees

Figure 66 - Landscaping Requirements Based on Lot Frontage

Number Of Lot Lines Abutting A Public Right-Of Way	1	2	3	4+
*Tree Requirements Minimum 50% Canopy Trees & 50% Non-Canopy	Total Of Lot Line Footage Divided By 25 Equals Tree Requirement	Total Of Lot Line Footage Divided By 30 Equals Tree Requirement	Total Of Lot Line Footage Divided By 35 Equals Tree Requirement	Total Of Lot Line Footage Divided By 40 Equals Tree Requirement
*Shrub Requirements	Total Of Lot Line Footage Divided By 10	Total Of Lot Line Footage Divided By 10	Total Of Lot Line Footage Divided By 10	Total Of Lot Line Footage Divided By 10
*The Use Of Native And Adaptive Plants Is Required – Refer To Appendix A For List Of Approved Planting Materials.				

xii. The parking space landscaping requirements shall be determined as follows: The number of trees required shall be calculated by dividing the required parking spaces by ten (10).

Figure 67 - Landscaping Requirements Based On Required Parking Spaces

*Tree Requirements	One (1) Canopy Tree For Each Ten (10) Parking Spaces Required Based On Use.
*Shrub Requirements	One (1) Shrub Or Ornamental Grass For Each Ten (10) Parking Spaces Required Based On Use.
*The Use Of Native And Adaptive Plants Is Required – Refer To Appendix A For List Of Approved Planting Materials.	

xiii. Other groundcover. Complete coverage by native and adapted grasses, groundcovers, or non-vegetative groundcovers approved by the City, is required in those areas not covered by trees, shrubs, pavement or other improvements.

xiv. Where development occurs in phases on parts of lots or tracts, lot frontages along streets or access ways will be used for frontage calculations.

xv. Existing landscaping that otherwise complies with this section may be used to satisfy portions of the minimum requirements of this division.

xvi. Landscaping placed in the public right-of-way may count towards the minimum requirements of this division but, only with the approval of the city and, in the case of right-of-way controlled by the state, the approval of the Texas Department of Transportation.

xvii. No large canopy trees shall be planted within areas where overhead utility are

Figure 68 - Adaptive and Non-Vegetative Groundcover

Figure 69 - Landscaping within the Public Right of Way

present or proposed. No landscape materials shall be placed within public utility easements without the approval of the City.

3. Parking Lot Landscaping Perimeter Screening
    a. Guidelines
        i. Perimeter screening and other planting areas should be designed to allow stormwater to collect and percolate for irrigation purposes when feasible.
        ii. The use of landscaped areas for bio-retention purposes is strongly encouraged.
        iii. Utilize natural and manmade structures to provide separation of different use areas to enhance basic public safety.
    b. Standards
        i. Perimeter screening separating vehicular parking from street view is required.
        ii. Perimeter screening landscaping material will be composed of individual five (5) gallon evergreen plants placed at thirty-six (36") inches on center to create a hedge pattern/design. See

Figure 70 - Landscaping Used to Separate Pedestrians from Automobiles

Figure 71 - Perimeter Screening Hedge

approved planting list (Appendix A: Native and Adapted Plants).

iii. Perimeter screening landscape materials may be of a deciduous species when combined with a masonry screening wall a minimum of four (4') feet in height.

iv. Perimeter screening landscape material of vehicular use areas is not included in previous landscaping requirement calculations.

4. Parking Lot Interior Landscaping Planting
   a. Guidelines
      i. Interior planting areas (landscaped end islands) should be designed to allow stormwater to collect and percolate for irrigation purposes when feasible.
      ii. The use of landscaped areas for bio-retention purposes is strongly encouraged.
   b. Standards
      i. Provide interior landscaping end islands based on required parking spaces:

Figure 72 - Parking Lot Interior Landscaping with Bio-Retention (www.sustainablesites.org)

Figure 73 - Parking Lot End Island

Figure 74 - Interior Parking Island Landscape Requirements

Single End Island Landscape Requirements** (Minimum Landscaping Requirements Requirements)	Each Single End Island Will Contain One (1) Native Canopy Tree And Three (3) Individual Native Shrubs Or Grasses *
Double End Island Landscape Requirements** (Minimum Landscaping Requirements)	Each Double End Island Will Contain One (1) Native Canopy Tree And Six (6) Individual Native Shrubs Or Grasses *
*The use of native and adaptive plants is required – refer to Appendix A for list of approved planting materials. **All interior end island landscaping requirements can be met using the landscaping materials requirements in the lot frontage and parking space requirements.	

ii. All interior landscape islands shall be watered using a drip irrigation system or appropriate alternative method including bio-retention systems.

G. Buffering and Screening Compatibility Design Goals, Guidelines, and Standards

1. Goals
    a. Require the placement of approved screening wall and landscape buffer to maintain and control residential and commercial use compatibility.
    b. Recognize basic buffer components of mass, density and distance as primary controls for compatibility buffers.
    c. Protect the investment of homeowners from devaluation due to the proximity of inappropriate commercial development.
2. Screening Wall
    a. Guidelines
        i. The height of the required screening wall is based on the lot's commercial district zoning designation (B-1 through B-5, M-1 and M-2).
    b. Standards
        i. All commercial development shall be separated from an adjacent residential district by a screening wall.
        ii. All screening walls shall be constructed of a natural masonry material (stone, brick, decorative block, or cut concrete).

Figure 75 - Landscaped Buffer Wall

Figure 76 - Masonry Screening Wall

iii. All screening walls for new construction shall be constructed at the time of the commercial development by the developer.
iv. Development of only a portion of a commercial tract shall not remove the requirements to construct the required screening wall as required by this section.
v. All screening walls for major redevelopment construction shall be constructed at the time of the commercial redevelopment by the developer.
vi. All screening walls shall be constructed on the property line separating the commercial zone from the residential district.
vii. All B-1 and B-2 commercial districts shall be separated from an adjacent residential district by a six (6') foot masonry wall.
viii. All B-3, B-4, B-5, M-1, and M-2 commercial districts shall be separated from an adjacent residential district by an eight (8') foot masonry wall.

Figure 77 - Screening Wall Located at the Property Line

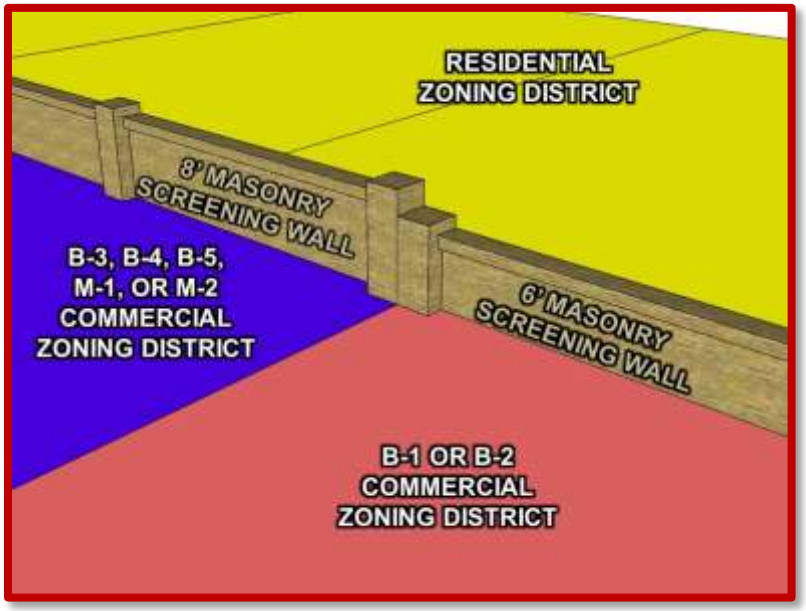
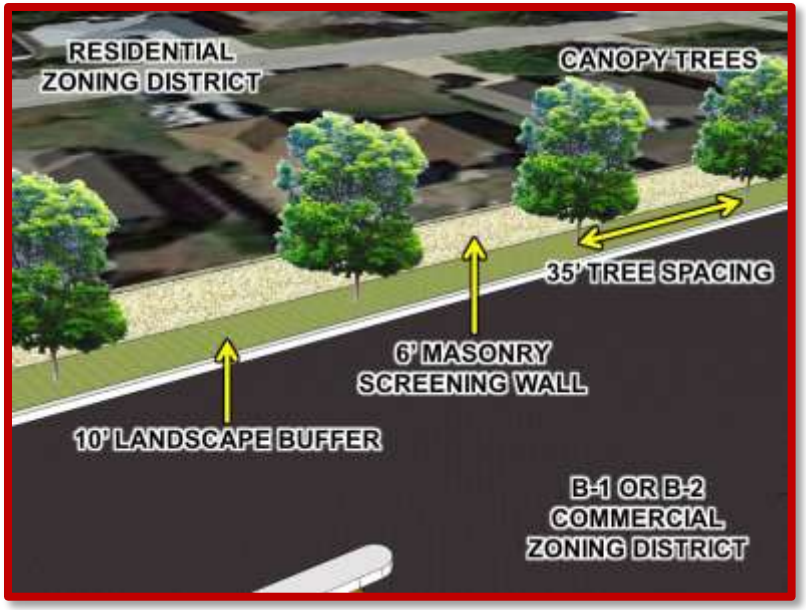


Figure 78 - Screening Wall Heights Based on Commercial District

3. Compatibility Buffer Area
    a. Guidelines
        i. All compatibility buffers should be composed of approved canopy trees.
        ii. The width of the compatibility buffer will be based on the commercial zoning district of the lot (B-1 through B-5, M-1 and M-2).
    b. Standards
        i. All commercial development shall be separated from an adjacent residential district by a compatibility buffer.

Figure 79 - B-1 and B-2 Rear Buffer Standards



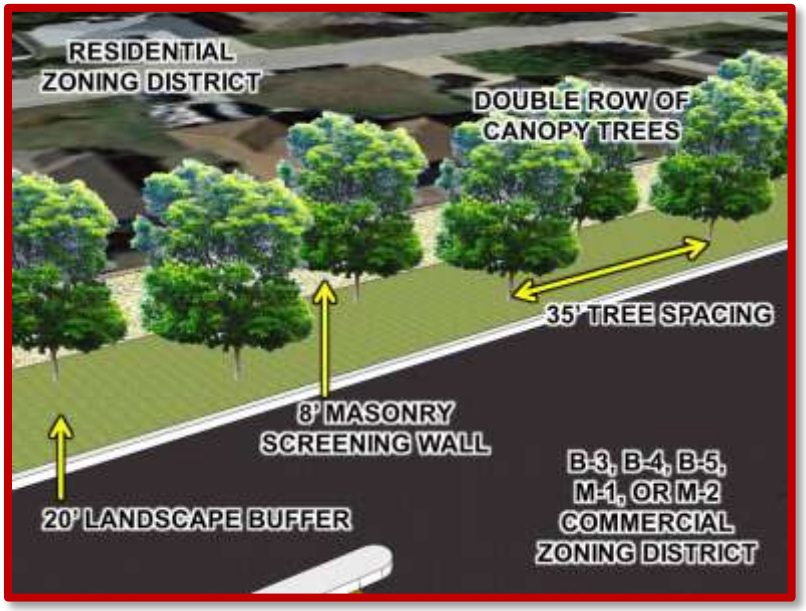


Figure 80 - B-3 through B-5, M-1 and M-2 Rear Buffer Standards

*Figure 81 - Screening Wall and Landscape Compatibility Buffer Requirements*****

	Commercial Zoning District	
	B-1 and B-2	**B-3, B-4, B-5, M-1 and M-2**
Screening Wall Height Requirements	Six (6') Masonry Wall*	Eight (8') Foot Masonry Wall*
Landscape Buffer Width Requirement	Ten (10') Feet in Width	Twenty (20') Feet in Width
Landscape Requirement	One (1) Row Canopy Type Trees** Placed Every Thirty-Five (35') Feet on Center For The Entire Length of the Compatibility Buffer Frontage***	Two (2) Staggered Rows Canopy Type Trees** Placed Every Thirty-Five (35') Feet on Center For The Entire Length of the Compatibility Buffer Frontage***

*The use of natural masonry materials (stone, brick, decorative block, or cut concrete) is required for all screening walls.
**All landscape buffers will be composed of native canopy type trees only – refer to Appendix A for list of approved planting materials.
***Compatibility frontage includes the total footage of all lot lines abutting a residential district.
****Landscape Buffer Tree Requirements Will Be Calculated Independently Of All Other Landscape Requirements.

4. Service Areas
    a. Guidelines
        i. Service entrances, loading docks, waste disposal areas and similar uses should be oriented toward service roads and away from the public right-of-way and residential areas, unless adequately screened and buffered.

b. Standards
   i. Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary entrances with fencing, walls and/or landscaping, with design compatible with the architectural theme of the host building.
   ii. Service area location must be coordinated with adjacent developments wherever possible, so shared service drives can be used.

Figure 82 - Service Area Screening

Figure 83 - Unscreened Service Areas are Prohibited

H. Architectural Treatment Design Goals, Guidelines, and Standards

1. Goals
    a. Encourage high-quality buildings that are well designed, visually interesting, and compatible with their surroundings.
    b. Support active and pedestrian-oriented public spaces throughout the corridor.
    c. Encourage the construction of buildings that may be repurposed over time, to insure long term value for the property owner and the community.
    d. Ensure that a building architectural design brings interest and quality of place to the Corridor.
2. Façade
    a. Guidelines
        i. Provide entrances that are distinct and visible from the street.
        ii. Utilize architectural styles and features to create distinct and unique locations.
        iii. Utilize building design and improvements as the primary location identifier.
    b. Standards
        i. Blank walls visible to the public shall be prohibited.

Figure 84 - Example of Architecturally Distinct Building

Figure 85 - Blank Walls Visible by the Public Are Prohibited

ii. Window and door fenestration shall have a vertical orientation and vertical alignment between floors.
iii. All commercial buildings shall have a discernible base and cap which are clearly defined by horizontal elements along the bottom and top of the building.
iv. Variations in materials and colors can be used to achieve the above standards.
v. Architectural features are required on all elevations.

3. Massing
   a. Guidelines
      i. Variations in projections and recesses within walls are encouraged to provide interest along building edges.
      ii. Changes in color, material and wall height are encouraged.
   b. Standard
      i. The maximum length of an uninterrupted facade plane and height shall be thirty (30) feet.
      ii. Building wall offsets, projections and recesses of four (4) feet, and/or pilasters of a four (4) foot dimension

Figure 86 - Variations in Colors and Materials

Figure 87 - Wall Offsets

shall be used to break up the mass of a single building into bays.

iii. The maximum length of an uninterrupted roof line height shall be thirty (30) feet.

iv. Building rooflines (parapets) should have a variation in height of two (2) feet minimum.

v. Ground floor residential units located in a commercial or mixed-use district shall be a minimum of two (2') feet above the level of the sidewalk to increase privacy.

4. Materials
   a. Guidelines
      i. Encourage the use of simple and durable materials.
      ii. Utilize colors and textures that vary by materials and placement.
   b. Standards
      i. All exterior elevations will be minimum ninety (90%) percent masonry (brick or natural stone or three coat stucco).
      ii. Curtain wall systems may be used as part of the ninety (90%) percent masonry standards.

Figure 88 - Variations in Roof Lines

Figure 89 - Minimum 90% Masonry Elevations

iii. A minimum of five (5) functional architectural features are required on all elevations.
iv. Architectural features may Include:
    (A.) Variations in color and materials
    (B.) Projections and recesses
    (C.) Parapets
    (D.) Pilasters
    (E.) Canopies
    (F.) Functional ornamentation
    (G.) Banding
    (H.) Non-functional ornamentation, such as appropriately scaled and treated faux windows, is permitted and shall be counted as an architectural feature, but shall not be utilized in excess of ten (10%) of the total elevation.
    (I.) Non-functional ornamentation, such as downspouts and lighting wall packs, while permitted, shall not be included as a

Figure 90 - Counted Architectural Features Including Change in Materials and Faux Windows

Figure 91 - Non-Counted Architectural Features Including downspouts and Security Lighting

required architectural feature.

v. Approved primary exterior wall materials
   - (A.) Brick (fired)
   - (B.) Natural stone
   - (C.) Concrete: finish shall be architectural level
   - (D.) Glass curtain wall system
   - (E.) Three coat stucco (scratch, brown, color coat).

vi. Appropriate Materials for Limited Accents
   - (A.) Metal (galvanized, painted or ornamental)
   - (B.) Concrete (pre-cast or unfinished exposed concrete)
   - (C.) Wood
   - (D.) Tile
   - (E.) CMU (ground or split face only)

vii. Inappropriate Materials
   - (A.) Applied stone
   - (B.) Vinyl or aluminum siding
   - (C.) Mirrored or reflective glass (on ground floor)
   - (D.) Galvanized metal as veneer.

Figure 92 - Acceptable Metal Accent Materials

Figure 93 – Aluminum Siding is Prohibited

(E.) Exterior Finished Insulation Systems (EFIS)

5. Roofs
    a. Guidelines
        i. Provide straight forward, simple roof forms free of "sculptural" or sign-like visual qualities.
        ii. Flat roofs with parapet walls are encouraged.
        iii. Functional second stories as opposed to ornamental parapet walls are encouraged and supported to provide alternative office and residential spaces within the corridor.
    b. Standards
        i. Parapet (roof) walls, when used, must enclose the entire roof line of the building, as visible from the public way.
        ii. False mansard roofs are prohibited.
6. Awnings and Canopies
    a. Guidelines
        i. Canvas or other durable material is preferred.
        ii. Functional awnings or canopies should be considered a vital component of pedestrian walkways.

Figure 94 - Incomplete Parapets are Prohibited

Figure 95 - Awnings Must Be Functional

Figure 96 - Example of a Non-Functional Awning

b. Standards
    i. All public entrances require a minimum eight (8') foot deep awning with a minimum ten (10') foot span over the entrances.
    ii. All canopies or awnings shall cover the entire width of the pedestrian walkway or be a minimum of eight (8') feet in width.
    iii. Plastic, fabric or other material that is glossy in nature is prohibited.
    iv. Internally illuminated canopies or awnings are prohibited.
    v. Minimum of eight (8) feet clearance in height is required on canopies and awnings.
    vi. No canopy or awning shall exceed thirty (30') feet in length.
    vii. All architectural canopies shall be functional.

7. Banding and Ornamentation
    a. Guidelines
        i. All ornamentation proposed for use as an architectural feature should be functional.
        ii. Banding when used as an architectural feature should complement the overall design of the building.

Figure 97 - Awning Extends Across Entire Walkway

Figure 98 - Painted Stripes Are Not Considered Banding

b. Standards
    i. Non-functional ornamentation as an architectural feature is allowed but, with the exception of faux windows, does not count as one of the five (5) required architectural features.
    ii. All banding used as an architectural feature must consist of a distinct masonry element.
    iii. All banding used as an architectural feature must have a minimum width of three (3") inches and project out from the face of the elevation a minimum of three (3") inches.

8. Corporate Branding and Alternate Designs
    a. Guidelines
        i. Architectural Treatment Standards should maintain flexibility to work with corporate branding and alternative design practices.
    b. Standards
        i. Alternative Architectural Treatments shall be permitted with the approval of the Building and Standards Commission.

Figure 99 - Banding Using a Change of Materials

I. Sign Design Goals, Guidelines, and Standards

1. Goals
    a. Encourage a more uniform and aesthetically pleasing appearance on Knight's Way Corridor.
    b. Provide signage that is complementary and well-integrated for pedestrians in a walkable environment, while also legible to vehicular traffic.
    c. Protect and enhance the view sheds and view corridors of our community from visual blight created by high-profile signage.
    d. Improve public safety by reducing driver distraction.
2. Commercial Signage
    a. Guidelines
        i. Commercial signage should be designed primarily for the purpose of identifying a location rather than serving as advertisement for a specific business.
        ii. The use of well-designed (size, material, lettering) wall mounted sign, monument sign, or other permitted signs within the Knight's Way Corridor is strongly encouraged.

Figure 100 - Non-Obtrusive Monument Sign

Figure 101 - Well-Designed, Coordinated Signs

iii. The use of signs with excessive height and distracting movement is strongly discouraged.

b. Standards
   i. All commercial signage applicants shall be required to develop and submit for review and approval a Master Signage Plan that exhibits a coordinated uniform theme of design elements for the project as part of the sign application process.
   ii. A City of Harker Heights sign permit is required prior to any sign being displayed or installed.
   iii. All commercial signage for an individual business or businesses shall be maintained to appropriate standards at all times.
   iv. The maintenance of business signs will be the responsibility of the property owner or managing company.
   v. Prohibited signage includes:
      (A.) Monopole signs of any type are prohibited.
      (B.) LED and electronic changeable signs in

Figure 102 - Monopole Signs are Prohibited

Figure 103 – Animated LED and Electronic Changeable Signs are Prohibited

an animated mode are prohibited.

(C.) LED and electronic signage can only change or update at a ninety (90) second interval.

(D.) Animated, flashing, chasing, running or sequential signs are prohibited.

(E.) Inflatable, moving, animated and revolving signs are prohibited.

(F.) All portable signs are prohibited.

(G.) Pole banners and streamers are prohibited.

(H.) All types of box/wall cabinet signs are prohibited.

(I.) Illuminated plastic box signs are prohibited.

(J.) Marquee signs are allowable for theaters only.

3. Design and Materials
    a. Guidelines
        i. Design of signage will coordinate with the overall project.

Figure 104 - Animated or Chasing Signs are Prohibited

Figure 105 - Portable Signs are Prohibited

ii. Simple overall shapes are preferred over complex geometries.
iii. A dull or matte finish is encouraged to reduce glare and enhance legibility.
iv. Sign colors that are compatible with the colors of the building façade are encouraged.

b. Standards
i. The location and placement of all signs shall be consistent with the approved Master Signage Plan.
ii. Signs shall not obscure key architectural elements, doors or windows.
iii. Signs for multiple businesses within a complex or development shall be of similar material and design.
iv. Channel letter signs shall have metal frames and plastic faces, or in the case of reverse channel letter signs, metal faces and frames and plastic backs.

4. Lighted Signs
a. Guidelines
i. Lighted signs while encourage should be designed to

Figure 106 - Signage Will Coordinate with the Overall Design

Figure 107 - Signs for Multiple Businesses Shall be Similar Design

minimize excessive glare and multi-color patterns.

b. Standards
   i. Lighted signs will be consistent with the approved Master Signage Plan.
   ii. Lighted signs shall be down-lit, internally lit, or back-lit with a diffused light source.
   iii. All light sources for spotlighting shall be completely shielded. Spotlighting shall be totally contained within the sign frame.
   iv. Up lighting is prohibited.
   v. Backlighting shall illuminate only the letters, characters or graphics on the sign, but not its background.
   vi. Pulsating, flashing, running or rotating lights are not permitted.

5. Awning and Canopy Signs
   a. Guidelines - Awning and canopy signs are allowed within the Knight's Way Corridor.
   b. Standards
      i. Awning and canopy signs shall be consistent with the submitted Master Signage Plan.

Figure 108 - Internally Lit Sign

Figure 109 - Canopy Signs are Permitted

Figure 110 – Canopy Signage is Limited to the Vertical Face

ii. Signage is limited to valance or vertical face of awning or canopy and shall be no greater than fifty (50) percent of the height or twelve (12) inches, whichever is less.
iii. Signage is limited to fifty (50) percent of the horizontal width of the individual awning.

6. Permitted Free-Standing Signs
   a. Guidelines
      i. Free-standing signs are strongly encouraged in the Knight's Way Corridor.
   b. Standards
      i. Permitted free-standing signs shall be consistent with the approved Master Signage Plan.
      ii. Free standing signs shall be located at entrances off public streets or access ways.
      iii. Only one (1) free-standing sign per parcel or platted lot shall be permitted, unless the parcel is a corner lot, in which case two (2) shall be allowed.
      iv. Free-standing signs shall be supported on a solid base designed to complement the architecture of the building or complex to which it pertains.

Figure 111 - Permitted Freestanding Sign at Entrance

v. The height limit for a free-standing sign shall be ten (10) feet measured from the property line adjacent to Public Street or access point.
vi. Maximum sign area for a free-standing sign shall be fifty (50) square feet.
vii. Character height, images, or logos shall not exceed twelve (12) inches.

7. Permitted Monument Signs
   a. Guidelines
      i. Monument signs should serve as the primary signage format in the Knight's Way Corridor.
   b. Standards
      i. Permitted monument signs shall be consistent with the approved Master Signage Plan.
      ii. Monument signs shall not exceed thirty (30) square feet in area and may not be more than six (6') feet in height.
      iii. All signage shall comply with the visibility sight triangle requirement.
8. Permitted Wall Signs
   a. Guidelines
      i. Wall signs are allowed in the Knight's Way Corridor.

Figure 112 - Example Monument Sign

Figure 113 - Example Monument Sign

Figure 114 - Permitted Wall Sign

b. Standards
    i. Permitted wall signs will be consistent with the approved Master Signage Plan.
    ii. Wall signs shall not extend above an eave line or parapet.
    iii. Wall signs may not exceed fifteen (15%) percent of any total individual wall area.
    iv. Separate tenant spaces in a shopping center shall be considered separate buildings for the purposes of determining allowable wall signage.

9. Permitted Window Signs
    a. Guidelines
        i. Window signs are allowed in the Knight's Way Corridor.
    b. Standards
        i. All permitted window signs shall be consistent with the approved Master Signage Plan.
        ii. Window signs shall not cover more than fifteen (15) percent of the window area with letters not to exceed ten (10") inches in height.

Figure 115 - Permitted Window Signs

10. Flags and Flagpoles
    a. Guidelines
        i. Permitted flagpoles will be consistent with the approved Master Signage Plan.
    b. Standards
        i. All permitted flags shall be consistent with the approved Master Signage Plan and consistent with established zoning district regulations.
        ii. Up-lighting may be installed adjacent to flagpoles to illuminate a flag if the lighting is installed and directed in such a manner that the illumination is targeted directly at the flag and does not otherwise cause a light trespass or a driving hazard.
11. Temporary Signage
    a. Guidelines
        i. Temporary signage should be reserved for the grand openings of a business, or a temporary special event that occurs only occasionally at a specific location.
        ii. Temporary signage should be limited in number of occurrence and duration.

Figure 116 - Flags are Permitted

Figure 117 - Permitted Temporary Sign

Figure 118 - Prohibited: Temporary Wall Signs

b. Standards
   i. A City of Harker Heights sign permit is required for any temporary sign.
   ii. Temporary signage cannot be used as a wall sign.
   iii. Temporary signs shall not exceed fifty (50) square feet.
   iv. No more than two (2) temporary signs are allowed per year for a period of not more than thirty (30) days at any business.
   v. Real Estate signs shall be allowed as long as the property is being actively marketed for sale or lease and limited to one (1) per parcel, platted lot or suite. Overall sign area is limited to thirty-two (32) square feet.
   vi. Construction signs are permitted during construction activity only. Overall sign area is limited to thirty-two (32) square feet.
   vii. Window painting and advertising, including motivational messages and illustrations supporting community-sponsored events are allowed with the approval of the City Manager.

Figure 119 - Permitted Real Estate Sign

J. Lighting Design Goals, Guidelines, and Standards

1. Goals
    a. Develop a lighting standard that promotes residential and commercial compatibility by protecting residential interests while allowing commercial site security and safety.
2. Commercial Building Lighting
    a. Guidelines
        i. The lighting style should be consistent with and enhance the aesthetic appeal of the project.
        ii. The use of bollard style lighting is strongly encouraged.
    b. Standards
        i. Lighting shall be installed so as not to cause a nuisance to adjoining properties.
        ii. All illumination will be shielded from adjacent properties.
        iii. Mounted wall packs shall be required when adjacent to residential property and shall not exceed six (6') feet above grade.
        iv. Full cutoff and fully shielded commercial lighting fixtures are required.
        v. Unshielded commercial lighting is prohibited.

Figure 120 - Lighting that is Not a Nuisance to Adjacent Property

Figure 121 - Fully Shielded Lighting

K. Noise Control Design Goals, Guidelines, and Standards

1. Goals
    a. Implement a noise standard that promotes residential and commercial compatibility by protecting residential interests while allowing commercial site usage.
2. Commercial Noise Control
    a. Guidelines
        i. Encourage noise baffling and buffering between residential and commercial properties.
        ii. All heavy commercial noise related to a business should be contained within the associated commercial building.
    b. Standards
        i. All business operations related to the maintenance and repair of vehicles and combustion engines, including but not limited to boats, trailers, trucks, automobiles, motorcycles, shall be conducted entirely within a commercial building and such operations are prohibited outside said structure.
        ii. All properties classified in the B-3, B-4, B-5, M-1, or M-2 commercial zoning districts

Figure 122 - Sound Buffering Through Distance, Density, and Mass

shall provide sound buffering as required in Section G, Buffering and Screening Design Goals, Guidelines, and Standards

iii. All other noise standards are established by the City of Harker Heights Code of Ordinance, Chapter 95: Noise Regulations.

APPENDIX A

List of Approved Native and adapted Plants for the City of Harker Heights

CANOPY TREES (MATURE HEIGHT 40 FEET OR MORE)	
Common Name	**Scientific Name**
Bald Cypress	*Taxodium distichum*
Bur Oak	*Quercus macrocarpa*
Cedar Elm	*Ulmus crassifolia*
Chinquapin Oak	*Quercus muehlenbergii*
Deodar Cedar	*Cedrus deodara*
Eastern Black Walnut	*Juglans nigra*
Eastern Red Cedar	*Juniperus viginiana*
Honey Mesquite	*Prosopis glandulosa*
Italian Stone Pine	*Pinus pinea*
Live Oak	*Quercus virginiana (fusiformis)*
Mexican Sycamore	*Platanus mexicana*
Monterey (Mexican white) Oak	*Quercus polymorpha*
Montezuma Cypress	*Taxodium mucronatum*
Palmetto, Texas Palm (Texas Sabal)	*Sabal texana or Sabal mexicana*
Pecan	*Carya illinoiensis*
Post Oak	*Quercus stellata*
Shumard Red Oak	*Quercus shumardii*
Southern Magnolia	*Magnolia grandiflora*
Texas Ash	*Fraxinus texensis*
Weeping Willow	*Salix babylonica*

CANOPY TREES (MATURE HEIGHT 40 FEET OR MORE)	
Common Name	**Scientific Name**
Arizona Cypress	*Cupressus arizonica*
Bigtooth Maple	*Acer grandidentatum*
Callery Pear "Aristocrat"	*Pyrus calleryana cultivar 'Aristocrat'*
Carolina Cherry Laurel	*Prunus caroliniana*
Chinese	*Pistache Pistacia chinensis*
Eldarica (Afghan) Pine	*Pinus elderica*
Escarpment Black Cherry	*Prunus serotina ssp. Eximia*
Goldenrain Tree	*Koelreuteria paniculata*
Lacey Oak	*Quercus laceyi*
Texas (Little) Walnut	*Juglans microcarpa*
Texas Red Oak	*Quercus texana*

NON-CANOPY TREES (MATURE HEIGHT 10-20 FEET)	
Common Name	**Scientific Name**
Anacacho Orchid Tree	*Bauhinia lunariodes*
Carolina Buckthorn	*Rhamnus caroliniana*
Cherry Laurel	*Prunus caroliniana*
Crape Myrtle	*Lagerstroemia indica*
Desert Willow	*Chilopsis linearis*
Eve's Necklace	*Styphnolobium affinis*
Goldenball Leadtree	*Leucaena retusa*
Holly, Nellie R. Stevens	*Ilex cornuta*
Holly, Possumhaw	*Ilex decidua*
Holly, Yaupon	*Ilex vomitoria*
Hop Tree	*Ptelea trifoliata*

NON-CANOPY TREES (MATURE HEIGHT 10-20 FEET)	
Mexican Buckeye	*Ungnadia speciosa*
Red Buckeye	*Aesculus pavia*
Kidneywood	*Eysenhardtia texana*
Mountain Laurel, Texas	*Sophora secundiflora*
Olive, Mexican	*Cordia boissieri*
Persimmon, Texas	*Diospyros texana*
Palm, Pindo (Palm, Jelly)	*Butia capitata*
Palm, Windmill	*Trachycarpus fortunei*
Plum, Mexican	*Prunus mexicana*
Pomegranate	*Punica granatum*
Redbud, Mexican (Redbud, Texas)	*Cercis Canadensis var. 'mexicana'*
Palo Verde	*Parkinsonia aculeata*
Sumac, Evergreen	*Rhus virens*
Silktassel, Mexican	*Garrya ovata spp. lindheimeri*
Viburnum, Rusty Blackhaw	*Viburnum rufidulum*
Viburnum, Sandankwa	*Viburnum suspensum*
Walnut, Little	*Juglans microcarpa*
Wax Myrtle	*Morella cerifera*
Xylosma	*Xylosma congestum*

SHRUBS	
Common Name	**Scientific Name**
Anacacho Orchid Tree	*Bauhinia lunariodes*
Carolina Buckthorn	*Rhamnus caroliniana*
Cherry Laurel	*Prunus caroliniana*
Crape Myrtle	*Lagerstroemia indica*
Desert Willow	*Chilopsis linearis*

SHRUBS	
Eve's Necklace	*Styphnolobium affinis*
Goldenball Leadtree	*Leucaena retusa*
Holly, Nellie R. Stevens	*Ilex cornuta*
Holly, Possumhaw	*Ilex decidua*
Holly, Yaupon	*Ilex vomitoria*
Hop Tree	*Ptelea trifoliata*
Mexican Buckeye	*Ungnadia speciosa*
Red Buckeye	*Aesculus pavia*
Kidneywood	*Eysenhardtia texana*
Mountain Laurel, Texas	*Sophora secundiflora*
Olive, Mexican	*Cordia boissieri*
Persimmon, Texas	*Diospyros texana*
Palm, Pindo (Palm, Jelly)	*Butia capitata*
Palm, Windmill	*Trachycarpus fortunei*
Plum, Mexican	*Prunus mexicana*
Pomegranate	*Punica granatum*
Redbud, Mexican (Redbud, Texas)	*Cercis Canadensis var. 'mexicana'*
Palo Verde	*Parkinsonia aculeata*
Sumac, Evergreen	*Rhus virens*
Silktassel, Mexican	*Garrya ovata spp. lindheimeri*
Viburnum, Rusty Blackhaw	*Viburnum rufidulum*
Viburnum, Sandankwa	*Viburnum suspensum*
Walnut, Little	*Juglans microcarpa*
Wax Myrtle	*Morella cerifera*
Xylosma	*Xylosma congestum*

GROUND COVER	
Common Name	**Scientific Name**
Ajuga (carpet bugle)	*Ajuga reptans*
Asian Jasmine	*Trachelospermun asiaticum*
Cherry Sage	*Salvia greggii*
Holly Fern	*Cyrtomium falcatum*
Lantana	*Lantana sp.*
Liriope	*Liriope muscari*
Mondo (monkey) Grass	*Ophiopogon japonicus*
Rosemary	*Rosmarinus officinalis*
Santolina (green and gray)	*Santolina spp.*
Star Jasmine	*Trachelopspermum jasminoides*
Trailing Vinca (periwinkle)	*Vinca Major*

VINES	
Common Name	**Scientific Name**
Boston Ivy	*Parthenocissus tricuspidate*
Carolina Jessamine	*Gelsemium sempervirens*
Coral Honeysuckle	*Lonicera sempervirens*
Cross Vines	*Bignonia capreolata*
English Ivy	*Hedera helix*
Lady Banksia Rose	*Rose banksiae*

Please visit www.growgreen.org for a complete list of approved Native and Adapted Landscape Plants.