



**City of Harker Heights
Development Overlay District
No. 1: The Knight's Way
Corridor**

**Planning and Zoning Commission
Special Meeting**

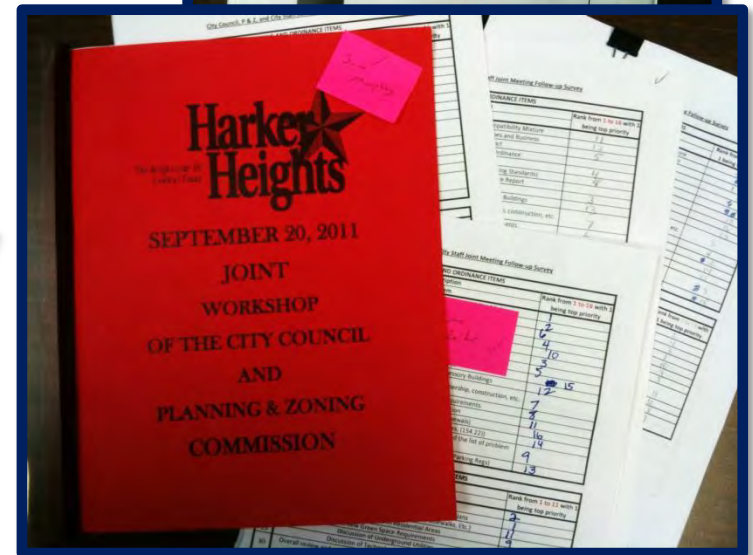
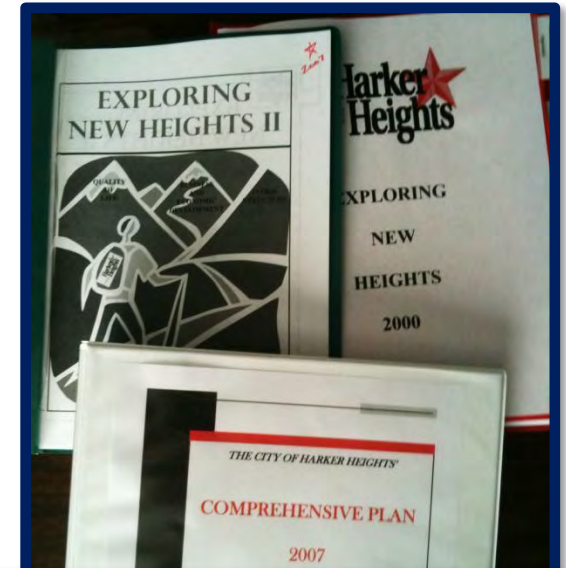
Wednesday November 13, 2013

Why Are We Here?



Past Studies and Focus Groups

- Vision 2000
- Exploring New Heights
- Exploring New Heights II
- 2007 Comprehensive Plan
- 2011 Strategic Survey
- 2012 Town Hall Meeting



Strategic Survey Key Issues

Zoning Items	RANK	FOLLOW-UP SURVEY RESULTS
	1	Determine Commercial and Residential Compatibility Mixture
	2	Determine Optimal Balance of Housing Types and Business
	3	Review T-Overlay Zoning District
	4	Review of Flood Damage Prevention Ordinance
	5	Review of Parking Ordinance (Should read Parking Standards)
Comprehensive Plan Items	RANK	FOLLOW-UP SURVEY RESULTS
	1	Review and Update Thoroughfare Plan
	2	Review and Update Various Infrastructure Master Plans
	3	Overall review and revision of the Comprehensive Plan to include Land Use Districts
	4	FM 2410: HHHS to Dog Ridge (Review Land Use Plan, specifically commercial hubs vs strips and use of Planned Developments).
	5	Review Sidewalks in Residential Areas
Additional Items	RANK	FOLLOW-UP SURVEY RESULTS
	1	Discuss Redevelopment of Older Areas Including Veterans Memorial Blvd., Trailer Parks, and Lower Income Housing Areas
	2	Review of Code Enforcement Standards
	3	Review Beautification of City (to include Litter Reduction, Illegal Dumping, and Beautification Committee)
	4	Review of Minimum Property Maintenance Standards
	5	Discuss reuse water as an alternative for the irrigation of the FM-2410 Park and Summit Soccer Field.



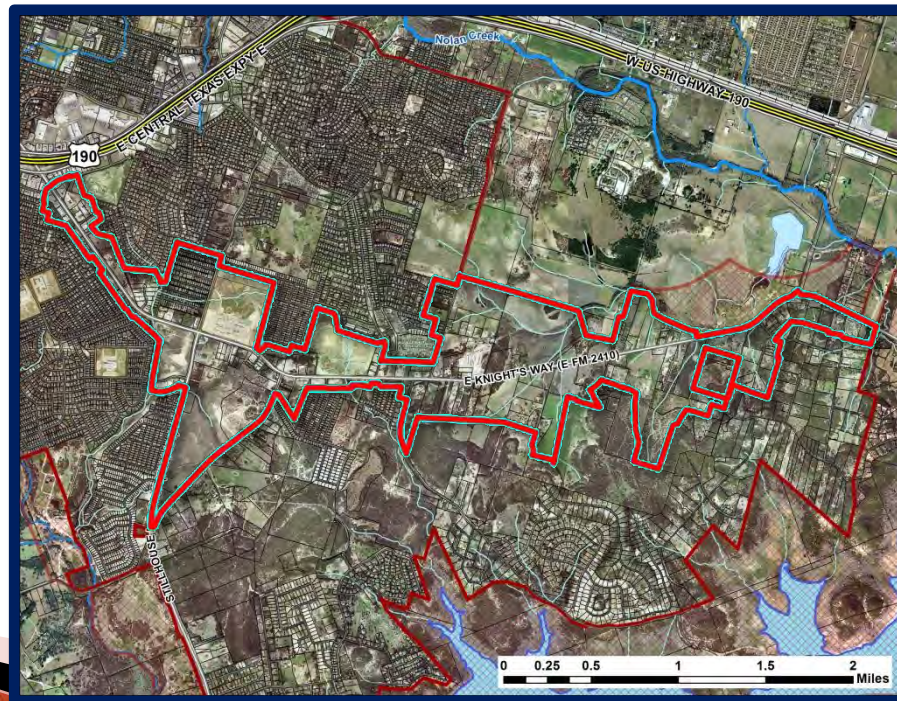
Top 6 Issues:
Determine Commercial and Residential Compatibility Mixture
Determine Optimal Balance of Housing Types and Business
Review and Update Thoroughfare Plan
Review and Update Various Infrastructure Master Plans
Discuss Redevelopment of Older Areas Including Veterans Memorial Blvd., Trailer Parks, and Lower Income Housing Areas
Review of Code Enforcement Standards

What is a Development Overlay District?



Development Overlay District Defined

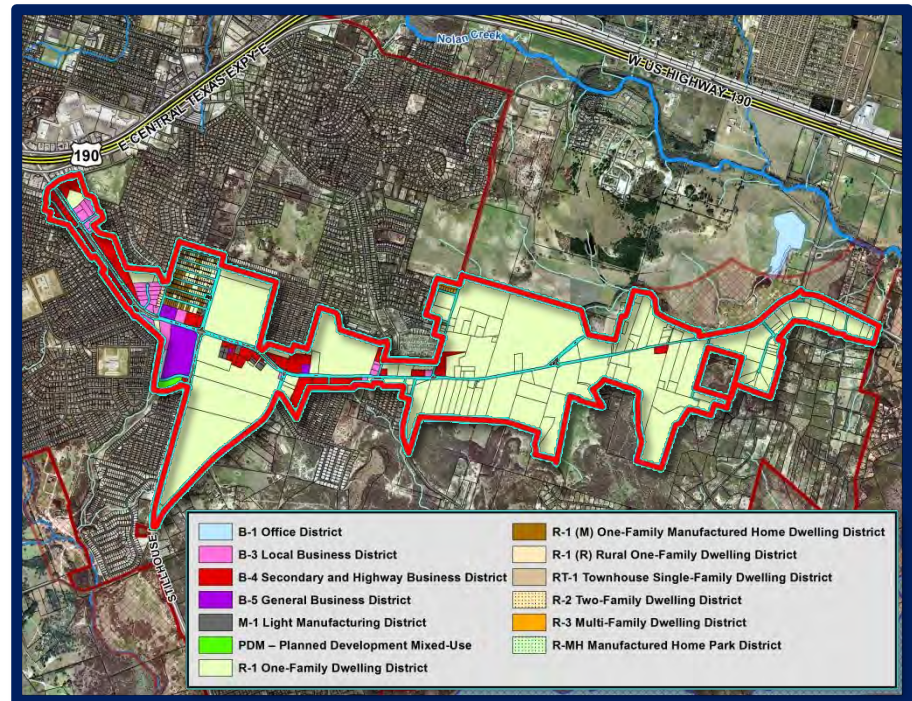
A Development Overlay District is a zoning tool that guides the future growth and character of an area in a manner consistent with a specific community plan.



Does a Development Overlay District Change the Existing Zoning?

The Development Overlay District ***DOES NOT*** change the existing zoning within the corridor.

It only focuses the standards that will guide the physical development of the uses within the different zoning districts.



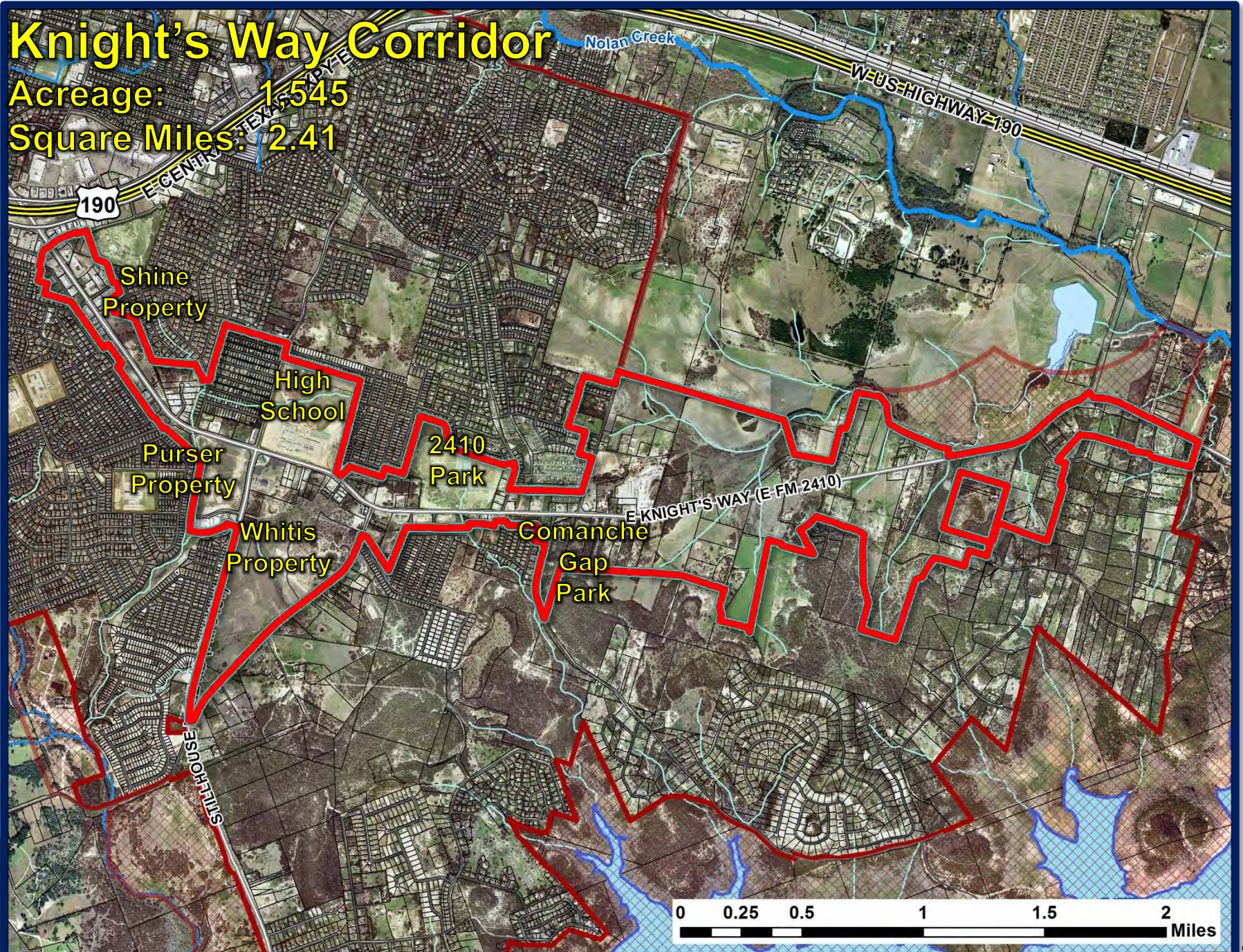
The Knight's Way Corridor



Knight's Way Corridor

Acreage: 1,545

Square Miles: 2.41



The Knight's Way Vision



The Knight's Way Vision

(The 20-Year Goal)

**The Knight's Way Vision is a Boulevard
Framed by Sustainable Places**

What Does This Mean?

- **Redefining the Function of Knight's Way**
- **Implementing Placemaking Strategies With Improved Design Requirements**
- **Built-in Flexibility to Allow for Outside-the-Box Thinking**

The Knight's Way Vision



The Goals and Objectives Have Been Consistent

- **Residential and Pedestrian Safety**
- **Economic Stability**
- **Provide More Recreational Amenities**
- **Improve Quality of Residential and Commercial Development**
- **Promote Residential and Commercial Use Compatibility**
- **Improvements in Infrastructure**

Public Concerns: Medians and Signs



Research and Studies

- **Raised Medians**
 - **"A Methodology for Determining the Economic Impacts of Raised Medians."** Texas Transportation Institute; The Texas A&M University System
 - **"Safe Access is Good for Business."** Federal Highway Administration
 - **"Investigation of the Impact of Medians on Road Users."** Federal Highway Administration
 - **Safety Benefits of Raised Medians and Pedestrian Refuge Areas."** Federal Highway Administration; USDOT

Research and Studies

- **Signs**
 - “On-Premise Signs Guideline Standards; Research Based Approach To: Sign Size, Sign Legibility, Sign Height.” United States Sign Council
 - “Signage Distance & Visibility.”
www.signsnow.com
 - “The Economic Context of Signs: Designing for Success.” Context-Sensitive Signage Design; American Planning Association

Raised Medians

- **Cause Congestion/Reduce Traffic Flow**
 - **Increase Capacity by 30% (FHWA/USDOT)**
 - **Reduce Delays by 30% (FHWA/USDOT)**
 - **Reduce Vehicle Crashes 15% (FHWA/USDOT)**
- **Reduce Access to Businesses**
 - **Access management improves safety by separating access points(FHWA/USDOT)**
 - **Access management reduces congestion which reduces delays (FHWA/USDOT)**
 - **Access is not the key determining factor in a customer's decision to frequent a business (FHWA/USDOT)**

Raised Medians

- **Financially Hurt Local Businesses**
 - Perceptions about the negative impacts of the medians are much higher than the reality (TTI/TAMU)
 - “accessibility to store” does not rank as high with customers or business owners as other factors such as cost or customer service (TTI/TAMU)
 - “Before and After” studies in Florida, Iowa, Minnesota, and Texas found that the vast majority of business did as well or better after access management projects were completed (FHWA/USDOT)

Signs

- **Too Many Trees and shrubs Will Cover/Obscure Signs**
 - The Overlay does not specify precise tree placement so gaps can be created for signage
 - Trees can be pruned to encourage a higher foliage canopy
 - The use of proper canopy trees will eventually place the foliage above the sign height
 - Shrubs can be trimmed or pulled back behind the sign line of sight
 - Plan For Signage-Master Signage Plan not an after thought !

Signs

- **Maximum Free-Standing Sign Height is Too Low**
 - **Per the Overlay, the maximum free-standing sign height is 10 feet with a 12-inch character height**
 - **Minimum recommended bottom of sign is 7 feet (USSC)**
 - **12-inch character height has the best impact at 120 feet but can be read from as far as 525 feet (SignsNow.com)**
 - **Therefore a 10-foot sign would allow 3 lines of 12-inch text at the top**

Signs

- **Maximum Monument Sign Height is Too Low**
 - **Per the Overlay, the maximum monument sign height is 6 feet**
 - **Shrubs can be trimmed to a 3-foot height**
 - **There is no character height restriction for a monument sign**
 - **Therefore a 6-foot sign would allow 36 inches of text at the top**

Development Standards



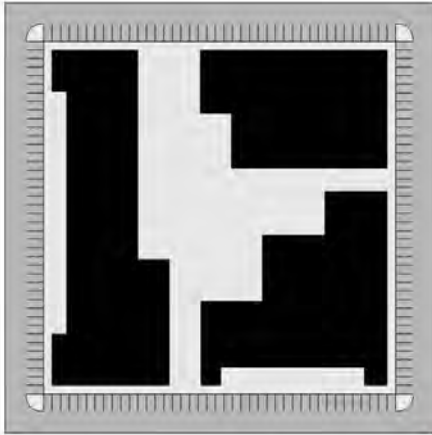
Standards for the Knight's Way Development Overlay District Include:

- **Building Placement and Design**
- **Parking and Access**
- **Landscape**
- **Buffering and Screening**
- **Architectural Treatment**
- **Signage**
- **Lighting**
- **Noise**
- **Streetscape**

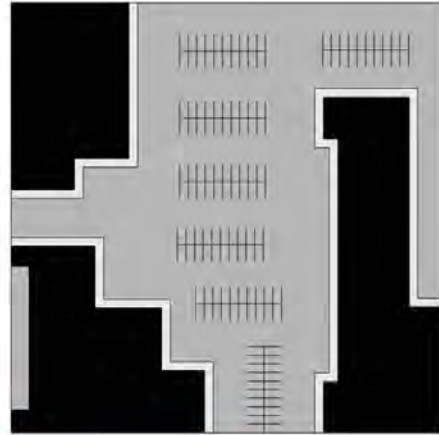
Building Placement



Large Development Arrangement



Encouraged: Cluster buildings to create plazas and public gathering areas



Discouraged: Separate buildings with parking lots

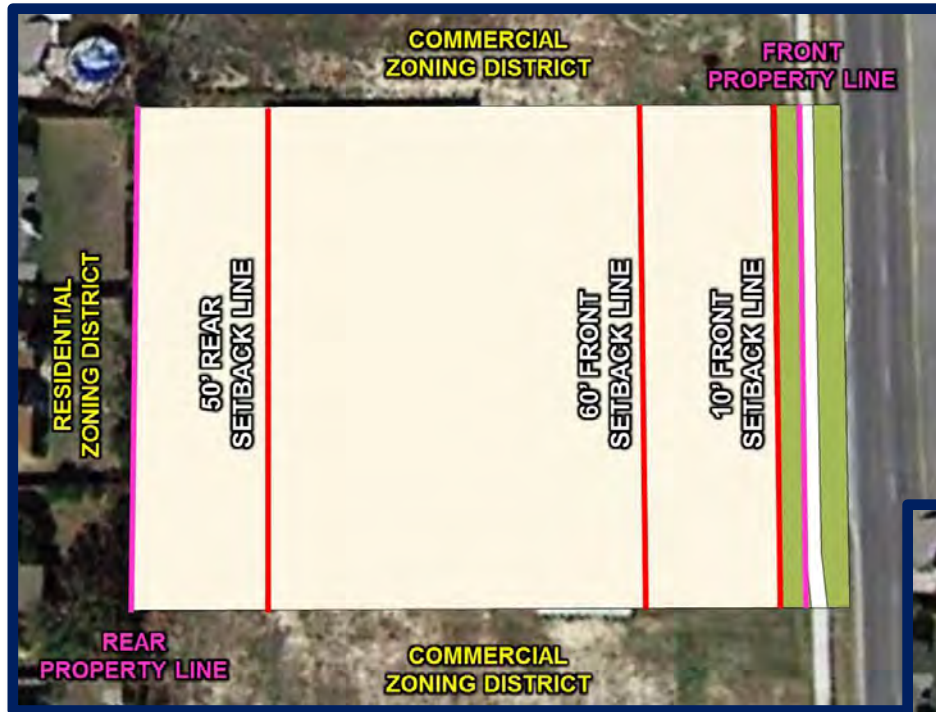
Clustering of buildings is strongly encouraged

Buildings should be placed in a way that creates plazas and pedestrian gathering areas

The public gathering area is the focus of the building arrangement



Small Development Arrangement

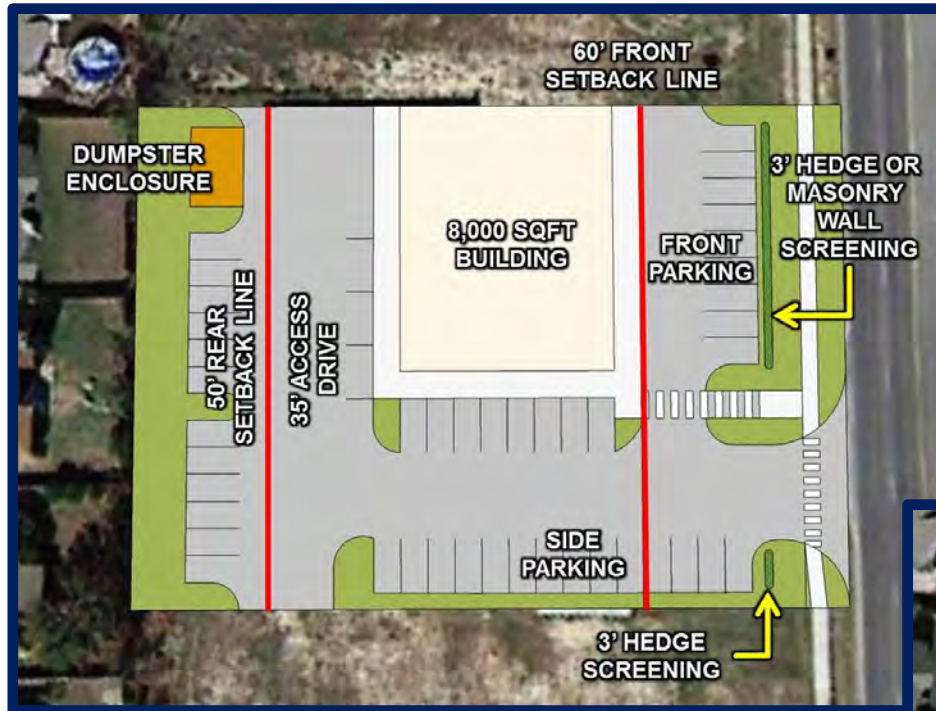


Building setbacks;
Current ordinances
are 25-foot front and
10-foot rear when
next to residential

Possible site
arrangement with a
10-foot front setback



Small Development Arrangement

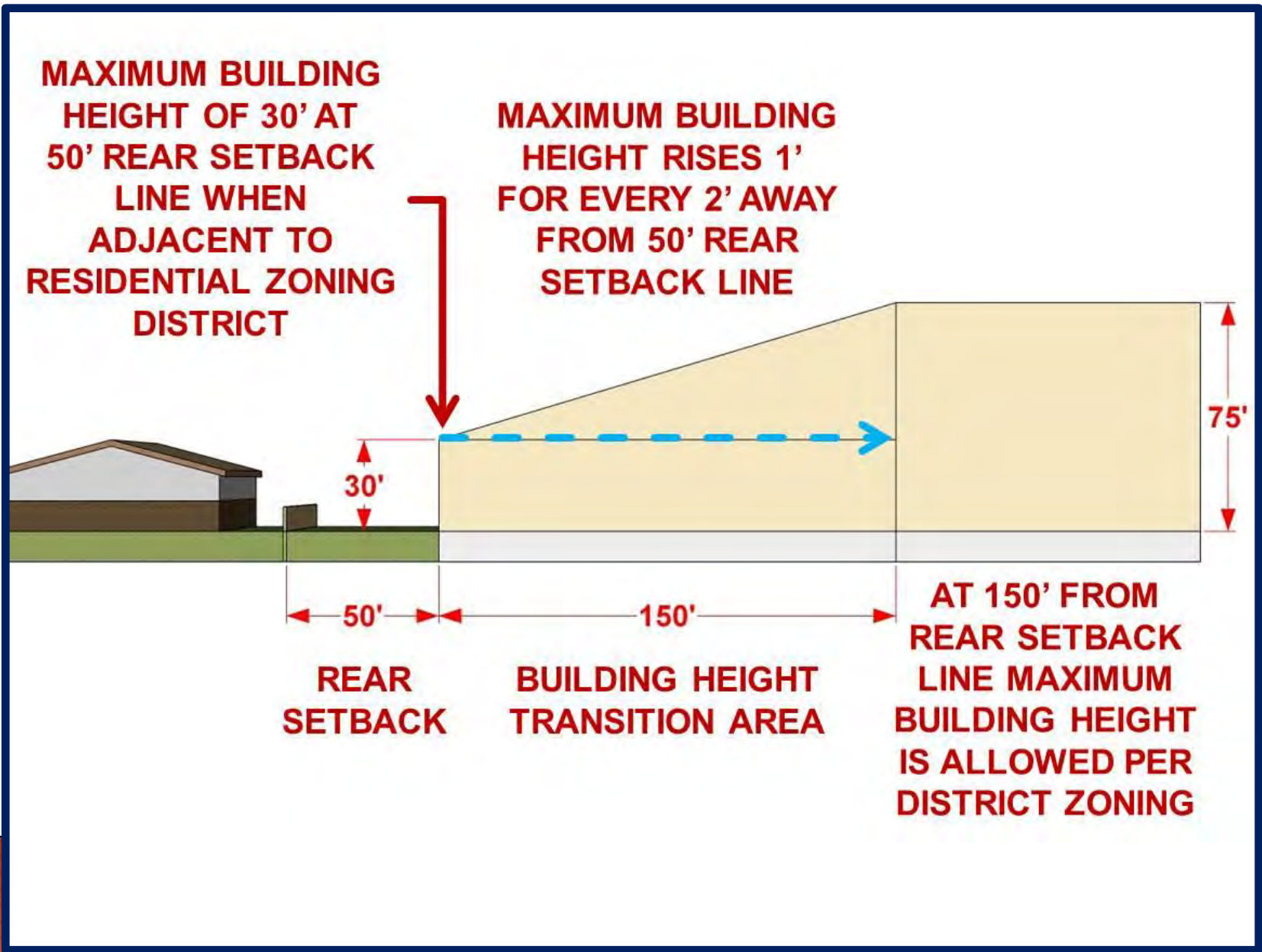


Possible Site
Arrangement With a
60-Foot Front Setback

Possible Site
Arrangement Beyond
the 60-Foot Front
Setback



Building Height Guidelines



Parking and Access



Large Parking Lot Arrangement



Large parking lots
must be segmented
into smaller lots

Pedestrian Walkways
are encouraged



Parking Lot Drainage and Lighting



The use of bio-retention for lot drainage is strongly encouraged

Landscaped parking islands are required as are bollard lights within 50 feet of residences



Landscape Design



Landscape Design



A professionally prepared landscape plan is required

The use of native and adaptive plants is required



Buffering and Screening

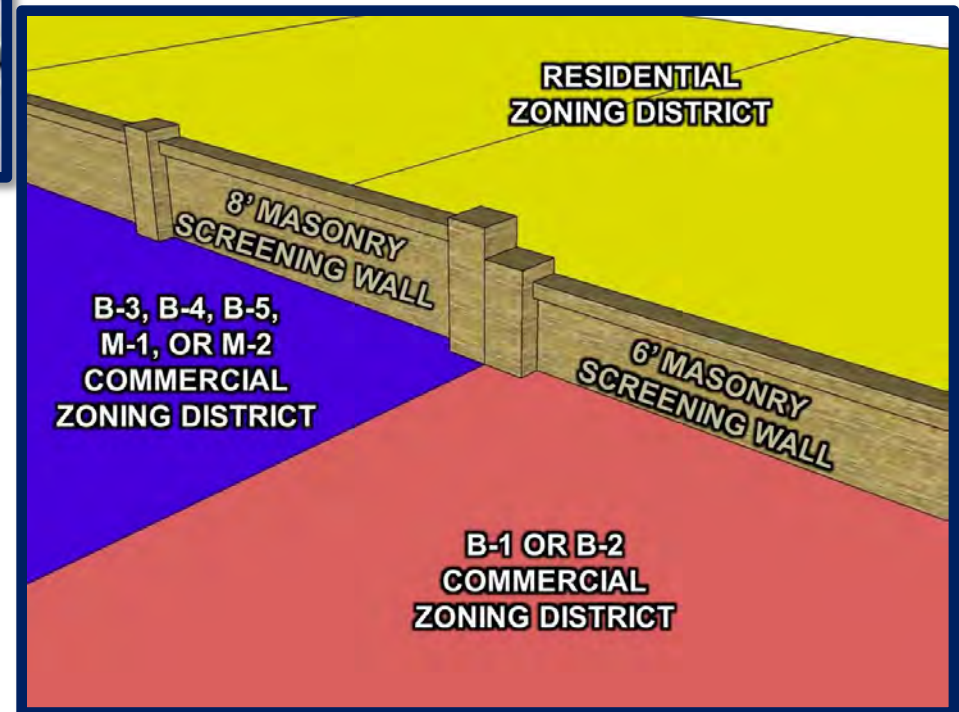


Residential/Commercial Screening

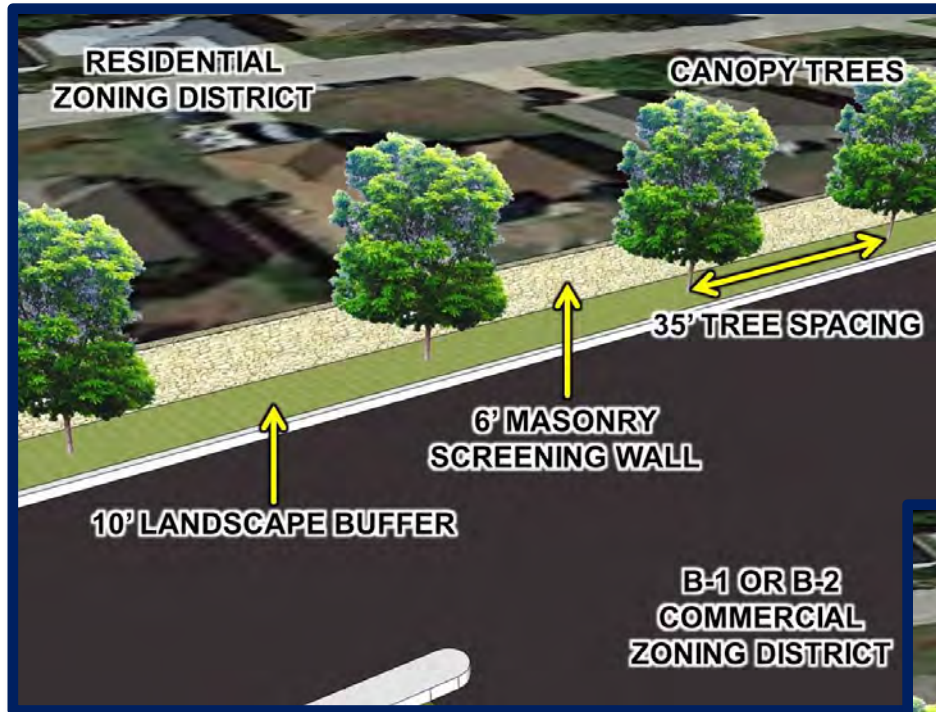


A masonry screening wall is required between commercial and residential zoning districts

The screening wall height is based upon commercial zoning

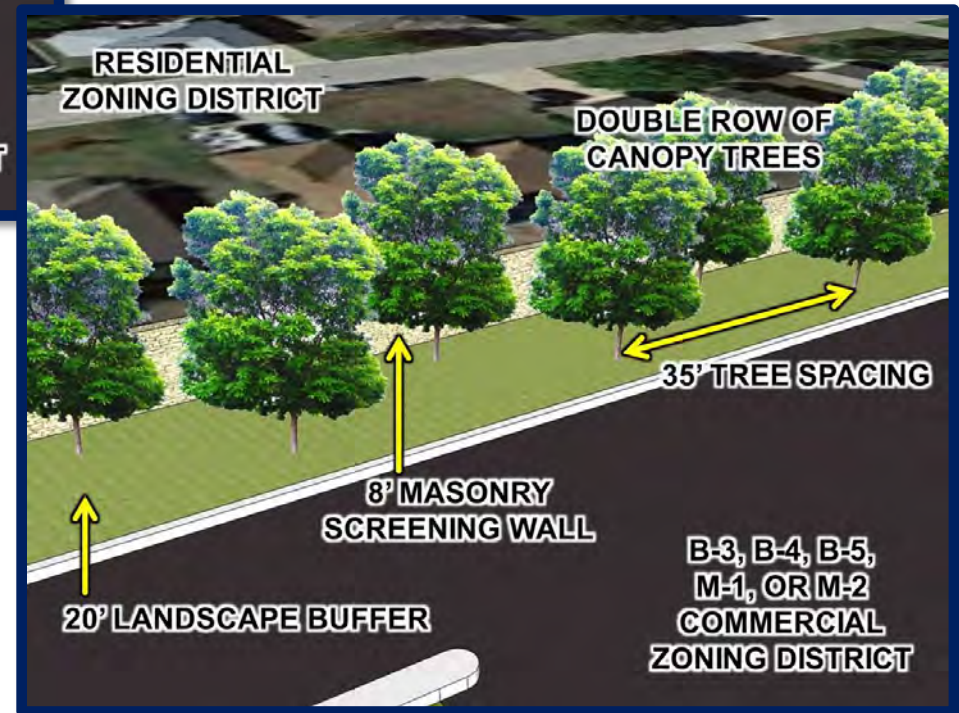


Residential/Commercial Buffering



A 10-foot landscaped buffer is required between B-1 or B-2 and residential zoning districts

A 20-foot landscaped buffer is required between B-3 or higher and residential zoning districts



Parking Lot and Dumpster Screening



Parking lots should be screened when visible from the street

Dumpsters must be enclosed and screened when visible from the street



Architectural Treatments



Architectural Treatments

At least 5 functional features must be present on all sides



Metal is acceptable as an accent material but not as the primary material



Architectural Treatments

Parapets must completely enclose the entire roof line



Awnings and canopies must be functional



Signage



Signage Standards

Signs should be well integrated with the overall design of the site



Signs for multiple businesses shall be of similar material and design



Prohibited Signs

Monopole signs are prohibited



Animated signs are prohibited



Lighting Design



Lighting Design

Illumination shall not be a nuisance to adjacent properties



Unshielded commercial lighting is prohibited



Noise

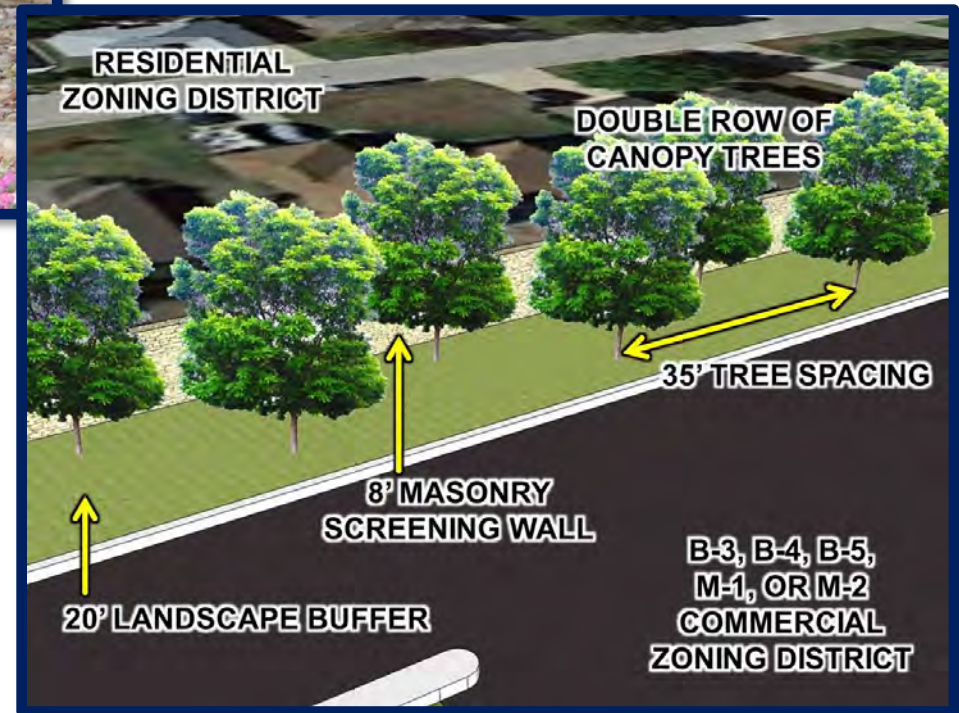


Sound Buffering

Sound buffering
through Distance,
Density, and Mass



B-3 and higher
commercial uses have
a buffering standard
when adjacent to
residences

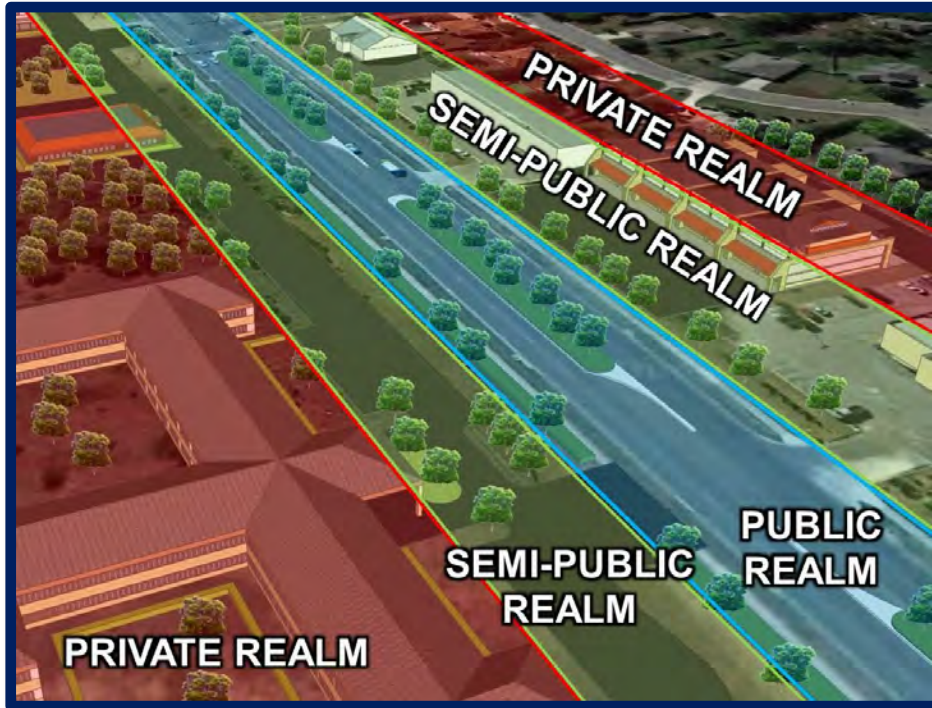


Streetscape



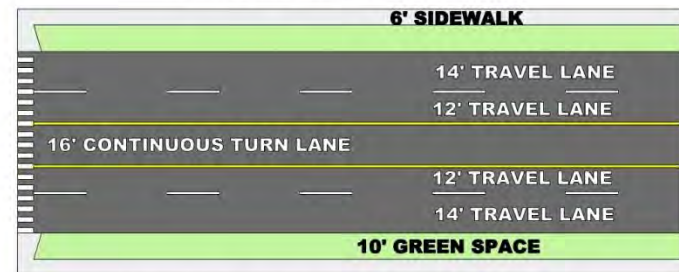
Realms of Access

To this point, we have addressed the private and semi-public realms

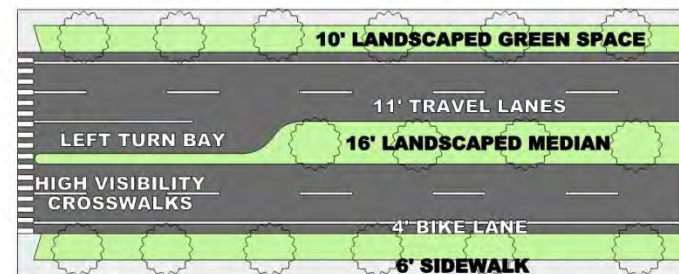


Possible public realm improvements include street trees and landscaped medians

EXISTING STREET SCHEMATIC



EXAMPLE ALTERNATIVE STREET SCHEMATIC



Change in Development Patterns

Development to date



Possible development
with new overlay
standards



The Knight's Way Today



Enhanced Development Standards



Alternative Design Possibilities



Enhanced Streetscape



Knight's Way 20-Year Vision



What Next?



The Next Steps

- Conduct a Public Hearing
- Forward a Recommendation to the City Council
- City Council Workshops as Needed
- City Council Public Hearings as Needed
- City Council Legislation into Code of Ordinances

Harker Heights

*The Bright Star Of
Central Texas*

